



**Community Development Department**

Building | Planning | Code Enforcement

(360) 225-7299

www.ci.woodland.wa.us

**NOTICE OF APPLICATION & PUBLIC HEARING**

Trammel Crow Company - 345 N. Pekin

Site Plan Review, Variance, Critical Area permit & SEPA DNS

|   |  |
|---|--|
| <b>Land Use Application Nos.:</b>                     | WLD-2023-019 (Site Plan Review, Critical Area Permit, Variance, and SEPA review)   |
| <b>Applicant &amp; Owner:</b>                         | Trammell Crow Portland Development, Inc.<br>Trammell Crow Company<br>Kirk Olsen, Principal<br>1300 SW Fifth Ave,<br>Suite 3350<br>Portland, OR 97201<br><a href="mailto:kolsen@trammellcrow.com">kolsen@trammellcrow.com</a> |
| <b>Parcel:</b>  | 57350104, 507350102, 507350103   |
| <b>Zoning Designation:</b>                            | Light Industrial (I-1)   |
| <b>Date Application Received:</b>                     | December 4, 2023   |
| <b>Fully Complete:</b>                                | December 27, 2023  |
| <b>Notice of Application &amp; Likely DNS issued:</b> | December 28, 2023  |
| <b>Publish:</b>                                       | January 3rd, 2024, Battle Ground Reflector   |
| <b>Comment Due Date:</b>                              | January 17 <sup>th</sup> , 2024  |
| <b>PUBLIC HEARING:</b>                                | <b><u>February 28<sup>th</sup>, 2024</u></b><br><b><u>1:00 PM</u></b>  |

**I. DESCRIPTION OF PROPOSAL**

Trammell Crow Portland Development, Inc. (dba Trammell Crow Company or TCC) proposes to construct two industrial buildings with associated vehicle and truck maneuvering, automobile parking, truck and trailer loading and unloading, trailer storage, utilities, stormwater facilities, an extension of Rose Way and frontage improvements along N. Pekin Road. The Project, consisting of two buildings with associated infrastructure, may be constructed in up to two phases. The timing of the phases will depend on market demand and may be constructed at the same time. The Project will be delivered on a speculative basis, offered for sale or for lease; occupants for the proposed buildings will likely be identified after the start of construction. Each building is designed to be a multi-tenant building to allow up to four separate tenant spaces with parking, trailer storage and utilities provided for each tenant.

The buildings will be 931,186 sq. ft. in size and include 191 dock doors, and 546 parking spaces. There will be water and sewer service, storm drainage control, and related lighting and landscaping. A variance to the critical areas buffer is included in the application.

## II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed at 345 N. Pekin Street in Woodland Washington. The proposal is actually north and west of the existing house at that address, and is part of pending boundary line adjustment that is in the process of being completed. (The recording of that BLA may be completed prior to the completing of this review process.)

## III. ENVIRONMENTAL REVIEW & Public Comment Period

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by 5 p.m. on January 17<sup>th</sup>, 2024 to:**

City of Woodland  
Community Development Department  
c/o Travis Goddard  
PO Box 9, 230 Davidson Avenue  
Woodland, WA 98674

Email: [goddardt@ci.woodland.wa.us](mailto:goddardt@ci.woodland.wa.us)  
Phone: 360-225-7299  
Fax: 360-225-7336

## IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist

Application materials including the document listed above can be reviewed online or by contacting the SEPA responsible official (see contact information in Section III above).

## V. PUBLIC HEARING NOTICE

The city will hold a public hearing on this matter at 1:00 p.m. on **Thursday, February 28<sup>th</sup>, 2024** at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA**. Please review [www.ci.woodland.wa.us](http://www.ci.woodland.wa.us) for notices and announcements regarding upcoming meetings and hearings.

