



## Washington County Transportation Development Review Conditions of Approval for AR23-0014

<b>Date:</b>	July 16 <sup>th</sup> , 2024		
<b>Jurisdiction:</b>	City of Tualatin		
<b>Application #:</b>	City File	AR23-0014	
	County File	CP2490907	
<b>City Contact:</b>	Tony Doran, Engineering Associate		
	Phone:	(503) 691-3035	
	Email:	tdoran@tualatin.gov	
<b>County Staff:</b>	Tony Mills, Associate Planner		
	Phone:	503-846-3837	
	Email:	tony_mills@washingtoncountyor.gov	

### Site/Application Information

**Existing Use:** Private high school and church with accessory sports fields and an off-street parking area. School enrollment includes ±411 students. There are ±50 staff members that work at the school.

**Proposal:** A new ±19,268 square foot (800-seat) church sanctuary, 234 off-street parking spaces, and relocation of an existing baseball field.

**Site Address:** 23370 SW Boones Ferry Road

**Washington County**

**Assessor's Map:** 2S135D, Tax Lot 106

## **Application Overview**

### **Current Use**

The subject site is a ±37.99-acre, irregularly shaped property at 23370 SW Boones Ferry Road (Washington County Assessor's Map 2S135D, Tax Lot 106) within the City of Tualatin's city limits. The Horizon Christian School and Horizon Church currently occupy the site and share building space. According to the Applicant's narrative, approximately 411 students are enrolled in the private high school, and the school employs 50 staff members. The narrative also indicates that the church currently congregates within the high school's gymnasium, which has a capacity of roughly 660 seats. There are roughly ten buildings on the site and associated accessory uses with a cumulative square footage of ±56,986, which include a main high school building, four modular classroom buildings, a baseball field, and a multi-sport field, as well as some other minor accessory structures. The site has two off-street parking areas with a total of 452 parking spaces.

Properties within the surrounding area and immediately adjacent to the site are dedicated to residential uses, most of which are single-detached dwellings. A Community Partners for Affordable Housing (CPAH) project southwest of the site will eventually result in a ±116-unit affordable apartment complex. The Autumn Sunrise Subdivision borders the subject site to the south and east and is expected to provide a mix of ±400 attached and detached dwellings.

### **Access and Circulation**

The subject property is bound by public right-of-way to the north and west. The northern property line has ±838 feet of frontage along SW Norwood Road, and the western property line has ±346 feet of frontage along SW Boones Ferry. The subject property has four driveway connections to the right of way. Three of those connections provide access to the church and school parking lot. One driveway provides access direct access from SW Norwood Road to smaller accessory buildings. Within the church and high school campus, two driveways are on SW Norwood Road, and one is on SW Boones Ferry Road.

### **Partition Application**

In 2022, the City of Tualatin granted preliminary approval to a partition application on the subject site (PAR22-0002). Once recorded, the partition would create an 8.3-acre parcel, reducing the subject site to 29 acres. According to the application materials, the new 8.3-acre parcel is expected to be sold for future residential development, which would remove ±211 off-street parking spaces and access to the western driveway entrance on SW Norwood Road. As a result, the campus would have two points of access. One on SW Norwood Road and one on SW Boones Ferry Road. The final plat of the partition has not been recorded.

### **Proposal**

According to the application materials, the preliminary design will result in the construction of a ±19,268 square foot structure north of the primary high-school building to act as a new 800-seat church sanctuary. Additionally, the preliminary design of the site includes 234 new parking spaces and relocate an existing baseball field. The additional parking spaces are intended to both replace the parking spaces lost in the partition and accommodate additional seating space in the new sanctuary.

# County Right of Way Information

## General Information

<b><u>County Roads:</u></b>	<u>SW Norwood Road</u>	<u>SW Boones Ferry Road</u>
<b><u>Subject Site Frontage:</u></b>	±838.52 feet	±346.15 feet
<b><u>Classification:</u></b>	Collector, 2-3 Lanes	Arterial, 2-3 Lanes
<b><u>Overlays:</u></b>	None	Pedestrian Parkway Enhanced Major Street Bikeway
<b><u>SPIS of Impacted Intersection(s):</u></b>	SW Boones Ferry/SW Norwood Road, No Score	
<b><u>Existing Driveway Entrance(s):</u></b>	There are three driveway entrances: two on SW Norwood Road and one on SW Boones Ferry Road. The western driveway on SW Norwood Road will be removed as part of a partition application.	

