

NOTICE OF APPLICATION and LIKELY DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: April 3, 2012
Lead Agency: City of Woodland, WA
Project Title: Lilac Place Apartments
Land Use Application No.: 212-903 SPA/SEPA

The City of Woodland has received a permit application that may interest you. You are invited to comment on this proposed project.

Applicant: Dan Freedman, Longview Housing Authority
Property Owner: Longview Housing Authority
Site Location: Glenwood Street between Beechwood and Columbia Streets, Parcel ID Number: 502450604
Parcel Size: 1.71 acres
Zoning Designation: Multi-family Residential District (MDR)
Date Application Received: February 10, 2012
Date Notice of Complete Application Issued: March 21, 2012
Comment Due Date: April 25, 2012 at 5 p.m.

I. ENVIRONMENTAL REVIEW:

The City of Woodland has reviewed the proposed project for probably 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 April 25, 2012** to:

City of Woodland
Building and Planning Department
c/o Carolyn Johnson
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: johnsonc@ci.woodland.wa.us
Fax: 360-225-7336

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal.

Proposed Mitigation Measures:

1. Imported fill shall be from a quarry that has been cleared for archaeological conflicts and any earth removed from the site shall be moved to a fill site cleared of archaeological conflicts.
2. If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find. The applicant shall contact all applicable authorities including the Cowlitz Tribe, Washington DAHP, and the City.
3. Storm water detention and treatment facilities shall comply with the 1992 DOE Stormwater Management Manual for the Puget Sound Basin and shall be approved by the Public Works Director.
4. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.
5. All outdoor parking and security lighting shall consist of fully shielded luminaires that have opaque top and sides, and capable of only emitting light downward.

II. DESCRIPTION OF PROPOSAL

The proposal is for preliminary Site Plan Review to construct six residential multi-family buildings with a total of 38 dwelling units ranging in size from 714 square feet, one-bedroom units to 1,205 square feet, three-bedroom units. The development is proposed to be owned and managed by the Longview Housing Authority.

Five of the six buildings will be three stories tall containing residential units with the sixth building being two stories tall with ground floor community room, offices, laundry and upper floor residential. Buildings are proposed to be constructed with conventional wood framing with concrete slab foundations and pitched roofs. Exterior materials include lap and cedar shake siding, cedar trim and vinyl windows.

Site improvements include paved parking for 60 cars, open space areas, on-site sidewalks, one trash enclosure, bike racks and landscaping. The site will have one 26-foot wide access driveway at the middle of the site's 185-foot frontage along Glenwood Street. A 5-foot wide curb tight sidewalk with 6-inch curbing is proposed along the Glenwood Street site frontage. Stormwater will be addressed through on-site ground infiltration. Porous paving in the parking area is proposed that will infiltrate to a rock base layer designed to contain runoff until it can infiltrate into the ground. Landscaped areas and roof downspouts will connect directly to a perforated pipe under the parking lot. Any overflow that does not infiltrate will be sent to the piped public stormwater system in Glenwood Street.

The site is 1.71-acres and is generally a flat rectangular vacant grass lot with three mature trees that will be retained and area of thick blackberry bramble. No critical areas have been identified on the site. Surrounding land is developed as residential to the south and east and light industrial to the north and west.

The application does not require any variances to any development standards. The proposed multi-family residential use is permitted outright in the Multi-family Residential District (MDR).

III. LOCATION OF PROPOSED DEVELOPMENT

The project site is located on the west side of Glenwood Street between Beechwood and Columbia Streets. The site is currently vacant.

The site is located in “*Township 5 North, Range 1 West of the Willamette Meridian, in the S. & M. Bozarth Donation Land Claim, Cowlitz County Tax Lot #502450604, in the City of Woodland, Washington.*” The site is Lot 4 of the Mitchell Addition.

IV. REQUIRED PERMITS

The following local, state and federal permits/approvals are needed for the proposed project:

1. Site Plan Approval (City of Woodland)
2. City of Woodland Fill and Grade Permit
3. City of Woodland Building Permit
4. City of Woodland Plumbing and Mechanical Permit
5. NPDES for Construction Stormwater General Permit

V. REQUIRED STUDIES AND ENVIRONMENTAL DOCUMENTS

The following documents have been submitted as part of the application:

1. SEPA Checklist, January 2012
2. Storm Water Report, March 2012
3. Critical Areas Checklist, February 2012

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674.

VI. PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY:

Regulations applicable to this development include WMC 17.20 (Multifamily Residential Districts); WMC 17.56 (Off-Street Parking and Loading Requirements); WMC Title 13 (Water and Sewage); and WMC Title 12 (Streets and Sidewalks).

Staff has determined that this development is capable of meeting applicable regulations.

VII. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

Published in the Reflector: April 11, 2012

Exhibits:

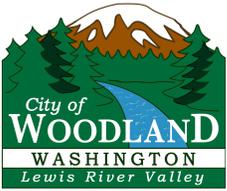
- 1) Vicinity Map
- 2) Proposed Site Plan
- 3) Proposed Elevation Plans
- 4) SEPA Checklist

5) SEPA Distribution List

cc:

Dan Freedman, LHA
Bill Lanning, MWA Architects
Property Owners within 300 ft
Those that have expressed interest
Rob VanderZanden, HHPR
Keith Jones, HHPR
Department Heads
Building Official
Planning Commission

City Council
Mayor
SEPA Distribution List
File LU#: 212-903
Counter Copy
Post Site (2)
Website
The Reflector 4-11-2012



Vicinity Map - Lilac Place Apartments



Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.



