



Woodland Community Library

Site Plan Review Application Narrative

December 08 2022

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PROJECT DESCRIPTION

The proposed new Woodland Community Library is a 7,560 sf single-level library facility that takes its design inspiration from its rich agricultural context and the natural landscape of the region. The project will include a large adult reading room, a children's reading room, a teen room, a community room, meeting spaces for the public, a new parking lot and grounds improvements.

The library's anticipated hours of operation will be Monday through Saturday, from 10am until 6pm.

Construction for the library is anticipated to begin in July, 2023, and to be completed by January, 2024.

ADDENDUM 1

WMC CODE APPROVAL CRITERIA

The following narrative addresses the project's compliance with the approval criteria of the Woodland Municipal Code sections as specifically required in section III.3.vii of the pre-application conference packet.

15.04 ENVIRONMENTAL REVIEW

A SEPA review is required for this project. See completed SEPA checklist.

17.36 HIGHWAY COMMERCIAL (C-2) DISTRICT

17.36.020 Permitted uses: The proposed library is a permitted use within the Highway Commercial (C-2) Zoning District.

17.36.050 Lots - Minimum size: The proposal complies with this section. The proposed library site is 62,488 sf, which is above the minimum lot size requirement.

17.36.060 Lots - Width and depth: No limitations for width and depth.

17.36.070 Building setbacks: Front Yard and Street Side Yard Setbacks: Grading constraints on the site limit the ability for the project to minimize front and side yard setbacks along Lakeshore Drive. In lieu of proximity to Lakeshore Drive, the proposal provides generous landscaping in the setback areas. See site plans and sections

17.36.080 Building height: The proposed building has an asymmetrically sloped gable roof form, with an average height of 18'-9". The tallest point of the building is the ridge at the main entry (25') and the lowest point is at the rear of the building (10'-6"). While the lowest height is below the required height minimum within the C-2 zone, the elevations meet the intent of the Design Standards which strive to reduce the bulk of buildings and achieve a pedestrian scale. Furthermore, the building is isolated from other buildings and is located at the center of the property, which allows it to blend with its surrounding landscape (a key design influence) rather than matching heights of a specific street scape. See building elevations and renderings.

17.36.100 Off street parking: The proposal complies with this section. See narrative section 17.56.

17.36.130 Architectural and site design standards:

E. Orientation to the Street: The general location of the proposed building complies with this section as confirmed in the pre-application conference packet. The building's proposed exterior trash enclosure and mechanical units are located at the north end of the building in the generously landscaped area described in the building setback section above. Both the trash enclosure and the mechanical units will be out of direct view of the public entry from the main building approach along Lakeshore Drive. Both the trash enclosure and the mechanical units will be at approximately the same grade as the finish floor of the building, which is significantly lower than the street elevation directly north, further reducing their visibility from the street. The trash enclosure will be 12' - 6" wide, 4' deep, and 5' tall, and will be clad with the same cedar siding as the building. The mechanical units will be custom painted to blend with the landscape and left unenclosed so as to minimize their spatial impact (an enclosure around them would need to meet unit clearances, thus requiring it to be very

large). Both the trash enclosure and the mechanical units will be surrounded by dense evergreen shrubs and trees, further shielding them from view. See Plans, Site Sections, and Building Renderings.

F. Plazas, Courtyards, and Seating Areas: The proposed building has a landscaped entry plaza that meets the requirements of this section.

G. Entrances: The proposed main building entry is highly visible from Lakeshore Drive. The entry is accessed from the entry plaza and is articulated by a building recess with large glass double doors and a roof overhang with soffit for weather protection. See Plans and Elevations.

H. Articulation/Massing: The proposed building facade is primarily clad with cedar siding and has a distinct base of concrete, which serves to anchor the massing and provide a weather-resistant backdrop for the landscaped areas in front of the building. The facade is also characterized by a pitched roof line and vertical recessed bands of articulated windows that vary in width.

I. Screening Rooftop Equipment: The proposal complies with this section. Rooftop equipment will be limited to a few small plumbing vents and minimal communication equipment, all of which will be small in size and custom painted to blend with the standing seam metal roof.

J. Sidewalks and Street Trees: Sidewalks and Street Trees will comply with this section. See site plan and landscape plan

K. Curb cuts and driveways: Curb cuts and driveways comply with this section. 1 curb cut and 1 driveway are provided. See Site Plan.

L. Location of Parking Lot: The proposed parking lot complies with this section. It is beside the building (to the West) and does not obstruct pedestrian access or views.

M. Pedestrian and Bicyclist Connections: The proposal complies with this section. It provides a network of safe and attractive linkages for pedestrians through the parking lot.

N. Site Screening and Buffers: The proposal complies with this section. Required landscape buffers are provided. See Site Material Plan.

O. Parking Lot Landscaping: The proposal complies with this section. Required parking lot landscaping is provided. See Site Material Plan.

P. Screening of Trash and Service Areas: The proposal complies with his section. See section E above.

Q. Lighting: The proposal complies with this section. All ROW, parking lot, and site lighting will meet the intent to mitigate visual impact of lighting and ensure that lighting contributes to the character of the street scape and does not disturb adjacent developments and residences. See Lighting cut sheets.

R. Sign Design: All building signage design is TBD and will comply with this section and WMC 17.52

17.48 PERFORMANCE STANDARDS

Performance of the proposed library will comply with this section. The proposal will not inflict upon the surrounding residential, commercial, and industrial areas and will not produce smoke, dirt, glare, odors, vibration, noise, excessive hazards or air and water pollution detrimental to the public health, safety, and welfare and causing injury to human, animal, or plant life and property.

17.52 SIGNS

All building signage design is TBD and will comply with this section and WMC 17.36.30.

17.56 OFF STREET PARKING AND LOADING

The proposal complies with this section. The proposed parking lot provides 37 off-street parking stalls, including 2 ADA stalls and 1 loading stall, which exceeds the requirement of 31 total stalls ($7560\text{sf}/250\text{ stalls} = 30.24$). All stall and drive aisle dimension requirements and lighting requirements are met. See site plan and parking lot lighting cut sheets.

17.64 WATER SUPPLY AND SEWAGE DISPOSAL

The proposal complies with this section. The proposed library will connect to Woodland's public sewer and water system. See drawings C-03 and C-05.

19.10.050 SITE PLAN REVIEW SUBMITTAL REQUIREMENTS

The Site Plan Review application for the proposed Library complies with the requirements of this section.

19.10.060 CRITERIA FOR SITE PLAN APPROVAL

The criteria for site plan approval are understood.