



15895 SW 72ND AVE SUITE 20C
PORTLAND, OREGON 97224
TEL: 503.228.1285
FAX: 503.228.1670
WWW.CIDAINC.COM



City of Wilsonville
Exhibit B1 DB18-0055 et al

PROJECT #170288.03

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- drawing package (*under separate cover*)
 - o *reduced scale reference included*



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29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Name: Chris Walker - Project Architect
Company: CIDA Architects & Engineers
Mailing Address: 15895 SW 72nd Ave. #200
City, State, Zip: Portland, OR 97224
Phone: 503-226-1285 Fax: 503-226-16670
E-mail: chrisw@cidainc.com

Authorized Representative:

Name: Chris Walker
Company: CIDA Architects & Engineers
Mailing Address: 15895 SW 72nd Ave. #200
City, State, Zip: Portland, OR 97224
Phone: 503-226-1285 Fax: 503-226-1670
E-mail: chrisw@cidainc.com

Property Owner:

Name: c/o Stacy Carter
Company: Grace Chapel
Mailing Address: 9025 SW Hillman CT. #3128
City, State, Zip: Wilsonville, OR 97070
Phone: 503-570-2988 Fax:
E-mail: scarter@gracechapelonline.org

Property Owner's Signature:

Signature: Stacy Carter
Printed Name: Stacy Carter Date: 8/6/18

Applicant's Signature: (if different from Property Owner)

Signature: Chris Walker
Printed Name: Chris Walker Date: 8/6/18

Site Location and Description:

Project Address if Available: 27501 SW Parkway Ave. Suite/Unit
Project Location:
Tax Map #(s): 3S 1W 11 Tax Lot #(s): 0301 County: Washington Clackamas

Request:

Remodel of existing building (former Pioneer Pacific College) with addition for Grace Chapel. Existing building to house childrens programs with addition used as chapel and multi-purpose space.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify
Plan Amendment Planned Development Preliminary Plat Conditions
Request for Special Meeting Request for Time Extension Signs Site Design Review
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Stage II Final Plan
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Variance
Villebois SAP Villebois PDP Villebois FDP Other (describe)
Zone Map Amendment Waiver(s) Conditional Use



Owner's Policy of Title Insurance

American Land Title Association Owner's Policy 6-17-06

Policy Number OXOR00002537

Issued By Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated In Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection

if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

(Continued on Next Page)



Owner's Policy of Title Insurance

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Issued By Old Republic National Title Insurance Company

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COVERED RISKS

9. Title being vested other than as stated in Schedule A or being defective
- (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Dated: June 14, 2018

Old Republic National Title Insurance Company
400 Second Avenue South Minneapolis, MN 55401
612-371-1111

Countersigned:

Authorized Officer or Agent

By

President

Attest

Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Old Republic National Title Insurance Company
400 Second Avenue South, Minneapolis, MN 55401

SCHEDULE A

Policy No.:	OXOR00002537	Amount of Insurance:	\$2,800,000.00
Order No.:	5511004734	Premium:	\$4,800.00
Date of Policy:	June 14, 2018 at 4:04 PM	Address Reference:	27501 SW Parkway Avenue Wilsonville, OR 97070 and 28925 SW Boberg Rd Wilsonville, OR

1. Name of Insured:

Grace Chapel, an Oregon non-profit corporation

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

Fee

3. Title Vested in:

[Grace Chapel](#), an Oregon non-profit corporation

4. The Land referred to in this Policy is described as follows:

A tract of land situated in the Southeast one-quarter of Section 11, Township 3 South, Range 1 West of the Willamette Meridian, in the City of Wilsonville, County of Clackamas and State of Oregon, described as follows:

Commencing at the Southeast corner of said Section 11; thence North 0°22'00" East along the East line of said Section 11, a distance of 1536.33 feet to a point; thence continuing North 0°22'00" East along said East line a distance of 1105.14 feet to the East one-quarter corner of said Section 11; thence North 89°55'00" West along the East-West center line of said Section 11, a distance of 1126.87 feet to a point in the East line of Baldock Freeway; thence South 0°27'45" West along said East line of the Baldock Freeway to a point which is 303.78 feet North of the Northwest corner of that tract conveyed to E. Jean Young by Warranty Deed recorded July 12, 1974, Fee No. [74 19444](#) and the true point of beginning of the tract herein to be described; thence South 0°27'45" West along the East line of the Baldock Freeway, a distance of 303.78 feet to the Northwest corner of said Young tract; thence South 89°55'00" East (record East) along the North line of the aforesaid Young tract a distance of 308.25 feet to the Northeast corner thereof at a point on the West line of Boones Ferry Road, also known as County Road No. 217; thence traveling along the West line of said road, to a point which bears North 89°37'15" East from the true point of beginning; thence South 89°37'15" West to the true point of beginning.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Tax or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements, or encumbrances not shown by the public records, reservations or exceptions in patents or in acts authorization the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.)
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Local agency liens, if any, in favor of the City of Wilsonville. We find no liens as of the date of this policy.
7. The rights of the public in and to that portion of the herein described property lying within the limits of streets, roads and highways.
8. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department which provides that no right or easement of right of access to, from or across the State Highway other than expressly provided therein shall attach to the abutting property,

Recorded : October 4, 1951
Recording No : Book 449, Page 333

9. Restrictive covenants regarding underground utilities imposed by instrument, including the terms and provisions thereof,

Recorded : January 15, 1973
Recording No. : 73-001293

Agreement for : Boundary Line Agreement

On the terms, covenants and conditions contained therein,

Recorded : June 07, 1974
Recording No. : 74-17239

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Public utility easement
For : Utilities
Recorded : July 02, 1986
Recording No. : 86-24420

11. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement for Transit-Related Facilities
Granted To : City Of Wilsonville
For : Permanent right-of-way and easement over and along the full width and length of the premises
Recorded : April 7, 2010
Recording No. : 2010-020906

12. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby,

Trustor : Grace Chapel, an Oregon non-profit corporation
Trustee : TD Service Company
Beneficiary : Ministry Partners Investment Company, LLC
Dated : June 14, 2018
Recorded : June 14, 2018
Recording No. : 2018-036457
Amount : \$1,850,000.00

Affects Additional Property

In Connection therewith, said trustors executed an Assignment of Rents, including the terms and provisions therein,

By : Grace Chapel, an Oregon non-profit corporation
To : Ministry partners Investment Company, LLC
Dated : June 14, 2018
Recorded : June 14, 2018
Recording No. : 2018-036458

Affects Additional Property



Endorsement

NONAUTHENTICATION - OWNER

Issued By Old Republic National Title Insurance Company

The Company agrees that it will not assert the provisions of Condition 15(c) to deny liability for loss or damage otherwise insured against under the terms of the policy solely by reason of

- (1) Any amendment or endorsement to this policy being issued electronically or
- (2) any amendment or endorsement to this policy not being authenticated by an authorized person.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: June 14, 2018

Old Republic National Title Insurance Company
400 Second Avenue South Minneapolis, MN 55401
612-371-1111

Countersigned:

Authorized Officer or Agent

ORT Form 5253 / OTIRO Form 109

Nonauthentication (Owner)

By  *Mark A. Bissney* President
Attest  *David Wald* Secretary

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions,
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning Purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (con't)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and then value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (con't)

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

CONDITIONS (con't)

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
- Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499.

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PROJECT SUMMARY

The property address is 27501 SW Parkway Ave in Wilsonville. The existing building and site were fully occupied by Pioneer Pacific College as classroom and educational spaces. The existing building is a two-story concrete tilt-up building constructed around 1984 and remodeled in 2000. The college had occupied two structures. This application is limited to the 'southern' building and associated site (Lot 00301 of 3S 1W 11). The parcel is approximately 1.80 acres.

The existing building is approximately 20,000 square feet (first floor = 11,950 square feet and second floor = 7,050 square feet). To realistically accommodate Grace Chapel's current space requirements a ground floor addition of approximately 11,705 square feet is required. The second floor is expanded by 2,025 square feet with a new mezzanine within the building addition. The primary purpose of the addition is to provide a structure that accommodates a multi-use auditorium (including a single basketball and volleyball court), chapel and lobby that will be used for Sunday morning gatherings and available as a multi-purpose facility for dinners, recreation and community support programs. The new mezzanine provides space for Grace's administrative offices. The total building area is 33,730 square feet.

The building will primarily function on Sundays for church services. There will be three service times. During the week the administrative offices will be open during regular business hours. Additional functions will include evening group meetings and youth ministry events.

The site and building were originally designed to accommodate flex lease spaces. The 2000 remodel was minimal in nature and preserved the site as originally designed with adjustments limited to the building interior, including addition of an elevator. The intent of this proposal, as it relates to the existing site, is to:

- update the site by means of improved landscaping,
- provide a building addition which addresses and better fronts SW Parkway
- enhance circulation to allow for parishioner drop off
- improve building and site connection with a plaza area for transitioning from outside to in.

The building addition strategically masks the SW Parkway façade providing a more visible structure and connection to the right-of-way. Furthermore, the remaining existing tilt panel building will be painted to unify with the new building addition's color palette. The lobby boasts abundant storefront and warm tone wood colors with glass overhead doors creating transparency from the exterior to the interior and allowing for enhanced pedestrian amenities. The building scales were intentionally stepped in height and volume to create a welcoming experience into the new worship and multi-use addition as well as the renovated existing building.

BACKGROUND INFORMATION

Grace Chapel is a nondenominational church that has made Wilsonville home since its founding in 1998. From its beginning, Grace Chapel has welcomed any and all people, desiring to be a place where people experience belonging and breakthrough.

From the outset, Grace Chapel's early members intended to meet in property it purchased on Boberg Road, however, its immediate growth led to renting facilities for its Sunday worship services, church events, and eventually for staff offices. Over its first two decades, Grace Chapel has been blessed with landlords that have generously provided space that has freed Grace to pursue its vision to impact the City of Wilsonville, the Portland Metropolitan Region, and around the world. As Grace Chapel now seeks to build its new home for the future, Grace hopes to provide more than just a place for Sunday worship services, offices and church events, but to continue with the mission of positively impacting the city, the region, and the world.

In addition to Sunday worship services, youth services, and activities for its membership, Grace Chapel has used its facilities over the years for numerous events and projects to benefit the region. Grace Chapel partners with other organizations to support foster kids and foster parents, including monthly events to provide nights of fun for foster children at the church and allowing foster parents needed nights out, as well as partnering with Embrace Oregon to provide care boxes to children entering into the foster system. Grace also partners with Prison Fellowship to provide Christmas gifts to local inmates for their children, and with Cityteam in Portland to provide a Christmas party and gifts to men in their long-term recovery program. Reaching outside of the region, Grace Chapel also partners with Living Water International to build wells to provide clean water to communities in Africa, Asia and Central America, as well as working with Africa New Life Ministries to sponsor children in Rwanda.

Where the heart of the staff, elders and people of Grace Chapel really shine through is in its events and projects that seeks to benefit the City of Wilsonville and the South Metropolitan Area. Grace Chapel has been a sponsor for and participant in Fun in the Park since its beginning. Over the years, Grace Chapel has also used its facilities, and hundreds of hours of volunteer time, to hold an annual Rummage Sale, which serves to benefit local schools and non-profits to fight hunger and poverty in the community. The members of Grace have also donated their time over various years through a Serve the School event by completing outdoor work and projects to the schools in the city. The property that Grace Chapel owns on Boberg Road, aptly titled the "Heart of the City", serves as an outreach center and resource hub for the City of Wilsonville and beyond. It houses Wilsonville Community Sharing, local counselors, support groups and non-profits seeking to serve the physical and spiritual needs of the people of the community.

With its new church home, Grace Chapel hopes to continue with the missions above, but to also provide a facility that will provide further benefit to the community. Grace seeks to make its building available for local community functions. The new building will house a single basketball/volleyball court that Grace intends to make available for youth athletics, as well as to provide recreational space for the students of the Oregon Institute of Technology. Grace also envisions further partnerships with OIT for the sake of educational functions when meeting spaces needed for various events. With a versatile space, Grace Chapel hopes to provide a place where positive activities that benefit the community can take place.

Grace Chapel has targeted the City of Wilsonville to be its home well into the future, and we look forward to partnering with the city and local organizations to positively impact the community.

KEY ISSUES

Existing Site Redevelopment:

The existing site is in the Planned Development Industrial zone. While the proposed use is not an industrial user, the redevelopment will not remove an existing industrial building or remove available undeveloped industrial property. Instead this development will reuse an existing non-industrial building for continued similar use and function. The project will redevelop the existing college building, originally designed as flex tenant spaces focused primarily in an office layout.

Grace Chapel has looked at multiple sites for several years and reviewed options with City staff regarding new church use within the PDI zone. Upon learning the availability of the Pioneer Pacific College buildings Grace approached staff to review feasibility. It was determined by staff during these meetings including the Pre-Application meeting that reuse of the existing structure met with the City's desire to not impact industrial properties as this site has not functioned as an industrial user since it was construction 30 plus years ago and most recently has been used as a community college for the past 18 years.

Furthermore, the existing developed site allowed Grace's development to minimize impacts on the property as well as the surrounding area and redevelop and enhance an aged building and site.

Traffic Impacts:

The existing use of the building as a community or local college has a significantly higher weekday peak trip generation than the proposed church use. The church will have some weekday traffic associated with administrative staff, small group meetings, and various events supported by the church. Sunday morning during their services will be the majority of trips associated with the church. These trips are off peak from the existing use and the surrounding area.

Based on the Institute of Traffic Engineers Trip Generation Manual, the church (ITE 560) will generate 0.94 trips per 1,000 square feet for Weekday, PM Peak. Grace Chapel, at 33,730 square feet, would therefore generate 32 trips. The existing community college (ITE 540) generated 2.64 trips per 1,000 square feet for Weekday, PM Peak. Pioneer Pacific, at 20,000 square feet of existing building, therefore generated an estimated 53 trips. Grace Chapel's redevelopment of the site reduces traffic during PM Peak Hour by 21 trips or by approximately 40%.

Existing Conditions:

The existing developed site will remain largely as originally designed on the north, west and south sides of the building with the primary focus on maintenance of the landscaping and paving. The storm was originally designed to accommodate the retention within the paved parking area. This historical design methodology is not preferred with current development due to occasional ponding within the paved area that was designed as part of the storm retention system.

The proposed site design will develop storm retention and conveyance systems meeting current code requirements. In addition, the development will allow the city to address the storm pipe which bisects the site and wasn't aligned with recorded easements. This new routing will correct design issues and provide an aligned utility easement through the property.

The parking was minimally adjusted to better meet the city of Wilsonville parking standards by reconstructing areas that were out of compliance with attempts to maintain the general layout of curbing and perimeter parking layouts. Where the new building addition and vehicular circulation areas impacted the existing parking areas, additional spaces were accommodated with new parking primarily at the rear of the building including restriping to current parking standards. This relocated of parking allows the building to better face the street and to accommodate a drop off area for those requesting easier access.

Parking Requirements:

As discussed in our meetings with City Planning Staff and at our Pre-Application Meeting, the proposed church use requires a parking ratio related to the primary use, the worship seating area. This ratio of one stall per four seats was noted as accounting for other ancillary church uses that support the worship space. The site has 87 provided parking stalls which exceed the minimum parking requirement of 80 stalls for the 319-seat worship space. As discussed within the 'Parking and Loading' narrative section Grace Chapel will be conducting three Sunday services which provides them with sufficient seating within the 319-seat church, with room within that seating to grow based on their historical parishioner numbers. Furthermore, the proposed 87 parking spaces is well under the maximum parking requirements. The proposed parking layout and quantity is in accordance with Wilsonville development code for parking ratios at churches and also aligns with discussions with City staff regarding seating and proposed parking.

Section 4.001 Definitions.

In addition to the definitions set forth in Section 4.001, below, for the purpose of this Chapter, the following terms are hereby defined. The word "occupy" includes premises designed or intended to be occupied. The word "shall" is always mandatory. All other words shall have the following respective meanings, unless the context otherwise requires:

1. Abutting: See Adjoining.
2. Access, Vehicular: The designed location of ingress and egress, where vehicles enter or leave property.
3. Access, Pedestrian: The designed location of ingress and egress, where pedestrians enter or leave property.
4. Access Control Restriction: A type of access restriction that involves establishing a reserve area adjacent to and paralleling a half street improvement, or across the end of a street that is to be extended in the future, to ensure proper participation by adjoining properties in completion of the required street improvements. See Street, Half. [Amended by Ord. #719, 6/17/13]
5. Access Drive: A private travel lane primarily used as a means of approach for vehicles.
6. Accessory Building or Use: A subordinate building or use, the function of which is clearly incidental to that of the main building or use on the same lot. An accessory use may be located on a lot adjoining that of the main use if approved for this purpose through the Administrative Review procedures of Section 4.030.
7. Accessory Dwelling Unit: A dwelling unit of not more than 800 square feet on the same lot as a single family dwelling, and being of substantially the same exterior design as that single family dwelling, whether attached or detached. [Amended by Ord. 677, 3/1/10]
8. Address Overlay Zone: Distinct areas within the Villebois Village Center where additional information is provided for the definition of architectural character and community elements. [Added by Ord. No. 595, 12/5/05.]
9. Adjacent: See adjoining.
10. Adjoining: Contiguous or abutting exclusive of street width. It shall include the terms adjacent, abutting or contiguous.
11. Agriculture: The use of land larger than one acre for the primary purpose of deriving income from growing plants on land including, but not limited to, land used principally for the production of crops, land used for orchards or production of fruit, but not including land used primarily for another use and incidentally for growing plants, crops, or fruit.
12. Alley: A public or private way which includes a roadway used to provide vehicular ingress and egress to the back or side of properties otherwise abutting on a street,

- private drive, or shared common area. An alley typically has a width of no more than twenty (20) feet.
13. **Alteration, Structural**: Any change or repair which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.
 14. **Ancillary Telecommunication Facilities**: The structures and equipment required for operation of the telecommunication equipment, including but not limited to antennae, repeaters, equipment housing structure, footings and foundations, and ventilation or other electrical or mechanical equipment. [Added by Ord. #479, 5/19/97]
 15. **Antenna(e)**: Any exterior, apparatus, electrical conductor or group of electrical conductors, the surface of which is designed for telephonic, radio or television communications by sending and/or receiving radio-frequency or electromagnetic waves, including those sent and/or received by wireless communication facilities. Antennae include the following types:
 - A. **Directional or Parabolic** (“panel” or “disk”) antenna, which receives and transmits signals in a directional pattern typically encompassing an arc of 120 degrees.
 - B. **Omni-direction** (“whip”) antenna, which receives and transmits signals in a 360-degree pattern.
 - C. **Other**, which means all other transmitting or receiving equipment not specifically described herein. Other antennae shall be regulated in conformity with the type of antenna described herein which most closely resembles such equipment. For purposes of this ordinance, the term antenna shall not include ancillary antennae, which are antennae less than 12 inches in their largest dimension and are not directly used to provide personal wireless communication services. [Added by Ord. #479, 5/19/97]
 - D. **Satellite Dish** antenna, which receives signals from satellites.
 16. **Apartment**: A type of multi-family dwelling.
 17. **Appeal**: Means a request for a review of any land use decision or interpretation of any provision of this ordinance.
 18. **Appropriate Potential Tree Height**: The Appropriate Potential Tree Height (APTH) is used to delineate certain areas adjacent to the riparian corridor. The APTH is the mature average height of the appropriate tree species that does or could potentially grow on the site. The term “appropriate” is meant to limit the potential tree species to those species that provide critical riparian functions, and are appropriate and acceptable on the specific site based on such factors as public safety, property protection, zoning and other factors. The minimum APTH is fifty feet.
 19. **Arborist**: An arborist who is a member of the American Society of Consulting Arborists (ASCA) or is certified by the International Society of Arboriculture, or an ornamental horticulturist or urban forester who possesses equivalent credentials and experience, and who is approved by the City Planning Director.

20. Architectural Character: The distinctive qualities of the form, features, details, color and ornamentation that comprise a style of building.
21. Area of Limited Conflicting Uses: See Section 4.139.00
22. Area of Shallow Flooding: Means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.
23. Area of Special Flood Hazard: Means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. This is the area subject to a base flood event. Designation on FIRM maps always includes the letters A or V.
24. Artificial Sky Glow. The brightening of the night sky attributable to human made sources of light. [Added by Ord. 649, 6/2/08]
25. Attached Family Dwelling Units: A building or structure designed to house two (2) or more families, whether related to each other or not.
26. Attached Wireless Communication Facility: A wireless communication facility that is affixed to an existing structure, (e.g., an existing building wall or roof, mechanical equipment, or alternative tower structure. [Added by Ord. #479, 5/19/97]
27. Attachment: An antenna or other piece of related equipment affixed to a transmission tower. [Added by Ord. #479, 5/19/97]
28. Accessory Dwelling Unit: A dwelling unit of not more than 600 square feet on the same lot as a single family dwelling, and being of substantially the same exterior design as that single family dwelling, whether attached or detached.
29. Base Flood: Means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood". Designation on FIRM maps always includes the letters A or V.
30. Basement: A portion of a building which has less than one-half (1/2) of its height measured from finished floor to finished ceiling above the average elevation of the adjoining grade. For areas located in a Special Flood Hazard Area, the definition of basement is any area of the building having its floor subgrade (below ground level) on all sides.
31. Bed and Breakfast Home or Boarding House: A building or premises used for the provision of lodging and meals, where not more than five (5) rooms are available for rent.
32. Bikeway: Bikeway is a general term used to describe any type of transportation facility that is designated for use by bicycles in conformance with City standards. Bikeways may or may not be within a public right-of-way and include the following:
 - A. Bike Lane: A bike lane facility is a type of bikeway where a section of the roadway is designated for exclusive bicycle use.

- B. Recreational Trail: A recreation trail is a type of pedestrian, bicycle, or equestrian facility that is entirely separate from roadways and has unimproved, gravel, or bark dust surface.
 - C. Shared Roadway: A shared roadway facility is a type of bikeway where motorists and cyclists occupy the same roadway area.
 - D. Shoulder Bikeway: A shoulder bikeway facility is a type of bikeway where cyclists occupy the paved roadway shoulder. Shoulder bikeways are common in rural areas.
 - E. Cycle Track: A cycle track is a bike lane with a physical barrier between the bike and motor vehicle travel lanes, such as a curb or parking lanes. Cycle tracks must “rejoin” the motor vehicle travel lanes at signalized intersections. Cycle tracks may require a two stage left turn for bicyclists.
 - F. See also: Multipurpose Pathway or Path.
[Amended by Ord. #719, 6/17/13.]
- 33. Block: A tract of land bounded by streets, or bounded by such features as the City limits or barriers such as bodies of water or steep slopes.
 - 34. Block Complex: An assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.
 - 35. Block Perimeter: The outer boundary of a block.
 - 36. Board: The Development Review Board established pursuant to Chapter 2 of the Wilsonville Code.
 - 37. Buffers or Buffering: Distance, landscaping, walls, berms, or other measures used to separate one land use from another, and to mitigate or minimize the adverse effects of one land use on another.
 - 38. Build-To Line: A line shown on a final plat or other development plan indicating that buildings are required to be built to it, rather than set back from it.
 - 39. Building: Any structure built for the support, shelter or enclosure of any persons, animals, chattels, or property of any kind which requires location on the ground or is attached to something having a location on the ground.
 - 40. Building Façade: The exterior elevation(s) of a building; usually set parallel to the front lot line, often distinguished by elaboration of architectural characteristics.
 - 41. Building Façade, Primary: The main exterior elevation of a building; usually associated with its primary entrance and/or street address.
 - 42. Building Frontage Width, Minimum: A Development Standard that controls the degree of spatial definition of public open space. Described as a percentage, the Minimum Building Frontage Width is calculated as the ratio of the length of the primary building façade(s) to its corresponding lot line length, exclusive of required setbacks.
 - 43. Building Line: A line that is adjacent to the front side of a main building parallel to the front lot line.

44. Building Official. The person holding the position of Building Official of the City of Wilsonville. [Added by Ord. 649, 6/2/08]
45. Building or Structure Height: The term 'height of building or structure' shall be deemed to mean the perpendicular distance from the average elevation of the adjoining ground to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the middle height gable between the eaves and ridge of a pitch or hip roof. If a building is divided into units by means of masonry division walls, each unit shall be considered separately in calculation for height of building.
46. Candela. The unit of luminous intensity of a lighting source emitted in a given direction. [Added by Ord. 649, 6/2/08]
47. Canopy. A roof-like covering over an area, in or under which a lighting fixture is mounted. [Added by Ord. 649, 6/2/08]
48. Category of Use: Type of use. See Mixed Use.
49. Change of Use: Within the Willamette River Greenway means making a different use of the land or water than that which existed on December 6, 1975. It includes a change which requires construction, alterations of the land, water or other areas outside of the existing buildings or structures and which substantially alters or affects the land or water. It does not include a change of use of a building or other structure which does not substantially alter or affect the land or water upon which it is situated. The sale of property is not in itself considered to be a change of use. An existing open storage area shall be considered to be the same as a building. Landscaping, construction of driveways, modifications of existing structures, or the construction or placement of such subsidiary structures or facilities as are usual and necessary to the use and enjoyment of existing improvements shall not be considered a change of use for the purposes of Sections 4.500.
50. Civic: Relating to, or derived from, a city or citizen.
51. Civic Building or Place: A building or place that functions communally, such as religious, cultural, environmental or educational institutions.
52. Clear Vision Area: A standard for sight lines at intersections of streets, railways, and driveways. See section 4.125.09, Street Improvement Standards.
53. Cluster Housing: Small lot detached single-family dwellings arranged in groups, with a courtyard(s) containing shared green space and a public access sidewalk easement.
54. Commercial: Development having to do with retail, service, commercial recreation, and/or office uses.
55. Common Residential Areas.
 - Areas shared in common by residents of buildings with three or more dwelling units, (i.e. common open space, play areas, trash receptacle areas, “common property” under a subdivision or partition declaration); and

- Three or more open off-street stripped parking spaces, either abutting or within 10 feet of each other and not separated by a wall or other physical barrier between the two parking spaces, designated or set aside for use by the three or more dwelling units, regardless of whether the parking space is assigned for exclusive use of each dwelling unit or non-exclusively used by three or more dwelling units, and are either commonly owned or were developed for the purpose of serving the parking needs of “multiple dwellings” or multiple attached single-family dwellings, as defined in the Development Code. [Added by Ord. 649, 6/2/08]
56. Community Center: A structure for the social, cultural, and educational activities of an entire neighborhood or group of people having common rights, privileges, or interests, or living in the same place under the same laws and regulations.
 57. Community Elements Book: A plan which is used to establish the type and location of community elements within the Village zone. Community elements may include lighting, site furniture, , bollards, trash receptacles, recycling receptacles, benches, bicycle racks, , and playground equipment. The Community Elements Book also includes a Street Tree Master Plan and Lighting Master Plan.
 58. Community Housing: Dwellings developed as defined by ORS 426.502(2).
 59. Collocation: The use or placement of two or more antenna systems or platforms by separate FCC license holders on a single support structure, transmission tower or building. [Added by Ord. #479, 5/19/97]
 60. Commercial Nursery or Tree Farm. A plant or tree nursery or tree farm where trees are planted and grown on the premises for sale in the ordinary course of business, but not including commercial woodlots, or land that is designated or assessed as forest land for tax deferral purposes or managed for timber production.
 61. Commercial Recreation: A planned development commercial center or complex of recreational and complimentary uses. Typical uses include miniature golf courses, bowling alleys, theaters, tennis and racquetball clubs, health spas, swim centers, pool halls and sports complexes. Appropriate complimentary uses would include restaurants and sporting goods stores.
 62. Commercial Woodlot. A site of at least 30,000 square feet on which trees are grown for the purpose of harvesting, and which is assessed as forest land for tax deferral purposes, and which is not a part of the approved open space or landscaping of a previously approved development.
 63. Commission: The Planning Commission of the City established in Chapter 2 of the Wilsonville Code.
 64. Comprehensive Plan: The City of Wilsonville Comprehensive Plan (effective date June 7, 2000).
 65. Conditional Use: A use allowable if processed in accordance with the procedures listed in Section 4.512 and 4.184.

66. Conference Center: A facility where the primary function is the formal gathering of large groups of people.
67. Contiguous: See Adjoining.
68. Convenience Store: A retail business that provides for the purchase of limited food and household sundries.
69. Critical Facility: Facilities for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste. [Added by Ord. # 647, 4/21/08]
70. Crown Cover: The area within the drip line or perimeter of the foliage of a tree.
71. Curb Line: The line indicating the edge of the roadway within the overall right-of-way.
72. Curfew. A time each night after which certain electric illumination must be turned off or reduced in intensity. [Added by Ord. 649, 6/2/08]
73. DATELUP: An acronym for the Dammasch Area Transportation-Efficient Land Use Plan, which is the City of Wilsonville's 1997 adopted land-use plan within the Comprehensive Plan Area of Special Concern "B".
74. Design: The conceptualization of the built environment in response to specific sets of human needs and desires.
75. Design Standards, Village Center: Criteria applicable to the design and construction of development within the Village Center, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
76. Design Principles, Village Zone: The fundamental concepts that support the objectives of the Master Plan and guide the intrinsic qualities of the built environment within the Residential Village Plan District. Design Principles are implemented through conformance with the Design Standards.
77. Design Standards, Village Zone: Criteria applicable to the design and construction of development within the Village zone, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.
78. Density: The number of residential units per acre of land.
79. Development: Any human-caused change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located or storage of equipment or materials located within the area of special flood hazard. [Amended by Ord. # 647, 4/21/08]
80. Development Standards: Criteria established for initial planning of any change to improved or unimproved real estate that determines the relative size and

arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment.

81. Diameter Breast Height (d.b.h.): A tree's diameter in inches measured by diameter tape at four and one-half (4-1/2) feet above grade. On multi-stem trees, the largest diameter stem shall be measured.
82. Director: The Planning Director as established in Section 2.190 of the Wilsonville Code. As used in this Chapter, the term "Planning Director" also applies to other staff persons or consultants specifically assigned to act on behalf of the Director.
83. Drip Line: An imaginary vertical line extending downward from the outermost tips of the tree branches to the ground; when delineating the drip line on the ground, it will appear as an irregularly shaped circle defining the canopy's perimeter. [Amended by Ord. # 674 11/16/09]
84. Driveway Approach: A driveway connection to a public street or highway where it meets a public right-of-way. [Added by Ord. #719, 6/17/13.]
85. Duplex: Two dwelling units on a single lot, neither of which meets the definition of an accessory dwelling unit.
86. Dwelling: A building, mobile home, or manufactured home, designed for residential occupancy, but not a house trailer or recreational vehicle.
87. Dwelling, Multiple Family: Three or more attached dwelling units located on a single tax lot. In the Village zone, such use also includes stacked flats or townhouses.
88. Dwelling, Single Family: A dwelling unit designed for occupancy by one family. A single-family dwelling may be detached or attached, provided that each such unit is located on its own tax lot. A single-family dwelling may also include an accessory dwelling unit, if approved for that use as specified in this Code.
89. Dwelling Unit: A building or portion thereof providing complete housekeeping facilities for one family, including a kitchen and bathroom, but not a trailer house or other recreational vehicle.
90. Encroachment Area: See Section 4.139.00
91. Equipment Enclosures: A small structure, shelter, cabinet or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning and emergency generators. [Added by Ord. #479, 5/19/97]
92. Essential Government Services. Services and facilities provided by a governmental unit, that are basis and inherent to the public health and welfare including, but not limited to, fire, police, water, sewer, transportation, emergency communication, and education, and governmental services and facilities in support thereof. [Added by Ord. 545, 8/19/02]
93. Exempt tree or vegetation: As used in the solar access provisions of this Code, the terms "exempt tree or exempt vegetation" refer to the full height and breadth of vegetation that has been identified by the City as "solar friendly," and any vegetation

listed as exempt on a plat, a document recorded with the plat, or a solar access permit.

94. Existing Manufactured Home Park or Subdivision: A manufactured home park subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations. [Added by Ord. # 647, 4/21/08]
95. Exterior Display: The outdoor exhibit of merchandise by a retail merchant.
96. Façade. The exterior wall or elevation of a building. [Added by Ord. 649, 6/2/08]
97. Family: One or two persons with or without their direct descendants and adopted children (and including domestic employees thereof) together with not more than five (5) persons not so related, living together in a room or rooms comprising a single housekeeping unit. Every additional group of five (5) or fewer persons living in such housekeeping unit shall be considered a separate family. For housing developed to implement ORS 426.508 or under the Fair Housing Amendments Act of 1988, family shall mean all persons living in a dwelling unit, regardless of relationship.
98. Feasible: Able to be accomplished, considering all aspects of preservation and proposed site development, including the cost of mitigation and relocation.
99. Fill: Any act by which earth, sand, gravel, rock, structures or any similar material is deposited, erected, placed, pulled or transported, including the conditions resulting therefrom, whether within the limits of the 100-year flood plain or not.
100. Final Development Plan: A plan that includes a final map and other writing containing all the descriptions, locations, specifications, dedications, provisions and information concerning a land development, in the form required by Section 4.125(.18).
101. Flag Lot: A flag-shaped lot located behind another lot where the frontage on the street is only wide enough for its vehicular and pedestrian access; often found at the end of a street or adjacent to the outside corner of an L-shaped block.
102. Flood or Flooding: General and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters, and/or the unusual and rapid accumulation of runoff of surface waters from any source.
103. Flood Insurance Rate Map (FIRM): The official map prepared for the City of Wilsonville on which the Federal Insurance Administration has delineated both the flood plain and the risk premium zones applicable to the community.
104. Flood Insurance Study: The official report prepared for the City of Wilsonville by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.
105. Flood Plain: Flood-prone areas as identified on the FIRM.

106. 100-Year Flood Plain: Land adjacent to a floodway that has a one percent chance of flooding in any given year, and as identified within the "A" zones of the FIRM.
107. Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
108. Floodway Fringe: That portion of the flood plain not contained in the floodway.
109. Floor Area: The area of the building, exclusive of porches and exterior stairs which shall extend to the exterior faces of all walls. Floor area shall include all levels within a structure, including mezzanines and additional stories above the first floor. Within a residential structure, floor area does not include garages or carports.
110. Foot Candle. The unit of density of luminous flux (lumens) incident at a point on a surface having an area of one square foot. [Added by Ord. 649, 6/2/08; amended by Ord. 688, 11/15/10]
111. Front lot line: For purposes of the solar access regulations, a lot line abutting a street. For corner lots the front lot line is that with the narrowest frontage. When the lot line abutting a street is curved, the front lot line is the chord or straight line connecting the ends of the curve. For a flag lot, the front lot line is the shortest lot line adjoining the pole portion of the lot, excluding the unbuildable portion of the pole (see Figure 2: Front Line Lot).
112. Garage: Enclosure for the storage of vehicles.
113. Garage, private: An accessory building or portion of a main building used for the parking or temporary storage of vehicles owned or used by occupants of the main building.
114. Glare. Light that causes visual discomfort or disability, and the wattage and/or light distribution is excessive for the purposes for which the illumination is necessary. [Added by Ord. 649, 6/2/08]
115. Grocery Store: A retail business that sells food and household sundries.
116. Grocery Store, Specialty: A retail business that sells specialty food and specialty household sundries.
117. Habitable floor: Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used only for storage purposes is not a "habitable floor".
118. Habitat-Friendly Development: A method of developing property that protects our natural resources as we grow and focuses on land development and site design that mimic natural processes. Examples include clustering development to avoid habitat, minimizing tree removal and root disturbance, managing storm water on-site to help filter rainwater and recharge groundwater sources, and, where feasible, reducing the amount of impervious surface created by development. [Added by Ord. # 674 11/16/09]
119. Hardscape Permanent improvements to a site, including but not limited to, parking lots, driveways, streets, plazas, sidewalks, walkways, bikeways, abutments, stairs,

- ramps, and architectural features, such as fountains and sculptures. [Added by Ord. 649, 6/2/08]
120. Hearing Body: The City Council, the Development Review Board, or the Planning Commission having the authority to review an application assigned by Section 4.031, Section 4.032, and Section 4.033.
 121. Heritage Tree: A tree that, due to age, size, species, quality or historic association, is considered of landmark importance to the community and has been designated as such by the City Council.
 122. Home Business: A business operating from a dwelling unit that does not meet the definition of a "Home Occupation" listed below, and for which a conditional use permit has been issued by the City.
 123. Home Occupation: "Home Occupation" means an occupation, profession, or craft, which is customarily incidental to or carried on in a dwelling place or premises and not one in which the use of the premises as a dwelling place is largely incidental to the business use. A home occupation is carried on by an immediate member of the family residing within the dwelling place. A home occupation shall require no structural alteration or changes to the exterior of the dwelling, and shall include no display of merchandise on the premises which can be seen from the exterior of the dwelling. Any instruction shall be limited to one pupil at a time. Noise, odor, smoke, gases, fallout, vibration, heat or glare resulting from the use shall not be of the intensity as to be detected outside of the containing structure. Traffic and parking are to be such as to give no outward appearance that a business is being conducted on the premises.
 124. Hospital: A building or premises providing in-patient services that is used for human medical or surgical treatment.
 125. Hospital, Animal: A building or premises for the medical or surgical treatment of domestic animals or pets, including dog, cat and veterinary hospitals.
 126. Hotel, Motel, or Overnight Lodging Facility: A building which is designed or used to offer lodging, with or without meals, for compensation, for six (6) or more people.
 127. House Side Shield. For fully shielded luminaires only, an internal shield designed and installed by the luminaire manufacturer that significantly attenuates candlepower in the back photometric hemisphere at all angles greater than 30 degrees relative to nadir. [Added by Ord. 649, 6/2/08]
 128. Human Occupancy: For purposes of Section 4.172(.02)(C.)(4.), any structure usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof, is considered to be for human occupancy. A structure used only for storage purposes is not for "human occupancy." [Added by Ordinance No. 538, 2/21/02.]
 129. IESNA. The Illuminating Engineering Society of North America (see www.iesna.com). [Added by Ord. 649, 6/2/08]
 130. Impact Area: See Section 4.139.00

131. Impervious Area: An area with minimal infiltration of surface water into the underlying soil and shall include pavement (including but not limited to concrete or asphaltic concrete surfaces), gravel roads, structures, roadways, and roofs.
132. Intensification of Use: Within the Willamette River Greenway means any additions which increase or expand the area or amount of an existing use, or the level of activity. Remodeling of the exterior of a structure not excluded below is an intensification when it will substantially alter the appearance of the structure. Maintenance and repair usual and necessary for the continuance of an existing use is not an intensification of use. Reasonable emergency procedures necessary for the safety or the protection of property are not an intensification of use. Residential use of land within the Greenway includes the practices and activities customarily related to the use and enjoyment of one's home. Landscaping, construction of driveways, modification of existing structures or construction or placement of such subsidiary structures or facilities adjacent to the residence as are usual and necessary to such use and enjoyment shall not be considered an intensification for the purposes of this Code. Seasonal increases in gravel operations shall not be considered an intensification of use.
133. Kennel: Any lot or premises on which four (4) or more dogs, more than four (4) months of age, are kept for boarding, breeding or sales.
134. Landscaping: The term "landscaping" includes trees, grass, shrubs, flowers, water features, and garden areas, and the arrangement of paths, walkways, fountains, patios, decks, fencing, street furniture and ornamental concrete or stonework areas, earth forms such as grading, mounding and contours. The use of pervious materials is encouraged. Both native and non-native vegetation may constitute landscaping materials. This definition pertains to complete site modifications rather than just buildings. [Amended by Ord. # 674 11/16/09]
135. Landscape Lighting. Luminaires attached to structures, mounted on poles or otherwise, or at grade (luminaire not to exceed 3 feet above grade) and used solely for landscape rather than area lighting. [Added by Ord. 649, 6/2/08]
136. Legislative process: A process that leads to the adoption of rules or policies that have broad implications for a large geographic area or for the community overall.
137. Light Manufacturing: Low- to moderate-impact industrial, manufacturing, processing, and assembly uses that exhibit benign external characteristics compatible with the character and overall design of a Residential Village environment.
138. Light Source (or Lamp): The actual bulb or lamp that emits the light. [Added by Ord. 649, 6/2/08]
139. Light Trespass. Spill light that because of quantitative, directional, or spectral content causes light level at the property line that is greater than as provided on Table 4 of this Code. [Added by Ord. 649, 6/2/08]
140. Lighting Master Plan: A plan that indicates the criteria for, and general location of exterior lighting within the Village zone. See also Community Elements Book.

141. Lighting System. One or more luminaires, together with associated wires, conduits and poles that constitute the illumination system on the parcel. [Added by Ord. 649, 6/2/08]
142. Lighting Zones. Specific allowances and limitations for lighting systems and fixtures as specified in this Ordinance. [Added by Ord. 649, 6/2/08]
143. Lot: A unit of land owned by or under the lawful control and in the lawful possession of one distinct ownership, or separated from other land by a drawing on a recorded subdivision or partition plat, for separate individual use or development.
144. Lot Area: The total horizontal area within the lot lines of a lot, excluding the driveway portion of a flag lot.
145. Lot Coverage: The area of a lot covered by all of the buildings on that lot, expressed as a percentage of the total lot area.
146. Lot Depth: The lot depth is the mean average distance between the front lot line and rear lot line of a lot measured within the lot boundaries.
147. Lot, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.
148. Lot, Key: A lot, the side line of which abuts the rear line of one or more adjoining lots.
149. Lot Line, Front: The boundary line of a lot abutting a street or private drive, other than a boundary line along a side or rear yard. If the lot does not abut a street or private drive, the narrowest boundary line shall be considered to be the front. In the Village zone: the case of an interior lot, the lot line separating the lot from the public space, street or private drive, other than an alley. In the case of a corner lot, the shortest lot line along a public space, street or private drive, other than an alley. The boundary line of a lot abutting a street or private drive, other than a boundary line along a side or rear yard. If the lot does not abut a street or private drive, the narrowest boundary line shall be considered to be the front. A private drive bounded on two sides by a single lot shall not be considered in determining if a lot is a through lot.
150. Lot Line, Rear: Any boundary line opposite and most distant from a front line and not intersecting a front lot line, except in the case of a corner lot.
151. Lot Line, Side: Any boundary line not a front or rear lot line.
152. Lot, Through: Any lot, except a corner lot, that abuts two or more streets or private drives other than a freeway. Private drives which are bounded by two sides by a single lot shall not be considered in determining if a lot is a through lot.
153. Lot, Width: The 'lot width' is the mean horizontal distance between the side lot lines of a lot measured within the lot boundaries.
154. Lowest floor: Means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to

render the structure in violation of the applicable non-elevation design requirements of this ordinance.

155. Lumen. The unit of luminous flux: a measure of the amount of light emitted by a lamp. [Added by Ord. 649, 6/2/08]
156. Luminaire (or "Light Fixture"). A complete lighting unit consisting of one or more electric lamps, the lamp holder, reflector, lens, ballast, and/or other components and accessories. [Added by Ord. 649, 6/2/08]
157. Luminance. The amount of light emitted in a given direction from a surface by the light source or by reflection from a surface. The unit is candela per square meter. [Added by Ord. 649, 6/2/08]
158. Luminous Flux. A measure of the total light output from a source, the unit being the lumen. [Added by Ord. 649, 6/2/08]
159. Major Alteration: Any change, enlargement or modification to existing site improvements or structures, or use thereof or any which substantially alters the exterior appearance or function of the site or building or increases the previous floor area by an amount equal to or greater than one-third.
160. Major Transit Stop: Transit stops that are located where two or more existing or planned routes intersect or where there are existing or planned transfer locations between transit systems, Park & Ride lots, and shopping centers and other major destinations. [Added by Ord. #719, 6/17/13.]
161. Major Transit Street: A primary corridor for transit, receiving half-hour or better service during peak traffic hours. Typically, these streets are also arterials or major collectors. [Added by Ord. #719, 6/17/13.]
162. Manufactured Dwelling: Includes residential trailer, mobile home, mobile house, trailer and manufactured home. This definition does not include any building or structure subject to the structural specialty code adopted pursuant to ORS 455.100 to 455.450 or any unit identified as a recreational vehicle by the manufacturer.
163. Manufactured Home: A structure built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities, for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, and was constructed in accordance with Federal Manufactured Housing Construction and Safety Standards regulations in effect at the time of construction. [Amended, Ord. #317, 11/4/87]. For flood plain management purposes, the term "manufactured home" also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. For flood insurance purposes, and City zoning standards, the term "manufactured home" does not include park trailers, travel trailers and other similar vehicles. [Amended by Ord. # 647, 4/21/08]
164. Manufactured Home or Mobile Home Park: Means a parcel (or contiguous parcels) of land divided into two or more spaces that are rented or leased for the placement of manufactured or mobile homes.

165. Manufactured Home or Mobile Home Subdivision: Means a group of three (3) or more separate lots intended for the location of manufactured or mobile homes, and which lots may be rented or sold.
166. Master Plan: See “Villebois Village Master Plan”.
167. Master Planner: A professional team selected by the City of Wilsonville and the State of Oregon in accordance with ORS 426.508 to master plan the area prescribed in DATELUP.
168. Master Signage and Wayfinding Plan: A plan that describes the design principles and standards of public and private signage and wayfinding elements within the Village zone.
169. Mixed Solid Waste: Solid Waste that contains recoverable or recyclable materials and materials that are not capable of being recycled or recovered for further use. [Amended by Ord. # 426 - April 4, 1994]
170. Mixed Use: A development in which a site or building provides more than one type of use, such as commercial and residential
171. Mobile Home: A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of the Oregon mobile home law in effect at the time of construction. [Amended by Ord. #317, 11/4/87]
172. Modular Home: A structure intended for residential use that has sleeping, cooking and plumbing facilities and is constructed off-site in compliance with the Uniform Building Code (Oregon State Structural Specialty Code) and designed to be transported to a site for installation and/or assembly of modular components to form a permanent structure. [Amended by Ord. #317, 11/4/87].
173. Multiuse Pathway or Path: A path that is separate from the roadway either in the roadway right-of-way or in an independent right-of-way. It is designed and constructed to allow for safe walking, biking, and other human-powered travel modes. [Added by Ord. #719, 6/17/13.]
174. Native: As applied to any tree or plant, this term means indigenous to the northern Willamette Valley.
175. Neighborhood: An urban sector of multiple uses served by a network of pedestrian-friendly streets and alleys within approximately ¼ mile in radius. Neighborhoods are defined by arterial or collector streets and/or open space at their edges and include a Neighborhood Commons at their center.
176. Mounting Height. The vertical distance between the lowest part of the luminaire and the ground surface directly below the luminaire. [Added by Ord. 649, 6/2/08]
177. Multi-family housing. Buildings or structures that contains three or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes, apartment houses,

- condominiums, congregate residences, townhouses and similar non-transient dwellings. [Added by Ord. 649, 6/2/08, amended by Ord. 682 9/9/10]
178. Nadir. The downward direction; exactly vertical, directly below a luminaire. [Added by Ord. 649, 6/2/08]
 179. Neighborhood Center: An area of mixed-use buildings at or near the center of a neighborhood, providing nearby residents with convenient access to goods and services.
 180. Neighborhood Commons: A site within a neighborhood, for use by local residents, which may include a transit shelter and waiting place for transit riders, and public space, providing a social gathering place.
 181. Neighborhood Commercial: A planned development commercial center or complex of commercial uses to provide for the daily convenience, goods and services of nearby residential areas. Typical uses include grocery, hardware, and drug stores; barber and beauty stores; banks; laundry and dry cleaning; and professional offices, but exclude service stations.
 182. New Construction: For purposed of flood plain management, structures for which the "start of construction" commenced on or after June 17, 2008. [Added by Ord. # 647, 4/21/08]
 183. New Facility: The installation of a new transmission tower. New attachments are not new facilities. [Added by Ord. #479, 5/19/97]
 184. Non-Conforming Lot: A legally created lot or parcel that does not conform in terms of area, width, depth, or other dimensions with the standards of the zone in which it is located.
 185. Non-Conforming Site Conditions: A legally established site that does not conform with the landscaping, parking or other site development standards of the zone in which it is located. A site may be rendered non-conforming to development standards through a change in zoning requirements or through the acquisition of some portion of the property by a public agency. For purposes of this Code, a site for which Stage II Planned Development approval has been granted by the City, and which approval remains in effect, shall not be deemed non-conforming. [Amended by Ordinance No. 538, 2/21/02.]
 186. Non-Conforming Structure: A legally established building or other structure that does not conform with the height, setback, area, lot coverage, or other standards for structures of the zone in which it is located. A structure may be rendered non-conforming through a change in zoning requirements or through the acquisition of some portion of the property by a public agency. For purposes of this Code, a structure for which Stage II Planned Development approval has been granted by the City, and which approval remains in effect, shall not be deemed non-conforming. [Amended by Ordinance No. 538, 2/21/02.]
 187. Non-Conforming Use: A legally established use, which was established prior to the adoption of the zoning use requirements for the site with which it does not conform. For purposes of this Code, a use for which or Stage II Planned Development approval

has been granted by the City, and which approval remains in effect, shall not be deemed non-conforming. [Amended by Ordinance No. 538, 2/21/02.]

188. **Northern lot line**: The lot line that is the smallest angle from a line drawn east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard area, the northern lot line shall be at the northern edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn east-west, or if the northern lot lines is less than 35 feet, then the northern lot line shall be a line 35 feet in length within the lot parallel with and at a maximum distance from the front lot line (see Figure 3: Northern Lot Line in Section 4.137).
189. **North-south dimension**: The length of a line beginning at the mid-point of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary (see Figure 4: North-South Dimension of the Lot in Section 4.137).
190. **Office**: A use category designating buildings commonly used as a workplace for professional or government functions.
191. **Office Complex**: A planned development commercial center or complex of administrative, professional and general office uses. Typical uses include governmental, financial, architectural, medical, dental, legal, real estate, accounting, insurance and general business offices.
192. **Obtrusive Light**. Glare and light trespass. [Added by Ord. 649, 6/2/08]
193. **Office Complex - Technology**. Applies to office uses in an industrial, typically high-technology, setting, including research and development, software or hardware development, telecommunication or data manipulation operations.

Typically in an industrial campus setting, Technology-Office Complexes are expected to generate less traffic than general office uses.

Technology-Office Complex is not intended to apply to general office uses such as medical offices, real estate sales offices, or similar operations that are more appropriately the predominate uses in non-industrial areas.
194. **Official Map**: The map established by the City Council on which the plan locations, particularly of streets, are indicated with detail and exactness so as to furnish the basis for property acquisition, building restrictions, building permits, zoning or other uses, the original -of which is on file in the office of the City Recorder.
195. **Open Space**: Land that is not covered by buildings, paving , or other hard surfaces, unless such hard surfaces are part of an approved landscape plan.
196. **Open Space Area**: A specific measurement. See Section 4.125(.08), Open Space.
197. **Ornamentation**: The details of shape, texture, and color that are deliberately added to a structure for decorative effect.
198. **Outdoor Dining Area**: A space designated for commercial dining, partially bounded by building walls, screening or property lines, but open to the sky, and open on at least one side to a street or public space.

199. Outdoor Living Area: Outdoor recreational area intended for the use of the residents of the development. In order to be considered “outdoor living area” it must be usable and accessible by the residents of the development.
200. Ornamental or Accent Lighting. Outdoor lighting that is installed mainly or entirely for its decorative effect or to accent an object or a feature, rather than as an aid to visibility. [Added by Ord. 649, 6/2/08]
201. Parking Facility, Commercial: A surface lot or parking structure that is operated as a business and is not integral to a specific use or uses within Villebois.
202. Parking Space: A permanently surfaced and marked area not less than nine (9) feet wide and eighteen (18) feet long, excluding paved area necessary for access, for the parking of a motor vehicle.
203. Parking Space, Accessible: A permanently surfaced and marked area meeting the standards established by ORS 447.233. Such spaces shall be appropriately reserved and signed for use by the disabled and shall be subject to any additional standards of the Americans with Disabilities Act (ADA) or other applicable provisions of local, state or federal law.
204. Parking Space, Compact: A permanently surfaced and marked area not less than seven (7) feet, six (6) inches wide and fifteen (15) feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle. In order to be considered a compact parking space, it must be clearly labeled as such. [Amended by Ord. # 674 11/16/09]
205. Parking Space, Handicapped: Be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces, provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000. [Amended by Ordinance No. 538, 2/21/02.]
206. Parking Space, Motorcycle: A permanently surfaced and marked area not less than four (4) feet wide and eight (8) feet long, excluding paved area necessary for access, for the parking of a compact motor vehicle. In order to be considered a motorcycle parking space, it must be clearly labeled as such.
207. Partition:
 - A. "Partition" means either an act of partitioning land or an area or tract of land partitioned under the provisions of Section 4.200. As used in this Code, a land partition may be either a "major" or "minor" partition, as those terms are commonly used.
 - B. "Partition land" means to divide an area or tract of land into two or three parcels when such area or tract of land exists as a unit or contiguous units of land under single ownership. "Partition land" does not include divisions of land resulting from lien foreclosures, and divisions of land made pursuant to a court order, including but not limited to court orders in proceedings involving testate or intestate succession; and "partition land" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is

not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by any applicable zoning ordinance.

208. **Pathway:** A pathway is a pedestrian facility that is entirely separate from the roadway and generally serves as an on-site pedestrian system for multi-family, commercial and industrial developments. The Americans with Disabilities Act defines a pathway as an "Exterior Accessible Route."
209. **Pattern Book:** An illustrative document that depicts the architectural character of a proposed development, in compliance with the Design Principles and Design Standards. See Section 4.125.15, Pattern Book.
210. **Pedestrian Access:** A path of travel to approach and enter a building , or open space on foot.
211. **Permit (Tree cutting):** Approval to remove trees according to the following categories:
 - A. **Type A** - Permits removal of one to three trees within a twelve (12) month period on any property.
 - B. **Type B** - Permits removal of four or more trees on any property (a) not subject to site development review, or b) previously approved for site development, and is c) not in a commercial woodlot.
 - C. **Type C** - Permits removal of trees on property under a site development application.
 - D. **Type D** - Permits removal of trees on a commercial woodlot.
212. **Permit Grantee:** Any person, including the person's successors-in-interest, whose application for a Permit has been approved, or who is acting on the permit grantee's behalf with the grantee's consent.
213. **Person:** Any individual or legal entity.
214. **Phasing:** To plan and then carry out development in stages over time. The length of time will be determined by several factors, including response to market conditions, availability and capacity of existing utilities and infrastructure, and timing of road improvement approval and funding.
215. **Planning Commission:** The Planning Commission of the City of Wilsonville established in Chapter 2 of the Wilsonville Code.
216. **Planning Director:** The Planning Director as established in Section 2.190 of the Wilsonville Code. As used in this Chapter, the term "Planning Director" also applies to other staff persons or consultants specifically assigned to act on behalf of the Planning Director.
217. **Photometric Test Report.** A report by an independent testing laboratory or one certified by the National Institute of Standards and Technology (NIST) describing the candela distribution, shielding type, luminance, and other characteristics of a specific luminaire. [Added by Ord. 649, 6/2/08]

218. **Plat:** A map, diagram, drawing, replat or other writing containing all of the descriptions, locations, specifications, dedications, provisions and information concerning a subdivision, condominium division or land partition. A tentative plat is one that is prepared for review and consideration by the City. A final plat is one that is prepared for recordation with the County after the City has approved the tentative plat.
219. **Plaza:** A public space at the intersection of important streets, as illustrated and described in the Villebois Village Master Plan, for civic purposes and commercial activity.
220. **Porch:** An open-air room appended to the mass of a building, with floor and roof.
221. **Pre-existing Towers and Pre-existing Antennae:** Any tower or antennae for which a building permit has been properly issued prior to the effective date of this ordinance. [Added by Ord. 479, 5/19/97]
222. **Preliminary Development Plan:** A conceptual and quantitatively accurate representation of a defined area within an approved Specific Area Plan, in the form required by Section 4.125(.18).
223. **Premises:** A site with or without buildings.
224. **Private Drive:** A private way, other than an alley, that includes a roadway.
- A. Private Access/Circulation Drive - Industrial/Commercial/Multi-family/Mixed Use: A private drive in an industrial, commercial, multi-family (including mobile home parks), or mixed-use development providing vehicular ingress and egress to the development and/or internal circulation.
 - B. Residential Private Access Drive: A private drive in a non-multi-family residential development providing primary vehicle access to no more than four (4) dwelling units, excluding accessory dwelling units. A residential private access drive provides for no through vehicle access and is not extendable. This definition does not include private alleys.
 - C. Residential Private Drive - Pre-existing: A private drive in a non-multi-family residential development approved prior to (effective date of ordinance) including those that provides vehicular access to more than four (4) dwelling units.
225. **Private Way:** A private area dedicated to circulation, including roadways, bikeways, paths, or utilities.
226. **Professional-Type Services:** A “professional-type service” shall include activities such as those offered by a physician, surgeon, dentist, lawyer, architect, engineer, accountant, artist, teacher, real estate and insurance sales.
227. **Protected solar building line:** A line on a plat or map recorded with the plat that identifies the location on a lot where a point two feet above may not be shaded by structures or non-exempt trees (see Figure 11: Soar Lot Option 2: Protected Solar Building Line in Section 4.137).

228. Protected Outdoor Space: An outdoor space that is partially protected from direct exposure to the weather by a roof, building walls, and/or other enclosures.
229. Private Way: A private area dedicated to circulation, including the roadway for private streets, bikeways, paths or utilities.
230. Public Space: An area without buildings, reserved for public use, whether owned and maintained by a public or private organization, including but not limited to, plazas, parks, natural preserves, and trails.
231. Public Way: A public area dedicated to circulation, including the roadway or street, bikeways, paths and public utilities.
232. Quasi-judicial process: A process that leads to a decision on a land use or development application involving a single property or small group of properties. (Please see the definition of Legislative Process, above.)
233. Rainwater Management Program: Infrastructure and procedures for the collection, filtration, and conveyance of rainwater.
234. Rainwater Management System: The physical components of the Rainwater Management Program.
235. Rainwater Path: The route of movement of rainwater from building roofs and paved surfaces to the Rainwater Management System.
236. Recreational Vehicle: Means a vehicle which is:
- A. Built on a single chassis;
 - B. 400 square feet or less, when measured at the largest horizontal projection;
 - C. designed to be self-propelled or permanently towable by a light-duty truck; and
 - D. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
237. Religious Institution: A building or structure, or groups of buildings or structures, such as a church, synagogue, temple or mosque, that is used for conducting organized religious services, including ceremonies, rituals, and education pertaining to a particular system of beliefs.
238. Remove or Removal: The act of removing a tree by topping, digging up or cutting down, effecting removal through damage, or causing to be removed, transplanted or destroyed.
239. Replacement Area: the mitigation area required to compensate for an encroachment into the SROZ when allowed in accordance within Section 4.139.00
240. Research and Development: Commercial and non-profit establishments primarily engaged in performing laboratory or other physical or biological, primary, basic, or applied research, development and testing. Does not include Light Manufacturing.
241. Residential Facility: As used in ORS 197, a residential facility is a residential treatment or training facility, licensed by the State of Oregon, which provides care, treatment or training for six (6) to fifteen (15) individuals, and which may also

provide housing for staff persons who provide services to those individuals. For the purposes of this Code, unless inhabited by a single family, a residential facility is considered to be a form of multiple family residential development.

242. Residential Home: As used in ORS 197, a residential home is a residential treatment or training home, or adult foster home, licensed by the State of Oregon, which provides care, treatment or training for five (5) or fewer individuals, and which may also provide housing for staff persons who provide services to those individuals. For the purposes of this Code, a residential home is considered to be a form of single-family dwelling unit.
243. Residential Trailer: A structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, is being used for residential purposes and was constructed before January 1, 1962. [Amended by Ordinance 317, II/4/87].
244. Residential Village Comprehensive Plan Designation: The area within which the Village zone applies, as illustrated on the Comprehensive Plan Map.
245. Row House: One of a series of houses, often of similar or identical design, situated side by side, with or without an accessory dwelling unit or building. Within the Villebois Village Center Boundary, row houses may be attached or detached in accordance with the Village Center Architectural Standards. [Amended by Ord. # 667 8/17/09]
246. Right-of-way: The area between boundary lines of a public way.
247. Riparian Corridor: See Section 4.139.00.
248. Riparian Corridor Cross Sections: See Section 4.139.00.
249. Riparian Impact Area: See Section 4.139.00.
250. Road: Same as "Street".
251. Roadway: The portion of a public way or street or private way developed for use by vehicular traffic.
252. Roadway, Shared: a roadway that is designed to be shared by additional users besides motor vehicles, especially bicycles.
253. School: An educational facility.
254. School, Commercial: A school operated as a commercial enterprise. See Section 4.125(.04), Conditional Uses.
255. School, Private: Schools, including kindergartens, nurseries, children's or adult day care facilities, play schools, and other such facilities, operated primarily through private funding sources. See Section 4.125(.04), Conditional Uses.
256. School, Public: A school endowed and/or supported by taxation. See Section 4.125(.04), Conditional Uses.
257. Screening: Any construction whose essential function is to visually conceal, as in sight-obscuring fencing or sight-obscuring planting. See Section 4.176.

258. **Setback:** The distance between a reference line (usually a property line) and the nearest point of a building, or portion thereof. In the Village Zone, see Section 4.125.06, Standards Applying to all Developments.
259. **Service Center:** A planned development commercial center or complex of uses related to serve the motoring public and located at or near the freeway interchanges. Typical uses include restaurants, motels, automobile and truck service stations and centers.
260. **Shade point:** The part of a structure or non-exempt tree that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of 3 feet or less, a chimney, utility pole, or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the northern end of a ridgeline of a structure oriented within 45 degrees of a true north-south line, the shade point height computed according to the preceding sentence may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of a true east-west line with a pitch that is flatter than 5 feet (vertical) in 12 feet (horizontal) the shade point will be the eave of the roof. If such a roof has a pitch that is 5 feet in 12 feet or steeper, the shade point will be the peak of the roof (see Figures 5: Height of the Shade Point of the Structure and Figure 6: Shade Point Height in Section 4.137).
261. **Shade reduction line:** A line drawn parallel to the northern lot line that intersects the shade point (see Figure 7: Shade Reduction Line in Section 4.137).
262. **Shade:** As used in the solar access provisions of this Code, a shadow cast by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south.
263. **Shadow pattern:** A graphic representation of an area that would be shaded by the shade point of a structure or vegetation when the sun in at an altitude of 21.3 degrees and an azimuth ranging between 22.7 degrees east and west of true south (see Figure 13: Shadow Pattern in Section 4.137).
264. **Shielding.**
- **Directional.** A luminaire designed to be aimed or pointed.
 - **Fully Shielded.** A luminaire emitting no more than 0.5 percent of its luminous flux above the horizontal plane, including any luminaire rated “full cut off” according to IESNA RP-8-01.
 - **Partly Shielded.** A luminaire emitting no more than 10 percent of its total luminous flux above the horizontal plane, including any luminaire rated “semi-cutoff” according to IESNA RP-8-01.

