

PLS

ENGINEERING

PROJECT NARRATIVE

For

SCHURMAN WAY SITE PLAN

A PRELIMINARY TYPE II SITE PLAN APPLICATION

Submitted to

CITY OF WOODLAND

FOR

MML ENTERPRISES LLC

7416 NE 101st Street

Vancouver, WA 98662

November 2021

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General Information

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Location:	NW ¼ of the SW ¼ of Section 13, T5N, R1W, WM
Project Size:	2.04 acres
Zoning:	I-1 (Light Industrial)
Comprehensive Plan:	Industrial
Current Use:	Vacant
Parcel Number:	504212017
School District:	Woodland
Water District:	Woodland
Sewer District:	Woodland
Fire District:	Woodland

Project Description

The applicant proposes to construct a new 4,700 sf light industrial building with an outside storage area and associated parking for use as truck and trailer storage, truck and trailer maintenance and office space. Planned uses on the site will include truck parking for commercial vehicles and an office and maintenance building totaling 4,700 square feet with a 3-sided storage area of approximately 908 sf. A total of six employees will work in the office and maintenance facility which will provide general administration and mechanical service/repairs for the trucks. Truck and driver operations will consist of the drivers arriving on-site between 4-6AM, parking their personal car on-site and departing in the truck by 6AM. All trucks will return between 1-4PM with the drivers then exiting the site during this time.

The site is zoned I-1, Light Industrial, with a comprehensive plan designation of Industrial.

The site address is 1600 Schurman Way, Woodland, WA, further identified as parcel number 504212017, located in Section 13, Township 5 North, Range 1 West of the Willamette Meridian. Guild Road abuts the site to the south, Schurman Way fronts the site to the west. Adjacent uses are industrial.

The site is currently vacant. The site is flat with no known environmentally sensitive areas.

Two driveways are proposed to serve the development: one access will be from Guild Road, the other will be from Schurman Way. Both public streets are fully constructed to standard with the exception of sidewalks. Frontage improvements proposed include sidewalks and street lights.

Construction of the Schurman Way Site Plan will commence when necessary approvals & permits are acquired by the applicant.

The Schurman Way Site Plan is a light industrial project that will aid in meeting both zoning and comprehensive plan goals for the area.

Proposal & Code Compliance Discussion

Title 12 – Streets and Sidewalks

12.28 – Woodland Street Tree Code

WMC 12.28 requires street trees in the right-of-way along sidewalks. This project proposes to provide sidewalk and street trees along the frontage of the site on both Schurman Way and Guild Road. Rocky Mountain Glow Maples are proposed along the frontage of Guild Road and European Hornbeams are proposed along Schurman Way, both of which meet the list of recommended street trees from the City of Woodland. Please see the Preliminary Landscape Plan included with this submittal for further details.

Transportation Impacts

Per a trip generation memo prepared by Frank Charbonneau, PE, PTOE dated November 18, 2021, the project will generate approximately 24 trips per weekday with 3 AM and 3 PM peak hour trips. These trips were modeled based on building use and number of employees. Please see the Trip Generation Memo included with this application for further details.

Title 13 – Water and Sewer

A water connection will be made from the existing stub in Schurman Way. A water meter will be installed inside of the Schurman Way right of way, and from there a private service line will extend through the site and connect to the proposed building. Connection to the public sewer system will be from an existing service lateral located in Schurman Way. From there, the private service lateral will be extended through the site and connect to the proposed building. Connections will not take place until Site Plans and Engineering Plans have been approved. See the Preliminary Utility Plan showing locations of water and sewer connections. There are two existing fire hydrants: one along the frontage of Guild Road and one along the frontage of Schurman Way. No new hydrants are proposed.

Title 14 - Buildings and Construction

Buildings for the site will adhere to the International Building Code (IBC), the International Mechanical Code (IMC), Uniform Plumbing Code (UPC) and the International Fire Code (IFC) as required in WMC 14.04. The building permit plans will show compliance with ANSI-117.1-2009 and WSEC.

Title 15 – Environmental

15.04 Environmental Policy

Per WMC 15.04, the State Environmental Policy Act (SEPA) procedures require documentation of critical areas as well as discussion on earth, air, water, plants and animals, energy and natural resources, environmental health, noise, land and shoreline uses, aesthetics, recreation, historic and cultural preservation, transportation, and public services and utilities. At the Pre-Application Conference, it was determined that this project will require SEPA as it does not meet exemptions criteria. A SEPA Checklist is included with this application.

The site is not mapped as having any environmentally sensitive lands.

15.10 Erosion Control

Erosion Control measures have been included in this design to promote health, safety and welfare for the general public. Best Management Practices (BMPs) have been specifically chosen for appropriate phases of land disturbing activity at the subject site. No soil on the site will remain unstabilized for more than seven days during the dry season (May 1 – Sept 30) or more than 2 days during the wet season (Oct 1 – April 30).

15.12 Stormwater

The existing lots are part of a master-planned industrial development. There are master-planned storm facilities that provide the required stormwater quality and quantity control. The proposed parcel will be tying into existing storm drainage through an existing ditch inlet located at the NE corner of the site.