LILAC PLACE

APPLICANT

MWA Architects
70 NW Couch St
Suite 401
Portland, OR 97209
PH: 503.973.5151
FX: 503.973.5080
Contact: Bill Lanning
blanning@mwaarchitects.com

OWNER

Longview Housing Authority
1207 Commerce Ave
Longview, WA 98632
PH: 360.423.0140 ext 35
FX: 360.425.9930
Contact: Dan Freedman,
Housing Development Manager
danfreedman@longviewha.org

SITE DATA

SITE LEGAL DESCRIPTION: LOT 4 MITCHELL ADDITION, AS RECORDED IN VOLUME 12 OF PLATS, PAGE 40, RECORDS OF SAID COUNTY
SITE LOCATION: 1100 BLOCK GLENWOOD STREET, APPROXIMATELY EIGHTY FEET NORTH OF THE INTERSECTION OF GLENWOOD AND BEECHWOOD STREET
SITE AREA: 74,165 SQ. FT. (1.71 ACRES)

BUILDING SUMMARY

BUILDING HEIGHT = MAXIMUM 32' TO MIDPOINT OF GABLE & 35' TO PEAK

BUILDING A

FIRST FLOOR = 3,550 SQ. FT.
SECOND FLOOR = 3,390 SQ. FT.
THIRD FLOOR = 2,410 SQ. FT.
TOTAL = 9,350 SQ. FT.

UNIT TYPE 2BR-FL-1 = 1 UNIT
UNIT TYPE 2BR-FL-2 = 1 UNIT
UNIT TYPE 3BR-FL-1 = 2 UNITS
UNIT TYPE 2BR-TH-1 = 4 UNITS

TOTAL UNITS = 8 UNITS

BUILDING B (4 BUILDINGS ON SITE)

FIRST FLOOR = 2,584 SQ. FT.
SECOND FLOOR = 2,486 SQ. FT.
THIRD FLOOR = 2,410 SQ. FT.
TOTAL = 7,480 SQ. FT.

UNIT TYPE 1BR-FL-1 = 2 UNITS
UNIT TYPE 3BR-FL-1 = 1 UNIT
UNIT TYPE 2BR-TH-1 = 4 UNITS

TOTAL UNITS PER BUILDING = 7 UNITS
TOTAL BUILDING UNITS ON SITE = 28 UNITS

BUILDING C

FIRST FLOOR = 2,087 SQ. FT.
SECOND FLOOR = 2,083 SQ. FT.
TOTAL = 4,150 SQ. FT.

UNIT TYPE 2BR-FL-3 = 2 UNITS

TOTAL UNITS = 2 UNITS

UNIT SUMMARY

TYPICAL UNIT TYPE 1BR-FL = 714 GROSS SF, 648 NET SF
TYPICAL UNIT TYPE 2BR-FL = 950 GROSS SF, 874 NET SF
TYPICAL UNIT TYPE 3BR-FL = 1,205 GROSS SF, 1,116 NET SF
TYPICAL 2BR-TH-1 = 1,175 GROSS SF, 1,077 NET SF

PARKING SUMMARY

ON-SITE PARKING: 1.5 PER 1 & 2 BEDROOM UNIT = 48
2 PER 3 BEDROOM UNIT = 12

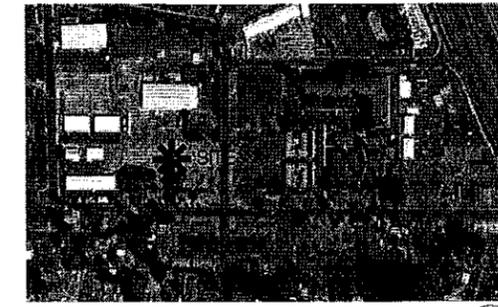
TOTAL PARKING: 60
STANDARD SIZE: 54
ACCESSIBLE: 6

TOTAL BICYCLE PARKING: 12

SHEET INDEX

- A1.00 PROJECT INDEX & SITE PLAN
- L2.01 LANDSCAPE-PLANTING PLAN
- L5.02 LANDSCAPE-SITE DETAILS
- C1 GRADING PLAN
- C2 STORM DRAIN PLAN
- C3 WATER AND SANITARY SEWER PLAN
- C4 EROSION CONTROL PLAN
- D1 CITY STANDARD PLANS
- D2 CITY STANDARD PLANS
- D3 CITY STANDARD PLANS
- D4 CITY STANDARD PLANS AND GENERAL DETAILS
- D5 CITY STANDARD PLANS AND GENERAL DETAILS
- D6 GENERAL DETAILS
- E1.00 SITE PLAN - ELECTRICAL
- A2.00 BUILDING A FLOOR PLANS
- A2.10 BUILDING B FLOOR PLANS
- A2.20 BUILDING C FLOOR PLANS
- A4.00 BUILDING A EXTERIOR ELEVATIONS
- A4.01 BUILDING B EXTERIOR ELEVATIONS
- A4.02 BUILDING C EXTERIOR ELEVATIONS

VICINITY MAP



1100 BLOCK GLENWOOD ST, WOODLAND, WA

MWA Architects
70 NW Couch Street
Suite 401
Portland, OR 97209
Tel: 503 973 5151
Fax: 503 973 5080



LEGEND

- PROPERTY LINE
- - - FENCE
- ♿ ACCESSIBLE PARKING AND ACCESSIBLE UNIT
- ▲ MAIN UNIT ENTRY
- CBU CLUSTER MAILBOX UNIT
- REFUSE / RECYCLING ENCLOSURE
- I BIKE RACK
- FR FIRE RISER ROOM
- WHEEL STOP - 9"Wx72"Lx6"H, PLACEMENT TYPICAL AT ALL LOCATIONS

SHEET GENERAL NOTES

1. PROPERTY SIGN TO BE 5'-L x 12'-W x 3'-H
2. REFUSE/RECYCLING ENCLOSURE TO BE CMU BLOCK, 20'-0"L x 11'-4"W x 5'-0"H
3. SIZE OF PARKING STALLS AND ADA ACCESS AREAS TYPICAL AT ALL LOCATIONS.
4. 5'-0" WIDE SIDEWALK, TYPICAL AT ALL LOCATIONS.