- Shielded. A luminaire emitting no more than 2 percent of its total luminous flux above the horizontal plane, including any luminaire rated “cutoff” according to IESNA RP-8-01.
 - Unshielded. A luminaire that may emit its flux in any direction. [Added by Ord. 649, 6/2/08]
265. Sidewalk: A walkway, within or adjacent to a street right-of-way, paved to City standards.
266. Sight-Obscuring Planting: A dense perennial evergreen planting with sufficient foliage to obscure vision as specified in Section 4.176 and which will reach a height of at least six (6) feet within thirty (30) months after planting.
267. Sign: A device or display used or intended to be used for advertising purposes or used or intended to be used to inform or attract the attention of the public. “Sign” includes, where applicable, the structure, display surface, or other component parts of the device or display. Examples include, but are not limited to, advertising sign, banner, outdoor advertising sign, on-premises sign, temporary sign, window sign, message, light (other than a device used primarily to illuminate a building and/or premise), emblem, figure or, painting, mural, drawing, placard, or poster. The display of merchandise that is offered on the premises shall not be considered to be a sign unless it is attached to any exterior surface or structure of the building including, but not limited to, roofs, walls, marquees, monuments, or poles. The scope of the term “sign” does not depend on the content of the message or image conveyed. A sign does not include architectural or landscape features that may attract attention but do not convey a message or image considered speech, or trademark, protected under federal or state law.
- A. Addressing Signs: Signs indicating, at a minimum, the numerical address of the building.
 - B. Baseline: The invisible line on which text or other characters sit, the bottom extent of the cap height of a typeface.
 - C. Bowl: In a font or typeface, an open or closed circular line that creates an interior space, such as in the letters “d” and “c.”
 - D. Cap Height: In a font or typeface, the distance from the baseline to the top of uppercase letters like “H” and “J.”
 - E. Changing image sign. Any sign which, through the use of moving structural elements, flashing or sequential lights, lighting elements, prisms, or other method, results in movement, the appearance of movement, or change of sign image or text except changeable copy signs defined below.
 - F. Changeable copy sign. Any sign, digital or manual, which is designed to have the copy changed routinely and where the frequency of copy change does not exceed once every fifteen (15) minutes, except in emergency situations as requested by the City Manager or designee.

- G. Descender: In a font or typeface, the part of a letter extending below the baseline including lower portion of the lowercase letters “g,” “j,” “p,” “q,” and “y.”
- H. Directional signs: Signs on private property that provide directions for the traveling public and are deemed necessary for the safe traverse of the public.
- I. Flashing Sign: Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity or color at all times when such sign is in use. For the purpose of this Code, any moving illuminated sign shall be considered a flashing sign.
- J. Freestanding Sign: A sign erected and maintained on a freestanding frame, mast, or pole not attached to any building, and not including ground-mounted signs.
- K. Ground-mounted Sign: A non-temporary sign which extends from the ground, or has support which places the bottom of the sign less than two (2) feet from the ground, including monument signs.
- L. Inflatable Sign: Any device that depends on a differential between internal and external air pressure to maintain its size, form or shape regardless of whether it is tied, tethered, mounted or connected to a pole, building, or ground.
- M. Institutional Signs: Signs that identify public buildings, churches, public and private schools and other such structures used for public gathering or to serve the general public. The Planning Director shall determine the nature of such signs if there is a question. Institutional signage shall comply with all applicable provisions of this Code.
- N. Integral Sign: A sign carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction indicating names of buildings, date of erection, monumental citations, commemorative tablets and the like when made an integral a part of the structures.
- O. Lawn Sign. A temporary freestanding sign commonly made of corrugated plastic, greyboard, or similar type of material, constructed and maintained to prevent being moved or heavily damaged by typical exposure to natural elements. Lawn signs in the rights-of-way under W.C. 4.156.10 may be constructed to be portable.
- P. Marquee Sign: A canopy or covering structure bearing a signboard or graphics projecting from, and attached to, a building.
- Q. Permanent Sign: Any sign that does not meet the definition of a temporary sign, below.
- R. Portable Sign: A sign that is not permanently affixed to a building, structure, or the ground; a sign designed to be moved from place to place. These signs include, but are not limited to movable A-frame signs, sandwich board signs, signs on vehicles or trailers, and signs attached to wood or metal frames designed to be self-supporting and movable, including trailer reader boards.

- S. **Projecting Sign:** A sign, other than a wall sign which projects from and is supported by a wall of a building or structure. Projecting Signs are differentiated from Wall Flat Signs as defined below.
 - 1. **Blade Sign:** A sign hanging, perpendicular to a building façade, from a canopy, building projection, or mounting bracket intended to aid pedestrians in wayfinding.
 - T. **Rigid Sign:** A temporary freestanding sign designed and constructed with materials of a grade and quality to withstand strong winds, rains, and harsh weather conditions, and maintained as a potentially year-long temporary sign to ensure that degradation or weathering does not present aesthetic and public safety concerns and the sign retains substantially the same quality throughout the year. Such signs may not be constructed of cardboard, poster board, or other similar lightweight paper products.
 - U. **Roof Sign:** A sign located on or above the roof of any building, not including a false mansard roof, canopy or other fascia.
 - V. **Selling Slogans:** A brief striking phrase used in advertising or promotion. The hours of operation of a business shall be considered to be a selling slogan.
 - W. **Serif:** In fonts and typefaces, the extra stroke at the end of a letter or character.
 - X. **Shoulder:** In fonts and typefaces, the curve at the beginning of a leg of a character such as the upper curved portion of the lowercase letters “m” and “n.”
 - Y. **Sign Area:** The display surface or face of the sign calculated as prescribed in Section 4.156.04
 - Z. **Temporary Sign:** A sign not permanently affixed to a building, structure, or the ground, intended to be displayed for a limited period of time.
 - AA. **Video Sign:** Moving visual messages projected on any surface.
 - BB. **Wall Flat Sign:** A sign affixed directly to or painted on or otherwise inscribed on an exterior wall and confined within the limits of any building and which projects from that surface not more than twelve (12) inches at all points.
 - CC. **Wayfinding Sign:** The term way finding sign has two different contextual meanings. First, it is used as a general description of one of the basic purposes or functions of signs, which is to assist in directing the general public to specific destinations within the community, so that they find their way. In this context almost all signs provide some degree of way finding information. Second, the term is used to describe a specific type of sign, such as local directional signs and district wayfinding signs, that provides specific identity and/or direction to particular businesses, facilities, or places of interest, such as parks, tourist attractions, public buildings, schools, special districts, or other locations to which the public commonly asks for directions.

[Sign definitions revised by Ord. 675, 3/1/10.] [Sign definitions revised by Ord. No. 704, 6/18/12].
268. **Significant Resource Impact Report (SRIR):** See Section 4.139.00
269. **Significant Resource Overlay Zone (SROZ):** See Section 4.139.00

270. Site Area, Net: The area of a development site, excepting all areas in streets or private drives, driveways, and parking spaces.
271. Site Development: Any human-caused change to improved or unimproved property -, including, but not limited to, land surface mining, grading, filling, excavation, tree cutting, clearing, construction, installation or alteration of a building or other structure, establishment or termination of an access or outdoor storage on the land.
272. Solar access height limit: A series of contour line establishing the maximum permitted height for non-exempt vegetation on lots affected by a Solar Access Permit (see Figure 12: Solar Access Height Limit in Section 4.137).
273. Solar access permit: A document issued by the city that describes the maximum height that non-exempt vegetation is allowed to grow on lots to which a solar access permit applies.
274. Solar feature: A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling of a structure, heating or pumping of water, and generating electricity. Examples of a solar feature include a window or windows that contain(s) at least 20 square feet of glazing oriented within 45 degrees east and west of true south, a solar greenhouse, or a solar hot water heater. A solar feature may be used for purposes in addition to collecting solar energy, including but not limited to serving as a structural member or part of a roof, wall, or window. A south-facing wall without windows and without other features that use solar energy is not a solar feature for purposes of this Section.
275. Solar gain line: A line parallel to the northern property line(s) of the lot(s) south of and adjoining a given lot, including lots separated only by a street, that intersects the solar feature on that lot (see Figure 8: Solar Gain Line in Section 4.137).
276. Source Separated Recyclables: Recyclable materials designated “principle recyclable materials” by the Oregon Environmental Quality Commission under ORS 495A.025 with the exception of yard debris, as well as other source-separated recyclables that may be designated by local ordinance or regulation. [Amended by Ord. #426 – 4/1/94]
277. South or South facing: True south, or 20 degrees east of magnetic south.
278. Special Flood Hazard Area: Means an area having special flood, mudslide (i.e., mudflow), and/or flood-related erosion hazards, and shown on an FHBM or FIRM as zone A, AO, AE, AH, VE, or V. [Amended by Ord. # 647, 4/21/08; Ord. 686, 11/1/10]
279. Specific Area Plan (SAP): A plan with a series of detailed components covering one of the five distinct areas of the Villebois Village Master Plan. These plans provide a higher level of analysis and detail than the Villebois Village Master Plan.
280. Stacked Flats: Two or more single-level dwelling units, the second arranged above the first, etc.
281. Start of Construction: Includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction

of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Added by Ord. # 647, 4/21/08; amended by Ord. 686, 11/1/10]

282. Stoop: A small uncovered platform or porch at the entrance to a dwelling, usually up several steps from the sidewalk.
283. Storage Area for Solid Waste or Recyclables: The space necessary to store mixed solid waste and source separated recyclables that accumulate between collection days. [Amended by Ord. #426 – 4/1/94]
284. Story: That portion of a building included between a floor and the ceiling next above it, exclusive of a basement.
285. Street: The entire right-of-way of a dedicated public way, which provides vehicular and pedestrian access to adjacent properties. Except in the Village zone, a right-of-way less than twenty (20) feet in width shall not be recognized as a street.
286. Street, Arterial: A street used primarily for through traffic.
287. Street, Collector: A street used to some extent for through traffic and to some extent for access to abutting properties.
288. Street, Frontage: A minor street parallel to and adjacent to a major street providing access to abutting properties and protection from through traffic.
289. Street, Half: A portion of the width of a street, usually along the edge of a development where the remaining portion of the street could be provided in another adjacent development. In the Village Zone, see Section 4.125(.09), Street Improvement Standards.
290. Street, Private: Same as Private Drive.
291. Street Tree Master Plan: A plan that denotes the species, spacing, minimum size and location of all street trees.
292. Street, Local: A street used exclusively for access to abutting properties.
293. Structure: Anything built which requires location on the ground or is attached to something having a location on the ground. For floodplain management purposes a structure is a walled and roofed building including a gas or liquid storage tank that is principally above ground. [Amended by Ord. # 647, 4/21/08; Ord. 686, 11/1/10]
294. Structured Parking: Enclosure for the storage of four or more vehicles.
295. Subdivide: To effect a subdivision of land, as defined below.

296. **Subdivider**: Any owner commencing proceedings under Sections 4.200 to 4.290 to effect a subdivision of land.
297. **Subdivision**: Either an act of subdividing land, or an area or tract of land subdivided as defined in this Code. A subdivision means the division of land into more than three (3) lots.
298. **Substantial Damage**: Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. [Added by Ord. # 647, 4/21/08]
299. **Substantial Development**: Receipt of a valid public works permit or building permit for construction activities, other than a grading permit, is deemed to constitute "substantial development."
300. **Substantial Improvement**: Means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50 percent) of the market value of the structure, as determined by the City's Building Official, either:
- A. Before the improvement or repair is started, or
 - B. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term is not used in the same manner as the term "substantial development" and does not include either:
 - (1) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
 - (2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.
301. **Sunchart**: One or more photographs that plot the position of the sun between 10:30 am and 1:30 pm on January 21, prepared pursuant to guidelines issued by the Planning Director. The sunchart shall show the southern skyline through a transparent grid on which is imposed solar altitude for a 45-degree and 30-minute northern latitude in 10-degree increments and solar azimuth from true south in 15-degree increments.
302. **Support Structure (Telecommunication)**: The structure to which wireless communication antennae and other necessary hardware are mounted. For purposes of this ordinance the terms "support structure," "tower," and "transmission tower" shall be interchangeable. Support structures include, but are not limited to:
- A. **Guyed Tower**: A tower which is supported, in whole or in part, but the use of cables (guy wires) and ground anchors.
 - B. **Lattice tower**: A freestanding support structure which consists of an open framework of crossed metal braces on three or four sides which stabilize the tower and which is built without guy wires and ground anchors.

- C. **Monopole:** A freestanding support structure consisting of a single upright pole sunk into the ground and/or attached to a foundation and engineered to be self-supporting without guy wires or ground anchors.
303. **Terrace:** A raised space or platform adjoining a building, paved or planted, especially one used for leisure enjoyment.
304. **Temporary Lighting.** Lighting installed with temporary wiring and operated for less than 120 days in any calendar year. [Added by Ord. 649, 6/2/08]
305. **Theater:** A building or outdoor structure providing facilities for the presentation of performances.
306. **Through Zone:** The width of unobstructed space on a sidewalk or pedestrian pathway. [Added by Ord. #719, 6/17/13.]
307. **Tower Footprint:** The area described at the base of a transmission tower as the perimeter of the transmission tower including the transmission tower foundation and any attached or overhanging equipment, attachments or structural members but excluding ancillary facilities and guy wires and anchors. [Added by Ord. #479, 5/19/97]
308. **Tower Height:** The distance measured vertically from the highest point when positioned for operation to the lowest point, which is defined as the bottom of the base of the structure being measured at either roof level for a roof-mounted structure or at ground level for a freestanding structure. The height of a tower shall include the height of any antennae positioned for operation attached or which may be attached to the highest point on the tower. [Added by Ord. #479, 5/19/97]
309. **Tower Pad:** The area encompassing the tower footprint, ancillary facilities, fencing and screening. [Added by Ord. #479, 5/19/97]
310. **Town Center:** That part of the community that is generally bounded by, or adjoining, Town Center Loop Road.
311. **Townhouse:** A configuration of a Multiple Family Dwelling where multi-story units are attached in an unbroken row sharing common walls, and each having a separate entrance.
312. **Trailers, Travel Trailers, Mobile Coaches:** A vehicle or structure constructed for movement on the public highways, that has sleeping, cooking or plumbing facilities and is intended for temporary residential and/or recreational uses. Trailers, travel trailers, and mobile coaches do not meet the standards to be considered mobile homes or manufactured dwellings noted above.
313. **Transit Stop:** A designated location along or near a transit street for pick-up and drop-off of transit users.
314. **Transit Station:** A facility at a major transit stop accommodating multiple types of transportation, including the seating, sheltering, pick-up, and drop-off of transit users; bicycle storage; automobile drop-off lanes; and other uses compatible with transit use.

315. Transit Street: A designated transit route with one or more transit stops serving TRI-MET or South Metro Area Rapid Transit (SMART) riders.
316. Tree: Any living, standing woody plant having a trunk six inches or more d.b.h. at four and one-half (4-1/2) feet above grade.
317. Tree Cutting: The falling or removal of a tree, or any procedure the natural result of which is to cause the death or substantial destruction of a tree, including topping and severe cutting back of limbs to such a degree as to destroy or adversely affect the normal growth pattern of the tree. Cutting does not include routine pruning or trimming.
318. Tree Preservation and Protection Plan: A plan that indicates the locations of existing trees to be preserved and the methods to be employed to do so. See the City of Wilsonville Tree Preservation Code, Section 4.600 for additional information.
319. Tree Pruning: Reduction of a tree to achieve a better shape and more fruitful growth, using common practices of the arboriculture industry, including the International Society of Arboriculture, the Oregon Department of Forestry (Urban Forestry), or other professional arboriculture industry organizations.
320. Tree Survey: Information provided by an arborist which describes size, species, health, and condition, and an accurate map that locates the trees on the property and descriptive text. Tree surveys shall be provided in keeping with WC 4.610.30 and 4.610.40.
321. Tree Topping: The severe cutting of the top or limbs within the tree's crown to such a degree so as to remove the natural canopy or disfigure the tree.
322. TRP: Tree Removal Permit.
323. Undevelopable area: As used in the solar access provisions of this Code, an area that cannot be used practicably for a habitable structure, because of natural conditions, such as slopes exceeding 20% in a direction greater than 45 degrees east or west of true south, severe topographic relief, water bodies, or conditions that isolate one portion of a property from another portion so that access is not practicable to the unbuildable portion; or man-made conditions, such as existing development which isolates a portion of the site and prevents its further development; setbacks or development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area.
324. Urban Growth Management Function Plan (UGMFP): Regulatory requirements imposed on local governments by Metro.
325. Use: The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied.
326. Utilities: Any water, gas, sewer, storm drainage, electrical, telephone, or communication service and all persons, companies, and agencies supplying the same.
327. Value: Current market value or replacement cost as determined by a licensed or certified professional in the tree, nursery, or landscape field.

328. Variance: Means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance. A Variance does not allow a use that is prohibited by this Chapter.
329. View Corridor: As located and defined in the Master Plan, a view corridor is a panorama or line-of-site that, for aesthetic or cultural reasons, is to remain free of noncontributing elements.
330. Village Center: An area illustrated and described in the Villebois Village Master Plan, providing a mixture of residential and commercial uses, at the intersection of three neighborhoods. The Village Center is the focal point of civic and commercial activity.
331. Village Center Architectural Standards: A document that includes standards for all buildings within the Village Center. [Definition amended by Ord. No. 595, 12/5/05.]
332. Village Zone: The zoning district that is applied to areas designated Residential Village on the Wilsonville Comprehensive Plan Map. The Village zone implements the Residential-Village designation and the Villebois Village Master Plan. Also known as the V zone.
333. Villebois Village Master Plan: The approved document depicting the general organizational structure of the Villebois Village Concept Plan, implemented by the Residential-Village Comprehensive Plan designation, and the Village (V) zone, including but not limited to the form and location of public open spaces, types and alignment of the utilities and various thoroughfares, and land use types and locations.
334. Violation: The division or use of land or structures, or the construction of, addition to, or alteration of, structures in a manner that does not fully comply with the provisions of Chapter 4. Structures located in flood hazard areas without adequate elevation certificates or other satisfactory proof of compliance with the provisions of Section 4.172 will be presumed to be in violation until such time as the necessary information has been provided to the Community Development Director.
335. Wall: An upright construction having a length greater than the thickness and presenting a continuous surface except where pierced by doors, windows, etc., used for shelter, protection, or privacy.
336. Water-Dependent: A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production or source of water.
337. Water-Related: Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories; and trailer parks are not generally considered dependent on or related to water location needs.

338. Wayfinding Plan: See Master Signage and Wayfinding Plan.
339. Wetlands: Existing wetlands include jurisdictional wetlands as determined by the Division of State Lands (DSL) and/or the US Army Corps of Engineers (COE). “Wetlands” are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Created wetlands are mitigation wetlands as defined by the Division of State Lands or US Army Corps of Engineers. For the purpose of this ordinance, wetlands shall not include these constructed facilities:
- A. stormwater treatment ponds or swales;
 - B. stormwater treatment wetlands;
 - C. detention ponds;
 - D. a 25-foot buffer adjacent to the wetland;
 - E. an off-stream recreational lake, lagoon, fire pond or reservoir; and
 - F. ditches that are not mapped within the Significant Resources Overlay Zone and are constructed solely for the purpose of draining roads, lots, and outfalls of storm drains.
340. Wildlife Habitat: A Goal 5 resource defined as an area upon which wildlife depend in order to meet their requirements for food, water, shelter and reproduction. Wildlife habitat in the *City of Wilsonville Natural Resource Inventory and Goal 5, Title 3, Endangered Species Act Compliance and Protection Plan* refers to upland, forested areas of at least one-acre size. Hazelnut orchards, small clumps of trees and areas with only a few scattered trees are not included as wildlife habitat.
341. Wireless Communication Facilities (WCF): An unstaffed facility for the transmission and reception of radio or microwave signals used for commercial communications. WCFs are composed of two or more of the following components: (1) antenna; (2) support structure; (3) equipment enclosures; and (4) security barrier. [Added by Ord. #479, 5/19/97]
342. Yard: The open space, other than a court, on a lot, unoccupied and unobstructed other than by landscaping or permitted fences from the ground upward, between a structure or structures and any lot line. The minimum horizontal distance between any point on a lot line and the nearest part of any structure or building is the yard depth.
343. Yard, Front: Any yard abutting a street or private drive, unless one side is determined to meet the definition of a side yard, below. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a yard is a front yard.
344. Yard, Rear: Any yard abutting a rear lot line.
345. Yard, Side: Any yard abutting a side lot line and, for corner lots, the side with the longest frontage along a street or private drive. Where a corner lot has an existing building with a primary entrance, the side along a street or private drive without the entrance shall be deemed the side yard. Where a corner lot has the same amount of

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frontage on both streets or private drives, and no primary building entrance facing either street or private drive, the Planning Director may designate the side yard in order to determine required setbacks. Private drives which are bounded on two sides by a single lot shall not be considered in determining if a yard is a side yard.

[Definitions amended by Ord. 557, 9/5/03; Ord. 682, 9/9/10; Ord. 686, 11/1/10]

Section 4.117. Standards Applying To Industrial Developments In Any Zone.

- (.01) All industrial developments, uses, or activities are subject to performance standards. If not otherwise specified in the Planning and Development Code, industrial developments, uses, and activities shall be subject to the performance standards specified in Section 4. 135 (.05) (PDI Zone).

Response: The proposed development for Grace Chapel in place of the existing Pioneer Pacific College will meet the same performance standards as the existing use and will meet the performance standards specified in 4.135(.05) per responses below.

Section 4.135. PDI- Planned Development Industrial Zone.

- (.01) Purpose: The purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses.

Response: The proposed development replaces development and has been noted as a permitted replacement. Per PDI zone section 4.135(.03)O, uses permitted in the PDC zone are allowed, which includes Churches under 4.131(.01)A.8.

- (.02) The PDI Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

Response: See response to Section 4.140 for specific responses.

- (.03) Uses that are typically permitted:

- A. Warehouses and other buildings for storage of wholesale goods, including cold storage plants.
- B. Storage and wholesale distribution of agricultural and other bulk products, provided that dust and odors are effectively contained within the site.
- C. Assembly and packing of products for wholesale shipment
- D. Manufacturing and processing
- E. Motor vehicle services, or other services complementary or incidental to primary uses, and which support the primary uses by allowing more efficient or cost-effective operations
- F. Manufacturing and processing of electronics, technical instrumentation components and health care equipment.
- G. Fabrication
- H. Office complexes - Technology
- I. Corporate headquarters
- J. Call centers

- K. Research and development
- L. Laboratories
- M. Repair, finishing and testing of product types manufactured or fabricated within the zone.
- N. Industrial services
- O. Any use allowed in a PDC Zone, subject to the following limitations:

Response: Churches are noted as a permitted use under 4.131(.01)A.8.

1. Service Commercial uses (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) not to exceed 5000 square feet of floor area in a single building, or 20,000 square feet of combined floor area within a multi-building development.

Response: The proposed use is not a Service Commercial use and therefore not limited by this section.

2. Office Complex Use (as defined in Section 4.001) shall not exceed 30% of total floor area within a project site.

Response: The proposed use is not an Office Complex use and therefore not limited by this section.

3. Retail uses, not to exceed 5000 square feet of indoor and outdoor sales, service or inventory storage area for a single building and 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.

Response: The proposed use is not a Retail use and therefore not limited by this section.

4. Combined uses under Subsections 4.135(.03)(O.)(1.) and (3.) shall not exceed a total of 5000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.

Response: The proposed use is not a combination of (1) Service Commercial, (2) Office Complex or (3) Retail uses and therefore not limited by this section.

- P. Training facilities whose primary purpose is to provide training to meet industrial needs.
- Q. Public facilities.
- R. Accessory uses, buildings and structures customarily incidental to any permitted uses.
- S. Temporary buildings or structures for uses incidental to construction work. Such structures to be removed within 30 days of completion or abandonment of the construction work.

- T. Other similar uses, which in the judgment of the Planning Director, are consistent with the purpose of the PDI Zone.

(.04) Block and access standards:

The PDI zone shall be subject to the same block and access standards as the PDC zone, Section 4.131(.02) and (.03).

Response: The site is an existing parcel and does not propose new lots or blocks.

- (.05) Performance Standards. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.

- A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.

Response: All uses for the proposed development are proposed to be within the existing building and proposed building addition.

- B. Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.

Response: The proposed use does not generate any equipment vibration.

- C. Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.

Response: The proposed use does not use odorous gases or other matters and therefore will not emit these odors.

- D. Any open storage shall comply with the provisions of Section 4.176, and this Section.

Response: The proposed development does not include open storage.

- E. No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred (100) feet of any residential district.

Response: The proposed building is not intended for night operation. Furthermore, the site is not bordered or within 100 feet of a residential district.

F. Heat and Glare:

1. Operations producing heat or glare shall be conducted entirely within an enclosed building.
2. Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.

Response: The proposed building operation will not produce heat or glare.

All exterior lighting will be limited to existing pole mounted light locations, existing building mounted light locations and new canopy and building mounted lights at the building addition. All lights are noted with directional throw and/or cutoffs to not produce light off the property. Furthermore, this site is not adjacent to residential properties.

- F. Dangerous Substances: Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.

Response: The proposed use does not involve the use or handling of the materials noted.

H. Liquid and Solid Wastes:

1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.
2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.
3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.
4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.
5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.
6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.

Response: The proposed development does not include the storage of liquid and solid wastes beyond typical materials recycling and garbage collection which will be stored within the noted enclosure on the site plan. This enclosure location

and layout has been reviewed with Republic Services. Additional information is provided in section 4.176

- I. Noise: Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations. [Amended by Ord. 631, 7/16/07]

Response: The development proposes the construction of a new church facility. The use will not produce excessive noise as defined by W.C. 6.204. Primary functions of the use are conducted within the building premise or take place during city noted allowed hours. Cleaning functions, deliveries etc. may take place in the overnight hours as allowed by the code.

- J. Electrical Disturbances. Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.

Response: The development proposes no function or construction methods etc. which would interfere with electrical systems. Any construction activity which may require temporary electrical disruption for safety or connection reasons will be limited to the project site and coordinated by the contractor and electrical subcontractor with the appropriate utilities.

- K. Discharge Standards: There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Response: The proposed use does not by nature produce emissions of the noted air pollutants. Construction activities will be monitored for air pollutants and use Best Management Practices for control of dust and other forms of pollutants including those methods depicted within the civil documents for construction entrances and wash downs.

- L. Open burning is prohibited.

Response: Open burning is not proposed with the development's use.

M. Storage:

1. Outdoor storage must be maintained in an orderly manner at all times.
2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.
3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six (6) feet in height.

Response: The proposed development does not include any outdoor storage.

N. Landscaping:

1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.

Response: The site will be 100% developed with either building, parking and circulation (pedestrian and vehicle) or landscaping. All areas not used for building or parking are noted as developed landscaped areas with various trees and shrubs as depicted on the landscape plans.

2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.

Response: The property has not contiguous unused areas within its property boundaries, therefore this section does not apply.

3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

Response: As noted above the areas of the site not developed with building or paved development will be landscaped therefore there will be no property left unused.

(.06) Other Standards:

- A. Minimum Individual Lot Size: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

Response: The proposed development is on an existing lot with no modification to the existing size.

- B. Maximum Lot Coverage: No limit save and except as shall be consistent with the other provisions of this Code (e.g., landscaping, parking, etc.).

Response: The proposed development has a lot coverage of 29% with the remaining site provided for parking, circulation and landscaping. The site provides 22.5% landscaping which exceeds the 15% minimum requirement. The remaining 48.5% is plaza, sidewalk, trash enclosure, parking and circulation.

- C. Front Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

Response: The northeast corner of the chapel addition is approximately 35' from the front property line at SW Parkway, this exceeds the minimum 30' yard setback.

- D. Rear and Side Yard Setback: Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setbacks on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.

Response: The existing building is the closest building structure to the rear (I-5) or western property line and to the side property line to the north. The existing setbacks are approximately 55' to the west and 69' to the north, both complying with the 30' minimum rear and side yard setback. The new southwest corner of the new chapel addition is approximately 53' to the southern side property line, thus complying with the 30' side yard setback.

- E. No setback is required when side or rear yards abut on a railroad siding.

Response: The property does not abut a railroad. This section is not applicable.

- F. Corner Vision: Corner lots shall have no sight obstruction to exceed the vision clearance standards of Section 4.177.

Response: The property is not a corner lot. This section is not applicable.

- G. Off-Street Parking and Loading: As provided in Section 4.155.

Response: The proposed development will modify the existing parking lot for the new use. Parking lot requirements are in compliance with Section 4.155 as noted within this section.

H. Signs: As provided in Sections 4.156.01 through 4.156.11. [Amended by Ord. No. 704, 6/18/12]

Response: The proposed development includes three primary signs as noted in the Site Plan and Elevation drawings. Further explanation and description of the one monument sign at SW Parkway frontage and two building mounted signs as described within the Signage section response.

[Section 4.135 amended by Ordinance No. 574, 11/1/04.]

Section 4.135.5: Planned Development Industrial – Regionally Significant Industrial Area

(.01) **Purpose.** The purpose of the PDI-RSIA Zone is to provide opportunities for regionally significant industrial operations along with a limited and appropriate range of related and compatible uses; to provide the flexibility to accommodate the changing nature of industrial employment centers, to protect industrially zoned lands for industrial uses, primarily in those areas near significant transportation facilities for the movement of freight and to facilitate the redevelopment of under-utilized industrial sites.

Response: The proposed development is not located with an a PDI-RSIA zone. Section 4.125.5 and subsections below are not applicable.

(.02) The PDI-RSIA Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.

(.03) **Uses that are typically permitted:**

- A. Wholesale houses, storage units, and warehouses.
- B. Laboratories, storage buildings, warehouses, and cold storage plants.
- C. Assembly of electrical equipment, including the manufacture of small parts.
- D. The light manufacturing, simple compounding or processing packaging, assembling and/or treatment of products, cosmetics, drugs, and food products, unless such use is inconsistent with air pollution, excess noise, or water pollution standards.
- E. Office Complexes-Technology (as defined in Section 4.001).
- F. Experimental, film or testing laboratories.
- G. Storage and distribution of grain, livestock feed, provided dust and smell is effectively controlled.
- H. Motor vehicle service facilities complementary or incidental to permitted uses.
- I. Any use allowed in a PDC Zone or any other light industrial uses provided that any such use is compatible with industrial use and is planned and developed in a

manner consistent with the purposes and objectives of Sections 4.130 to 4.140 and is subject to the following criteria:

1. Service Commercial (defined as professional services that cater to daily customers such as financial, insurance, real estate, legal, medical or dental offices) shall not exceed 3000 square feet of floor space in a single building or 20,000 square feet of combined floor area within a multiple building development.
 2. Office Use (as defined in Section 4.001) shall not exceed 20% of total floor area within a project site.
 3. Retail uses not to exceed 3000 square feet of indoor and outdoor sales, service, or inventory storage area for a single building or 20,000 square feet of indoor and outdoor sales, service or inventory storage area for multiple buildings.
 4. Combined uses under I.1 and 3. above shall not exceed a total of 3000 square feet of floor area in a single building or 20,000 square feet of combined floor area within a multi-building development.
- J. Residential uses shall not exceed 10% of total floor area.
- K. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal permitted uses.
- L. Temporary buildings or structures for uses incidental to construction work, which buildings or structures shall be removed upon completion or abandonment of the construction work.
- M. Expansion of a building, structure or use approved prior to October 25, 2004 of up to 20% additional floor area and/or 10% additional land area.
- N. Other similar uses which in the judgment of the Planning Director are consistent with the purpose of the PDI-RSIA Zone.

(.04) Prohibited uses.

- A. Retail operations exceeding 3,000 square feet of area for sales, service area or storage area for retail inventory in a single building, or 20,000 square feet of sales, service or storage area for multiple buildings, except training facilities whose primary purpose is to provide training to meet industrial needs.
- B. Any use or activity that violates the performance standards specified in Subsection 4.135.5(.06), below.

(.05) Block and Access Standards. The PDI-RSIA Zone shall be subject to the same block and access standards as the PDC Zone [Section 4.131(.02) and (.03)].

- (.06) Performance Standards. The following performance standards apply to all industrial properties and sites within the PDI-RSIA Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property or site.
- A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.
 - B. Vibration: Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property or site on which the use is located.
 - C. Emission of odorous gases or other odorous matter in quantities detectable at any time and at any point on any boundary line of the property or site on which the use is located are prohibited.
 - D. Any open storage shall comply with the provisions of Section 4.176 and this Section.
 - E. No building customarily used for night operation, such as a bakery, bottling and distribution plant or other similar use, shall have any opening, other than stationary windows or required fire exits, within one hundred (100) feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within one hundred (100) feet of any residential district.
 - F. Heat and Glare.
 - 1. Operations producing heat or glare shall be conducted entirely within an enclosed building.
 - 2. Exterior lighting on private property shall be screened, baffled, or otherwise directed away from adjacent residential properties. This is not intended to apply to street lighting.
 - G. Dangerous Substances: Any use which involves the presence, storage or handling of any explosive, nuclear waste product or any other substance in a manner which would cause a health or safety hazard on any adjacent land use or site shall be prohibited.
 - H. Liquid and Solid Wastes:
 - 1. Any storage of wastes which would attract rodents or insects or otherwise create a health hazard shall be prohibited.

2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required by Section 4.176.
 3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.
 4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.
 5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream or other natural water course shall be limited to surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.
 6. All operations shall be conducted in conformance with the city's standards and ordinances applying to sanitary and storm sewer discharges.
- I. Noise: Noise generated by the use, with the exception of traffic uses from automobiles, trucks and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations. [Amended by Ord. 631, 7/16/07]
- J. Electrical Disturbances. Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI-RSIA Zone which interfere with the normal operation of equipment or instruments within the PDI-RSIA Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential uses are also prohibited.
- K. Discharge Standards: There shall be no emission of smoke, fallout, fly ash, dust, vapors, gases or other forms of air pollution that may cause a nuisance or injury to human, plant or animal life or to property. Plans for construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.
- L. Open burning is prohibited.
- M. Storage.
1. Outdoor storage must be maintained in an orderly manner at all times.

2. Outdoor storage areas shall be gravel surfaced or better and shall be sufficient for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.
3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than 6' in height.

N. Landscaping.

1. Unused property, or property designated for expansion or other future use shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such materials as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.
2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberry, English ivy, cherry laurel, reed canary grass or other identified invasive species shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located with a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.
3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

(.07) Other Standards.

A. Lot Size:

1. Parcels less than 50 acres in size at the time of adoption of this amended Section: Land divisions may occur in conformance with an approved Master Plan consistent with the requirements of this section. No lot size limit, save and except as shall be consistent with the other provisions of this code.
2. Parcels 50 acres or greater in size existing on October 25, 2004 may be divided into any number of parcels or lots pursuant to an approved Master Plan provided that at least one lot or parcel of at least 50 acres in size remains. Provided further however, at least forty percent (40%) of the lot or parcel so created has been developed or planned for industrial uses and associated accessory uses and no portion has been developed or planned for the uses listed in Section 4.135.5(03)(1.)(1.) through (3).
3. Uses not subject to the foregoing lot size provisions:
 - a. Public facilities and services

- b. Separation of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by DEQ pursuant to ORS 465.225.
 - c. Separation of a lot or parcel containing a nonconforming use from the remainder of the site in order to improve the utility of the remainder site for the intended industrial uses
 - d. Separation for the purposes of financing when the new lot or parcel is consistent with the approved Master Plan.
 - e. Division of lots or parcels consistent with a Master Plan approved by the City prior to July 1, 2004.
- B. Maximum Lot Coverage. No limit save and except as shall be consistent with the other provisions of this code.
- C. Front Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum front yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.
- D. Rear and Side Yard Setback. Thirty (30) feet. Structures on corner or through lots shall observe the minimum rear and side yard setback on both streets. Setbacks shall also be maintained from the planned rights-of-way shown on any adopted City street plan.
- E. No setback is required when rear or side yards abut a railroad siding.
- F. Corner Vision. Corner lots shall have no lot obstruction to exceed the vision clearance standards of Section 4.177.
- G. Off-street Parking and Loading. As required in Section 4.155.
- H. Signs. As required in Sections 4.156.01 through 4.156.11. [Amended by Ord. No. 704, 6/18/12]

[Section 4.135.5 added by Ordinance No. 574, 11/1/04.]

Section 4.118. Standards applying to all Planned Development Zones:

(.01) Height Guidelines: In “S” overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.
- B. To provide buffering of low density developments by requiring the placement of three or more story buildings away from the property lines abutting a low density zone.
- C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.

Response: The subject site is does not include an “S” overlay zone therefore the solar access provisions are not applicable to this development.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

Response: All site utilities to the site are existing and are underground. Modifications to existing utilities will be required for per Civil drawings for new site layout.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

- 1. minimum lot area;

Response: No waiver for lot area requested. Existing lot to remain.

- 2. lot width and frontage;

Response: No waiver for lot width or frontage requested. Existing lot dimensions to remain.

- 3. height and yard requirements;

Response: No waiver for height or yard requirements requested. The base zone does not have a maximum height limit. The proposed structure is slightly taller than the existing building and of similar height and proportion to other structures. Proposed building addition, along with existing structure meet yard requirements, no waiver requested.

- 4. lot coverage;

Response: No waiver for lot coverage is requested. The proposed development complies with the allowed coverage requirements.

5. lot depth;

Response: No waiver for lot depth requested. Existing lot dimensions to remain.

6. street widths;

Response: No adjustment to the existing streets are proposed.

7. sidewalk requirements;

Response: Existing public sidewalks are existing along entire frontage and modification is not proposed.

8. height of buildings other than signs;

Response: No waiver for height or yard requirements requested.

9. parking space configuration and drive aisle design;

Response: No waiver for parking or drive aisle design. Layout and sizing meet the development code standards.

10. minimum number of parking or loading spaces;

Response: No waiver for parking quantities requested. See description of use and calculations for required parking in Section 4.155.

11. shade tree islands in parking lots, provided that alternative shading is provided;

Response: Parking layouts use existing curbing and parking layouts were feasible with restriping between existing islands. Where new parking is added, islands are located with trees for shading.

12. fence height;

Response: No waiver for fence height is requested, new fencing to be less than maximum allowed and will be located at rear property line only.

13. architectural design standards;

Response: The proposed development includes an addition to an existing building. The development does not request any waiver of architectural design standards. The building mass, placement and height meet the development regulations of the zoning district.

14. transit facilities; and

Response: Proposed development does not include transit facilities.

15. On-site pedestrian access and circulation standards; and

Response: No waiver of on-site pedestrian access or circulation standards is proposed.

16. Solar access standards, as provided in section 4.137.

Response: No requirement for solar access "S" overlay.

[Amended by Ord. #719, 6/17/13.]

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. open space requirements in residential areas;

Response: Not applicable, the proposed development is not location in a residential area.

2. minimum density standards of residential zones;

Response: Not applicable, the proposed development is not location in a residential zone.

3. minimum landscape, buffering, and screening standards;

Response: No waiver for landscape, buffering or screening standard is requested.

- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:

1. maximum number of parking spaces;

Response: The proposed development will not require more parking than the maximum number calculated and noted in Section 4.155

2. standards for mitigation of trees that are removed;

Response: Trees to be removed are mitigated through the proposed landscape plan. See the landscape plan and arborist report for additional information about removed trees.

3. standards for mitigation of wetlands that are filled or damaged; and

Response: Not applicable, there are no wetlands on the site being impacted.

4. trails or pathways shown in the Parks and Recreation Master Plan.

Response: Not applicable, there are no trails or pathways as part of the existing or proposed development. Parkway Ave. is shown on bike path mapping as having bike lanes on either side. These lanes will not be impacted by the proposed development.

- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:

1. Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.

Response: Proposed development does not seek lot coverage beyond maximum percentage noted.

2. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.

Response: Proposed parking is based on the proposed use and as calculated within Section 4.155.

3. The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street or private drive. [amended by Ord. 682, 9/9/10]

Response: Proposed development does not seek to modify existing vehicular access. Greater pedestrian access is provided from structure and parking to the existing public right-of-way with onsite circulation.

4. Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.

Response: There is a single building on the property with open space surrounding the structure with the greatest concentration of open area at the building's primary entry and frontage to the public way.

5. Location and size of off-street loading areas and docks.

Response: The onsite circulation provides for passenger loading/unloading zoning which meets sufficient length and clearance for off-street loading areas. No docks are proposed for the subject use and development.

6. Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.

Response: Proposed development provides parking ratios based on proposed primary use, church, as noted within the Parking Section 4.155 based on the quantity of sanctuary seats.

Proposed development does not propose uses which produce noise, dust, odor, etc.

7. Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation which would have an adverse effect on the present or potential development on surrounding properties.

Response: Proposed development does not propose uses which product noise, dust, odor etc. and therefor additional measures to minimize are not needed.

8. Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.

Response: Proposed development does not altar existing public right of ways or other capital systems, therefore construction schedules should not impede or create inconsistency with City plans.

9. A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.

Response: Existing public facilities for streets and utilities are already existing and improved along property frontage.

10. Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.

Response: Proposed development maintains two points of access for flow through vehicular movement including the addition of a one-way drop-off zone allowing onsite queuing of drop-off onsite.

11. Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.

Response: Owner will work with the contractor and city on coordination of landscape installation schedule relative to occupancy and obtain necessary bond as indicated if required.

12. A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.

Response: Development of the existing lot is along an existing street which is currently developed to right-of-way requirements as presented by City staff during the pre-application conference noting that no further dedication is required. SW Parkway includes full pedestrian and bike lane along with paved travel lanes and turn lanes meeting standards and as noted by City staff, no further improvements are required.

- (.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the

effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.

Response: Applicant is aware of standards for conditions of approval for development and will work with the City staff on applied conditions and timelines associated with each item.

- (.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:
- A. Recreational Facilities: The Director, Board, or Council, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development consistent with adopted Park standards and Parks and Recreation Master Plan.
 - B. Open Space Area: Whenever private and/or common open space area is provided, the City shall require that an association of owners or tenants be established which shall adopt such Articles of Incorporation, By-Laws or other appropriate agreement, and shall adopt and impose such Declaration of Covenants and Restrictions on such open space areas and/or common areas that are acceptable to the Development Review Board. Said association shall be formed and continued for the purpose of maintaining such open space area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessments levied to maintain said open space area for the purposes intended. The period of existence of such association shall be not less than twenty (20) years and it shall continue thereafter and until a majority vote of the members shall terminate it, and the City Council formally votes to accept such termination.
 - C. Easements: Easements necessary to the orderly extension of public utilities, and the protection of open space, may be required as a condition of approval. When required, such easements must meet the requirements of the City Attorney prior to recordation.

Response: The applicant understands that the stormwater pipe relocation will require an easement through the property and will coordinate the easement with the city upon approval of the storm system design.

- (.06) Nothing in this Code shall prevent the owner of a site that is less than two (2) acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the

proposed development, but Planned Developments shall be encouraged at any appropriate location.

Response: Applicant is not requesting a rezone of the property.

- (.07) Density Transfers. In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.

Response: Proposed development is not subject to code stated density and will not require or propose density transfer.

- (.08) Wetland Mitigation and other mitigation for lost or damaged resources. The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.

Response: The existing developed property does not contain existing wetlands therefore mitigation requirements are not required.

- (.09) Habitat-Friendly Development Practices. To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

- A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;
- B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§300f et seq., and including conditions or plans required by such permit;
- C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and
- D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03. [Section 4.118(.09) added by Ord. # 674 11/16/09]

Response: The proposed development is repurposing an existing developed site and structure and will redevelop the site elements to similar standards. Trees and vegetation removed will be mitigated with new vegetation and trees per code requirements. Development will have no impact on hydrological, water resources, wildlife corridors or fish passage.

Section 4.140. Planned Development Regulations.**(.01) Purpose.**

- A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

Response: The proposed development is a remodel and expansion of an existing property. The project will not impact the size of the existing tax lot. The proposed use is the only church use in the immediate vicinity therefore contributes to the variety of uses.

- B. It is the further purpose of the following Section:
1. To take advantage of advances in technology, architectural design, and functional land use design:
 2. To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the comprehensive plan;
 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.
 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other hazards;
 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.
 6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.

7. To permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.
8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.

(.02) Lot Qualification.

- A. Planned Development may be established on lots which are suitable for and of a size to be planned and developed in a manner consistent with the purposes and objectives of Section 4.140.

Response: The existing developed property is a suitable established lot for the proposed use. Together the existing and proposed building work on the lot to provide the full programmatic needs of the church.

- B. Any site designated for development in the Comprehensive Plan may be developed as a Planned Development, provided that it is zoned "PD." All sites which are greater than two (2) acres in size, and designated in the Comprehensive Plan for commercial, residential, or industrial use shall be developed as Planned Developments, unless approved for other uses permitted by the Development Code. Smaller sites may also be developed through the City's PD procedures, provided that the location, size, lot configuration, topography, open space and natural vegetation of the site warrant such development.

Response: The site has previously been developed and this proposal is for the addition to the existing structure. The parcel is less than two-acres but meets the regulations and development needs of the proposed use.

(.03) Ownership.

- A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control or the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.

Response: The property is under one ownership and no other property is owned by this owner.

- B. Unless otherwise provided as a condition for approval of a Planned Development permit, the permittee may divide and transfer units or parcels of any development. The transferee shall use and maintain each such unit or parcel in strict conformance with the approval permit and development plan.

Response: Division and transfer of units is not proposed with this development.

(.04) Professional Design.

- A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.

Response: The owner has engaged appropriate professionals in the planning and design of the proposed addition including survey, geotechnical engineering, civil and landscape, architectural and structural design team members along with their commercial general contractor.

- B. Appropriate professionals shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:

1. An architect licensed by the State of Oregon;

Response: Project Architect is Chris Walker with CIDA Inc., license ARI-5641

Principal Architect is Jennifer Beattie with CIDA Inc., license ARI-5863

2. A landscape architect registered by the State of Oregon;

Response: Landscape Architect is Teresa Long with AAI, license LA0552

3. An urban planner holding full membership in the American Institute of Certified Planners, or a professional planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or

Response: Project planning services are being provided by CIDA Architects & Engineers and AAI Engineering, both with vast experience working with jurisdictions include the City of Wilsonville. In addition, Grace Chapel advisory board members provide additional experience with planning applications.

4. A registered engineer or a land surveyor licensed by the State of Oregon.

Response: Surveyor is Michael Kalina with AKS, license 89558PLS

Civil Engineer is Craig Harris with AAI, license 58412PE

- B. One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to be responsible for conferring with the planning staff with respect to the concept and details of the plan.

Response: The project architects are designated as the primary point of contact for jurisdictional correspondence and coordination.

- C. The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.

Response: Grace Chapel's lead pastor and building committee team leader Tom Jones will be responsible for owner directed correspondence and coordination with the City of Wilsonville, in addition to the identified professional coordinator noted above.

(.05) Planned Development Permit Process.

A. All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall, prior to the issuance of any building permit:

1. Be zoned for planned development;
2. Obtain a planned development permit; and
3. Obtain Development Review Board, or, on appeal, City Council approval.

Response: The subject parcel is less than two acres, therefore this section is not applicable.

B. Zone change and amendment to the zoning map are governed by the applicable provisions of the Zoning Sections, inclusive of Section 4.197

Response: No zone change or amendment is proposed.

D. Development Review Board approval is governed by Sections 4.400 to 4.450

Response: See response to Sections 4.400 – 4.450 below.

D. All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:

1. Pre-application conference with Planning Department;

Response: Pre-application conference was held on March 22nd, 2018

2. Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and

Response: Application includes the Stage 1 and Stage 2 application.

3. Final (Stage II) review by the Development Review Board

Response: Application includes the Stage 1 and Stage 2 application.

4. In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.

Response: No zone change or amendment is proposed.

(.06) Staff Report:

A. The planning staff shall prepare a report of its findings and conclusions as to whether the use contemplated is consistent with the land use designated on the Comprehensive Plan. If there is a disagreement as to whether the use contemplated is consistent, the applicant, by request, or the staff, may take the preliminary information provided to the Development Review Board for a use interpretation.

- B. The applicant may proceed to apply for Stage I - Preliminary Approval - upon determination by either staff or the Development Review Board that the use contemplated is consistent with the Comprehensive Plan.

(.07) Preliminary Approval (Stage One):

- A. Applications for preliminary approval for planned developments shall:
 - 1. Be made by the owner of all affected property or the owner's authorized agent; and
 - 2. Be filed on a form prescribed by the City Planning Department and filed with said Department.
 - 3. Set forth the professional coordinator and professional design team as provided in subsection (.04), above.
 - 4. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.

Response: The application is made by the owner on the approved form as provided following our pre-application conference and designates the professional design team and coordinator. The development does not include mixed land uses, only a single land use is proposed on the existing development.

- B. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size, and impact of the development on the community; and, in addition to the requirements set forth in Section 4.035, shall be accompanied by the following information:
 - 1. A boundary survey or a certified boundary description by a registered engineer or licensed surveyor.
 - 2. Topographic information as set forth in Section 4.035
 - 3. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.
 - 4. A stage development schedule demonstrating that the developer intends receive Stage II approval within two (2) years of receiving Stage I approval, and to commence construction within two (2) years after the approval of the final development plan, and will proceed diligently to completion; unless a phased development schedule has been approved; in which case adherence to that schedule shall be considered to constitute diligent pursuit of project completion.
 - 5. A commitment by the applicant to provide in the Final Approval (Stage II) a performance bond or other acceptable security for the capital improvements required by the project.
 - 6. If it is proposed that the final development plan will be executed in stages, a schedule thereof shall be provided.

7. Statement of anticipated waivers from any of the applicable site development standards.

Response: The application package contains sufficient information for the scale of the development include site and floor plan drawings relative to the existing conditions survey which include topographic information. Elevation drawings are to scale and depict both the existing building and proposed new addition.

- C. An application for a Stage I approval shall be considered by the Development Review Board as follows:
 1. A public hearing as provided in Section 4.013.
 2. After such hearing, the Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and may approve or disapprove the application and the accompanying preliminary development plan or require such changes therein or impose such conditions of approval as are in its judgment, necessary to ensure conformity to said criteria and regulations. In so doing, the Board may, in its discretion, authorize submission of the final development plan in stages, corresponding to different units or elements of the development. It shall do so only upon evidence assuring completion of the entire development in accordance with the preliminary development plan and stage development schedule.
 3. A final decision on a complete application and preliminary plan shall be rendered within one hundred and twenty (120) days after the application is deemed complete unless a continuance is agreed upon by the applicant and the appropriate City decision-making body.
 4. The determination of the Development Review Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council in accordance with Section 4.022 of this Code.

Response: By way of this application we have prepared materials for the Design Review Board hearing.

(.09) Final Approval (Stage Two):

[Note: Outline Number is incorrect.]

- A. Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission in stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall be held on each such application as provided in Section 4.013.

Response: The application is for Stage Two concurrent with Stage One application as noted in (05)D above. The development of the site includes the remodel of the existing building and addition with site improvements. All site improvement and

building addition will be done in the first application. The applicant may obtain a separate interior tenant improvement permit for the existing structure independent of the site development package as this scope requires only the building permit review.

- B. After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

Response: Applicant is aware of standards for conditions of approval for development and will work with the City staff on applied conditions and timelines associated with each item.

- C. The final plan shall conform in all major respects with the approved preliminary development plan, and shall include all information included in the preliminary plan plus the following:
1. The location of water, sewerage and drainage facilities;
 2. Preliminary building and landscaping plans and elevations, sufficient to indicate the general character of the development;
 3. The general type and location of signs;
 4. Topographic information as set forth in Section 4.035;
 5. A map indicating the types and locations of all proposed uses; and
 6. A grading plan.

Response: The noted items are included with the application package for Stage 1 and 2 development. Conditions requiring modification of site elements prior to either permit application or approval will be resubmitted as noted to the planning department for confirmation of conformity.

- C. The final plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development or phase of development. However, Site Design Review is a separate and more detailed review of proposed design features, subject to the standards of Section 4.400.

Response: The provided application of sufficient detail for review of the proposed development. Further information regarding Site Design Review is noted within Section 4.400.

- E. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

Response: Proposed development does not trigger submission of these documents.

- E. Within thirty (30) days after the filing of the final development plan, the Planning staff shall forward such development plan and the original application to the Tualatin Valley Fire and Rescue District, if applicable, and other agencies involved

for review of public improvements, including streets, sewers and drainage. The Development Review Board shall not act on a final development plan until it has first received a report from the agencies or until more than thirty (30) days have elapsed since the plan and application were sent to the agencies, whichever is the shorter period.

Response: Applicant understands the public agency notification timeline.

- G. Upon receipt of the final development plan, the Development Review Board shall conduct a public hearing and examine such plan and determine:
1. Whether it conforms to all applicable criteria and standards; and
 2. Whether it conforms in all substantial respects to the preliminary approval; or
 3. Require such changes in the proposed development or impose such conditions of approval as are in its judgment necessary to insure conformity to the applicable criteria and standards.

Response: Applicant understands the function of the DRB and hearing.

- H. If the Development Review Board permits the applicant to revise the plan, it shall be resubmitted as a final development plan within sixty (60) days. If the Board approves, disapproves or grants such permission to resubmit, the decision of the Board shall become final at the end of the appeal period for the decision, unless appealed to the City Council, in accordance with Sections 4.022 of this Code.

Response: Applicant understands the DRB routing options and timeline.

- I. All Stage II Site Development plan approvals shall expire two years after their approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board may extend these expiration times for up to three (3) additional periods of not more than one (1) year each. Applicants seeking time extensions shall make their requests in writing at least thirty (30) days in advance of the expiration date. Requests for time extensions shall only be granted upon (1) a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year, and (2) payment of any and all Supplemental Street SDCs applicable to the development. Upon such payment, the development shall have vested traffic generation rights under 4.140 (.10), provided however, that if the Stage II approval should expire, the vested right to use trips is terminated upon City repayment, without interest, of Supplemental Street SDCs. For purposes of this Ordinance, "substantial development" is deemed to have occurred if the required building permits or public works permits have been issued for the development, and the development has been diligently pursued, including the

completion of all conditions of approval established for the permit. [Amended by Ord 561, adopted 12/15/03.]

Response: Applicant understands the expiration timeline associated with the DRB decision date.

J. A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as to the Planned Development Regulations in Section 4.140:

1. The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.

Response: Proposed application is presented as consistent with the applicable development requirements.

2. That the location, design, size and uses are such that traffic generated by the development at the most probable used intersection(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets. Immediately planned arterial and collector streets are those listed in the City's adopted Capital Improvement Program, for which funding has been approved or committed, and that are scheduled for completion within two years of occupancy of the development or four year if they are an associated crossing, interchange, or approach street improvement to Interstate 5.

a. In determining levels of Service D, the City shall hire a traffic engineer at the applicant's expense who shall prepare a written report containing the following minimum information for consideration by the Development Review Board:

i. An estimate of the amount of traffic generated by the proposed development, the likely routes of travel of the estimated generated traffic, and the source(s) of information of the estimate of the traffic generated and the likely routes of travel; [Added by Ord. 561, adopted 12/15/03.]

ii. What impact the estimate generated traffic will have on existing level of service including traffic generated by (1) the development itself, (2) all existing developments, (3) Stage II developments approved but not yet built, and (4) all developments that have vested traffic generation rights under section 4.140(.10), through the most probable used intersection(s), including state and county intersections, at the time of peak level of traffic. This analysis shall be conducted for each

- direction of travel if backup from other intersections will interfere with intersection operations. [Amended by Ord 561, adopted 12/15/03.]
- b. The following are exempt from meeting the Level of Service D criteria standard:
 - i. A planned development or expansion thereof which generates three (3) new p.m. peak hour traffic trips or less;
 - ii. A planned development or expansion thereof which provides an essential governmental service.
 - c. Traffic generated by development exempted under this subsection on or after Ordinance No. 463 was enacted shall not be counted in determining levels of service for any future applicant. [Added by Ord 561, adopted 12/15/03.]
 - d. Exemptions under 'b' of this subsection shall not exempt the development or expansion from payment of system development charges or other applicable regulations. [Added by Ord 561, adopted 12/15/03.]
 - e. In no case will development be permitted that creates an aggregate level of traffic at LOS "F". ([Added by Ord 561, adopted 12/15/03.]

Response: Summary of traffic conditions and generation are noted in the Traffic Report conducted by DKS.

- 3. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.

Response: The proposed use and application is part of an existing developed area with existing services. Based on designs by the noted professionals and review of conditions the existing facilities and services in the area. Specifically the majority of trips generated by the proposed development will be off-peak trips and will not interfere with the adjacent building trips.

- K. Mapping: Whenever a Planned Development permit has been granted, and so long as the permit is in effect, the boundary of the Planned Development shall be indicated on the Zoning Map of the City of Wilsonville as the appropriate "PD" Zone.

Response: The subject parcel is noted as a PD zone.

- L. Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including

extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

Response: Following issuance of the city decision, the applicant will coordinate any future adjustments or revisions with the city staff as noted.

M. In the event of a failure to comply with the approved plan or any prescribed condition of approval, including failure to comply with the stage development schedule, the Development Review Board may, after notice and hearing, revoke a Planned Development permit. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule. The determination of the Board shall become final thirty (30) days after the date of decision unless appealed to the City Council.

Response: Applicant understands the requirement to comply with the decision and timelines related to expiration of approvals.

- (.10) Early Vesting of Traffic Generation. Applicants with Stage I or Master Plan approvals occurring after June 2, 2003 may apply to vest the right to use available transportation capacity at the intersections of Wilsonville Road with Boone's Ferry Road and with Town Center Loop West, and/or the I-5 interchange. Vesting for properties with such approvals shall occur upon execution of a vesting agreement satisfactory to the city, which agreement shall include a proposed development schedule or phasing plan and either provide for the payment of any and all Supplemental Street SDCs or provide other means of financing public improvements. Vesting for properties pending such approvals shall occur upon such agreement and the date the approvals are final.

The number of trips vested is subject to modification based upon updated traffic analysis associated with subsequent development approvals for the property. A reduction in vested trips shall attend repayment of vesting fees by the City. An increase in available vested trips shall occur upon payment of necessary vesting fees.

Vesting shall remain valid and run with the property, unless an approval that is necessary for vesting to occur is terminated or a vesting agreement is terminated. If the vested right to use certain trips is lost or terminated, as determined by the Community Development Director with the concurrence of City Council, such trips shall be made available to other development upon City repayment, without interest, of associated vesting fees. [Added by Ord. 561, adopted 12/15/03.]

Response: The project is located approximately half way between the Boones Ferry/Elligsen and I-5 interchange and the Wilsonville Rd. and I-5 interchange. The project is not proposing a Master Plan or phased development of the site. At this time we do not believe that vesting of trips is required for our development.

Section 4.154. On-site Pedestrian Access and Circulation.**(.01) On-site Pedestrian Access and Circulation**

- A. The purpose of this section is to implement the pedestrian access and connectivity policies of the Transportation System Plan. It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.

Response: The proposed development is a remodel and expansion of an existing property. The existing property has an existing pedestrian system that will be modified for the new building addition and site work. This will include pedestrian connection added from the building main entry to the public right of way.

- B. Standards. Development shall conform to all of the following standards:

1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.

Response: The proposed development provides direct connection from the main building entry to the surrounding parking and to the public sidewalk at SW Parkway Ave. This provided with connection from the entry plaza area with raised crossing of the driveway to the sidewalk near the existing public crossing of SW Parkway.

2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.
 - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)(B.)(3.)(d.).

Response: The onsite circulation connects to the perimeter parking to both the main entry and the two secondary entries/exits. This layout provides access to the building in as direct a layout while maintain sufficient landscaping and circulation throughout the site. The sidewalks will connect the ADA parking and crossing to the building entry via the building's entry plaza which in turn connects to three lobby entrance doors.

Pedestrian walkways are separate from parking and maneuvering areas via change in material (concrete vs. asphalt) and elevation and curbing/wheelstops to ensure separation of pedestrian and vehicular movement. Where pedestrian walkways cross the drive aisle the crossing will contrast in material identifying the crossing and will be maintained at the sidewalk level, requiring a speed hump for the vehicles.

3. Vehicle/Pathway Separation. Except as required for crosswalks, per subsection 4, below, where a pathway abuts a driveway or street it shall be vertically or horizontally separated from the vehicular lane. For example, a pathway may be vertically raised six inches above the abutting travel lane, or horizontally separated by a row of bollards.

Response: All pedestrian walkways adjacent to drive aisles are separated by a 6" change in elevation at the curb concrete curb.

4. Crosswalks. Where a pathway crosses a parking area or driveway, it shall be clearly marked with contrasting paint or paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrast).

Response: The pedestrian route from the entry plaza to SW Parkway crosses a single dropoff and drive aisle. This crossing will be of a contrasting material, light-colored and scored concrete, compared to the surrounding vehicle areas, black asphalt paving.

5. Pathway Width and Surface. Primary pathways shall be constructed of concrete, asphalt, brick/masonry pavers, or other durable surface, and not less than five (5) feet wide. Secondary pathways and pedestrian trails may have an alternative surface except as otherwise required by the ADA.

Response: All proposed walkways are concrete and are a minimum of five feet in width.

6. All pathways shall be clearly marked with appropriate standard signs.

Response: Signage will be indicated to denote primary entry along with location of passenger loading/unloading areas.

[Added by Ord. #719, 6/17/13]

Section 4.155. General Regulations - Parking, Loading and Bicycle Parking.**(.01) Purpose:**

- A. The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.

Response: The proposed design integrates the existing parking into the new site layout including the building addition with parking in a thought-out manner to provide efficient parking and safe pedestrian access. As noted in Section 4.154, the system connects surrounding parking with building entries and public sidewalk in a direct maneuver, the existing site had no connection to the public sidewalk. Furthermore, the site layout provides for separation of passenger loading/unloading areas from primary parking aisles and a looped parking system connecting the two site entries.

The layout maintains existing circulation patterns on the site while improving the appearance of the site and its safety.

- B. As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.

Response: The development is existing, therefore by repurposing this existing development the impacts are greatly diminished as compared to green field site construction.

The proposed stormwater facilities are designed to capture all runoff from the proposed site improvements. No runoff from adjacent properties is anticipated to be captured by the proposed facilities. In addition, all site impervious runoff will be completely managed on site and will not drain onto adjacent properties. The stormwater quality and quantity required for this project will be designed according to the requirements of the City of Wilsonville BMP sizing tool.

The stormwater management will be accomplished with 5 planters that serves to meet the water quality requirements of the project. Water quality treatment is achieved by flowing through a 24" depth of growing medium. The planters have only been sized to allow for water quality. The flow control will be managed through underground detention.

- C. The view from the public right of way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve large expanses of asphalt, they deserve community concern and attention.

Response: The site abuts I-5 (but not adjacent to an interchange) and SW Parkway Ave. The site contains an existing development. The design includes improvements

to the landscaping along both frontages and enhancements to the exterior façades that improves the appearance of the development.

