



**Woodland Maker Space
Woodland, WA**

Request for Application(s) Approvals:
Site Plan Review (Type II)
SEPA Checklist (Type II)

Prepared for:
Kirkland Development LLC
2370 East 3rd Loop, Suite 100
Vancouver, WA 98661

September 10, 2021

Prepared By:
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20078.000



REQUESTS

Type II Site Plan Review and SEPA Checklist approvals are requested for this combined application.

SITE INFORMATION

SUBJECT PROPERTY: 600 Mitchell Avenue (Account # 5042302)

SITE AREA: 2 acres (approximately)

COMPREHENSIVE PLAN DESIGNATION: Industrial

ZONING DESIGNATION: Light Industrial (I-1)

APPLICANT/PROPERTY OWNER

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Exhibits

- Exhibit 01 – Woodland Master Land Use Application (signed, submitted)
- Exhibit 02 – Owner Certification (signed, submitted)
- Exhibit 03 – Reimbursement Agreement (signed, submitted)
- Exhibit 04 – Title Report (Quit Claim)
- Exhibit 05 – Legal Description (Survey)
- Exhibit 06 – Critical Areas Checklist (signed, submitted)
- Exhibit 07 – Geotechnical Report
- Exhibit 08 – Stormwater Report (updated)
- Exhibit 09 – Traffic Report (updated)
- Exhibit 10 – Plan Set, Engineering (see index below)
- Exhibit 11 – Plan Set, Architectural (see index below)
- Exhibit 12 – Narrative
- Exhibit 13 – SEPA Checklist (updated)
- Exhibit 14 – Pre-Application Conference Report (PRE-20-012)

Engineering Plan Set

- G-01 – Cover Sheet
- G-02 – General Notes and Legend
- EX-01 – Existing Conditions
- DEMO-01 – Demolition and Erosion Control Plan
- C-01 – Civil Site Plan
- C-02 – Signing and Striping Plan
- GR-01 – Grading and Erosion Control Plan
- UT-01 – Utility Plan
- FSP-01 – Fire Service Plan
- STRM-01 – Stormwater Plan
- STD-01 - Standard Details
- STD-02 – Standard Details
- STD-03 – Standard Details
- L-01 – Planting Plan
- L-02 – Planting Details and Notes
- LL-01 – Site Lighting Plan

Architectural Plan Set

LU0.01 Cover Sheet
LU2.00 Floor Plan – Level 01
LU2.01 Typical Floor Plan – Levels 02-05
LU2.02 Roof Plan
LU3.01 Elevations
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I. Requests

Type II Site Plan Review and SEPA Checklist approvals are requested for this combined application. The subject site is identified as 600 Mitchell Avenue (Account # 5042302).

II. Project Description and Background

The applicant proposes to construct three one-story buildings, with a total of approximately 36,500 square-feet of floor area and 26 individual industrial ('maker space') units. The proposed 26 industrial units are intended to create individual spaces for various industrial users, with all proposed uses allowed in the Light Industrial (I-1) zone. This industrial space will be used primarily for light manufacturing businesses, with occasional visitors and deliveries related to the industrial uses.

The proposed project includes surface parking and landscaping, with a total of 62 parking spaces. A loading area for trash and recycling storage and removal is also located on-site near the site entrance. Landscaping is proposed along the perimeter of the site, as well as within various interior portions of the site. The proposed buildings are also connected with a pedestrian network of sidewalks adjacent to buildings and across drive aisles. The main entrance of the site is from Mitchell Avenue, with a security gate enabled through a card lock or fob system.

The project proposed is on the subject site known as Millwork Short Plat (legal from title report), and also identified as 600 Mitchell Avenue (Account # 5042302). The site is currently vacant, with two trees on the site proposed for removal. There are no critical areas or sensitive lands identified on the site through available mapping, and the site is not within a floodplain or floodway. Adjacent properties include industrial and commercial development and uses. Prior land use cases for the subject site are associated with the recent Comp Plan Amendment and Zone Change request for the proposed senior living facility: CPA-20-002; RZN-20-001; SPR-20-009; VAR-20-001; and SEP-20-13. These applications were denied by City Council after City staff and Planning Commission recommendation for approval(s).

