



NOTICE OF APPLICATION

Date of Issuance: February 15, 2013
Lead Agency: City of Woodland, WA
Project Title: New Woodland High School
Land Use Application No.: 213-902 SPA/SEPA/CAP

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

Applicant: Michael Green, Superintendent, Woodland School District, #404
Property Owner: Woodland School District
Site Location: Northwest Corner of Dike Access Road and Robinson Road, Cowlitz County Parcel Numbers: 508540100, 508560100, 507870105 and 508530100
Parcel Size: Approximately 40 acres
Zoning Designation: Public/Quasi-Public/Institutional (PQPI)
Date Application Received: January 15, 2013
Date Notice of Complete Application Issued: February 8, 2013
Comment Due Date: March 6, 2013

I. DESCRIPTION OF PROPOSAL

The proposal is for preliminary Site Plan Review and a Critical Areas Permit for construction of a 149,809 sf, two-story, high school building and associated site improvements at the northwest corner of Dike Access Road and Robinson Road in Woodland, Washington. The school will be built for 900 students but the site is anticipated to have capacity for 1,200 students. Site work is anticipated to occur in two phases. Phase I is anticipated to begin in March or April 2013 and will consist of installing rammed aggregate piers (stone columns) and preloading the building pad with imported fill. Phase II is anticipated to begin in February or March of 2014 and will consist of the construction of buildings and site improvements. The site will be raised with 180,000 to 200,000 cubic yards of imported fill to facilitate drainage.

Associated site improvements include paved parking for 430 cars and 14 buses, a sports stadium with seating for 1,500, multiple sports fields (football, soccer, baseball and softball), stormwater facilities, a greenhouse, pedestrian trail, area for future tennis courts, protected wetlands, and landscaping. Frontage improvements along Dike Access and Robinson Roads will include 5-foot wide detached sidewalks, 5-foot wide planter strip with street trees, 6-inch curb, and gutter along the full south and east property frontages. Additional paved street width will also be required

along both frontages. The site will have two vehicular accesses on Dike Access Road, with the nearest access point to an intersection being 88 feet west of the Dike Access/Robinson Road intersection. A third driveway for staff and bus access will be located at the northernmost terminus of Robinson Road. Stormwater will be addressed through a system of bio-retention facilities (rain gardens) and wet ponds. Stormwater facilities are designed to meet standards of the 1992 Stormwater Management Manual for the Puget Sound Basin.

The site is a generally flat, undeveloped area approximately 40 acres in size with a history of agricultural use. Wetland boundaries including two drainage ditches managed by the Cowlitz Consolidated Diking Improvement District 2 have been delineated and surveyed on site. As part of the project, these ditches will be relocated closer to property lines. The applicant has submitted a mitigation plan that addresses how unavoidable impacts to wetlands will be mitigated. Plans call for impacts to 3.94 acres of Category III and IV wetlands, 0.04 acres of impacts to ditches, and 0.66 acres of impacts to wetland buffers. To mitigate these impacts, the applicant proposes to enhance on-site wetlands and buffers and to purchase wetland mitigation bank credits from the Columbia River Wetland Mitigation Bank in Vancouver, Washington. Surrounding land uses are commercial to the east, residential and industrial to the south, institutional to the west, and habitat restoration to the north.

The application does not require any variances to any development standards and the proposed school is permitted outright in the Public/Quasi-Public/Institutional (PQPI) District.

II. LOCATION OF PROPOSED DEVELOPMENT

The project site is located immediately northwest of the intersection of Dike Access and Robinson Road and is currently undeveloped.

The site is located in "*Section 11, Township 5 North, Range 1 West, Willamette Meridian, in southeast Cowlitz County.*

III. 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 Critical Areas Permit
3. City of Woodland Fill and Grade Permit
4. City of Woodland Building Permits
5. City of Woodland Right of Way Permit
6. Cowlitz County Health Department Permit
7. Cowlitz County stormwater and work in the right-of-way (Review)
8. CDID2 stormwater discharge approval
9. Electrical Permit (Washington Department of L&I)
10. Section 404 Discharge Permit (USACE)
11. Section 401 Water Quality Certification and NPDES (Ecology)
12. Hydraulic Project Approval (WSDFW)

IV. REQUIRED STUDIES AND ENVIRONMENTAL DOCUMENTS

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

1. SEPA Checklist, January 10, 2013
2. Environmental Noise Assessment, October 22, 2012
3. Wetland Mitigation Plan, July 20, 2012

4. Cultural Resource Assessment, August 2012
5. Letter regarding proposed site lighting, January 8, 2013
6. Traffic Impact Analysis, October 19, 2012
7. Preliminary Stormwater Report, January 2013

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or requested by contacting the SEPA responsible official.

V. PUBLIC COMMENT

Any person has the right to comment on the application, receive notice of and participate in any public hearings, and request a copy of or appeal the project decision once made. Comments must be submitted by mail or email by **5 p.m. on March 6, 2013** to:

Responsible Official:

Carolyn Johnson, Community Development Planner
PO Box 9
230 Davidson Ave
Woodland, WA 98674
Email: johnsonc@ci.woodland.wa.us
Phone: (360) 225-1048



2-15-2013

Published in the Reflector: March 6, 2013

Exhibits:

- 1) Vicinity Map
- 2) Proposed Site Plan
- 3) Proposed Exterior Building Elevations
- 4) Distribution List

cc:

Chris Lilley, McGranahan Architects
Michael Green, Superintendent WSD
Property Owners within 300 ft
Rob VanderZanden, HHPR
Keith Jones, HHPR
Department Heads
Building Official
Planning Commission

City Council
Mayor
SEPA Distribution List
File LU#: 213-902
Counter Copy
Post Site (2)
Website (Post)
The Reflector February 27, 2013