(.02) General Provisions:

A. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.

1. The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.

Response: The application is not requesting waivers or variances.

2. Waivers to the parking, loading, or bicycle parking standards shall only be issued upon a findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.

Response: The application is not requesting waivers or variances.

B. No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.

Response: All proposed parking meets the Wilsonville Development Code for space and maneuvering.

C. In cases of enlargement of a building or a change of use from that existing on the effective date of this Code, the number of parking spaces required shall be based on the additional floor area of the enlarged or additional building, or changed use, as set forth in this Section. Current development standards, including parking area landscaping and screening, shall apply only to the additional approved parking area.

Response: The parking calculations are based on the prescribed standards for places of assembly – churches – and not based on the previous use.

D. In the event several uses occupy a single structure or parcel of land, the total requirement for off-street parking shall be the sum of the requirements of the several uses computed separately, except as modified by subsection “E,” below.

Response: Several uses are not proposed for the site.

E. Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area when the peak hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. [Amended by Ord. # 674 11/16/09]

Response: The parking proposed exceeds the minimum requirements on site. No joint parking agreements are proposed as part of the DRB approval process.

- F. Off-street parking spaces existing prior to the effective date of this Code may be included in the amount necessary to meet the requirements in case of subsequent enlargement of the building or use to which such spaces are necessary.

Response: Parking exists on site and modifications are proposed to accommodate the proposed expansion and circulation. The existing parking is anticipated to contribute to the required parking.

- G. Off-Site Parking. Except for single-family dwellings, the vehicle parking spaces required by this Chapter may be located on another parcel of land, provided the parcel is within 500 feet of the use it serves and the DRB has approved the off-site parking through the Land Use Review. The distance from the parking area to the use shall be measured from the nearest parking space to the main building entrance, following a sidewalk or other pedestrian route. The right to use the off-site parking must be evidenced in the form of recorded deeds, easements, leases, or contracts securing full and permanent access to such parking areas for all the parties jointly using them. [Amended by Ord. # 674 11/16/09]

Response: The parking proposed exceeds the minimum requirements. No off-site parking agreements are proposed as part of the DRB approval process.

- H. The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary use permit is approved pursuant to Section 4.163.

Response: No business activities are proposed that would occupy the required parking.

- I. Where the boundary of a parking lot adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.

Response: The parking lot does not adjoin a residential district, therefore, this section does not apply.

- J. Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.

Response: The existing parking has a 6" concrete curb that will remain or be repaired in its current location. All new parking will include a new 6" concrete curb to protect the landscaping from the parking.

- K. All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as pervious materials (i. e. pavers, concrete, asphalt) that is found by the City's authorized representative to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City's authorized representative, shall be provided. [Amended by Ord. # 674 11/16/09]

Response: All vehicular areas are proposed to remain on the existing asphalt areas. The new circulation proposed to the east of the building will be proposed to be a new asphalt driveway.

- L. Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.

Response: The existing site has a mix of pole and building mounted site lighting. Two of the existing pole mounted fixtures are being removed on the eastern side of the existing building to accommodate the proposed expansion and revision to parking layouts. The lighting will be replaced by building mounted lighting that will be shielded from shining onto the adjacent property or public right of way. Existing pole mounted fixtures outside of the building addition footprint, will be updated to new poles and fixtures.

- M. Off-street parking requirements for types of uses and structures not specifically listed in this Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.

Response: In accordance with our Pre-Application meeting on March 22nd and subsequent meeting with City Planning on April 20, 2018, the building is considered:

“d. Places of Public Assembly – Church.”

Parking to be based off the principal space (chapel) and the proposed seating in that specific areas. Accessory spaces are not required by the development code to be calculated separately.

- N. Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 - “Definitions,” and shall be appropriately identified.

Response: New and existing compact spaces are included as part of the parking development. The development includes 23 compact spaces (26 percent) which is under the 40% maximum.

- O. Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.

Response: Bumper overhang extensions at parking stalls are noted on the site plan and where adjacent to landscape areas have been increased to minimum of seven feet. Where stalls are perpendicular to sidewalks, wheelstops are used to avoid bumper overhang on to sidewalks and plaza areas.

(.03) Minimum and Maximum Off-Street Parking Requirements:

A. Parking and loading or delivery areas shall be designed with access and maneuvering area adequate to serve the functional needs of the site and shall:

1. Separate loading and delivery areas and circulation from customer and/or employee parking and pedestrian areas. Circulation patterns shall be clearly marked.

Response: The site is designed with a loading area separate from the parking areas, with clearly defined circulation. This loading area is located at the passenger loading/unloading area near the primary building entry.

2. To the greatest extent possible, separate vehicle and pedestrian traffic.

Response: Most of the site parking and building currently exists. In the portions that this application is redesigning to accommodate the new building and circulation, the design has specifically considered pedestrian movement to ensure that the movement is separate from proposed vehicle movements. Where pedestrian traffic intersects vehicular traffic, it is designated with a cross walk as further discussed in Section 4.154.

B. Parking and loading or delivery areas shall be landscaped to minimize the visual dominance of the parking or loading area, as follows:

1. Landscaping of at least ten percent (10%) of the parking area designed to be screened from view from the public right-of-way and adjacent properties. This landscaping shall be considered to be part of the fifteen percent (15%) total landscaping required in Section 4.176.03 for the site development.

Response: Perimeter screening is 47% of the parking area. The project has 22.5% total landscaping.

2. Landscape tree planting areas shall be a minimum of eight (8) feet in width and length and spaced every eight (8) parking spaces or an equivalent aggregated amount.

Response: In accordance with our pre-application meeting held on March 22, 2018, the site is pre-existing and non-conforming, and is permitted for the islands to remain as originally design and constructed. In all locations where new parking is added, a new landscaping planting island is added to meet or exceed the requested ratio.

- a. Trees shall be planted in a ratio of one (1) tree per eight (8) parking spaces or fraction thereof, except in parking areas of more than two hundred (200) spaces where a ratio of one (1) tree per six (six) spaces shall be applied as noted in subsection (.03)(B).(3.). A landscape design

that includes trees planted in areas based on an aggregated number of parking spaces must provide all area calculations.

Response: Proposed 87 parking spaces require 11 parking lot trees. 11 large shade trees have been located in the parking lot islands and adjacent to parking. See the attached landscape plan.

- b. Except for trees planted for screening, all deciduous interior parking lot trees must be suitably sized, located, and maintained to provide a branching minimum of seven (7) feet clearance at maturity.

Response: Plans note that trees adjacent to the parking lot and drive aisles are to be maintained with a 7'-0" clearance.

- 3. Due to their large amount of impervious surface, new development with parking areas of more than two hundred (200) spaces that are located in any zone, and that may be viewed from the public right of way, shall be landscaped to the following additional standards:

Response: The site is not a new development. The parking lot is proposed to have 87 parking spaces. For both reasons, this entire section does not apply.

- a. One (1) trees shall be planted per six (6) parking spaces or fraction thereof. At least twenty-five percent (25%) of the required trees must be planted in the interior of the parking area.

Response: This section does not apply.

- b. Required trees may be planted within the parking area or the perimeter, provided that a minimum of forty percent (40%) of the canopy dripline of mature perimeter trees can be expected to shade or overlap the parking area. Shading shall be determined based on shadows cast on the summer solstice.

Response: This section does not apply.

- c. All parking lots in excess of two hundred (200) parking spaces shall provide an internal pedestrian walkway for every six (6) parking aisles. Minimum walkway clearance shall be at least five (5) feet in width. Walkways shall be designed to provide pedestrian access to parking areas in order to minimize pedestrian travel among vehicles. Walkways shall be designed to channel pedestrians to the front entrance of the building.

Response: The parking lot is not in excess of 200 stalls therefore this section does not apply.

- d. Parking lots more than three acres in size shall provide street-like features along principal drive isles, including curbs, sidewalks, street trees or planting strips, and bicycle routes.

Response: The site is only 1.8 acres; therefore, this section does not apply.

- e. All parking lots viewed from the public right of way shall have a minimum twelve (12) foot landscaped buffer extending from the edge of the property line at the right of way to the edge of the parking area. Buffer

landscaping shall meet the low screen standard of 4.176(.02)(D) except that trees, groundcovers and shrubs shall be grouped to provide visual interest and to create view openings no more than ten (10) feet in length and provided every forty (40) feet. Notwithstanding this requirement, view of parking area that is unscreened from the right of way due to slope or topography shall require an increased landscaping standard under 4.176(.02) in order to buffer and soften the view of vehicles as much as possible. For purposes of this section, "view from the public right of way" is intended to mean the view from the sidewalk directly across the street from the site, or if no sidewalk, from the opposite side of the adjacent street or road.

Response: The parking lot is located behind the building and to the north and south and is not visible from the public row. Where the parking is visible landscaping a 12 foot buffer meeting the low screen standard is proposed.

- f. Where topography and slope condition permit, the landscape buffer shall integrate parking lot storm water treatment in bioswales and related plantings. Use of berms or drainage swales are allowed provided that planting areas with lower grade are constructed so that they are protected from vehicle maneuvers. Drainage swales shall be constructed to Public Works Standards.

Response: Storm water planters have been incorporated into the landscape design along the east side of the property. Please see the attached landscape plan.

- g. In addition to the application requirements of section 4.035(.04)(6)(d), where view of signs is pertinent to landscape design, any approved or planned sign plan shall accompany the application for landscape design approval.

Response: The proposed monument sign at SW Parkway Ave is included on all site plans including the landscape planting plan.

[Amended by Ord. #719, 6/17/13]

- C. Off Street Parking shall be designed for safe and convenient access that meets ADA and ODOT standards. All parking areas which contain ten (10) or more parking spaces, shall for every fifty (50) standard spaces., provide one ADA-accessible parking space that is constructed to building code standards, Wilsonville Code 9.000.

Response: The site proposes to have four ADA stalls which exceeds this requirement of two and meets the Oregon Structural Specialty Code Chapter 11 requirement of four accessible spaces for the provided 87 parking spaces. Of these four, one is required and noted as a "van" accessible space. The stalls are placed immediately adjacent to the entry plaza area with direct access to one of the building's lobby entrances.

- D. Where possible, parking areas shall be designed to connect with parking areas on adjacent sites so as to eliminate the necessity for any mode of travel of utilizing the public street for multiple accesses or cross movements. In addition, on-site parking shall be designed for efficient on-site circulation and parking.

Response: The site design has maintained an internal loop system to eliminate the need for movement off the site for circulation.

- E. In all multi-family dwelling developments, there shall be sufficient areas established to provide for parking and storage of motorcycles, mopeds and bicycles. Such areas shall be clearly defined and reserved for the exclusive use of these vehicles.

Response: The site is not a multi-family development; therefore, this section does not apply.

- F. On-street parking spaces, directly adjoining the frontage of and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking standards.

Response: There is no on-street parking adjacent; therefore, this section does not apply.

- G. Tables 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5. [Amended by Ordinance No. 538, 2/21/02.]

Response: Grace Chapel is proposing up to 320 seats in the chapel space. In the meeting with the City Planning staff on April 20, 2018, the city agreed that the parking is calculated based on the primary use of Chapel using the quantity of worship area seating proposed.

Grace Chapel has determined the size of their chapel seating based on historical data. They currently are operating two services but intend on shifting to three services with relocation to the Parkway site. Based on the historical counts from 2018, Grace Chapel extrapolated to a three-service scenario. The current participation at each service ranges from 208 to 255 people per service. For the purposes of this application Grace Chapel has assumed an expected increase in attendance of 25% to the higher number which totals 319 persons.

The chapel is designed as a multi-purpose space to accommodate a full basketball court, requiring most of the floor area to be open for play, thereby greatly reducing the required parking as summarized below. Ratios noted below are from the parking ratio tables of the Wilsonville Code.

1. Gym Area: $10,450 / 1000 \times 4.3 = 45$ stalls.
2. If the office function (2,025 square foot mezzanine) is concurrently used with the gym function during business hours, then an additional $2,025 / 1000 \times 2.7 = 6$ stalls.
3. The balance of the church space that is designated for youth programs supporting the worship space, consisting of 20,000 square feet existing building, would not be used during the above listed two activities but in the event that they were, Grace Chapel has allocated 0.2 spaces per student, which would accommodate up to 180 youth and instructors and still maintain the 87 stalls. In either scenario the building is served in surplus by the 87 proposed stalls.

The multi-purpose space is designed to allow for dinner setup with tables and chair setting in the 10,450 square foot space. This allows for 336 seats in the space, which aligns with the seating capacity noted for the worship function noted above.

Based on “Table 5 – Places of Assembly – Chapel”:

Minimum Parking for 319 seats: 80 stalls required

Maximum Parking for 319 seats: 256 stalls maximum

Proposed parking: 87 stalls which exceed the minimum requirements.

With the current proposed parking (87 spaces) seating could be as high as 348 persons, which would be an increase of 37% of the current attendance numbers.

H. Electrical Vehicle Charging Stations:

1. Parking spaces designed to accommodate and provide one or more electric vehicle charging stations on site may be counted towards meeting the minimum off-street parking standards.

Response: No EV charging stations are proposed.

2. Modification of existing parking spaces to accommodate electric vehicle charging stations on site is allowed outright.

Response: No EV charging stations are proposed.

I. Motorcycle parking:

1. Motorcycle parking may substitute for up to 5 spaces or 5 percent of required automobile parking, whichever is less. For every 4 motorcycle

parking spaces provided, the automobile parking requirement is reduced by one space.

Response: Motorcycle parking is not proposed.

2. Each motorcycle space must be at least 4 feet wide and 8 feet deep. Existing parking may be converted to take advantage of this provision.

Response: Motorcycle parking is not proposed.

[Amended by Ord. #719, 6/17/13]

(.04) Bicycle Parking:

A. Required Bicycle Parking - General Provisions.

1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.

Response: 320 seats in the chapel are proposed. Therefore, 6.4 spaces are required, rounded up to 7 bike parking stalls of which 4 are required to be long term.

2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.

Response: There are no accessory buildings proposed.

3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

Response: There is only one primary use, a church. Calculations throughout this application are based on the primary use.

4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)(A.)(9.) and (10.).

Response: This application is not requesting a waiver of the requirement.

B. Standards for Required Bicycle Parking

1. Each space must be at least 2 feet by 6 feet in area and be accessible without moving another bicycle.

Response: The site plan indicates a 2'x6' clear space for each bike.

2. An aisle at least 5 feet wide shall be maintained behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

Response: The proposed sidewalk is extended to the bike parking, providing walk ways that exceed the minimum 5' requirement.

3. When bicycle parking is provided in racks, there must be enough space between the rack and any obstructions to use the space properly.

Response: Bicycle parking is planned to be 2'x6'. The clear space for each bicycle parking is shown on the site plan.

4. Bicycle lockers or racks, when provided, shall be securely anchored.

Response: Wall mounted bicycle racks are proposed for the long term. Exterior loop style bicycle racks are proposed for the short-term parking.

5. Bicycle parking shall be located within 30 feet of the main entrance to the building or inside a building, in a location that is easily accessible for bicycles. For multi-tenant developments, with multiple business entrances, bicycle parking may be distributed on-site among more than one main entrance.

Response: The short-term parking is located immediately adjacent to the main entrance to the building. The long-term parking is located next to the secondary entrance to the office to be monitored by employees. This is not a multi-tenant building.

C. Long-term Bicycle Parking

1. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for several hours a weather-protected place to park bicycles.

Response: Total bike parking required is 7. Therefore, 4 spaces are required to be long term. Long term parking is within the building as shown on the attached floor plan sheet A1.2.

2. For a proposed multi-family residential, retail, office, or institutional development, or for a park and ride or transit center, where six (6) or more bicycle parking spaces are required pursuant to Table 5, 50% of the bicycle parking shall be developed as long-term, secure spaces. Required long-term bicycle parking shall meet the following standards:

Response: 320 seats are proposed therefore 6.4 rounded to 7 bike parking stalls are required. Total bike parking required is 7 therefore 4 are required to be long term.

- a. All required spaces shall meet the standards in subsection (B.) above, and must be covered in one of the following ways: inside buildings, under roof overhangs or permanent awnings, in bicycle lockers, or within or under other structures.

Response: Long term parking is within the building as shown on the attached floor plan sheet A1.2.

- b. All spaces must be located in areas that are secure or monitored (e.g., visible to employees, monitored by security guards, or in public view).

Response: Long term parking is within the building (located within the new mezzanine stair) as shown on the attached floor plans and located in a visible area to the employees.

c. Spaces are not subject to the locational criterion of (B.)(5.).

[Section 4.155(.04) Added by Ord. #719, 6/17/13]

Note: In considering proposed waivers to the following standards, the City will consider the potential uses of the site and not just the uses that are currently proposed. For waivers to exceed the maximum standards, applicants shall bear the burden of proving that Metro, State, and federal clean air standards will not be violated.

TABLE 5: PARKING STANDARDS			
USE	PARKING MINIMUMS	PARKING MAXIMUMS	BICYCLE MINIMUMS
d. Places of Public Assembly			
1. Church	1 space/4 seats, or 8 ft of bench length in the main auditorium	.8 per seat	1 per 50 seats Min. of 2

(.05) Minimum Off-Street Loading Requirements:

- A. Every building that is erected or structurally altered to increase the floor area, and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading berths on the basis of minimum requirements as follows:

Response: The proposed site plan adds a loading space noted on the Site Plan A0.1.

- 1. Commercial, industrial, and public utility uses which have a gross floor area of 5,000 square feet or more, shall provide truck loading or unloading berths in accordance with the following tables:

Square feet of Floor Area	Number of Berths Required
Less than 5,000	0
5,000 - 30,000	1
30,000 - 100,000	2
100,000 and over	3

Response: The project is a church. Therefore, this section does not apply.

- 2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar use which has a gross floor area of 30,000 square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following table:

Square feet of Floor Area	Number of Berths Required
Less than 30,000	0
30,000 - 100,000	1
100,000 and over	2

Response: The site plan has incorporated one loading zone. It is located at the front of the new entry lobby and plaza and aligns with the Sunday service drop-off zone.

- 3. A loading berth shall contain space twelve (12) feet wide, thirty-five (35) feet long, and have a height clearance of fourteen (14) feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased to accommodate the larger vehicles.

Response: A loading zone meeting the 12'x35' is provided as described above, no canopy or vertical obstruction is proposed over the loading zone.

- 4. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.

Response: The existing college was not required to have a loading berth due to its size.

5. Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to meet parking needs.

Response: Existing off-street parking is not being proposed to be used for the loading zone. Therefore, this section does not apply.

B Exceptions and Adjustments.

1. The Planning Director or Development Review Board may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations:
 - a. Are short in duration (*i.e.*, less than one hour);
 - b. Are infrequent (less than three operations daily);
 - c. Do not obstruct traffic during peak traffic hours;
 - d. Do not interfere with emergency response services or bicycle and pedestrian facilities; and
 - e. Are acceptable to the applicable roadway authority.

Response: no exception or adjustment is requested.

(.06) Carpool and Vanpool Parking Requirements:

A. Carpool and vanpool parking spaces shall be identified for the following uses:

1. New commercial and industrial developments with seventy-five (75) or more parking spaces,

Response: The project is not a new commercial or industrial use. Therefore, this section does not apply.

2. New institutional or public assembly uses, and

Response: The site plan has incorporated the carpool and vanpool parking to the parking area north of the building adjacent to the ADA parking stalls.

3. Transit park-and-ride facilities with fifty (50) or more parking spaces.

Response: The project is not a transit park-and-ride. Therefore, this section does not apply.

- B. Of the total spaces available for employee, student, and commuter parking, at least five percent, but not fewer than two, shall be designated for exclusive carpool and vanpool parking.

Response: The site plan has 87 parking stalls, 5% of that is 4.35 stalls, rounded up to 5 stalls provided.

- C. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other parking spaces with the exception of ADA parking spaces.

Response: The van/carpool stalls are proposed immediately adjacent to the ADA stalls.

D. Required carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."

Response: The proposed site plan and associated details show this requirement.

(.07) Parking Area Redevelopment. The number of parking spaces may be reduced by up to 10% of the minimum required parking spaces for that use when a portion of the existing parking area is modified to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations.

Response: A parking reduction is not being requested.

[Section 4.155 Amended by Ordinance. No. 536, 1/7/02]

[Section 4.155 Amended by Ordinance. No. 719, 6/17/13]

Section 4.156.01. Sign Regulations Purpose and Objectives.

- (.01) Purpose. The general purpose of the sign regulations are to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by fostering an aesthetically pleasing, functional, and economically vital community, as well as promoting public health, safety, and well-being. The sign regulations strive to accomplish the above general purpose by meeting the needs of sign owners while maintaining consistency with the development and design standards elsewhere in Chapter 4. This code regulates the design, variety, number, size, location, and type of signs, as well as the processes required to permit various types of signs. Sign regulations have one or more of the following specific objectives:
- A. Well-designed and aesthetically pleasing signs sufficiently visible and comprehensible from streets and rights-of-way that about a site as to aid in wayfinding, identification and provide other needed information.
 - B. Sign design and placement that is compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district.
 - C. A consistent and streamlined sign review process that maintains the quality of sign development and ensures due process.
 - D. Consistent and equitable application and enforcement of sign regulations.
 - E. All signs are designed, constructed, installed, and maintained so that public safety, particularly traffic safety, are not compromised.
 - F. Sign regulations are content neutral.

Response: The proposed development includes three signs (two building mounted and a single free-standing monument sign) that are integrated and cohesive with the building architecture and placed as to not interfere with adjacent development or the safe use of the property including vehicular movement nor impede public right-of-way improvements.

Section 4.156.02. Sign Review Process and General Requirements.

- (.01) Permit Required. Unless exempt under Section 4.156.05, no sign, permanent or temporary, shall be displayed or installed in the City without first obtaining a sign permit.

Response: Permits are sought for the three noted signs. Other exempt signs for wayfinding etc. are noted below.

- (.02) Sign Permits and Master Sign Plans. Many properties in the City have signs pre-approved through a Master Sign Plan. For the majority of applications where a Master Sign Plan has been approved the applicant need not consult the sign requirements for the zone, but rather the Master Sign Plan, copies of which are

available from the Planning Division. Signs conforming to a Master Sign Plan require only a Class I Sign Permit.

Response: The proposed development does not have an existing pre-approved Master Sign Plan.

- (.03) Classes of Sign Permits, Master Sign Plans, and Review Process. The City has three classes of sign permits for permanent signs: Class I, Class II, and Class III. In addition, non-residential developments with three or more tenants require a Master Sign Plan. Class I sign permits are reviewed through the Class I Administrative Review Process as outlined in Subsection 4.030(.01)(A.). Class II sign permits are reviewed through the Class II Administrative Review Process as outlined in Subsection 4.030 (.01)(B.). Class III Sign Permits and Master Sign Plans are reviewed by the Development Review Board (DRB) as outlined in Section 4.031.

Response: The proposed signs are part of a new development for remodel and addition to an existing building. The development is subject to the DRB approval and therefore as noted below is part of a Class III Sign Permit.

- (.04) Class I Sign Permit. Sign permit requests shall be processed as a Class I Sign Permit when the requested sign or signs conform to a Master Sign Plan or other previous sign approval. In addition, a Minor Adjustment to a Master Sign Plan or other previous sign approval may be approved in connection with a Class I Sign Permit.
- A. Class I Sign Permit Submission Requirements: Application for a Class I Sign Permit shall include two (2) copies of the following along with all required application fees:
1. Completed application form prescribed by the City and signed by the property owner or the property owner's representative,
 2. Sign drawings showing all materials, the sign area and dimensions used to calculate sign areas, and other details sufficient to judge the full scale of the associated sign or signs and related improvements,
 3. Information showing how the proposed sign or signs conform with all applicable code requirements, Master Sign Plans, or other previous sign approvals for the property, and
 4. Information supporting any minor adjustment requests.
- B. Class I Sign Permit Review Criteria: The sign or signs conform with the applicable master sign plan or other previous sign approvals, and applicable code requirements.
- C. Minor Adjustments: Notwithstanding approved Master Sign Plans or other previous sign approvals, as part of a Class I Sign Permit Minor Adjustments may be approved as described in 1. and 2. below. Minor Adjustments are valid only for the Sign Permit with which they are associated and do not carry over to future sign permits or copy changes.

1. Adjustment to Sign Height or Length: Adjustment of not more than ten (10) percent from the sign height (not height from ground) and/or length may be approved for the reasons listed in a. through d. below, unless otherwise specifically prohibited in the Master Sign Plan. Minor adjustments to sign height and length shall not cause the sign to cross the edge of any fascia, architectural element or area of a building facade identified as a sign band. The area of the sign exceeding the height or length as part of a minor adjustment shall not count against the sign area indicated in a Master Sign Plan or other previous sign approval.
 - a. To accommodate the descender on the lower case letters “q, y, p g, or j”, not otherwise accommodated by the measurement method used, where the letter matches the font of other letters in the sign, the descender is no more than 1/2 the cap height of the font, and the descender is no wider than the main body of the letter;
 - b. To accommodate stylized fonts where bowls, shoulders, or serifs of the stylized letters extend beyond the cap height;
 - c. To accommodate an arching or other non-straight baseline; or
 - d. To accommodate a federally registered trademark logo where compliance with the defined maximum sign height would result in the cap height of the text in the logo being ninety (90) percent or less of the cap height for letters otherwise allowed. (i.e. if a Master Sign Plan allowed 24” letters and 24” total sign height, and a 24” logo would result in the cap height of the text within the logo being less than 21.6”, the total height of the logo could be increased to 26.4”)
2. Lateral Adjustment of Building Sign Location: Lateral adjustment of a building sign location identified in drawings or plans for a Master Sign Plan or other sign approval when all of the following are met:
 - a. The lateral distance being moved does not exceed fifty (50) percent of the sign length or ten (10) feet, whichever is greater;
 - b. The exact location is not specifically supported or required by written findings or a condition of approval;
 - c. The sign remains within the same architectural feature and sign band, except if the location is on a pillar, column, or similar narrow architectural support feature, the sign may be moved to a sign band on the architecture feature which it supports if no other sign is already placed in that sign band for the tenant space; and
 - d. The placement maintains any spacing from the edge of an architectural feature, building, or tenant space specifically identified in the Master Sign plan or other sign approval or if no spacing is identified, maintains a definable space between the sign and the edge of architectural features, the tenant space, and building.

Response: The proposed development triggers a Class III Sign Permit. Therefore, this section is not applicable.

- (.05) Class II Sign Permit. Sign permit requests for meeting one or more of the descriptions listed in A. through C. below shall be processed as a Class II Sign Permit when the request does not conform with a Master Sign Plan or other previous sign approval but meets the requirements of the applicable sign regulations, unless the request would modify a condition of approval specifically imposed by the DRB or City Council:
- A. Existing residential development;
 - B. Existing non-residential development with less than three (3) tenants unless the request involves a freestanding or ground mounted sign greater than eight (8) feet in height in a new location;
 - C. Major Adjustments to a Master Sign Plan when all of the following criteria are met:
 - 1. The request is compatible with the pattern of signage established in the sign plan in terms of locations, placement on buildings, proportionality to fascia and building facade, architectural design, and materials used;
 - 2. The request is due to special conditions or circumstances that make it difficult to comply with the established Master Sign Plan;
 - 3. The request involves signs for a single tenant, a single multi-tenant freestanding or ground mounted sign, or a series of similar related multi-tenant freestanding or ground mounted signs in the same development; and
 - 4. The request does not involve a freestanding or ground mounted sign greater than eight (8) feet in height at a new location.
 - D. Class II Sign Permit Submission Requirements: Application for a Class II Sign Permit shall include two (2) paper copies and one (1) electronic copy of the following in addition to all required fees:
 - 1. Completed application form prescribed by the City and signed by the property owner or their authorized representative;
 - 2. Sign drawings or descriptions of all materials, sign area and dimensions used to calculate areas, lighting methods, and other details sufficient to judge the full scale of the signs and related improvements;
 - 3. Documentation of the lengths of building or tenant space facades used in calculating maximum allowed sign area;
 - 4. Drawings of all building facades on which signs are proposed indicating the areas of the facades on which signs will be allowed;
 - 5. Narrative describing the scope of the project, including written findings addressing all applicable review criteria, along with any other information

showing how the proposed signage conforms with requirements for the applicable zone;

- E. Class II Sign Permit Review Criteria: Class II Sign Permits shall satisfy the sign regulations for the applicable zoning district and the Site Design Review Criteria in Sections 4.400 through 4.421, as well as the following criteria:
1. The proposed signage is compatible with developments or uses permitted in the zone in terms of design, materials used, color schemes, proportionality, and location, so that it does not interfere with or detract from the visual appearance of surrounding development;
 2. The proposed signage will not create a nuisance or result in a significant reduction in the value or usefulness of surrounding development; and
 3. Special attention is paid to the interface between signs and other site elements including building architecture and landscaping, including trees.

[Response: The proposed development triggers a Class III Sign Permit. Therefore, this section is not applicable.](#)

- (.06) Class III Sign Permit. Sign permit requests shall be processed as a Class III Sign Permit when associated with new development, or redevelopment requiring DRB review, and not requiring a Master Sign Plan; when a sign permit request is associated with a waiver or non-administrative variance; or when the sign permit request involves one or more freestanding or ground mounted signs greater than eight (8) feet in height in a new location.

[Response: The proposed signs are part of a new development for remodel and addition to an existing building. The development is subject to the DRB approval and therefore as noted below is part of a Class III Sign Permit.](#)

- A. Class III Sign Permit Submission Requirements: Ten (10) paper and electronic copies of the submission requirements for Class II Sign Permits plus information on any requested waivers or variances in addition to all required fees.

[Response: The drawing and submittal package denote locations of signs, provide information on size and materials as well as calculation notes related to allowed sign areas.](#)

- B. Class III Sign Permit Review Criteria: The review criteria for Class II Sign Permits plus waiver or variance criteria when applicable.

[Response: The proposed signs are integrated into the development of the site and elevation layouts including proportions, sizes and materials. The signs are positioned on building faces and on the site frontage in locations not interfering the safe maneuvering within or adjacent to the site. The signs are integrated into the development as part of the overall concept and not positioned to deter from adjacent site or building components.](#)

- (.07) Master Sign Plans. A Master Sign Plan is required for non-residential developments with three (3) or more tenants. In creating a Master Sign Plan thought should be given to needs of initial tenants as well as the potential needs of future tenants.
- A. Master Sign Plan Submission Requirements: Applications for Master Sign Plans shall include ten (10) paper and electronic copies of all the submission requirements for Class II and III Sign Permits and the following in addition to all required fees:
1. A written explanation of the flexibility of the Master Sign Plan for different potential tenant space configurations over time;
 2. A written explanation of the extent to which different sign designs, including those incorporating logos, stylized letters, multiple lines of text, non-straight baselines, or different materials and illumination will be allowed and if allowed how the flexibility of the master sign plan will allow these different sign designs over time;
 3. A written explanation of how the sign plan provides for a consistent and compatible sign design throughout the subject development.
- B. Master Sign Plan Review Criteria: In addition to the review criteria for Class II and Class III Sign Permits, Master Sign Plans shall meet the following criteria:
1. The Master Sign Plan provides for consistent and compatible design of signs throughout the development; and
 2. The Master Sign Plan considers future needs, including potential different configurations of tenant spaces and different sign designs, if allowed.
- C. Modifications of a Master Sign Plan: Modifications of a Master Sign Plan, other than Minor and Major Adjustments, shall be reviewed the same as a new Master Sign Plan.

[Response: The development does not include three or more tenants. Therefore, this section is not applicable for the single user site development.](#)

- (.08) Waivers and Variances. Waivers and variances are similar in that they allow deviation from requirements such as area, and height from ground. They differ in that waivers are granted by the DRB as part of a comprehensive review of the design and function of an entire site to bring about an improved design and variances are granted by either the Planning Director or DRB to relieve a specific hardship caused by the regulations.
- A. Waivers. The DRB may grant waivers for sign area, sign height from ground (no waiver shall be granted to allow signs to exceed thirty-five (35) feet in height), number of signs, or use of electronic changeable copy signs in order to better implement the purpose and objectives of the sign regulations as determined by making findings that all of the following criteria are met:

1. The waiver will result in improved sign design, in regards to both aesthetics and functionality.
2. The waiver will result in a sign or signs more compatible with and complementary to the overall design and architecture of a site, along with adjoining properties, surrounding areas, and the zoning district than signs allowed without the waiver.
3. The waiver will result in a sign or signs that improve, or at least do not negatively impact, public safety, especially traffic safety.
4. Sign content is not being considered when determining whether or not to grant a waiver.

B. Variances.

1. Administrative Variance: In reviewing a Sign Permit the Planning Director may grant or deny a variance to relieve a hardship through the Class II Administrative Review process. Such a variance shall only be approved where the variance does not exceed twenty percent (20%) of area, height, or setback requirements. The Planning Director shall approve such a variance only upon finding that the application complies with all of the required variance criteria listed in Section 4.196.
2. Other Variances: In addition to the authority of the Planning Director to issue administrative variances as noted above, the Development Review Board may authorize variances from sign requirements of the Code, subject to the standards and criteria listed in Section 4.196.

Response: The development does not request any waiver or variance related to the proposed signs.

(.09) Temporary Sign Permits. Temporary sign permits shall be reviewed as follows:

- A. 30 days and less- Class I Administrative Review
- B. 31 days up to 120 days- Class II Administrative Review
- C. Submission Requirements: Applications for a temporary sign permit shall include the following in addition to the required application fee:
 1. Completed application form prescribed by the City and signed by the property owner or their authorized representative,
 2. Two (2) copies of sign drawings or descriptions showing all materials, sign area and dimensions used to calculate areas, number of signs, location and placement of signs, and other details sufficient to judge the full scale of the sign or signs,
 3. Information showing the proposed sign or signs conform with all applicable code requirements.
- D. Review Criteria: Temporary Sign Regulations in Section 4.156.09

- E. When a temporary sign permit request is submitted as part of the broader temporary use permit request of the same duration, the sign request shall not require an additional fee.

Response: The development does not include any temporary signs.

- (.10) Waiver of Documentation. The Planning Director may, in his or her discretion, waive an application document for Class I, Class II, and temporary sign permits where the required information has already been made available to the City, or where the Planning Director determines the information contained in an otherwise required document is not necessary to review the application.

Response: The sign designs have not been previously presented via permit to the City. The sign information is presented as part of the overall development package for the Site Development Review application. It is assumed that no further information or separate application will be required for the requested signs.

Section 4.156.03. Sign Measurement

- (.01) Sign Area:

- A. Cabinet Signs and Similar: The area for signs enclosed by cabinet, frame, or other background (including lighted surface) not otherwise part of the architecture of a building or structure shall be the area of a shape drawn around the outer dimension of the cabinet, frame, or background.
1. If the cabinet, frame, or background is an irregular shape the signs perimeter shall be measured the same as an individual element sign under B. below.
 2. The sign area does not include:
 - a. Foundations, supports, and other essential structures that are not designed to serve as a backdrop or border to the sign;
 - a. Architectural elements of a freestanding or ground mounted sign designed to match or complement the architectural design of buildings on the site not and otherwise meeting the definition of a sign;
 - c. A pole or other structural support, unless such pole or structural support is internally illuminated or otherwise so designed to constitute a display device.

Response: There are three signs proposed including two building mounted signs and a single free-standing monument sign.

The free-standing sign will be mounted to a cabinet. This cabinet will be designed to match the building architectural design and materials and therefore meets the exception 2.b above. The sign area will be calculated based on the area of the individual elements for each sign face.

The foundation base is not included in the sign area calculation as noted in 2.a above.

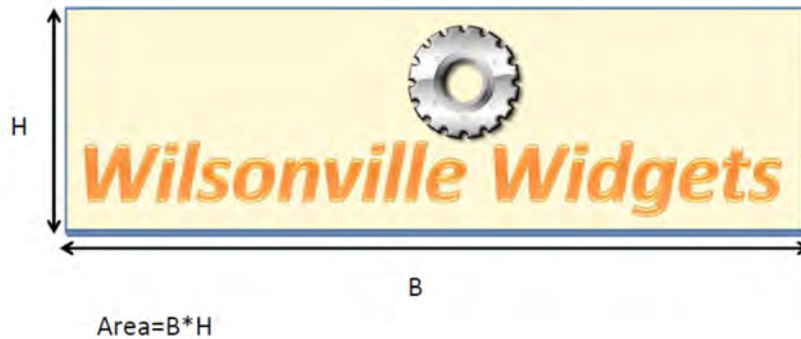
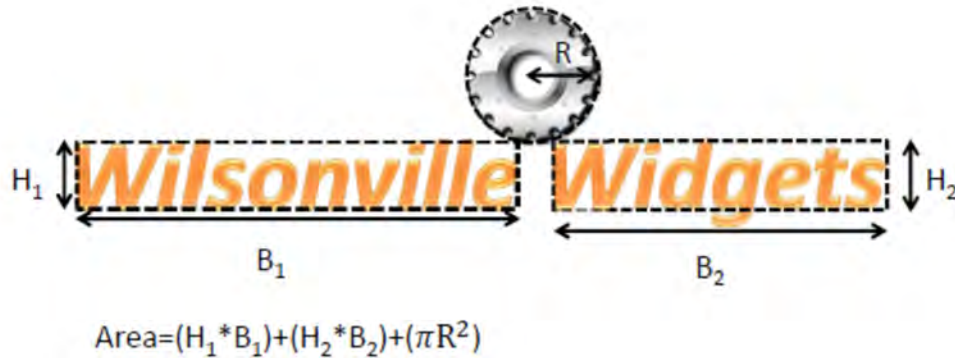


Figure S-1. Measurement of Cabinet or Similar Signs

B. Individual Element Signs: The area for signs constructed of individual elements (letters, figures, etc.) attached to a building wall or similar surface or structure shall be the summed area of up to three squares, rectangles, circles, or triangles drawn around all sign elements.

1. The descender on the lower case letters “q, y, p g, or j.” shall not be included in sign area when the letter otherwise matches the font of other letters in the sign, the descender is no more than 1/2 the cap height of the font, and the descender is no wider than the main body of the letter.



Response: The individual elements of each sign including the logo and lettering is calculated using the perimeter areas noted above.

Figure S-2. Measurement of Individual Element Signs

C. Round or Three-Dimensional Signs: The area of a round or three-dimensional sign shall be the maximum surface area visible from any one location on the ground measured the same as A. above except if the maximum surface area is an

irregular shape the signs perimeter shall be measured the same as an individual element sign under B. above.

Response: The Grace Chapel logo includes a circular element and is calculated as noted above.

D. Awning or Marquee Signs: The area of signs incorporated into awnings or marquees shall be the area of the entire panel containing the sign measured the same as A. above unless it is clear that part of the panel contains no sign-related display or decoration, other than the background color of the awning.

Response: The development does not propose any marquee or awning style signs. Therefore, this section does not apply.

E. Painted Wall Signs: The area of painted wall signs shall be determined as follows:

1. If individual elements are painted without a background it shall be calculated in the manner indicated in B. above.
2. If a background is painted it shall be calculated in the manner indicated in A. above.

Response: All proposed signs do not include painted wall signs. Therefore, this section does not apply.

F. Temporary Signs: The area of temporary signs including banners, lawn signs, and rigid signs shall be calculated in the manner indicated in A. above.

Response: The development does not include any temporary signs. Therefore, this section does not apply.

G. Unless otherwise specified, the sign area of a two-sided sign, with two matching sides, shall be considered to be the area of one side. For example, the sign area of a two-sided sign having thirty-two (32) square feet per sign face shall be considered to be thirty-two (32) square feet, unless this code specifies otherwise.

Response: The proposed free-standing monument sign will be two-sided with each side mirroring the other. Therefore, the sign area for both sides is assumed to be equal just the single side.

(.02) Sign Height above Ground.

A. The height above ground of a freestanding or ground-mounted sign is measured from the average grade directly below the sign to the highest point of the sign or sign structure except as follows:

1. A freestanding or ground mounted sign on a man-made base, including a graded earth mound, shall be measured from the grade of the nearest pavement or top of any pavement curb to the highest point of the sign or sign structure. In all cases signs on a berm shall be allowed to be eight (8) feet in height from the top of the berm.

2. A freestanding or ground mounted sign placed below the elevation of the right-of-way it fronts shall be measured from the lowest point in the right-of-way along the frontage to the highest point of the sign.

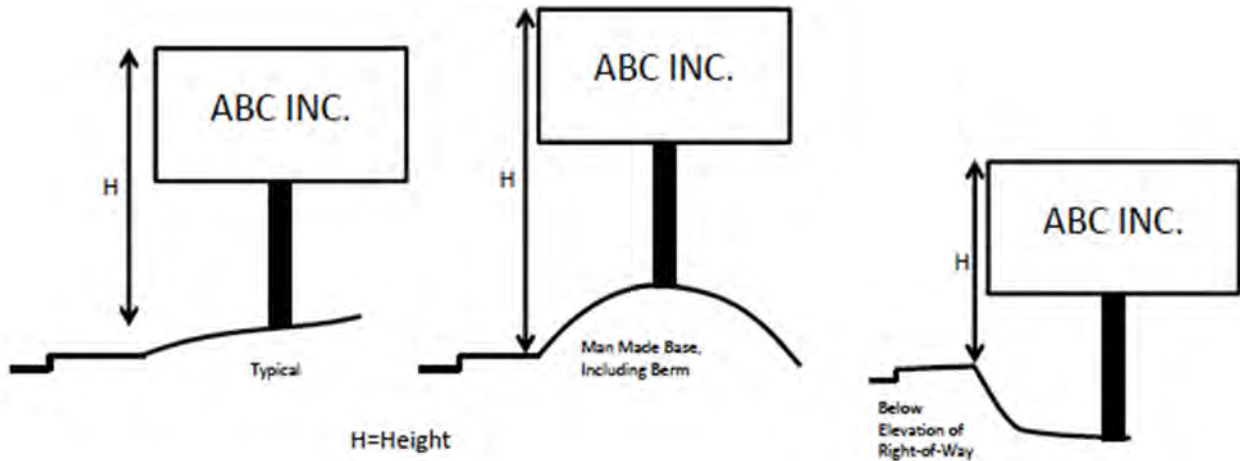


Figure S-3. How to Measure Height of a Freestanding or Ground Mounted Sign

Response: The proposed monument sign is placed at grade and the elevation of the sign is based on the base grade elevation at the sign to the top of the sign as noted (0.2)1 above.

(.03) Sign Height and Length.

- A. Height of a sign is the vertical distance between the lowest and highest points of the sign.
- B. Length of a sign is the horizontal distance between the furthest left and right points of the sign.

Response: These methods of sign measurements are used on the provided drawings to indicate the height and length of each sign.

- (.04) Final Determination of Sign Measurement. The Planning Director shall be responsible for determining the area, height above ground and height and length of a sign, subject to appeal as specified in Section 4.022. Applicants for sign plans and permits shall provide the dimensions needed to calculate the area, height above ground, height, and length.

Response: Sign areas and dimensions along with locations are noted with the design review drawing package on sheet A0.1 Site Plan and A0.2 Site Details related to the free-standing sign and A2.1 and A2.2 Elevations for the two building mounted signs.

Section 4.156.04. Non-Conforming Signs.

- (.01) Non-Conforming Signs. Non-conforming signs, which may be non-conforming structures or non-conforming uses, are subject to the standards for non-conforming uses and non-conforming structures delineated in Sections 4.189 through 4.190. Except, however, that a non-conforming sign that is damaged beyond fifty percent (50%) of its value, as determined by the City Building Official, may only be reconstructed if the reconstructed sign meets all applicable zoning, structural, and electrical standards applicable at the time of reconstruction. Nothing in this Section is intended to impair any previously approved sign permit that has been issued by the City of Wilsonville, subject to state or federal law, or to require the removal of any sign that was legally erected or installed prior to the effective date of these regulations. In the event that a previously erected or installed sign no longer meets applicable City zoning standards it may remain in place, subject to the standards for non-conforming uses or nonconforming structures noted above. However, a sign that is required to be moved solely because of a public taking may be replaced on the site, and maintain its non-conforming status, subject to a Class II Sign Permit, provided the replacement sign is found to not increase in non-conformity to current code standards other than required setbacks.

Response: All existing signs will be removed including any which may have been considered non-conforming. All new signs, as part of the new development, are designed based on the code parameters.

Section 4.156.05. Signs Exempt From Sign Permit Requirements.

- (.01) The following signs are exempt from the permit requirements of this code and do not require sign permits. Unless otherwise specified, the area of the exempted signs shall not be included in the calculations of sign area permitted on a given site:
- A. Traffic or other governmental or directional signs, as may be authorized by the City or other units of government having jurisdiction within the City.

Response: The site plan denotes existing directional signs related to turning movement restrictions exiting the northern driveway. This sign is to remain. In addition, new on site directional signage will be added at the southern end of the drive aisle on the east side of the building. This is a one-way lane as part of the passenger loading and unloading area.

- B. Signs installed by public utility companies indicating danger, or which serve as an aid to public safety, or which show the location of utilities or public facilities, including underground utilities.

Response: Utility signs will be installed as required by the utilities.

- C. Flags displayed from permanently-located freestanding or wall-mounted flagpoles that are designed to allow raising and lowering of flags. One site may have up to two (2) exempt flags; no exempt flag may be more than thirty (30) feet in height.

Response: The proposed development does not include any flags.

(.02) Other Signs. No sign permit is necessary before placing, constructing or erecting the following signs. However, in all other particulars such signs shall conform to the requirements of applicable Building and Electrical Codes, as well as this Code.

A. Signs inside a building except for prohibited signs listed in Section 4.156.06.

Response: The proposed development does not include any prohibited signage within the building.

B. Name Plates and Announcements.

1. A sign identifying the name, street address, occupation and/or profession of the occupant of the premises in the aid of public health and safety. One name plate, not exceeding a total of three (3) square feet shall be allowed for each occupant. The name plate shall be affixed to the building.
2. Announcements posted on a given property (e.g., no smoking, no parking, rules of conduct, etc.) and not intended to be read from off-site, are permitted to be located as needed. Such announcements shall not be considered to be part of the sign allotment for the property.

Response: Signs related to “no smoking” and other site standards will be located at building entries and not intended to be viewed from off-site.

C. Directional Signs. Designed for non-changing messages, directional signs facilitate the safe movement of the traveling public. Such signs are subject to the following standards and conditions:

1. The sign area does not exceed three (3) square feet per sign face,
2. The sign location is not within public rights-of-way and meets City vision clearance requirements;
3. No sign lighting;
4. No logo or a logo that does not exceed one (1) square foot in size; and
5. No more than one (1) directional sign is located on the same tax lot.

Response: Signs related to the passenger loading zone, no parking and directional signage will be included on the site and are indicated on the A0.1 site plan. These signs are non-illuminated and do not contact logos.

D. Changes of Copy Only, where the graphics contained on an existing sign are changed, but the sign itself is not structurally altered, and no building or electrical permit is required.

Response: All existing signs will be removed.

E. Signs not visible from any off-site location.

Response: The three proposed signs are visible from the adjacent right-of-ways. Therefore, these three signs are not exempt.

F. Holiday lights and decorations, in place between November 15 and January 15.

Response: Temporary decorations will be provided by owner and will be subject to calendar limitations and are not part of this application review.

G. Signs on scoreboards or ballfields located on public property.

Response: There are no scoreboards proposed with this application. Therefore, this section is not applicable.

H. One small decorative banner per dwelling unit placed on site, in residential zones.

Response: The development does not include dwelling units. Therefore, this section is not applicable.

I. Lawn Signs meeting the standards of Table S-1 and the following conditions:

1. Such signs shall not be intentionally illuminated and shall not display movement.
2. Such signs shall not obscure sight lines of the motoring public, obscure traffic or other government signs, or create a nuisance to the use or occupancy of any property.
3. Lawn signs associated with temporary events may be posted no longer than sixty (60) days before the beginning of an event and must be removed at the event's completion.
4. Lawn signs not associated with temporary events may be posted for one period of up to sixty (60) days in a calendar year.
5. Such signs may be up to six (6) feet in height.
6. Such signs may be one (1) or two (2) sided.

Response: Temporary yard signs associated with special events by Grace Chapel will be provided by the owner and will be subject to timelines, placement and sizing limitations and are not part of this application review.

J. Rigid Signs meeting the standards of Table S-1 and the following conditions:

1. Such signs shall not be intentionally illuminated and shall not display movement.
2. Such signs shall not obscure sight lines of the motoring public, obscure traffic or other government signs, or create a nuisance to the use or occupancy of any property.
3. Such signs may be up to six (6) feet in height, except signs on lots with an active construction project (active building permit), which may be up to ten (10) feet in height. (Note that signs exceeding six (6) feet in height typically require building permits.)
4. Such signs may be one (1), two (2), or three (3) sided.

5. On Residential and Agriculture zoned lots:
 - a. A rigid sign not associated with an ongoing temporary event may be displayed for no more than sixty (60) days each calendar year.
 - b. A rigid sign associated with an ongoing temporary event may be displayed for the duration of that event. Note: Section 4.156.06 (.01) Q. of this Code prohibits signs associated with temporary events to remain posted after the completion of the event.
6. On Commercial, Industrial, or Public Facility zoned lots:
 - a. A rigid sign not associated with an ongoing temporary event may be displayed for no more than ninety (90) days each calendar year.
 - b. A rigid sign associated with an ongoing temporary event may be displayed for the duration of that temporary event. Note: Section 4.156.06(.01)(Q.) of this Code prohibits signs associated with temporary events to remain posted after the completion of the event.
 - c. A temporary event must have an end, marked by the occurrence of a specifically anticipated date or happening. A temporary event may not be a part of a broader, continuing event or of related, serial events. Temporary events shall not be defined by content, but may include isolated merchandise sales or discounts, or availability of real estate for sale or lease.

Response: Rigid signs associated with special events by Grace Chapel will be provided by the owner and will be subject to timelines, placement and sizing limitations and are not part of this application review.

- K. Signs allowed in Subsections 6.150 (1) and (2) Wilsonville Code for special events.

Response: Signs allowed under Subsection 6.150 (1) and (2) are not part of this application package.

Section 4.156.06. Prohibited Signs

- (.01) Prohibited Signs. The following signs are prohibited and shall not be placed within the City:
- A. Search lights, strobe lights, and signs containing strobe lights or other flashing lights, unless specifically approved in a sign permit.
 - B. Obstructing signs, a sign or sign structure such that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, hydrant, standpipe, or the exterior of any window; any sign projecting more than twelve (12) inches from a wall, except projecting signs that are specifically permitted through the provisions of this Code.
 - C. Changing image signs, including those within windows.
 - D. Changeable copy signs that use lighting changed digitally, unless specifically approved through a waiver process connected with a Class III Sign Permit or Master Sign Plan. In granting a waiver for a digital changeable copy signs the DRB shall ensure the following criteria will be met:
 - 1. The sign shall be equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions and the sign owner shall ensure appropriate functioning of the dimming technology for the life of the sign.
 - 2. The luminance of the sign shall not exceed five thousand (5000) candelas per square meter between sunrise and sunset, and five hundred (500) candelas per square meter between sunset and sunrise.
 - E. Roof signs - signs placed on the top of a building or attached to the building and projecting above the top of that building, unless specifically approved through the temporary sign permit procedures or the architectural design of a building makes the slope of the roof below the peak a practicable location of signs on a building and the general location of signs on the roof is approved by the DRB during Stage II Approval, as applicable, and Site Design Review.
 - F. Signs obstructing vision clearance areas.
 - G. Pennants, streamers, festoon lights, balloons, and other similar devices intended to be moved by the wind, unless specifically authorized in an approved sign permit.
 - H. Signs attached to trees, public sign posts, or public utility poles, other than those placed by appropriate government agencies or public utilities.
 - I. Signs using bare-bulb illumination or signs lighted so that the immediate source of illumination is visible, unless specifically authorized by the Development

Review Board or City Council such as Digital Changeable Copy Signs. This is not intended to prohibit the use of neon or LED's as a source of illumination.

- J. Signs that use flame as a source of light or that emit smoke or odors.
- K. Any sign, including a window sign, which is an imitation of or resembles an official traffic sign or signal; and which may include display of words or graphics that are likely to cause confusion for the public, such as "STOP," "GO," "SLOW," "CAUTION," "DANGER," "WARNING," etc.
- L. Any sign, including a window sign, which by reason of its size, location, movements, content, coloring or manner of illumination may be confused with, or construed as, a traffic control device, or which hides from view any traffic sign, signal, or device.
- M. Portable signs, exceeding six (6) square feet of sign area per side, other than those on vehicles or trailers. The display of signs on a vehicle or trailer is prohibited where the vehicle or trailer is not fully operational for use on public roads or where the primary function of the vehicle or trailer is advertising. Examples where the primary function of the vehicle or trailer is advertising include mobile billboards such as those on which advertising space is rented, sold, or leased.
- N. Signs located on public property in violation of Section 4.156.10.
- O. Signs placed on private property without the property owner's permission.
- P. Signs erected or installed in violation of standards prescribed by the City of Wilsonville, State of Oregon or the U.S. government.
- Q. Signs associated with temporary events, after the temporary event is completed.
- R. Any private signs, including window signs, with a luminance greater than five thousand (5000) candelas per square meter between sunrise and sunset and five hundred (500) candelas per square meter between sunset and sunrise.
- S. Video Signs

[Response: Proposed signs do not include any of the prohibited items listed above.](#)

Section 4.156.07. Sign Regulations In Residential Zones.

- (.01) Ground Mounted Signs for Residential Developments. One ground mounted sign, not exceeding eighteen (18) square feet in area and six (6) feet in height above ground, shall be permitted for each residential subdivision or for any multi-family development.
 - A. Additional ground mounted signs of eighteen (18) square feet or less shall be permitted for additional entrances to the subdivision or development located on

a separate street frontage or on the same street frontage located at least two hundred (200) feet apart.

- B. For one entrance on a street frontage, an additional ground mounted sign may be placed on opposite side of the street or private drive at the intersection.

(.02) Ground Mounted Signs for Outdoor Recreational Areas on Separate Lots. Public or private parks or other similar outdoor recreational areas on separate lots than dwelling units are allowed one (1) ground mounted sign of eighteen (18) square feet or less in area and six (6) feet or less in height above ground.

(.03) Non-Residential Uses. Uses, other than residential and outdoor recreation, shall be subject to the sign regulations for PDC, PDI, and Public Facility zones.

Response: Subject site is not in a Residential Zone. Therefore, this section does not apply.

Section 4.156.08. Sign Regulations in the PDC, PDI, and PF Zones.

(.01) Freestanding and Ground Mounted Signs:

- A. One freestanding or ground mounted sign is allowed for the first two-hundred (200) linear feet of site frontage. One additional freestanding or ground mounted sign may be added for through and corner lots having at least two-hundred (200) feet of frontage on one street or right-of-way and one-hundred (100) feet on the other street or right-of-way.

Response: The property has greater than 200 lineal feet of frontage on SW Parkway Ave. and is not considered a through lot or corner lot. Therefore, a single freestanding sign is allowed, and one sign is proposed at the SW Parkway Ave. frontage.

- B. The allowed height above ground of a freestanding or ground mounted sign is twenty (20) feet except as noted in 1-2 below.

1. The maximum allowed height above ground for signs along the frontage of Interstate 5, and parallel contiguous portions of streets, as identified in Figure S-4, associated with multiple tenants or businesses may be increased by three (3) feet for each tenant space of ten thousand (10,000) square feet or more of gross floor area up to a maximum of thirty-five (35) feet.

2. The allowed height above ground for signs in the PDC-TC Zone, Old Town Overlay Zone, and PDI Zone is eight (8) feet, except those signs along the frontage of Interstate 5 and parallel contiguous portions of streets identified in Figure S-4.

Response: The proposed freestanding sign is 6.5 feet above grade.

- C. The maximum allowed area for each freestanding or ground-mounted sign is determined based on gross floor area and number of tenant spaces:

1. For frontages along streets other than those indicated in 2 below sign area allowed is calculated as follows:
 - a. The sign area allowed for signs pertaining to a single tenant:

Gross Floor Area in a Single Building	Maximum Allowed Sign Area
Less than 11,000 sq. ft.	32 sq. ft.
11,000-25,999 sq. ft.	32 sq. ft. + 2 sq. ft. per 1000 sq. ft. of floor area greater than 10,000 rounded down to the nearest 1,000 sq. ft.
26,000 sq. ft. or more	64 sq. ft.

- i. For PF (Public Facility) zoned properties adjacent to residential zoned land the maximum allowed area is thirty-two (32) square feet.
 - b. The maximum allowed sign area for signs pertaining to multiple tenants or businesses is thirty-two (32) square feet plus the following for each tenant space:

Gross Floor Area of Tenant Space	Additional Allowed Sign Area for Tenant Space
Less than 1,000 sq. ft.	3 sq. ft.
1,000-10,999	3 sq. ft. + 3 sq. ft. per 1,000 sq. ft. of floor area rounded down to the nearest 1,000 sq. ft.
11,000 sq. ft. or more	32 sq. ft.

- i. The total sign area shall not exceed two hundred (200) square feet, except in the PDC-TC Zone, Old Town Overlay Zone, and PDI Zone the total sign area shall not exceed eighty (80) square feet.
 - ii. Though the maximum allowed sign area is calculated based on number of tenant spaces and their size, the content of the sign and area used for different content is at the discretion of the sign owner, except for required addressing.

Response: The proposed development is for a single building with single tenant, Grace Chapel. The building is greater than 26,000 square feet, which would allow a sign area of up to 64 square feet. The proposed monument sign is double sided and has a calculated sign area of twenty square feet per side. As noted in 4.156.03(.01)G, two-sided signs with matching elevations count as a single sign; therefore, the area of sign is twenty square feet complies.

2. Signs fronting Interstate 5 and parallel contiguous street sections, as identified in Figure S-4.
 - a. For signs on properties or within developments with a single tenant or business the sign area allowed is sixty-four (64) square feet.

- b. For signs on properties or within developments with multiple tenants or businesses the maximum allowed area is sixty-four (64) square feet plus an additional thirty-two (32) square feet for each tenant space of 10,000 square feet or more of gross floor area up to a maximum total sign area of three hundred (300) square feet.
 - i. Though the sign area allowed is calculated based on number of large tenant spaces, the content of the sign and area used for different content is at the discretion of the sign owner, except for any required addressing.

Response: The subject parcel does front to I-5 as shown S-4, however the free-standing sign is located at the Parkway Ave. frontage instead of at the I-5 frontage. Parkway Ave. is not included as a parallel contiguous street at the subject property. Therefore, this section is not applicable to the sign's proposed location on the site.

D. Pole or sign support placement shall be installed in a full vertical position.

Response: The free-standing sign is not installed on a pole.

E. Freestanding and ground mounted signs shall not extend into or above public rights-of-way, parking areas, or vehicle maneuvering areas.

Response: The free-standing sign is setback from and does not project into either the public right-of-way of SW Parkway or to the internal parking and vehicle maneuvering areas.

F. The location of free standing or ground mounted signs located adjacent to or near the Public Right-of-Way shall be in compliance with the City's Public Works Standards for sight distance clearance. Prior to construction, the location of the sign shall be approved by the City of Wilsonville Engineering Division.

Response: The free-standing sign is positioned greater than twenty feet north of the nearest driveway approach and outside of a 30x30 vision triangle at the northern driveway curb of this curbcut.

G. Freestanding and ground mounted signs shall be designed to match or complement the architectural design of buildings on the site.

Response: The freestanding sign will be placed on a concrete base similar to the building addition. The sign cabinet itself will be constructed of metal siding matching the profiles and colors of the adjacent building addition.

H. For freestanding and ground mounted signs greater than eight (8) feet in height, the width of the sign shall not exceed the height.

Response: The proposed sign is less than eight feet in height. While this section does not apply, the sign design is wider than the height.

I. Along street frontages in the PDC-TC Zone and Old Town Overlay Zone monument style signs are required.

Response: The site is not located in a PDC-TC or Old Town Overlay zone. Therefore, this section does not apply.

- J. Freestanding and ground mounted signs shall be no further than fifteen (15) feet from the property line and no closer than two (2) feet from a sidewalk or other hard surface in the public right-of-way.

Response: The free-standing site is situated two feet behind the public sidewalk.

- K. Except for those signs fronting Interstate 5, freestanding and ground mounted signs shall include the address number of associated buildings unless otherwise approved in writing by the City and the Fire District.

Response: The address number of the building is depicted on the end of the sign cabinet. This end faces the public street and clearly visible from the right-of-way. See detail on sheet A0.2 of the drawings.

- L. When a sign is designed based on the number of planned tenant spaces it shall remain a legal, conforming sign regardless of the change in the number of tenants or configuration of tenant spaces.

Response: The building is a single tenant building and all sign calculations are based on the single tenant. Therefore, this section does not apply.