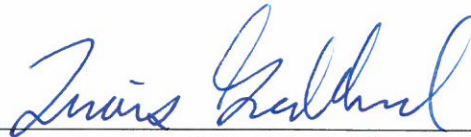
## VI. REVIEW AUTHORITY

Per WMC 19.08.030, site plan reviews and minor variances shall be reviewed by the Development Review Committee. Major variances shall be reviewed by Hearing Examiner. All associated permits are reviewed concurrently by the Examiner as a result. After the close of the comment period, the City will review any comments on the impacts of the project and make a recommendation to the examiner by issuing a staff report on the project to the examiner.

This may be your only opportunity to comment on the impacts of the proposed project.

Date: December 28, 2023

Signature: \_\_\_\_\_



*Travis Goddard, Director*

Published in the Reflector: January 3<sup>rd</sup>, 2023

Cc: Applicant

Owner

Mayor

City Engineer, Gibbs & Olson

Planning Commission

City Administrator

Building Official

Fire Marshal

City of Woodland Website

Counter Copy

Department Heads

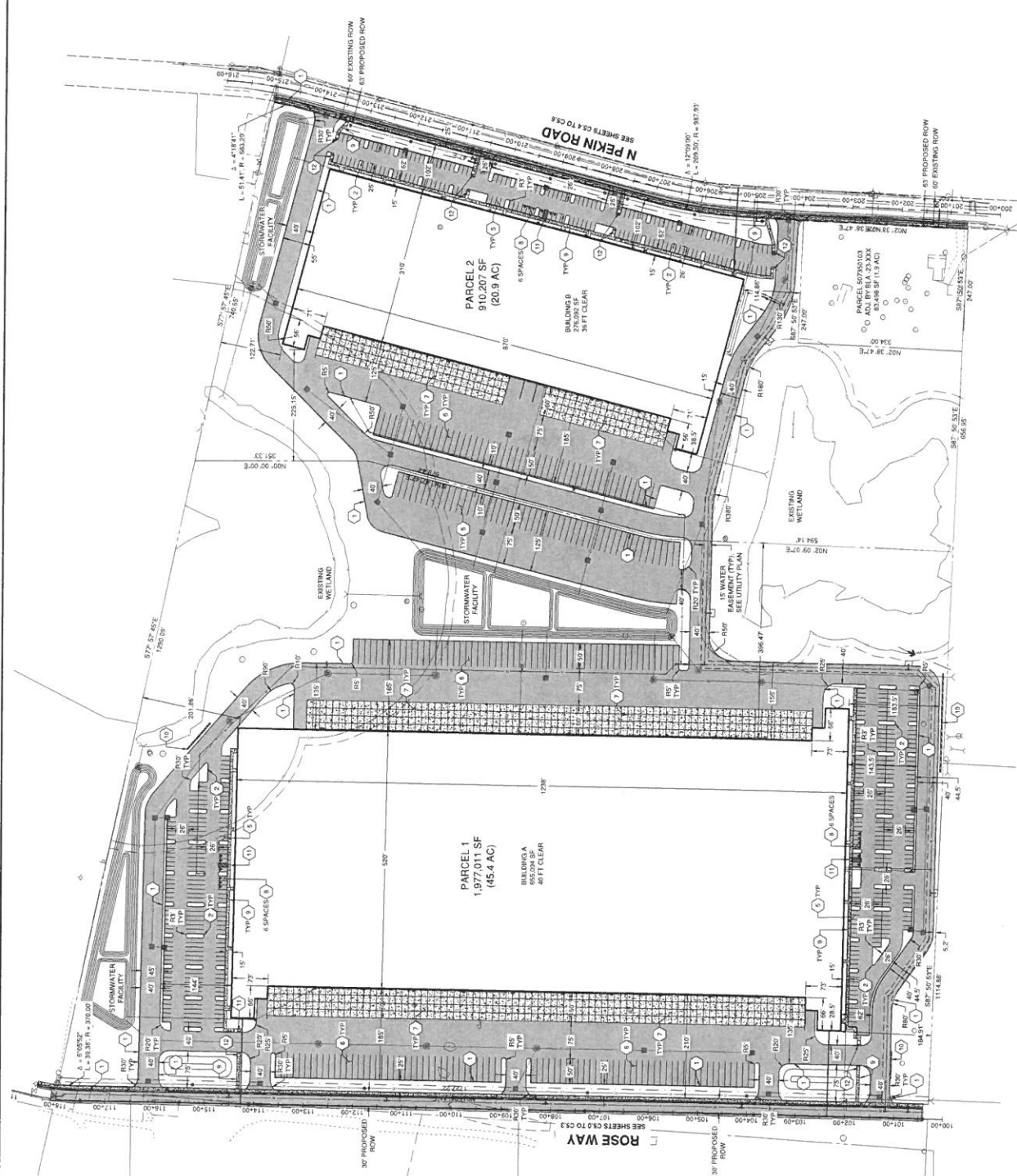
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**LEGEND:**