revisions
number date
REVISION 3/14/12

LILAC PLACE
LONGVIEW HOUSING AUTHORITY
1207 COMMERCE AVENUE
LONGVIEW, WASHINGTON 98632

100% DESIGN DEVELOPMENT

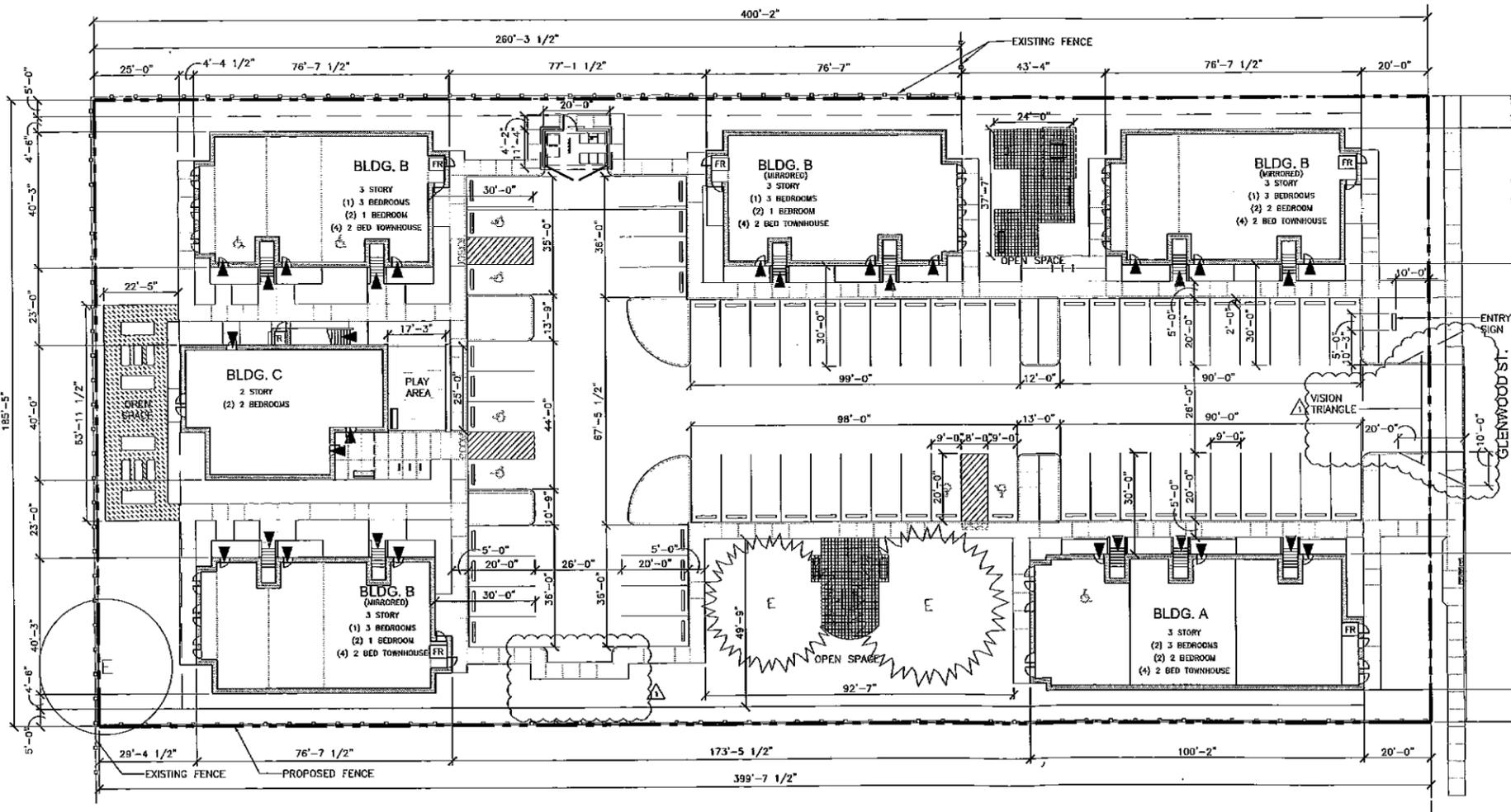
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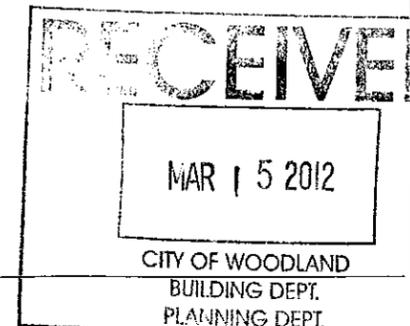
PROJECT INDEX AND SITE PLAN

sheet number

A1.00



1 SITE PLAN
SCALE: 1" = 20'-0"



SHEET GENERAL NOTES

1. SEE EXTERIOR ELEVATION SHEETS A4.00 & A4.01 FOR SIDING PATTERNS AND MATERIAL LOCATIONS.
2. SEE ROOF PLANS FOR ROOF SLOPES.
3. SEE UNIT PLANS AND DOOR SCHEDULE FOR DOOR TYPES.
4. SEE BUILDING PLANS AND WINDOW SCHEDULE FOR WINDOW TYPES.
5. SEE CIVIL DRAWINGS FOR GROUND FLOOR SLAB ELEVATIONS.
6. ALL EXHAUST VENTS TO BE A MIN. 3'-0" AWAY FROM OPERABLE OPENINGS.

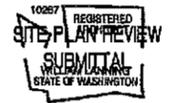
KEYNOTES

- ① FIBER CEMENT LAP SIDING
- ② CEDAR SHAKE SIDING
- ③ ROOFING SYSTEM
- ④ INSULATED STEEL DOOR
- ⑤ VINYL WINDOW SYSTEM, TYP.
- ⑥ CEDAR TRIM, PAINTED, TYP AT ALL TRIM LOCATIONS
- ⑦ PRE-CAST CONCRETE STAIR TREADS AT EXTERIOR STAIRS
- ⑧ DOWNSPOUT AND GUTTER