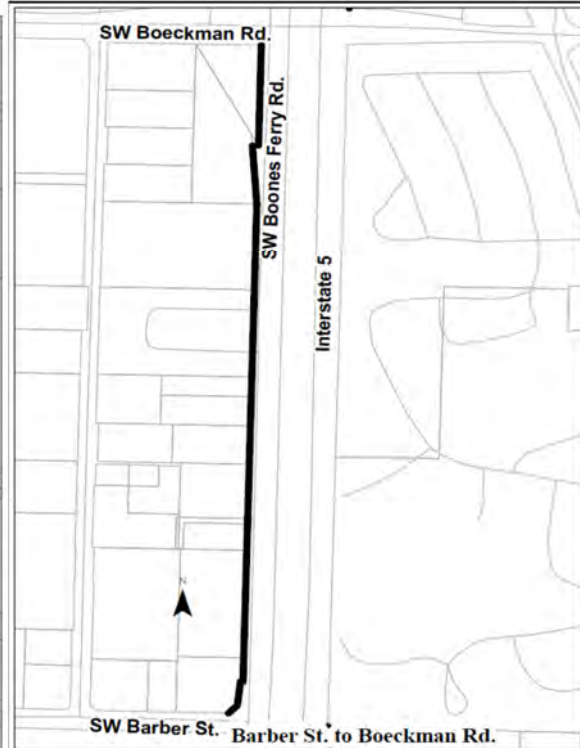
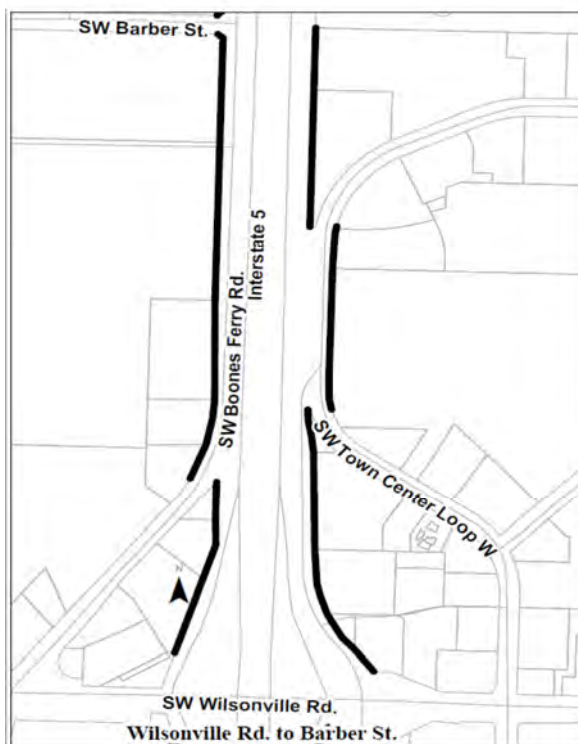
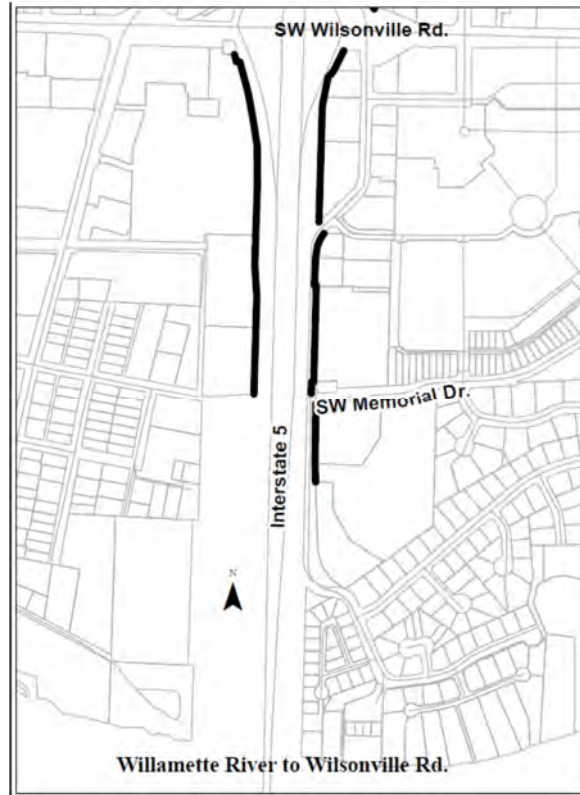
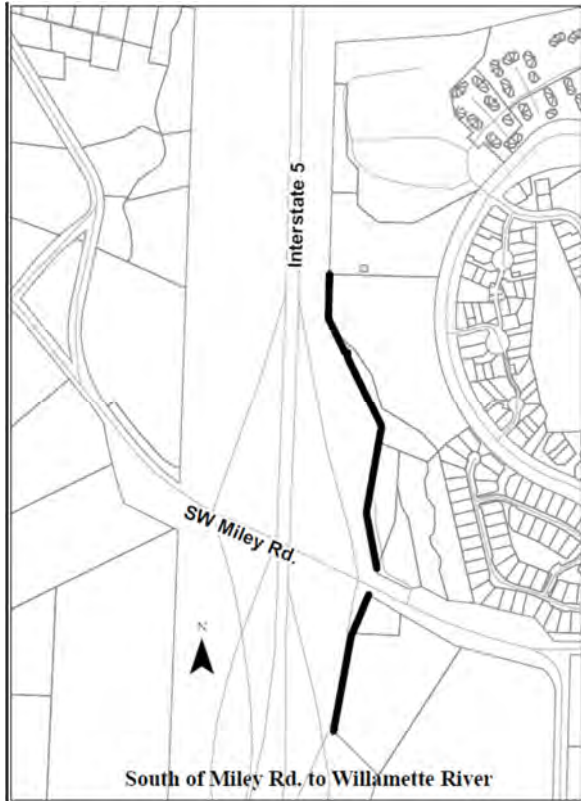


Figure S-4. Interstate 5 and Contiguous Parallel Street Frontages





Response: The subject parcel (star) does front to I-5 as shown S-4 map above, however the free-standing sign (arrow) is located at the Parkway Ave. frontage instead of at the I-5 frontage. Parkway Ave. is not included as a parallel contiguous street at the subject property.

Figure S-4. Interstate 5 and Contiguous Parallel Street Frontages (continued)

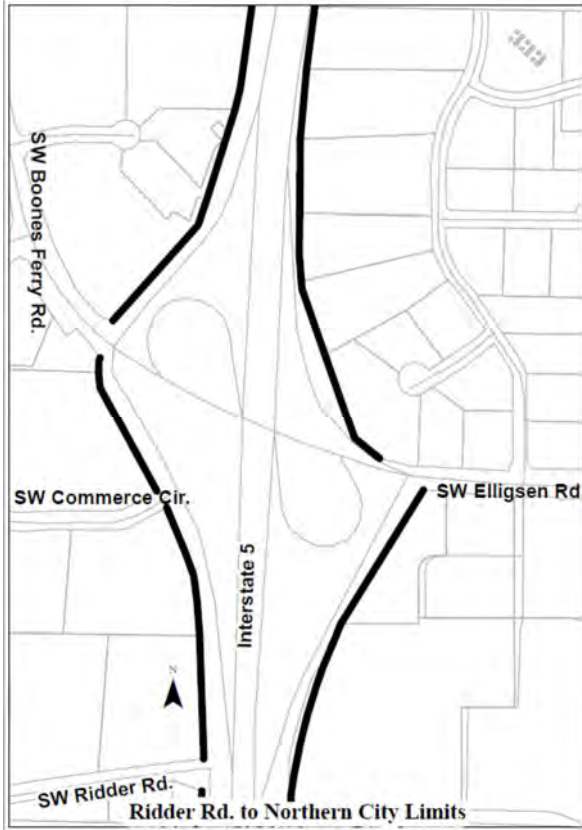


Figure S-4. Interstate 5 and Contiguous Parallel Street Frontages (continued)

(.02) Signs on Buildings.

- A. Sign Eligible Facades: Building signs are allowed on a facade of a tenant space or single tenant building when one or more of the following criteria are met:
1. The facade has one or more entrances open to the general public;
 2. The facade faces a lot line with frontage on a street or private drive with a cross section similar to a public street, and no other buildings on the same lot obstruct the view of the building facade from the street or private drive; or
 3. The facade is adjacent to the primary parking area for the building or tenant.

Response: The building will include two façade mounted signs. These signs are placed on the facades facing the primary parking areas, as well as the SW Parkway Ave. and Interstate 5 frontages. The sign at the southwest corner wraps the corner of the building onto two facades. This corner is visible from both the parking and Interstate 5. The sign at the SW Parking frontage is over the building’s primary entrance as well as faces the parking areas.

B. Sign Area Allowed:

1. The sign area allowed for all building signs on a sign eligible façade is shown in the table below:

Linear Length of Façade (feet)	Sign Area Allowed*
Less than 16	Area equal to linear length
16 to 24	24 sq. ft.
Greater than 24 to 32	32 sq. ft.
Greater than 32 to 36	Area equal to linear length
Greater than 36 to 72	36 sq. ft.
Greater than 72	36 sq. ft. plus 12 sq. ft. for each 24 linear feet or portion thereof greater than 72 up to a maximum of 200 sq. ft.

*Except as noted in 2. through 5. Below

Response: The following are the façade lengths of the building portion that the sign is mounted to and allowed sign areas for each sign.

East Elevation @ Parkway frontage:

Façade length = 75' Allowed area = 72 square feet

West Elevation @ I-5 frontage:

Façade length = 75' Allowed area = 72 square feet

South Elevation @ I-5 frontage and parking:

Façade length = 50' Allowed area = 36 square feet

2. The sign area allowed for facades with a primary public entrance or with a frontage along a public street dominated by windows or glazing may be increased by transferring to the façade up to one half (1/2) the sign area allowed for adjacent facades up to fifty (50) square feet. In no case shall the allowed sign area exceed an area equal to the linear length of the façade.

Response: The east elevation sign is the primary public entrance. However, the proposed sign area is less than that allowed 72 square feet; therefore, no transfer of area from adjacent facades is proposed.

3. The sign area allowed is increased as follows for signs at separate building entrances:
 - a. For building entrances open to the general public located at least fifty (50) feet apart on the same facade, the sign area allowed is increased by fifty (50) percent up to fifty (50) square feet.
 - b. For building entrances located less than fifty (50) feet apart on the same facades, the sign area allowed is increased by twenty (20) percent up to twenty (20) square feet.

Response: There are multiple building entries at the east elevation. The entries are located a maximum of 55 feet apart; therefore, the allowed area is increased to 108 square feet. The proposed sign area on the east façade is less than that allowed 108 square feet.

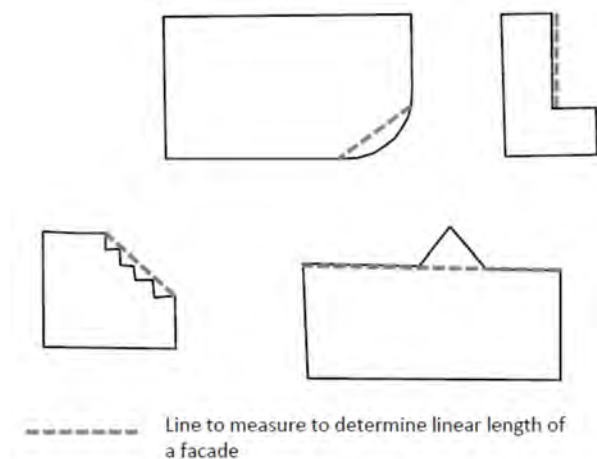
4. For businesses occupying multiple buildings in a campus setting, sign area shall be limited to that allowed for the largest building, which may then be distributed throughout the campus.

Response: The development is for a single building.

5. If a façade otherwise not sign eligible faces a lot line with frontage on Interstate 5, the applicant can transfer sign area allowed from one (1) of the locations described in a. and b. below. In no case shall the allowed sign area exceed an area equal to the allowed sign area for a sign eligible façade of the same linear length.
 - a. The freestanding sign along the Interstate 5 frontage. This generally involves placing building signs on the subject façade in lieu of installing a freestanding sign.
 - b. Adjacent façade up to fifty (50) square feet, when a majority of the adjacent façade from which the sign area is being transferred is visible from Interstate 5.

Response: In lieu of a free-standing sign along the Interstate 5 frontage, the applicant is proposing a building mounted sign on the facades visible from the interstate.

6. Calculating linear length of a façade for the purpose of determining maximum sign area allowed. For facades of a single tenant building the length the facade measured at the building line, except as noted in a. and b. below. For multi-tenant buildings the width of the façade of the tenant space shall be measured from the centerline of the party walls or the outer extent of the exterior wall at the building line, as applicable, except as noted in a. and b. below. Applicants shall provide the dimensions needed to calculate the length. Each tenant space or single occupant building shall not be considered to have more than five (5) total facades.
 - a. If a façade is curvilinear, stepped, or otherwise not a straight line, the façade shall be measured by drawing a straight line between the edges of the façade as shown in the figure below.
 - b. For an “L” shaped tenant space or single tenant building the longest leg of the interior of the “L” shall be basis for measuring the length of the L-shaped facade. Sign area allowed based on the longest leg can be distributed between legs.



Response: The building steps in several planes where signs are installed. Therefore, the lineal feet of the façade is measured for the wall area of the plane on which the sign is placed, similar to the L-shaped example above. This includes the stepped back rear elevation, using the upper wall length only.

- C. The length of individual tenant signs shall not exceed seventy-five (75) percent of the length of the facade of the tenant space.

Response: The building is a single user and no individual tenant spaces and thus signs are proposed.

- D. The height of building signs shall be within a definable sign band, fascia, or architectural feature and allow a definable space between the sign and the top and bottom of the sign band, fascia, or architectural feature.

Response: The sign facing Interstate 5 and the southwest corner of the building is placed on a sign band using materials found elsewhere in the building's architectural design. The sign facing Parkway over the primary entry is placed on the existing concrete panel between the parapet cap and the 2nd floor windows.

- E. Types of signs permitted on buildings include wall flat, fascia, projecting, blade, marquee and awning signs. Roof-top signs are prohibited.

Response: The proposed signs are flat metal logo and letter that are mounted to standoffs on the sign bands.

- (.03) Additional signs. Notwithstanding the signs allowed based on the site in (.01) and (.02) above, the following signs may be permitted, subject to standards and conditions in this Code:

- A. Directional Signs: In addition to exempt directional signs allowed under Subsection 4.156.05 (.02) C. freestanding or ground mounted directional signs six (6) square feet or less in area and four (4) feet or less in height:

1. The signs shall be designed to match or complement the architectural design of buildings on the site;
2. The signs shall only be placed at the intersection of internal circulation drives; and
3. No more than one (1) sign shall be placed per intersection corner with no more than two (2) signs per intersection.

Response: Directional signs on the site are noted on the site plan.

- B. Planned Development Signs. Up to thirty (32) square feet of the allowed sign area for freestanding signs in a planned development may be used for a separate on-site monument sign or off-site monument sign on an adjacent parcel identifying the Planned Development project.

Response: The project does not include signs for a planned development. All signs, including the single monument sign, are located on the subject parcel.

- C. Blade Signs. To aid in pedestrian wayfinding, one (1) blade sign, not to exceed six (6) square feet, per facade eligible for building signs. Blade signs over pedestrian accessible areas shall provide a minimum of eight (8) feet of clearance from the ground.

Response: The proposed development does not include any blade style signs.

- D. Fuel or Service Station Price Signs. In addition to the freestanding or ground mounted signs allowed, changeable copy signs shall be allowed for the purpose of advertising fuel prices, subject to the following standards and conditions:
1. The signs shall have a maximum of eleven (11) square feet in area per face per type of fuel sold and shall be permanently affixed to the building or a freestanding sign.
 2. The signs shall not be considered in calculating the sign area or number of signs allowed.
 3. Signs on fuel pumps shall be permitted, providing that they do not project beyond the outer edge of the pump in any direction.

Response: The development does not include fuel or service station use. Therefore, this section is not applicable.

Section 4.156.09. Temporary Signs In All Zones.

The following temporary signs may be permitted in addition to the permanent signs allowed in different zones and exempt temporary signs unless specifically prohibited in a master sign plan or other sign approval:

- (.01) General Allowance. Except as noted in subsection (.02) below up to two (2) temporary signs not exceeding a combined total of twenty four (24) square feet may

- be permitted per lot or non-residential tenant. Such signs may be banners, rigid signs, lawn signs, portable signs, or other signs of similar construction.
- (.02) Opening Banner for a New Business or Housing Development. A banner corresponding with the opening of a new business or housing development may be permitted, subject to the following standards and conditions:
- A. One such banner shall be allowed either from the date of issuance of Building Permits until four (4) weeks after issuance of Certificates of Occupancy, or if no Building Permit is issued, for four (4) weeks after occupancy of a new business.
 - B. Such banner may be two-sided but shall not exceed thirty-two (32) square feet per face.
 - C. Such signs shall not be permitted at the same time as general allowance signs in (.01) above.
- (.03) Annual Event Signs. Up to ten (10) lawn signs may be permitted to be located in the public right-of-way for up to fourteen (14) days if all of the following are met:
- A. Signs will not be located in the areas listed in Subsection 4.156.10 (.01) A. 4.
 - B. The applicant or event has not been issued a permit for and placed signs in the public right-of-way in the previous six (6) months;
 - C. Not more than one (1) other permit has been issued for lawn signs in the right-of-way during the time period the applicant is requesting;
 - D. The event to which the signs pertain is expected to attract two hundred fifty (250) or more people;
 - E. The request is not in addition to exempt lawn signs for large special events allowed for in Section 6.150; and
 - F. The applicant has indicated on a map the exact locations the signs will be placed and has submitted an application along with the required fee.
- (.04) Inflatable Signs. Inflatable signs may be permitted for a maximum of fifteen (15) days of display use in any calendar year subject to the following standards and conditions:
- A. Does not exceed ten (10) feet in overall height; and
 - B. If attached to a building in any manner, it meets applicable building code requirements including consideration of wind loads.

[Response: Temporary signs associated with special events, grand opening, etc. by Grace Chapel will be provided by the owner and will be subject to timelines, placement and sizing limitations and are not part of this application review.](#)

Section 4.156.10. Signs on City and ODOT Right-Of-Way.

- (.01) Signs on City Property. For the purposes of this section, City property is defined as physical sites, City rights-of-way, and rights-of-way over which the City has jurisdiction. City property includes, but is not limited to, the following: City Hall, the Community Center, the Library, parks and open space, Transit and Fleet Building, SMART Central, and the City's reservoir, pump station, and treatment plant properties.
- A. Allowed Signs. The following signs may be placed on City property and/or City rights-of-way and right-of-ways over which the City has jurisdiction under the following conditions:
1. Such signs as are necessary to locate and direct the public to City premises, or other governmental premises.
 2. Such signs as are necessary for the public's health, safety and welfare authorized under law, regulation, ordinance, or order including but not limited to traffic signs. This shall include signs authorized to conform with the State's Tourism Information program and any similar local government program.
 3. Signs and their placement as authorized in subsections 1 and 2, above, shall meet all other applicable standards and criteria under law, regulation, ordinance, or order.
 4. Lawn signs may be placed, subject to the standards in subsection 4.156.10 (.01)A. 5., below, on City rights-of-way and rights-of-way over which the City has jurisdiction except 1) those rights-of-way adjoining City properties defined in subsection 4.156.10 (.01) above, and 2) in the following locations where the placement of signs could damage landscaping or interfere with the maintenance of the rights-of-way:
 - a. In any median or landscaped strip inside the City limits as identified below in Sections 4.156.10 (.01) A. 4. b. through p.
 - b. Either side of French Prairie Road.
 - c. Either side of Canyon Creek Road North, from Boeckman Road to Elligsen Road.
 - d. Either side of Wilsonville Road between Town Center Loop East and the Portland & Western (previously Burlington Northern) Railroad property.
 - e. Either side of Town Center Loop West and East.
 - f. Both sides of former S.W. Parkway frontage between Town Center Loop West and Wilsonville Road.
 - g. Wilsonville Road between Willamette Way West and Willamette Way East.
 - h. The north side of Wilsonville Road from Town Center Loop East to Boeckman Creek.

- i. Either side of Wilsonville Road between Boeckman Road and the southern boundary of the Wilsonville High School property.
 - j. Either side of Parkway Center Avenue.
 - k. The south side of Elligsen Road from the eastern city limits to a point directly across from the west side of the Tualatin Valley Fire District fire station.
 - l. Either side of Boeckman Road and all islands, from the railroad tracks west to 110th.
 - m. Either side of 110th between Barber Street and Boeckman Road.
 - n. The eastern side of Grahams Ferry Road from Tooze Road to the City limits.
 - o. Either side of Barber Street between 110th and Brown Road, including islands and roundabouts.
 - p. Such other areas as the City may designate as requiring protection from landscape damage.
5. Lawn signs shall meet the following standards and conditions:
- a. Allowed only between the hours of 6 a.m. Friday and 8 p.m. Sunday, and the hours of 9 a.m. and 4 p.m. Tuesdays;
 - b. Not greater than thirty (30) inches in height. A-frame signs may be 24" by 36" provided that they are designed to meet vision clearance requirements (typically not over 30 inches in height when standing);
 - c. Not placed on street surfaces, sidewalks, paths, median strips, or bicycle ways;
 - d. Located within forty (40) feet of an intersection;
 - e. No more than three (3) signs per person; and
 - f. Placed no more than one every fifty (50) feet and at least ten (10) feet away from any other temporary sign.
6. Banners on public light and other poles identified in a plan maintained or adopted by the City and installed by or under arrangement with the Public Works Department.

Response: The proposed development does not propose signs to be placed on City property.

- (.02) Signs within ODOT Right-Of-Way. Consistent with the Laws and Administrative Rules of the State of Oregon, all signs of any kind are prohibited within right-of-way of the Oregon Department of Transportation (ODOT), except those signs that are specifically determined by ODOT to be necessary for the public's health, safety, or welfare. The City may assist the State in the removal of signs that are illegally placed within ODOT right-of-way, as provided above for signs in City right-of-way. City assistance is justified in view of the substantial public investment that has recently

been made to improve and beautify both freeway interchange areas north of the Willamette River.

Response: The proposed development does not include any signs within the ODOT right-of-way.

Section 4.156.11. Sign Enforcement.

- (.01) General. Any person who places a sign that requires a permit under this section, and who fails to obtain a permit before installing the sign, shall be subject to penalties and fines as established in Wilsonville Code 4.025.
- (.02) Removal of Signs. Any sign placed on public property in violation of the provisions of this Code shall be immediately removed by the City. As soon thereafter as reasonable, the City shall notify the owner or the owner's representative that the sign has been removed, and that if the sign is not claimed within ten (10) days, the sign will be deemed abandoned and subject to disposal by the City. The City shall have no responsibility to contact the owner of the sign if the owner's name, address, and telephone number are not clearly indicated on the sign and shall dispose of the sign ten days after its removal by the City. The City Council may establish fees to be collected at the time of releasing impounded signs in order to cover the City's costs in collecting, storing, and returning these signs and administering the sign removal program.
- (.03) Civil Enforcement. Any sign which is intentionally placed in violation of the provisions of this code after the owner of the sign has been notified of the initial sign removal and reason for its removal, shall subject the owner to a civil violation not to exceed \$100.00 as and for a civil fine for each day that a violation continues to exist.
- (.04) Additional enforcement. The remedies described herein are not exclusive and may be used in addition to those prescribed elsewhere in the Wilsonville Code, including Sections 1.012 and 1.013, Violations, and 6.200 through 6.620, Nuisances. The City Attorney may use any enforcement process available at law or equity, including but not limited to, seeking injunctive relief, equitable relief, damages, or fines for violations.

Response: All proposed signs are included with this application for Design Review. Additional future signs, or modifications of proposed, will be review with the City as required.

<u>Sign Description</u>	<u>Location</u>	<u>Lawn Signs</u> [see WC 4.156.05 I.]	<u>Rigid Signs</u> [see WC 4.156.05 (.02) J.]	<u>Maximum Combined Lawn and Rigid Signs</u>
Part 1. General Allowances for Lawn and Rigid Signs				
Residential or Agriculture zoned lots. ¹	Area per sign face	6 sq. ft.	6 sq. ft.	
	Exempt at one time	3 signs per lot	1 sign per lot	3 signs per lot
Commercial, Industrial, or Public Facility zoned lots. ²	Area per sign face	6 sq. ft.	32 sq. ft.	
	Exempt at one time	3 signs per lot	1 sign per lot, plus 1 additional sign if the lot is more than 3 acres in area or has multiple street frontages	3 signs per lot, plus 1 additional rigid sign if the lot is more than 3 acres in area or has multiple street frontages.
Part 2. Additional Special Allowances for Rigid Signs³				
Lots with active commercial, industrial, public facility, or multi-family construction projects. ⁴	Area per sign face		64 sq. ft.	
	Exempt at one time		1 sign per lot	
Residential or Agriculture tracts of land in excess of 5 acres or recorded residential subdivisions with more than 25% of the lots remaining unsold and undeveloped.	Area per sign face		32 sq. ft.	
	Exempt at one time		1 sign per qualifying tract or subdivision	
<p>¹ Residential and Agriculture zones include all PDR (Planned Development Residential) zones, along with the R (Residential), RA-H (Residential Agriculture-Holding) zone, and any county-zoned land within Wilsonville City limits. In addition, lots not zoned Residential, but designated exclusively for residential use in an approved Master Plan, shall be considered residentially-zoned for the purposes of this table. This includes residential lots and in the Village Zone.</p> <p>² Commercial, Industrial, Public Facility zones include all PDC (Planned Development Commercial), PDI (Planned Development Industrial), and PF (Public Facility) zones. In addition, lots zoned Village, but designated for commercial, mixed-use, or publically-owned use in an approved Master Plan, shall fall under this description category for the purposes of this table.</p> <p>³ Sign allowances in Part 2 are in addition to the allowances and maximums in Part 1.</p> <p>⁴ An active construction project means a construction project for which any required building permits have been obtained <u>and</u> for which the City Building Official has <u>not</u> approved building occupancy. When the Building Official issues a temporary Certificate of Occupancy, the construction project shall be considered active until a permanent Certificate of Occupancy is issued. Active construction projects involving churches, private schools, or other non-single-family uses are included in this description.</p>				

Table S-1: Exempt Lawn and Rigid Sign Allowances

[Table added by Ord. No. 675, 3/1/10][Sign Regulations revised by Ord. No. 704, 6/18/12.]

Section 4.171. General Regulations - Protection of Natural Features and Other Resources.

(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

- A. To protect the natural environmental and scenic features of the City of Wilsonville.
- B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.
- C. To provide ample open space and to create a constructed environment capable and harmonious with the natural environment.

Response: The project is a remodel and expansion of an existing commercially developed site. The existing site conditions include an existing building, parking and typical landscaping of a commercial/industrial development. The remodel and expansion will preserve the perimeter landscaping and redevelop portions of the internal landscape adjacent to the building footprint.

The site contains no scenic features or views and does not have natural features including streams or wetlands. Existing trees have been maintained where feasible around the perimeter of the site parking layout. Those trees within the building footprint of the addition will be mitigated with new trees in remaining landscaped areas. See the arborist report for condition assessment of the existing trees and protection requirements noted within the tree protection plans.

The proposed project creates an active open space adjacent to the building entrance as part of the site development. The plaza includes raised plantings as well as other natural features at its perimeter (boulders and water feature) and will tie into the design of the general landscape areas.

(.02) General Terrain Preparation:

- A. All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms.
- B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code
- C. In addition to any permits required under the Uniform Building Code, all developments shall be planned, designed, constructed and maintained so as to:
 - I. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.

2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.
3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Response: The project is a remodel and expansion of an existing commercially developed site. Most of the terrain modification was completed under the original development.

The site contains no natural features including streams or wetlands requiring additional protection. Erosion control measures will be installed at project limits and areas of grading and site modification. Existing trees have been maintained where feasible around the perimeter of the site parking layout. Those trees within the building footprint of the addition will be mitigated with new trees in remaining landscaped areas. See the arborist report for condition assessment of the existing trees and protection requirements noted within the tree protection plans.

(.03) Hillsides: All developments proposed on slopes greater than 25% shall be limited to the extent that:

- A. An engineering geologic study approved by the City, establishes that the site is stable for the proposed development, and any conditions and recommendations based on the study are incorporated into the plans and construction of the development. The study shall include items specified under subsection 4.171(.07)(A).(2).(a-j):
- B. Slope stabilization and re-vegetation plans shall be included as part of the applicant's landscape plans.
- C. Buildings shall be clustered to reduce alteration of terrain and provide for preservation of natural features.
- D. Creation of building sites through mass pad grading and successive padding or terracing of building sites shall be avoided where feasible.
- E. Roads shall be of minimum width, with grades consistent with the City's Public Works Standards.
- F. Maintenance, including re-vegetation, of all grading areas is the responsibility of the developer, and shall occur through October 1 of the second growing season following receipt of Certificates of Occupancy unless a longer period is approved by the Development Review Board.
- G. The applicant shall obtain an erosion and sediment control permit from the City's Building and Environmental Services Division's.

Response: The project site is not on a hillside. All slopes on site are less than 25%.

(.04) Trees and Wooded Areas.

- A. All developments shall be planned, designed, constructed and maintained so that:
 - 1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.
 - 2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.
 - 3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.
- B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:
 - 1. Avoiding disturbance of the roots by grading and/or compacting activity.
 - 2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
 - 3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
 - 4. Requiring, if necessary, a special maintenance, management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Response: The project is a remodel and expansion of an existing commercially developed site. The site includes existing landscaped areas typical of commercial/industrial development. There are no existing woodland areas on the site.

Existing trees have been maintained where feasible around the perimeter of the site parking layout. Those trees within the building footprint of the addition will be mitigated with new trees in remaining landscaped areas. See the arborist report for condition assessment of the existing trees and protection requirements noted within the tree protection plans.

(.05) High Voltage Powerline Easements and Rights of Way and Petroleum Pipeline Easements:

- A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights of way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights of way and petroleum pipeline easements shall be carefully reviewed.

- B. Any proposed non-residential development within high voltage powerline easements and rights of way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right of way ownership.

Response: The site includes no high voltage powerlines or petroleum pipeline easements. Therefore, this section does not apply.

(.06) Hazards to Safety: Purpose:

- A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.
- B. To protect lives and property from damage due to soil hazards.
- C. To protect lives and property from forest and brush fires.
- D. To avoid financial loss resulting from development in hazard areas.

Response: The project is a remodel and expansion of an existing commercially developed site and is not indicated as a hazard area. The development proposed is typical of the area and will not contribute to potential hazards.

(.07) Standards for Earth Movement Hazard Areas:

- A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions:
1. Stabilization of the identified hazardous condition based on established and proven engineering techniques which ensure protection of public and private property. Appropriate conditions of approval may be attached by the City.
 2. An engineering geologic study approved by the City establishing that the site is stable for the proposed use and development. The study shall include the following:
 - a. Index map.
 - b. Project description, to include: location; topography, drainage, vegetation; discussion of previous work; and discussion of field exploration methods.
 - c. Site geology, to include: site geologic map; description of bedrock and superficial materials including artificial fill; location of any faults, folds, etc.; and structural data including bedding, jointing, and shear zones.
 - d. Discussion and analysis of any slope stability problems.
 - e. Discussion of any off-site geologic conditions that may pose a potential hazard to the site or that may be affected by on-site development.
 - f. Suitability of site for proposed development from geologic standpoint.

- g. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.
 - h. Supportive data, to include: cross sections showing subsurface structure; graphic logs of subsurface explorations; results of laboratory tests; and references.
 - i. Signature and certification number of engineering geologist registered in the State of Oregon.
 - j. Additional information or analyses as necessary to evaluate the site.
- B. Vegetative cover shall be maintained or established for stability and erosion control purposes.
- C. Diversion of storm water into these areas shall be prohibited.
- D. The principal source of information for determining earth movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and any subsequent bulletins and accompanying maps. Approved site specific engineering geologic studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the earth movement hazards database.

Response: The project is a remodel and expansion of an existing commercially developed site and is not indicated as a hazard area. A geotechnical report has been provided and is included with the submittal package. Erosion control measures for ground disturbance areas are summarized within the erosion control drawings as part of the drawing package submitted with this application.

(.08) Standards for Soil Hazard Areas:

- A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.
- B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulletins and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Response: The project is a remodel and expansion of an existing commercially developed site and is not indicated as a soil hazard area.

(.09) Historic Protection: Purpose:

- A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.
- B. Standards:

1. All developments shall be planned, designed, constructed, and maintained to assure protection of any designated historic or cultural resource on or near the site. Restrictions on development may include:
 - a. Clustering of buildings and incorporation of historic and/or cultural resources into site design in a manner compatible with the character of such resource.
 - b. Limitations on site preparation and grading to avoid disturbance of areas within any historic or archaeological sites, monuments or objects of antiquity.
 - c. Provision of adequate setbacks and buffers between the proposed development and the designated resources.
 2. The city may attach additional conditions with respect to the following design factors in protecting the unique character of historic/cultural resources:
 - a. Architectural compatibility;
 - b. Proposed intensity of development;
 - c. Relationship to designated open space;
 - d. Vehicular and pedestrian access; and
 - e. Proposed building or structural mass in relation to the designated resource.
- C. Review Process:
1. The Development Review Board shall be the review body for:
 - a. All development which proposes to alter a designated historic, or cultural resource or resource site; and
 - b. All development which proposes to use property adjacent to a designated cultural resource; and
 - c. All applications requesting designation of a cultural or historic resource
 2. The application shall include the following:
 - a. A complete list of exterior materials, including color of these materials.
 - b. Drawings:
 - i. Side elevation for each side of any affected structure.
 - ii. Drawings shall show dimensions or be to scale.
 - iii. Photographs may be used as a substitute for small projects.
 - c. Plot plans shall be submitted for new structures, fences, additions exceeding fifty (50) square feet, or any building relocation.
 3. Any improvement proposed for property adjacent to a designated, cultural or historic resource site, shall be subject to the following provisions:

- a. All uses and structures which are incompatible with the character of the cultural or historic resource are prohibited. The criteria used to determine incompatibility shall include the following:
 - i. The intensity and type of use when compared with the historic use patterns of the areas.
 - ii. The orientation, setback, alignment, spacing and placement of buildings.
 - iii. The scale, proportions, roof forms, and various architectural features of building design.
 - b. Setbacks may be required which are over and above those required in the base zone in order to protect the resource. Setbacks should be appropriate to the scale and function of the resource, but allow reasonable use of the adjacent property.
 - c. An appropriate buffer or screen may be required between the new or converting use on the adjacent property and the resource.
4. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this chapter that does not involve a change in design, material or external reconstruction thereof, nor does this Code prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certifies to the Development Review Board that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of acceptable building practices.
 5. The owner, occupant or other person in actual charge of a cultural resource, or an improvement, building or structure in an historic district shall keep in good repair all of the exterior portions of such improvement, building or structure, all of the interior portions thereof when subject to control as specified in the designating ordinance or permit, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay or any exterior architectural feature.

Response: The project is a remodel and expansion of an existing commercially developed site. While the existing building will be maintained as part of the development, the structure is not considered historic; therefore, this section is not applicable.

(.10) Alteration and Development Criteria:

- A. Demolition or alteration of any structure, or any change in any site or object which has been designated as a cultural resource, is prohibited unless it is determined:

1. In the case of a designated cultural resource, the proposed work would not detrimentally alter, destroy or adversely affect any exterior architectural or other identified feature; or
2. In the case of any property located within a historic district, the proposed construction, removal, rehabilitation, alteration, remodeling, excavation or exterior alteration conforms to any prescriptive standards as adopted by the City, and does not adversely affect the character of the district; or
3. In the case of construction of a new improvement, building or structure upon a cultural resource site, the exterior of such improvements will not adversely affect and will be compatible with the external appearance of existing designated improvements, buildings and structures on said site; or
4. That no reasonable use can be made of the property without such approval.

Response: The project is a remodel and expansion of an existing commercially developed site. No structure is proposed for demolition. Furthermore, the site is not designated as a cultural resource; therefore, this section is not applicable.

(.11) Cultural Resource Designation Criteria: A cultural resource may be designated and placed on the Cultural Resources Inventory if it meets the following criteria:

- A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history; or
- B. It is identified with persons or events significant in local, state, or national history; or
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or it is a valuable example of the use of indigenous materials or craftsmanship; or
- D. It is representative of the notable work of a builder, designer, or architect.

Response: The project is a remodel and expansion of an existing commercially developed site. The structure has not been identified as having significant importance to the cultural, social, or other history of the City of Wilsonville. Therefore, this section is not applicable.

Section 4.175. Public Safety and Crime Prevention.

- (.01) All developments shall be designed to deter crime and insure public safety.

Response: The proposed building addition includes a large lobby addition with large expanse of glass allowing for visual connection of the street and pedestrians to the building occupants.

Furthermore, the building is home to Grace Chapel, a respected and integral part of the City of Wilsonville community and through their presence and programs look to further community support in efforts to ensure a safer community.

- (.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.

Response: The building will be properly addressed and identified as described within the Signage chapter of this narrative. Address numbers at the monument sign, and the sign itself with logo and lettering, will identify the site for the general public and emergency responders. In addition, address numbers will be placed on the building frontage to Parkway Ave. as coordinated with the fire marshal for final location.

- (.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.

Response: The building has windows from internal program areas to the parking areas providing visual connection between site elements and the building occupants. Entries and other key areas of the site will be monitored as well. Grace Chapel has engaged a security consultant to identify locations of various security elements including exterior cameras and parking and building entries.

- (.04) Exterior lighting shall be designed and oriented to discourage crime.

Response: The project will maintain some of the existing site lighting locations with new replacement fixtures. In addition, remaining site areas will be illuminated with building mounted lights at parking areas. At entries and exit doors wall mounted, or canopy lights, will be placed to illuminate these points of access. The open plaza area will include additional low voltage lighting as part of the plaza elements.

Section 4.176. Landscaping, Screening, and Buffering.

Note: the reader is encouraged to see Section 4.179, applying to screening and buffering of storage areas for solid waste and recyclables.

- (.01) Purpose. This Section consists of landscaping and screening standards and regulations for use throughout the City. The regulations address materials, placement, layout, and timing of installation. The City recognizes the ecological and economic value of landscaping and requires the use of landscaping and other screening or buffering to:
- A. Promote the re-establishment of vegetation for aesthetic, health, erosion control, flood control and wildlife habitat reasons;
 - B. Restore native plant communities and conserve irrigation water through establishment, or re-establishment, of native, drought-tolerant plants;
 - C. Mitigate for loss of native vegetation;
 - D. Establish and enhance a pleasant visual character which recognizes aesthetics and safety issues;
 - E. Promote compatibility between land uses by reducing the visual, noise, and lighting impacts of specific development on users of the site and abutting sites or uses;
 - F. Unify development and enhance and define public and private spaces;
 - G. Promote the retention and use of existing topsoil and vegetation. Amended soils benefit stormwater retention and promote infiltration;
 - H. Aid in energy conservation by providing shade from the sun and shelter from the wind; and
 - I. Screen from public view the storage of materials that would otherwise be considered unsightly.
 - J. Support crime prevention, create proper sight distance clearance, and establish other safety factors by effective landscaping and screening.
 - K. Provide landscaping materials that minimize the need for excessive use of fertilizers, herbicides and pesticides, irrigation, pruning, and mowing to conserve and protect natural resources, wildlife habitats, and watersheds.
- (.02) Landscaping and Screening Standards.
- A. Subsections “C” through “I,” below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.
 - B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as

otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1600 square feet shall have two trees if the standard calls for one tree per 800 square feet).

C. General Landscaping Standard.

1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.

D. Low Screen Landscaping Standard.

1. Intent. The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way.
2. Required materials. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three (3) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A three (3) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 22: Low Screen Landscaping).

- E. High Screen Landscaping Standard.
1. Intent. The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required.
 2. Required materials. The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six (6) feet high and 95% opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A six (6) foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 23: High Screen Landscaping).
- F. High Wall Standard.
1. Intent. The High Wall Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts, or where there is little space for physical separation.
 2. Required materials. The High Wall Standard requires a masonry wall at least six (6) feet high along the interior side of the landscaped area (see Figure 24: High Wall Landscaping). In addition, one tree is required for every 30 linear feet of wall, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.
- G. High Berm Standard.
1. Intent. The High Berm Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another, and where it is desirable and practical to provide separation by both distance and sight-obscuring materials. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts.
 2. Required materials. The High Berm Standard requires a berm at least four (4) feet high along the interior side of the landscaped area (see Figure 25: High Berm Landscaping). If the berm is less than six (6) feet high, low shrubs meeting the Low Screen Landscaping Standard, above, are to be planted along the top of the berm, assuring that the screen is at least six (6) feet in

height In addition, one tree is required for every 30 linear feet of berm, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.

- H. Partially Sight-Obscuring Fence Standard.
1. Intent. The Partially Sight-Obscuring Fence Standard is intended to provide a tall, but not totally blocked, visual separation. The standard is applied where a low level of screening is adequate to soften the impact of one use or development on another, and where some visibility between abutting areas is preferred over a total visual screen. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary and where nonresidential uses are involved.
 2. Required materials. Partially Sight-Obscuring Fence Standard are to be at least six (6) feet high and at least 50% sight-obscuring. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see Figure 26: Partially Sight-Obscuring Fence).
- I. Fully Sight-Obscuring Fence Standard.
1. Intent. The Fully Sight-Obscuring Fence Standard is intended to provide a totally blocked visual separation. The standard is applied where full visual screening is needed to reduce the impact of one use or development on another. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary.
 2. Required materials. Fully sight-obscuring fences are to be at least six (6) feet high and 100% sight-obscuring. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see Figure 27: Totally Sight-Obscuring Fence).
- (.03) Landscape Area. Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable. (For recommendations refer to the Native Plant List maintained by the City of Wilsonville). [Amended by Ord. # 674 11/16/09]

Response: The current project proposes 18,892 sf of landscaping (22.5%) of total site. The parking area landscaping is 4,757 square feet (16%) and is included in the 18,892 sf of total landscape area. Parking lot landscape is located in 8 parking islands

separating the parking spaces, at the end of parking and along the front of the parking stalls. Landscape is provided adjacent to the building to screen and define the existing and new building addition. Parking is screened from the public by the existing and proposed building addition and through landscape screening. Various plant materials are specified including native plantings where appropriate. See the attached landscape plan for plant specifics and exact locations.

(.04) Buffering and Screening. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

Response: N/A

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

Response: N/A

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

Response: Roof top mounted HVAC equipment will be screened by existing parapet walls on the existing building. The new building's HVAC unit will be placed within a well and screened by the metal building screen walls.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

Response: No outdoor storage is proposed for this project.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

Response: There are no loading docks or truck parking associated with this project.

F. In any zone any fence over six (6) feet high measured from soil surface at the outside of fenceline shall require Development Review Board approval.

Response: No fence over 6'-0" tall is proposed.

(.05) Sight-Obscuring Fence or Planting. The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to one hundred ten percent (110%) of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

(.06) Plant Materials.

- A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three (3) years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Native topsoil shall be preserved and reused to the extent feasible. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plant areas. [Amended by Ord. # 674 11/16/09]

Response: Plant material will follow these guidelines and current AAN Standards. Please see the landscape plan.

1. Shrubs. All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and 10" to 12" spread.

Response: Shrubs are specified to minimum 2 gallon, well branched as per current AAN Standards. Please see the landscape plan.

2. Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at 4 feet on center minimum, 4" pot spaced 2 feet on center minimum, 2-1/4" pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80% of the bare soil in required landscape areas within three (3) years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.

Response: Groundcovers are specified to minimum 4" pot spaced at 2'-0" o.c. maximum. Groundcover will cover 80% of the bare soil within 3 years of planting. Please see the landscape plan.

3. Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent (10%) of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.

Response: Lawn cover is -----% of new landscape area. Existing lawn is being maintained along the road frontage keeping a contiguous look with the surrounding development.

4. Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.

Response: Groundcover and/or shrubs are proposed beneath large trees where planting can occur without damage to the existing trees.

5. Integrate compost-amended topsoil in all areas to be landscaped, including lawns, to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape. [Added by Ord. # 674 11/16/09]

Response: Compost amended topsoil is specified for planting areas. See the landscape specifications for specific requirement.

- B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

Response: Trees are specified to be well-branched, b&b and meeting the current American Association of Nurserymen Standards.

1. Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of 2" caliper.

Response: Parking lot trees and perimeter trees are specified as 2" caliper.

2. Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1-3/4" to 2" caliper.

Response: Interior trees are specified as 2" caliper.

3. Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering- Pear and Kousa Dogwood, shall be 1-3/4" minimum caliper.

Response: Accent trees are specified as 1-3/4" caliper.

4. Large conifer trees such as Douglas-Fir or Deodar Cedar shall be installed at a minimum height of eight (8) feet.

Response: Large conifer trees are specified as minimum 8'-0" height.

5. Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six (5 to 6) feet.

Response: Large conifer trees are specified as minimum 6'-0" height.

- C. Where a proposed development includes buildings larger than twenty-four (24) feet in height or greater than 50,000 square feet in footprint area, the Development Review Board may require larger or more mature plant materials:

Response: Noted.

1. At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall

require tree groups located no more than fifty (50) feet on center, to break up the length and height of the façade.

Response: Proposed trees adjacent to the building have a mature growth height of 25'-30'.

2. Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.

Response: N/A

3. The following standards are to be applied:
 - a. Deciduous trees:
 - i. Minimum height of ten (10) feet; and
 - ii. Minimum trunk diameter (caliper) of 2 inches (measured at four and one-half [4 1/2] feet above grade).
 - b. Evergreen trees: Minimum height of twelve (12) feet.

Response: The above standards are applied to the deciduous and evergreen trees adjacent to the building.

- D. Street Trees. In order to provide a diversity of species, the Development Review Board may require a mix of street trees throughout a development. Unless the Board waives the requirement for reasons supported by a finding in the record, different types of street trees shall be required for adjoining blocks in a development.

Response: Street trees are not part of this project scope; therefore, the following standards do not apply.

1. All trees shall be standard base grafted, well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped (b&b). Street trees shall be planted at sizes in accordance with the following standards:
 - a. Arterial streets - 3" minimum caliper
 - b. Collector streets - 2" minimum caliper.
 - c. Local streets or residential private access drives - 1-3/4" minimum caliper. [Amended by Ord. 682, 9/9/10]
 - d. Accent or median tree -1-3/4" minimum caliper.
2. The following trees and varieties thereof are considered satisfactory street trees in most circumstances; however, other varieties and species are encouraged and will be considered:
 - a. Trees over 50 feet mature height: Quercus garryana (Native Oregon White Oak), Quercus rubra borealis (Red Oak), Acer Macrophyllum (Native Big Leaf Maple), Acer nigrum (Green Column Black Maple), Fraxinus

americanus (White Ash), Fraxinus pennsylvannica 'Marshall' (Marshall Seedless Green Ash), Quercus coccinea (Scarlet Oak), Quercus pulustris (Pin-Oak), Tilia americana (American Linden).

- b. Trees under 50 feet mature height: Acer rubrum (Red Sunset Maple), Cornus nuttallii (NativePacific Dogwood), Gleditsia triacanthos (Honey Locust), Pyrus calleryana 'Bradford' (Bradford Pear), Tilia cordata (Little Leaf Linden), Fraxinus oxycarpa (Flame Ash).
- c. Other street tree species. Other species may be specified for use in certain situations. For instance, evergreen species may be specified where year-round color is desirable and no adverse effect on solar access is anticipated. Water-loving species may be specified in low locations where wet soil conditions are anticipated.

[Section 4.176(.06)(D.) amended by Ordinance No. 538, 2/21/02.]

Response: Street trees are not part of this project scope; therefore, these standards do not apply.

E. Types of Plant Species.

- 1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.

Response: Existing vegetation is labeled as existing to remain, preserve and protect. Existing trees to be protected are identified on the tree protection and preservation plan.

- 3. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.

Response: Plant materials are selected based on compatibility with the existing site conditions.

- 3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.

[Section 4.176(.06)(E.) amended by Ordinance No. 538, 2/21/02.]

Response: Plants have been verified not to be on the invasive vegetation list.

F. Tree Credit.

Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows (measured at four and one-half feet above grade and rounded to the nearest inch):

Existing trunk diameter	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits

[Amended by Ord. # 674 11/16/09]

Response: Noted.

1. It shall be the responsibility of the owner to use reasonable care to maintain preserved trees. Trees preserved under this section may only be removed if an application for removal permit under Section 4.610.10(01)(H) has been approved. Required mitigation for removal shall be replacement with the number of trees credited to the preserved and removed tree.

Response: Noted.

2. Within five years of occupancy and upon notice from the City, the property owner shall replace any preserved tree that cannot be maintained due to disease or damage, or hazard or nuisance as defined in Chapter 6 of this code. The notice shall be based on complete information provided by an arborist Replacement with the number of trees credited shall occur within one (1) growing season of notice.

Response: Noted.

F. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met. [Amended by Ordinance No. 538, 2/21/02.]

Response: Noted.

G. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.[Amended by Ordinance No. 538, 2/21/02.]

Response: Noted.

(.07) Installation and Maintenance.

A. Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.

Response: Plantings will be installed by a licensed landscape contractor and properly staked as per the landscape details.

- B. Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.

Response: Landscape will be maintained and replaced as required.

- C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:

1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.

Response: A permanent fully automatic irrigation system is proposed.

3. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.

Response: A permanent fully automatic irrigation system is proposed.

4. Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.

Response: A permanent fully automatic irrigation system is proposed.

5. A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.

Response: Noted. Applicant will comply with the above requirement.

- C. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

Response: Landscape areas are protected by concrete curbs from vehicle parking and no outdoor storage is proposed in the landscape areas.

- (.08) Landscaping on Corner Lots. All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

Response: The property is not on a corner lot, this requirement does not apply.

- (.09) Landscape Plans. Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

- A. High water usage areas (+/- two (2) inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;
- B. Moderate water usage areas (+/- one (1) inch per week): large lawn areas, average water-using shrubs, and trees;
- C. Low water usage areas (Less than one (1) inch per week, or gallons per hour): seeded fieldgrass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.
- D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.

These categories shall be noted in general on the plan and on the plant material list.

Response: The landscape plan is drawn to scale with a plant legend indicating installation size, number, scientific and common names. The landscape plant legend list the water usage of each plant species.

- (.10) Completion of Landscaping. The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation

systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

Response: Noted.

- (.11) Street Trees Not Typically Part of Site Landscaping. Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

Response: This section does not apply.

- (.12) Mitigation and Restoration Plantings. A mitigation plan is to be approved by the City's Development Review Board before the destruction, damage, or removal of any existing native plants. Plantings intended to mitigate the loss of native vegetation are subject to the following standards. Where these standards conflict with other requirements of this Code, the standards of this Section shall take precedence. The desired effect of this section is to preserve existing native vegetation.

- A. Plant Sources. Plant materials are to be native and are subject to approval by the City. They are to be non-clonal in origin; seed source is to be as local as possible, and plants must be nursery propagated or taken from a pre-approved transplantation area. All of these requirements are to be addressed in any proposed mitigation plan.
- B. Plant Materials. The mitigation plan shall specify the types and installation sizes of plant materials to be used for restoration. Practices such as the use of pesticides, fungicides, and fertilizers shall not be employed in mitigation areas unless specifically authorized and approved.
- C. Installation. Install native plants in-suitable soil conditions. Plant materials are to be supported only when necessary because of extreme winds at the site. Where support is necessary, all stakes, guy wires or other measures are to be removed as soon as the plants can support themselves. Protect from animal and fowl predation and foraging until establishment.
- D. Irrigation. Permanent irrigation systems are generally not appropriate in restoration situations, and manual or temporary watering of new plantings is often necessary. The mitigation plan shall specify the method and frequency of manual watering, including any that may be necessary after the first growing season.

- E. Monitoring and Reporting. Monitoring of native landscape areas is the on-going responsibility of the property owner. Plants that die are to be replaced in kind and quantity within one year. Written proof of the survival of all plants shall be required to be submitted to the City’s Planning Department one year after the planting is completed.

Response: Mitigation and restoration of existing native vegetations is not required since there are not any existing natives on site; therefore, this section does not apply to this project.

[Section 4.176 amended by Ordinance No. 536. 1/7/02]



Figure 21: General Landscaping



Figure 22: Low Screen Landscaping

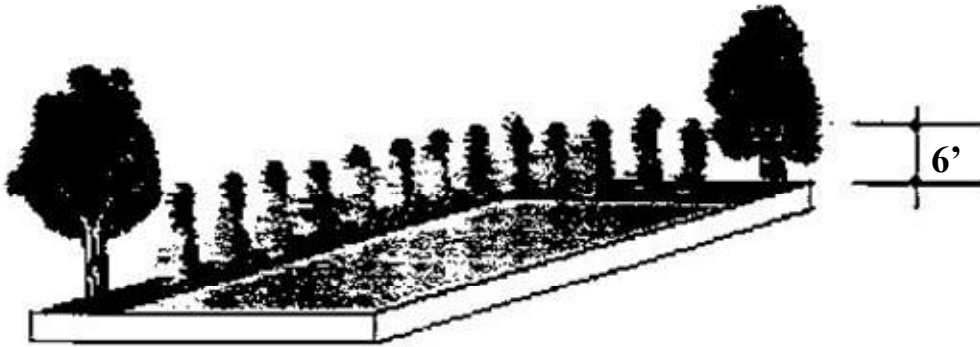


Figure 23: High Screen Landscaping

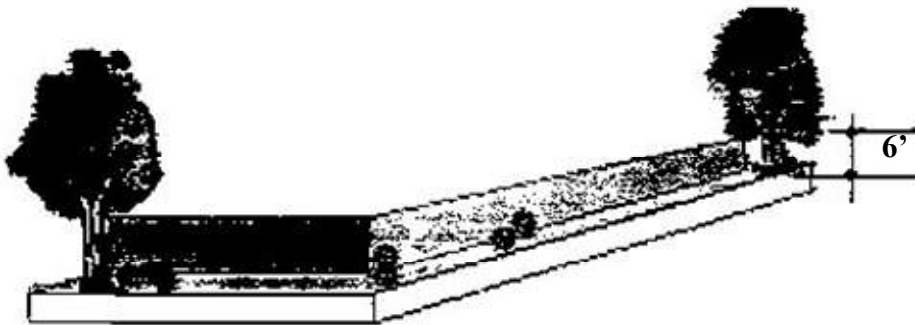


Figure 24: High Wall Landscaping

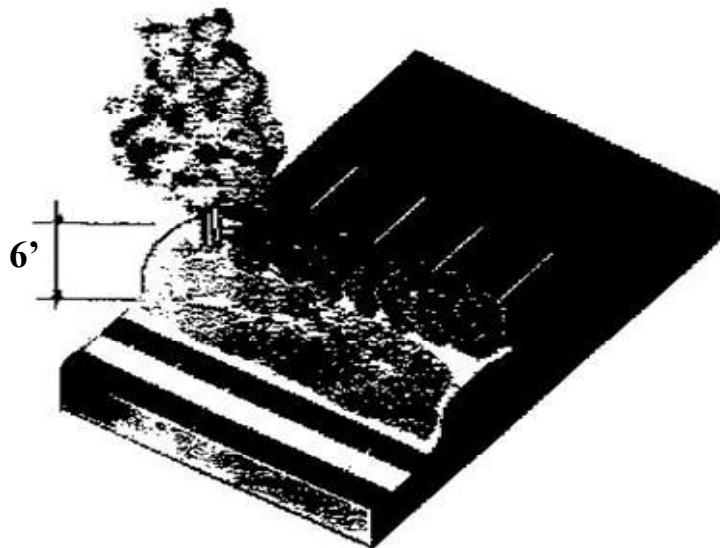


Figure 25: High Berm Landscaping

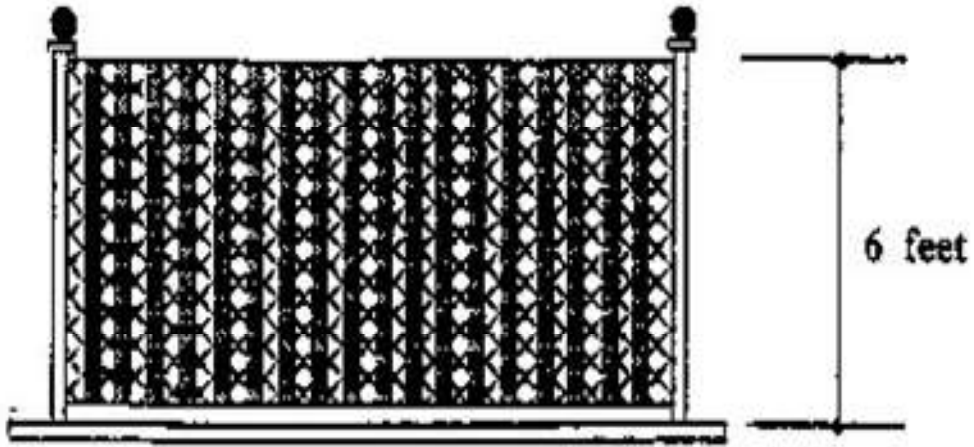


Figure 26: Partially Sight-Obscuring Fence

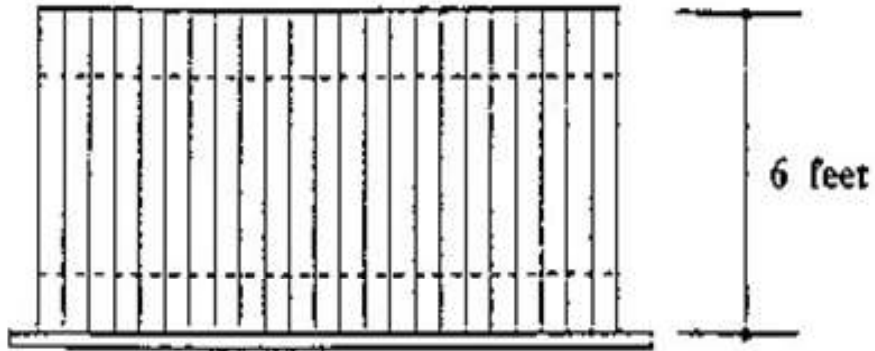


Figure 27: Totally Sight-Obscuring Fence

TREE CLEARANCES

The Landscaping Graphics

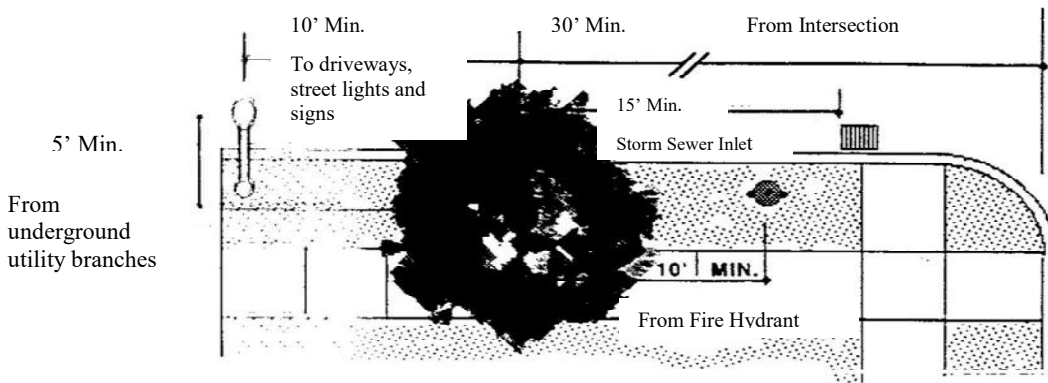
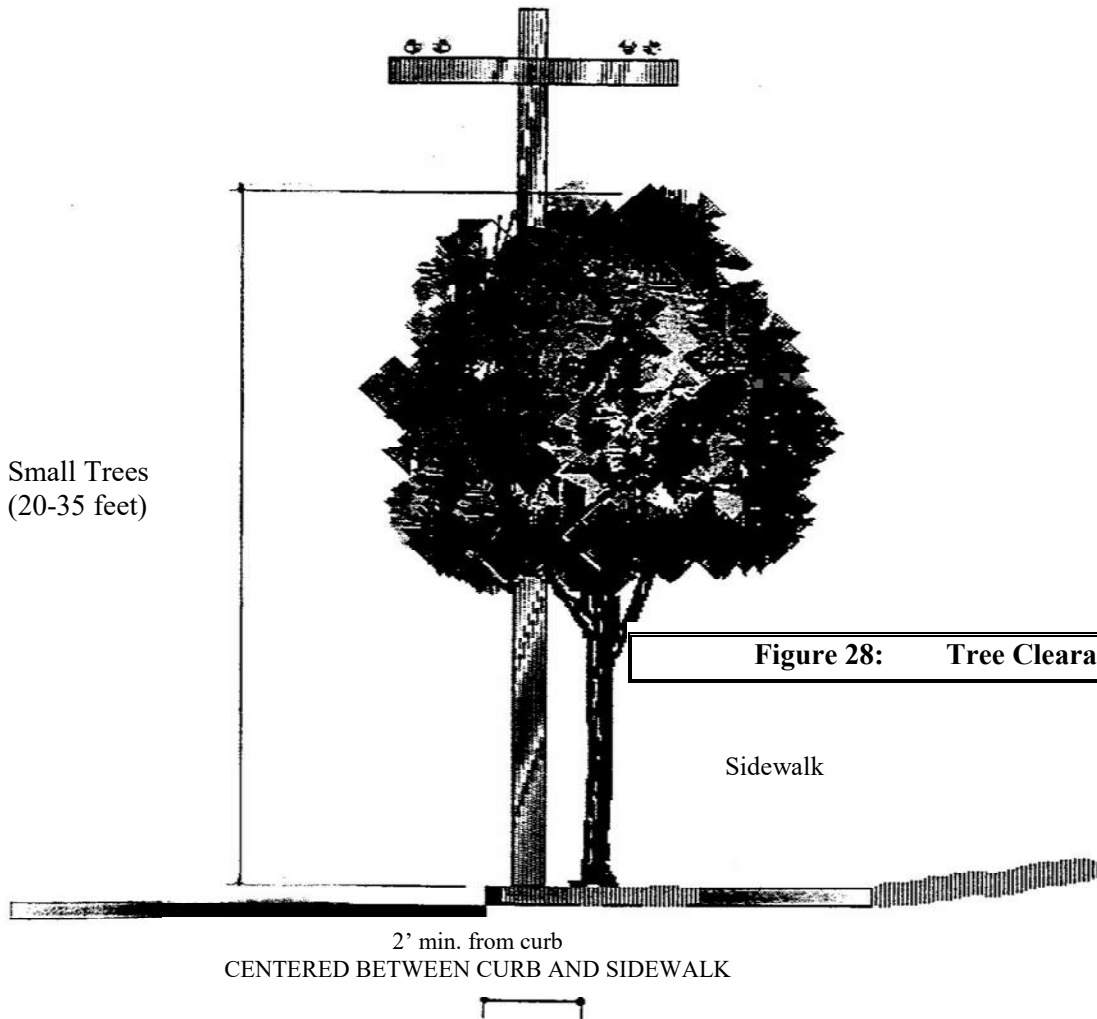


Figure 29: Tree Clearances



Section 4.177. Street Improvement Standards.

This section contains the City's requirements and standards for pedestrian, bicycle, and transit facility improvements to public streets, or within public easements. The purpose of this section is to ensure that development, including redevelopment, provides transportation facilities that are safe, convenient, and adequate in rough proportion to their impacts.

- (.01) Development and related public facility improvements shall comply with the standards in this section, the Wilsonville Public Works Standards, and the Transportation System Plan, in rough proportion to the potential impacts of the development. Such improvements shall be constructed at the time of development or as provided by Section 4.140, except as modified or waived by the City Engineer for reasons of safety or traffic operations.

Response: The project is a remodel and expansion of an existing commercially developed site along SW Parkway Ave. which is fully constructed with bike lanes and sidewalks. It was noted by City staff during the pre-application meeting on March 22nd that no further dedication of right-of-way would be triggered by the redevelopment and expansion of the existing property.

Based on preliminary ITE Traffic calculations for the existing and proposed uses, it is anticipated that the new church use will have a significantly less of an impact on the street system given the off-peak hour traffic patterns associated with the church's hours of operation compared to the existing college campus function.

(.02) **Street Design Standards.**

- A. All street improvements and intersections shall provide for the continuation of streets through specific developments to adjoining properties or subdivisions.
1. Development shall be required to provide existing or future connections to adjacent sites through the use of access easements where applicable. Such easements shall be required in addition to required public street dedications as required in Section 4.236(.04).

Response: The project is a remodel and expansion of an existing commercially developed site along SW Parkway Ave. which is fully constructed with two existing connections. Adjacent sites include the property to the north with existing street connections already in place, and a vacant 4-acre site to the south with sufficient frontage to Parkway Ave. that no access easement through the subject site is needed.

- B. The City Engineer shall make the final determination regarding right-of-way and street element widths using the ranges provided in Chapter 3 of the Transportation System Plan and the additional street design standards in the Public Works Standards.