III. Compliance with Woodland Municipal Code

A. Chapter 13.20 Extension of Water and Sewer Lines

Title 13 – Water and Sewer

Response: The applicant requests approval of a Site Plan Review and SEPA Checklist through the City of Woodland, WA. A Fire & Life Safety Review will be administered separately through Clark County Fire & Rescue. The project is for new development and the applicant completed the required preapplication meeting August 13, 2020. The associated Pre-Application Conference Notes (PRE-2-012) included comments from Planning (Travis Goddard, Community Development Director), Engineering (Rob VanderZanden, City Engineer Consultant) and Clark County Fire & Rescue (Michael Jackson). Based on the Pre-Application Notes and associated comments, the following findings address Chapter 13.20:

1. Overall, water and sewer line extensions can be determined to be adequate through the analysis of the applicant's Plan Set addressing public facilities. Public facilities are also specifically addressed below under the applicable Chapters addressing stormwater, erosion control, fire protection and transportation.

2. City water is available in a looped 6-inch main at the frontage and the applicant proposes a 4-inch water line extension onto the site. The main does not presently loop through at Columbia Street; however, completion of that loop is not necessary for this proposal. This extension of water line, as well as the on-site water supply system, will provide adequate available fire flow for the proposal.
3. Sanitary sewer is available in a 6-inch sewer line at the frontage and the applicant proposes a 6-inch sewer line extension onto the site, with 4-inch lines connecting to each building. Sanitary sewer availability and capacity assessment is based on the data in the Woodland General Sewer Plan and Table 6-5. The Plan indicates that the subject site is within Basin #5 and served by lift station #5. Based on the information in the plan, it appears that the current basin has no deficiencies, and that there is existing capacity within the current system and the associated report projection out to year 2033.
4. The proposed water supply system includes backflow prevention devices and meets all cross-connection requirements indicated in WMC 13.28. See Engineering Plan Set for details, including specifications and locations of backflow devices and location of any cross connections.

B. Chapter 14.04 Codes Adopted

Title 14 – Building and Construction

Response: The applicant recognizes the adoption of the various Codes within this Chapter. These Codes will be addressed specifically through formal building permit review.

C Chapter 14.32 Fire Code

D Chapter 14.33 Fire Lanes

Response: The project is for a new industrial ‘maker space’ for light manufacturing purposes. The City has indicated that the Pre-Application requirement for the project can be waived, as the applicant completed a required Pre-Application Meeting August 13, 2020 that addresses most relevant issues for the site. The associated Pre-Application Conference Notes (PRE-2-012) included comments from Planning (Travis Goddard, Community Development Director), Engineering (Rob VanderZanden, City Engineer Consultant) and Clark County Fire & Rescue (CCF&R, Michael Jackson). Based on the Pre-Application Notes and associated comments, as well as subsequent communicate with CCF&R, the following findings address Chapter 14.32 and Chapter 14.33:

1. Subsection 14.32.100, Fire Apparatus Access Road. The project has been designed to address adequate fire access. The site is composed of three separate buildings connected by access driveways. The necessity for access to all points of the ground floor within 150’-0” of any fire apparatus requires the proposed siting of the buildings along a one-way “loop” around (most of) the perimeter of the site. The buildings are fully accessible to the required aerial fire apparatus (Section D105 of WA Fire Code).
2. The aisle into the site and along this face includes a full 20’-0” wide lane that will also be 15’-0” from the face of the building allowing full operation of the apparatus. The access lanes through the site will be a minimum of 20’-0” in width, which allows any apparatus to be within 150’ of all points of any portion of the buildings. The fire access road includes a

relatively flat grade (5% maximum) with all turning radii 28 feet on the inside and 50 feet on the outside (maximums). The surface of the aerial fire apparatus road will be constructed of asphalt and designed to sustain the weight of aerial outriggers while in use.

