



City of Tualatin

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October 12, 2015

Scott Platt, Facilities Director
Horizon Community Church
23370 SW Boones Ferry Rd
Tualatin, OR 97062-9643

RE: FINAL DECISION FOR AR-15-0020 HORIZON COMMUNITY CHUCH MODULAR CLASSROOM, 23370 SW BOONES FERRY RD (TAX LOT 2S1 35D 000106).

Dear Mr. Platt,

The 14-day period for requesting a review of the Architectural Review Decision for Horizon Community Church Modular Classroom expired at 5:00 pm, October 9, 2015. As no requests for review were filed, the Architectural Review Decision dated September 25, 2015 becomes a final decision.

AR-15-0020 is approved with the following Architectural Review conditions:

AR-1 All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.

AR-2 Prior to obtaining a building permit, the applicant shall submit two revised plan sets – plan size and ledger (11 x 17) – for review and approval to the Planning Division with the following changes:

- a. To meet the requirement of 73.240(3), the minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed.
 - The applicant shall revise the site plans to note the square footage of landscaping on the subject tax lot and its percentage of the lot.

- b. To meet the requirement of 73.240(11), a maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.
 - The applicant shall revise the site plans to note the percentage of landscaped area covered with unvegetated areas of bark chips, rock or stone.
- c. To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.
 - The applicant shall revise the site plans to note landscaped areas irrigated with an automatic underground or drip irrigation system.
- d. To meet the requirement of 73.370(2)(a) Places of Public Assembly (ii) Nursery, primary, elementary or middle school, child day care center, and, other places of public assembly, including churches, the minimum bicycle parking requirements are respectively 4, or 1.00 space per 5 students based on the design capacity of the facility, whichever is greater and 1.0 space per 40 seats or 80 feet of bench length.
 - The applicant shall revise the site plans to indicate total on-site building square footage and its division by the primary uses of the subject property, church and school, and tabulate the minimum required bicycle parking supply and compare it with any existing supply.
- e. To meet the requirement of 73.370(1),
 - (n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.
 - (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.
 - (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.
 - (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.
 - (r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.
 - (s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.
 - (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be

located at the main entrance and at the location of the bicycle parking facilities.

- The applicant shall revise the site plans to indicate bicycle parking facilities that meet the security, dimensional, and signage requirements.
- f. To meet the requirement of 73.370(2)(a) Places of Public Assembly (ii) Nursery, primary, elementary or middle school, child day care center, and, other places of public assembly, including churches, the minimum motor vehicle parking requirements are respectively 2.00 spaces per employee and 1.00 space per 4 seats or 8 feet of bench length.
- The applicant shall revise the site plans to indicate total on-site building square footage and its division by the primary uses of the subject property, church and school, and tabulate the minimum required parking supply and compare it with the existing supply.
- g. To meet the requirement of 73.370(3), the minimum number of off-street Vanpool and Carpool parking for commercial uses is 1 for each 25 spaces for 26 and greater number of required parking spaces.
- The applicant shall revise the site plans to illustrate the required number of carpool/vanpool (C/V) spaces.
- h. To meet the requirement of 73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.
- The applicant shall revise the site plans to indicate that C/V spaces have the required dimensions and signage and/or striping.
- AR-3 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.
- AR-4 To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.
- AR-5 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

Sincerely,



Colin Cortes, AICP, CNU-A
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR-15-0020