LEGEND

- ⊗ WINDOW TAG, SEE WINDOW SCHEDULE (A6.00) FOR TYPES

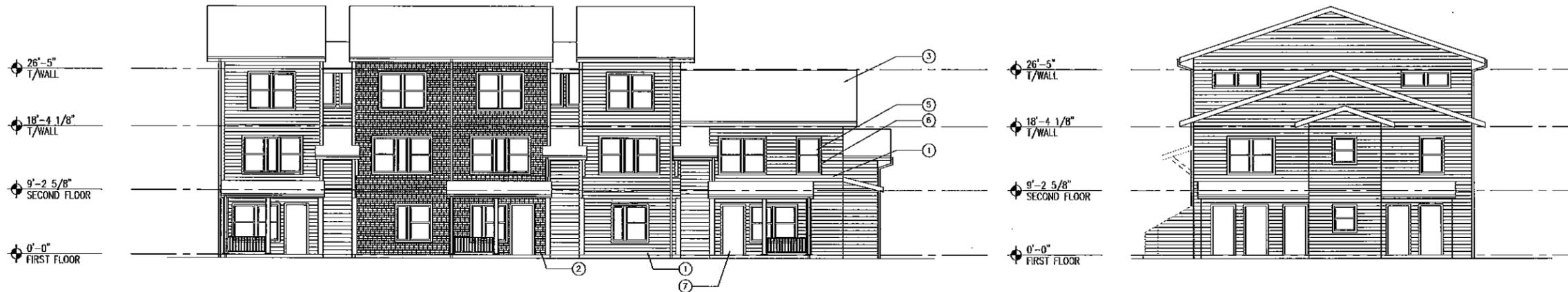
MWA Architects
 70 NW Couch Street
 Suite 401
 Portland, OR 97209
 Tel: 503 973 5151
 Fax: 503 973 5060



revisions	number	date

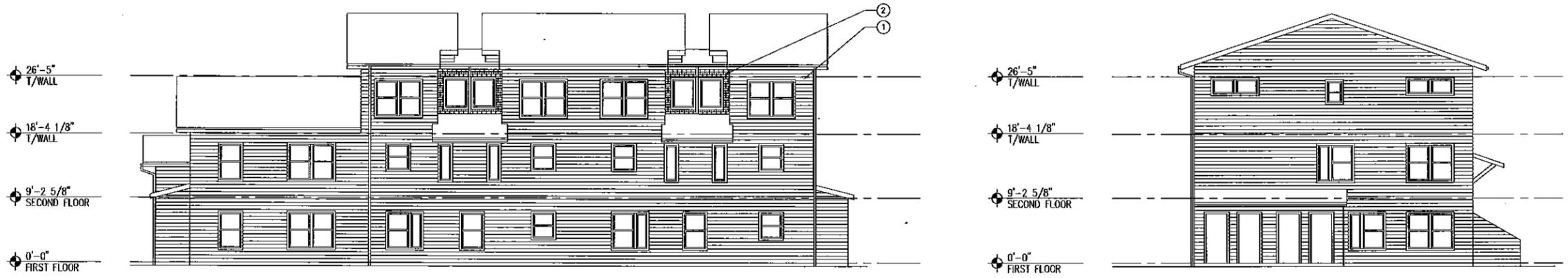
LILAC PLACE
 LONGVIEW HOUSING AUTHORITY
 1207 COMMERCE AVENUE
 LONGVIEW, WASHINGTON 98632

issue date	02/10/12
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checked	WML
file name	1109-A400
job number	201109
drawing	EXTERIOR ELEVATION BUILDING A
sheet number	A4.00



1 FRONT ELEVATION - BUILDING A
 SCALE: 1/8"=1'-0"

3 LEFT ELEVATION - BUILDING A
 SCALE: 1/8"=1'-0"



2 REAR ELEVATION - BUILDING A
 SCALE: 1/8"=1'-0"

4 RIGHT ELEVATION - BUILDING A
 SCALE: 1/8"=1'-0"

A4.00

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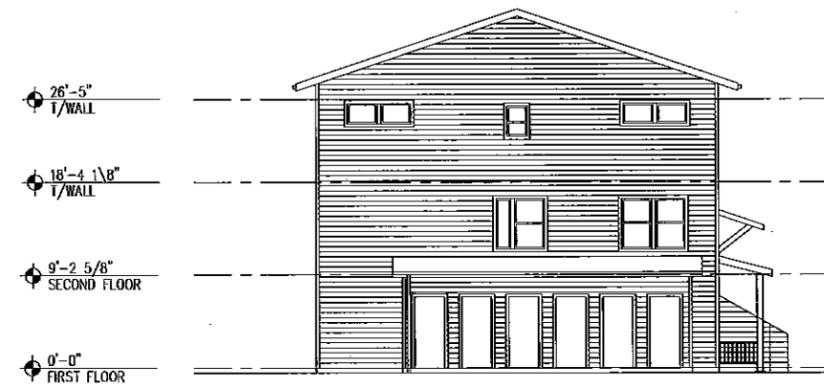
LEGEND

⊗ WINDOW TAG, SEE WINDOW SCHEDULE (A6.00) FOR TYPES

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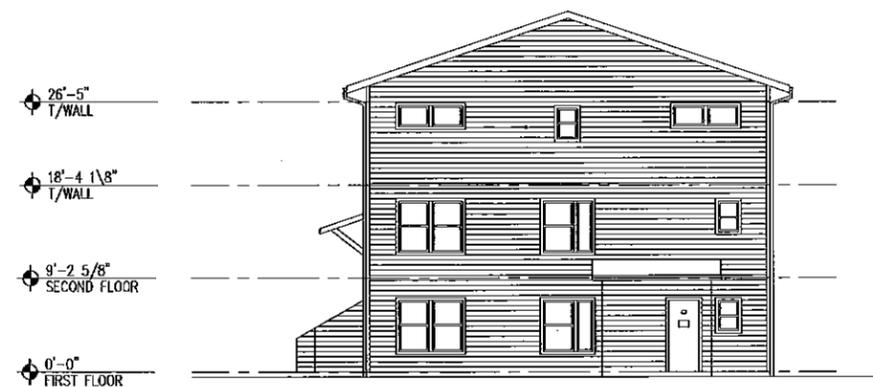
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3 LEFT ELEVATION - BUILDING B
 SCALE: 1/8"=1'-0"



2 REAR ELEVATION - BUILDING B
 SCALE: 1/8"=1'-0"



4 RIGHT ELEVATION - BUILDING B
 SCALE: 1/8"=1'-0"

revisions
 number date

LILAC PLACE
 LONGVIEW HOUSING AUTHORITY
 1207 COMMERCE AVENUE
 LONGVIEW, WASHINGTON 98632

issue date 02/10/12
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 file name 1109-A401
 job number 201109
 drawing
EXTERIOR ELEVATION BUILDING B
 sheet number

