



Oregon

Kate Brown, Governor

Department of Transportation

Region 1 Headquarters
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Portland, Oregon 97209
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EXHIBIT N

9/1/21

ODOT #11953

ODOT Response

Project Name: Deer Meadows (Bull Run Terrace)	Applicant: Dave Vandehey, Roll Tide Properties, Corp.
Jurisdiction: City of Sandy	Jurisdiction Case #: 21-014 SUB/TREE
Site Address: 40808 and 41010 Highway 26, Sandy, OR	Legal Description: 02S 05E 18CD Tax Lot(s): 00900
State Highway: US 26	Mileposts: 25.56

The site of this proposed land use action is adjacent to US 26. ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation. **Please direct the applicant to the District Contact indicated below to determine permit requirements and obtain application information.**

COMMENTS/FINDINGS

ODOT recommends that the City require the applicant to construct Dubarko Rd as shown in the adopted Transportation System Plan (TSP). Consistent with OAR 660-012-0045, completing this connection would implement the adopted road network in the TSP. The extension of this arterial would provide increased connectivity for the proposed development as well as other residents of the City. This would help reduce motor vehicle congestion and provide more options for those walking, biking, and using transit.

Planning within the City of Sandy has assumed the Dubark Rd connection for over a decade. For example, the Sandy Area Metro Transit Master Plan identifies this connection as a way to provide increased service on the east side of Sandy and to more efficiently serve residents along Vista Loop Rd. In addition, a signalized intersection at this location would provide a safer location for pedestrians and bicyclists to cross US 26 and for motor vehicles to access the southern part of the City.

This segment of highway is access controlled and ODOT and City policy support consolidating access points at public streets rather than allowing multiple private accesses to individual properties. Due to the high speeds at this location, additional highway access could be dangerous and difficult to approve, particularly for any commercially zoned property such as the parcel on the east side of this proposed development.

Finally, ODOT recommends that the City require frontage improvements consistent with City, ODOT, and ADA standards (Please see additional information below).

ODOT RECOMMENDED LOCAL CONDITIONS OF APPROVAL

Frontage Improvements and Right of Way

- Curb, sidewalk, cross walk ramp(s) bikeways and road widening shall be constructed as necessary to be consistent with local, ODOT and ADA standards.
- Right of way deeded to ODOT as necessary to accommodate the planned cross section shall be provided. The deed must be to the State of Oregon, Oregon Department of Transportation. The ODOT District contact will assist in coordinating the transfer. ODOT should provide verification to the local jurisdiction that this requirement has been fulfilled. The property owner must be the signatory for the deed and will be responsible for a certified environmental assessment of the site prior to transfer of property to the Department.

Note: It may take up to **3 months** to transfer ownership of property to ODOT.

ADVISORY INFORMATION

Access Control

- The applicant is advised that the subject property's highway frontage is access controlled. ODOT has acquired and owns all access rights to the subject property and the proposed use does not have an access right to the highway.

Noise

- The applicant is advised that a residential development on the proposed site adjacent to the freeway may be exposed to traffic noise levels that exceed federal noise guidelines. Builders should take appropriate measures to mitigate this impact. It is generally not the State's responsibility to provide mitigation for receptors that are built after the noise source is in place.

Please send a copy of Notice of Decision including conditions of approval to:

ODOT Region 1 Planning
Development Review
123 NW Flanders St
Portland, OR 97209

ODOT_R1_DevRev@odot.state.or.us

Development Review Planner: Seth Brumley	503.731.8234, Seth.A.Brumley@odot.state.or.us
Traffic Contact: Avi Tayar, P.E.	503.731.8221
District Contact: Loretta Kieffer	503.667.7441