Response: The project is a remodel and expansion of an existing commercially developed site along SW Parkway Ave. which is fully constructed with bike lanes and sidewalks. It was noted by City staff during the pre-application meeting on March

22nd that no further dedication of right-of-way would be triggered by the redevelopment and expansion of the existing property.

C. Rights-of-way.

1. Prior to issuance of a Certificate of Occupancy Building permits or as a part of the recordation of a final plat, the City shall require dedication of rights-of-way in accordance with the Transportation System Plan. All dedications shall be recorded with the County Assessor's Office.
2. The City shall also require a waiver of remonstrance against formation of a local improvement district, and all non-remonstrances shall be recorded in the County Recorder's Office as well as the City's Lien Docket, prior to issuance of a Certificate of Occupancy Building Permit or as a part of the recordation of a final plat.
3. In order to allow for potential future widening, a special setback requirement shall be maintained adjacent to all arterial streets. The minimum setback shall be 55 feet from the centerline or 25 feet from the right-of-way designated on the Master Plan, whichever is greater.

Response: As noted above no right-of-way dedication is required for this site and proposed development. Therefore, this section is not applicable.

D. Dead-end Streets. New dead-end streets or cul-de-sacs shall not exceed 200 feet in length, unless the adjoining land contains barriers such as existing buildings, railroads or freeways, or environmental constraints such as steep slopes, or major streams or rivers, that prevent future street extension and connection. A central landscaped island with rainwater management and infiltration are encouraged in cul-de-sac design. No more than 25 dwelling units shall take access to a new dead-end or cul-de-sac street unless it is determined that the traffic impacts on adjacent streets will not exceed those from a development of 25 or fewer units. All other dimensional standards of dead-end streets shall be governed by the Public Works Standards. Notification that the street is planned for future extension shall be posted on the dead-end street. [Amended by Ord. # 674 11/16/09]

Response: The project site does not include any dead-end streets or cul-de-sacs. This section is not applicable.

E. Corner or clear vision area.

1. A clear vision area which meets the Public Works Standards shall be maintained on each corner of property at the intersection of any two streets, a street and a railroad or a street and a driveway. However, the following items shall be exempt from meeting this requirement:
 - a. Light and utility poles with a diameter less than 12 inches.
 - b. Trees less than 6" d.b.h., approved as a part of the Stage II Site Design, or administrative review.

- c. Except as allowed by b., above, an existing tree, trimmed to the trunk, 10 feet above the curb.
- d. Official warning or street sign.
- e. Natural contours where the natural elevations are such that there can be no cross-visibility at the intersection and necessary excavation would result in an unreasonable hardship on the property owner or deteriorate the quality of the site.

Response: The site has two access driveway connections to SW Parkway Ave. These driveways will be maintained with clear vision clearance as noted.

- F. Vertical clearance - a minimum clearance of 12 feet above the pavement surface shall be maintained over all streets and access drives.

Response: The site design does not include project over paved surfaces. Therefore the minimum 12 foot clear is maintained.

- G. Interim improvement standard. It is anticipated that all existing streets, except those in new subdivisions, will require complete reconstruction to support urban level traffic volumes. However, in most cases, existing and short-term projected traffic volumes do not warrant improvements to full Master Plan standards. Therefore, unless otherwise specified by the Development Review Board, the following interim standards shall apply.

- 1. Arterials - 24 foot paved, with standard sub-base. Asphalt overlays are generally considered unacceptable, but may be considered as an interim improvement based on the recommendations of the City Engineer, regarding adequate structural quality to support an overlay.
- 2. Half-streets are generally considered unacceptable. However, where the Development Review Board finds it essential to allow for reasonable development, a half-street may be approved. Whenever a half-street improvement is approved, it shall conform to the requirements in the Public Works Standards:
- 3. When considered appropriate in conjunction with other anticipated or scheduled street improvements, the City Engineer may approve street improvements with a single asphalt lift. However, adequate provision must be made for interim storm drainage, pavement transitions at seams and the scheduling of the second lift through the Capital Improvements Plan.

[Amended by Ord. 610, 5/1/06]

Response: The project is a remodel and expansion of an existing commercially developed site along SW Parkway Ave. which is fully constructed with bike lanes and sidewalks. It was noted by City staff during the pre-application meeting on March 22nd that no further dedication of right-of-way or improvements to existing right-of-way construction would be triggered by the redevelopment and expansion of the existing property.

(.03) Sidewalks. Sidewalks shall be provided on the public street frontage of all development. Sidewalks shall generally be constructed within the dedicated public right-of-way, but may be located outside of the right-of-way within a public easement with the approval of the City Engineer.

A. Sidewalk widths shall include a minimum through zone of at least five feet. The through zone may be reduced pursuant to variance procedures in Section 4.196, a waiver pursuant to Section 4.118, or by authority of the City Engineer for reasons of traffic operations, efficiency, or safety.

B. Within a Planned Development, the Development Review Board may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary.

Response: The project is a remodel and expansion of an existing commercially developed site along SW Parkway Ave. which is fully constructed with bike lanes and sidewalks.

(.04) Bicycle Facilities. Bicycle facilities shall be provided to implement the Transportation System Plan, and may include on-street and off-street bike lanes, shared lanes, bike boulevards, and cycle tracks. The design of on-street bicycle facilities will vary according to the functional classification and the average daily traffic of the facility.

Response: The project is a remodel and expansion of an existing commercially developed site along SW Parkway Ave. which is fully constructed with bike lanes and sidewalks.

(.05) Multiuse Pathways. Pathways may be in addition to, or in lieu of, a public street. Paths that are in addition to a public street shall generally run parallel to that street, and shall be designed in accordance with the Public Works Standards or as specified by the City Engineer. Paths that are in lieu of a public street shall be considered in areas only where no other public street connection options are feasible, and are subject to the following standards.

A. Paths shall be located to provide a reasonably direct connection between likely pedestrian and bicyclist destinations. Additional standards relating to entry points, maximum length, visibility, and path lighting are provided in the Public Works Standards.

B. To ensure ongoing access to and maintenance of pedestrian/bicycle paths, the City Engineer will require dedication of the path to the public and acceptance of the path by the City as public right-of-way; or creation of a public access easement over the path.

Response: The subject site has an existing street and walkway system already constructed. Therefore, it is assumed that multi-use pathway is not required or would be proposed by the City at this location.

(.06) Transit Improvements

Development on sites that are adjacent to or incorporate major transit streets shall provide improvements as described in this section to any bus stop located along the site's frontage, unless waived by the City Engineer for reasons of safety or traffic operations. Transit facilities include bus stops, shelters, and related facilities. Required transit facility improvements may include the dedication of land or the provision of a public easement.

A. Development shall at a minimum provide:

1. Reasonably direct pedestrian connections, as defined by Section 4.154, between building entrances and the transit facility and between buildings on the site and streets adjoining transit stops.
2. Improvements at major transit stops. Improvements may include intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.

B. Developments generating an average of 49 or more pm peak hour trips shall provide bus stop improvements per the Public Works Standards. Required improvements may include provision of benches, shelters, pedestrian lighting; or provision of an easement or dedication of land for transit facilities.

C. In addition to the requirements of 4.177(.06)(A.)(2.), development generating more than 199 pm peak hour trips on major transit streets shall provide a bus pullout, curb extension, and intersection or mid-block traffic management improvements to allow for pedestrian crossings at major transit stops.

D. In addition to the requirements of 4.177(.06)(A.) and (B.), development generating more than 500 pm peak-hour trips on major transit streets shall provide on-site circulation to accommodate transit service.

Response: The project is along an existing transit street with existing bus line service. The existing bus stops are not along the frontage of the property; therefore, improvements to the stops are not required.

The site provides a new pedestrian connection from the building's main entry and outdoor plaza area to the public sidewalk. This connection point is relatively close proximity to the existing crosswalk across SW Parkway Ave. in front of the property.

The proposed development will not generate PM Peak Hour trips at the thresholds noted.

(.07) Residential Private Access Drives. Residential Private Access Drives shall meet the following standards:

- A. Residential Private Access Drives shall provide primary vehicular access to no more than four (4) dwelling units, excluding accessory dwelling units.

- B. The design and construction of a Residential Private Access Drive shall ensure a useful lifespan and structural maintenance schedule comparable, as determined by the City Engineer or City's Authorized Representative, to a local street constructed in conformance to current public works standards.
 - 1. The design of residential private access drives shall be stamped by a professional engineer registered in the state of Oregon and shall be approved by the City Engineer or City's Authorized Representative to ensure the above requirement is met.
 - 2. Prior to issuing a certificate of occupancy for any residential dwelling unit whose primary vehicular access is from a Residential Private Access Drive the City Engineer or City's Authorized Representative shall certify construction of the Residential Private Access Drive substantially conforms the design approved by the City Engineer or City's Authorized Representative.
- C. Residential Private Access Drives shall be named for addressing purposes. All Residential Private Access Drives shall use the suffix "Lane", i.e. SW Oakview Lane.
- D. Residential Private Access Drives shall meet or exceed the standards for access drives and travel lanes established in Subsection (.08) of this Section.

[Amended by Ord. 682, 9/1/10]

[Response: The development is for a non-residential development. Therefore, this section is not applicable.](#)

(.08). Access Drive and Driveway Approach Development Standards.

- A. An access drive to any proposed development shall be designed to provide a clear travel lane free from any obstructions.

[Response: The existing access drives will remain with the new development and clear travel lanes.](#)

- B. Access drive travel lanes shall be constructed with a hard surface capable of carrying a 23-ton load.

[Response: The existing travel lanes are existing paved surfaces which will be repaired.](#)

- C. Where emergency vehicle access is required, approaches and driveways shall be designed and constructed to accommodate emergency vehicle apparatus and shall conform to applicable fire protection requirements. The City may restrict parking, require signage, or require other public safety improvements pursuant to the recommendations of an emergency service provider.

[Response: The existing access drives will remain with the new development which provide a full loop around the perimeter of the building for emergency vehicles. Site plans denote areas where no parking is allowed at the one-way driveway along the east side of the building.](#)

- D. Secondary or emergency access lanes may be improved to a minimum 12 feet with an all-weather surface as approved by the Fire District. All fire lanes shall be dedicated easements.

Response: The existing access drives will remain with the new development which provide a full loop around the perimeter of the building for emergency vehicles. All drive aisles are greater than the 12 foot minimum.

- E. Minimum access requirements shall be adjusted commensurate with the intended function of the site based on vehicle types and traffic generation.

Response: The existing access drives will remain with the new development which provide a full loop around the perimeter of the building for emergency vehicles.

- F. The number of approaches on higher classification streets (e.g., collector and arterial streets) shall be minimized; where practicable, access shall be taken first from a lower classification street.

Response: The two existing approaches will be reused for the new development. The property has a single public street frontage.

- G. The City may limit the number or location of connections to a street, or impose access restrictions where the roadway authority requires mitigation to alleviate safety or traffic operations concerns.

Response: The two existing approaches will be reused for the new development. The two existing access points already have access and movement restrictions. The northern driveway is limited to right-in and right-out movement via an existing center median in Parkway Ave.

- H. The City may require a driveway to extend to one or more edges of a parcel and be designed to allow for future extension and inter-parcel circulation as adjacent properties develop. The City may also require the owner(s) of the subject site to record an access easement for future joint use of the approach and driveway as the adjacent property(ies) develop(s).

Response: The existing onsite circulation of the subject parcel will be maintained. The existing connection to the adjacent property to the north will be removed as the two parcels are no longer owned by the same entity and operations no longer require the joint connection.

- I. Driveways shall accommodate all projected vehicular traffic on-site without vehicles stacking or backing up onto a street.

Response: The two existing approaches and internal loop with separate passenger loading/unloading lane, will facilitate traffic movement through the site without queuing at the street.

- J. Driveways shall be designed so that vehicle areas, including but not limited to drive-up and drive-through facilities and vehicle storage and service areas, do not obstruct any public right-of-way.

Response: The proposed use does not include the noted uses.

- K. Approaches and driveways shall not be wider than necessary to safely accommodate projected peak hour trips and turning movements, and shall be designed to minimize crossing distances for pedestrians.

Response: The two existing approaches will be reused for the new development without an increase in width.

- L. As it deems necessary for pedestrian safety, the City, in consultation with the roadway authority, may require traffic-calming features, such as speed tables, textured driveway surfaces, curb extensions, signage or traffic control devices, or other features, be installed on or in the vicinity of a site.

Response: The internal site layout includes traffic calming at the passenger loading/unloading and pedestrian crossing. This area is raised and changes in material to demark the pedestrian area.

The public right-of-way already includes a pedestrian crossing of SW Parkway Ave. via a crossing with raised median.

- M. Approaches and driveways shall be located and designed to allow for safe maneuvering in and around loading areas, while avoiding conflicts with pedestrians, parking, landscaping, and buildings.

Response: The loading zone is noted at the front passenger loading and unloading area. The passenger area is primarily used during Sunday worship times which will not coincide with other uses of the loading zone. The church function of the building will have limited loading zone needs, mainly those related to parcel trucks and mail.

- N. Where a proposed driveway crosses a culvert or drainage ditch, the City may require the developer to install a culvert extending under and beyond the edges of the driveway on both sides of it, pursuant applicable Public Works standards.

Response: The two existing approaches will be reused and do not cross a ditch of culvert. Therefore, this section does not apply.

- O. Except as otherwise required by the applicable roadway authority or waived by the City Engineer, temporary driveways providing access to a construction site or staging area shall be paved or graveled to prevent tracking of mud onto adjacent paved streets.

Response: One of the two existing driveways will be used as the temporary construction entrance for the project's construction.

- P. Unless constrained by topography, natural resources, rail lines, freeways, existing or planned or approved development, or easements or covenants, driveways proposed as part of a residential or mixed-use development shall meet local street spacing standards and shall be constructed to align with existing or planned streets, if the driveway.
1. Intersects with a public street that is controlled, or is to be controlled in the planning period, by a traffic signal;
 2. Intersects with an existing or planned arterial or collector street; or
 3. Would be an extension of an existing or planned local street, or of another major driveway.

Response: The two existing approaches will be reused for the new development. No new driveways are proposed thus spacing requirements are not applicable. Furthermore, the development proposed does not include residential or mixed-use development.

(.09) Minimum street intersection spacing standards.

- A. New streets shall intersect at existing street intersections so that centerlines are not offset. Where existing streets adjacent to a proposed development do not align properly, conditions shall be imposed on the development to provide for proper alignment.
- B. Minimum intersection spacing standards are provided in Transportation System Plan Table 3-2.

Response: The proposed development does not include any new streets.

- (.10) Exceptions and Adjustments.** The City may approve adjustments to the spacing standards of subsections (.08) and (.09) above through a Class II process, or as a waiver per Section 4.118(.03)(A.), where an existing connection to a City street does not meet the standards of the roadway authority, the proposed development moves in the direction of code compliance, and mitigation measures alleviate all traffic operations and safety concerns. Mitigation measures may include consolidated access (removal of one access), joint use driveways (more than one property uses same access), directional limitations (e.g., one-way), turning restrictions (e.g., right in/out only), or other mitigation.

[Section 4.177 amended by Ord. 719, 6/17/13]

Response: The two existing approaches will remain; therefore, no adjustment to driveway spacing standards is requested. No new streets are proposed; therefore, no adjustment to street spacing standards is requested.

Section 4.179. Mixed Solid Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.

- (.01) All site plans for multi-unit residential and non-residential buildings submitted to the Wilsonville Development Review Board for approval shall include adequate storage space for mixed solid waste and source separated recyclables. [Amended by Ordinance No. 538, 2/21/02.]

Response: The project is for a non-residential building. The site plan sheet, A0.1, shows the proposed location of a trash enclosure at the northwest corner of the parking lot.

- (.02) The floor area of an interior or exterior storage area shall be excluded from the calculation of building floor area for purposes of determining minimum storage requirements.

Response: The project does not include exterior storage. The entire square footage of the building was used to determine the enclosure sizing, including incidental accessory storage areas.

- (.03) The storage area requirement shall be based on the predominant use(s) of the building. If a building has more than one of the uses listed herein and that use occupies 20 percent or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one of the uses listed herein and that use occupies more than 20 percent of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

Response: The building is for a church with associated office and children's programs. These primary uses all have the same enclosure size ratio noted in (06) below, thus was used for the entire sizing calculation.

- (.04) Storage areas for multiple uses on a single site may be combined and shared.

Response: The development has a single use on the site and a single waste enclosure.

- (.05) The specific requirements are based on an assumed storage height of four feet for solid waste/recyclables. Vertical storage higher than four feet but no higher than seven feet may be used to accommodate the same volume of storage in a reduced floor space. Where vertical or stacked storage is proposed, the site plan shall include drawings to illustrate the layout of the storage area and dimensions for the containers.

Response: The enclosure calculation and provided size is based on the standard requirement noted above of four feet.

- (.06) The specific requirements for storage area are as follows:

- A. Multi-unit residential buildings containing five-ten units shall provide a minimum storage area of 50 square feet. Buildings containing more than ten residential units shall provide an additional five square feet per unit for each unit above ten.

Response: The development is for a church use, non-residential structure; therefore, this section is not applicable.

- B. Non-residential buildings shall provide a minimum storage area of ten square feet, plus:

1. Office: Four square feet per 1,000 square feet gross floor area (GFA);
2. Retail: Ten square feet per 1,000 square feet GFA;
3. Wholesale / Warehouse / Manufacturing: Six square feet per 1,000 square feet GFA; and
4. Other: Four square feet per 1,000 square feet GFA.

Response: The building's primary use is the church and associated children's programs which would fall under 'Other'. In addition there will be some office area within the building. All primary uses within the building have a requirement of 4 square feet of enclosure area per 1,000 square feet of building area.

The building area is approximately 34,000 total square feet which would require 136 square feet of the waste enclosure. The proposed enclosure layout provides 200 square feet of interior space.

- (.07) The applicant shall work with the City's franchised garbage hauler to ensure that site plans provide adequate access for the hauler's equipment and that storage area is adequate for the anticipated volumes, level of service and any other special circumstances which may result in the storage area exceeding its capacity. The hauler shall notify the City by letter of their review of site plans and make recommendations for changes in those plans pursuant to the other provisions of this section.

Response: The proposed enclosure plan and site layout has been provided to the franchise hauler – Republic Services – for review and comment. A letter of approval is included within the application materials.

- (.08) Existing multi-unit residential and non-residential developments wishing to retrofit their structures to include storage areas for mixed solid waste and recycling may have their site plans reviewed and approved through the Class I Administrative Review process, according to the provisions of Section 4.035. Site plans for retrofitting existing developments must conform to all requirements of this Section, "Mixed Solid Waste and Recyclables Storage In New Multi-Unit Residential and Non-Residential Buildings," and 4.430, "Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas," of the Wilsonville City Code. [Added by Ordinance #426 - April 4, 1994]

Response: The plan is for a remodel and addition to an existing building. The enclosure is sized and designed as part of the Design Review submittal for a new structure given the addition, rather than through the retrofit standards.

Section 4.199 OUTDOOR LIGHTING

- Section 4.199.10 Outdoor Lighting In General.
- Section 4.199.20 Applicability.
- Section 4.199.30 Lighting Zones.
- Section 4.199.40 Lighting Systems Standards for Approval.
- Section 4.199.50 Submittal Requirements.
- Section 4.199.60 Major Additions or Modifications.

Section 4.199.10. Outdoor Lighting In General.

- (.01) Purpose: The purpose of this Code is to provide regulations for outdoor lighting that will:
- A. Permit reasonable uses of outdoor lighting for nighttime safety, utility, security, productivity, enjoyment and commerce.
 - B. Conserve energy and resources to the greatest extent possible.
 - C. Minimize glare, particularly in and around public rights-of-way; and reduce visual discomfort and improve visual acuity over large areas by avoiding “light islands” and “spotlighting” that result in reduced visual perception in areas adjacent to either the source of the glare or the area illuminated by the glare.
 - D. Minimize light trespass, so that each owner of property does not cause unreasonable light spillover to other property.
 - E. Curtail the degradation of the nighttime environment and the night sky.
 - F. Preserve the dark night sky for astronomy and enjoyment.
 - G. Protect the natural environment, including wildlife, from the damaging effects of night lighting from human sources.

Response: The development will replace existing building mounted and pole mounted lights with new LED style fixtures. The new addition includes new building mounted LED fixtures where existing site lighting fixtures were removed. The new fixtures cover entrances, plaza area and walkways.

- (.02) Purpose Statement as Guidelines: Declaration of purpose statements are guidelines and not approval criteria in the application of WC Section 4.199.

Section 4.199.20. Applicability.

- (.01) This Ordinance is applicable to:
- A. Installation of new exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.

Response: The project includes new and replacement exterior lighting on a commercial project.

B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial, industrial and multi-family housing projects with common areas.

Response: The project includes a major addition to an existing property which includes new exterior lighting.

(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:

- A. Interior lighting.
- B. Internally illuminated signs.
- C. Externally illuminated signs.
- D. Temporary lighting for theatrical, television, and performance areas.
- E. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.
- F. Building Code required exit path lighting.
- G. Lighting specifically for stairs and ramps.
- H. Temporary and seasonal lighting provided that individual lamps are 10 watts or less.
- I. Lighting required and/or regulated by the City (i.e. construction related activities), Federal Aviation Administration, U.S. Coast Guard or other Federal or State agency.
- J. Single-family residential lighting.
- K. Code Required Signs.
- L. American flag.
- M. Landscape lighting.
- N. Lights approved by the City through an Administrative Review Temporary Use Permit process.
- O. Public street lights.
- P. ATM security lighting.
- Q. Those "Exceptions" listed in the "Exterior Lighting Power Allowance" provisions of the *Oregon Energy Efficiency Specialty Code*. [Added by Ord. 688, 11/15/10]

Response: The project includes several lighting systems noted as exempt including signage, interior, landscape lighting at the plaza and egress lighting and building exits.

Section 4.199.30. Lighting Overlay Zones.

(.01) The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.

A. Property may contain more than one lighting zone depending on site conditions and natural resource characteristics.

Response: The subject property is the LZ2 shaded zone on the overlay map. The site is indicated on the map below with a star.

(.02) The Lighting Zones shall be:

A. LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas; developed areas in natural settings; sensitive night environments; and rural areas. This zone is intended to be the default condition for rural areas within the City.

B. LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.

C. LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.

D. LZ 4. Reserved for limited applications with special lighting requirements. This zone is appropriate for users who have unique site or operating circumstances that warrant additional light. This zone shall not be applied to residential or agricultural areas.

[Section 4.199.30(.02) amended by Ord. 688, 11/15/10]

Response: The subject property is the LZ2 shaded zone on the overlay map. The site is indicated on the map below with a star.

(.03) Modification of Lighting Zones.

A. The City Council may modify the designated Lighting Zones of one or more parcels if the City Council finds that the original Lighting Zone was in error, a change in circumstances has occurred warranting the change since the designation was established or the purposes of this section are better served.

Response: The development does not request modification of the designated lighting zone.

B. The Development Review Board (DRB) may modify the designated Lighting Zones as part of the Stage II, Site Design Review Process if the DRB finds that the original Lighting Zone was in error, or a change in circumstances has occurred

warranting the change since the designation was established or the purposes of this section are better served.

Response: The development does not request modification of the designated lighting zone.

C. This ordinance establishes a Lighting Overlay Zone Map. The Planning Division shall maintain the current Lighting Overlay Zone Map.

Response: The map, included with this section, has been reviewed for the subject site which is indicated with a star below.

Section 4.199.40. Lighting Systems Standards for Approval.

(.01) Non-Residential Uses and Common Residential Areas.

- A. All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option below.
- B. Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements according to the designated Lighting Zone.
 - 1. The maximum luminaire lamp wattage and shielding shall comply with Table 7.
 - 2. Except for those exemptions listed in Section 4.199.20(.02), the exterior lighting for the site shall comply with the *Oregon Energy Efficiency Specialty Code, Exterior Lighting*.
 - 3. The maximum pole or mounting height shall be consistent with Table 8.
 - 4. Each luminaire shall be set back from all property lines at least 3 times the mounting height of the luminaire:
 - a. Exception 1: If the subject property abuts a property with the same base and lighting zone, no setback from the common lot lines is required.
 - b. Exception 2: If the subject property abuts a property which is zoned (base and lighting) other than the subject parcel, the luminaire shall be setback three times the mounting height of the luminaire, measured from the abutting parcel's setback line. (Any variance or waiver to the abutting property's setback shall not be considered in the distance calculation).
 - c. Exception 3: If the luminaire is used for the purpose of street, parking lot or public utility easement illumination and is located less than 3 mounting heights from the property line, the luminaire shall include a house side shield to protect adjoining property.
 - d. Exception 4: If the subject property includes an exterior column, wall or abutment within 25 feet of the property line, a luminaire partly shielded or better and not exceeding 60 lamp watts may be mounted onto the

exterior column, wall or abutment or under or within an overhang or canopy attached thereto.

- e. Exception 5: Lighting adjacent to SROZ areas shall be set back 3 times the mounting height of the luminaire, or shall employ a house side shield to protect the natural resource area.

Response: The exterior lighting design shall comply with the prescriptive option per the Oregon Energy Specialty Code Comcheck Compliance forms. All luminaires that face away from the property-lines to include a house side shield. All wall mounted luminaire wattages is below 60 lamp watts.

- C. Performance Option. If the lighting is to comply with the Performance Option, the proposed lighting design shall be submitted by the applicant for approval by the City meeting all of the following:
 1. The weighted average percentage of direct uplight lumens shall be less than the allowed amount per Table 9.
 2. The maximum light level at any property line shall be less than the values in Table 9, as evidenced by a complete photometric analysis including horizontal illuminance of the site and vertical illuminance on the plane facing the site up to the mounting height of the luminaire mounted highest above grade. The Building Official or designee may accept a photometric test report, demonstration or sample, or other satisfactory confirmation that the luminaire meets the shielding requirements of Table 7. Luminaires shall not be mounted so as to permit aiming or use in any way other than the manner maintaining the shielding classification required herein:
 - a. Exception 1. If the property line abuts a public right-of-way, including a sidewalk or street, the analysis may be performed across the street at the adjacent property line to the right-of-way.
 - b. Exception 2. If, in the opinion of the Building Official or designee, compliance is impractical due to unique site circumstances such as lot size or shape, topography, or size or shape of building, which are circumstances not typical of the general conditions of the surrounding area. The Building Official may impose conditions of approval to avoid light trespass to the maximum extent possible and minimize any additional negative impacts resulting to abutting and adjacent parcels, as well as public rights-of-way, based on best lighting practices and available lighting technology.
 3. The maximum pole or mounting height shall comply with Table 8.

Response: Even though we comply with the prescriptive option, we still comply with portions of the performance option. The lights are to be Dark Sky Compliant with no up light. Per the site circumstances and nature of the adjacent properties, Exemption 2 will apply.

- D. Curfew. All prescriptive or performance based exterior lighting systems shall be controlled by automatic device(s) or system(s) that:
1. Initiate operation at dusk and either extinguish lighting one hour after close or at the curfew times according to Table 10; or
 2. Reduce lighting intensity one hour after close or at the curfew time to not more than 50% of the requirements set forth in the *Oregon Energy Efficiency Specialty Code* unless waived by the DRB due to special circumstances; and
 3. Extinguish or reduce lighting consistent with 1. and 2. above on Holidays.

The following are exceptions to curfew:

- a. Exception 1: Building Code required lighting.
- b. Exception 2: Lighting for pedestrian ramps, steps and stairs.
- c. Exception 3: Businesses that operate continuously or periodically after curfew.

[Section 4.199.40 amended by Ord. 688, 11/15/10]

Response: All lighting branch circuits to be routed through automatic lighting control, that includes astronomic clock with holidays. Luminaires to be 50% dimmed after dusk. Integral photocell on each luminaire to activate luminaire to 100% lumen output upon activation by motion.

(.02) Special Permit for Specific Lighting Fixtures and Systems and When Exceeding Lighting Requirements.

- A. This section is intended to apply to situations where more than normal foot candles are required due to a unique circumstance or use or where it is absolutely essential to perform the proposed activities after dark. All special permits shall be reviewed by the DRB.
- B. Upon issuance of a special permit by the Development Review Board (DRB), lighting systems not complying with the technical requirements of this Ordinance may be installed, maintained, and replaced for lighting that exceeds the maximums permitted by this Ordinance. This section is intended to be applied to uses such as sports lighting systems including but not limited to, sport fields and stadiums, such as baseball and football field lighting, tennis court lighting, swimming pool area lighting and prisons; other very intense lighting defined as having a light source exceeding 200,000 lumens or an intensity in any direction of more than 2,000,000 candelas; building façade lighting of portions of buildings over two stories high; and public monuments.
- C. To obtain such a permit, applicants shall demonstrate that the proposed lighting installation:
 1. Is within Lighting Zone 3 or above.

2. Has been designed to minimize obtrusive light and artificial sky glow, supported by a signed statement from a registered civil or electrical engineer describing the mitigation measures. Such statement shall be accompanied by calculations indicating the light trespass levels (horizontal and vertical at ground level) at the property line.
3. Will not create excessive glare, sky glow, or light trespass beyond that which can be reasonably expected by application of best lighting practices, and available technology.
4. Provides appropriate lighting curfew hours based on the use and the surrounding areas.
- D. The DRB may impose conditions of approval to mitigate any negative impacts resulting to the abutting parcel, based on best lighting practices and available lighting technology.
- E. The City may charge a review fee and may, at the Building Official's option, employ the services of a qualified professional civil or electrical engineer to review such submittals and the cost thereof shall be an additional fee charged to the applicant.

[Response: The site has no special activities to warrant any special lighting levels.](#)

Section 4.199.50. Submittal Requirements.

- (.01) Applicants shall submit the following information as part of DRB review or administrative review of new commercial, industrial, multi-family or public facility projects:
 - A. A statement regarding which of the lighting methods will be utilized, prescriptive or performance, and a map depicting the lighting zone(s) for the property.
 - B. A site lighting plan that clearly indicates intended lighting by type and location. For adjustable luminaires, the aiming angles or coordinates shall be shown.
 - C. For each luminaire type, Ddrawings, cut sheets or other documents containing specifications for the intended lighting including but not limited to, luminaire description, mounting, mounting height, lamp type and manufacturer, lamp watts, ballast, optical system/distribution, and accessories such as shields.
 - D. Calculations demonstrating compliance with *Oregon Energy Efficiency Specialty Code, Exterior Lighting*, as modified by Section 4.199.40(.01)(B.)(2.) [Amended by Ord. 688, 11/15/10]
 - E. Lighting plans shall be coordinated with landscaping plans so that pole lights and trees are not placed in conflict with one another. The location of lights shall be shown on the landscape plan. Generally, pole lights should not be placed within one pole length of landscape and parking lot trees.
 - F. Applicants shall identify the hours of lighting curfew.

- (.02) In addition to the above submittal requirements, Applicants using the Prescriptive Method shall submit the following information as part of the permit set plan review:
 - A. A site lighting plan (items 1 A - F, above) which indicates for each luminaire the 3 mounting height line to demonstrate compliance with the setback requirements. For luminaires mounted within 3 mounting heights of the property line the compliance exception or special shielding requirements shall be clearly indicated.
- (.03) In addition to the above submittal requirements, Applicants using the Performance Method shall submit the following information as part of the permit set plan review:
 - A. Site plan showing horizontal isocandle lines, or the output of a point-by-point computer calculation of the horizontal illumination of the site, showing property lines and light levels immediately off of the subject property.
 - B. For each side of the property, the output of a point-by-point vertical footcandle calculation showing illumination in the vertical plane at the property line from grade to at least 10 feet higher than the height of the tallest pole.
 - C. Lighting plans shall be prepared by a qualified licensed engineer.
- (.04) In addition to the above applicable submittal requirements, Applicants for Special Permits shall submit the following to the DRB for review:
 - A. Tabulation of International Engineering Society of North America (IESNA) lighting recommendations for each task including area illuminated, recommended illumination level, actual maintained illumination level, and luminaires used specifically to achieve the indicated criteria.
 - B. Lighting plans shall be prepared by a qualified licensed engineer.
- (.05) For all calculations, the following light loss factors shall be used unless an alternative is specifically approved by the City:

Metal halide	0.6
High pressure sodium	0.8
Compact fluorescent	0.7
Full size fluorescent	0.75
Incandescent	0.9
Halogen	0.95
Other	As approved

[Response: Drawings to comply with submittal process requirements above. All LEDs are calculated with a 0.9 light loss factor.](#)

Section 4.199.60. Major Additions or Modifications to Pre-Existing Sites.

- (01.) Major Additions. If a major addition occurs on a property, all of the luminaires on the site shall comply with the requirements of this Section. For purposes of this subsection, the following are considered to be major additions:

- A. Additions of 50 percent or more in terms of additional dwelling units, gross floor area, seating capacity, or parking spaces, either with a single addition or with cumulative additions after July 2, 2008.
- B. Modification or replacement of 50 percent or more of the outdoor lighting luminaries' within a 5-year timeframe existing as of July 2, 2008.

Lighting Zone	Fully Shielded	Shielded	Partly Shielded	Unshielded
LZ 1	70	20	13	Low voltage landscape lighting 50 watts or less
LZ 2	100	35	39	Low voltage landscape lighting 50 watts or less
LZ 3	250	100	70	Landscape and facade lighting 100 watts or less; ornamental lighting on private drives of 39 watts and less
LZ 4	450	150	150	Landscape and facade lighting 250 watts or less; ornamental lights on private drives and lanterns 70 watts or less; marquee lighting not employing medium based lamps

[Table 7 amended by Ord. 682, 9/9/10; Ord. 688, 11/15/10]

Lighting Zone	Lighting for private drives, driveways, parking, bus stops and other transit facilities	Lighting for walkways, bikeways, plazas and other pedestrian areas	All other lighting
LZ 0	20	8	4
LZ 1	25	12	4
LZ 2	40	18	8
LZ 3	40	18	16
LZ 4	Height limit to be determined by Special Use Permit Only		

Lighting mounted onto buildings or other structures shall not exceed a mounting height greater than 4 feet higher than the tallest part of the building or structure at the place where the lighting is installed, nor higher than 33.33 percent of the horizontal distance of the light from the nearest property line, whichever is less.

[Table amended by Ord. 682, 9/9/10]

Table 9: Performance Method			
Lighting Zone	Maximum percentage of direct lumens of upright	Maximum Light Level at Property Line	
		Horizontal plane at grade (foot candles - fc)	Vertical plane facing the site in question, from grade to mounting height of highest mounted luminaire (foot candles – fc)
LZ 0	0	0.01 fc	0.02 fc
LZ 1	1%	0.05 fc	0.1 fc
LZ 2	5%	0.2 fc	0.4 fc
LZ 3	10%	0.4 fc	0.8 fc
LZ 4	20%	0.8 fc	1.6 fc

Table 10: Curfew	
Lighting Zone	Curfew Time
LZ 0	8:00 PM (2000 hours)
LZ 1	
LZ 2	10:00 PM (2200 hours)
LZ 3	Midnight (2400 hours)
LZ 4	

[Tables, above, renumbered by Ord. 688, 11/15/10

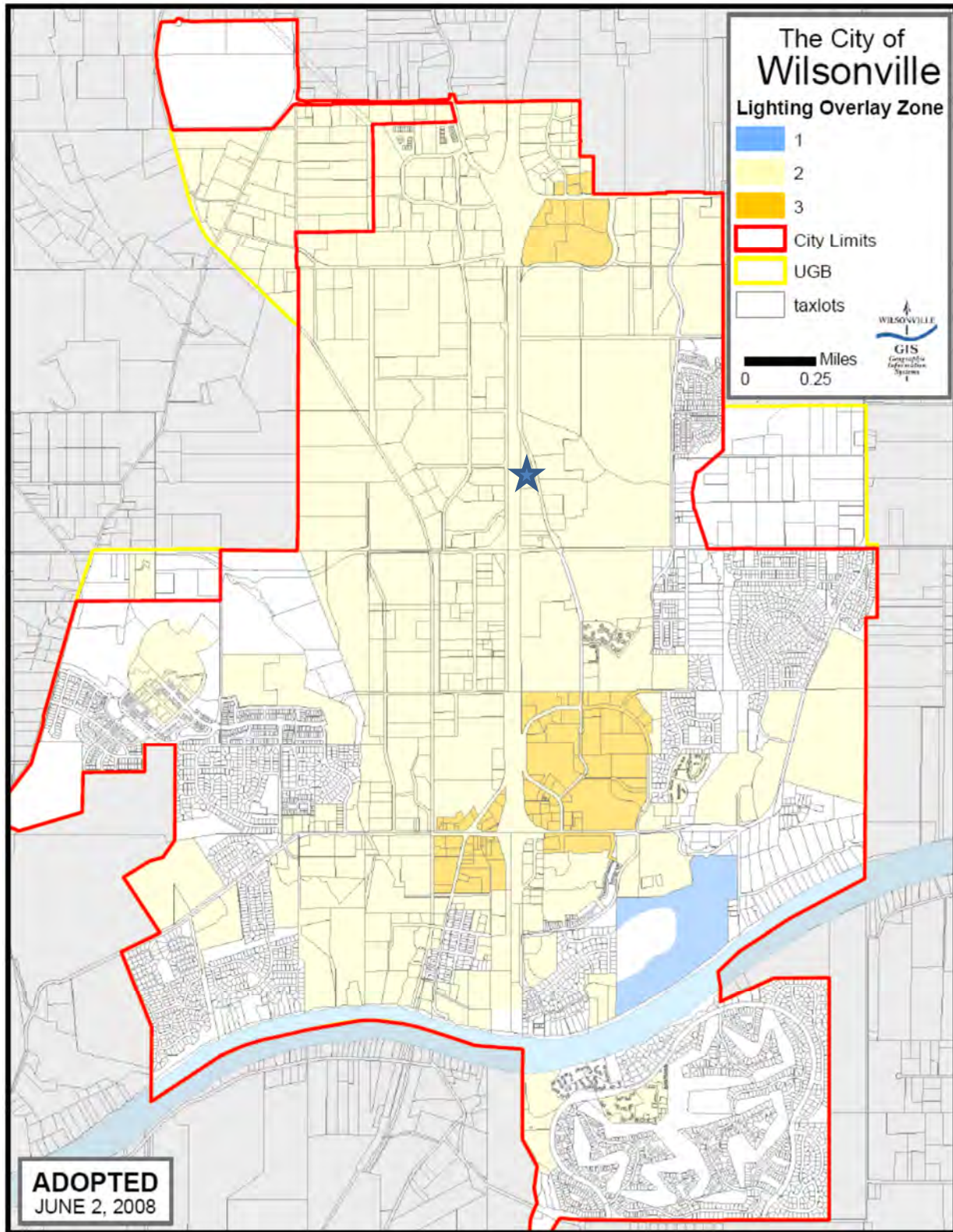


Figure 30: Lighting Overlay Zone Map





2015 Development Code

[Section 4.199 – 4.199.60 added by Ord. No. 649, adopted 6/2/08]

UNDERGROUND UTILITIES

Section 4.300. General.

- (.01) The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.

Response: All proposed and adjusted utilities will be installed underground. Currently the only proposed utilities for this project will be storm, electrical, irrigation and minor changes to water and sewer.

- (.02) After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.

Response: All proposed and adjusted utilities will be installed underground. Currently the only proposed utilities for this project will be storm, electrical, irrigation and minor changes to water and sewer.

- (.03) The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.

Response: The proposed utility improvements are designed to meet the City's public works standards. All necessary erosion control BMP will be utilities for the installation and protect all proposed and existing utilities. The primary BMPs that will be use onsite will include sediment fencing, bio bag inlet protection and slope stabilization through the use of temporary seeding or matting.

Section 4.310 Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

Response: Existing above ground facilities for transformers and meter cabinets will remain in the general location. Services will be reviewed with new loading for updates as required with the franchise utility providers.

Section 4.320. Requirements.

- (.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including

cost of rearranging any existing overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.

Response: All proposed and adjusted utilities will be installed underground. Currently the only proposed utilities for this project will be storm, electrical, irrigation and minor changes to water and sewer.

- (.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.

Response: The proposed utility improvements are designed to meet the City's public works standards.

- (.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.

Response: An existing 15' wide storm easement will be adjusted on the site for the new rerouting installation of the public storm main through the proposed site. The proposed storm main adjustment will maintain a 15' wide easement for the benefit of the City of Wilsonville. This rerouted main will be installed within the north and west parking areas.

SITE DESIGN REVIEW.**Section 4.400. Purpose.**

- (.01) Excessive uniformity, inappropriateness or poor design of the exterior appearance of structures and signs and the lack of proper attention to site development and landscaping in the business, commercial, industrial and certain residential areas of the City hinders the harmonious development of the City, impairs the desirability of residence, investment or occupation in the City, limits the opportunity to attain the optimum use in value and improvements, adversely affects the stability and value of property, produces degeneration of property in such areas and with attendant deterioration of conditions affecting the peace, health and welfare, and destroys a proper relationship between the taxable value of property and the cost of municipal services therefor.

Response: The proposed project includes the reuse and remodel of an existing concrete tilt building with the addition of a glass and steel entry lobby and pre-engineered metal building chapel/multi-use space. The layout of the design provides variation in materials that are complementary to commercial development and complementary to the overall design of the site itself.

The layout of the building along with improvements to the site landscaping and parking layouts better addresses the street and provides a more active site than the existing structure. The existing site layout maintains a large parking area between the street and building isolating the building from the street.

The roof angles of the addition, coupled with the angled geometry of the entry lobby relative to the existing building and site create an enhanced exterior appearance relative to the original building and does not detract from neighboring properties, nor does the design create excessive uniformity with the neighboring properties.

- (.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:
- A. Assure that Site Development Plans are designed in a manner that insures proper functioning of the site and maintains a high quality visual environment.

Response: The site layout provides for an efficient functioning site layout with parking, pedestrian circulation, landscaping and building orientation. The building addition creates a striking appearance facing SW Parkway with the entry plaza and glass and steel backdrop of the lobby structure with projecting roof lines and clean modern architectural design of the chapel/multi-purpose structure.

- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;

Response: The project design is a unique geometry using standard building methods. The offset ridge of the chapel/multi-purpose creates a band of clearstory

windows providing natural daylighting to the variety of activities in the space. The three planes of the eastern wall create a variety in the elevation and provide the ability to create vertical window elements as part of the chapel's stage area. The unique glazing pattern on the north elevation of the chapel provides additional elevation variety and coupled with the stage windows allow for some interior light elements to highlight the elevations at night.

The elevations elements extend to the exterior site areas with the addition of glazed sectional doors at the lobby allowing the lobby and plaza to blend functions. The plaza layout draws upon the north wall glazing extending this element into the flat surface of the plaza which ties to the planter and benches.

The need for screening of the roof top HVAC unit provided the opportunity to create additional elevations forms to break up the south elevation of the addition using materials used at the east elevation and entry to tie the design together further.

C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;

Response: The use of building form, described above, along with the glazing highlight the building's unique design. The new lobby and chapel/multi-purpose addition will remove the drab concrete tilt exterior facing Parkway Ave. and replace with a more vibrant building design that addresses the street with placement and design. The variety of reveal and form pattern in the architectural metal panels create a unique texture on the building elevations, beyond a typical metal building.

D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;

Response: The building and site layout were developed to create a design that addressed the public at the street. As a church the site wants to welcome visitors through attractive layout of the space first experienced in the plaza area of the site.

Signage is placed where necessary for building identity as well as with respect to public views and neighboring properties.

The site is an existing developed site with landscaping and paving. These features were modified and enhanced to complement the building program and design while also improving the general aesthetic of the site condition and updating to current codes.

E. Protect and enhance the City's appeal and thus support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;

Response: Grace Chapel has long been an integral part of the Wilsonville community supporting public interests and community activities. The new home will provide them a permanent location to further aid the city and residents.

Redevelopment of an existing property within the PDI zone was sought as it had a net zero impact on existing commercial or industrial users and site availability. This site was previously used as college, thus the reuse as a church does not remove an existing business or industrial use from the city.

- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;

Response: The project will redevelop an existing worn site with a new vibrant and modern structure and enhanced landscape and hardscape area facing Parkway. Through this design the hope is to improve the overall value of surrounding neighborhood for existing developed properties and encourage development of vacant property.

- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services.

Response: The existing building is already served by public facilities and the new development will maintain those services. While the increased size of the building requires more services in some capacities, the existing systems in place will not be impacted by the building addition.

The site layout was developed to create an efficient layout of the space for pedestrians and for automobile circulation through the site. The plaza with its pedestrian connection to existing public sidewalk enhance pedestrian use, while the connected parking layout and separated passenger loading/unloading create an efficient vehicle circulation pattern. The looped parking also maintains the sites emergency vehicle access to all portions of the site and building.

- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of governmental services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-private, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior -- particularly crime;

Response: Grace Chapel has long been an integral part of the Wilsonville community supporting public interests and community activities. The new home will provide them a permanent location to further aid the city and residents.

This facility provides a welcoming addition to the existing site and structure for the public coming to Grace Chapel and welcoming views of the site from the public right-of-way. The transparency of the large lobby space, which doubles as areas to meet informally, and provides area for fellowship, connect the interior the exterior providing eyes on the street and vice versa. The sanctuary space is more secluded to maintain privacy during services.

The layout creates clear entry for general public through the plaza and lobby, secondary entry for invited visitors and employees from the north and south doors. Areas for non-public access include the office mezzanine which can easily be security through the stairwells and internal door hardware. The back of the site along with entry points will be monitored by security cameras.

- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;

Response: Grace Chapel has long been an integral part of the Wilsonville community supporting public interests and community activities. The new home will provide them a permanent location to further aid the city and residents. This home provides a more accessible and community centered location than Grace's previous location. Through this location and the welcoming design of the structure and site, we believe that this development will support Grace's work in the community and greater connection and visibility to the community at large.

- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.

Response: The project location is not within or adjacent to a residential zone; therefore, its development should not negatively impact the area's residents. The hope of this permanent home for Grace Chapel is that they, as a community support partner, will further engage the community and improve the culture of life in Wilsonville.

Section 4.420. Jurisdiction and Powers of the Board.

- (.01) Application of Section. Except for single-family or two-family dwellings in any residential zoning district, and in the Village zone, row houses or apartments, no Building Permit shall be issued for a new building or major exterior remodeling of an existing building, and no Sign Permit, except as permitted in Sections 4.156.02 and 4.156.05, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board. [Amended by Ord. No. 538, 2/21/02.] [Amended by Ord. No. 557, 9/5/03.] [Amended by Ord. No. 704, 6/18/12]

Response: The development is for a new building addition and remodel of an existing structure which triggers this application for review by the Board.

- (.02) Development in Accord with Plans. Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents approved by the Board, unless altered with Board approval. Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does

not involve a substantial change from the purpose of Section 4.400. If the Board objects to such proposed changes, they shall be subject to the procedures and requirements of the site design review process applicable to new proposals.

Response: Pending unforeseen conditions, the proposed development, once approved by the Board will be developed with substantial conformance to the design package. The applicant will coordinate with the city updates to the design to determine those adjustment which require review through the DRB.

- (.03) Variances. The Board may authorize variances from the site development requirements, based upon the procedures, standards and criteria listed in Section 4.196. Variances shall be considered in conjunction with the site design review process.

Response: The proposed development does not include any requests for variance.

Section 4.421. Criteria and Application of Design Standards.

- (.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

- A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: The project is for the redevelopment of an existing property which includes existing landscape which is in a developed state rather than a natural state. The proposed development includes upgrades and modifications to the existing landscape retaining the majority of the site perimeter landscaping. Landscaping around the building is modified for the new addition and revised site elements.

- B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: The project is a redevelopment of an existing property. The building addition takes into account the existing conditions of the site and the development of the building addition was located in the most logical layout to meet the site and building programmatic needs. The site does not have steep slopes, natural vegetation or sensitive areas for wildlife habitat. The surrounding uses are of similar intensity and landscaping at the site perimeter provides sufficient buffering to these adjacent properties.

The site's plaza area is a focal point and transition zone from the site to the building. This is a point of visual and activity interest from the street as well as from the interior of the building.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: The development will reuse existing access points and the general circulation of the existing site. Parking is maintained at the building perimeter while the east side of the building includes a one-way drive aisle which includes the passenger loading/unloading zone. This provides an efficient, safe and convenient layout of the circulation system for vehicles and pedestrians.

Pedestrian routing from the main entry through the plaza ties to a new sidewalk connection to the public right-of-way at Parkway Ave.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: The civil grading and stormwater design includes site zones used for addressing the surface waters of the paved areas as well as the roof drainage. New stormwater planters are located at various areas of the site to collect and treat water with retention in these facilities and underground systems.

The site includes the rerouting of an existing storm line through the existing site. Without rerouting the pipe would be under the building addition. This new routing will maintain public access to the facility for maintenance. Furthermore, this will allow the public easement to properly align with the pipe placement

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: The existing site and building are already served with utility connections the sanitary and storm systems will be modified for the new building and site

layouts. The project does not include any above ground utility installations beyond meters, pedestals, and transformers typical (and already existing) for the development.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: The proposed signs will incorporate materials and color palette used on the building to tie the signs into the overall context of the structure. Sign forms and size relative to the building locations and geometry will enhance the architecture of the project and will not detract from the adjacent properties.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: The project does not include any exposed storage or machinery areas. The building's waste collection area is the only onsite storage proposed and will be screened by a six foot high CMU screen wall and gates.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Response: The project does not include any accessory buildings or structures on the site.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Response: As noted in response to Section 4.400 above, the proposed development is believed to be in strong support of the purpose and goals of this chapter, the underlying zoning district standards, the surrounding area and other standards of the Wilsonville Development Code.

(.04) Conditional application. The Planning Director, Planning Commission, Development Review Board or City Council may, as a Condition of Approval for a zone change, subdivision, land partition, variance, conditional use, or other land use action, require conformance to the site development standards set forth in this Section.

Response: The applicant is aware that review of this application through the DRB may include conditions in response to the application.

- (.05) The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code. In making this determination of compliance and attaching conditions, the Board shall, however, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions either singularly or accumulatively have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type.

Response: Applicant is aware of standards for conditions of approval for development and will work with the City staff on applied conditions and timelines associated with each item.

- (.06) The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.
- A. Where the conditions of approval for a development permit specify that certain paints or colors of materials be used, the use of those paints or colors shall be binding upon the applicant. No Certificate of Occupancy shall be granted until compliance with such conditions has been verified.
- B. Subsequent changes to the color of a structure shall not be subject to City review unless the conditions of approval under which the original colors were set included a condition requiring a subsequent review before the colors could be changed.

Response: Proposed development application package includes the building color and material palette. The proposed material board provides a modern but timeless colors for materials using standard architectural metal panel options. This palette allows the building to have a clean design while also allowing key focal points of the building (windows, roof lines and changes in plane) to be highlighted along with allowing landscaping materials and plaza elements to be emphasized.

Section 4.430. Location, Design and Access Standards for mixed Solid Waste and Recycling Areas

- (.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.

Response: See response to Section 4.179 for additional responses.

- (.02) Location Standards:

- A. To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.

Response: The solid waste enclosure includes two larger yard bins, one for refuse and one for cardboard, with additional space for roll can recycle bins within the enclosure.

B. Indoor and outdoor storage areas shall comply with Uniform Building and Fire Code requirements.

Response: The waste collection storage area is entire outdoors and separated from the primary structure. The enclosure will be designed to building code requirements for structural design.

C. Storage area space requirements can be satisfied with a single location or multiple locations and can combine with both interior and exterior locations.

Response: The site includes a single location for collection solid waste and recycling.

D. Exterior storage areas can be located within interior side yard or rear yard areas. Minimum setback shall be three (3) feet. Exterior storage areas shall not be located within a required front yard setback, including double frontage lots.

Response: The enclosure is located in the northwest corner of the property. The setbacks to the rear (west) is eight feet and to the side (north) is 26 feet.

E. Exterior storage areas shall be located in central and visible locations on a site to enhance security for users.

Response: The enclosure is placed at the corner of the site with good visibility from one primary driveway and internal building areas.

F. Exterior storage areas can be located in a parking area if the proposed use provides at least the minimum number of parking spaces required for the use after deducting the area used for storage. Storage areas shall be appropriately screened according to the provisions of Section 4.430 (.03), below.

Response: The enclosure is placed within the site's parking and circulation area. The placement is similar to the original building's planned location for the enclosure. The parking provided meets the minimum number per the calculations presented in Section 4.155.

G. The storage area shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on the site or on public streets adjacent to the site.

Response: The enclosure is positioned with gates facing directly in line with the primary drive aisle with direct access from the northern driveway. This location was presented and approved by the franchise waste hauler as noted in the included memo from Republic Services.

(.03) Design Standards.

A. The dimensions of the storage area shall accommodate containers consistent with current methods of local collection.

Response: The enclosure is designed to include two four-yard collection bins for refuse and cardboard recycling. In addition there is sufficient room for roll can collection bins of additional recycling materials.

- B. Storage containers shall meet Uniform Fire Code standards and be made of or covered with waterproof materials or situated in a covered area.

Response: Storage containers will be typical steel collection bins with hinged covers typical of the franchise hauler.

- C. Exterior storage areas shall be enclosed by a sight obscuring fence, wall or hedge at least six (6) feet in height. Gate openings for haulers shall be a minimum of ten (10) feet wide and shall be capable of being secured in a closed or open position. In no case shall exterior storage areas be located in conflict with the vision clearance requirements of Section 4.177.

Response: The enclosure has a six foot high CMU wall on all sides. A double gate with total opening width of sixteen feet is provided. The gates themselves are slatted chainlink with cane bolt for secured closure and propped open positions.

- D. Storage area(s) and containers shall be clearly labeled to indicate the type of materials accepted.

Response: Collection bins will denote materials per standard hauler labeling.

(.04) Access Standards.

- A. Access to storage areas can be limited for security reasons. However, the storage area shall be accessible to users at convenient times of the day and to collect service personnel on the day and approximate time they are scheduled to provide collection service.

Response: The enclosure includes a side opening, no gate per franchise hauler's review letter, for access by Grace Chapel staff for disposing of recycling and refuse into bins. The primary gates for hauler access are not proposed to be secured. If future needs for securing either the hauler access gates or side gate is determined to be required, Grace Chapel will coordinate security requirements with hauler to ensure proper access for collection is maintained.

- B. Storage areas shall be designed to be easily accessible to collection trucks and equipment, considering paving, grade and vehicle access. A minimum of ten (10) feet horizontal clearance and eight feet of vertical clearance is required if the storage area is covered.

Response: The enclosure gates are inline with a drive aisle provide clearance for the collection truck to pull directly to the gate for access to the bins. There are no vertical projects at the enclosure.

- C. Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow collection

vehicles to safely exit the site in a forward motion. (Added by Ordinance #426, April 4, 1994.)

Response: The enclosure is inline with a drive aisle providing direct straight movement access to the enclosure. To leave the site the collection vehicle can proceed in a forward direction through the looped parking to the second driveway. Given the enclosure placement there is no requirement for the collection vehicle to back into the public right-of-way.

Section 4.440. Procedure.

(.01) Submission of Documents. A prospective applicant for a building or other permit who is subject to site design review shall submit to the Planning Department, in addition to the requirements of Section 4.035, the following:

A. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements including, where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas, and railroad tracks. The site plan shall indicate the location of entrances and exits and direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles. The site plan shall indicate how utility service and drainage are to be provided.

Response: The submitted drawing package includes a scaled site plan on sheet A0.1 which indicates all proposed improvements on the site including, parking, circulation and building placement.

B. A Landscape Plan, drawn to scale, showing the location and design of landscaped areas, the variety and sizes of trees and plant materials to be planted on the site, the location and design of landscaped areas, the varieties, by scientific and common name, and sizes of trees and plant materials to be retained or planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials. An inventory, drawn at the same scale as the Site Plan, of existing trees of 4" caliper or more is required. However, when large areas of trees are proposed to be retained undisturbed, only a survey identifying the location and size of all perimeter trees in the mass is necessary.

Response: The submitted drawing package includes a scaled landscape plan on sheet L1.1 which indicates all proposed planting materials. In addition the application includes a Tree Preservation & Removal Plan.

C. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction. Floor plans shall also be provided in sufficient detail to permit computation of yard requirements based on the relationship of indoor versus outdoor living area, and to evaluate the floor plan's

effect on the exterior design of the building through the placement and configuration of windows and doors.

Response: The submitted drawing package includes scaled floor plans on sheets A1.1 (first floor) and A1.2 (second floor) which show the proposed layout of interior spaces both within the remodeled existing building and new addition. These plans depict room uses and layout doorways and windows.

D. A Color Board displaying specifications as to type, color, and texture of exterior surfaces of proposed structures. Also, a phased development schedule if the development is constructed in stages.

Response: A color board of representative colors is included with the submittal package. Due to the nature of the metal panels used on the building addition the size would not preclude inclusion of an actual profiled panel, instead a sample size material, without profile, is included. The submitted application binders include product cutsheets for the panels showing the geometry of the panel profiles.

E. A sign Plan, drawn to scale, showing the location, size, design, material, color and methods of illumination of all exterior signs.

Response: The site plan indicates sign locations on the development. Additional details on the free-standing sign area shown on the site detail sheet A0.2 and the elevation drawings provide detailed information on the two building mounted sign faces.

F. The required application fee.

Response: In coordination with City Staff, the following fees were noted as applicable for our project development.

The fees for the land use applications would be as follows:

Stage I Master Plan Revision - \$1,190

Stage II Final Plan Revision – \$2,820

Site Design Review - \$5,150

Type C Tree Removal Plan – \$155

Class III Sign Plan - \$800

Total = \$ 10,115

(.02) As soon as possible after the preparation of a staff report, a public hearing shall be scheduled before the Development Review Board. In accordance with the procedures set forth in Section 4.010(2) and 4.012, the Development Review Board shall review and approve, approve with conditions, or deny the proposed architectural, site development, landscaping or sign plans of the applicant. If the Board finds that additional information or time are necessary to render a decision, the matter may be continued to a date certain. The applicant shall be immediately notified in writing of any such continuation or delay together with the scheduled date of review.

Response: Applicant representatives will be in attendance the DRB hearing.

Section 4.441. Effective Date of Decisions.

A decision of the Board shall become effective fourteen (14) calendar days after the date of the decision, unless the decision is appealed to, or called up by, the Council. If the decision of the Board is appealed to, or called up by, the City Council, the decision of the Council shall become effective immediately.

Response: The applicant understands the associated appears timeline.

Section 4.442. Time Limit on Approval.

Site design review approval shall be void after two (2) years unless a building permit has been issued and substantial development pursuant thereto has taken place; or an extension is granted by motion of the Board.

Response: The applicant is aware of the expiration timeframes relative building permit issuances and development of the project.

Section 4.443. Preliminary Consideration.

An applicant may request preliminary consideration by the Board of general plans prior to seeking a building permit. When seeking preliminary consideration, the applicant shall submit a site plan showing the proposed structures, improvements and parking, together with a general description of the plans. The Board shall approve or reject all or part of the applicant's general plan within the normal time requirements of a formal application. Preliminary approval shall be deemed to be approval of the final plan to the extent that the final design contains the characteristics of the preliminary design.

Response: The application includes design development plans for the building remodel and addition. The application is not seeking preliminary consideration with this application.

Section 4.450. Installation of Landscaping.

- (.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any

portion of the remaining security deposited with the City shall be returned to the applicant.

Response: The applicant assumes this requirement will be listed as a condition of approval similar to previous experience and understanding of construction schedules that may necessitate this requirement.

- (.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

Response: Pending unforeseen conditions, the proposed development, once approved by the Board will be developed with substantial conformance to the design package. The applicant will coordinate with the city updates to the design to determine those adjustment which require review through the DRB.

- (.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

Response: The landscape design includes irrigation systems for all landscaped areas.

- (.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: The development proposes to add landscaping to an existing development; however it is part of an overall building additional and remodel rather than just a beautification of the existing conditions. Therefore, this section is not applicable and full review of the landscape design is included in this application.

TREE PRESERVATION AND PROTECTION

Section 4.600. Purpose and Declaration

- (.01) Rapid growth, the spread of development, need for water and increasing demands upon natural resources have the effect of encroaching upon, despoiling, or eliminating many of the trees, other forms of vegetation, and natural resources and processes associated therewith which, if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreational and economic assets to existing and future residents of the City of Wilsonville.
- (.02) Specifically, the City Council finds that:
- A. Woodland growth protects public health through the absorption of air pollutants and contamination, through the reduction of excessive noise and mental and physical damage related to noise pollution, and through its cooling effect in the summer months, and insulating effects in winter;
 - B. Woodlands provide for public safety through the prevention of erosion, siltation, and flooding; and
 - C. Trees make a positive contribution to water quality and water supply by absorbing rainfall, controlling surface water run-off, and filtering and assisting in ground water recharge; and
 - D. Trees and woodland growth are an essential component of the general welfare of the City of Wilsonville by producing play areas for children and natural beauty, recreation for all ages and an irreplaceable heritage for existing and future City residents.
- (.03) Therefore, the purposes of this subchapter are:
- A. To preserve Significant Resource Overlay Zone areas, recognizing that development can and will occur.
 - B. To provide for the protection, preservation, proper maintenance and use of trees and woodlands in order to protect natural habitat and prevent erosion.
 - C. To protect trees and other wooded areas for their economic contribution to local property values when preserved, and for their natural beauty and ecological or historical significance.
 - D. To protect water quality, control surface water run-off, and protect ground water recharge.
 - E. To reflect the public concern for these natural resources in the interest of health, safety and general welfare of Wilsonville residents.
 - F. To encourage replanting where trees are removed.

Section 4.600.20. Applicability of Subchapter

- (.01) The provisions of this subchapter apply to the United States and the State of Oregon, and to their agencies and subdivisions, including the City of Wilsonville, and to the employees and agents thereof.
- (.02) By this subchapter, the City of Wilsonville regulates forest practices on all lands located within its urban growth boundary, as provided by ORS 527.722.
- (.03) The provisions of this subchapter apply to all land within the City limits, including property designated as a Significant Resource Overlay Zone or other areas or trees designated as protected by the Comprehensive Plan, City zoning map, or any other law or ordinance; except that any tree activities in the Willamette River Greenway that are regulated by the provisions of WC 4.500 - 4.514 and requiring a conditional use permit shall be reviewed by the DRB under the application and review procedures set forth for Tree Removal Permits.

Section 4.600.30. Tree Removal Permit Required

- (.01) Requirement Established. No person shall remove any tree without first obtaining a Tree Removal Permit (TRP) as required by this subchapter.
- (.02) Tree Removal Permits will be reviewed according to the standards provided for in this subchapter, in addition to all other applicable requirements of Chapter 4.
- (.03) Although tree activities in the Willamette River Greenway are governed by WC 4.500 - 4.514, the application materials required to apply for a conditional use shall be the same as those required for a Type B or C permit under this subchapter, along with any additional materials that may be required by the Planning Department. An application for a Tree Removal Permit under this section shall be reviewed by the Development Review Board.