3. Subsection 14.32.120, Fire Hydrants. Two (2) fire hydrants are proposed on-site.
4. Subsection 14.32.120, Fire Extinguishing Systems. The zoning is I-1, Light Industrial. As part of the project and the requirements for structures in this zoning district, the applicant proposes an automatic NFPA 13 fire extinguishing system installed on all spaces within the 3 buildings, with subsequent programming that allows for the system to be maintained in operable condition.

Chapter 33, Fire Lanes. See Plan Set for locations.

E. Chapter 15.04 Environmental Policy

Title 15 Environment

Response: The project is for individual industrial maker spaces within the 3 proposed buildings. The applicant completed a required Pre-Application Meeting August 13, 2020, with direction from the City that an additional Pre-Application Meeting was not required. The associated Pre-Application Conference Notes (PRE-2-012) included comments from Planning (Travis Goddard, Community Development Director), Engineering (Rob VanderZanden, City Engineer Consultant) and Clark County Fire & Rescue (Michael Jackson). Based on the Pre-Application Notes and associated comments, the following findings address Chapter 15.04:

1. Subsection 15.04.070, Lead Agency Determination and Responsibilities. The applicant has provided an updated SEPA Environmental Checklist as part of the overall application package. See Exhibit 13 for detailed responses in the updated SEPA Environmental Checklist.
2. Subsection 15.04.250, Environmentally Sensitive Areas. There are no environmentally sensitive areas mapped relative to the subject site.

F. Chapter 15.10 Erosion Control

Response: The project is for a for individual industrial maker spaces within the 3 proposed buildings. The applicant completed the required Pre-Application Meeting August 13, 2020, with direction from the City that an additional Pre-Application Meeting was not required. The associated Pre-Application Conference Notes (PRE-2-012) included comments from Planning (Travis Goddard, Community Development Director), Engineering (Rob VanderZanden, City Engineer Consultant) and Clark County Fire & Rescue (Michael Jackson). Based on the Pre-Application Notes and associated comments, the following findings address Chapter 15.10:

1. Subsection 15.10.060, Required Submittals. The applicant has submitted an Erosion Control Plan as part of the Engineering Plan Set. See Sheet GR-01 – Grading and Erosion Control Plan for details and associated compliance with the submittal requirements listed herein.

2. Subsection 15.10.090, General Approval Procedure. The applicant has included an Erosion Control Plan as part of the Engineering Plan Set. See Sheet GR-01 – Grading and Erosion Control Plan for details and associated compliance with Best Management Practices (BMPs) for erosion control design.
3. Subsection 15.10.110, Applicable Minimum Requirements for Large Parcel Developments. The applicant has included an Erosion Control Plan as part of the Engineering Plan Set. See Sheet GR-01 – Grading and Erosion Control Plan for details and associated compliance with the applicable minimum requirements for large parcel developments, Items A through R.

G. Chapter 15.12 Stormwater

Response: The project is for a for individual industrial maker spaces within the 3 proposed buildings. The applicant completed the required Pre-Application Meeting August 13, 2020, with direction from the City that an additional Pre-Application Meeting was not required. The associated Pre-Application Conference Notes (PRE-2-012) included comments from Planning (Travis Goddard, Community Development Director), Engineering (Rob VanderZanden, City Engineer Consultant) and Clark County Fire & Rescue (Michael Jackson). Based on the Pre-Application Notes and associated comments, the following findings address Chapter 15.10:

1. *Subsection 15.12.060, Submittal Requirements.*
2. *Subsection 15.12.070, Water Quality Treatment.*
3. *Subsection 15.12.080, Quantity Control.*
4. *Subsection 15.12.180 - Contents of Preliminary and Final Stormwater Plans—Technical Information Report (TIR).*

The applicant has submitted all of the submittal requirements in Subsection 15.12.060, including a Stormwater Plan. See Stormwater Report, Exhibit 08, for details on water quality treatment and quantity control.