A4.01

SHEET GENERAL NOTES

1. SEE EXTERIOR ELEVATION SHEETS A4.00 & A4.01 FOR SIDING PATTERNS AND MATERIAL LOCATIONS.
2. SEE ROOF PLANS FOR ROOF SLOPES.
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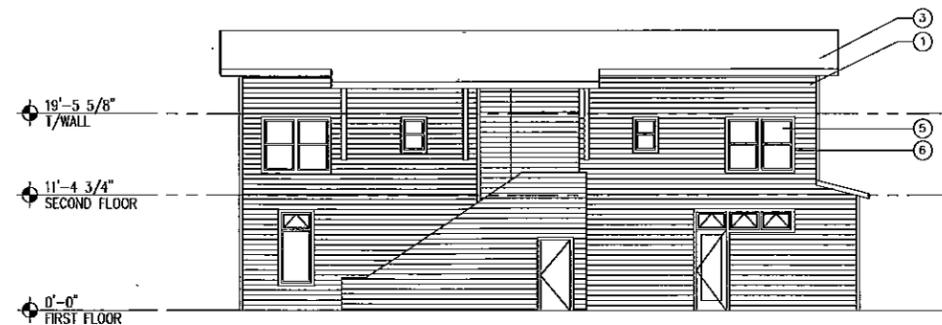
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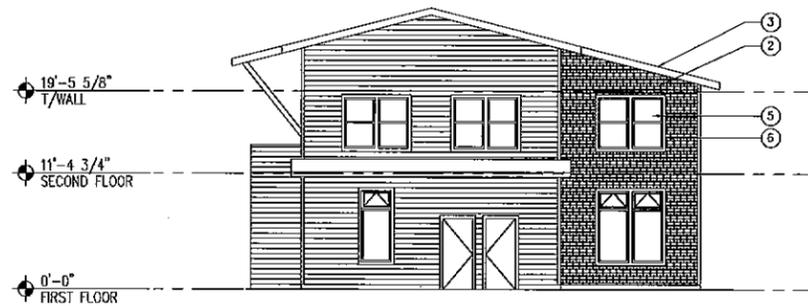
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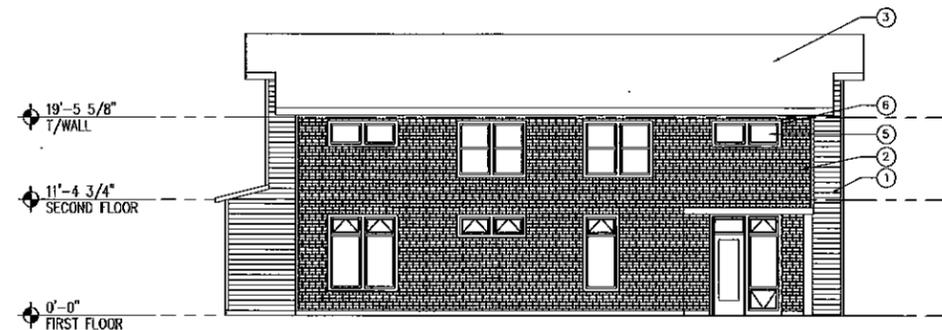
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 SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION - BUILDING C
 SCALE: 1/8"=1'-0"



3 REAR ELEVATION - BUILDING C
 SCALE: 1/8"=1'-0"



4 LEFT ELEVATION - BUILDING C
 SCALE: 1/8"=1'-0"

revisions	number	date

LILAC PLACE
 LONGVIEW HOUSING AUTHORITY
 1207 COMMERCE AVENUE
 LONGVIEW, WASHINGTON 98632

issue date	02/10/12
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job number	201109
drawing	EXTERIOR ELEVATION BUILDING C
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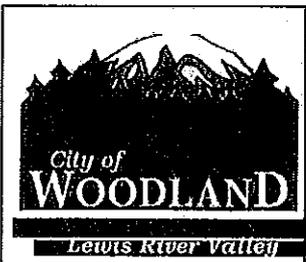
A4.02

RECEIVED
FEB 10 2012

CITY OF WOODLAND

BUILDING DEPT.
PLANNING DEPT.

ENVIRONMENTAL CHECKLIST



Planning Department
P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
<http://www.ci.woodland.wa.us>
(360) 225-1048 / FAX # (360) 225-7336

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant enough to require an EIS.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without hiring experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have questions, the governmental agencies can assist you. (For questions about filling out this checklist for the City of Woodland, contact Elaine Huber, Public Works Director at (360) 225-7999).

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Submittal of this checklist:

Remove and discard this sheet. Sign and date the checklist upon submittal (date delivered or mailed). Fill out and attach a Land Use Master Application. See the applicable "submittal checklist" for the application. A fee of \$500.00 (or the amount listed under WMC 15.04.260) and other applicable fees are due upon submittal of the checklist.

About the Threshold Determination and Comment Period:

After this checklist is submitted AND DEEMED COMPLETE, a Threshold Determination will be issued. You will receive a copy for your records. There is usually a 14-day comment period for other agencies and interested parties to respond. Any comments will be forwarded to you. If there is a need for you to respond to these comments, please do so as quickly as possible.

TO BE COMPLETED BY THE APPLICANT

Part A. BACKGROUND

1. Name of proposed project, if applicable: *Lilac Place*

2. Name of applicant: *Longview Housing Authority*

3. Address and phone number of applicant and contact person: *Dan Freedman, 1207 Commerce Avenue, Longview, WA 98632 360-601-8406*

4. Date checklist prepared: *January 5th, 2012*

5. Agency requesting checklist: *City of Woodland, Planning Department*

6. Proposed timing or schedule (including phasing, if applicable): *The project is in the design phase and the applicant anticipates that construction of the proposed development could commence in the summer of 2012.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *The property has been successfully rezoned to allow for medium density residential development. The applicant proposes to build a 38 unit multi-family residential apartment complex on the property in starting in 2012.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *The applicant has completed a Phase 1 Environmental Assessment in conjunction with the proposed purchase of the property. Applicant is not aware of any environmental information or studies that have been prepared on the project and it appears that no buildings or other improvements have been on the site in many years. The Phase 1 Environmental Assessment required a vapor intrusion study which was completed as part of a Phase 2 Environmental Assessment. No adverse conditions were found on site.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. *Applicant is not aware of any pending applications or governmental approvals that directly or indirectly affect the property. Planning staff has indicated that the Federal Emergency Management Administration is revisiting the delineation of flood plains within the Woodland City Limits that might impact development on this site.*