|  |                    |
|--|--------------------|
|  | ASPHALT PAVEMENT   |
|  | CEMENT CONCRETE    |
|  | LANDSCAPING        |
|  | MODULAR BLOCK WALL |

- SITE CONSTRUCTION NOTES:**
1. CONSTRUCT STANDARD TYPE E-1 CURB PER COW STD 1-1.
  2. CONSTRUCT STANDARD TYPE E-1 CURB AROUND PERIMETER OF LANDSCAPE ISLANDS AND PARKING LOT PER COW STD 1-1.
  3. NOT USED.
  4. NOT USED.
  5. INSTALL 9-FT BY 18-FT PASSENGER VEHICLE PARKING STALLS USING 4-INCH WIDE WHITE PAINT LINES.
  6. INSTALL 12-FT BY 6-FT TRUCK PARKING STALLS USING 4-IN WIDE WHITE PAINT LINES.
  7. INSTALL 12-FT BY 6-FT TRUCK PARKING STALLS USING 4-IN WIDE WHITE PAINT LINES.
  8. INSTALL 9-FT BY 18-FT ACCESSIBLE PARKING STALLS PER WSDOT STD PLAN W1-102E.
  9. CONSTRUCT 4-FT SIDEWALK PER COW STD 1-1; MAX 4-FT HIGH.
  10. CONSTRUCT MODULAR BLOCK WALL WALL TO BE STD 1-1E.
  11. CONSTRUCT PARALLEL CURB RAMP PER COW STD 1-1E.
  12. CONSTRUCT PERPENDICULAR CURB RAMP PER COW STD 1-1E.

- GENERAL SITE NOTES:**
1. WITH ALL AREAS THAT HAVE BEEN SUBJECT TO LANDSCAPING AREAS SHALL HAVE A MINIMUM 8-INCH PLANTING THAT MEETS THE CRITERIA SET FORTH IN THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOL V.



**LEGEND**

|                         |                          |
|-------------------------|--------------------------|
| Total Site Area         | ± 2,940,546 SF (67.6 AC) |
| Area                    | SF FT                    |
| Proposed Building       | 1,311,868 SF             |
| Impervious              | 1,393,041 SF             |
| Landscaping             | 250,004 SF               |
| Parking (Pass. Vehicle) | 87,255 SF                |
| Parking (Truck/Van)     | 14,944 SF                |
| Total (Impervious)      | 1,635,240 SF             |
| Stormwater              | ADU                      |
| Compact                 | 0                        |
| Truck Parking           | 228                      |

Designed by: KWB  
Checked by: CLR  
Approved by: KOB

Project Number: **0788-0259**  
Drawing Number: **C2.0**

Sheet Number: **4** of **24**

**TCC Woodland Industrial Project**  
Woodland, Washington  
Site Plan

Datum: NAD83 11/10/08  
Survey Block: 1960, 1969 A & B  
Project Milestone: **60%**  
Date: **11-29-2023**