Section 4.600.40. Exceptions

- (.01) Exception from requirement. Notwithstanding the requirement of WC 4.600.30(1), the following activities are allowed without a Tree Removal Permit, unless otherwise prohibited:
 - A. Agriculture, Commercial Tree Farm or Orchard. Tree removal or transplanting occurring during use of land for commercial purposes for agriculture, orchard(s), or tree farm(s), such as Christmas tree production.
 - B. Emergencies. Actions made necessary by an emergency, such as tornado, windstorm, flood, freeze, utility damage or other like disasters, in order to prevent imminent injury or damage to persons or property or restore order and it is impractical due to circumstances to apply for a permit.

1. When an emergency has occurred, a Tree Removal Permit must be applied for within thirty (30) days following the emergency tree removal under the application procedures established in this subchapter.
 2. In addition to complying with the permit application requirements of this subchapter, an applicant shall provide a photograph of any tree removed and a brief description of the conditions that necessitated emergency removal. Such photograph shall be supplied within seven days of application for a permit. Based on good cause shown arising out of the emergency, the Planning Director may waive any or all requirements of this section.
 3. Where a Type A Permit is granted for emergency tree removal, the permittee is encouraged to apply to the City Tree Fund for replanting assistance.
- C. City utility or road work in utility or road easements, in utility or road right-of-ways, or in public lands. However, any trees removed in the course of utility work shall be mitigated in accordance with the standards of this subchapter.
- D. Nuisance abatement. The City is not required to apply for a Tree Removal Permit to undertake nuisance abatement as provided in WC 6.200 et seq. However, the owner of the property subject to nuisance abatement is subject to all the provisions of this subchapter in addition to the requirements of WC 6.200 et seq.
- E. The removal of filbert trees is exempt from the requirements of this subchapter.
- F. The Charbonneau District, including its golf course, is exempt from the requirements of WC 4.600.30(1) on the basis that by and through the current CC&R's of the Charbonneau Country Club, the homeowners' association complies with all requirements of WC 4.610.30(1)(C)(1). This exception has been based upon the Tree Maintenance and Protection Plan that has been submitted by the Charbonneau Country Club and approved by the Planning Director. Tree removal activities remain subject to all applicable standards of this subchapter. Unless authorized by the City, this exception does not include tree removal upon any public easements or public property within the district. In the event that the CC&R's are changed relative to the effect of the Tree Maintenance and Protection Plan, then the Planning Director shall review whether such effect is material, whether it can be mitigated, and if not, may disallow the exemption.

Section 4.600.50. Application For Tree Removal Permit

- (.01) Application for Permit. A person seeking to remove one or more trees shall apply to the Director for a Tree Removal Permit for a Type A, B, C, or D permit, depending on the applicable standards as provided in this subchapter.
- (A) An application for a tree removal permit that does not meet the requirements of Type A may be submitted as a Type B application.

- (.02) Time of Application. Application for a Tree Removal Permit shall be made before removing or transplanting trees, except in emergency situations as provided in WC 4.600.40 (1)(B) above. Where the site is proposed for development necessitating site plan or plat review, application for a Tree Removal Permit shall be made as part of the site development application as specified in this subchapter.
- (.03) Fees. A person applying for a Tree Removal Permit shall pay a non-refundable application fee; as established by resolution of the City Council.
- A. By submission of an application, the applicant shall be deemed to have authorized City representatives to have access to applicant's property as may be needed to verify the information provided, to observe site conditions, and if a permit is granted, to verify that terms and conditions of the permit are followed.

Section 4.610.00. Application Review Procedure

- (.01) The permit applicant shall provide complete information as required by this subchapter in order for the City to review the application.
- (.02) Departmental Review. All applications for Tree Removal Permits must be deemed complete by the City Planning Department before being accepted for review. When all required information has been supplied, the Planning Department will verify whether - the application is complete. Upon request of either the applicant or the City, the City may conduct a field inspection or review meeting. City departments involved in the review shall submit their report and recommendations to the Planning Director who shall forward them to the appropriate reviewing authority.
- (.03) Reviewing Authority.
- A. Type A or B. Where site plan review or plat approval by the Development Review Board is not required by City ordinance, the grant or denial of the Tree Removal Permit application shall be the responsibility of the Planning Director. The Planning Director has the authority to refer a Type B permit application to the DRB under the Class II administrative review procedures of this Chapter. The decision to grant or deny a permit shall be governed by the applicable review standards enumerated in WC 4.610.10
- B. Type C. Where the site is proposed for development necessitating site plan review or plat approval by the Development Review Board, the Development Review Board shall be responsible for granting or denying the application for a Tree Removal Permit, and that decision may be subject to affirmance, reversal or modification by the City Council, if subsequently reviewed by the Council.
- C. Type D. Type D permit applications shall be subject to the standards and procedures of Class I administrative review and shall be reviewed for compliance with the Oregon Forest Practice Rules and Statutes. The Planning Director shall make the decision to grant or deny an application for a Type D permit.

- D. Review period for complete applications. Type A permit applications shall be reviewed within 10 (ten) working days. Type B permit applications shall be reviewed by the Planning Director within thirty (30) calendar days, except that the DRB shall review any referred application within sixty (60) calendar days. Type C permit applications shall be reviewed within the time frame established by this Chapter. Type D permit applications shall be reviewed within 15 calendar days.
- (.04) Notice. Before the granting of a Type C Tree Removal Permit, notice of the application shall be sent by regular mail to all owners within two hundred fifty feet (250') of the property where the trees are located as provided for in WC 4.010. The notice shall indicate where the application may be inspected and when a public hearing on the application will be held.
- (.05) Denial of Tree Removal Permit. Whenever an application for a Tree Removal Permit is denied, the permit applicant shall be notified, in writing, of the reasons for denial.
- (.06) Grant of a Tree Removal Permit. Whenever an application for a Type B, C or D Tree Removal Permit is granted, the reviewing authority shall:
- A. Conditions. Attach to the granting of the permit any reasonable conditions considered necessary by the reviewing authority including, but not limited to, the recording of any plan or agreement approved under this subchapter, to ensure that the intent of this Chapter will be fulfilled and to minimize damage to, encroachment on or interference with natural resources and processes within wooded areas;
 - B. Completion of Operations. Fix a reasonable time to complete tree removal operations; and
 - C. Security. Require the Type C permit grantee to file with the City a cash or corporate surety bond or irrevocable bank letter of credit in an amount determined necessary by the City to ensure compliance with Tree Removal Permit conditions and this Chapter.
 - 1. This requirement may be waived by the Planning Director if the tree removal must be completed before a plat is recorded, and the applicant has complied with WC 4.264(1) of this Code.

Section 4.610.10. Standards For Tree Removal, Relocation Or Replacement

- (.01) Except where an application is exempt, or where otherwise noted, the following standards shall govern the review of an application for a Type A, B, C or D Tree Removal Permit:
- A. Standard for the Significant Resource Overlay Zone. The standard for tree removal in the Significant Resource Overlay Zone shall be that removal or transplanting of any tree is not inconsistent with the purposes of this Chapter.

Response: This project is not in the Significant Resource Overlay Zone.

- B. Preservation and Conservation. No development application shall be denied solely because trees grow on the site. Nevertheless, tree preservation and conservation as a design principle shall be equal in concern and importance to other design principles.
- C. Developmental Alternatives. Preservation and conservation of wooded areas and trees shall be given careful consideration when there are feasible and reasonable location alternatives and design options on-site for proposed buildings, structures or other site improvements.
- D. Land Clearing. Where the proposed activity requires land clearing, the clearing shall be limited to designated street rights-of-way and areas necessary for the construction of buildings, structures or other site improvements.

Response: The required land clearing for this project will be limited to the area necessary for building construction and site improvements.

- E. Residential Development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.

Response: This project is not a Residential development, this section does not apply.

- F. Compliance With Statutes and Ordinances. The proposed activity shall comply with all applicable statutes and ordinances.

Response: This project will comply with all applicable statutes and ordinances.

- G. Relocation or Replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with WC 4.620.00, and the protection of those trees that are not to be removed, in accordance with WC 4.620.10.

Response: This project proposes to replace trees removed at a ratio of one to one as required by this code.

- H. Limitation. Tree removal or transplanting shall be limited to instances where the applicant has provided completed information as required by this Chapter and the reviewing authority determines that removal or transplanting is necessary based on the criteria of this subsection.
 - 1. Necessary For Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.

Response: Trees to be removed from the site are directly in conflict with the proposed new work or diseased and dying. Please see the attached Arborist Report.

2. Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.
 - (a) As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.

Response: Trees to be removed from the site are directly in conflict with the proposed new work or diseased and dying. There are no existing filbert trees on the site.

3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.

Response: Trees to be removed from the site are directly in conflict with the proposed new work or diseased and dying. Please see attached Arborist Report.

4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

Response: Trees to be removed from the site are directly in conflict with the proposed new work or diseased and dying.

I. Additional Standards for Type C Permits.

1. Tree survey. For all site development applications reviewed under the provisions of Chapter 4 Planning and Zoning, the developer shall provide a Tree Survey before site development as required by WC 4.610.40, and provide a Tree Maintenance and Protection plan, unless specifically exempted by the Planning Director or DRB, prior to initiating site development.

Response: An arborist report and tree survey is part of this application. Please see L1.0 for Tree Removal & Preservation Plan and the attached Arborist report.

2. Platted Subdivisions. The recording of a final subdivision plat whose preliminary plat has been reviewed and approved after the effective date of Ordinance 464 by the City and that conforms with this subchapter shall include a Tree Survey and Maintenance and Protection Plan, as required by this subchapter, along with all other conditions of approval.

Response: This project does not propose a platted subdivision, therefore; this section does not apply.

3. Utilities. The City Engineer shall cause utilities to be located and placed wherever reasonably possible to avoid adverse environmental consequences given the circumstances of existing locations, costs of placement and

extensions, the public welfare, terrain, and preservation of natural resources. Mitigation and/or replacement of any removed trees shall be in accordance with the standards of this subchapter.

Response: Trees to be removed from the site are directly in conflict with the proposed new building and site improvements or diseased and dying. Trees will be mitigated at a one to one ratio.

- J. Exemption. Type D permit applications shall be exempt from review under standards D, E, H and I of this subsection.

Response: This section does not apply.

Section 4.610.20. Type A Permit

Response: This project requires a 'Type C Permit', therefore; this section does not apply.

- (.01) Approval to remove one to three trees within a twelve (12) month period on any property shall be granted if the application meets all of the following requirements:
- A. The trees subject to removal are not located in the Significant Resource Overlay Zone; and
 - B. The trees subject to removal are not located in the Willamette River Greenway;
 - C. The trees subject to removal are not Heritage Trees.
 - D. The trees subject to removal are not street trees;
 - E. The trees subject to removal must not be retained as a condition of site development approval.
- (.02) Where the City determines that an application to remove a tree or trees does not meet the criteria of 1(A) - (E) of this section, then the application may be submitted as a Type B application.
- (.03) An application for a Type A Permit shall contain the following information:
- A. A brief statement explaining why tree removal is necessary.
 - B. A brief description of the trees proposed for removal or relocation, including common name, approximate height, diameter (or circumference) at four and one-half (4 1/2) feet d.b.h. above grade, and apparent health.
 - C. A drawing that depicts where trees are located and provides sufficient detail to indicate to a City reviewer where removal or relocation will occur.
 - D. The name of the person who will perform the removal or transplanting, if known, and the approximate date of removal.

- E. Additional supporting information which the Planning Department requests, in order to determine whether an application meets the requirements of this section.
- (.04) The City shall accept a Type A permit application under the following procedure:
- A. Review Period. Completed Type A permit applications shall be reviewed within ten (10) working days. The grant or denial of the Tree Removal Permit application shall be the responsibility of the Planning Director.
 - B. The Type A permit application shall be reviewed under the standards of Class I administrative review and applicable requirements of this subchapter.

Section 4.610.30. Type B Permit

Response: This project requires a 'Type C Permit', therefore; this section does not apply.

- (.01) An applicant may apply for a Type B Permit based on the following criteria:
- A. The applicant proposes to remove four (4) or more trees on property not subject to site development review; or
 - B. The applicant proposes major or minor changes in a condition or conditions of a development permit previously approved under the provisions of this Chapter; or
 - C. The applicant is a homeowners' association that proposes to remove trees on property previously approved by the City for development.
 - 1. A Tree Maintenance and Protection Plan submitted for approval-under (1)(C) of this subsection shall meet the following criteria:
 - a. The Development Review Board shall review the Covenants, Conditions and Restrictions (CC&R's) to verify that the homeowners' association is designated and authorized by the CC&R's to review tree maintenance, removal, and planting requests.
 - b. A request for tree removal shall indicate the reason for the request, as well as the location, size, species and health of tree.
 - c. Decisions on requests and actions taken are documented and retained and shall be made available to the City's Development Review Board upon request.
 - d. A replanting program is established and reviewed on an annual basis. Where such a program is approved, mitigation under this Chapter shall not be required.
 - 2. Any permit approved under this subsection shall require that all maintenance, planting, and removal be performed to the standards established in this subchapter and in Wilsonville Code.
 - 3. Failure of a homeowners' association to meet the requirements of this subsection shall be grounds for revocation of a Type B permit.

- (.02) Application for the Type B permit shall consist of the information required for a Type A Permit, as provided in WC 4.610.20, and a Tree Maintenance and Protection Plan, which shall contain the following information:
- A. An accurate topographical survey, subdivision map or plat map, that bears the signature of a qualified, registered surveyor or engineer, and which shows:
 - 1. the shape and dimensions of the property, and the location of any existing and proposed structure or improvement,
 - 2. the location of the trees on the site, and indicating species, approximate height, d.b.h. diameter, canopy spread and common name,
 - 3. the location of existing and proposed easements, as well as setbacks required by existing zoning requirements.
 - B. In lieu of the map or survey, an applicant proposing to remove trees under (1)(B) or (1)(C) of this subsection may provide aerial photographs with overlays, GIS documentation, or maps approved by the Planning Director, and clearly indicating the information required by (2)(A) of this subsection.
 - C. Arborist Report. The report shall describe the health and condition of all trees subject to removal or transplanting, and shall include information on species, common name, diameter at four and one-half (4 1/2) feet d.b.h., approximately height and age.
 - D. Tree Protection. Unless specifically exempted by the Planning Director, a statement describing how trees intended to remain will be protected during tree removal, and how remaining trees will be maintained.
 - E. Tree Identification. Unless specifically exempted by the Planning Director, a statement that any trees proposed for removal will be identified by a method obvious to a site inspector, such as tagging, painting, or flagging, in addition to clear identification on construction documents.
 - F. Replacement Trees. A description of the proposed tree replacement program with a detailed explanation including the number, size, and species, and cost. In lieu of replacing trees, the applicant may propose to pay into the City Tree Fund an amount equivalent to the value of the replacement trees after installation, as provided in this subchapter.
 - G. Covenants, Conditions and Restrictions (CC&R's). Where the applicant is proposing to remove trees on common areas, the applicant shall provide a copy of the applicable CC&R's, including any landscaping provisions.
 - H. Waiver of documentation. The Planning Director may waive an application document where the required information has already been made available to the City, or where the Director determines the information is not necessary to review the application.

(.03) Review.

- A. The Type B permit application, including major or minor changes in a condition or conditions of a development permit previously approved under the provisions of this chapter, shall be reviewed under the standards of Class II administrative review and the requirements of this subchapter. Where site plan review or plat approval by the Development Review Board is not required by City ordinance, the grant or denial of the Type B permit shall be the responsibility of the Planning Director. The Planning Director has the authority to refer a Type B permit application to DRB under the Class II administrative review procedures of this Chapter.
- B. The DRB shall review and render a decision on any application referred by the Planning Director within sixty (60) days. The Planning Director shall review a completed permit application within thirty (30) days.
- C. The decision to grant or deny a Type B permit shall be governed by the standards established in WC 4.610.10.

Section 4.610.40. Type C Permit

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process, and any plan changes made that affect trees after Stage II review of a development application shall be subject to review by DRB. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

(.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:

[Response: Three copies \(per city planner requirements\) of the Arborist Tree Maintenance and Protection Plan included in the Arborist Report is attached.](#)

- A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:

1. Property Dimensions. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.

Response: An existing conditions plan containing shape, dimensions and existing structures and improvements and a Site plan with dimensions and proposed new building and site improvements are attached as part of this application.

2. Tree survey. The survey must include:

- a. An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch (1") equals one hundred feet (100') and which provides a) the location of all trees having six inches (6") or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, (c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.

Response: A tree survey plan is part of the Tree Removal and Preservation plan is attached as part of this application.

- b. A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.

Response: An arborist report detailing the condition of the existing trees is attached as part of this application. Trees proposed to remain and be removed are on the attached Tree Removal and Preservation Plan.

- c. Where a stand of twenty (20) or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b," above.

Response: There are no stands of 20 or more contiguous trees on this site.

- d. All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.

Response: There are not any Oregon white oaks, native yews, or other rare or endangered species located on the site.

3. Tree Protection. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently

substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."

[Response: A tree protection fencing detail and tree protection notes are included on the Tree Removal and Preservation Plan.](#)

4. Easements and Setbacks. Location and dimension of existing and proposed easements, as well as all setbacks required by existing zoning requirements.

[Response: Dimensions and easements are shown on the Landscape plan.](#)

5. Grade Changes. Designation of grade changes proposed for the property that may impact trees.

[Response: There are no impacts to trees due to grade changes.](#)

6. Cost of Replacement. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size and species.

[Response: A cost estimate is included on the Tree Removal and Preservation plan.](#)

7. Tree Identification. A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.

[Response: A statement that all trees existing to remain will be identified by numbered metal tags is included on the Tree Removal and Preservation plan.](#)

Section 4.610.50. Type D Permit

[Response: This project requires a 'Type C Permit', therefore; this section does not apply.](#)

- (.01) The owner or operator of a commercial woodlot shall apply and receive approval for a Type D Permit before beginning harvesting operations of more than three (3) trees within any twelve (12) month period. Type D permit applications shall be subject to the standards and procedures of Class I administrative review and shall be reviewed for compliance with the Oregon Forest Practice Rules. The removal of three (3) or fewer trees in a commercial woodlot within any twelve (12) month period shall not require a tree removal permit.
- (.02) Sites which meet the following criteria on the effective date of this regulation shall be designated as commercial woodlots by the Planning Director:
 - A. The site is at least 30,000 square feet.
 - B. Trees have been maintained on the site for the purpose of harvesting.
 - C. The property from which the forest species are to be harvested are in a property tax deferred status based on agricultural and/or forest use under state law provisions for Farm Deferral, Forest Land Deferral, or Small Woodlands Deferral.
- (.03) All other sites which potentially meet the criteria of WC 4.610.50(B) shall be reviewed by the Development Review Board, which shall determine whether a site meets the

- criteria for a commercial woodlot designation when an application is submitted for a tree removal permit.
- (.04) Approval to remove trees as part of a commercial harvest shall be granted if a plan meets all of the following criteria:
- A. Trees will be grown and maintained according to an established plan.
 - B. Approved forestry practices will be followed. Forest practices include the administrative rules as adopted by the Oregon Department of Forestry.
 - C. Harvested trees will be replanted according to an established plan. Where trees are proposed to be removed as a final harvest and no further planting, maintenance, or rotation of trees will occur after trees are removed, the applicant shall propose an erosion control and revegetation plan for review.

Section 4.620.00. Tree Relocation, Mitigation, Or Replacement

- (.01) Requirement Established. A Type B or C Tree Removal Permit grantee shall replace or relocate each removed tree having six (6) inches or greater d.b.h. within one year of removal.

Response: This project proposes to replace removed trees at a ratio of one to one prior to completion of project.

- (.02) Basis For Determining Replacement. The permit grantee shall replace removed trees on a basis of one (1) tree replanted for each tree removed. All replacement trees must measure two inches (2") or more in diameter. Alternatively, the Planning Director or Development Review Board may require the permit grantee to replace removed trees on a per caliper inch basis, based on a finding that the large size of the trees being removed justifies an increase in the replacement trees required. Except, however, that the Planning Director or Development Review Board may allow the use of replacement Oregon white oaks and other uniquely valuable trees with a smaller diameter.

Response: This project proposes to replace removed trees at a ratio of one to one with deciduous trees 2" in caliper and evergreen trees 6'-0" tall at time of planting.

- (.03) Replacement Tree Requirements. A mitigation or replacement tree plan shall be reviewed by the City prior to planting and according to the standards of this subsection.
- A. Replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better.

Response: Replacement trees have shade potential as they are large shade trees. Please see the attached landscape plan for specific species.

- B. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two (2) years after the planting date.

Response: Trees are to be staked as per the landscape details on the attached landscape plans. The attached specifications detail fertilizing, mulching and two year warranty.

- C. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced.

Response: Trees and shrubs shall be replaced during the warranty period by the landscape contractor as detailed in the specifications.

- D. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat.

Response: This project proposes to install 6 different species of trees throughout the site.

- (.04) All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade.

Response: Trees shall meet the requirements of the AAN as per the attached specifications.

- (.05) Replacement Tree Location.

- A. City Review Required. The City shall review tree relocation or replacement plans in order to provide optimum enhancement, preservation and protection of wooded areas. To the extent feasible and desirable, trees shall be relocated or replaced on-site and within the same general area as trees removed.

Response: This project proposes to replace removed trees at a ratio of one to one on the existing site. Trees are located to provide parking lot shade, break up the building façade and enhance the overall site aesthetic.

- B. Relocation or Replacement Off-Site. When it is not feasible or desirable to relocate or replace trees on-site, relocation or replacement may be made at another location-approved by the City.

Response: This project proposes to replace removed trees on the site, therefore; this section does not apply.

- (.06) City Tree Fund. Where it is not feasible to relocate or replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund, which fund is hereby created, an amount of money approximately the value as defined by this subchapter, of the replacement trees that would otherwise be required by this subchapter. The City shall use the City Tree Fund for the purpose of producing, maintaining and preserving wooded areas and heritage trees, and for planting trees within the City.
- A. The City Tree Fund shall be used to offer trees at low cost on a first-come, first-serve basis to any Type A Permit grantee who requests a tree and registers with the City Tree Fund.
- B. In addition, and as funds allow, the City Tree Fund shall provide educational materials to assist with tree planting, mitigation, and relocation.

[Response: This project proposes to replace removed trees on the site, therefore; this section does not apply.](#)

- (.07) Exception. Tree replacement may not be required for applicants in circumstances where the Director determines that there is good cause to not so require. Good cause shall be based on a consideration of preservation of natural resources, including preservation of mature trees and diversity of ages of trees. Other criteria shall include consideration of terrain, difficulty of replacement and impact on adjacent property.

Section 4.620.10. Tree Protection During Construction

- (.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:
- A. All trees required to be protected must be clearly labeled as such.

[Response: Existing trees to remain are labeled on the Tree Removal and Protection plan. The plan shows the location of tree protection fencing, tree protection fencing detail and notes. Please see the attached Tree Removal and Protection plan.](#)

- B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.

[Response: The tree protection notes located on the Tree Removal and Protection plan state that no activity or storage of construction materials may occur within the tree protection zone. Please see the attached Tree Removal and Protection plan.](#)

- C. Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.

[Response: Please see the attached Tree Removal and Protection plan and tree protection notes.](#)

- D. Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers." The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:

[Response: Existing trees to remain are labeled on the Tree Removal and Protection plan. The plan shows the location of tree protection fencing, tree protection fencing detail and notes. Please see the attached Tree Removal and Protection plan.](#)

1. Right-of-Ways and Easements. Street right-of-way and utility easements may be cordoned by placing stakes a minimum of fifty (50) feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.

[Response: Noted](#)

2. Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.

[Response: Noted](#)

Section 4.620.20. Maintenance And Protection Standards

(.01) The following standards apply to all activities affecting trees, including, but not limited to, tree protection as required by a condition of approval on a site development application brought under this Chapter or as required by an approved Tree Maintenance and Protection Plan.

- A. Pruning activities shall be guided by the most recent version of the ANSI 300 Standards for Tree, Shrub, and Other Woody Plant Maintenance. Information on these standards shall be available upon request from the Planning Department.

[Response: Noted](#)

- B. Topping is prohibited.

1. Exception from this section may be granted under a Tree Removal Permit if necessary for utility work or public safety.

Response: Noted

Section 4.630.00. Appeal

- (.01) The City shall not issue a Tree Removal Permit until approval has been granted by either the Planning Director or the DRB. Any applicant denied a Type A or B permit may appeal the decision as provided for in review of Class I Development Applications, or Class II Development Applications, whichever is applicable. Decisions by the Planning Director may be appealed to the DRB as provided in WC 4.022. Decisions by the DRB may be appealed to the City Council as provided in WC 4.022.
- (.02) The City shall not issue a Tree Removal Permit approved by the Development Review Board until fifteen (15) calendar days have passed following the approval. The grant or denial of a Tree Removal Permit may be appealed to the City Council in the same manner as provided for in WC 4.022. An appeal must be filed in writing, within the fifteen (15) calendar day period following the decision being appealed. The timely filing of an appeal shall have the effect of suspending the issuance of a permit pending the outcome of the appeal. The City Council, upon review, may affirm, reverse or modify the decision rendered by the Development Review Board based upon the same standards of review specified for the DRB in the Wilsonville Code.

Section 4.630.10. Display Of Permit; Inspection

The Tree Removal Permit grantee shall conspicuously display the permit on-site. The permit grantee shall display the permit continuously while trees are being removed or replaced or while activities authorized under the permit are performed. The permit grantee shall allow City representatives to enter and inspect the premises at any reasonable time, and failure to allow inspection shall constitute a violation of this subchapter.

Response: Noted

Section 4.630.20. Variance For Hardship

Any person may apply for a variance of this subchapter as provided for in Section 4.196 of this Chapter.

Section 4.630.30. Severability

If any part of this ordinance is found by a court of competent jurisdiction to be invalid, that part shall be severable and the remainder of this ordinance shall not be affected.

Section 4.640.00. Violation; Enforcement

- (.01) The cutting, damaging, or removal of any individual tree without a permit as required by this ordinance constitutes a violation punishable as a separate infraction under WC 1.013. In addition, each violation of a condition or a violation of any requirement of this Chapter shall constitute a separate infraction.
- (.02) Retroactive Permit. A person who removes a tree without obtaining a Type A or Type B permit may apply retroactively for a permit. In addition to all application requirements of this Chapter, the person must be able to demonstrate compliance with all requirements of this subchapter, in addition to paying a triple permit fee and a penalty per tree in an amount established by resolution of City Council. Mitigation requirements of this subchapter apply to all retroactive permits.
- (.03) Nuisance Abatement. Removal of a tree in violation of this Chapter is a nuisance and may be abated as provided in Sections 6.230 to 6.244, 6.250, and 6.260 of the Wilsonville Code.
- (.04) Withholding Certificate of Occupancy. The City Building Official has the authority to issue a stop-work order, withhold approval of a final plat, or withhold issuance of a certificate of occupancy, permits or inspections until the provisions of this Chapter, including any conditions attached to a Tree Removal Permit, have been fully met.
- (.05) Fines. Fines for a violation shall be imposed according to WC 1.012.
- (.06) Mitigation. The City shall require the property owner to replace illegally removed or damaged trees. The City may also require a combination of payment and tree replacement.
 - A. The City shall notify the property owner in writing that a violation has occurred and mitigation is required. Within thirty (30) days of the date of mailing of the notice, the property owner shall provide a mitigation plan to the City. The plan shall provide for replacement of a tree of similar species and size taking into account the suitability of the site and nursery stock availability.
 - B. Replacement will be on an inch-for-inch basis computed by adding the total diameter measured at d.b.h. in inches of the illegally removed or damaged trees. The City may use any reasonable means to estimate the tree loss if destruction of the illegally removed or damaged trees prevents exact measurement. All replaced trees must be a minimum two-inch (2") caliper. If the mitigation requirements cannot be completed on the property, the City may require completion at another approved location. Alternatively, the City may require payment into the City Tree Fund of the value of the removed tree as established by the Planning Department.

Section 4.640.10. Alternative Enforcement

- (.01) In the event that a person commits more than one violation of WC 4.600.30 to WC 4.630.00, the following alternative sentence may be imposed:

- A. If a person has gained money or property through the commission of an offense under this section, then upon conviction thereof, the court, in lieu of imposing a fine, may sentence the person to pay an amount, fixed by the court, not to exceed double the amount of the gain from the commission of the offense.
- B. “Gain” is defined as the amount of money or value of property derived from the commission of the violation, less the amount of money or value of property seized by or surrendered to the City. “Value” shall be the greater of the market value or replacement cost as determined by a licensed professional in the tree, nursery, or landscape field.
- C. Any fines collected by the City under this section shall accrue to the City Tree Fund.

Section 4.640.20. Responsibility For Enforcement.

Compliance with this Chapter shall be enforced by the City Attorney, the City Attorney’s designee, and Clackamas County or Washington County law enforcement officers.



Project Memorandum

Project No: 170288.03
Project Name: Grace Chapel
By: Chris Walker, RA

Date: September 20, 2018
Subject: Parking and Circulation Memo
To: City of Wilsonville Staff

Based on receipt of the DKS Trip Generation Memo dated August 23, 2018 for the Grace Chapel project and our subsequent discussion regarding the findings within that memo please find the following notes:

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

Parking Counts:

As noted within the narrative, in response to the City of Wilsonville development code section 4.155, the proposed project use as a church requires one parking space per four seats. 319 seats are proposed thus requiring 80 parking spaces. These 80 code-required spaces are met with the 87 proposed on-site spaces.

The DKS report notes parking counts at Grace Chapel's current temporary location with a peak demand of 216 cars. Grace Chapel's project advisory board has coordinated a parking agreement with Oregon Institute of Technology to provide 200 stalls for Grace Chapel's use between 6:00 AM and 2:30 PM every Sunday. This agreement in conjunction with the onsite parking, will provide up to 287 parking spaces. See the attached aerial photo graphic showing location of OIT relative to Grace.

Circulation:

The primary circulation through the site will be in a clockwise motion with entry through the southern driveway which is a full movement driveway, whereas the northern driveway has right turn limits for entry/exit. This route will allow vehicles to park in the onsite spaces, or maneuver through the one-way passenger loading/unloading zone. The clockwise circulation pattern allows for the drop-off of passengers to be on the passenger side of the vehicle which is much safer and more convenient maneuver than having passengers exit and required to walk around/between the vehicles. The proposed routing will minimize the foot traffic around vehicles and reduce drop-off times. This route also allows a vehicle after dropping off passengers, to exit the site via the southern full movement access to Parkway for parking at OIT per the parking agreement noted above.

Grace Chapel provides parking management group, called First Impressions, during Sunday services to aid with location and access to parking, proper routing through the site and to assist with passenger drop-offs. This staff was noted in the DKS report at the temporary location and will be utilized at the new home as well. This will aid in the circulation plan noted above and direct congregation members to the additional parking at OIT as needed. Access and circulation via the northern driveway will be controlled by the parking staff during Sunday services.

Please see the attached circulation graphic showing the primary clockwise maneuvering through the site in red and secondary circulation from the northern driveway in blue. The blue routing will be limited during peak use.

The position of the trash enclosure on the site is identical to the current location of the collection dumpsters. Based on this position, and review by the franchise hauler that they will be accessing the site via the north driveway for a straight approach to the collection enclosure. If accessed via the southern driveway, the hauler could use the drive aisle parallel to Parkway to access the northern parking area and again have a straight approach to the enclosure.

Parking at Southern Driveway:

Per the DKS report and review with the city engineer the location of the parking stalls immediately adjacent to the southern driveway are within the city's noted setback from property line to first parking stall. Based on these discussions, Grace Chapel and the design team will review options to alleviate staff's notes regarding the location of these stalls relative to the driveway. Beyond the noted parking management team, Grace will highlight the stalls closest to the driveway to be staff only spaces as this will reduce the in/out maneuvering between Sunday services.

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS



LEGEND

- ←→ EXISTING DRIVEWAY
- ⋯→ EXISTING CROSSWALK W/ PEDESTRIAN CROSSING LIGHT & CENTER MEDIAN

INTERSTATE 5 - SB

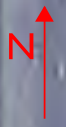
INTERSTATE 5 - NB

GRACE CHAPEL

OREGON TECH

500'

SW PARKWAY



NOT TO SCALE



ISSUE DATE
 LANDSCAPE DESIGN 07/18/18
 FRANCHISE HALLER REVIEW 07/18/18
 DESIGN REVIEW 08/10/18

CONTRACTOR SHALL VERIFY AND CONFIRM ALL CONDITIONS AND DIMENSIONS AND NOTIFY ARCHITECT AND / OR ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK.



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 TEL: 503.229.1285
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ADDITION & REMODEL FOR:
GRACE CHAPEL
 27501 SW PARKWAY AVE. WILSONVILLE, OREGON

CIRCULATION

A0.1

170288.03

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SITE PLAN NOTES

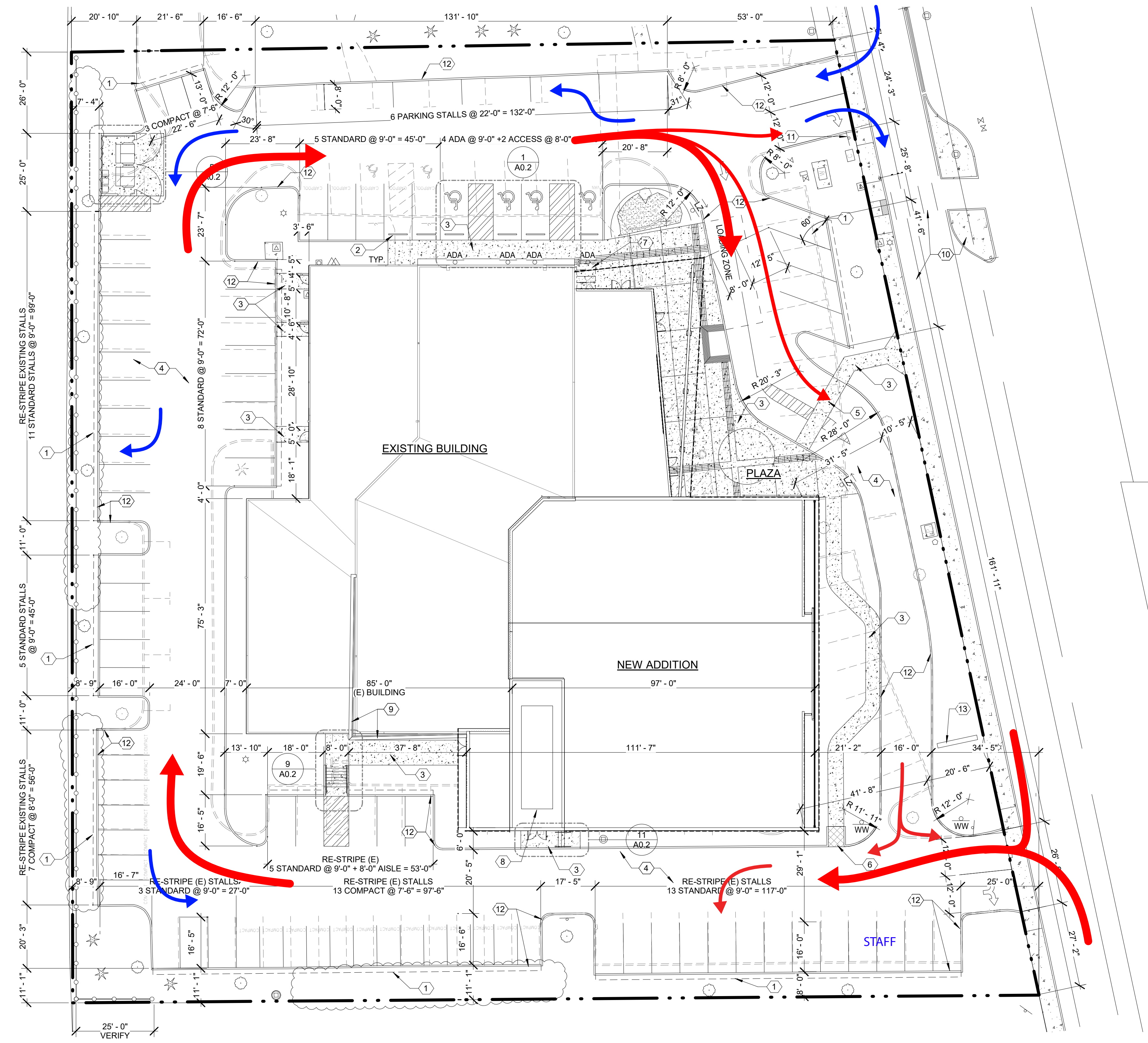
1. CURB RADIUS AT PARKING AREA TO BE 3'-0" UNLESS NOTED OTHERWISE.
2. EXISTING CONDITIONS SHOWN ARE BASED ON SURVEY DONE BY AKS AND DATED 03/01/18.
3. CONTRACTOR TO CONFIRM EXISTING CONDITION SHOWN ON IMPLIED PRIOR TO START OF CONSTRUCTION AND NOTIFY A/E OF ANY DISCREPANCIES.
4. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION. DIRECTIONAL & WAYFINDING SIGNAGE TO BE COORDINATED W/ OWNER FOR QUANTITY & LOCATIONS.
5. SEE SITE LIGHTING PLANS FOR ADDITIONAL INFORMATION.
6. SEE COVERSHEET FOR SITE & BUILDING DATA INCLUDING ZONING SUMMARY. SEE FIRE LIFE SAFETY SHEETS FOR BUILDING CODE SUMMARY.
7. ALL PAINT STRIPING TO BE 4" WHITE UNLESS NOTED OTHERWISE.

LEGEND

- EXISTING CONDITION TO BE REMOVED
- ACCESSIBLE PARKING STALL - VAN ACCESSIBLE WHERE NOTED
- (E) EXISTING
- ADA ADA PARKING SIGNAGE - SEE 8/A0.2
- LZ LOADING ZONE SIGNAGE - "PASSENGER LOADING AND UNLOADING ONLY BETWEEN SIGNS" BLACK LETTERING ON WHITE REFLECTIVE SIGN FACE ON 7' POLES SET IN GROUTED SLEEVE W/ WHITE PAINTING CURB BETWEEN SIGNS "LOADING / UNLOADING" STENCILED EVERY 25'
- WW "WRONG WAY - DO NOT ENTER" SIGN MOUNTED ON 7' POLE
- PAINTED CURB - YELLOW - W/ "NO PARKING" STENCILED EVERY 25'
- PAINTED CURBS - RED - W/ "NO PARKING" STENCILED EVERY 25'
- FIRE HYDRANT
- LIGHT POLE
- 5'-0" HIGH BLACK VINYL CHAIN LINK FENCE - REMOVE EXISTING FENCING WHERE OCCURS

KEYNOTES

1. 2'-0" BUMPER OVERHANG.
2. CONCRETE WHEEL STOP.
3. CONCRETE PAVING - PLAZA - SEE LANDSCAPE PLAN FOR ADDITIONAL INFO.
4. ASPHALT PAVING PER - PER CIVIL.
5. STAMPED CONCRETE CROSSWALK - 5'-0" WIDE - FLUSH W/ SIDEWALK & PLAZA.
6. CONCRETE CURB RAMP 1:12 SLOPE W/ DIAMOND PATTERN.
7. LOOP STYLE BIKE RACK - SEE 11/A0.2.
8. HVAC UNIT - LOCATED IN ROOF/ SCREEN WELL - SEE A2.1.
9. BUILDING MOUNTED ACCENT BANDS AND SIGNAGE - SEE A2.1 / A2.2.
10. EXISTING RIGHT-OF-WAY IMPROVEMENT TO REMAIN (SIDEWALK, CURB, CROSSWALK, MEDIAN & LIGHTING).
11. EXISTING RIGHT TURN ONLY SIGN TO REMAIN.
12. CONCRETE CURB - NEW CURBING THROUGHOUT. REVIEW CONDITION W/ OWNER - REPLACE
13. MONUMENT SIGN (DOUBLE SIDED) ON 1'-0" CONCRETE BASE - SEE 7/A0.2.



1 SITE PLAN
 A0.1
 1" = 20'-0"



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MEMORANDUM



DATE: August 23, 2018
TO: Steve Adams, P.E., City of Wilsonville
FROM: Scott Mansur, P.E., PTOE *Sm*
 Jordin Kelly, EIT
SUBJECT: Wilsonville Grace Chapel Trip Generation Memo

This memorandum documents trip generation estimates for the proposed renovation of the existing southern building of Pioneer Pacific College located at 27501 SW Parkway Avenue in Wilsonville, Oregon. The renovation includes 11,375 square feet of new building area to accommodate a 319 seat multi-use auditorium, chapel, and mezzanine for Grace Chapel’s administrative offices. The 31,375 square-foot building will primarily function on Sundays as the church will have three services. During the week, the administrative offices will be open regular business hours. Additional functions will include evening group meetings and youth ministry events.

The purpose of this memorandum is to evaluate the weekday PM peak hour trip generation comparison between the prior Pioneer Pacific College and the proposed Grace Chapel use, and evaluate site access, internal circulation, bicycle and pedestrian needs, and parking. The following sections include the historical site trips, project trip generation, site plan review, and summary of findings.

Historical Site Trips

The existing southern building of Pioneer Pacific College is currently fully occupied as classroom and educational spaces. DKS previously conducted a driveway survey¹ on two consecutive weekdays PM peak periods (4:00 to 6:00 PM) to determine the existing trip generation rate for the college. Table 1 summarizes existing trip generation documented in a previous traffic study² for the southern building, which is the building Grace Chapel is proposing to occupy.

Table 1: Existing Pioneer Pacific College (Southern Building) Trip Generation PM Peak Hour

Measurement	Size	Trip Rate	In%/Out%	Trips (In/Out)
Students (Evening)	150 Students	0.77/Student	68%/32%	115 (78/37)

¹ Driveway surveys conducted at Pioneer Pacific College on April 27, 2004 and April 28, 2004 in the City of Wilsonville

² Pioneer Pacific College Trip Generation Memo, DKS Associates, May 2004



Project Trip Generation

Trip generation is the method used to estimate the number of vehicles that are added to the roadway network by the proposed project during a specified period (i.e., PM peak hour). Table 2 documents the trip generation estimates for the proposed church during Sundays and the PM peak period using the trip rates provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*³. The trip estimates for Grace Chapel were compared to what was previously assumed in the *Pioneer Pacific Trip Generation Memo* for the south building. As shown, the estimated number of net new PM peak hour trips from the proposed Grace Chapel renovation is -100 trips (-71 in, -29 out).

Table 2: Trip Generation Summary

Land Use (ITE Code)	Size	Sunday Trips	PM Peak Hour Trips		
			In	Out	Total
Currently Proposed					
Church (560)	31.375 KSF	867	7	8	15
Historical Assumption					
Pioneer Pacific College	150 Students		78	37	115
Net New Trips (Proposal – Removal)			-71	-29	-100

Project Trips through I-5 Interchange Area

The prior college use generated 69 p.m. peak hour trips through the I-5/Elligsen Road interchange area and 12 p.m. peak hour trips through the I-5/Wilsonville Road interchange area. Grace Chapel is expected to generate 9 p.m. peak hour trips (4 inbound, 5 outbound) through the I-5/Elligsen Road interchange area and 2 p.m. peak hour trips (1 inbound, 1 outbound) through the I-5/Wilsonville Road interchange area, which is a significant reduction from the prior college use.

Site Plan Review

The applicant's preliminary site plan was provided with the Traffic Study Request letter and is attached to the appendix. It was reviewed to evaluate site access, internal circulation, bicycle and pedestrian needs, and parking.

Site Access

The proposed renovation would utilize the existing driveways along SW Parkway Avenue. The expansion will use land that is currently used for the Pioneer Pacific College parking lot. The existing access points will not be modified as part of this project and should therefore have adequate sight distance. Prior to occupancy, sight distance at the proposed access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon.

³ *Trip Generation, 10th Edition*, Institute of Transportation Engineers, 2017.



Internal Circulation

Based on the site plan, Grace Chapel's internal roadway network appears to provide adequate turning radii to allow safe circulation. However, there are parking stalls proposed directly adjacent to the south access point on SW Parkway Avenue, which present additional conflict points and potential safety issues. For example, vehicle queues at the driveway exit could block parked vehicles in these stalls trying to exit. Also, vehicles turning into the driveway (typically turning speed is 15 miles per hour) will have to suddenly stop for a vehicle backing out of these spaces which raises safety concerns. Typically, it is recommended to provide 40 to 100 feet of spacing between the access and the first parking stall. This recommendation would remove between three to five stalls by the south entrance at SW Parkway Avenue.

Bicycle and Pedestrian Facilities

The site currently has sidewalks on both sides along Southwest Parkway Avenue, and walkways at the perimeter of the building. The existing pedestrian facilities are sufficient for the site, and the new expansion will maintain the sidewalk perimeter at the building. Bike lanes currently exist on both sides of Southwest Parkway Avenue.

Parking

The proposed Grace Chapel is required to comply with the City of Wilsonville Development Code for the number of vehicular parking stalls and bicycle parking spaces that are provided on site.⁴ The requirements are based on land use type and size.

Vehicle Parking

Table 3 provides the vehicular parking requirements for the proposed development per the City of Wilsonville Development Code that are based on land use type and size. For churches, the required minimum number of stalls is 1 stall per every 4 seats in the main auditorium. According to the City's Development Code, for parking areas with 10 or more spaces, one ADA accessible parking space is required for every 50 standard stalls. The total required parking stalls for vehicles is 80 spaces. There are 83 non-restricted parking spaces and 4 handicap parking spaces shown in the proposed site plan, resulting in a total of 87 parking stalls.

Table 3: Vehicular Parking Requirements

Land Use (Size)	Code Required Vehicular Parking Stalls			Proposed Number of Stalls	
	ADA Accessible Stalls Required	Standard Stalls Required	Number of Stalls Required	Standard	ADA Accessible
Church (319 seats)	1 per 50 stalls	1 stall per 4 seats	80 (319 seats)	83	4
Total Required Parking Stalls				80	
Total Proposed Parking Stalls				87	

⁴ City of Wilsonville Development Code, Chapter 4.155; Table 5, Adopted July 2013



DKS conducted a parking survey on a Sunday morning in August⁵ at the Meridian Creek Middle School, where the church currently meets. A parking survey was conducted to assess the current parking demand. A peak demand of 216 parked cars was observed during the 10:15 a.m. and 12:00 p.m. services. Discussions with parking staff on-site confirmed there were no other events occurring at the school. It is important to note that the parking survey was conducted in the summer when churches tend to have less attendance due to vacation and families traveling; leading to lower parking demand. It may be common for there to be a higher parking demand during other times of the year (for example, Easter and Christmas services).

The current site plan's proposed number of parking stalls falls short of the preliminary parking demand of 216 parking stalls during peak usage time. The applicant shall develop a parking management plan to assure peak parking demand of Grace Chapel Church is accommodated. Table 4 shows the additional parking stalls needed.

Table 4: Parking Demand Summary

	Parking Stalls
Existing Peak Parking Demand	216
Proposed Site Plan	87
Additional Parking Needed	129

Bicycle Parking

For a church land use, the City requires one bicycle parking space per every 50 seats in the main auditorium. Table 5 provides the bicycle parking requirements for the proposed development per the City of Wilsonville Development Code that are based on land use type and size.

Table 5: Bicycle Parking Requirements

Land Use (Size)	Code Required Bicycle Parking Spaces	
	Minimum Stalls Required	Number of Stalls Required
Church (319 seats)	1 per 50 seats., Min. of 2	7

The current site plan does not designate the specific number of bicycle parking stalls. It is recommended that the site plan provide a minimum of seven bicycle parking stalls based on 319 seats.

Summary

Key findings for the proposed 31,375-square foot church renovation and expansion in Wilsonville, Oregon are as follows:

- The estimated number of new PM peak hour trips from the proposed Grace Chapel church is a reduction of 100 trips (-71 in, -29 out).

⁵ Survey conducted on August 12, 2018 at 10:30 a.m. and 12:20 p.m.



- It is expected that 9 p.m. peak hour trips will travel through the I-5/Elligsen Road interchange area and 2 p.m. peak hour trips will travel through the I-5/Wilsonville Road interchange area. This is a significant reduction in interchange trips as compared to the prior college use
- The proposed site plan provides adequate site access and internal circulation and the existing site driveways are assumed to maintain the existing sight distance.
- There are parking stalls proposed directly adjacent to the south access point on SW Parkway Avenue, which present additional conflict points and potential safety issues. Typically, it is recommended to provide 40 to 100 feet of spacing between the access and the first parking stall. This recommendation would remove between three to five stalls by the south entrance at SW Parkway Avenue.
- Parking demand for the Sunday services is expected to exceed 216 vehicles for each service and the site plan proposed 87 parking stalls. The applicant shall develop a parking management plan to provide assurance that adequate parking can be provided via shared parking agreements, providing additional parking stalls, etc.

Please let us know if you have any questions.



Grace Chapel

PRELIMINARY STORMWATER REPORT & CALCULATIONS

Wilsonville, Oregon

Revised September 19, 2018
August 10, 2018

The information contained in this report was prepared by
and under direct supervision of the undersigned:

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Beaverton, Oregon 97005
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AAI Project Number: A18105.10

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Existing Conditions

Appendix B

Site Plan

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Utility Plan and Details

Appendix D

BMP Sizing Tool Report

Grace Chapel

I. Project Summary

This report has been prepared to outline the existing and proposed on-site stormwater conditions for the Grace Chapel project. This report is based on existing survey data, Geotechnical report and site investigation.

The project site is located in Wilsonville, Oregon. The total pre-developed site is approximately 84,495 square feet (1.94 acres). The site currently consists of an existing building and associated asphalt parking. The current runoff from the site runs into existing catch basins that tie into the existing storm main through conveyance.

See Appendix A – Existing Conditions

The primary purpose of this project is to develop the site for a building expansion, proposed parking and drive aisles along with rerouting the existing storm main around the proposed building. The site improvements will approximately 65,630 square feet (1.50 acres) of total impervious area.

See table 2.1 – Site Basin Properties

The total site will be approximately 84,495 (1.94 acres). In addition to the site improvements, stormwater conveyance, water quality treatment, and flow control devices are also included in the proposed design.

See Appendix B – Site Plan and Appendix C – Utility Plan and Details

II. Stormwater Calculations

The stormwater quality and quantity required for this project are designed according to the requirements of the City of Wilsonville and their associated BMP sizing tool. Due to limitations from low infiltration rates onsite and the design BMP sizing modeling software, the stormwater facilities have been modeled as detention ponds in order to meet the treatment and flow control requirements for above ground detention. By modeling the facilities as a detention pond, we are able to implement flow control devices into the calculation to more accurately model the proposed system. The intent of this design is to propose stormwater planters for treatment and continued coordination with the City of Wilsonville will be completed to finalize the cross-section design and modeling of these systems.

See Appendix D – BMP Sizing Tool Report

Grace Chapel

III. Stormwater Design

The proposed stormwater facilities are designed to capture all runoff from the proposed site improvements. No runoff from adjacent properties is anticipated to be captured by the proposed facilities. In addition, all site impervious runoff will be completely managed on site and will not drain onto adjacent properties.

All stormwater runoff has been modeled to be collected through pipe outfalls and/or flow through curb cuts into the planters at different locations onsite. The stormwater management will be accomplished with 4 planters that serves to meet the water quality and flow control requirements of the project for the 10-year design stormwater event. Water quality treatment is achieved by flowing through 15" of drain rock, a 3" separation layer and 18" of growing medium. The stormwater will then enter a 6" perforated pipe embedded in the drain rock that will ultimately outfall into the public storm system via a flow control device located inside of the overflow structures.

Due to existing site elevation limitations for areas on the west side of the site, above ground stormwater facilities could not be used to collect runoff from the proposed and existing impervious areas. In order to account for these limitations, the proposed stormwater facilities along the East and South side of the property are designed to compensate for these areas per coordination with the City. In addition, the entire existing roof runoff will be completely managed to also offset the lack of management of the west side of the site. This results in a conservatively modeled water quality treatment, as some of the planters will exceed treatment requirements for the design storm to compensate for areas on the west side that cannot be collected within the facilities. A breakdown of these areas is listed below;

- **Total Site Impervious**
 - **65,630 sf**
- Total Impervious area draining to the east and south site facilities
 - 38,315 sf
- Total Impervious area on the west side of the site not collected by above ground facilities.
 - 27,315 sf
- **Total Impervious area treated by managing the existing roof**
 - **13,000 sf**
- Additional area managed by the east and south facilities to compensate for the west side areas not collected by above ground facilities.
 - 14,315 sf
- **Total Impervious area managed by the east and south side facilities**
 - **52,630 sf**

All impervious and pervious onsite areas have been accounted for in the overall stormwater calculations as noted above. The areas on the west side of the site (approximately 27,315 SF of impervious area and 11,205 SF of pervious area) have been included in the design of the

Grace Chapel

east side facilities and are adequately sized to treat and detain additional stormwater to make up for areas that cannot be collected on the west side in above ground facilities. In addition, the entire roof of the existing building onsite (approximately 13,000 SF) will be treated help offset for the western asphalt areas that cannot be collected and treated with the proposed facilities.

The planters have been designed to adequately meet water quality and the 10-year storm event requirements. The flow control will be managed through above ground detention in the planters up to 2' in elevation, any storm event greater than the water quality event will overflow into a flow-controlled inlet with orifices, sized using the BMP software, and outfall into the public storm main.

See Appendix D – BMP Sizing Tool Report

TABLE 2.1: Site Basin Properties

Basin	Drainage Source	Impervious Area (sf)	Connected Treatment Type
1	Asphalt Pavement	34,621	Stormwater Planter
2	Roof	26,078	Stormwater Planter
3	Walkways	4,931	Stormwater Planter
Total		65,630	

IV. Stormwater Alternative Design Review

Per coordination with the city, an alternative design has been reviewed to help with the offsetting of the west side of the site not being able to drain to above ground facilities. The alternative proposed design includes the addition of stormwater facilities that could manage runoff from the right of way along SW Parkway Avenue (approximately 9,750 SF adjacent to the proposed site) in lieu of exceeding treatment and sizing for the east side facilities. If the City prefers this option, additional facilities could be installed on the west side of SW Parkway Ave. to help offset the additional areas on the west side of the site. If modifications to the existing inlets are possible additional area could also be treated from the roadway to further offset the onsite areas.

V. Conveyance Calculations

Conveyance calculations will be included with the permit submittal and will be sized for the 25-year storm event.

VI. Downstream Analysis

No negative impacts are anticipated downstream as post-developed flows are being limited to pre-developed flows.

VII. Operations and Maintenance

A completed Operations and Maintenance plans will be included with the permit submittal.

VIII. Engineering Conclusion

Based on the requirements of using low impact development and the BMP sizing tool the proposed site facilities are adequately designed to manage the proposed development conditions and should be approved as the designed is completed.