TO BE COMPLETED BY THE APPLICANT

10. List any government approvals or permits that will be needed for your proposal, if known. *The request will need to be approved by the City Council of the City of Woodland. It will also require an NPDES permit for construction from the Department of Ecology for disturbance of over 1 acre of the site.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. *The applicant proposes to develop an affordable multi-family housing development on the site. The development will include three story residential buildings and a two story community building with residential housing above. The project will include on site parking, children's play area(s) and an indoor community space accessible to residents. The development will be owned and managed by the Longview Housing Authority (LHA). LHA currently owns and manages three multi-family projects in the immediate vicinity of the proposed development.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located on the west side of the 1100 Block of Glenwood Avenue just north (about 100 feet) of Beechwood Avenue. This property is on the west side of Woodland and is approximately 1/4 mile west of Interstate 5. The site is immediately west of a site currently used as a community garden and immediately south of a soda bottling plant. The property is described as follows: 0 Glenwood Street-Tax ID 502450604, Approximately 1.71 acres. The site is level and the assessor's property description and vicinity map are attached to this application.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

Part B. ENVIRONMENTAL ELEMENTS 1.

Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: *The site is considered flat.*
- b. What is the steepest slope on the site (approximate percent slope)? *Less than 5% and appears to be associated with a drainage swale.*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. *Woodland has "Caples-Clato-Newberg" soil according to the USDA's soil survey.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *Not applicable.*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. *The amount of fill is estimated to be approximately 300 cubic yards and the amount of cut is approximately 2,400 cubic yards. The cut and fill will be associated with construction of the pervious asphalt subgrade. There will be approximately 1,000 cubic yards of ballast rock import for the pervious pavement subgrade. The source of fill or dump sites are not known at this time and will likely depend on the contractor's choice. There will also be some excavation for the column footings for building construction, but it is not known exactly how much excavation is necessary until further design.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *Erosion is not likely to occur as a result of clearing, construction or use. An erosion control plan and Stormwater Pollution Prevention Plan (SWPPP) will be prepared by the developer. The project will include design features that will minimize water run-off once the project is built.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Building coverage on the site is expected to be 20-30 percent of the total site area. Approximately 0.5 acres or about 35% of the site will be pervious asphalt and concrete and the remaining part of the site will be landscaped.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *An erosion control plan will govern development of the site. A SWPPP will be prepared as part of the Department of Ecology NPDES requirement. Erosion control will follow the Department of Ecology Standards.*

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. *There will be dust generated during construction that will be mitigated through the efforts of the building contractor. Once the project is complete and the project site is landscaped there will be minimal dust generated. The only emissions produced are likely to be a result of automobile traffic associated with a multi-family complex. The location of the complex in close proximity to services, schools, and shopping is intended to minimize the amount of automobile traffic generated by this use.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *There are no emissions present that should impact the proposal.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable

3. Water

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Not applicable. The nearest body of water is the Lewis River which is approximately 2000 feet east of the site and is separated by a multi-lane interstate highway and multiple frontage roads.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *Not applicable.*

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EVALUATION FOR
AGENCY USE ONLY

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *The project will have no impact on surface water or wetlands. There are no identified wetlands on the property.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *The proposal will not impact surface water diversions or withdrawals.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *The proposed project lies within the 500 year floodplain.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *The project does NOT involve any discharges of waste materials to surface waters. Surface water discharge during construction will be controlled by the contractor.*

b. Ground

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. *There will be no ground water withdrawals associated with this application nor the anticipated development. Pervious asphalt will be used to allow stormwater from the roofs and pavement to infiltrate into the existing ground surface. An underground injection control permit will not be required since the stormwater will infiltrate to the ground surface.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *Waste material generated will be handled in one of two ways. Domestic sewage, i.e., waste water, will be processed using the existing*

TO BE COMPLETED BY THE APPLICANT

waste water treatment facility for the City of Woodland and solid waste will be collected by the local solid waste provider.

**EVALUATION FOR
AGENCY USE ONLY**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Storm water runoff, from the roofs will be piped directly to catch basins and will drain directly into the existing ground surface below the ballast rock directly below the pervious pavement. The stormwater falling on the pervious asphalt will flow through the open graded surface and be stored in the ballast rock while infiltrating to the existing ground surface below. The subsurface drainage piping will be connected to the City of Woodland stormwater system for emergency overflow above the 100-year storm event.*

2) Could waste materials enter ground or surface waters? If so, generally describe. *This is not applicable because waste water will be treated by the municipality off site and storm water will be treated on site.*

3. Water (Continued)

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: *Applicant will take multiple measures to control surface water runoff. Our first line of defense is to prevent the generation of surface water runoff. We will use pervious landscaping materials, e.g., pervious asphalt, to the greatest extent possible to divert runoff water from running off of the site. We will also use water collected from roofs for landscaping purposes and infiltration to the ground surface below the pervious asphalt so that this water does not need to be discharged off the site. Our goal is to have no discharge off the site, except for emergency overflow above the 100-year storm event of water collected from impervious and pervious surfaces on the site.*

4. Plants

a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other *There is (1) willow tree on the site that is approximately 30" in diameter at breast height and about 40'-0" tall on the site.*

Evergreen tree: Fir, cedar, pine, other *There are (3) fir trees on the site, one is approximately 8" in diameter and two that are approximately 30 inches in diameter at breast height and about 60'-0" tall on the site.*

Shrubs: *Blackberry, (2) Yew bushes and a rose bush*

Grass: *Non-native varieties of grass*

Pasture: *None*

Crop or grain: *None*

Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other *None*

Water plants: water lily, eelgrass, milfoil, other _____ Other types of vegetation *None*

b. What kind and amount of vegetation will be removed or altered? *The grass and blackberry and shrubs will be stripped from the site. The fir with a BHD of 8" will be removed from the site. The (2) firs with a BHD of 30" and the willow will be trimmed and limbed up from the ground to provide visual observation to the tree trunks.*

c. List threatened or endangered species known to be on or near the site.

