Preliminary Site Plan

Logan's Landing
a mixed use development
City of Woodland WA

Applicant & Property Owner:
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Notes

1. This proposal is a revised version of the previously vested application deemed fully complete in March, 2022.
2. This site is comprised of Tax lots 50700, 50714, 50724, & 50730. Tax lot 50714 is zoned Light Industrial and will not be a part of the development. It will be used for a new half street connection between Franklin & Industrial.
3. Zone is C-2. Site is vacant, no structures, total 18.6 acres.
   Commercial use is permitted in the C-2 zone, per 17.36.020:
   No. 5: Commercial parking lots & garages.
   No. 23: Retail stores.
   No. 24: Retail stores.
   Residential is permitted in the C-1 zone, per 17.36.020:
   No. 10: Dwelling units located above a permissible use in the C-2 zone.
   Also permitted in the C-2 zone:
   No. 35: Professional & business offices.
   Each building shall provide off-street parking facilities.
   Ground floor: 5,080 sf of office or retail space & parking
   Upper floors: commercial uses.
   Upper floors: 2 bedroom units on each floor.
   Building height: 35'
3. Site plan is subject to review & 3 tier II review.
4. Parking required, each building: 1.3 spaces per apartment unit plus 1 space for each 300 sf of office/retail area.
   Parking provided, average each building: 71 spaces.

	Standard	Compact	ADA	Total
Ground floor	27	16	28	71
Surface	345	27	16	388
Total	372	43	44	459

6. Refer to the project Narrative for additional information.

Summary (Legend)

Total project area: 18.6 acres
Total sq. ft. all 8 buildings: 300,460
Building coverage: 118,641 sq ft, 14.4%
Impervious surface: 525,680 sq ft, 65%
Landscaped Vegetated Buffer: 109,513 sf, 13.4%
Stormwater facility & Wetlands: 73,610 sf, 9.0%
Landscaped frontage & parking areas: 29,400 sf, 3.6%
Total landscaped & vegetated area: 255,026 sf, 31.5%
Parking spaces required:
Office or retail: 1 space per each 300 sf of building area.
Ground floor: 5,080 sf / 300 = 17 spaces
Residential units: 1.5 spaces for each unit.
Total units: 258 x 1.5 = 387
Total spaces required: 543
Parking spaces provided:
Total parking spaces provided: 459
Standard: 345; Compact: 27; ADA: 16; Total: 388
Standard: 86; Compact: 72; ADA: 16; Total: 194
Total spaces provided: 572
Total impervious surfaces: 525,680 sf, 13.5%
Open Space: 178,600 sf = 4.1 acres, 22% of site