H. Chapter 17.44 Light Industrial District (I-1)

Title 17 Zoning

Subsection 17.44.020 Permitted Uses

Response: The property is currently zoned Light Industrial (I-1) and the associated regulations in Chapter 17.44 are addressed below. Per 17.44.020, there is a long list of uses permitted in the IL zoning district. The intention of the proposal is to allow for a variety of businesses and users to produce goods and materials within the parameters of the permitted uses listed in 17.44.020., including the following potential use categories from the list:

14. *Heavy equipment sales, rental, storage and repair;*
15. *Laboratories and research organizations;*

- 16. *Light manufacturing and fabrication of raw or previously processed metals and materials, the process or end product of which conforms with applicable restrictions regarding noise, smoke, dust, odors, toxic gases, vibration, glare, and heat, and which does not create physical hazards, such as fire or explosion, to adjacent buildings and uses;*
- 21. *Processing, packaging, and distribution of goods and services;*
- 27. *Warehousing, storage, and distribution centers, including freight handling terminals; provided that docking and loading activities do not use any public street, alley or sidewalk;*
- 29. *Other uses not listed but having similar performance standards and site requirements may be permitted pursuant to the procedures of this chapter as presented in Section 17.44.030;*

The applicant proposes 26 individual maker space units located within the three (3) buildings proposed on the site. It is not currently known the exact nature of each business that leases space within each unit. The applicant understands that the 3 buildings proposed in this land use application will be permitted as a shell only, and that each unit will require an occupancy permit and will be reviewed for compliance with the permitted use list in Section 17.44.020. The applicant also understands that there is a 5,000 sq. ft. threshold for required sprinkler system(s), with these 3 buildings proposed to be sprinklered.

I. Chapter 17.44 Light Industrial (I-1)

Response: Per Chapter 17.44, the applicable development standards in the I-1 zone are as follows:

Standard	Required	Proposed
Minimum building setbacks (WMC 17.44.070)		
Front yard	20 feet	20 feet (landscaped)
Rear yard	10 feet	10 feet (landscaped)
Side yard	10 feet	10 feet (landscaped)
Street side	None	N/A
Maximum height (WMC 17.44.080)	55 feet	Less than 55 feet
Maximum lot coverage (WMC 17.44.090)	100%	N/A
Minimum landscaping requirement (WMC 17.44.135.B)	10%	16%
Minimum landscaping in parking area (WMC 17.44.135.B)	10%	12%

The table above indicates that all of the development standards listed in the table above and in the associated Subsections are met. Setbacks are required and associated screening and buffer standards apply are addressed below.

Subsection 17.44.137 Master Plan Required.

Every industrial park, industrial subdivision, or binding site plan located within this zoning district shall contain covenants establishing a master landscaping plan so the entire industrial park project, upon completion, exhibits conformity in landscaping style. Any part or phase of the development proposal for the industrial park, industrial subdivision, or binding site plan shall exhibit conformance with the approved master plan. A copy of the recorded covenants shall be submitted with the proposed landscaping plan.

Response: The applicant does not propose an industrial park, industrial subdivision or binding site plan; therefore, a Master Plan is not required.

17.44.140 - Lighting.

Lighting, including permitted illuminated signs, shall be designed and arranged so as not to:

- A. Reflect or cast glare into any residential zone;***
- B. Rotate, glitter, or flash; and***
- C. Conflict with the readability of traffic signs and control signals.***

Response: The applicant proposes on-site lighting, per Sheet LL-01 in the Plan Set. None of the illumination over property lines is substantial, and do not encroach onto any residential zones or uses. None of the proposed signs rotate, glitter or flash, and none of the signs affect the readability of traffic signs or signals.

17.44.160 - Site standards.

