

VALENTINAS VILLAS

Project Narrative

Project Overview:

The proposal will include construction of the two 3-story apartment buildings. Building A, with 26 units and Building B with 24 units for a total of 50 units. New paved access and parking will be constructed including sewer and water utility extensions to serve the buildings. New stormwater collection, treatment and detention facilities will be constructed. Stormwater impacts from the newly created impervious surfaces will be mitigated with the construction of a combination of bioretention treatment ponds, underground detention pipes, swales and dispersion trenches. New landscaping and streamside mitigation plantings will occur.

Existing Condition:

The existing 2.70-acre parcel is currently vacant. The site is located at the southeast corner of Corduroy Road and Harris Street. Access to the site is from Corduroy Road thru a shared driveway with the southerly neighboring Assisted Living Facility. The property is zoned RMF – Residential Multi-Family. The proposal is to develop the site into an apartment project consisting of two three story buildings with 50 total apartment units.

The subject parcel is located within an urban area of the City of Kelso, developed with single family residences on large lots and apartment complexes. An assisted living facility and church are located south of the subject parcel. Except for small areas in the north and east associated with an unnamed stream and wetland, the entirety of the subject parcel is impacted by historic grading and fill. The site topography is generally flat with the exception of the stream channel that flanks the flat graded area to the north and east. The central graded area of the parcel has limited vegetation with a few scattered clusters of tree saplings, with Himalayan blackberry dominating the perimeter. Himalayan blackberry generally dominates the narrow vegetated berm west of the stream channel, and reed canary grass dominates the wetland in the north. The onsite critical areas are degraded and will benefit from the proposed mitigation planting. A 250' wide BPA easement is also located at the north/northeast corner of the property and runs northwest to southeast.

Developed Condition:

In the developed condition the existing shared access driveway at the south side of the parcel will be widened to provide a minimum 20 foot wide access. A 24 ft width drive lane will be extended northerly thru the site with parking spaces on both sides. A new access drive connecting to Corduroy Road will be constructed at the northerly end of the site providing a loop thru driveway serving residences and emergency service vehicles. A sight distance investigation at each access drive location has been conducted and is attached with the traffic study prepared with this land use application.

Local sewer, water and power utilities are adjacent and available to the site. New sewer and water will be extended onsite to serve the buildings. New fire hydrants will be installed conforming to City Code and Fire Marshal requirements.

The developable site is bounded on the north and west by a stream and subject to critical areas review. The critical areas identified by AshEco Solutions, LLC (AES) within and adjacent to the subject parcel include a wetland and a Type F stream. The wetland was rated by AES as a Category III Slope wetland (Habitat Score of 7) and is located within the northern extent of the subject parcel. The Type F (fish-bearing) stream (and the associated 100-Year Floodplain) are mapped along the eastern property line. The wetland requires a standard buffer of 105 ft due to its category and habitat score following the Kelso Municipal Code (KMC). No Type F stream buffer widths are called out in the KMC. The onsite buffer habitat is disturbed and appears to consist of historic fill material present on site since approximately the early 1990s. This historic fill functionally isolates a section of the onsite wetland and riparian buffer habitat onsite and thereby warrants the wetland buffer width reduction allowances following KMC 17.26.050.D.7 (when agreed upon by the City with an approved Habitat Management Plan - as required). No new impacts are proposed outside of the historic fill onsite and therefore no mitigation requirements are anticipated. However, there is potential for wetland and riparian buffer enhancement/restoration onsite (as required to allow for the buffer modifications) as the wetland and buffer habitat is dominated in non-native and invasive vegetation. A landscape and mitigation plan is attached with this land use application.

The project will include new onsite sidewalks interior to the development, however no new road frontage widening or sidewalk is proposed along Corduroy Road nor along Harris Street Road. There are no existing sidewalks along Harris or Sunset Street to provide sidewalk connectivity and there is no sidewalk along Corduroy. Phone conversations with the local school district indicate that a school bus route is along Corduroy and Harris Street. They indicated that the intersection of Corduroy and Harris Street is icy in the winter and that they do not want to see kids up along Corduroy or at the intersection of Corduroy and Harris for safety reasons. The applicants have proposed a new sidewalk upon the north side of the existing southerly access drive with a bus stop staging area located just off of and back from Corduroy.

Applicable Codes

Notable applicable Codes (but not limited too) that apply to this development are Titles:
12 (Streets and Sidewalks)
13 (Public Services)
17 (Unified Development Code)

Streets and Sidewalk (KMC Title 12)

The site currently has off of Corduroy Road from a shared driveway and access easement. The existing driveway will receive new widening, curb and sidewalk along its north side serving the new development. A new 24 foot wide drive lane will be extended northerly thru the site with a looped roadway connection back out onto Corduroy Road.

New frontage widening is not proposed along the frontage to Corduroy Road or the Harris Street at the north property line. The is limited sidewalk connection thru the neighborhood and for safety reasons allowing pedestrian traffic out along Corduroy Road with no place to go at the sidewalk terminuses is not recommended.