Appendix A

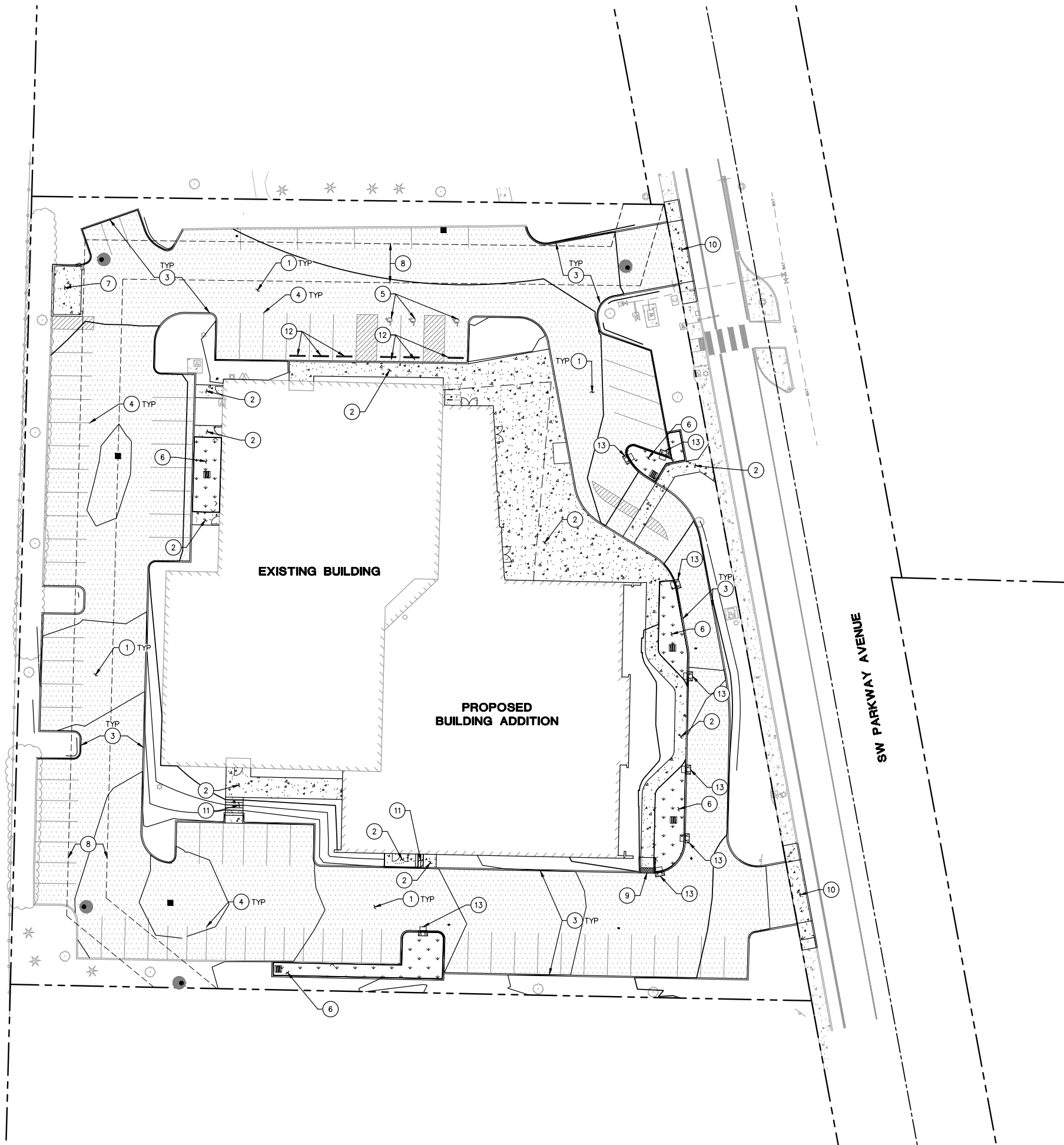
Existing Conditions

Appendix B

Site Plan

F:\2018\18105.0 - Grace Chapel - C:\Users\jchapel\Documents\18105.0\18105.0\18105.0.dwg : Sep. 19, 18 - 2:19 PM - jchapel

INTERSTATE 5



SHEET NOTES

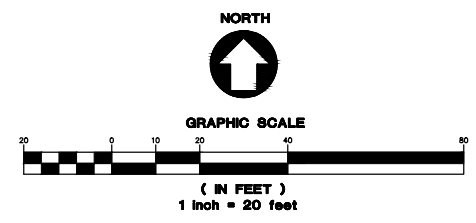
1. SEE SHEET C0.1 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

(X) CONSTRUCTION NOTES

- 1 ASPHALT SURFACE PER DETAIL 1/C4.0
- 2 PRIVATE SIDEWALK PER DETAIL 2/C4.0
- 3 PRIVATE CURB PER DETAIL 3/C4.0
- 4 PARKING STRIPING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- 5 ADA PARKING LAYOUT, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- 6 STORMWATER FACILITY, SEE SHEET C3.0 FOR ADDITIONAL INFORMATION
- 7 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- 8 PROPOSED STORM EASEMENT, SEE SHEET C3.0 FOR ADDITIONAL INFORMATION
- 9 ADA RAMP PER DETAIL 4/C4.0
- 10 DRIVEWAY PER CITY OF WILSONVILLE DETAIL 1095/C4.0
- 11 CONCRETE STAIRS, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- 12 INSTALL WHEEL STOPS PER DETAIL 5/C4.0
- 13 INSTALL CONCRETE FACILITY INLET PER CITY OF WILSONVILLE DETAIL 6012/C4.0

LEGEND

PROPERTY LINE	---
PROPOSED CURB	====
CONCRETE SIDEWALK SURFACING	[Stippled pattern]
ASPHALT SURFACING	[Dotted pattern]



ISSUE DATE	

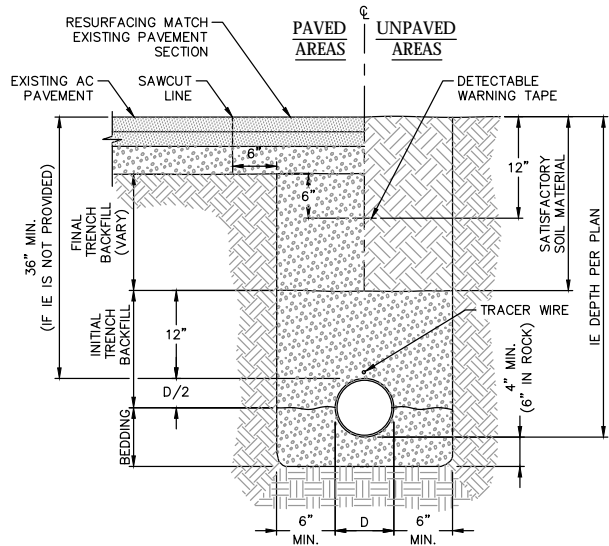


ADDITION & REMODEL FOR:
GRACE CHAPEL
 27501 SW PARKWAY AVE.
 WILSONVILLE, OREGON

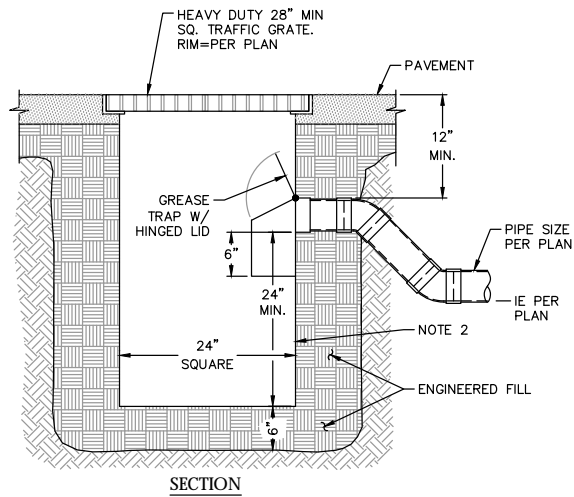
SITE PLAN
 C1.0
 170288.03

Appendix C

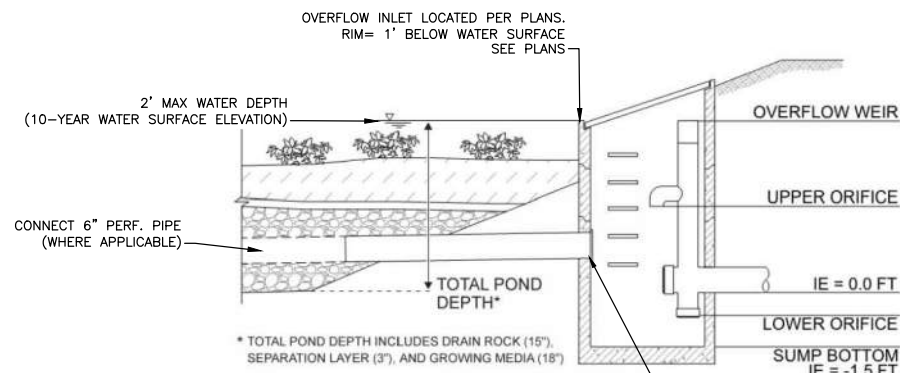
Utility Plan and Details



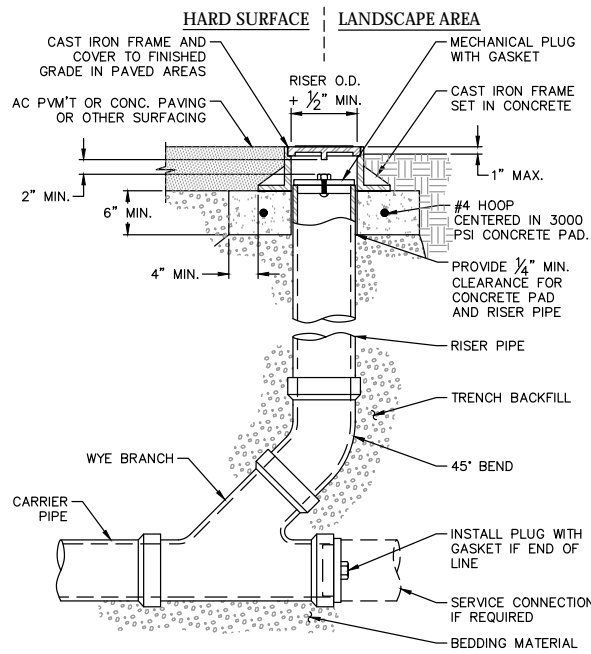
1 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



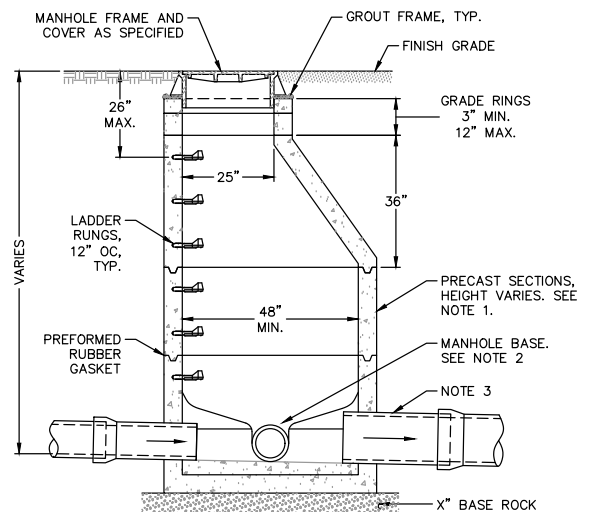
2 TRAPPED CATCH BASIN
SCALE: NTS



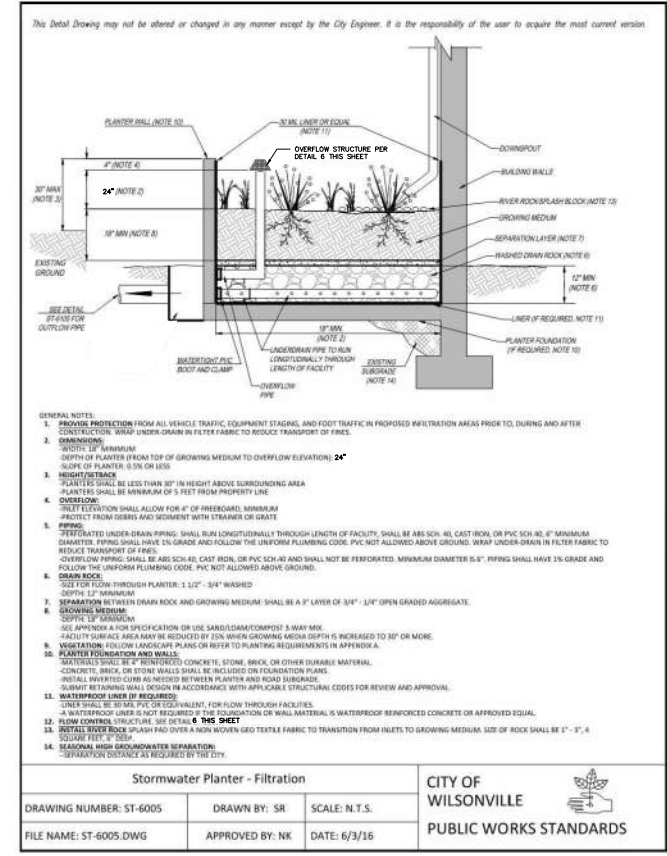
3 OVERFLOW INLET
SCALE: NTS



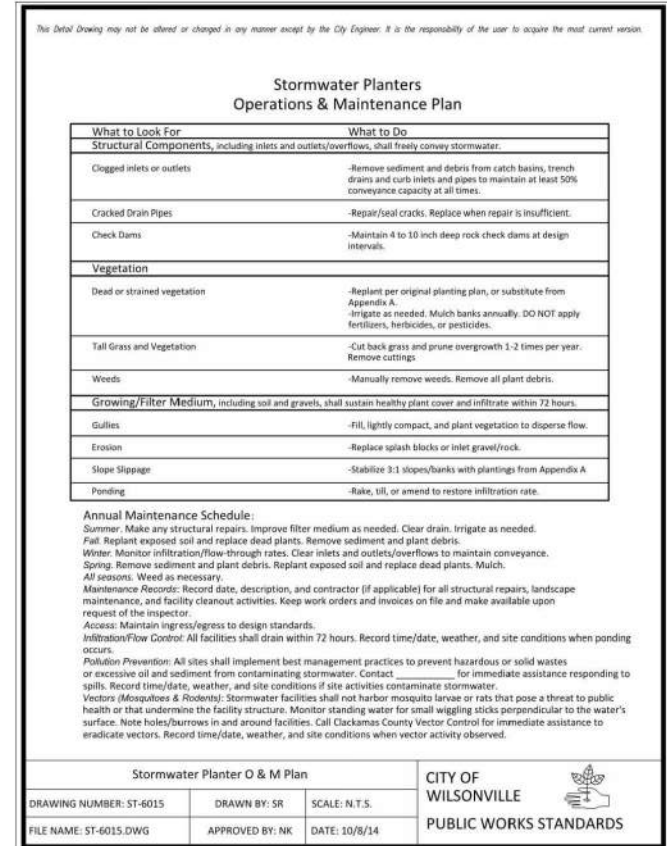
4 STANDARD CLEANOUT (COTG)
SCALE: NTS



5 STANDARD MANHOLE
SCALE: NTS



Stormwater Planter - Filtration
DRAWING NUMBER: ST-6005
DRAWN BY: SR
SCALE: N.T.S.
FILE NAME: ST-6005.DWG
APPROVED BY: NK
DATE: 6/3/16
CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS



Stormwater Planter O & M Plan
DRAWING NUMBER: ST-6015
DRAWN BY: SR
SCALE: N.T.S.
FILE NAME: ST-6015.DWG
APPROVED BY: NK
DATE: 10/8/14
CITY OF WILSONVILLE
PUBLIC WORKS STANDARDS



ISSUE DATE	



ADDITION & REMODEL FOR:
GRACE CHAPEL
 27501 SW PARKWAY AVE.
 WILSONVILLE, OREGON

DETAILS
 C4.1
 170288.03

Appendix D

BMP Sizing Tool Report

WES BMP Sizing Report

Project Information

Project Name	Grace Chapel
Project Type	Addition
Location	27501 SW Parkway Ave
Stormwater Management Area	86023
Project Applicant	
Jurisdiction	CCSD1NCSA

Drainage Management Area

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
B1-Impervious	11,400	Impervious	ConventionalConcrete	C	Detention Pond 1
B1-Pervious	5,697	Grass	ConventionalConcrete	C	Detention Pond 1
B2-Impervious	4,195	Impervious	ConventionalConcrete	C	Detention Pond 1
B2-Pervious	1,729	Grass	ConventionalConcrete	C	Detention Pond 1
B3-Impervious	4,489	Impervious	ConventionalConcrete	C	Detention Pond 2
B3-Pervious	3,890	Grass	ConventionalConcrete	C	Detention Pond 2
B4-Impervious	3,543	Impervious	ConventionalConcrete	C	Detention Pond 3
B4-Pervious	1,435	Grass	ConventionalConcrete	C	Detention Pond 3
B5-Impervious	8,923	Impervious	ConventionalConcrete	C	Detention Pond 3
B5-Pervious	2,892	Grass	ConventionalConcrete	C	Detention Pond 4
Roof 1 (Ex.)	17,825	Impervious	Roofs	C	Detention Pond 4
Roof 2	2,586	Impervious	Roofs	C	Detention Pond 1
Roof 3	5,632	Impervious	Roofs	C	Detention Pond 2
B6-Impervious	7,036	Impervious	ConventionalConcrete	C	Detention Pond 2

B6-Pervious	3,085	Grass	ConventionalConcrete	C	Detention Pond 2
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LID Facility Sizing Details

Pond Sizing Details

Pond ID	Design Criteria(1)	Facility Soil Type	Max Depth (ft)(2)	Top Area (sq-ft)	Side Slope (1:H)	Facility Vol. (cu-ft)(3)	Water Storage Vol. (cu-ft)(4)	Adequate Size?
Detention Pond 1	FCWQT	C3	5.00	538.0	0	2,690.0	1,721.6	Yes
Detention Pond 2	FCWQT	C3	4.50	684.0	0	3,078.0	1,846.8	Yes
Detention Pond 3	FCWQT	C3	5.00	167.0	0	835.0	534.4	Yes
Detention Pond 4	FCWQT	C3	5.00	277.0	0	1,385.0	886.4	Yes

1. FCWQT = Flow control and water quality treatment, WQT = Water quality treatment only

2. Depth is measured from the bottom of the facility and includes the three feet of media (drain rock, separation layer and growing media).

3. Maximum volume of the facility. Includes the volume occupied by the media at the bottom of the facility.

4. Maximum water storage volume of the facility. Includes water storage in the three feet of soil media assuming a 40 percent porosity.

Custom Pond Geometry Configuration

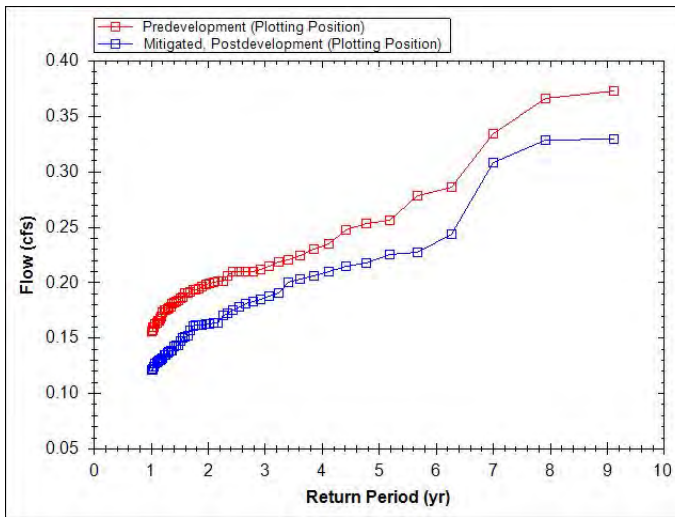
Pond ID: Detention Pond 1

Design: FlowControlAndTreatment

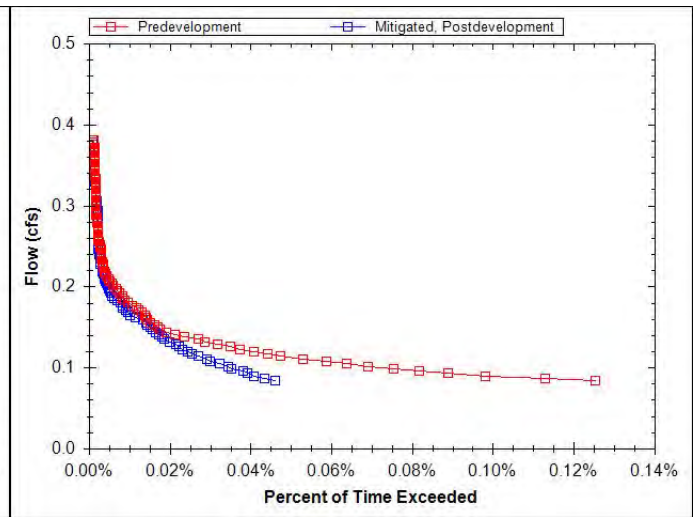
Shape Curve

Depth (ft)	Area (sq ft)	Discharge (cfs)
4.0	NaN	NaN

Flow Frequency Chart



Flow Duration Chart



Simple Pond Geometry Configuration

Pond ID: Detention Pond 2

Design: FlowControlAndTreatment

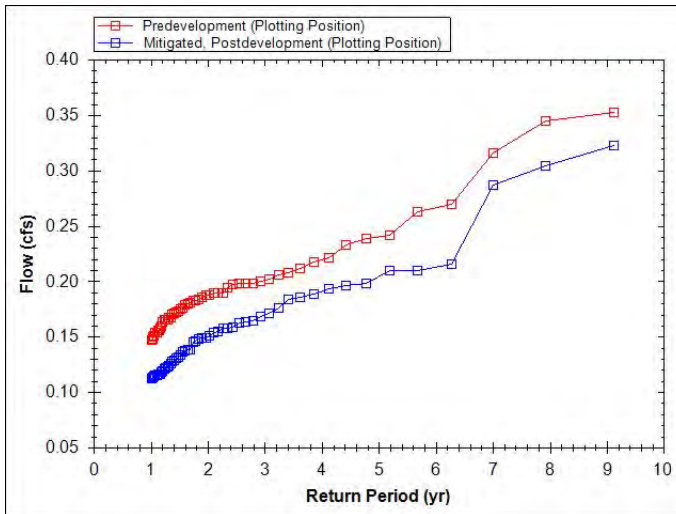
Shape Curve

Depth (ft)	Area (sq ft)
4.5	684.0

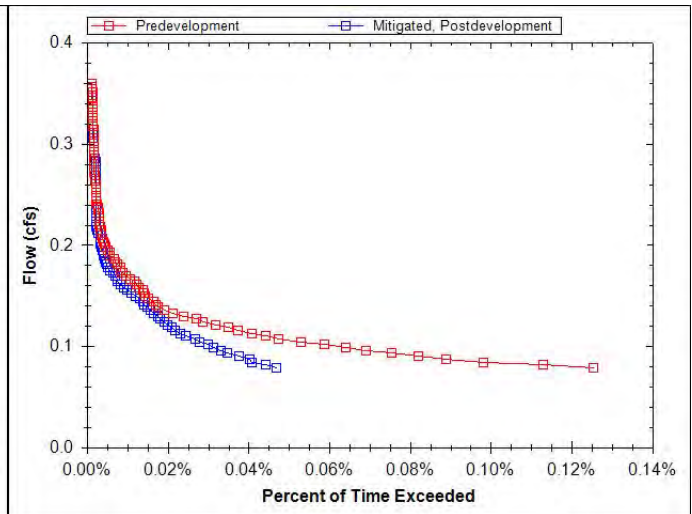
Outlet Structure Details

Lower Orifice Invert (ft)	0.0
Lower Orifice Dia (in)	1.2
Upper Orifice Invert(ft)	3.0
Upper Orifice Dia (in)	3.0
Overflow Weir Invert(ft)	3.5
Overflow Weir Length (ft)	6.3

Flow Frequency Chart



Flow Duration Chart



Simple Pond Geometry Configuration

Pond ID: Detention Pond 3

Design: FlowControlAndTreatment

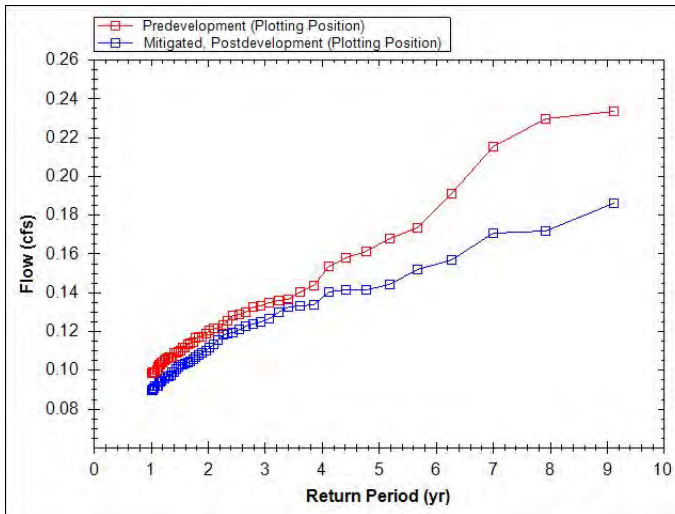
Shape Curve

Depth (ft)	Area (sq ft)
5.0	167.0

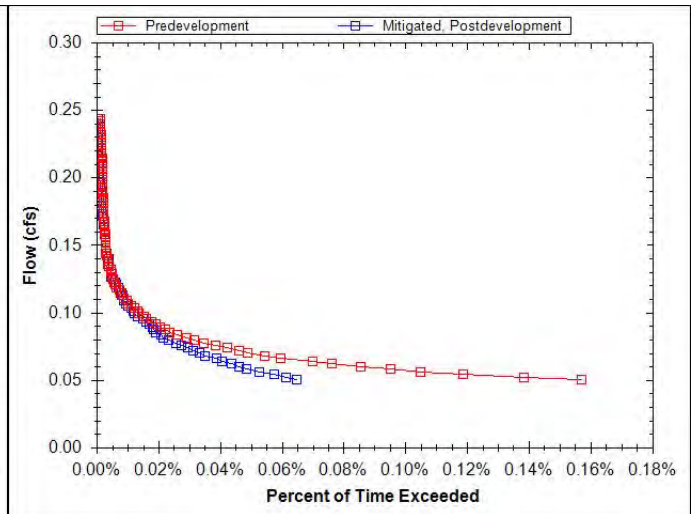
Outlet Structure Details

Lower Orifice Invert (ft)	0.0
Lower Orifice Dia (in)	0.9
Upper Orifice Invert(ft)	3.4
Upper Orifice Dia (in)	2.4
Overflow Weir Invert(ft)	4.0
Overflow Weir Length (ft)	6.3

Flow Frequency Chart



Flow Duration Chart



Simple Pond Geometry Configuration

Pond ID: Detention Pond 4

Design: FlowControlAndTreatment

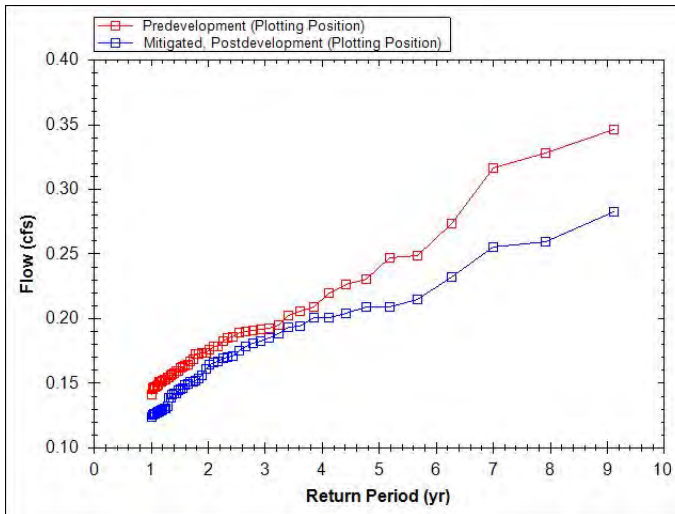
Shape Curve

Depth (ft)	Area (sq ft)
5.0	277.0

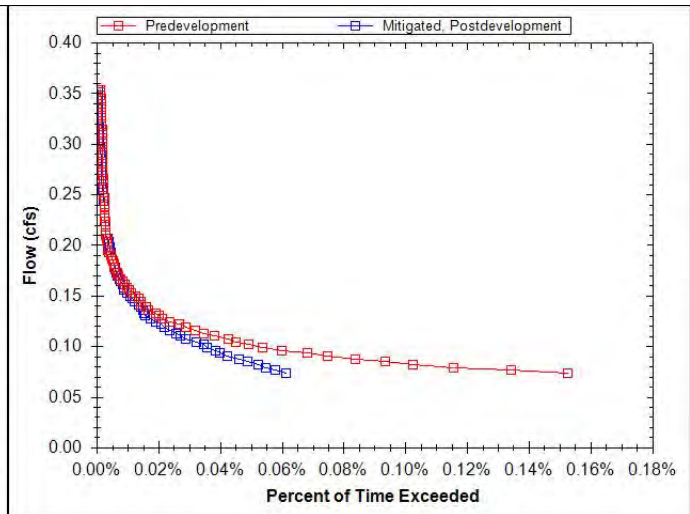
Outlet Structure Details

Lower Orifice Invert (ft)	0.0
Lower Orifice Dia (in)	1.1
Upper Orifice Invert(ft)	3.4
Upper Orifice Dia (in)	2.9
Overflow Weir Invert(ft)	4.0
Overflow Weir Length (ft)	6.3

Flow Frequency Chart



Flow Duration Chart



**Grace Chapel – Wilsonville, Oregon
Tree Maintenance and Protection Plan
July 22, 2018
Revised: August 5, 2018**

MHA18028

Purpose

This Tree Maintenance and Protection Plan for the Grace Chapel project located in Wilsonville, Oregon, is provided pursuant to City of Wilsonville Development Code, Section 4.610.40. This arborist report describes the existing trees located on and directly adjacent to the project site, as well as recommendations for tree removal, retention, mitigation and protection. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on June 12, 2018.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by AAI Engineering to visually assess existing trees measuring six inches in diameter and larger in terms of general condition and suitability for preservation with development, and to develop a tree maintenance and protection plan for the project in coordination with the design team. The project proposes site modifications including an expansion of the existing building, parking lot renovations, and landscaping. A site plan was provided by AAI Engineering illustrating the location of existing individual trees and potential construction impacts.

Visual Tree Assessment (VTA¹) was performed on existing individual trees located on and directly adjacent to the project site. Individual trees were evaluated in terms species, size, general condition, and potential construction impacts, and treatment recommendations include: retain, remove, or protect (separate classification for off-site trees). Following the inventory fieldwork, we coordinated with AAI Engineering to discuss and finalize treatment recommendations based on the proposed site plan and provide specifications for the Tree Preservation and Removal Plan drawing.

The client may choose to accept or disregard the recommendations contained herein or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The Grace Chapel project site is located at 27501 SW Parkway Avenue in Wilsonville. There are two egresses to the site along the east side of Parkway Avenue with driveways leading west and around the existing building with areas of parking on all sides. The existing trees appear to have been planted for landscaping around the building, adjacent to property boundaries, and in small landscape islands. There are no Significant Resource Overlay Zone areas on the site.

The enclosed tree data provides a complete description of 48 existing individual trees. All but one measure 6-inches and larger in diameter; tree #10276 measures 5-inches in diameter which is smaller than the City's threshold diameter for regulated trees. Seven of the inventoried trees are located off-site

¹ Visual Tree Assessment (VTA): The standard process of visual tree inspection whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality.

along the northern boundary. The inventory includes nine different trees species, none of which are Oregon white oaks (*Quercus garryana*), native yews (*Taxus brevifolia*), or any species listed by either the state or federal government as rare or endangered. Table 1 provides a summary of the count of inventoried trees by species and location on- or off-site.

Table 1. Count of Trees by Species and Location – Grace Chapel, Wilsonville, OR.

Common Name	Species Name	On-Site	Off-Site	Total	Percent*
ash	<i>Fraxinus</i> spp.	10		10	21%
cherry	<i>Prunus</i> spp.	5		5	10%
Douglas-fir	<i>Pseudotsuga menziesii</i>	1		1	2%
katsura^	<i>Cercidiphyllum japonicum</i>	1		1	2%
Norway maple	<i>Acer platanoides</i>	4	1	5	10%
red maple	<i>Acer rubrum</i>	0	2	2	4%
red oak	<i>Quercus rubra</i>	5		5	10%
shore pine	<i>Pinus contorta</i>	5	4	9	19%
Total				48	100%

*Percent total may not sum to 100 due to rounding; ^Identifies on tree smaller than 6-inch diameter.

Tree Plan Recommendations

As described in the enclosed tree data, individual trees were assigned a general condition rating as follows:

- P:** Poor Condition
- F:** Fair Condition
- G:** Good Condition
- E:** Excellent Condition

Table 2 provides a summary of the count of trees by general condition rating and treatment.

Table 2. Count of Inventoried Trees by Treatment Recommendation and General Condition Rating.

Treatment	General Condition Rating				Total	Percent
	P	F	G	E		
Protect (Off-Site Tree)	1	3	2	1	7	15%
Retain	-	1	4	-	5	10%
Remove	9	12	13	2	36	75%
Total	10	16	19	3	48	100%
Percent	21%	33%	40%	6%		

Of the 48 inventoried trees, 12 are planned for retention with protection during construction, including the seven trees located off-site to the north. It is not feasible to install tree protection fencing at the dripline of protected trees which already overlap areas of existing infrastructure. Protection measures for each tree planned for retention are described below:

- Protection fencing should be installed directly behind the existing curb east of trees #11140 and #11141 and south of off-site trees #11165 through #11170, and along the north side of the existing sidewalk south of off-site tree #20011. The limits of proposed work do not encroach closer to these trees than the existing infrastructure and no impacts are anticipated.

- Proposed parking lot modifications will encroach slightly beyond the limits of existing infrastructure east of tree #10201 and north of trees #10505 and #10512. Protection fencing should be installed at the limits of proposed new curbs. The dripline area that extends beyond the protection fencing is highlighted as an area of encroachment on the Tree Preservation and Removal Plan. Within the encroachment area, the contractor shall coordinate with a Qualified Arborist to monitor and document demolition of existing infrastructure and excavation for new construction. Some root pruning may be needed, but any potential impacts are expected to be minimal and non-critical. The arborist should direct work so as to minimize root impacts and document on-the-ground tree protection measures.

The Tree Preservation and Removal Plan drawing should illustrate the recommended location for tree protection fencing to be installed and include tree protection notes copied from this report. Each of the 12 trees to remain have been designated with numbered metal tags keyed to the drawing and inventory; tree tags should remain in place throughout development.

The other 36 trees including one smaller than 6-inches in diameter are planned for removal for the purposes of construction. In looking at the Tree Preservation and Removal Plan, it appears that trees #20001 through #20007 along the southern boundary could be retained however these trees are dying and mostly dead. In the southwest corner, trees #10950 and #10952 are also mostly dead and nearby trees #10951 and #10954 have very poor structure and are not suitable for retention with removal of the dying trees. Tree #10840 also appears as if it will be unaffected by construction because the existing curb is being replaced in the same location; however, encroachment within the small island will be needed to set form boards and construct the new curb which will result in root impacts near the base of the trunk to the north. All of the other trees planned for removal are directly impacted by proposed development or the limits of proposed work are too close to the trees to provide sufficient protection and there are no reasonable site plan alternatives to accommodate protection. Approval to remove any trees on property as part of a site development application may be granted in a Type C permit.

Mitigation Requirements

Forty-seven of the 48 inventoried trees are at least 6-inches in diameter, including seven off-site trees to be protected, five on-site trees to be retained, and 35 trees planned for removal. The 35 trees planned for removal that are at least 6-inches in diameter will require mitigation per Section 4.620.00; removed trees shall be replaced on a basis of one tree planted for each tree removed. Therefore, 35 trees measuring at least 2-inches in diameter shall be planted as mitigation for tree removal.

In accordance with Section 4.620.00(.03), replacement trees shall have shade potential or other characteristics comparable to the removed trees, shall be appropriately chosen for the site from an approved tree species list supplied by the City, and shall be state Department of Agriculture Nursery Grade No. 1 or better. Replacement trees must be staked, fertilized and mulched, and shall be guaranteed by the permit grantee or the grantee's successors-in-interest for two years after the planting date. A "guaranteed" tree that dies or becomes diseased during that time shall be replaced. Diversity of tree species shall be encouraged where trees will be replaced, and diversity of species shall also be maintained where essential to preserving a wooded area or habitat. All trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. A mitigation or replacement tree plan is required prior to planting.

Where it is not feasible to replace trees on site or at another approved location in the City, the Tree Removal Permit grantee shall pay into the City Tree Fund an amount of money approximately equal to the value of the replacement trees that would otherwise be required.

Tree Protection Standards

The on-site trees planned for retention and off-site trees adjacent to the project site will need special consideration to assure their protection during construction. Tree protection measures include:

1. **Preconstruction Conference.** The contractor shall coordinate with the project arborist in a timely manner to review tree protection measures and address questions on-site prior to the start of construction activity.
2. **Fencing.** Trees to remain on site shall be protected by installation of tree protection fencing as depicted on the Tree Preservation and Removal Plan in order to prevent injury to tree trunks or roots, or soil compaction within the root protection area. Fences shall be a minimum 6-foot high 2-inch chain link mesh secured to a minimum 1.5-inch steel or aluminum posts steel on concrete blocks or driven into the ground. The contractor is responsible for coordinating with a Qualified Arborist prior to opening, adjusting, or removing tree protection fencing.
3. **Tree Protection Zone.** Without authorization from the Project Arborist, none of the following shall occur beneath the dripline of any protected tree:
 - a) Grade change or cut and fill;
 - b) New impervious surfaces;
 - c) Utility or drainage field placement;
 - d) Staging or storage of materials and equipment; or
 - e) Vehicle maneuvering.

The contractor shall be responsible for contacting the project arborist in a timely manner prior to working beneath protected tree driplines. Root protection zones may be entered for tasks like surveying, measuring, and, sampling. Fences must be closed upon completion of these tasks.

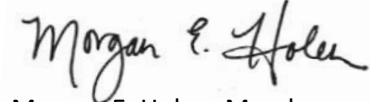
4. **Tree Removal.** Trees to be removed shall be clearly identified with tree-marking paint or other methods approved in advanced by the project arborist.
5. **Pruning.** Pruning may be needed to provide overhead clearance and to remove dead and defective branches for safety. The project arborist can help identify where pruning is necessary once trees recommended for removal have been removed and the site is prepared for construction. Tree removal and pruning shall be performed by a Qualified Tree Service.
6. **Demolition.** If roots of protected trees measuring 1-inch or larger in diameter are revealed during the demolition of existing infrastructure, the contractor shall coordinate with a Qualified Arborist within 24-hours of exposing roots. The arborist shall assess the exposed roots and provide on the ground recommendations and document allowed root pruning or root protection measures.
7. **Excavation.** Excavation within the allowed encroachment areas identified on the Tree Preservation and Removal Plan shall be conducted under the on-site supervision of a Qualified Arborist. Excavation immediately adjacent to roots larger than 2-inches in diameter beneath the dripline of retained trees shall be by hand or other non-invasive techniques to ensure that roots are not damaged. Where feasible, major roots shall be protected by tunneling or other means to avoid destruction or damage. Exceptions can be made if, in the opinion of the Qualified Arborist, unacceptable damage will not occur to the tree. Where soil grade changes affect the root

protection area, the grade line should be meandered wherever practicable. This will require on-site coordination to ensure a reasonable balance between engineering, construction, and the need for tree protection.

8. **Landscaping.** Following construction and where landscaping is desired, apply approximately 3-inches of mulch beneath the dripline of protected trees in a minimum 5-foot radius around tree trunks; do not pile mulch directly against tree trunks. Shrubs and ground cover plants may be planted within the grass-free mulch rings. If irrigation is used, use drip irrigation or low flow emitters installed at native grade (no trenching) only beneath the driplines of protected trees. Landscaping shall be performed by hand and with hand tools only beneath protected tree driplines; adjust the location of plants to avoid tree root impacts.
9. **Quality Assurance.** A Qualified Arborist should supervise proper execution of this plan on-call during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports should be provided to the Client and City following each site visit performed during construction.

Thank you for choosing Morgan Holen & Associates, LLC, to provide consulting arborist services for the Grace Chapel project in Wilsonville, Oregon. Please contact us if you have questions or need any additional information.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Member
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
Forest Biologist

Enclosures: MHA18028 Grace Chapel – Tree Data 6-12-18 Rev. 8-5-18



No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
10193	cherry	<i>Prunus spp.</i>	14	18	G	8' to curb, minor twig dieback	Remove
10196	Norway maple	<i>Acer platanoides</i>	13	16	G	19' to curb, surface root mower damage	Remove
10197	red oak	<i>Quercus rubra</i>	21	26	E	9' to curb	Remove
10199	Norway maple	<i>Acer platanoides</i>	15	14	G	14' to curb, some crown decay, surface root mower damage	Remove
10201	Norway maple	<i>Acer platanoides</i>	13	13	G	10' to curb, surface root mower damage	Retain
10204	red oak	<i>Quercus rubra</i>	17	26	G	7' to curb, surface roots, no buttress in south quadrant	Remove
10217	Norway maple	<i>Acer platanoides</i>	4,10,11	14	G	13' to curb at back of sidewalk, expansive surface roots	Remove
10262	shore pine	<i>Pinus contorta</i>	10, 2x12	10	F	Poor structure, sequoia pitch moth, pruned away from building	Remove
10263	cherry	<i>Prunus spp.</i>	18	14	F	Ornamental, twig dieback, large and expansive surface roots	Remove
10276	katsura	<i>Cercidiphyllum japonicum</i>	5	9	F	Dead branches throughout crown	Remove
10277	cherry	<i>Prunus spp.</i>	18	14	F	7' to curb, ornamental, twig dieback, large and expansive surface roots	Remove
10505	ash	<i>Fraxinus spp.</i>	16	25	G	8' to curb, few dead branches, surface roots east and west	Retain
10512	ash	<i>Fraxinus spp.</i>	13	22	G	8' to curb, few dead branches, surface roots east and west	Retain
10564	red oak	<i>Quercus rubra</i>	19	20	G	8' to curb and sidewalk, self-correcting lean	Remove
10565	cherry	<i>Prunus spp.</i>	14	12	F	6' to curb, ornamental, some twig dieback	Remove
10566	cherry	<i>Prunus spp.</i>	19	18	F	67' to sidewalk, ornamental, some twig dieback	Remove
10567	western redcedar	<i>Thuja plicata</i>	20	18	G	9' to sidewalk, one-sided against building	Remove
10840	red oak	<i>Quercus rubra</i>	24	26	E		Remove
10949	ash	<i>Fraxinus spp.</i>	17	20	G	6' to curb, assessment limited by blackberries	Remove
10950	western redcedar	<i>Thuja plicata</i>	15	10	P	Mostly dead, trunk decay	Remove

No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
10951	shore pine	<i>Pinus contorta</i>	2x12	22	F	Very poor structure, one codominant stem removed, sequoia pitch moth	Remove
10952	shore pine	<i>Pinus contorta</i>	12,16	18	P	Mostly dead	Remove
10954	shore pine	<i>Pinus contorta</i>	6,2x8,10,12	18	F	Very poor structure, sequoia pitch moth	Remove
11095	ash	<i>Fraxinus</i> spp.	13	20	G	5' to curb, surface roots, small dead branches	Remove
11098	ash	<i>Fraxinus</i> spp.	10	20	F	5' to curb, moderate structure, expansive surface roots, small dead branches	Remove
11138	ash	<i>Fraxinus</i> spp.	16	18	G	8' to curb, moderate structure, assessment limited by dense vegetation	Remove
11139	ash	<i>Fraxinus</i> spp.	16	20	G	20' to curb, small dead branches, assessment limited by large shrubs	Remove
11140	ash	<i>Fraxinus</i> spp.	16	20	G	4' to curb, small dead branches, assessment limited by photinia hedge	Retain
11141	ash	<i>Fraxinus</i> spp.	12	20	F	4' to curb, moderate structure, small dead branches	Retain
11142	ash	<i>Fraxinus</i> spp.	14	15	G	4' to curb, small dead branches, assessment limited by photinia hedge	Remove
11165	red maple	<i>Acer rubrum</i>	10,3x12,16	27	G	13' to curb, some surface roots	Protect off-site
11166	shore pine	<i>Pinus contorta</i>	14,16	20	F	14' to curb, crown asymmetry	Protect off-site
11167	shore pine	<i>Pinus contorta</i>	20	18	P	14' to curb, poor structure dead branches large leader failure	Protect off-site
11168	shore pine	<i>Pinus contorta</i>	24	23	F	15' to curb, moderate structure	Protect off-site
11169	shore pine	<i>Pinus contorta</i>	4,6,8,18	20	F	14' to curb, moderate structure, sequoia pitch moth	Protect off-site
11170	red maple	<i>Acer rubrum</i>	22	24	G	17' to curb, expansive surface roots	Protect off-site
11180	red oak	<i>Quercus rubra</i>	16	20	F	6' to curb, moderate structure, codominant leaders, small twig dieback	Remove
20001	western redcedar	<i>Thuja plicata</i>	4,6	10	P	dying, mostly dead	Remove
20002	western redcedar	<i>Thuja plicata</i>	8,10	10	P	dying, mostly dead	Remove



No.	Common Name	Species Name	DBH ¹	C-Rad ²	Cond ³	Comments	Treatment
20003	western redcedar	<i>Thuja plicata</i>	12	10	P	dying, mostly dead	Remove
20004	western redcedar	<i>Thuja plicata</i>	2,10	10	P	dying, mostly dead	Remove
20005	western redcedar	<i>Thuja plicata</i>	10	10	P	dying, mostly dead, broken leader	Remove
20006	western redcedar	<i>Thuja plicata</i>	12	10	P	dying, mostly dead	Remove
20007	western redcedar	<i>Thuja plicata</i>	12	10	P	dying, mostly dead	Remove
20008	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	10	F	good vigor but growing into the crown of tree 11138	Remove
20009	shore pine	<i>Pinus contorta</i>	2x10	16	F	9' to curb, very poor structure, sequoia pitch moth	Remove
20010	western redcedar	<i>Thuja plicata</i>	20	17	G	10' to curb, surface roots	Remove
20011	Norway maple	<i>Acer platanoides</i>	24	24	E		Protect off-site

¹**DBH** is tree diameter measured at 4.5-feet above the ground level, in inches. Trees with multiple stems splitting below DBH are measured individually and separated by a comma or recorded as quantity x size.

²**C-Rad** is the average crown radius measured in feet.

³**Cond** is an arborist assigned rating to generally describe the condition of individual trees as Poor, Fair, Good, or Excellent.

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

**Grace Chapel
Wilsonville, Oregon**

**Geotech
Solutions Inc.**

April 12, 2018

GSI Project: gracechapel-18-1-gi

April 12, 2018

gracechapel-18-1-gi

Grace Chapel c/o
Tom Jones; capitalman@onlinenw.com
CIDA; jenniferb@cidainc.com

REPORT OF GEOTECHNICAL ENGINEERING SERVICES Grace Chapel – Parkway Avenue, Wilsonville, Oregon

As authorized we are pleased to present our report of geotechnical engineering services for the proposed project that includes redevelopment of the current College to Grace Chapel including a new sanctuary with a capacity over 300 persons, and an ancillary foyer and features. The project also includes including a future 2nd floor addition to the west, as well as some areas of pavement rehabilitation. We have assumed column loads up to 200 kips, wall loads up to 5 kips per foot, and slab loads up to 250 psf, If these loads are to be exceeded we must be contracted for updated recommendations. The purpose of our work was to provide geotechnical recommendations for design and construction, and our scope of work included the following:

- Provide principal level project management including management of field and subcontracted services, report writing, analyses, and invoicing.
- Identify exploration locations and complete one-call and a private utility locate for locatable utilities. Non-metallic utilities without tracer wire must be identified by others or are subject to damage and utility repair is not a part of our scope of work.
- Explore subsurface conditions in the same day by completing up to two borings in accessible areas to depths of up to 30 feet or refusal. Backfill and patch holes with asphalt concrete.
- Observe soil and ground water encountered in the explorations, complete SPT testing and sampling, and maintain a detailed log of the explorations.
- Determine the moisture content of selected samples obtained from the explorations, and conduct soil classification testing as needed.
- Provide recommendations for earthwork including reuse of demolition materials, preparation of building pad and footing subgrade, use of granular working pads, and the need for subsurface drainage.
- Provide recommendations for support of shallow foundations, including an allowable bearing pressure and related settlement estimates, sliding coefficients, lateral earth pressures, a seismic coefficient, and embedment depths.
- Provide recommendations for slab on-grade support, including the need for and thickness of a capillary break and the need for a vapor flow retardant.
- Provide recommendations for site asphalt concrete pavement thicknesses, and include concrete pavement thickness for loading and trash areas.
- Provide a written report summarizing the results of our geotechnical evaluation, including a site specific seismic hazard evaluation.

SITE OBSERVATIONS AND CONDITIONS

Surface Conditions

The site is located at 27501 SW Parkway Avenue in Wilsonville, Oregon. The site is bordered by I-% to the west, commercial property to the north, and an undeveloped parcel to the south, as shown on the attached **Site Plan**. The site is relatively flat and occupied by a single story building with perimeter paving and landscaping. Site pavements are moderately distressed with generally widely spaced cracking, and heavier cracking noted near the southwestern catch basin.

Subsurface Conditions

General – The site was explored on April 6, 2018 by drilling three borings to depths of up to 41.5 feet near the building footprint. Boring logs are attached. Nearby explorations including test pits, borings and CPT probes were also reviewed. Approximate exploration locations are shown on the attached **Site Plan**. In general, subsurface conditions at the site below pavements consist of medium stiff silt and silt and gravel fill, rhythmites of silt and fine sand, and stiff silt at depth. Descriptions of the soil encountered are presented below.

Upper Gray Silt and Silt Fill – These soils are present beneath pavement, and are generally medium stiff to stiff. The fill is undocumented but may have undergone compactive effort. Moisture contents ranged from 21% to 30% and plasticity was low to moderate. These soils extended to depths of 2.5 to 5 feet, and included angular gravel fill in B-1 likely from previous site staging and grading.

Brown and Gray Silt and fine Sand – Brown and gray sedimentary silt and fine sand was encountered below the upper silt and fill at depths of 2.5 to 5 feet and extending to a depth of roughly 30 feet in B-1. This unit was generally medium stiff, moist, and layered as rhythmites. Sand content ranged from some sand to sand with some silt, and the unit is generally non-plastic. Moderate caving has been observed in this unit in trenches where seepage is present, with flowing conditions and severe caving associated with higher sand content possible. Moisture contents in this unit ranged from 30 to 47%. Higher moistures were indicative of lower sand content and occasional fragments of fine organic sediment. Testing indicated a sand content of 29% to 48%, with N_{85} blow counts generally from 4 to 12. In boring B-3 several samples had low blow counts, including samples at depths of 5, 15, and 20 feet, but those were likely due to heave and the unconfined tip condition of the hollow stem auger boring method used in that hole.

Reddish-Brown Silt - Residual (with possible overlying colluvium) stiff to very stiff, reddish-brown silt with clay content was encountered beneath the primary silt and fine sand rhythmites unit interpreted at a depth of 30 feet in boring B-1. Trace coarse sand to gravel size fragments with basalt texture were observed. Moisture contents ranged from 34% to 36% and plasticity was low to moderate. Blow counts ranged from 9 to 11.

Groundwater - Slow to moderate groundwater seepage was observed in all our previous explorations east of SW Parkway at depths of roughly 5 to 10 feet seasonally. Monitoring well logs from the site vicinity indicate ground water levels fluctuate seasonally and generally range from depths of 5 to 15 feet. We did not encounter ground water levels in our borings, but did observe near saturated conditions in the sand layers below depths of 12 feet in our hollow stem auger boring B-3, and seepage was noted in boring B-3 at depths of roughly 12 feet below where shallow infiltration testing was done. Perched groundwater is expected to be present in the silt unit during the wet season.

Infiltration Testing – We completed one open hole falling head infiltration test in B-3 as summarized in the following table. Testing was conducted after an initial saturation period, with falling head readings taken over time. Geotechnical recommendations for infiltration rate are provided in the **Infiltration** section of this report.

<u>Exploration</u>	<u>Soil Tested</u>	<u>Unfactored rate (in³/hr/in²) *</u>
B-3@5 ft	Silt with trace fine sand	0.2*
B-3@20 ft	Silt with some fine sand	N/A – seepage and hole filled to 12 ft bgs

* this value is unfactored and not to be used for design

CONCLUSIONS AND RECOMMENDATIONS

General

Based on the results of our explorations and analyses, the site can be developed as proposed following the recommendations herein. The near surface soils at the site consist of pavement and base rock to depths of roughly 9 inches in our borings, and fill to depths of up to 2.5 feet in B-1. Measures must be taken to stabilize the fill and silt soils and minimize disturbance. Undocumented fill is present from previous site development, and may have undergone some compactive effort. This material is best evaluated by exposing larger areas during construction. The fill was medium stiff and generally inorganic, and may be suitable as light duty pavement subgrade or slab subgrade in dry conditions. Discovery of buried debris from demolished structures, foundations, and abandoned underground utilities is typical during construction on previously developed sites. Undocumented fill and debris must be completely removed from all building and structural areas and replaced with structural fill as recommended herein. We must be contacted to observe subgrades and evaluate areas of fill where encountered. We recommend that the project budget and schedule include contingencies for over-excavation and replacement of undocumented fill.

Utilities that are within sand, or silt soils with some sand, that are wet, will likely represent flowing conditions in need of dewatering and shoring for utilities. Such soils were generally present below depths of 10 feet in our borings, but may be shallower in the wet season.

Infiltration of storm water is not advised due to very low rates and shallow seasonal ground water, but may be feasible in small volumes at shallow depths.

Stabilization and Soft Areas - After stripping, we must be contacted to evaluate the exposed subgrade. This evaluation can be done by proof rolling in dry conditions or probing during wet conditions. Soft areas will require over-excavation and backfilling with well graded, angular crushed rock compacted as structural fill, overlying a separation geosynthetic such as a Propex Geotex 601 or equivalent. A geogrid may also be required, such as a Tensar BSXQ 2020 or an equivalent punched and drawn biaxial geogrid.

As an alternative to the methods described above, stabilization may be possible by soil amendment using portland cement. Amendment requires an experienced contractor using specialty spreading and mixing equipment. Typically 5% cement in one or two mixing passes is used for an amendment (i.e. mix) depth of 12 inches. However, the materials used and quantities can vary based on moisture and organic

contents, plasticity, and required amendment depth. Compaction and grading of amended soils must be completed within 4 hours of mixing, and the amended soil must be allowed to cure for 4 days prior to trafficking. Generally, 50 percent of mixed particles should pass a No. 4 sieve.

The permeability of amended soil is very low. The surface of amended soils in building and pavement areas must therefore be sloped at a minimum of 0.5 percent to prevent collection of surface water during construction. Amended soils must be removed from all landscape areas prior to planting.

Working Blankets and Haul Roads - Construction equipment must not operate directly on the subgrade, as it is susceptible to disturbance and softening. Existing site pavements can be used for this but may become more fatigued. Where pavements are to be removed, rock working blankets and haul roads placed over a geosynthetic in a thickened advancing pad can be used to protect subgrades. We recommend that sound, angular, pit run or crushed basalt with no more than 6 percent passing a #200 sieve be used to construct haul roads and working blankets, overlying the preceding separation geosynthetic. Working blankets must be at least 12 inches thick, and haul roads at least 18 inches thick. If the preceding geogrid is used these can be reduced to 9 inches and 13 inches, respectively. Alternatively, the soils could be amended to a minimum depth of 12 inches and covered with a minimum of 4 inches of crushed rock. Some repair of working blankets and haul roads should be expected.

The preceding rock and amendment thicknesses are the minimum recommended. Subgrade protection is the responsibility of the contractor and thicker sections may be required based on subgrade conditions during construction and type and frequency of construction equipment.

Earthwork

Preparation - Prior to earthwork construction, the site should be prepared by removing existing structures, foundation elements, pavements, utilities, and undocumented fill that is not evaluated to be suitable as structural fill. Any excavation resulting from the aforementioned preparation should be brought back to grade with structural fill. Site preparation for earthwork will also require the removal of the existing pavement, base rock, and uncontrolled fill from all pavement, building, and fill areas, and a 5-foot perimeter around those areas.

Slopes – Permanent slopes should be inclined no steeper than 2H:1V for slopes up to 8 feet high. The face of fill slopes should be cut back into compacted materials with a smooth bucket excavator. If steeper fill slopes are desired, we should be consulted to evaluate use of amended soils or grid reinforcement. Erosion control is critical to maintaining fill slopes, and should be as described for cut slopes. Drainage must be routed away from slope faces.

Fill – The on-site fine grained soils, or site fill or crushed pavement (less than 3 inches in size) can be used for structural fill if properly moisture conditioned. This will not be feasible during wet conditions for the silt, or for gravel with more than 6% fines. In dry summer conditions the soils will require drying by scarification and frequent mixing in thin lifts. Once moisture contents are within 3 percent of optimum, the material should be compacted to at least 92 percent relative to ASTM D-1557 (modified proctor) using a tamping foot type compactor. Fill should be placed in lifts no greater than 10 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a proof roll using a loaded dump truck, water truck, or similar size equipment.

In wet conditions, fill should be imported granular soil with less than 6 percent fines, such as clean crushed or pit run rock. This material should also be compacted to 95 percent relative to ASTM D-1557. Alternatively, fills can be amended with cement. We should be consulted to evaluate amendment of fills, as the amendment materials, quantities, and processes need to be adapted to actual site conditions at the time of amendment. Amending fill soils is more difficult than amending soils in-situ due to equipment access on very soft material. Typically, all-wheel-drive spreading equipment with off road tires, a high powered mixer, 6 percent cement, a mixing depth 2 inches greater than the lift thickness, and two or more mixer passes would be a starting point. Building fills with cement amended soil would allow for all lifts except the final to be placed consecutively without significant cure time.

Demolition materials such as concrete and masonry building rubble, demolished pavements, and excavated base rock that are free of organic and other deleterious materials and crushed to no greater than 3 inches in any dimension may be suitable for fill. Such material should be well graded and placed and compacted in a manner to prevent voids and provide a dense, incompressible material. Recycled fill materials should be placed in lifts no greater than 12 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a proof roll using a loaded dump truck.

Trenches – Utility trenches may encounter groundwater seepage and caving should be expected where seepage is present. Flowing conditions can occur in wet sand or silt with some sand soils such as those present at depth on site. Shoring of utility trenches will be required for depths greater than 4 feet and where groundwater seepage is present. We recommend that the type and design of the shoring system be the responsibility of the contractor, who is in the best position to choose a system that fits the overall plan of operation.

Depending on the excavation depth and amount of groundwater seepage, dewatering may be necessary for construction of underground utilities. Flow rates for dewatering are likely to vary depending on location, soil type, and the season during which the excavation occurs. The dewatering systems, if necessary, should be capable of adapting to variable flows. Flowing conditions in soils with fine sand content may occur and dewatering and shoring is critical, particularly to protect adjacent infrastructure.

Pipe bedding should be installed in accordance with the pipe manufacturers' recommendations. If groundwater is present in the base of the utility trench excavation, we recommend over-excavating the trench by 12 to 18 inches and placing trench stabilization material in the base. Trench stabilization material should consist of well-graded, crushed rock or crushed gravel with a maximum particle size of 4 inches and free of deleterious materials. The percent passing the U.S. Standard No. 200 Sieve shall be less than 5 percent by weight when tested in accordance with ASTM C 117.

Trench backfill above the pipe zone should consist of well graded, angular crushed rock or sand fill with no more than 7 percent passing a #200 sieve. Trench backfill should be compacted to 92 percent relative to ASTM D-1557, and construction of hard surfaces, such as sidewalks or pavement, should not occur within one week of backfilling.

Infiltration

Design - Based on the results of our testing and analyses, infiltration rates in the silt unit are very low, and in combination with potential for shallow seasonal perched ground water only low rate shallow systems appear feasible. If systems are used at very shallow depths above seepage levels, no deeper

than 5 feet, we recommend using a design infiltration rate of 0.1 in³/hour per in² on the sides of infiltration systems where at least some sand is present, typically at depths below 5 feet in our explorations. The base may also be used if upstream sedimentation protection is present. We recommend having a down gradient surface overflow designed for infiltration systems where ground water levels may be perched and vary seasonally.

Confirmation Testing and Maintenance - Testing of infiltration systems is required to confirm the design infiltration rate as actual subsurface conditions and infiltration rates can vary widely. Flexibility for adaptation and expansion of infiltration systems must be incorporated into the design and construction, with contingencies included in the project budget and schedule. Infiltration systems need to be maintained free of debris and silt in order to function properly.

Shallow Foundations for Buildings

Undocumented fill soils, topsoil, or old till zone soils must be removed from beneath all new foundations. This material extended to depths of up to 2.5 feet in our explorations. Based on the preceding anticipated structural loads, the proposed structure can be supported on shallow spread foundations bearing in the native medium stiff or stiffer inorganic silt below the topsoil and fill or on properly constructed structural fill bearing on native soils. Footings should be embedded at least 18 inches below the lowest adjacent, exterior grade. Footings can be designed for an allowable net bearing pressure of 2,500 psf when founded as recommended. The preceding bearing pressure can be increased to 5,000 psf for temporary wind and seismic loads.

Continuous footings should be no less than 18 inches wide, and pad footings should be no less than 24 inches wide. Resistance to lateral loads can be obtained by a passive equivalent fluid pressure of 350 pcf against suitable footings, ignoring the top 12 inches of embedment, and by a footing base friction coefficient of 0.38. Properly founded footings are expected to settle less than a total of 1 inch, with less than ½ inch differentially.

If footing construction is to occur in wet conditions, a few inches of crushed rock should be placed at the base of footings to reduce subgrade disturbance and softening during construction.

Slabs

Floor slab loads up to 250 psf are expected to induce less than one inch of settlement. A minimum of six inches of clean, angular crushed rock with no more than 5 % passing a #200 sieve is recommended for underslab rock. Prior to slab rock placement the subgrade will need to be evaluated by us by probing or observing a proof rolling using a fully loaded truck. Underslab rock must be compacted to 92 % compaction relative to ASTM D1557, and must be proof rolled as well. In addition, any areas contaminated with fines must be removed and replaced with clean rock. If the base rock is saturated or trapping water, this water must be removed prior to slab placement.

Some flooring manufacturers require specific slab moisture levels and/or vapor barriers to validate the warranties on their products. A properly installed and protected vapor flow retardant can reduce slab moistures. If moisture sensitive floor coverings or operations are planned, we recommend a vapor barrier be used. Typically a reinforced product or thicker product (such as a 15 mil STEGO wrap) can be used. Experienced contractors using special concrete mix design and placement have been successful placing concrete directly over the vapor barrier which overlies the rock. This avoids the issue of water

trapped in the rock between the slab and vapor barrier, which otherwise requires removal. In either case, slab moisture should be tested/monitored until it meets floor covering manufacturer's recommendations.

Seismic Design

General - We completed a site specific seismic hazard investigation to the degree required for the planned and conditions. Details of our study are appended to this report. From the preceding we conclude that seismic hazards are low, and in accordance with the International Building Code (IBC) as adapted by State of Oregon Structural Specialty Code (SOSSC) the subject project should be evaluated using the parameters associated with Site Class D.

Liquefaction and Lateral Spreading - Liquefaction occurs in loose, saturated, granular, non-plastic soils. Strong shaking, such as that experienced during earthquakes, causes the densification and subsequent settlement of these soils. We did not observe saturated soils with a high risk of liquefaction from design level earthquakes, but some less plastic layers in the profile may be subjected to deformation. Our analyses indicate that less than one inch of such deformation is expected. As the terrain is flat, and the nearest free faces are ponds 3000 feet away and the Willamette River more than 1.5 miles away, liquefaction deformations should not be structurally damaging to the proposed structures or present a life-safety risk.

Retaining Walls

General - The following recommendations are based on the assumptions that (1) Walls are conventional concrete cantilever walls (2) Wall backfill consists of level, well-drained, angular, granular material, (3) Walls are less than 5 feet in height, and (4) No surcharges such as stockpiled soil or equipment are placed within 5 feet of the wall.

Walls filled against and restrained against rotation should be designed using an equivalent fluid pressure of 54 pcf. Walls not restrained against rotation should be designed using an equivalent fluid pressure of 32 pcf. These forces can be resisted by passive pressure at the toe of the wall using an equivalent fluid pressure of 350 pcf (this should exclude the top 12 inches of embedment) and friction along the base using a friction coefficient of 0.38. Wall foundations should be designed as recommended herein for shallow foundations.

Backfill - Retaining walls should be backfilled with clean, imported, granular soil with less than 6 percent fines, such as clean sand or rock. This material should also be compacted to a minimum of 92 percent relative to ASTM D-1557 (modified proctor). Within 3 feet of the wall, backfill should be compacted to not more than 90 percent relative to ASTM D-1557 using hand-operated equipment.

Retaining structures typically rotate and displace up to 1 percent of the wall height during development of active pressures behind the wall. We therefore recommend that construction of improvements adjacent to the top of walls be delayed until approximately two weeks after wall construction and backfill.

Drainage

General - We recommend installing perimeter foundation drains around all exterior foundations. The surface around the building perimeter must be sloped to drain away from the building. As stated

previously, our retaining wall recommendations are based on fully drained conditions. All retaining walls must include a drain constructed as described in the following section.

Foundation and Wall Drains - Foundation and retaining wall drains should consist of a two-foot wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric. The drain rock should have no more than 2 percent passing a #200 sieve and should extend to within one foot of the ground surface. The geosynthetic should have an AOS of a #70 sieve, a minimum permittivity of 1.0 sec⁻¹, and a minimum puncture resistance of 80 pounds (such as a Propex Geotex 601 or approved equivalent). One foot of low permeability soil (such as the on-site silt) should be placed over the fabric at the top of the drain to isolate the drain from surface runoff.

Vapor Flow Retardant - Some flooring manufacturers require specific slab moisture levels and/or vapor barriers to validate the warranties on their products. A properly installed and protected vapor flow retardant can reduce slab moistures. If moisture sensitive floor coverings or operations are planned, we recommend a vapor barrier be used. Typically a reinforced product or thicker product (such as a 15 mil STEGO wrap or equivalent) can be used. Experienced contractors using special concrete mix design and placement have been successful placing concrete directly over the vapor barrier which overlies the rock. This avoids the issue of water trapped in the rock between the slab and vapor barrier, which otherwise requires removal. In either case, slab moisture should be tested/monitored until it meets floor covering manufacturer's recommendations.

Existing Pavement

In our borings existing pavement included 3 inches of asphalt concrete over 6 inches of crushed rock base over generally stiff subgrade. Existing site pavements are estimated to be at last half way into their service life. Repairs are recommended to all areas if they are to be used further. This includes crack cleaning, crack filling, and slurry or fog sealing, as well as full depth removal/structural repair of fully fatigued areas. This includes fatigued areas in the southwestern portion of the site near the catch basin. During construction we should be contacted to consult on delineating the extent of these areas based on the intended use. If existing pavement are to be used in construction as haul roads we recommend the evaluation be done after the bulk of that use, as additional damage and fatigued areas are expected.

New pavement

Asphalt Concrete – At the time of this report we did not have specific information regarding the type and frequency of expected traffic. We therefore developed new asphalt concrete pavement thicknesses for areas exposed to passenger vehicles only and areas exposed to up to 10 trucks per day based on a 20-year design life with primarily panel-type delivery truck or 3-axle trucks. Traffic volumes can be revised if specific data is available.

Our pavement analyses is based on AASHTO methods and subgrade of structural fill or undisturbed medium stiff or better native silt having a resilient modulus of 6,000 psi and prepared as recommended herein. We have also assumed that roadway construction will be completed during an extended period of dry weather. The results of our analyses based on these parameters are provided in the table below.

<u>Traffic</u>	<u>ESAL's</u>	<u>AC (inches)</u>	<u>CR (inches)</u>
Passenger Vehicle Only	-	3	6
<5, 3-axle Trucks/Day	28,000	3	8

The thicknesses listed in the above table are the minimum acceptable for construction during an extended period of dry weather. Increased rock thicknesses and stabilization will be required for construction during wet conditions per the **Stabilization** section in this report. Crushed rock must conform to ODOT base rock standards and have less than 6 percent passing the #200 sieve. Asphalt concrete must be compacted to a minimum of 91 percent of a Rice Density.

Portland Cement Concrete - We developed PCC pavement thicknesses at the site for the assumed one-way traffic levels as shown in the table below. Each of these sections is based on AASHTO methods with no reduction for wander and a composite modulus of subgrade reaction of 350 pci (AASHTO Figure 3.3 with $M_r = 6,000$ psi and 6 inches crushed rock base). Other parameters include 4,000 psi compressive strength portland cement concrete (PCC), and plain jointed concrete **without** load transfer devices or tied concrete shoulders. PCC pavements over trench backfill should not be placed within one week of fill installation unless survey data indicates that settlement of the backfill is complete.

Traffic	ESALS	PCC (inches)	CRB (inches)
<5, 3-axle Trucks/ Day	28,000	5	6

Subgrade Preparation - The pavement subgrade must be prepared in accordance with the **Earthwork and Site Preparation** recommendations presented in this report. Existing fill may be used as pavement subgrade only if organics are removed, the surface is stiff in wet conditions and protected with a working blanket or haul road, or is ripped and recompacted as documented structural fill in dry conditions to a depth of one foot. All pavement subgrades must pass a proof roll prior to paving. Soft areas must be repaired per the preceding **Stabilization** section.

LIMITATIONS AND OBSERVATION DURING CONSTRUCTION

We have prepared this report for use by Grace Chapel and the development, design and construction teams for this project only. The information herein could be used for bidding or estimating purposes but must not be construed as a warranty of subsurface conditions. We have made observations only at the aforementioned locations and only to the stated depths. These observations do not reflect soil types, strata thicknesses, water levels or seepage that may exist between observations. We must be consulted to observe all foundation bearing surfaces, subgrade stabilization, proof rolling of slab and pavement subgrades, installation of structural fill, subsurface drainage, and cut and fill slopes. We must be consulted to review final design and specifications in order to see that our recommendations are suitably followed. If any changes are made to the anticipated locations, loads, configurations, or construction timing, our recommendations may not be applicable, and we must be consulted. The preceding recommendations must be considered preliminary, as actual soil conditions may vary. In order for our recommendations to be final, we must be retained to observe actual subsurface conditions encountered. Our observations will allow us to interpret actual conditions and adapt our recommendations if needed.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty, expressed or implied, is given.

< >

We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please call if you have any questions.