- A. All buildings and yards in the I-1 district shall be maintained in a neat and orderly manner. Landscaping shall be maintained in a healthy, presentable state.***
- B. All structures, buildings, fences, and walls shall be kept free of rust, corrosion, peeling paint and other surface deteriorations.***
- C. Site improvements are to be designed to result in a natural appearance that will blend with the surroundings and be compatible with neighboring developments.***
 - 1. Buildings shall be designed and constructed to reduce noise impacts on interior occupied spaces and adjacent property. Outdoor ground level mechanical equipment, garbage receptacles and recycling containers shall be fully screened from public view in a manner which is architecturally integrated with the structure. If deemed necessary by the building official, other mechanical equipment shall be screened or otherwise baffled to insure that noise levels do not adversely affect adjacent properties. Screenings shall be constructed to a finished standard using materials and finishes consistent with the rest of the building. Building designs shall consider potential visibility of the equipment from adjoining properties.***
 - 2. Building/Transition.***

- a. ***A large structure shall contain design elements which create a transition to the human scale, particularly near the ground;***
 - b. ***If a development is larger or smaller than its adjacent physical surroundings, the design shall provide transitional scaled elements at the perimeter to integrate it with its surroundings;***
 - c. ***Transition, using a variety of scales, patterns and textures of buildings and landscaping elements is encouraged to make a more visually interesting project;***
 - d. ***The proposed building orientation shall respect the orientation of surrounding buildings and streets, and shall relate to other buildings in the same project in regard to traffic and pedestrian circulation. The proposed building should also respect the scale of those buildings located on adjacent properties, and where desirable, serve an orderly transition to a different scale;***
 - e. ***Facade Detail. Fifteen percent of any street facing building elevations shall be in permeable surfaces (e.g., windows and pedestrian entrances) or permanent architectural features (e.g., wall plane projections, recesses, etc.) or a combination of both approximately equally distributed across a building facade to break up the monotony of large blank walls or facades. This requirement shall also apply to new building elevations that are located fifty feet or less from a residential zoning district. Where existing dense vegetation exists or to account for unique site circumstances or architectural design, an applicant may request a deviation to these standards by utilizing the process set forth in WMC Section 17.44.138.***

Response: There are no residential zones adjacent to the subject site, therefore, some of the requirements of this subsection do not apply. The applicant proposes small-scale buildings, with building activity oriented towards the interior of the site and focused away from adjacent properties. This configuration reduces noise impacts from maker space businesses onto adjacent industrial neighbors. In addition, a perimeter fence and substantial landscape buffering is proposed to further mitigate noise and aesthetic impact. The height and scale of the proposed buildings are similar to those on adjacent properties. The street frontage is relatively narrow, which limits provision of direct connection between the building and public sidewalk; however, the applicant proposes a direct pedestrian connection between the street and the on-site pedestrian network.

17.44.220 - Industrial off-site improvement standards—Extensions of sanitary sewer and water mains.

All proposed developments listed in WMC 17.44.210 shall extend the sanitary sewer and water mains from the existing end points of such mains along the full frontage of the subject property per the applicable city plans and standards, unless the applicant demonstrates to the approving authority that: 1) the proposed development will have no impact on the city's water and sanitary sewer systems, or 2) such extension is undesirable, impractical, or unfeasible, and connect to them prior to the issuance of certificate of occupancy (C of O).

Response: The applicant proposes extension of sanitary sewer and water lines to serve the site. See Utility Plan, Sheet UT-01 for details.

17.44.240 - Industrial off-site improvement standards—Right-of-way dedication and half street improvements.

All roads and accesses required for all proposed developments listed WMC 17.44.210 shall be dedicated and constructed in accordance with the applicable city plans and standards along the full frontage of the subject property, including, but not limited to, pavement, curb, gutter, planter strips, sidewalks, and street lights, prior to the issuance of certificate of occupancy (C of O), unless the applicant demonstrates to the approving authority that: 1) the proposed development will have no impact on the city's transportation systems, or 2) such extension of street is undesirable, impractical, or unfeasible. When the subject property does not abut a fully-constructed public street per the city plans and standards, applicant shall be responsible for constructing street(s) per the city plans and standards from the existing end point of a fully-constructed public street to the subject property. A latecomer agreement may be made with the city council's authorization per WMC 12.14.020 and 12.14.030.

Response: The applicant proposes right-of-way improvements, including new sidewalk and driveway apron. See Civil Site Plan, Sheet C-01 for details.

17.56.040 - Off-street parking—Light industrial district.

