

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Logan's Landing

2. Name of applicant: [\[help\]](#)

Logan Partners, LLC P.O. Box 1940 Bend OR 97709

3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact: Wyndham Enterprises, LLC Ed Greer 360-904-4964
13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686

4. Date checklist prepared: [\[help\]](#)

March 1, 2022

5. Agency requesting checklist: [\[help\]](#)

City of Woodland WA

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Phase 1 construction to begin summer of 2023. Subsequent phases to be determined depending upon market demand

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Critical Areas Report, prepared by Schott & Associates, Wetland Specialists.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No, none known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City approval of Site Plan Review, Civil Engineering Plans, Building Permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

8 similar buildings along each side of the southerly extension of Franklin Street. Each building consists of: Ground floor: office or retail space and a parking structure.

Upper floors: 51 apartment units. All permitted commercial uses per WMC 17.36.020.

Additional surface parking, extensive landscaping, passive and active open space.

1,150 lineal feet of ADA compliant paved pedestrian trail.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Approx 20 acres at the south end of Franklin Street.
Section 13, Township 5 North, Range 1 West, WM.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approx 3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Mostly Newberg fine sandy loam & some Newberg silt loam. No agriculture uses and no proposed soil removals.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Most of the site will require some imported fill material. The earth quantities cannot be determined until final engineering plans are prepared.
Refer to c. 1) above.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, some erosion could occur during clearing and grading operations.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approx 60% of the site will be covered in buildings, concrete and asphalt.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Clearing and grading contractors shall comply with all City erosion control measures and City approved civil engineering plans. All jurisdictional wetlands will not be impacted.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction: some emissions could occur from construction equipment.
When completed: some emissions from local automotive vehicles.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None proposed.

3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, wetlands in the northeast corner of the site and a man made drainage ditch along the east and north property lines. Drainage eventually flows to the Columbia River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes, however all work will be outside of the established wetland buffer.
Refer to the Preliminary Site Plan.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No fill or dredge material will be placed or removed from any wetlands or buffers.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes, but the site is protected by the levee. FEMA maps the area as reduced flood risk due to the levee.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, all domestic water uses will be from public water lines served by the City of Woodland.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Runoff from Franklin Street will be piped to the stormwater facility for treatment and detention prior to release to the existing stormwater facility to the north. Treatment and detention swales will accept runoff from the parking areas.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Refer to c. 1) above. The project engineer is conducting a complete downstream analysis of the existing stormwater system.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: (alder, maple), aspen, other Black Cottonwood

evergreen tree: (fir, cedar, pine, other

shrubs (Blackberry, Spiraea, Dogwood)

grass (Creeping bentgrass, English ivy)

pasture

___ crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

___ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Only vegetation that will interfere with the location of the street, buildings, walkways, and parking areas.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Preservation of the existing vegetation in the wetland and buffer, along with new landscaping will preserve and enhance the site's vegetation.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Blackberry vegetation will be removed.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#) _____

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: None observed

fish: bass, salmon, trout, herring, shellfish, other None

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

By preserving the wetland and buffer as Passive Open Space.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity & natural gas (if available) will be used for energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The buildings will feature the latest energy conservation measures and all requirements of the International Building Code.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None proposed or anticipated.

4) Describe special emergency services that might be required. [\[help\]](#)

None necessary or proposed.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

The proposed uses will not create environmental health hazards.

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Some noise from traffic along the I-5 freeway.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Short term: construction equipment.

Long term: some noise from traffic along I-5 and the new Franklin Street.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The buildings' high R rated insulation should assist in reducing noise levels.

8. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Site is vacant. North: vacant commercial land. East: vacant & semi developed industrial land.
Proposal should not affect nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No, there are no nearby farms or forests.

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

None

- e. What is the current zoning classification of the site? [\[help\]](#)

C-2 Highway Commercial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

None known

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approx 40 will work in the office or retail spaces, approx 100 will work from their apartments, & approx 650 will reside in the completed project.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None necessary

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

All proposed uses are permitted commercial uses per City code. There are no adjacent residential, commercial or industrial developed uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None, there are no agriculture or forested nearby lands.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

408 apartment units for middle income tenants. Buildings to be constructed in phases depending upon market demand.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Builder will pay required impact fees at time of obtaining building permits.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Projected height is 44 feet. Exterior building material will vary for each building.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The proposal will comply with all City codes and regulations.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

During evening hours, light with some glare will be produced from street lights and parking area lights.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, the parking area lights will be directed downwards to not light adjacent properties.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Refer to b. above for parking area lights. No glare impact measures proposed for street lights.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Several baseball fields are existing on Green Mountain Road.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The proposal will provide approx 2.7 acres of passive open space, approx 2.3 acres of active open space with amenities to be determined, along with a 1,150' long paved pedestrian trail.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The City did not require a Archaeological Predetermination assessment for the site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

If any cultural resources are discovered during construction activities, the contractor shall notify the Department of Historic Preservation.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Existing Franklin Street will be extended southerly to the south property line.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No, the nearest route is unknown.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

680 total parking spaces. None eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Yes, the southerly extension of Franklin Street will provide full improvements.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Peak hours office or retail: 8 am to 5 pm. Peak hours residential: 7 to 9 am & 4 to 6 pm.

Less than 5% commercial vehicles. Total weekday trips: 2,270

Info from Traffic Impact Analysis prepared by Heath & Associates, Traffic Engineers

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Builder to pay traffic impact fees & provide other possible improvements.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, will increase the demand in emergency services, school enrollment, law enforcement, public transit, energy and utilities.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Builder will pay the required impact fees for the public services. Putting operational or design measures in place to reduce emergency risks.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____


The project engineer is conducting a downstream sewer analysis to determine if other improvements may be necessary.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Water & sewer: City of Woodland. Electricity: Cowlitz County Public Utility District.
Refuse: Waste Control. Natural Gas: Northwest Natural Gas Co.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Ed Greer

Position and Agency/Organization Member of Wyndam Enterprises, LLC

Date Submitted: 3-1-22