The applicants contacted the school district regarding bus service routs and the school indicated that they did not want sidewalk and kids out along Corduroy Street due to the icy conditions that occur.

New sidewalk will be constructed onsite to provide access to parking and trash enclosures and a new sidewalk and staging pad will be constructed at near the corner of the existing sit access to Corduroy for a bus stop.

The new paved loop access has been designed to meet turning radius standards for fire trucks and emergency service vehicles.

Public Services (KMC Title 13)

Existing public sewer, water, electrical and communications services are all available to the site. Sewer water and power services will be extended onsite to serve each building. Stormwater collection of surface water from paved parking areas and roofs will be collected and routed for treatment and detention prior to discharge to the existing ditch on the west side of the site and to the creek on the east side. New stormwater systems and BMP's will be designed in accordance with the City of Kelso Stormwater Design manual.

Environmental Review (KMC Title 17.12)

A SEPA Review is required with this proposal. A SEPA Checklist has been prepared and submitted with this application

Zoning (KMC Chapter 17.16)

The site is zoned RMF – Residential Multifamily Zone. The purpose of the RMF zone is to provide areas for the highest density of residential development and to support mixed-use development. The proposed 50 unit project meets the intent of this zone and is a permitted use.

Residential Zoning Districts (KMC Chapter 17.18)

Per Table 17.18.020 of this code section multifamily residential is a permitted use. Additionally, the proposal conforms to the Density and Dimensional Standards identified in Table 17.18.030 of this chapter.

Per Section 17.08.030 D, multi family development in the RMF zone must provide a minimum of three hundred square feet per unit of usable open space for residents. Per this section an area of approximately 15,000 sf is necessary to meet this requirement. The proposal includes a landscaped and mitigation buffer from the creek located on the east side of the parcel. This area totals over 26,000 sf of open space. A wood chip trail will be placed along the creek line to provide walking and wildlife view along the creek. Benches will be placed at yet to be identified locations. Additionally each unit has a 11' x 5' (55sf) covered porch area which equates to 2,750 sf. Additionally, there is front entry porch covered space equal to approximately 1,300 square feet. These spaces address this requirement.

Landscaping (KCM 17.28)

Per this code section, RMF zoned property and site development shall include not less than 15% of the site as landscaped. This proposal includes xxxxx sf or xxx% of proposed landscape area. A landscape and mitigation plan is included with this application. A minimum of 5 ft perimeter landscape buffer is required in the RMF zone. This buffer width is exceeded on all sides of the development. The the attached site plan for setback dimensions.

Clearing and grading activities will occur with this proposal. Approximately 3,000 cy of earthwork of cuts and fills will occur. Final engineering plans will be prepared and submitted for review and grading permit issuance for this project.

Parking (KMC 17.30)

Required parking in the RMF multifamily zone is 1.5 spaces per unit. The required number of parking spaces for this proposal is 75 spaces. This proposal includes 83 full size spaces, 4 handicap accessible spaces and 2 electric vehicle charging spaces for a total of 89 parking spaces.

Environmentally Sensitive Areas (KMC 17.38)

This chapter is to identify and protect environmentally sensitive areas. This proposed development site has been identified to have critical areas associated with the location of a stream on the east side of the parcel.

The critical areas identified by AshEco Solutions, LLC (AES) within and adjacent to the subject parcel include a wetland and a Type F stream. The wetland was rated by AES as a Category III Slope wetland (Habitat Score of 7) and is located within the northern extent of the subject parcel. The Type F (fish-bearing) stream (and the associated 100-Year Floodplain) are mapped along the eastern property line. The wetland requires a standard buffer of 105 ft due to its category and habitat score following the Kelso Municipal Code (KMC). No Type F stream buffer widths are called out in the KMC. The onsite buffer habitat is disturbed and appears to consist of historic fill material present

on site since approximately the early 1990s. This historic fill functionally isolates a section of the onsite wetland and riparian buffer habitat onsite and thereby warrants the wetland buffer width reduction allowances following KMC 17.26.050.D.7 (when agreed upon by the City with an approved Habitat Management Plan - as required). No new impacts are proposed outside of the historic fill onsite and therefore no mitigation requirements are anticipated. However, there is potential for wetland and riparian buffer enhancement/restoration onsite (as required to allow for the buffer modifications) as the wetland and buffer habitat is dominated in non-native and invasive vegetation.

A critical areas report and buffer mitigation plan has been prepared and attached with this application.

Shoreline (KCM 17.40)

No shorelines have been identified or associated with this project site.

Building and Construction (KCM Title 17.48)

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.

Accessible routes have been designed to provide access leading from the public right of way and accessible parking to the main entrance of the front office.

Buildings A and B will be sprinkled. One new fire hydrant is proposed for the site at the north end of the project and approximately 360 feet from the existing fire hydrant located at the south end of the site. Hydrants are located such that no portion of the building exterior is in excess of 300 feet from a fire hydrant.

A fire apparatus clear path with turning radius shown in dashed lines is depicted upon the site plan. No drive lanes are less than 24 feet width.

New signage and striping will designate "No Parking- Fire Lane" at the project entrance drive on both sides.