

**STATCO-DSI EXPANSION
675 MITCHELL**

Project Narrative

Project Overview:

The applicants are proposing to construct a 10,000 sf warehouse building addition to the existing warehouse/light manufacturing facility. The new building will be 80' x 125' and will be located in the east central portion of the site. Existing asphalt surfacing will be removed and replaced with the new building. The south half of the parcel is existing pasture grass. This grass will be removed and converted to new paved asphalt for parking and equipment storage.

Existing Conditions:

In the existing condition the property has an existing business in operation. STATCO-DSI has a 1,700 sf office and an attached 18,000 sf warehouse/light manufacturing building. Driveway access to the site is provided with driveways off of Mitchell Ave along the property north frontage and Down River Drive along the west frontage. Neighboring properties are all of similar light industrial zoning and are full developed. The south half of the site is undeveloped pasture grasses. Site stormwater runoff from existing roofs and paved surfaces is collected onsite and piped to a stormwater treatment and detention swale located in the southwest corner of the site. The detention facility is connected to the City owned stormdrain system located in Down River Drive.

Site topography is generally flat sloping from east to west at approximately 1 to 3 percent slope.

Site soils have been identified as Clato silt loam. Clato Silt loam is classified as Hydraulic Soil Group C. Surface water drainage patterns appear to be sheet flow. No evidence of surface water leaving or entering the site is evident.

All neighboring properties are zoned Light Industrial with similar manufacturing and industrial uses. The site is served by public electrical, water and sewer services.

Developed Condition:

The applicants are proposing to construct a 10,000 sf warehouse building addition to the existing warehouse/light manufacturing facility. The new building will be 80' x 125' and will be located in the east central portion of the site. Existing asphalt surfacing will be removed and replaced with the new building. The south half of the parcel is existing pasture grass. This grass will be removed and converted to new paved asphalt for parking and equipment storage.

Site development will include a minimum of 10% landscape as required by code.

The project will expand the existing stormwater treatment and detention swale to include additional treatment and storage capacity for the new impervious surfaces.

At the original pre-application meeting with the City of Woodland held on August 3, 2023, City staff indicated that the applicants would be required to construct full half width street improvements to both Mitchel and Down River Drive frontages. At a subsequent site meeting with Public Works Director Tracy Coleman and Engineering Technician, Kathryn Myklebust on September 27, 2023 the City and applicant agreed that the improvement to the existing roadways would include removal and replacement of existing damages and non-compliant driveways and aprons, repair or replacement of raised or damaged sidewalk panels, replacement of damages sidewalk and pedestrian ramp at the street intersection, and construction of new sidewalk along the south portion of Down River Drive where no sidewalk currently exists. Additionally, crack seal treatment would be applied to existing cracks in the roadway along both Mitchel and Down River Drive frontages.

Applicable City of Woodland regulations that will affect this project include the following. Code section is referenced with project response beneath.

Applicable Code Section to be addressed: (Note, this list was taken directly from the pre-app notes)

WMC 12.28 Woodland Street Tree Code

WMC 13 Water and Sewer

WMC 14 Building and Construction

WMC 15.04 Environmental Policy

WMC 15.10 Erosion Control

WMC 15.12 Stormwater

WMC 17.44 Industrial (I-1 zoning)

WMC 17.48 Performance Standards

WMC 17.56 Parking

IBC, IFB, IMC, UPC (with WA Amendments), ANSI-117.1-2009, WSEC

WMC 12.28 Woodland Street Tree Code

New street trees will be planted along the south frontage of the site to Downriver Drive. Currently existing landscape and Street trees exist along the North half of Downriver Drive frontage and along Mitchell Ave frontage. See the submitted preliminary Landscape plan included with this Land Use application for location a tree species.

WMC 13 Water and Sewer

Public Water and Sewer are available and already serve the site. No new extensions of water or sewer utilities are proposed with this building.

WMC 14 Building and Construction

Building design and construction shall conform to the Most Current International Building Code, International Residential Code, and Inter. Mechanical Code, Int. Fuel Gas Code, Uniform Plumbing Code, Washington State Energy Code and Int. Fire Code.

Building Sprinkler systems will be extended into the new addition from the existing building. An existing fire hydrant is located approximately xx feet away from the new building expansion. See the existing conditions plan attached with the Land Use Application.

A fire apparatus clear path with turning radius shown in dashed lines is depicted upon the site plan. No drive lanes are less than 20 feet width.

Any new or existing entrance gates will be fitted with a fire service access override for fire department access. New signage and striping will designate "No Parking- Fire Lane" at the project entrance drive on both sides.

WMC 15.04 Environmental Policy

The site has no critical areas or environmentally sensitive areas.

WMC 15.10 Erosion Control

Erosion control measures will be implemented during construction to protect from the possibility of silt laden surface waters from leaving the site. A gravel construction entrance will be used and silt fencing will surround the applicable construction areas.

WMC 15.12 Stormwater

There is an existing stormwater swale/detention facility located in the southwest corner of the site. This facility was constructed with the original site development back in 1998 and is presumed to function in accordance with stormwater codes of the time. With the new building and parking expansion this facility will be enlarged and upgraded to treat and detain surface water runoff in accordance with the 1992 Puget Sound Manual and the City of Woodland Stormwater Ordinance. see the Preliminary Stormwater report submitted with the land use application.

WMC 17.44 Industrial (I-1 zoning)

The proposed building and site improvements comply with the Light Industrial zoning district standards. the existing and proposed use of the site are allowable uses as noted in this section of the code as manufacturing and associated warehouse use. The proposed building will meet the required setback standards of 10 feet from the side easterly property line. Adjacent zoning is also Light Industrial. A preliminary Landscape plan has been prepared depicting perimeter landscape and street trees meeting the minimum requirement of 10% coverage.

A preliminary lighting plan has been prepared depicting proposed building and parking lighting. Lighting will be installed to prohibit glare to neighboring parcels. All neighboring parcels are zoned light industrial.

WMC 17.48 Performance Standards

The proposed building addition and pavement expansion areas will not violate the performance standards section of the code. No excessive noise is expected with this proposal other than normal noises due to construction vehicles and machinery during the construction phase, and normal noise for vehicle and truck access and maneuvering after completion. No hazardous or explosive materials are stored with this proposal. No new or hazardous air emissions are proposed. No fire hazards, combustible, or radioactive materials are stored with this proposal.

WMC 17.56 Parking

The existing site has 1,700 sf of office and 18,000 sf of manufacturing space. Per City parking ordinance, office space requires 1 parking space for every 400 sf of office space and 1 space per 700 sf of manufacturing space. Based upon these requirements the existing site should have 30 parking spaces. The existing site currently has 29 parking spaces. See the submitted existing conditions plan for location and number of existing parking spaces. One handicap space is provided at the front office location.

The new building addition of 10,000 sf of warehouse space will require 8 new parking spaces to meet the 1 space per 1,250 sf of warehouse space per this code section.

The new total site parking space requirement will be 38 parking spaces.

The new building addition and paved yard expansion will require the removal of 11 existing parking spaces, however, 24 new parking spaces will be created for a new site total of 43 parking spaces exceeding the requirement of 38 spaces.

IBC, IFB, IMC, UPC (with WA Amendments), ANSI-117.1-2009, WSEC

The proposed building addition will be designed and constructed in conformance with all local, state and federal building and construction codes.