Off-street parking in the light industrial district shall be as follows:

- A. Parking and loading facilities shall be located at the side or rear of buildings; provided, that necessary parking and loading may be permitted at the front only when appropriately landscaped according to the standards set out in Chapter 17.44.**
- B. To insure adequate overall parking facilities, space for parking must be related to both the size of the building and number of expected employees using the same size building, depending on the nature of the operation or building use. Owners must provide parking facilities either on-site or at a satellite facility, based on either subsection (B)(1) or (B)(2) of this section, whichever provides the most parking spaces.**
 - 1. Parking in relation to personnel:**
 - a. One space for each two plant employees on maximum shift;**
 - b. One space for each managerial personnel;**
 - c. One visitor parking space for every ten managerial personnel;**
 - d. No less than four per plant site.**
 - 2. Parking in relation to floor area (worker density):**
 - a. One space for each one thousand two hundred fifty square feet of gross floor area used for warehousing and distribution; see Section 17.56.050 if warehousing is the only use;**
 - b. One space for each seven hundred square feet of gross floor area used for manufacturing;**
 - c. One space for each four hundred square feet of office floor area.**
- C. Up to thirty-five percent of the employee parking spaces may be compact spaces.**

D. In addition to the standards set forth in subsection B of this section, every owner of a facility in the light industrial district shall maintain enough parking spaces for personnel either on-site or at a satellite parking facility so as to prevent personnel from parking in unauthorized locations either in or adjacent to the light industrial district.

Response: The applicant proposes loading areas for each individual maker space unit, with a shared trash/recycle facility located near the entrance of the site with appropriate screening and landscaping. All proposed parking is located within the interior of the site. Woodland Municipal Code 17.56.040 - Off-street parking - Light industrial district requires one space for each seven hundred square feet of gross floor area used for manufacturing. The code requires two ways to calculate minimum required parking, with the calculation for both employees and floor area required and the greater of the two used as the minimum number required: "To insure adequate overall parking facilities, space for parking must be related to both the size of the building and number of expected employees using the same size building, depending on the nature of the operation or building use. Owners must provide parking facilities either on-site or at a satellite facility, based on either subsection (B)(1) or (B)(2) of this section, whichever provides the most parking spaces."

1. Parking in relation to personnel (subsection (B)(1)): *One space for each two plant employees on maximum shift; One space for each managerial personnel; One visitor parking space for every ten managerial personnel; and no less than four per plant site.* Each of the 26 proposed tenant units is anticipated to have one employee and one manager/owner on site during peak times. There would add three visitor spaces (one for each ten units) for a total of 55. Rather than calling each small owner/tenant unit its own "plant", the entire project is would be considered a "plant", and having at least 55 parking spaces would meet the minimum of the four spaces requirement.
2. Parking in relation to floor area (worker density; subsection (B)(2)): *One space for each one thousand two hundred fifty square feet of gross floor area used for warehousing and distribution; one space for each seven hundred square feet of gross floor area used for manufacturing; one space for each four hundred square feet of office floor area.* In this case, each of the 26 owner/tenants will provide their own storage (warehousing) and office space, with distribution being considered as trucks delivering materials to the site. With up to 36,500 square feet of gross floor area, the code requires a total of 52 off-street parking spaces on-site (36,500 GFA divided by one space per 700 GFA yields 52 spaces).

The current proposal is to provide 55 standard stalls, 3 ADA parking stalls, 1 ADA Van-accessible stall, and 3 compact vehicle stalls for a total of 62 spaces. This exceeds the minimum number of spaces required under either (1) or (2) above. The parking supply provided for in the proposal is not expected to result in personnel associated with the uses parking in unauthorized locations either in or adjacent to the light industrial district.

17.56.060 - Parking space dimensions.

A. Subject to subsections B and C of this section, each parking space shall have an area of not less than one hundred eighty square feet exclusive of drives and aisles, and a width of not less than nine feet. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.

- B. Where otherwise allowed in this chapter, the allowed percentage of parking spaces need contain a rectangular area of only seven and one-half feet in width by fifteen feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.**
- C. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two feet by nine feet.**

17.56.070 - Required widths of parking area aisles.

Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking: two-way traffic, 90 degrees, 24 feet.

Response: The applicant proposes 55 standard parking spaces, with three (3) ADA spaces, one (1) ADA van accessible space and three (3) compact spaces. All of the dimensions of these spaces meet Code-required dimensions, with typical standards spaces dimensioned at 9 feet wide by 20 feet deep.

Subsection 17.36.130.J Sidewalks and Street Trees.

Response: The applicant proposes a curb tight 5-wide public sidewalk along the frontage on Mitchell Avenue, which meets the 5-foot minimum standard. Since there is no planter strip proposed, street trees are not proposed.

Subsection 17.36.130.K Curb Cuts and Driveways.

Response: The site is neither a through lot nor a corner lot, and the project provides only one vehicle access (Mitchell Avenue), with no additional driveways proposed. This 20-foot wide two-way access is centered at the 65-foot lot frontage, with a separate 5-foot wide pedestrian pathway connecting the public right-of-way with the on-site pedestrian network, thereby providing safe access onto the site for both pedestrians and drivers.

Subsection 17.36.130.L Location of Parking Lot.

Response: The parking lot for the project includes parking that is primarily located to either the side or rear of the buildings. Vehicle areas and parking spaces located are screened with 5-foot wide landscape areas along the perimeter, per WMC 17.36.130.L.4 and 17.36.130.N.5. The site is not a corner lot and alleys are not proposed. See Sheet C-01 – Civil Site Plan for details.

Subsection 17.36.130.M Pedestrian and Bicyclist Connections.

Response: The project includes a connective pedestrian circulation network that is also directly connected to Mitchell Avenue. All pathways within the pedestrian network are a minimum of 5 feet wide, and are provided as follows: between the abutting public street(s)/sidewalk(s) and building entrances; between parking lots and building entrances; and around the buildings in a way that connect the various uses on the site. These pedestrian pathways are clearly defined through both perimeter landscaping and

pedestrian level lighting. Some bicycle parking is provided near the entrance of the site, though it is anticipated that demand for bicycle parking facilities will be relatively low, considering the primary proposed industrial uses. See Sheet C-01 – Civil Site Plan for details.

Subsection 17.36.130.N Site Screening and Buffers.

Response: Overall screening for the site includes a site-obscuring fence/wall and a 5-foot wide strip of landscaping along the interior perimeter of the fence/wall. Residential and Public/Quasi-Public/Institutional (PQPI) zones do not abut the site; therefore, no additional screening is required as part of this Subsection. At the entrance of the site, the applicant proposes landscape areas on each side of the access driveway at Mitchell Avenue. A vision clearance triangle has been included as part of the Engineering Plan Set. Vehicle areas and parking spaces are not located between the building and the public right-of-way (Mitchell Avenue). However, this area is screened with 5-foot wide landscape areas along the perimeter of the parking and drive aisle areas, per WMC 17.36.130.L.4 and 17.36.130.N.5. This landscape area consists of a mix of trees, shrubs (eighty percent evergreen), and evergreen groundcover materials. See Landscaping Plan Set for details.

Subsection 17.36.130.O Parking Lot Landscaping.

Response: The applicant has provided a landscape plan that compliments the circulation network of both vehicles and pedestrians. Landscaping is provided along the along the perimeter of the parking and drive aisle areas, per WMC 17.36.130.L.4 and 17.36.130.N.5. The overall number of trees provided for parking lot landscaping is based on a ratio of one tree for every 6 spaces. Trees and shrubs are evenly distributed throughout the site, including along buildings, within the plaza courtyard area at the southeastern portion of the site, and within the outdoor area at the northern portion of the site.

Subsection 17.36.130.P Screening of Trash and Service Areas.

Response: The applicant proposes screening of all trash and service areas. In addition, the perimeter fence/wall along the property lines, the proposed buildings and the proposed landscaping will all screen proposed trash and service areas. See Sheet C-01 – Civil Site Plan for details.

