

November 29, 2022

City of Woodland
Community Development Department
Planning Division
230 Davidson Avenue,
Woodland, WA 98674

DaVita Clinic Pre-Application Narrative

The proposed project is a commercial building and associated parking lot located at 467 Beechwood Street in Woodland WA. The project is located on a single parcel which is cleared of all previous structures and vegetation. The proposed 7,384 square -foot commercial building is a dialysis clinic for DaVita Dialysis along with a 37-stall parking lot. The proposal also includes the construction of a frontage improvements, stormwater facilities, and landscaping. The proposed development is summarized by the following characteristics and narrative:

Property Location:	467 Beechwood Street
Tax Parcel Number:	5-0451
Property Zoning:	Highway Commercial (C-2)
Site Area:	1.03 acres
Project Type:	Commercial Development

Site Description

The proposed project is on a single 1-acre parcel in Woodland WA. 467 Beechwood St is north of downtown Woodland and approximately 350-feet west of interstate-5. The site previously contained 1 single-family home and many large trees but has been cleared and currently is an empty undeveloped lot. The site has little to no slope. The parcel associated with the project is currently zoned Highway Commercial (C-2) and in the Woodland 2019 Comprehensive Plan it is classified for commercial use. Land east and north of the site is zoned C-2 while land west and south is zoned Low Density Residential (LDR-6).

Project Elements

Drainage:

Infiltration facilities are required. Geotech analysis is proposed to provide recommendations for stormwater infiltration and pavement design. Stormwater runoff that is not infiltrated will be collected on site in a bio-retention cell and then infiltrated after it has been treated.

Utilities:

This project proposes water utilities, sewer utilities, electrical utilities, and refuse service. Water, sewer, and refuse service are provided by the City of Woodland. Electricity is provided by Cowlitz PUD. A domestic water line is currently located on the property and will be utilized, an additional water line will be added for fire flow. Sanitary Sewer will be extended approximately 180-feet east from its current location under Beechwood Street to service the site.

Site Access and Parking

Site access will be through a commercial parking lot and two driveways connected to Beechwood Street. The proposed parking lot contains 37 parking stalls (4 ADA stalls), a pull-through drop-off, and an unloading/loading area for 1 truck.

Frontage Improvements

This project proposes a half-street frontage improvement including paving, 2 new driveways, curb, sidewalk, and street trees. Frontage improvements will be publicly dedicated.

Critical Areas:

No critical areas have been identified for this site. A SEPA checklist submittal is proposed.

Miscellaneous

The proposed hours of operation are 5am to 10pm Monday through Saturday.

The proposed construction schedule is as follows:

- April 2023: Commence with construction
- November 2023: Obtain Certificate of Occupancy (210 day duration)

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,

LDC, Inc.

Ross Jarvis, PE



Principal Engineer