None Identified

TO BE COMPLETED BY THE APPLICANT EVALUATION FOR AGENCY USE ONLY

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *The applicant proposes to use native vegetation in conjunction with the landscaping proposed for the site. Applicant will use vegetation that requires minimal watering and maintenance once established.*

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: Birds:

hawk, heron, eagle, songbirds, other: *Hawk and songbirds present at site*

Mammals: deer, bear, elk, beaver, other: *None* _____

Fish: bass, salmon, trout, herring, shellfish, other: *None* _____

b. List any threatened or endangered species known to be on or near the site. *None*

c. Is the site part of a migration route? If so, explain. *The City of Woodland is part of the Pacific Flyway.*

d. Proposed measures to preserve or enhance wildlife, if any: *Native vegetation that provides a variety of cover throughout the year will promote the use of the site by small mammals and birds.*

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *Electricity will be used to meet the project's energy needs. The owner may elect to use radiant heating for the units and will also contemplate centralized high efficiency hot water systems. Solar and photo voltaic energy production with both be considered as energy production options and the project will be sited to take advantage of southern exposure. Passive solar design will also be considered in the design phase of the development and if practical will be incorporated into the development.*

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *This project will NOT affect the potential use of solar energy by adjacent properties due to the rather limited height proposed of the buildings and the*

required setbacks.

c. What kinds of energy conservation features are included in the plans of this proposal?

Energy conservation features of the apartment complex will be discussed as the project is developed. The intentional siting of the project near commercial activities and schools is intended to reduce resident reliance on the car, cars being the greatest user of energy associated with this project. Buildings will be oriented to take advantage of south facing exposures and solar hot water heating and photo voltaic installation will be contemplated. The project will exceed state energy conservation requirements and will be designed with the intent of ensuring that energy bills, moving forward, can be minimized. A sustainability charette has been conducted and an energy audit is a required activity associated with the development of this project and the developer and architecture team will contribute their extensive experience to the project's design.

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List other proposed measures to reduce or control energy impacts, if any: *Appropriate orientation of the building, use of energy efficient appliances and fixtures throughout the apartments and finally on site energy production will all reduce the energy demands of the project.*

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. *Not applicable.*

Describe special emergency services that might be required. *None as this project is intended for households that should be able to live independently. The proposed project is not intended for a special needs population.*

1) Proposed measures to reduce or control environmental health hazards, if any: *Not applicable.*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *The North-South main line of the Burlington Northern railway is approximately 1200 feet west of the site. Applicant may need to conduct a noise study in conjunction with the development of the site plan for this site so as to incorporate design features, e.g., orientation of sleeping and living areas and parking locations and use of building materials to minimize the potential impacts of train noise. Freeway noise from Interstate 5, east of the site, is minimal.*

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. *Short-term noise associated with the project would include construction noise. This noise would be limited to day time hours so that residents will not have their nighttime activities disturbed. On the long-term the project should not generate any objectionable noise.*

3) Proposed measures to reduce or control noise impacts, if any:

The hours of construction will be limited to day time hours.

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EVALUATION FOR AGENCY USE ONLY

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? *The current site is vacant. Immediately to the north is an industrial use, a bottling plant, and to the immediate east is a vacant parcel that is used as a community garden. Beyond the garden is high density multi family residential. Immediately to the south of the site are residential apartments and the area to the west is zoned industrial and used for a variety of industrial purposes.*

b. Has the site been used for agriculture? If so, describe. *There are limited signs of intensive agricultural use on the site. There are no agricultural outbuildings present on the site (i.e., barns or wells) and there are no remnants of agricultural activities such as vineyards, tree groves or even fencing. The Phase I environmental study should provide a historical perspective on the use of this site.*

c. Describe any structures on the site. *None*

d. Will any structures be demolished? If so, what? *None present*

e. What is the current zoning classification of the site? *Medium Density Residential.*

f. What is the current comprehensive plan designation of the site? *Medium Density Residential*

g. If applicable, what is the current shoreline master program designation of the site? *Not applicable.*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. *No.*

i. Approximately how many people would reside or work in the completed project? *Approximately 110 people would reside at this project. There is no employment contemplated for this site other than the resident manager if the owner opts to employ one.*

j. Approximately how many people would the completed project displace? *The project will not cause any displacement.*

k. Proposed measures to avoid or reduce displacement impacts, if any: *Not applicable.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any: *The design of the project will be consistent with the City of Woodland requirements.*

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *The project will include the development of 38 units of affordable work force housing. It is anticipated that the units will accommodate households earning 40-60 percent of area median income.*

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *No housing units will be eliminated.*
- c. Proposed measures to reduce or control housing impacts, if any: *Not applicable.*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *The tallest height of any building, roof peak, would be approximately 35 feet. The building exterior may appear to look like wood siding or shingles although likely material would be composite, more than likely fibrous cement siding and/or shingles. Wood shingles, which are locally produced, may also be a viable alternative.*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *The development will incorporate asthetically pleasing landscaping and parking and refuse areas will be screened to the greatest extent possible.*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Most lighting will occur during nighttime. There will be light occurring from the cars using the site as well as on site lighting that will be directed at the buildings and parking areas.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No.*
- c. What existing off-site sources of light or glare may affect your proposal? *None*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Area lighting needs to be carefully placed and fixtures selected so that lighting is directed at the buildings and parking areas on the site not into space or onto a neighbor's property.*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Horseshoe Lake Park is the only formal recreational area in the vicinity (walking distance) of the project and this park (and lake) is approximately one mile south of the site. Other informal recreational areas include the playground areas at the Woodland public schools several blocks from the project.*

b. Would the proposed project displace any existing recreational uses? If so, describe. *No recreational uses will be displaced.*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Applicant will provide a play area that will address the informal needs of younger children who are likely to reside on the site.

