

## Memorandum

To: **City of Tualatin**

Copy: **Vista Residential Partners**

From: **Jennifer Danziger**

Date: **January 30, 2023**

Subject: **Norwood Apartments – Conceptual Future Access on SW Boones Ferry Road**

### Introduction

The proposed Norwood Apartments project includes the development of a 276-unit apartment complex on a site located south of SW Norwood Road and east of SW Boones Ferry Road in Tualatin, Oregon. The project site consists of tax map 2S135D lots 108 and 106. Lot 108 includes a 1.0-acre parcel located at 9300 SW Norwood Road and is currently occupied by one single-family home that currently takes access from SW Norwood Road. Lot 106 includes an 8.2-acre portion of the parcel located at 23370 SW Boones Ferry Road, which is part of the Horizon Christian School property, which has existing accesses on both SW Norwood Road and SW Boones Ferry Road.

Future access to the site will be provided via one new driveway along SW Norwood Road. An emergency access connection to the Horizon School circulation network will be provided. The site location is shown in Figure 1: Project Location (Source: City of Tualatin Interactive Zoning Map) with the project site outlined in yellow.

### Adjacent Properties

The proposed development abuts three parcels (tax map 2S135D lots 101, 102, and 109) with frontage along SW Boones Ferry Road. These parcels are outlined in red on Figure 1. Two of these parcels, Tax Lots 101 and 102, currently have direct access on SW Boones Ferry Road while Tax Lot 109 has direct access on SW Norwood Road.



Figure 1: Project Location (Source: City of Tualatin Interactive Zoning Map)

## Future Access Concept

SW Boones Ferry Road is an arterial in Washington County. Per CDC Section 501-8.5B, the access spacing on an arterial is 600 feet and direct access shall be from collectors or other arterial streets.

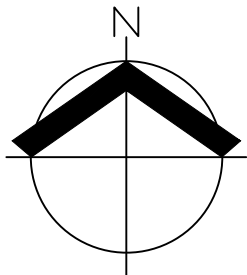
With the potential redevelopment of these properties at some time in the future, private access to SW Boones Ferry Road will not be permitted and alternative access will be required. Taking access through the proposed Norwood Apartments development is not appropriate as the internal network is designed to accommodate parking and circulation, not through traffic from other development. Connecting to the Horizon School Access Road would involve traversing the water quality facilities serving the school property. Therefore, Exhibit A illustrates a preliminary site access concept to demonstrate how future access could be provided for these three parcels.

The exhibit shows a local street access developed along the property line between Tax Lots 101 and 102 that would connect with SW Boones Ferry Road approximately 523 feet south of SW Norwood Road and 443 feet north of the Horizon School access. It is not possible to meet the 600-foot spacing requirement while the Horizon School has an access on SW Boones Ferry Road but this location is likely to be beyond any queuing that would occur with future signalization of the SW Boones Ferry Road & SW Norwood Road intersection, thus no conflict exists. This concept would also allow for a north-south connection that could serve Tax Lot 109 as well.

### *Attachments:*

*Exhibit A: Preliminary Site Access Concept*





SCALE: 1" = 150 FEET



ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 12/07/2022

**PRELIMINARY SITE ACCESS CONCEPT**

EXHIBIT  
**A**

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