Subsection 17.36.130.Q Lighting.

Response: The applicant proposes ample lighting and associated fixtures throughout the site. For details, see Site Lighting Plan, Sheet LL-01. The Site Lighting Plan includes fixture details and specifications, including fixture shields for night sky protection. None of the proposed lighting poles are higher than 16 feet. All proposed lighting is equally distributed throughout the site, balancing security and safety with the need to protect adjacent properties from undue glare.

Subsection 17.36.130.R Sign Design.

Response: The applicant proposes signage for the site. All signage will be presented for review as part of the building permit application.

Chapter 17.48 Performance Standards

Response: The proposed industrial uses are not anticipated to create any noise impacts beyond ordinary allowances for the proposed use, including transient noises associated with vehicle traffic and typical industrial uses. Besides standard noise, dust and vibration impacts associated with normal construction activities, these will be temporary and adhere to the hours of operations, as regulated in this Subsection. Some minor odors will be associated with normal industrial operations, with insignificant detection beyond property lines. No detonable materials will be stored on site. Any fire hazards materials (solids, liquids, gases) stored on site will comply with the State Fire and Building Codes.

Chapter 17.56 Parking

Subsection 17.56.010 Number of Parking Spaces Required.

Subsection 17.56.030 Off-Street Parking - Industrial Districts.

Subsection 17.56.050 Off-Street Parking - Requirements for Designated Uses.

Response: The applicant proposes loading areas for each individual maker space unit, with a shared trash/recycle facility located near the entrance of the site with appropriate screening and landscaping. All proposed parking is located within the interior of the site. Woodland Municipal Code 17.56.040 - Off-street parking - Light industrial district requires one space for each seven hundred square feet of gross floor area used for manufacturing. The code requires two ways to calculate minimum required parking, with the calculation for both employees and floor area required and the greater of the of the two used as the minimum number required: "To insure adequate overall parking facilities, space for parking must be related to both the size of the building and number of expected employees using the same size building, depending on the nature of the operation or building use. Owners must provide parking facilities either on-site or at a satellite facility, based on either subsection (B)(1) or (B)(2) of this section, whichever provides the most parking spaces."

1. Parking in relation to personnel (subsection (B)(1)): *One space for each two plant employees on maximum shift; One space for each managerial personnel; One visitor parking space for every ten managerial personnel; and no less than four per plant site.* Each of the 26 proposed tenant units is anticipated to have one employee and one manager/owner on site during peak times. There would add three visitor spaces (one for each ten units) for a total of 55. Rather than calling each small owner/tenant unit its own "plant", the entire project is would be considered a "plant", and having at least 55 parking spaces would meet the minimum of the four spaces requirement.
2. Parking in relation to floor area (worker density; subsection (B)(2)): *One space for each one thousand two hundred fifty square feet of gross floor area used for warehousing and distribution; one space for each seven hundred square feet of gross floor area used for manufacturing; one space for each four hundred square feet of office floor area.* In this case, each of the 26 owner/tenants will provide their own storage (warehousing) and office space, with distribution being considered as trucks delivering materials to the site. With up to 36,500 square feet of gross floor area, the code requires a total of 52 off-street parking spaces on-site (36,500 GFA divided by one space per 700 GFA yields 52 spaces).

The current proposal is to provide 55 standard stalls, 3 ADA parking stalls, 1 ADA Van-accessible stall, and 3 compact vehicle stalls for a total of 62 spaces. This exceeds the minimum number of spaces required under either (1) or (2) above. The parking supply

provided for in the proposal is not expected to result in personnel associated with the uses parking in unauthorized locations either in or adjacent to the light industrial district.

IV. Conclusion

The applicant requests approval of the following applications: Site Plan Review and SEPA Checklist through the City of Woodland, WA. A Fire & Life Safety Review will be administered separately through Clark County Fire & Rescue. The application submittal and associated narrative herein demonstrate consistency and compliance with the applicable standards of the Woodland Municipal Code, including Titles 13, 14, 15, 17 and 18. Therefore, the applicant respectfully requests approval of the application(s).