TO BE COMPLETED BY THE APPLICANT EVALUATION FOR AGENCY USE ONLY

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. *None*
In conjunction with predevelopment activities a Phase 1 environmental report will be completed to identify any historical features/artifacts associated with the property. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. *None*

b. Proposed measures to reduce or control impacts, if any: *Not applicable.*

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *The site is immediately adjacent to Glenwood Avenue. Applicant assumes that site access to the development will be via Glenwood Avenue and the city has not made the applicant aware of the need to provide for improved traffic flow. Applicant is aware that development will require new curbs and sidewalk for the length of the project's frontage on Glenwood Avenue.*

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *There is limited public transportation anywhere in Woodland. The Lower Community Action Program (CAP) provides scheduled bus service 6 days a week to Longview, Kalama and Vancouver. The CAP bus stop is at the Woodland park and ride site approximately 7 blocks south of the property. CAP also provides limited para transit service for persons with disabilities.*

c. How many parking spaces would the completed project have? How many would the project eliminate? *The project will require 60 parking spaces based upon the City of Woodland Zoning Code. The project will eliminate approximately one on street public space to allow for the driveway entry into the site. The applicant intends to encourage bicycle riding as well as many of the services in Woodland are easily accessible via a bicycle.*

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). *The project does not anticipate the need for any new streets or improvements to existing roads alongside the development's frontage on Glenwood Avenue.*

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *The project is not in the vicinity of any public water, rail or air transportation services.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *The City of Woodland, has determined that a traffic impact analysis is not needed for this project.*

g. Proposed measures to reduce or control transportation impacts, if any:

The site location will take advantage of encouraging residents to walk to services and retail establishments, e.g., the site is near grocery and other retail shopping and is adjacent to downtown Woodland. The site also lends itself well to access via bicycle and is within easy walking distance of area schools and recreation sites. In fact a pool is proposed to be built across the street from the subject parcel.

TO BE COMPLETED BY THE APPLICANT EVALUATION FOR AGENCY USE ONLY

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. *The project is intended for families so that the build out of the site will include housing for 30 families with up to 70 school aged children.*

b. Proposed measures to reduce or control direct impacts on public services, if any. *At present the City of Woodland collects fire, park and school impact fees for residential uses.*

16. Utilities

a. Circle utilities currently available at the site include: *electricity, natural gas, water, garbage service, telephone, cable, and sanitary sewer.*

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. *All required public utilities are immediately available to the site. Fire flow testing will be required although city staff has indicated that the proposed project will have access to adequate fire flow at the site. A sewer lateral connection will be made to the public sewer in Glenwood Avenue to serve the site. The connection to the existing 6-inch public water line in Glenwood Avenue will be done to serve the site for domestic water, building sprinkler, landscape sprinkler and fire hydrants.*

Part C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to

make its decision.

Sgt. Don Freedman Date:

2/7/2012

Date of Submitted: _____

TO BE COMPLETED BY THE APPLICANT

Part D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air? No emission beyond cars associated with residents. Production, storage, or release of toxic or hazardous substances; or production of noise? None contemplated.

Proposed measures to avoid or reduce such increases are: The site is located within walking distance of many of the commercial activities of Woodland. The site is also near schools and the downtown business core of Woodland. This location will reduce the number of automobile trips for many services/activities.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Minimal as the site has been disturbed and appears to have minimal native vegetation. The proposal will probably enhance the local habitat on the site.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None contemplated other than installing barrier to reduce water runoff during the period of construction.

3. How would the proposal be likely to deplete energy or natural resources? No depletion of natural resources is contemplated.

Proposed measures to protect or conserve energy and natural resources are:
Energy efficient construction and operation will minimize the carbon footprint of the proposed development.

TO BE COMPLETED BY THE APPLICANT

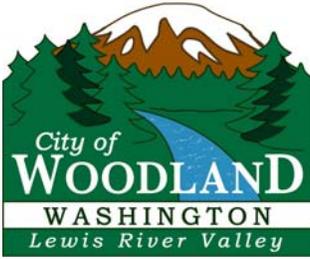
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Not applicable.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposed rezone from light industrial to high density residential is consistent and compatible with land development patterns that have occurred, and are likely to occur, adjacent to the site. Specifically areas to the south and east of the site are primarily residential in nature. Areas to the north and west of the site are light industrial in use. The parcel immediately to the south of the subject parcel is zoned Medium Density Residential and has been developed into multi-family single story rentals. Further south development is entirely residential in nature. East of the site, across Glenwood Street, is a parcel of land currently used as a Community Garden. This parcel is slated for eventual development into a recreational/community use. Further east High Density multi family housing has been built. Parcels to the west of the site are zoned industrial as they enjoy proximity to a rail line though at present are largely under utilized. The parcels immediately north of the subject site are zoned industrial. The property immediately north of the subject has a warehouse type structure and is currently vacant. This site is likely to continue as a light industrial use, i.e., a use that will operate within the confines of the existing structure. This use would be compatible with a residential use to the south. The existing industrial building is set back quite far from the northern property line of the subject parcel and has not posed a conflict in the past with residential uses in the adjacent area. Beyond the industrial area, i.e., further north, is located a regional commercial development that services the residential uses in the immediate area and also serves the regional needs of the entire community of Woodland. The commercial development includes a major grocery, restaurants, gas stations and various commercial services. Therefore the residential use proposed for this site would be within easy walking distance of these retail services. A rezoning of the subject site to high density residential would promote infill residential development within the City of Woodland. The site is one of few undeveloped sites within the city that is not only adjacent to other residential development but also within walking distance of shopping, schools, parks and other retail services. The site is also within easy walking distance of Woodland's downtown core.

Proposed measures to avoid or reduce shoreline and land use impacts are: Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The city has preliminarily indicated that existing city services, i.e., water and sewer, have the capacity required to service the demands of a high density residential development on the 1.71 acre site. The project would minimally impact local transportation patterns and is not likely to generate a level of traffic that would require a traffic impact assessment. The site is within walking distance of popular retail and commercial services and is also near the downtown area as well as schools and recreational facilities.
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. None



NOTICE OF APPLICATION and LIKELY DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: April 3, 2012
Lead Agency: City of Woodland, WA
Project Title: Lilac Place Apartments
Land Use Application No.: 212-903 SPA/SEPA

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Cowlitz Indian Tribe Permit Review @ permitreview@cowlitz.org

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Diking District Engineer, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626. cdid2@cni.net

Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343

Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668, barsnej@wsdot.wa.gov

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