## Existing Condition

	<u>SW Norwood Road</u>	<u>SW Boones Ferry Road</u>
<b><u>Center Line Width:</u></b>	30 feet	45 feet
<b><u>Lanes:</u></b>	2 travel lanes	2 travel lanes, 2 turn lanes
<b><u>Features:</u></b>	±10.5-foot-wide travel lanes Multi-use path	±12.5-foot-wide travel lanes 10.5-foot-wide turn lanes 4.5-foot-wide bike lane 5-foot-wide sidewalk

## Transportation System Design Requirements

	<u>SW Norwood Road</u>	<u>SW Boones Ferry Road</u>
<b>Design Width (from centerline):</b>	37 feet	50 feet
<b>Design Features:</b>	12' Travel Lanes 6' Bike Lane 5' sidewalk 4'-6" planter strip	12' Travel Lanes 14' Center Turn Lane 6' Bike Lane 5' sidewalk 4'-6" planter strip

## Findings & Conditions

Washington County Department of Land Use and Transportation has reviewed the above-noted development application, which involves the construction of a 19,268-square-foot church sanctuary, a new off-street parking area with 234 parking spaces, and the relocation of an existing baseball field. The subject site has three established private driveway connections to the public right-of-way: two connect to SW Norwood Road (Collector), and one connects to SW Boones Ferry Road (Arterial). SW Boones Ferry Road and SW Norwood Road are within right-of-way owned and maintained by Washington County.

The applicant submitted a Traffic Impact Analysis dated July 10, 2024 (Lancaster/Mobley) for the proposed development. County Traffic Engineering has reviewed the TIA for compliance with County R&O 86-95 "Determining Safety Improvements for Traffic" and concurs with the findings and recommendations of the TIA and Memo. The traffic mitigation measures have been included in the conditions of approval noted below.

## CONDITIONS OF APPROVAL

### I. PRIOR TO ISSUANCE OF A PUBLIC IMPROVEMENT PERMIT BY THE CITY OF TUALATIN:

- A. All public improvements on SW Norwood and SW Boones Ferry Road must obtain a Washington County Facility Permit as part of the approval process. As detailed below, this permit is a crucial step in the development process and must be secured before the City of Tualatin issues a public improvement permit.
  1. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), the City's Notice of Decision (NOD), and the County's Letter dated July 16<sup>th</sup>, 2024.
  2. **\$20,000.00** Administration Deposit. If the final partition plat associated with PAR22-0002 is not recorded prior to the submittal of the required Facility Permit, the administrative deposit necessary to review additional frontage improvements will be **\$30,000.00**.

*NOTE: The Administration Deposit, a cost-recovery account, is used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. This deposit is an estimate of the cost of these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project. If there are any unspent funds at project closeout, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.*

3. Electronic submittal of engineering plans, geotechnical/pavement report, engineer's estimate, final sight distance certification, and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

*Note: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.*

#### a. **SW Norwood Road:**

- i. Construction of a half-street improvement to the County C-1 standard along the site's frontage of SW Norwood Road. The half-street shall incorporate the

applicable pavement width, a 6-foot bike lane, a gutter/curb, a 12-foot-wide multi-use path, and a 6-foot planter strip.

- ii. Street lighting and conduit shall be installed along the site's frontage of SW Norwood Road to County standards.
- iii. If the final partition plat PAR22-0002 is not recorded prior to the submittal of the Facility Permit, the secondary (western) driveway access to SW Norwood Road will be closed.
- iv. Submit Construction access and traffic circulation/control plan.
- v. Submit a Preliminary Sight Distance Certification and mitigation for access to SW Norwood Road.

**b. SW Boones Ferry Road:**

- i. Construct a 12-foot-wide multi-use path and 6-foot planter strip (including curb) with street trees. Street trees shall be to City standards. The Washington County root barrier detail (#4010) is required.
- ii. Continuous street lighting and conduit will be installed along the site's frontage of SW Boones Ferry Road to County standards.
- iii. Preliminary Sight Distance Certification and mitigation for access to SW Boones Ferry Road.

**II. PRIOR TO OCCUPANCY BY THE CITY OF TUALATIN**

- A. All road and frontage improvements required in condition I.A.3. above shall be completed and accepted by Washington County, including final sight distance certification for each driveway access to the public right of way.
- B. If the final partition plat associated with PAR22-0002 is recorded prior to the Facility Permit submittal, access to the driveway from the subject site shall be removed prior to occupancy.
- C. The dedication of the right-of-way required to permit the construction of the public improvements on SW Norwood Road shall be recorded prior to occupancy.
- D. The dedication of the right-of-way required to permit the construction of the public improvements on SW Boones Ferry Road shall be recorded prior to occupancy.
- E. Dedication of an 8-foot PUE along the site's frontage of SW Norwood Road.
- F. Dedication of an 8-foot PUE along the site's frontage on SW Boones Ferry Road.