

PRELIMINARY SITE PLAN NARRATIVE

GOERIG APARTMENTS

TAXLOT NOS.: 50630

PROPERTY ADDRESS: 1776 N. GOERIG ST, WOODLAND, WA 98674

JANUARY 25, 2023

REVISION LOG		
MARK	DATE	DESCRIPTION
A	1/25/2023	Issued for review.

PREPARED FOR:

AIDAN WILLIS
GOERIG ST, LLC
4201 NE 66TH AVE. #105, VANCOUVER, WA 98661
AWILLIS@TEAMCONSTRUCTION.COM
503.957.0966



PREPARED BY:

JOLMA DESIGN, LLC
PO BOX 1281
BATTLE GROUND, WA 98604
ADMIN@JOLMADESIGN.COM
360.723.0392

1 PROJECT DESCRIPTION

1.1 Existing Conditions

The project site is approximately 0.89 acres. It is located at 1776 N. Goerig St, Woodland, WA 98674. The property is zoned High Density Residential (HDR). Existing conditions include an approximately 4,000 sf shop, a shed, and a gravel driveway. A sea wall extends across most of the site boundary to N. Goerig St. Existing access to site is from Scott Ave.

The adjacent properties to the east and south of the property are also zoned High Density Residential (HDR). Across Scott Street to the north is narrow strip of land that is Medium Density Residential (MDR). There is an existing Kerns-Bozorth Cemetery to the north of that narrow strip, and the zoning is Public/Quasi-Public Institutional (P/Q-P/I). Across Goerig Street to the west is property that is zoned Low Density Residential (LDR-6).

1.2 Proposed Development

The project will add two 3-story apartment buildings. Building A will be a 27-unit building consisting of a mix of 1, 2, and 3-bedroom units, and Building B will consist of six 2-bedroom units.

There will be frontage half- street improvements along Scott Ave and N. Goerig St.

2 APPROVAL CRITERIA

The project will be reviewed by the City of Woodland as a Type II Site Plan Review. Following is a summary of major approval criteria and associated proposal to meet each criterion:

Table 1: Approval Criteria Summary

Item	Code Citation(s)	Requirement		Proposed		Remarks
Principal Use	17.20.020	Multifamily dwellings		Two apartment buildings		
Accessory Use	17.20.030	Accessory dwelling units (ADUs)		No detached ADUs are proposed		
Location of Parking	17.20.060	On-site parking according to Chapter 17.56		45 on-site parking spaces proposed		See preliminary site plan.
Min. lot area	17.20.070 (A)	7,500 SF		38,752 SF		All lots meet or exceed the minimum lot area.
Max. density per net Acre	17.20.070 (B)	35 units/acre maximum		34 units/acre		
Lot Width	17.20.070 (C)	75 ft.		>75 ft.		
Minimum building setbacks	17.20.070 (D, E)	Front	20 ft.	Front	14 ft.	Setbacks will require a minor setback variance application, 30%
		Rear	25 ft.	Rear	17.5 ft	
		Side, Interior	5 ft.	Side, Interior	3.5 ft.	

		Street, Side	10 ft.	Street, Side	N/A	variance requested.
Maximum building height	17.20.070 (F)	35'		< 35'		To be determined at time of building permit.
Maximum Lot Coverage	17.20.070 (G)	45%		< 21%		To be determined at time of building permit. See preliminary site plan.
Minimum Street Frontage	17.20.070 (H)	30 ft.		> 30 ft.		
Required off-street parking spaces	17.56.050 (E.2)	1.5 spaces/unit = 45 spaces		45 spaces		42 typical 9'x20' spaces 2 ADA 9'x20' spaces 1 Parallel 9'x22' space
Parking Space Dimensions	17.56.060 (A, C)	Typical Space =180 SF Parallel Space =22 ft x 9 ft		Typical Spaces =180 SF Parallel Space = 22 ft x 9 ft		
Landscaping Required	17.020.090 (B)	Landscaping plan required		Landscaping plan to be provided		
Sight Distance Requirements	17.020.090 (L)	20 ft. along driveway, 10 ft. along the shoulder or curb line		See Preliminary Plat		
Screening of Trach and Service Areas	17.20.090 (I)	Trash receptacle must be screened from view no lower than the max. height of the receptacle.		Trash enclosure screening trash receptacle proposed.		See preliminary site plan.
Streets and Sidewalks	12	All construction within City right-of-way shall meet the City's		Proposed improvements shall meet the City's requirements		

		public works requirements.		
Water and Sewer	13	Connect to public water and sewer	Will connect to public water and sewer	Water main is available in Scott Ave. Sewer main is available in N Goerig St.
Building and Construction	14	All construction shall be per building codes	All construction including demolition shall conform with the City's building and construction code.	
Environmental Policy	15.04	A SEPA checklist is required	A SEPA checklist is provided.	
Critical Areas Regulation	15.08	This project is subject to review for critical areas.	A critical areas identification checklist has been completed and submitted with this application.	
Erosion Control	15.10	Erosion Control is required	Erosion Control will be provided during construction by the contractor.	
Stormwater Management	15.12	A stormwater management plan is required.	A stormwater management plan is provided.	An abbreviated preliminary stormwater plan will be provided.
Project Permit Processing /Applications	19.10	City procedures for Type II Site Plan Review will apply.	City procedures for Type II Site Plan Review will be followed as required.	

3 CONSTRUCTION SCHEDULE

This project is to be constructed in a single phase. The construction schedule is approximately Summer 2023 to Summer 2024.