NOTICE OF APPLICATION (NOA)

Project: Woodland Community Recreation Center
LU# 209-932 SPA/SEPA
Date of Issuance: April 10, 2012

I. OVERVIEW

The City of Woodland has received an application for a project that may interest you. You are invited to comment on the project proposal by April 24, 2012.

The Woodland Community Swimming Pool Committee (WCSPC) is proposing to build a 20,800 square foot community recreational center with associated parking and landscaping at a site located along Park Road, approximately 350 feet east of Goerig Street. The proposal would involve the relocation of a section of Park Road and the public utilities beneath it.

Applicant: Benno Dobbe on behalf of the Woodland Community Swimming Pool Committee
Property Owner: Benno Dobbe
Date Application Received: October 7, 2009
Date Notice of Complete Application Issued: March 27, 2012
Comment Due Date: April 24, 2012 by 5:00 p.m.

II. DESCRIPTION OF PROPOSAL

The proposal is for a two-story community recreation center that would include a pool, locker rooms, exercise space, indoor walking track, lobby, and child care area. The proposed building is 20,800 square feet and would front Park Road. The building’s exterior is to be a combination of wood siding, brick, concrete, and transparent windows. The required 52 parking spaces are to be located on either side of the building and approximately 14 of these spaces would be covered. There are two proposed vehicular access points to the facility; the first located approximately 300 feet and the second approximately 550 feet east of the Goerig Street/Park Road intersection.

Currently, Park Road runs through the center of the subject site. The proposal calls for a segment of Park Road to be relocated within its existing right of way but built around the subject site. This would result in a portion of Park Road being built to city standards just south of its current route. The proposed road section to be rebuilt would include half street improvements that would add 5-foot-wide sidewalks on the north side of Park Road along the entire length of the project site and connecting to Goerig Street. This would add approximately 540 feet of sidewalk to a roadway that is current without any sidewalks. The road section proposed to be rebuilt would be 24 feet wide, matching the existing width of Park Road. Public utilities beneath Park Road will also be relocated as part of road construction.

Impacts to Horseshoe Lake Park will be minimal and limited to temporary ground disturbance during site grading activities at the northern slope of the park. Existing park facilities like playgrounds, picnic tables, and the boat launch will not be impacted by the project.
III. LOCATION OF PROPOSED DEVELOPMENT

The subject site is located east of Goerig Street, north of Horseshoe Lake Park, and west of the I-5. The proposed community recreation center would be located along Park Road approximately 350 feet east of Goerig Street in the City of Woodland. The project site is located across Park Road from Horseshoe Lake Park and is currently vacant. The subject site is made up of two unaddressed parcels with parcel numbers 508000100 and 50007. The subject property is zoned Central Business District (C-1).

IV. PERMITS

The application currently before the City of Woodland is for Site Plan Approval and a SEPA threshold determination. A SEPA threshold determination has not yet been made. Additional permits will be required to complete the proposed project, including:

1. Shoreline Substantial Development Permit (SSDP) or Shoreline Permit Exemption — The applicant has not applied for an SSDP or Shoreline Permit Exemption. If project work occurs within the shoreline jurisdiction of Horseshoe Lake, the applicant will be required to obtain a SSDP or Shoreline Permit Exemption.

2. City of Woodland Fill and Grade Permit — A fill and grade permit will be required for this project to be constructed but is not part of this application.

3. City of Woodland Building Permit - A building permit will be required for this project to be constructed but is not part of this application.

4. City of Woodland Right of Way Permit - A right of way permit will be required for this project to be constructed but is not part of this application.

5. State and Federal Permits - The City of Woodland is not aware of any state or federal permits that would be required as part of this project.

V. EXISTING ENVIRONMENTAL DOCUMENTS

The following reports and studies have been submitted as part of the application:

1. SEPA Checklist, September 2009
2. Geotechnical Report, February 24, 2006
3. Hydraulic Report, May 19, 2010
4. Transportation Impact Analysis, December 2010
5. Environmental Site Reconnaissance, May 21, 2010

Application materials including the studies listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674.

IV. PUBLIC COMMENT PERIOD

The public comment period shall be fourteen (14) days following the date of this notice of application, or ending on April 24, 2012 at 5:00 pm. Any person has the right to comment on the application, receive notice of and participate in any hearings, or request a copy of the decision once made. The City of Woodland will accept public comments at any time prior to a decision on the project.
Please mail or email comments to the responsible official:

**RESPONSIBLE OFFICIAL:** Carolyn Johnson, Community Development Planner  
City of Woodland  
230 Davidson Avenue  
Woodland, WA 98674  
johnsonc@ci.woodland.wa.us

Date: April 10, 2012  Signature  

Published in the Reflector: April 11, 2012

Exhibits:
1) Vicinity Map  
2) Proposed Site Plan  
3) Proposed Elevation Plan

cc:  
Benno Dobbe, Applicant  
Casey Wyckoff, Architect  
Read Stapleton, Planner  
Property Owners within 300 ft  
Department Heads  
City Attorney  
Building Official  
Planning Commission  
City Council  
Mayor  
Jeff Barsness, WSDOT  

Michael Green, Woodland School District  
JJ Burk, Chamber of Commerce  
Tom Golik, DWR  
Rosemary Siipola, CWCOG  
Steve Harvey, CWCOG  
Nelson Holmberg, Port of Woodland  
File LUL #: 209-932  
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