Title 17 - Zoning

17.44 Light Industrial District (I-1)

The light industrial district (I-1) is established to provide for “light manufacturing and fabrication, warehousing and storage, construction and contracting operations, wholesale distribution operations, and related activities which normally require ready access by various transportation modes for the movement of materials, goods, and the area work force.” Commercial dispatch and maintenance facilities are an allowed use in the I-1 zone.

City of Woodland development standards for the I-1 zone require a minimum lot size of 10,000 sf with a minimum lot width of 65’ and no minimum depth. The parcel is approximately 2.04 acres (89,001 sf) in size and approximately 245’ wide, complying with the minimum standards.

WMC 17.44.070 lists the following building setbacks:

- Front Yard: 25'
- Side Setback: 10', corner lot side yards shall be 25'
- Rear Setback: 10'

Building height on lots over one acre is limited to 55'. There are no lot coverage limitations.

The 85' x 45' building proposes the following uses and areas:

1st floor office = 875 sf
2nd floor office = 560 sf
 Total Office = 1,435 sf

Garage = 2,950 sf
 Loft = 315 sf

Total = 4,700 sf

An additional 908 sf 3-sided outdoor covered storage area is proposed.

17.44.100 Required off street parking spaces

The applicant has provided off street parking spaces in accordance with WMC 17.56.040 as discussed further in this narrative. Each parking space is 180 sf in area and at least 9' wide. Lighting of the parking area will be shielded so it does not affect users off-site. The drive aisle is varying widths but at no point is it less than 32' wide, complying with requirements for two-way traffic.

17.46.133, 17.44.134, 17.44.135, 17.44.136 Landscaping

A landscaping plan has been provided that demonstrates how the proposal meets the requirements of WMC 17.44.133 through 17.44.136. 10% of the site is proposed to be landscaped with the following breakdown:

- A. Gross Lot Area – 89,001 sf
- B. Total Landscape Area – 8,928 sf
- C. Groundcover Area – 4,965 sf
- D. Tree Canopy and Shrub Area – 3,963 sf
- E. Setback Area – 5,475 sf
- F. Total Parking Area – 1,440 sf
- G. Parking Area Landscape – 57.5 sf

There are no outdoor equipment or garbage and recycling areas proposed; these will be inside the building. A covered storage area is proposed on the east side of the building. This area is 3 sided, and open to the east however there is an existing slatted cyclone fence along the west property line that screens any view of the storage area.

Fencing is proposed along the frontage of Schurman Way and Guild Road. The City has requested for this fencing to be see through to deter criminal activity. The developer is currently deciding between split rail fence and non-slatted black vinyl chain link fence, both of which would comply with the City's request.

17.44.140 Street Lighting

The original Industrial Park project installed street lighting along the site frontage of Guild Road and Schurman Way. Due to the existing street lighting facilities that were already approved by the City as part of the original Industrial Park project, additional street lighting is not required and this project is assumed to comply with WMC 17.44.140.

17.44.160 Building and Yard Maintenance

All buildings and landscaping will be maintained in a neat and orderly manner. Materials will not be stored in a visible location. 15% of the street facing façade of buildings must be permeable surfaces (such as windows and pedestrian entrances) or architectural surfaces (such as wall plane projections, recesses, etc) or a combination of both. This standard is met; please see the architectural elevations included with this application for reference.

17.48 Performance Standards

The development will comply with the standards contained in WMC 17.48. Construction will be limited to the hours of 7 am – 8 pm on weekdays and prohibited on Sundays. Noise and air emissions will comply with state and local limits. Dust from construction can be mitigated by sprinkling the site with water. No flammable liquids or gasses or proposed to be stored on site. No detonable materials or fire hazards are proposed to be stored on site. Any activity producing glare will direct or shield glare away from any nearby residential districts. There should be no heat producing activities or radioactivity/electrical interference produced with this project. There will not be any radio or tv transmitters associated with this site. Monitoring equipment to monitor any of the above should not be needed.

17.52 Signs

No signs are currently proposed. Should signs eventually be proposed they will comply with the standards in this section.

17.56 Off-Street Parking and Loading

WMC 17.56.040 requires 1 parking space for each 400 square feet of office floor area. The proposed office area is 1,435 square feet therefore 4 parking spaces are required. A maximum of 6 employees are anticipated per shift. At 1 parking space per each 2 employees, a total of 3 parking spaces is required. It is assumed that one person per shift will be managerial personnel which requires 1 parking space. A total of 13 parking spaces are provided, of those one is ADA compliant, which exceeds the requirements.

The garage and loft area are not counted in the parking requirements as:

1. warehousing is not the only use, per WMC 17.56.040.B.2.a.
2. The 6 employees listed above will work in the office and in the garage/loft. The garage/loft areas do not employ additional workers.

Note that the nature of the future business is dispatching of freight trucks, therefore this site plan shows 33 parking spaces for trucks and trailers that are not counted in the required off-street parking.

17.64 Water Supply and Sewage Disposal

The new building will connect to City of Woodland's public water and sewer systems.

Title 19 – Development Code Administration

19.10.050 Site Plan Review Submittal Requirements

The applicant has included the items required in WMC 19.15.050.

19.10.060 Site Plan Review Approval Criteria

The proposed plan complies with all applicable land use and development standards including but not limited to landscaping and screening requirements, parking and loading standards, frontage improvements, design standards, sewer and water standards, stormwater and erosion control standards, and critical areas standards, with or without conditions of approval. No phasing is proposed.