Sincerely,



Don Rondema, MS, PE, GE
Principal



Attachments –

Site Plan, Guidelines for Classification of Soil, Boring Logs, Moisture Contents, Seismic Hazard Appendix



NOT TO SCALE

BASE PHOTO FROM GOOGLE EARTH 2017 AERIAL

Geotech
Solutions Inc.

SITE PLAN
gracechapel-18-1-gi

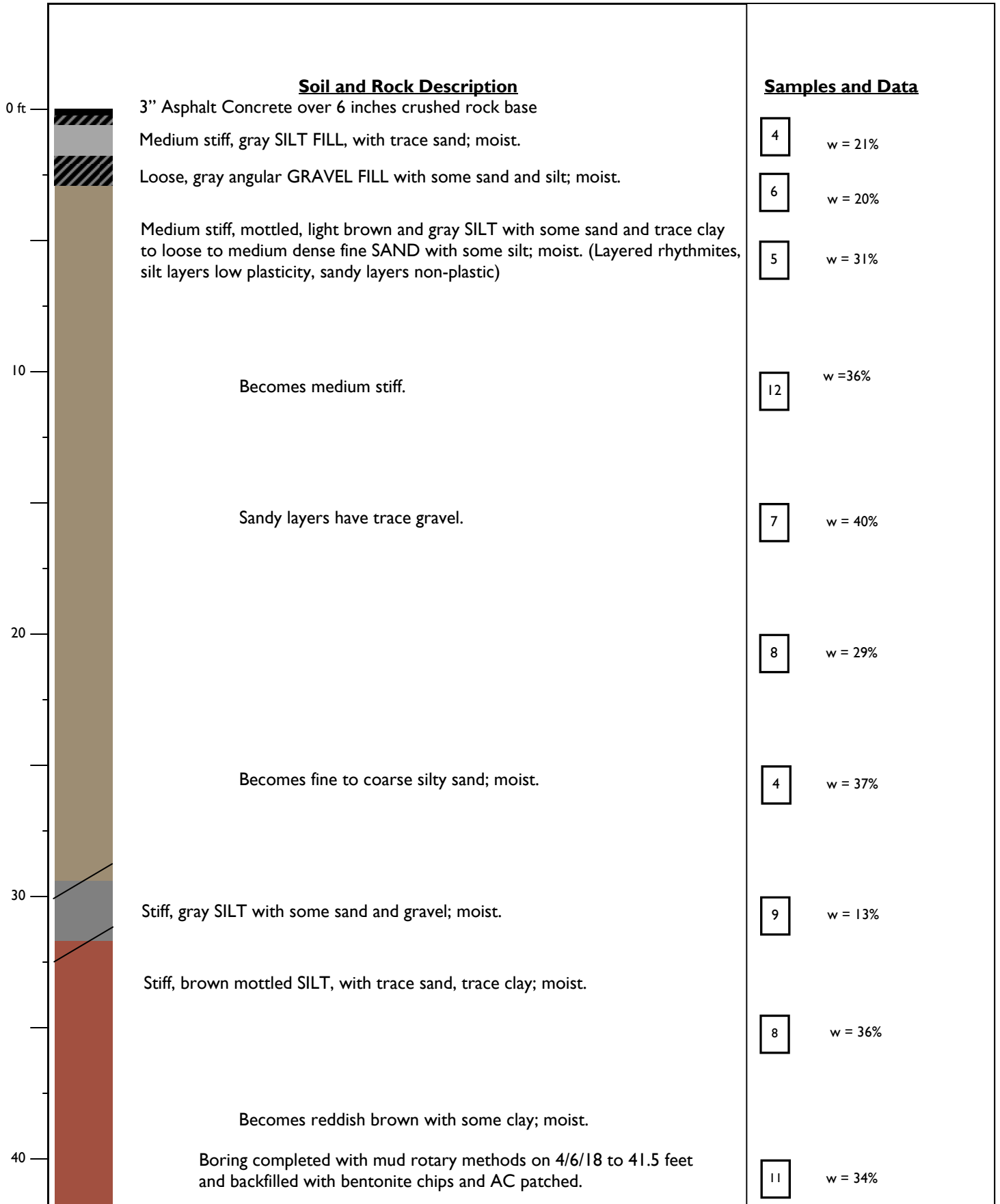
GUIDELINES FOR CLASSIFICATION OF SOIL

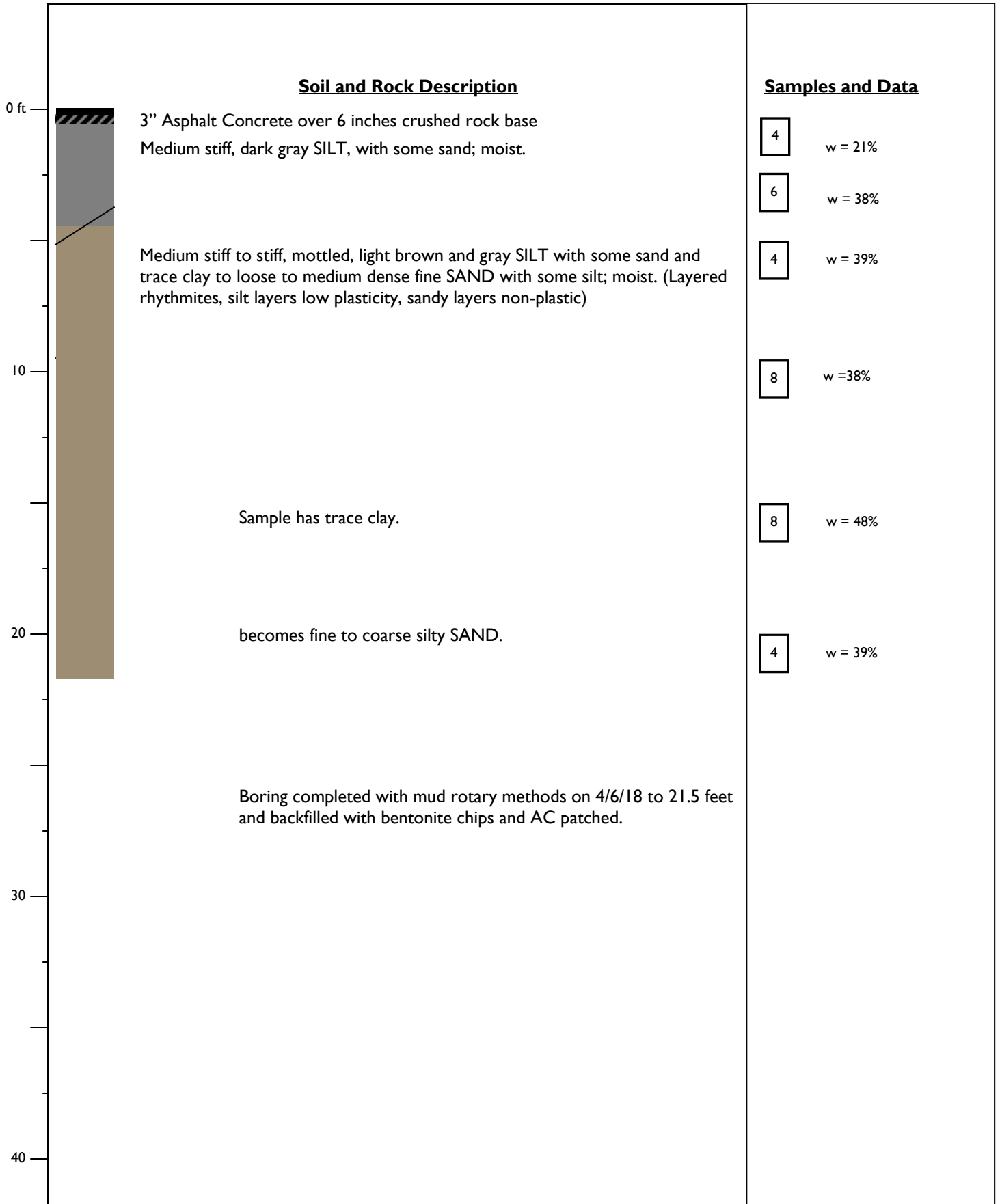
Description of Relative Density for Granular Soil	
Relative Density	Standard Penetration Resistance (N-values) blows per foot
very loose	0 - 4
loose	4 - 10
medium dense	10 - 30
dense	30 - 50
very dense	over 50

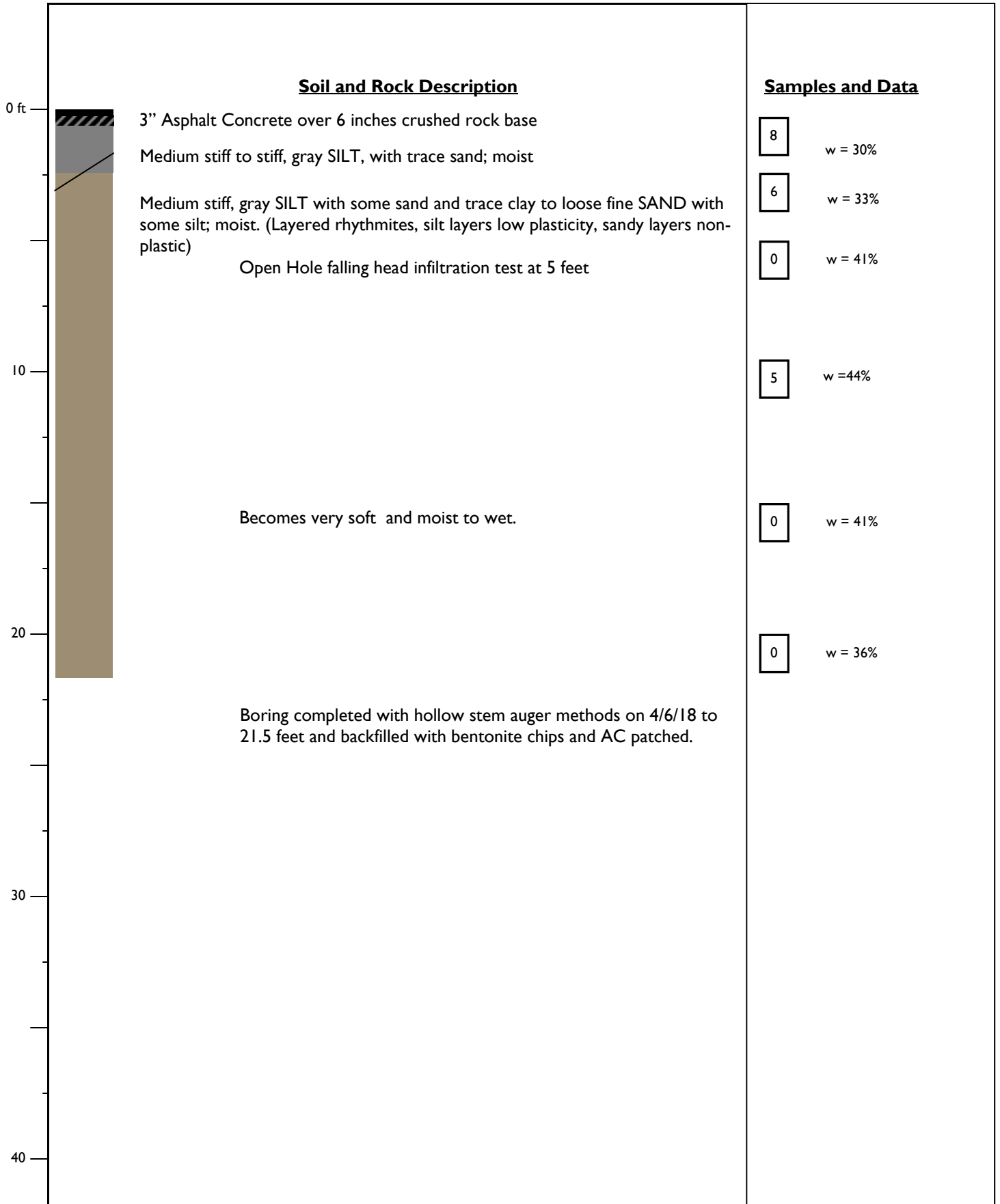
Description of Consistency for Fine-Grained (Cohesive) Soils		
Consistency	Standard Penetration Resistance (N-values) blows per foot	Torvane Undrained Shear Strength, tsf
very soft	0 - 2	less than 0.125
soft	2 - 4	0.125 - 0.25
medium stiff	4 - 8	0.25 - 0.50
stiff	8 - 15	0.50 - 1.0
very stiff	15 - 30	1.0 - 2.0
hard	over 30	over 2.0

Grain-Size Classification	
Description	Size
Boulders	12 - 36 in.
Cobbles	3 - 12 in.
Gravel	1/4 - 3/4 in. (fine) 3/4 - 3 in. (coarse)
Sand	No. 200 - No. 40 Sieve (fine) No. 40 - No. 10 sieve (medium) No. 10 - No. 4 sieve (coarse)
Silt/Clay	Pass No. 200 sieve

Modifier for Subclassification	
Adjective	Percentage of Other Material In Total Sample
Clean/Occasional	0 - 2
Trace	2 - 10
Some	10 - 30
Sandy, Silty, Clayey, etc.	30 - 50







Exploration	Depth, ft	Moisture Content
B-1	1.0	21%
B-1	2.5	20%
B-1	5.0	31%
B-1	10.0	36%
B-1	15.0	40%
B-1	20.0	29%
B-1	25.0	37%
B-1	30.0	13%
B-1	35.0	36%
B-1	40.0	34%
B-2	1.0	21%
B-2	2.5	38%
B-2	5.0	39%
B-2	10.0	38%
B-2	15.0	48%
B-2	20.0	39%
B-3	1.0	31%
B-3	2.5	33%
B-3	5.0	41%
B-3	10.0	44%
B-3	15.0	41%
B-3	20.0	36%

SEISMIC HAZARD STUDY

General

Based on our vicinity experience, site reconnaissance, and review of available literature, liquefaction, tsunami inundation, dynamic slope instability and fault rupture hazards are low. Amplification and overall ground motion hazards are low to moderate and can be accommodated by code seismic design. A summary of the basis for these opinions is included in the following paragraphs.

Liquefaction, Fault Rupture and Tsunami Inundation

The mapped site geology (DOGAMI Bulletin 99, USGS Open File Report 91-441-P) consists of Pleistocene-age Willamette Silt overlying Miocene-age Columbia River Basalt. The mapped geology is consistent with the subsurface conditions encountered in our explorations with up to approximately 30 feet of flood silt. The near surface silts vary in consistency from medium stiff to stiff. These soils are generally not susceptible to large liquefaction deformations on flat ground due to their material content, primarily unsaturated state, and/or consistency. The liquefaction hazard is therefore low (consistent with that mapped by DOGAMI IMS-1).

The nearest mapped quaternary fault (USGS) thought to possibly be active is the Canby-Molalla fault located approximately 4 miles east-northeast (USGS descriptions attached). The fault is well off-site and fault activity is poorly known though a recent high-resolution seismic reflection survey suggests movement in the last 15,000 years as evidenced by probable deformations of Missoula flood deposits. Interface earthquakes from the CSZ are offshore, and intraplate CSZ earthquakes are deep within the subducted plate. Therefore, the hazard from potential on-site fault rupture is low.

The site is located inland and outside tsunami inundation areas.

Earthquake Induced Slope Instability

There is a low potential for earthquake induced slope instability at the site (DOGAMI IMS-1), as the site is relatively flat and not within known landslide terrain.

Amplification

The site is mapped in an area of 'low relative hazard' with respect to ground amplification (DOGAMI IMS-1). USGS probabilistic ground motion mapping indicates peak horizontal ground accelerations at the site of 0.18g and 0.40g for a 10% and 2% chance of exceedence in 50 years, respectively (USGS lat/long based search result and deaggregation data attached). This amplification is typical of the mapped site geology (medium stiff, shallow to moderate depth soil columns with moderate periods over soft rock) and can be accommodated by conventional code level design using Site Class D.

Seismic Sources and Design Earthquakes

Three primary earthquake sources have been identified. These include Cascadia Subduction Zone (CSZ) intraplate and interface earthquakes, and local crustal earthquakes. CSZ intraplate earthquakes are presumed possible within the subducted Juan de Fuca plate, with estimated magnitudes of 7.0 to 7.5. These earthquakes are analogous to the 2001 Nisqually earthquake near Olympia as well as other large earthquakes historically beneath southern Puget Sound. The expected depth of these presumed earthquakes of 40 to 60 km, and when coupled with low seismicity in western Oregon, present a low to moderate hazard. A CSZ interface earthquake presents a low to moderate hazard for the site area.

Such an event has an expected magnitude of 8 to 9 at a distance of 90 to 120 km from the site and recurrence intervals from 100 to 1100 years. A magnitude $M_w = 8.5$ is expected to correspond to roughly an average 10% chance of being exceeded in 50 years, with $M_w = 9.0$ corresponding roughly to 2% in 50 years. Local crustal earthquakes may occur from northwest trending faults in the region, such as the Canby-Molalla, Newberg, and Mt. Angel faults. For these faults, design recurrence corresponds to earthquake magnitudes less than 6.8 at depths less than 20km. This represents the design level earthquake for base shear and the types of structures at the site.

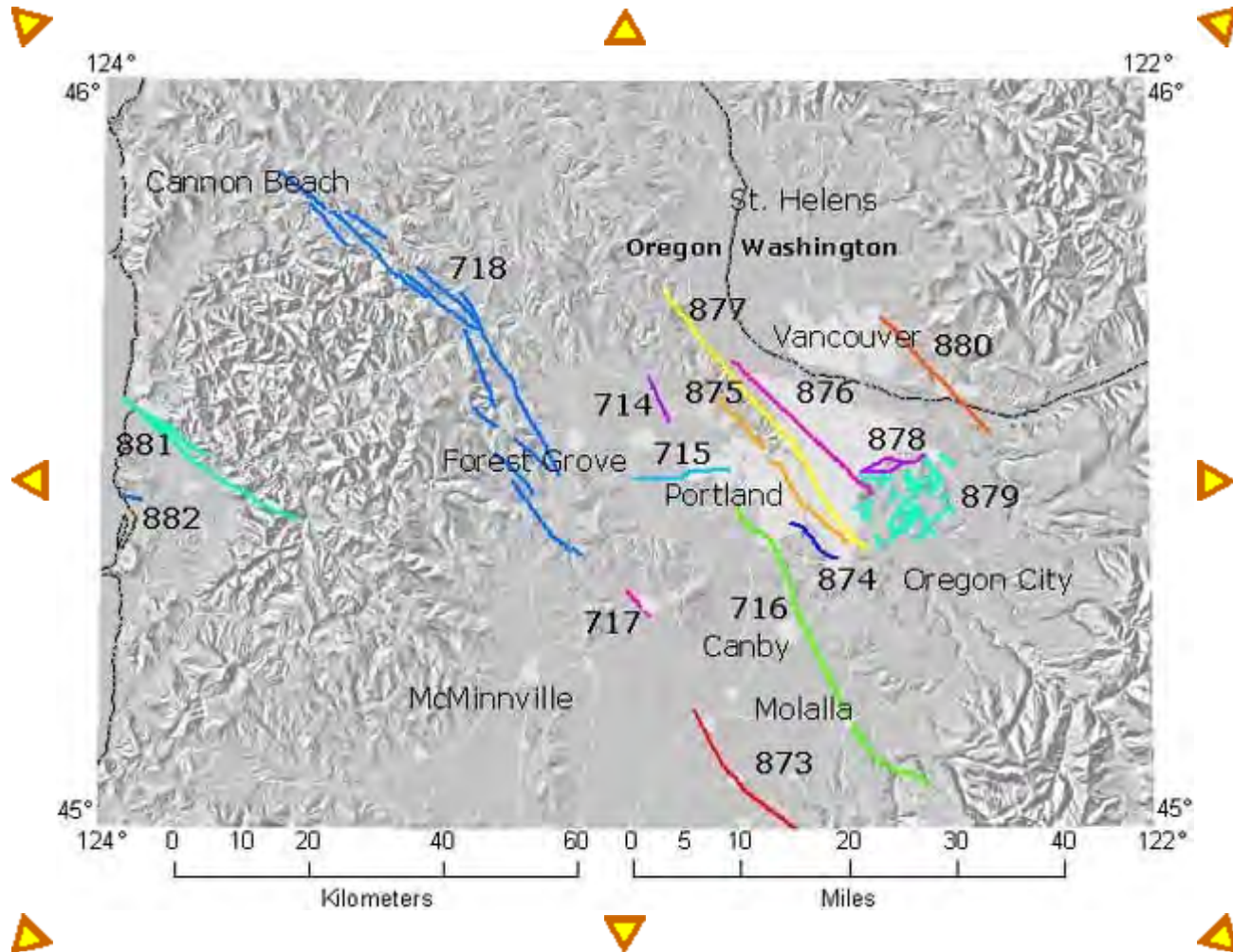
Recommendations for design and limitations to this study are contained in the body of the geotechnical engineering report.



Quaternary Fault and Fold Database for the United States

Vancouver 1° x 2° Sheet

[Home](#) > [US Map](#) > [Oregon](#)



Number	Name
714	Helvetia fault
715	Beaverton fault zone
716	Canby-Molalla fault
717	Newberg fault
718	Gales Creek fault zone
873	Mount Angel fault
874	Bolton fault
875	Oatfield fault
876	East Bank fault

- 877 Portland Hills fault
- 878 Grand Butte fault
- 879 Damascus-Tickle Creek fault zone
- 880 Lacamas Lake fault
- 881 Tillamook Bay fault zone
- 882 Happy Camp fault

Last modified January 27, 2006

If you cannot fully access the information on this page, please contact [Web Team](#)

URL <http://earthquake.usgs.gov/regional/qfaults/or/van.html>



Earthquake Hazards Program

Database Search

Brief Report for Canby-Molalla fault (Class A) No. 716

[Partial Report](#) || [Complete Report](#)

citation for this record: Personius, S.F., compiler, 2002, Fault number 716, Canby-Molalla fault, in Quaternary fault and fold database of the United States: U.S.

Geological Survey website, <http://earthquakes.usgs.gov/regional/qfaults>, accessed 03/23/2010 01:55 PM.

Synopsis The mapped trace of the north-northwest-striking Canby-Molalla fault is based on a linear series of northeast-trending discontinuous aeromagnetic anomalies that probably represent significant offset of Eocene basement and volcanic rocks of the Miocene Columbia River Basalt beneath Neogene sediments that fill the northern Willamette River basin. The fault has little geomorphic expression across the gently sloping floor of the Willamette Valley, but a small, laterally restricted berm associated with the fault may suggest young deformation. Deformation of probable Missoula flood deposits in a high-resolution seismic reflection survey conducted across the aeromagnetic anomaly east of Canby suggests possible Holocene deformation. Sense of displacement of the Canby-Molalla fault is poorly known, but the fault shows apparent right-lateral separation of several transverse magnetic anomalies, and down-west vertical displacement is also apparent in water well logs.

County(s) and CLACKAMAS COUNTY COUNTY, OREGON
State(s) WASHINGTON COUNTY COUNTY, OREGON

AMS sheet(s) [Vancouver](#)

Physiographic province(s) CASCADE-SIERRA MOUNTAINS
PACIFIC BORDER

Length (km) 50 km.

Average strike N34°W

Sense of movement Dextral

Dip Direction Unknown

Historic earthquake

Most recent prehistoric deformation Latest Quaternary (<15 ka)

Slip-rate category

Less than 0.2 mm/yr

Date and 2002

Compiler(s) Stephen F. Personius, U.S. Geological Survey

PSH Deaggregation on NEHRP B rock Tualatin_Valley 122.764° W, 45.336 N.

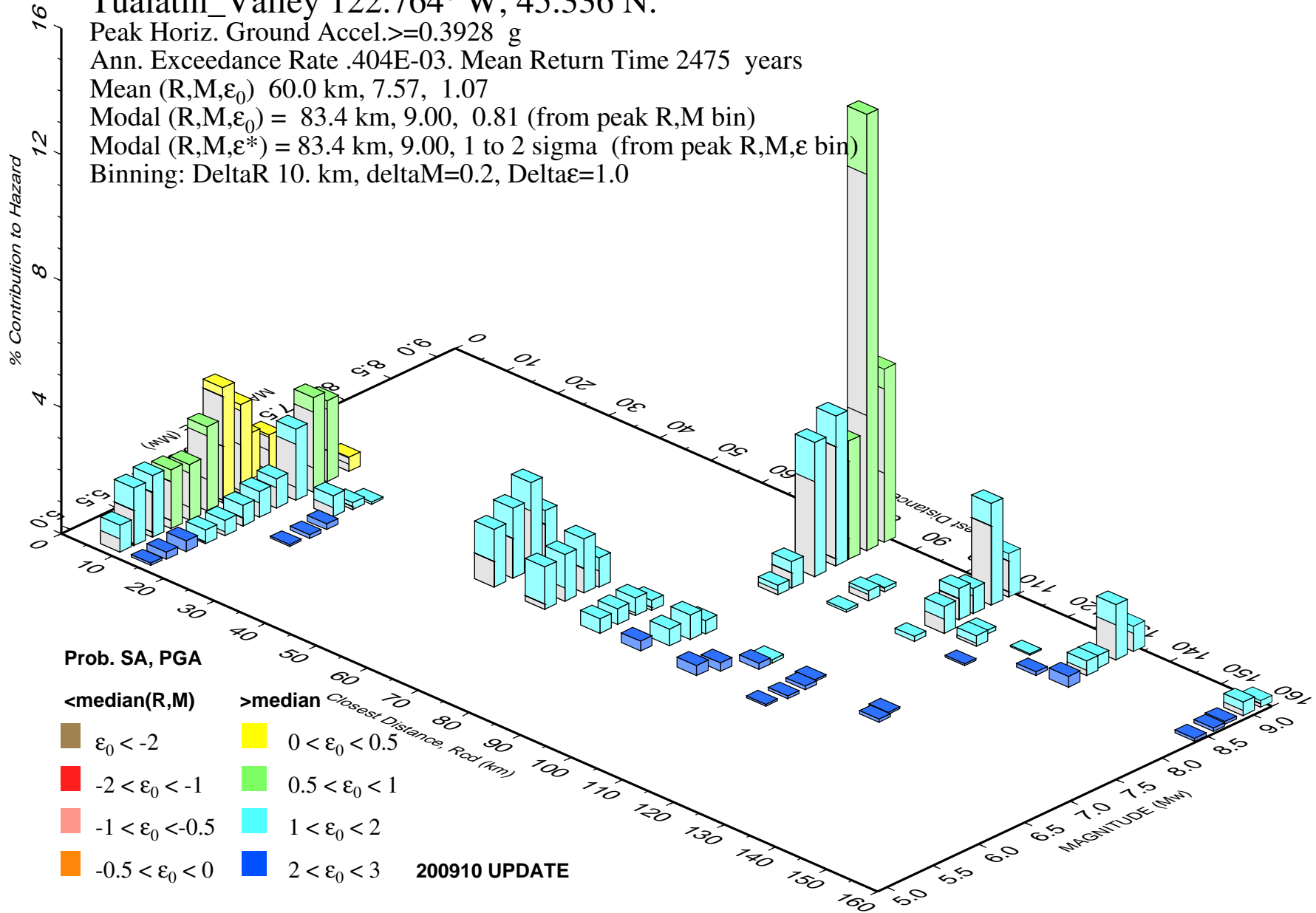
Peak Horiz. Ground Accel. ≥ 0.3928 g
Ann. Exceedance Rate .404E-03. Mean Return Time 2475 years

Mean (R,M, ϵ_0) 60.0 km, 7.57, 1.07

Modal (R,M, ϵ_0) = 83.4 km, 9.00, 0.81 (from peak R,M bin)

Modal (R,M, ϵ^*) = 83.4 km, 9.00, 1 to 2 sigma (from peak R,M, ϵ bin)

Binning: DeltaR 10. km, deltaM=0.2, Delta ϵ =1.0



Parcel# 00805105
Donald N Bauhofer
250 NW Franklin Ave Ste 204
Bend, OR 97701

Parcel# 01401307
Dsra LLC
9740 SW Hillman Ct Ste 200
Wilsonville, OR 97070

Parcel# 01545019
Lba RV-Company XXI LP
PO Box 847
Carlsbad, CA 92018

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Wilsonville, OR 97070

Parcel# 05029755
Dsra LLC
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Portland, OR 97204

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Wilsonville, OR 97070

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Lba RV-Company XXIII LP
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Carlsbad, CA 92018

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Eugene, OR 97402

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Los Angeles, CA 90077

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Leader Technologies Inc
27555 SW Boones Ferry Rd
Wilsonville, OR 97070

Parcel# 00805178
Verizon Wireless
PO Box 2549
Addison, TX 75001

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28220 SW Boberg Rd
Wilsonville, OR 97070

Parcel# 00809904
Lee H & Marion B Thompson Foundation
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Sherwood, OR 97140

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Eugene, OR 97402

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New York, NY 10119

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Ab Mauri Baking Solutions
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Wilsonville, OR 97070

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San Francisco, CA 94111

Parcel# 01421633
Matthews International Corp
Two Northshore Ctr
Pittsburgh, PA 15212

Parcel# 00805221
Bl & Dj LLC
PO Box 728
Beaverton, OR 97075

Parcel# 00809913
John & Joelyn Francis
12477 SW Kame Terrace Ct
Sherwood, OR 97140

Parcel# 01545037
McLellan Estate Co
707 Old County Rd
Belmont, CA 94002

Parcel# 05013157
Bl & Dj LLC
PO Box 728
Beaverton, OR 97075

Parcel# 01455384
Jp Wilsonville LLC
3250 NW Yeon Ave Ste W12
Portland, OR 97210

Parcel# 05027182
Megan Hunt & Shawn Evans
8622 SW Vale Ct
Wilsonville, OR 97070

Parcel# 01734608
City of Wilsonville
29799 SW Town Center Loop E
Wilsonville, OR 97070

Parcel# 01510564
Lba RV-Company XXI LP
PO Box 847
Carlsbad, CA 92018

Parcel# 00805622
Mentor Graphics Corp
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Wilsonville, OR 97070

Parcel# 05027183
Michele Sandlin
8612 SW Vale Ct
Wilsonville, OR 97070

Parcel# 01455366
Thomas Garnier
9760 SW Freeman Dr
Wilsonville, OR 97070

Parcel# 05027184
Mikel Rolison
8608 SW Vale Ct
Wilsonville, OR 97070

Parcel# 05023553
Wave Form Technologies Inc
7c Raymond Ave
Salem, NH 03079

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Oregon Institute of Technology
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Klamath Falls, OR 97601

Parcel# 00809940
Wilberg LLC
PO Box 91574
Portland, OR 97291

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Pacific Realty Associates LP
15350 SW Sequoia Pkwy Ste 300
Portland, OR 97224

Parcel# 01375167
Wilsonville 2006 NW LLC
3326 160th Ave SE Ste 150
Bellevue, WA 98008

Parcel# 05030367
Parkways Woods Business Park LLC
810 NW Marshall St Ste 300
Portland, OR 97209

Parcel# 05005691
Wilsonville 2006 SE LLC
3326 160th Ave SE Ste 150
Bellevue, WA 98008

Parcel# 00810297
Portland Gen Elec Co
121 SW Salmon St
Portland, OR 97204

Parcel# 05030853
Xerox Corporation
PO Box 9601
Webster, NY 14580

Parcel# 05022808
Rockwell Collins International
27300 SW Parkway Ave
Wilsonville, OR 97070

Parcel# 05030854
Xerox Corporation
PO Box 9601
Webster, NY 14580

Parcel# 05024255
Rockwell Collins International
27300 SW Parkway Ave
Wilsonville, OR 97070

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Sarah Brown
8600 SW Vale Ct
Wilsonville, OR 97070

Parcel# 00805187
Terry & Debbi Mostul
7585 SW Hunziker
Tigard, OR 97223

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ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

GRACE CHAPEL
WILSONVILLE, OR
170288.03

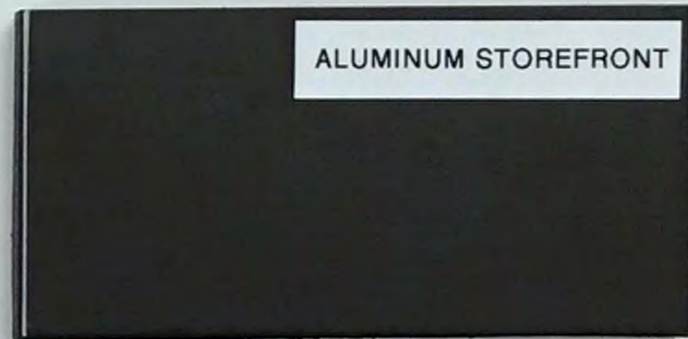
15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670

METAL SIDING

METAL SIDING

EXISTING BUILDING

PAINT 1



ALUMINUM STOREFRONT



GLAZING

EXISTING BUILDING

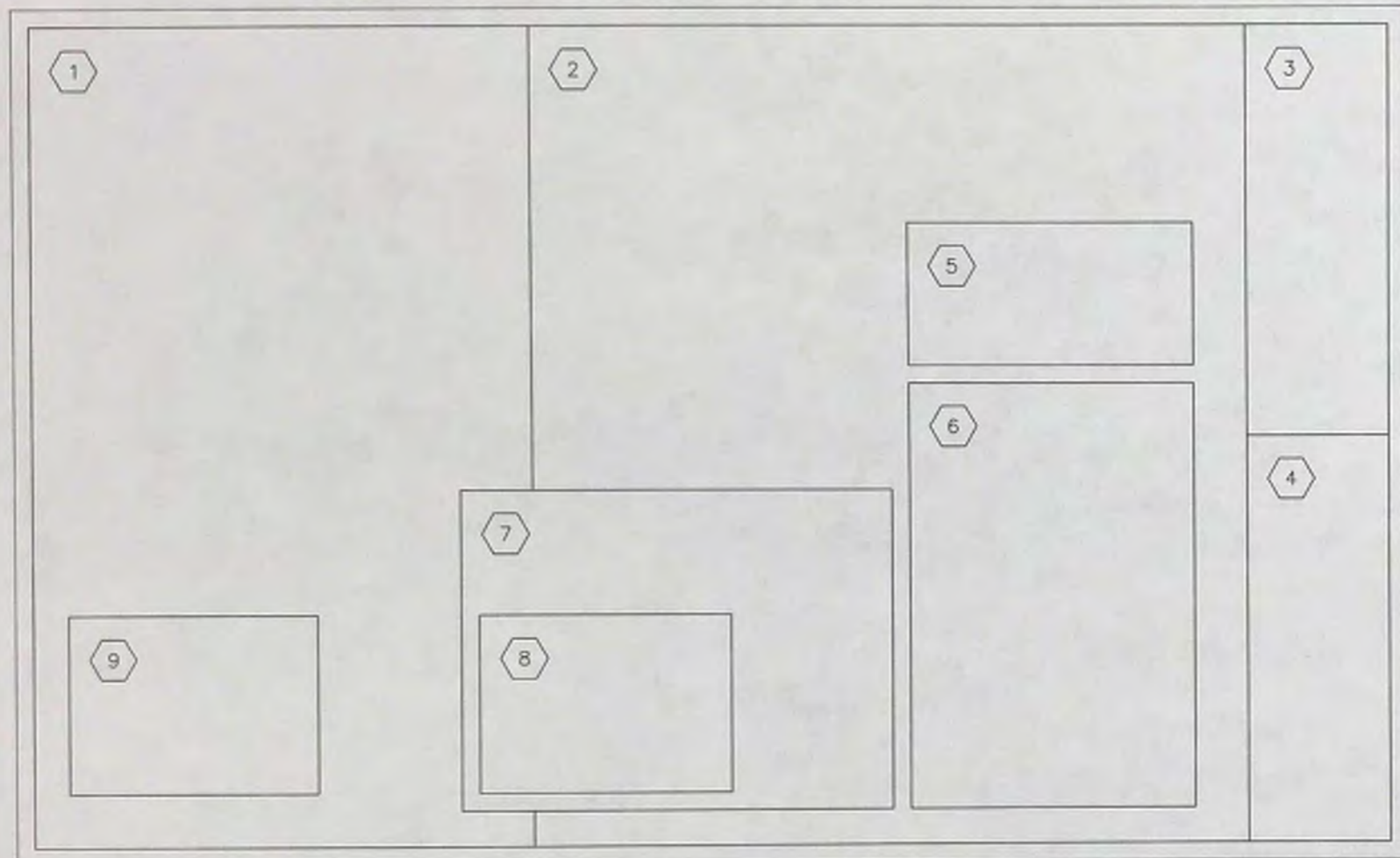
PAINT 2



ACCENT PANELING

SIGNAGE @ SW CORNER

SIGNAGE @ MONUMENT &
EAST ELEVATION



KEYNOTES

- 1 METAL SIDING
AEP SPAN: COOL WEATHER COPPER
- 2 METAL SIDING
AEP SPAN: REGAL WHITE
- 3 EXISTING BUILDING PAINT 1
BENJAMIN MOORE: GARGOYLE 1546
- 4 EXISTING BUILDING PAINT 2
BENJAMIN MOORE: DRAGON'S BREATH 1547
- 5 ALUMINUM STOREFRONT
DARK BRONZE ANODIZED ALUMINUM
- 6 GLAZING
INSULATED GLAZING W/ GRAY TONE OUTER PANE
- 7 ACCENT PANELING
LONGBOARD: 1501/02-716 LIGHT FIR
- 8 SIGNAGE AT SW CORNER
COOL WEATHERED COPPER
- 9 SIGNAGE AT MONUMENT & EAST ELEVATION
COOL REGAL WHITE

ARCHITECTURAL
ENGINEERED
PRODUCTS



ARCHITECTURAL METAL PANELS

PRODUCT SELECTION GUIDE



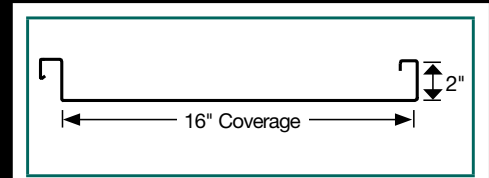
800-733-4955
www.aepspan.com

Span-Lok™ *hp* (Curved Span-Lok™ and SpanSeam™)



ENGINEERED WITH THE HARSHTEST ENVIRONMENTS IN MIND

Span-Lok *hp*, Curved Span-Lok, and SpanSeam are performance-rated architectural standing seam metal roof systems that have a mechanically seamed 2" high rib, providing aesthetic appeal and weather-tightness.



- 16" coverage roof panel, 12" coverage available in Span-Lok *hp*.
- Minimum recommended slope ¼:12.
- Gauges: 22ga and 24ga in standard finishes. (Refer to AEP Span Color Charts for full range of color options, prints, textures, finishes and paint systems).
- Custom manufactured sheet lengths from 6'-0" to 45'-0". (Lengths over 45' available for additional charge).
- Factory applied sealant is standard (Except for curved panels).
- 16" wide, 22ga Span-Lok available machine curved (factory or field).
- Subtle striations, two pencil ribs (16" only) available.
- Testing: ASTM E1592 (wind uplift), ASTM E1680 and ASTM E283 (air infiltration) and ASTM E1646 and ASTM E2140 (water infiltration).
- Meets UL580-Class 90 wind uplift requirements.
- 16" Span-Lok *hp* is Factory Mutual Class 1-75 (5' span) and Class 1-120 (2½' span) approved.
- Panel assemblies are also Class A Fire Rated per UL790 when installed in accordance to UL listings.
- Panel evaluated by accredited third party. All structural performance data is contained within an IBC/IRC 2015 code compliance report.
- Manufactured in Fontana, CA and Tacoma, WA.



**90° Field Seam
Spanlok *hp*,
Curved Span-Lok**



**180° Field Seam
SpanSeam**



Span-Lok *hp*



Oil Canning: All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

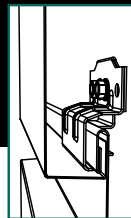
Flex Series



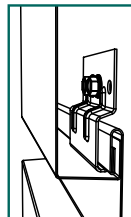
FLEXIBILITY TO CREATE STRIKING DESIGNS

Flex Series is a concealed fastener metal wall collection with various geometric boxed rib designs which can be combined to create unique linear patterns. Profiles are also ideal for fascia and equipment screen applications.

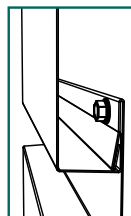
- 12" coverage wall panel.
- Gauges: 22ga and 24ga in standard finishes and 20ga in ZINCALUME® Plus.
(Refer to AEP Span Color Charts for full range of color options, prints, textures, finishes and paint systems).
- Custom manufactured sheet lengths: 5'-0" to 20'-0".
- Wall Installation: Horizontal or Vertical.
- Available in two panel attachment configurations – a directly attached fastening flange or clip interlocking hem.
- Flush Mount and 1/2" Standoff high performance clips available.
- ASTM E1592 (wind uplift), ASTM E283* (air infiltration) and ASTM E331* (water infiltration) tested.
- Manufactured in Fontana, CA and Anchorage, AK.



Shown with
standoff clip

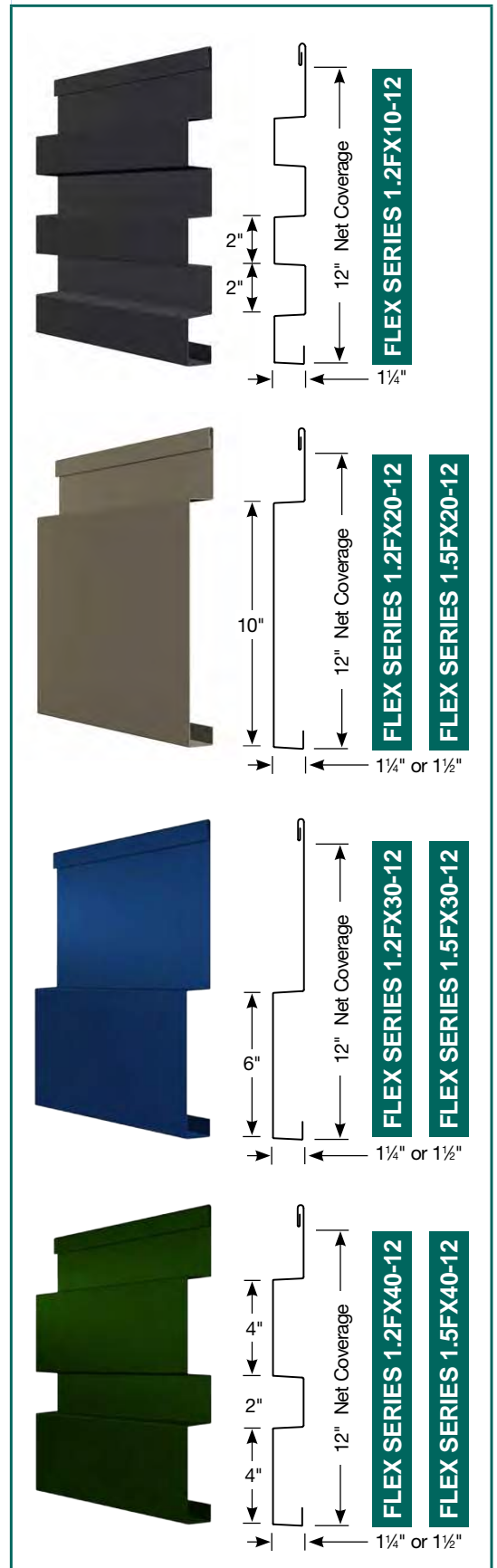


Shown with
flush clip

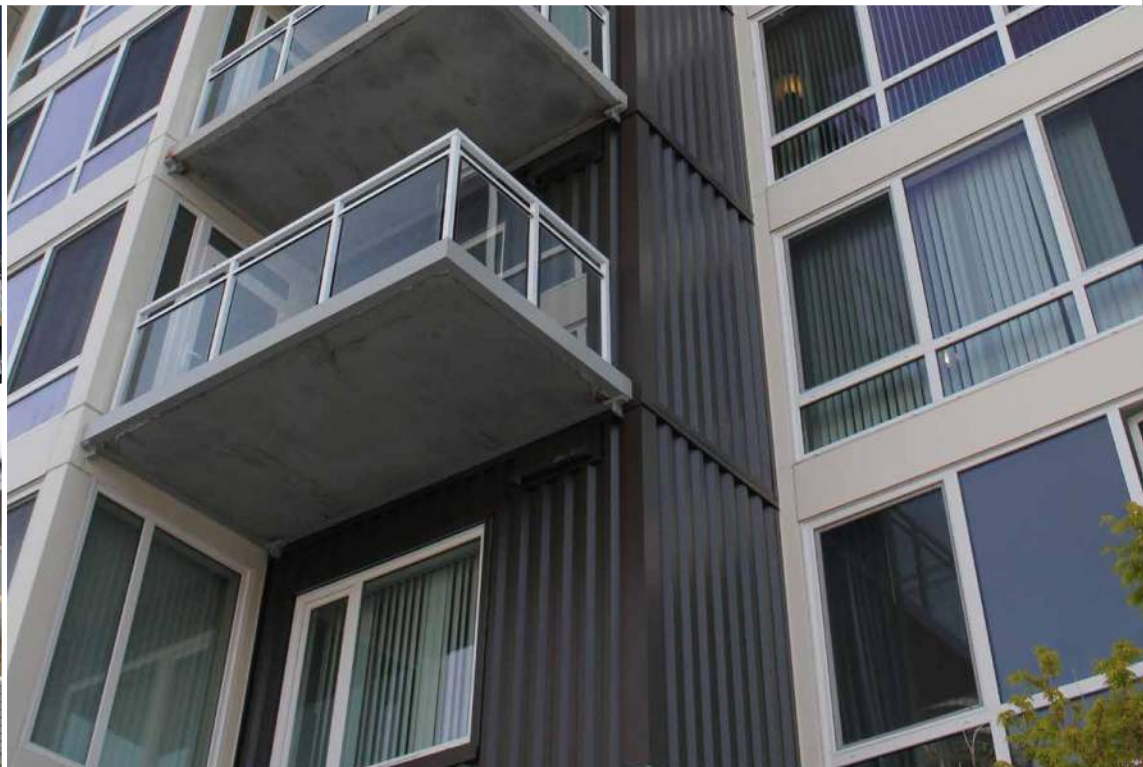


Shown as
direct fastened

*Requires field applied sealant.



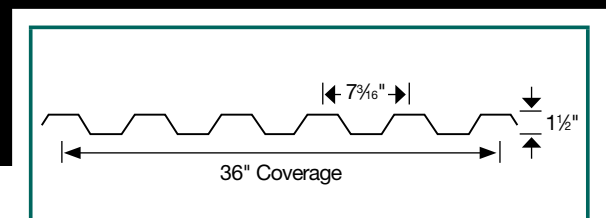
Flex Series



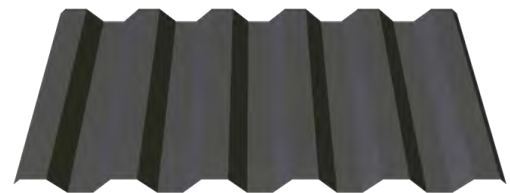
USE BOTH VERTICALLY OR HORIZONTALLY FOR A STUNNING EFFECT

HR-36 is an exposed fastener metal panel with full 36" coverage used predominantly in industrial roof and wall applications. The lighter gauge products are also popular in agricultural applications. Reverse HR-36 is for use in a wall application only.

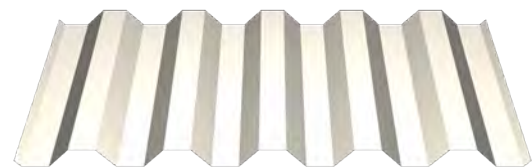
- 36" coverage roof and wall panel.
- Minimum recommended slope 1:12.
- Reversed HR-36 available for wall applications only.
- Gauges: 22ga, 24ga and 26ga in standard finishes and 20ga available in ZINCALUME[®] Plus. (Refer to AEP Span Color Charts for full range of color options, prints, textures, finishes and paint systems).
- Custom manufactured sheet lengths: 6'-0" to 50'-0".
- Crimp curving available for a unique appearance.
- Matching fiberglass panels available for HR-36 (Not available for Reversed HR-36).
- Testing: ASTM E283 (air infiltration) and ASTM E331 (water infiltration).
- Panel assemblies are Class A Fire Rated when installed on non-combustible deck or framing per IBC or IRC or when installed in accordance to UL listings per UL790. HR-36 also UL263 rated for walls.
- Manufactured in Fontana, CA and Tacoma, WA.



HR-36



HR-36 (Roof and Wall)



Reverse HR-36 (Wall)

DESIGN FREEDOM. STRUCTURAL INTEGRITY



800-733-4955
www.aepspan.com





WST LED

Architectural Wall Sconce



Catalog
Number

Notes

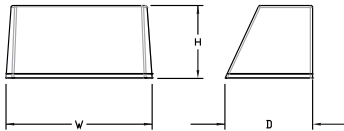
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

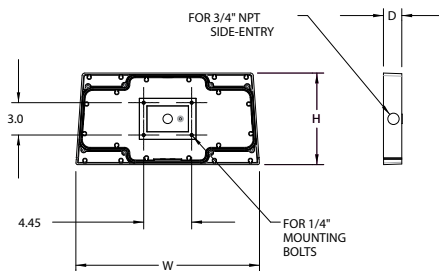
Luminaire

- Height:** 8-1/2"
(21.59 cm)
- Width:** 17"
(43.18 cm)
- Depth:** 10-3/16"
(25.9 cm)
- Weight:** 20 lbs
(9.1 kg)



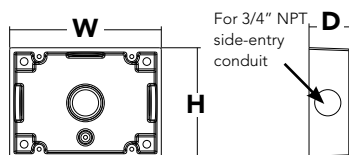
Optional Back Box (PBBW)

- Height:** 8.49"
(21.56 cm)
- Width:** 17.01"
(43.21 cm)
- Depth:** 1.70"
(4.32 cm)



Optional Back Box (BBW)

- Height:** 4"
(10.2 cm)
- Width:** 5-1/2"
(14.0 cm)
- Depth:** 1-1/2"
(3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED										
Series	Performance Package	Color temperature		Distribution		Voltage		Mounting		
WST LED	P1	1,500 Lumen package		27K	2700 K	VF	Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}
	P2	3,000 Lumen package		30K	3000 K			120 ²	347 ²	
	P3	6,000 Lumen package		40K	4000 K			208 ²	480 ²	
				50K	5000 K			240 ²		

Options		Finish (required)			
PE	Photoelectric cell, button type ⁵	E7WC	Emergency battery backup, Non CEC compliant (cold, 7W) ^{10,11}	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁶	E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W) ^{10,12}	DBLXD	Black
PER5	Five-wire receptacle only (controls ordered separate) ⁶	E20WH	Emergency battery pack 18W constant power, CEC compliant ¹⁰	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (controls ordered separate) ⁶	E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant ^{10,11}	DWHXD	White
PIR	Motion/Ambient Light Sensor, 8-15' mounting height ^{7,8}	E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W) ^{10,11,13}	DSSXD	Sandstone
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{7,8}	LCE	Left side conduit entry ¹⁴	DDBTXD	Textured dark bronze
PIRH	180° motion/ambient light sensor, 15-30' mounting height ^{7,8}	RCE	Right side conduit entry ¹⁴	DBLBXD	Textured black
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{7,8}	Shipped separately		DNATXD	Textured natural aluminum
SF	Single fuse (120, 277, 347V) ²	RBPW	Retrofit back plate ³	DWHGXD	Textured white
DF	Double fuse (208, 240, 480V) ²	VG	Vandal guard ¹⁵	DSSTXD	Textured sandstone
DS	Dual switching ⁹	WG	Wire guard ¹⁵		
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹⁰				

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTX U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

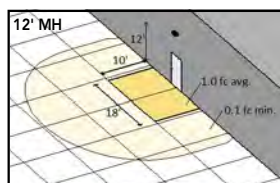
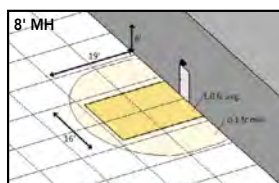
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with VG or WG. See PER Table.

- Reference Motion Sensor table.
- Not available with Emergency options, PE or PER options.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.

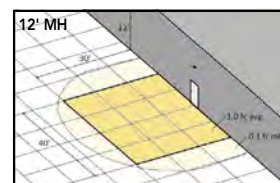
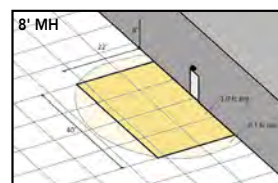
Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#). The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with centralize Dusk to Dawn

PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

✓ Recommended

⊘ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

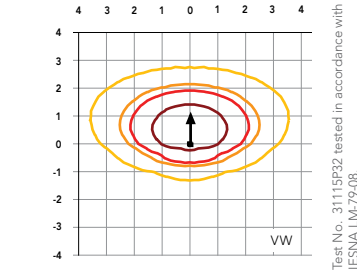
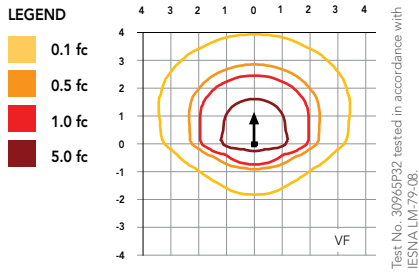
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

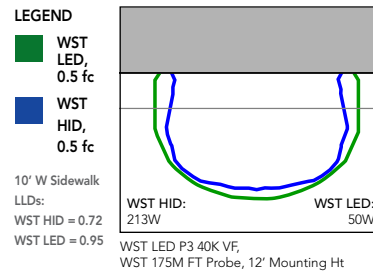
Performance Package	System Watts (MVOLT*)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



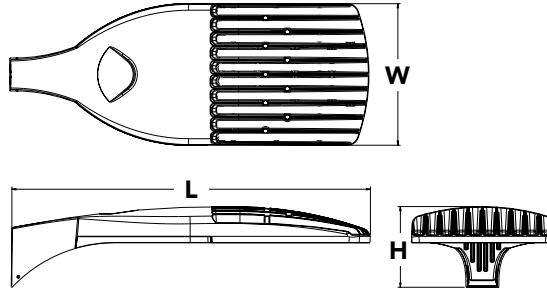
D-Series Size 1 LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



A+ Capable options indicated by this color background.

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control ^{2,3} LCCO Left corner cutoff ^{2,3} RCCO Right corner cutoff ^{2,3}	MVOLT ^{4,5} 120 ⁶ 208 ^{5,6} 240 ^{5,6} 277 ⁶ 347 ^{5,6,7} 480 ^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (controls ordered separate) ¹¹ PER5 Five-wire receptacle only (controls ordered separate) ^{11,12} PER7 Seven-wire receptacle only (controls ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (leads exit fixture) DS Dual switching ^{13,14} PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,15,16} PIRHN Network, Bi-Level motion/ambient sensor ¹⁷ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,15,16}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,15,16} BL30 Bi-level switched dimming, 30% ^{5,14,18} BL50 Bi-level switched dimming, 50% ^{5,14,18} PNMTDD3 Part night, dim till dawn ^{5,19} PNMT5D3 Part night, dim 5 hrs ^{5,19} PNMT6D3 Part night, dim 6 hrs ^{5,19} PNMT7D3 Part night, dim 7 hrs ^{5,19} FAO Field adjustable output ²⁰	Shipped installed HS House-side shield ²¹ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ²² EGS External glare shield ²²



Ordering Information

Accessories

Ordered and shipped separately.

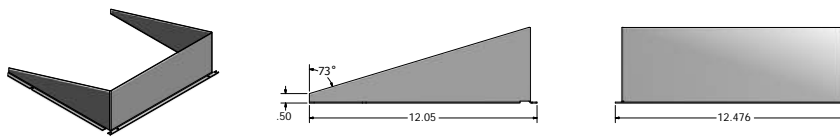
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK U	Shorting cap ²³
DSX1HS 30C U	House-side shield for 30 LED unit ²¹
DSX1HS 40C U	House-side shield for 40 LED unit ²¹
DSX1HS 60C U	House-side shield for 60 LED unit ²¹
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁴
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

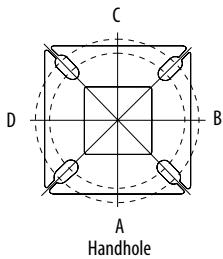
- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO or P4, P7, P8, P9 or P13.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits.
- Reference Motion Sensor table on page 3.
- Reference PER table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Not available with 347V, 480V, PNMT, DS. For PER5 or PER7, see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, DS, BL30, BL50. For PER5 or PER7, see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole drilling nomenclature: # of heads at degree from handhole (default side A)

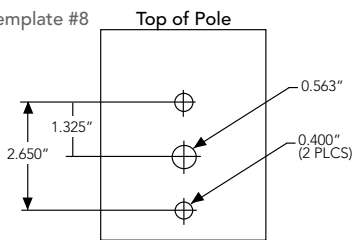
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @120 require round pole top/tenon.

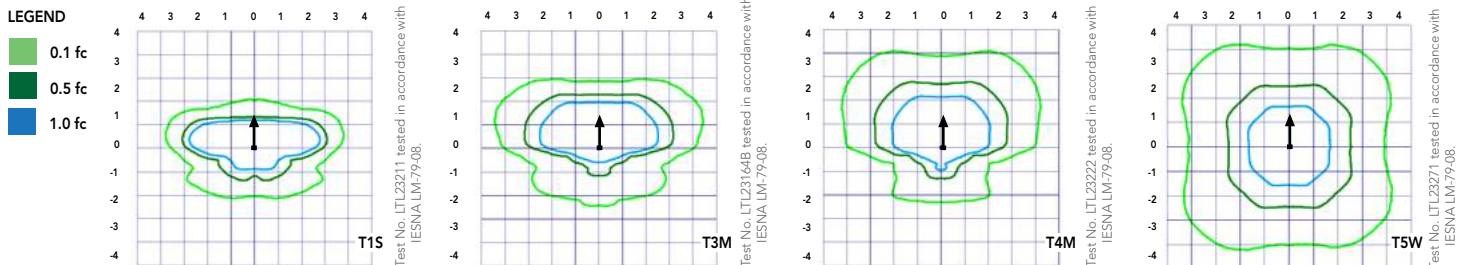
Template #8



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25000	50000	100000
Lumen Maintenance Factor	1.00	0.96	0.92	0.85

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	▲	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	▲	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	▲	Wires Capped inside fixture	▲	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	▲	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	▲	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture

✓ Recommended
✗ Will not work
▲ Alternate

*Future-proof means: Ability to change controls in the future.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																												
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130	3,640	1	0	1	70				
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130	3,813	1	0	1	73				
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131	3,689	1	0	1	71				
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127	3,770	1	0	1	73				
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131	3,752	1	0	1	72				
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128	3,758	1	0	1	72				
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131	3,701	1	0	1	71				
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136	3,928	2	0	0	76				
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136	3,881	2	0	0	75				
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136	3,930	2	0	1	76				
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135	3,820	3	0	1	73				
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107									
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80									
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80									
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129	4,561	1	0	1	67
								T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128	4,777	1	0	1	70
T2M	8,283	2	0					2	118	8,923	2	0	2	127	9,036	2	0	2	129	4,622	1	0	2	68				
T3S	8,021	2	0					2	115	8,641	2	0	2	123	8,751	2	0	2	125	4,724	1	0	1	69				
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129	4,701	1	0	2	69				
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126	4,709	1	0	2	69				
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129	4,638	1	0	2	68				
TSVS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134	4,922	2	0	0	72				
TSS	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134	4,863	2	0	0	72				
TSM	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134	4,924	3	0	1	72				
TSW	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133	4,787	3	0	1	70				
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106									
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79									
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79									
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125					
								T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125					
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125									
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121									
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125									
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122									
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125									
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130									
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130									
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130									
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129									
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102									
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76									
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76									
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117					
								T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117					
T2M	13,490	2	0					2	108	14,532	3	0	3	116	14,716	3	0	3	118									
T3S	13,064	3	0					3	105	14,074	3	0	3	113	14,252	3	0	3	114									
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117									
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115									
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117									
TSVS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122									
TSS	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122									
TSM	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122									
TSW	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121									
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96									
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72									
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72									
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116					
								T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116					
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117									
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113									
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116									
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114									
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116									
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121									
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121									
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121									
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120									
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95									
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71									
									8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71					

Lumen Output

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Forward Optics																											
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)							
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lu-mens	B	U	G	LPW			
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118								
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118								
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119								
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115								
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118								
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116								
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118								
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123								
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123								
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123								
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122								
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97								
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72								
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72								
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115				
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114								
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115								
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111								
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115								
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112								
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115								
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119								
T5S	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119								
T5M	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119								
T5W	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118								
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94								
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70								
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70								
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119				
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118								
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119								
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115								
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119								
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116								
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119								
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123								
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123								
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123								
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122								
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97								
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72								
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116				
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116								
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116								
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113								
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116								
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113								
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116								
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121								
T5S	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121								
T5M	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120								
T5W	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120								
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95								
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71								
									15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71				

Performance Data

Lumen Output

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Rotated Optics																								
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
					60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133	7,507	2	0	2	76
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136	7,263	2	0	2	73
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131	7,424	2	0	2	75
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136	7,387	2	0	2	75
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133	7,400	2	0	2	75
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137	7,288	1	0	2	74
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138	7,734	3	0	1	78
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136	7,641	3	0	0	77
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136	7,737	3	0	2	78
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135	7,522	3	0	2	76
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112					
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80					
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80					
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132	8,952	2	0	2	68
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131	9,377	2	0	2	72
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133	9,072	2	0	2	69
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129	9,273	2	0	2	71
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133	9,227	2	0	2	70
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131	9,243	2	0	2	71
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134	9,103	2	0	2	69
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135	9,661	3	0	1	74
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134	9,544	3	0	1	73
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134	9,665	3	0	2	74
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133	9,395	4	0	2	72
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110					
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79					
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79					
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121					
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120					
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123					
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119					
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123					
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120					
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123					
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124					
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123					
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123					
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122					
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101					
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72					
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72					
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120					
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119					
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121					
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117					
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121					
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119					
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122					
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123					
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122					
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122					
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121					
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100					
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72					
					15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72					

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1

electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





REPUBLIC
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10295 SW Center Road, Wilsonville, OR 97170
Or 503.402.1100 or 503.982.9307 republicservices.com

July 19, 2018

Chris Walker, RA
Associate Architect
CIDA Inc.
15895 SW 72nd Ave.
Suite 200
Portland, Oregon 97224

Re: Grace Chapel, Wilsonville project

Dear Chris;

Thank you, for sending me your site plans for this development in Wilsonville, off of SW Parkway.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

The site plan you sent showing the location & sizes of the enclosure, the opening of the gates, and the permanent opening on the side are very much appreciated. I do not foresee any problems for my company to be able to provide solid waste and recycling services to this site. We would prefer no door attached to the side opening as it makes it more difficult to roll carts out and for people to carry material in. As a reminder to make sure the front gates can be secured in the open position of at least 120 degrees.

Thank you Chris; for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Lonergan
Operations Manager
Republic Services Inc.

Reduced Plan Set
Not Included
Same as Exhibit B2

See Exhibits B2 and B3
for Plan Set