

Grating Pacific Expansion  
2775 N. Front Street  
Map 051W05D-TL1902

## **DESIGN REVIEW NARRATIVE**

The current proposal is to expand the existing Grating Pacific facility to the east, including adding parking and access area further to the east.

### **Concurrent Land Use Actions with Design Review**

- 1) Adjustment and Variance to street improvement standards
- 2) Variance of landscape requirements
- 3) Variance to pedestrian access requirements
- 4) Variance to street lighting requirements

### **History**

- 1) 1998 – Initial Columbia Industrial Center developed including building to south across the shared access driveway. Design Review 98-02.
  - 2) 1999 – Partition Plat 99-134 Filed
    - Original Grating Pacific Facility submitted for Design Review (99-24) and approved.
  - 3) 2000 – 2785 N. Front Street (The Trading Company) was submitted for Design Review (00-06).
  - 4) 2006 – Partition Plat 2006-67 was filed and approved consolidated west lots into TL1902.
  - 5) 2007 – The Grating Pacific Facility was expanded following submittal and approval. This included DR 2007-09, Variance 2007-06 and Street Exception 2007-07.
  - 6) 2016 – The building to the east (TL1901) was partially converted into a marijuana grow facility. Any planning actions are unknown.
- (2019 has three (3) separate actions.)
- 7) 2019 – The owner of Grating Pacific purchased TL1901 and remodeled the building for their use as additional office, warehouse and manufacturing space. No land use actions were required.
  - 8) Design review 2019-12 – Expansion of west building with associate landscape and parking modification. Also included EXCP 2019-06, PLA 2019-09 and VAR 2019-19.
  - 9) Tax Lot 1901 & 1902 were consolidated into single tax lot (1902)

## **Current Proposal**

Then current proposal is to add 22,600 sq. ft. to the existing 14,400 sq. ft. building located on the previous TL1902. The addition will provide additional warehouse space. No additional office space or manufacturing is proposed.

Existing parking and maneuvering areas will not be impacted except for additional bicycle spaces and conversion of existing spaces to EV and Vanpool spaces.

Landscaping improvements will generally match existing landscaping with enhanced landscaping to the north, east and south of the new building.

The proposed project will have minimal impact on adjacent properties. Access will remain the shared private driveway south of our facilities.

Adequate utilities are present to service the proposed expansion. No additional water or sewer hook ups are required. Storm drainage will tie into the existing system which exits via an easement to the southwest.

The site currently has a total of 75 parking spaces, with 71 required. The new building requires 5 spaces and 5 new spaces are provided, including 1 new HCP space.

There currently are six (6) loading spaces for the two buildings. A total of four (4) are required. Two additional loading spaces are provided for the new building.

No changes to signage are proposed except for additional placards at overhead doors.

### **Specific Response to Design Guidelines for Industrial Zones (3.07.10)**

#### **B. Design Guidelines**

B.1. Building bulk & scale: The long south wall is broken up with canopies at the overhead doors, a setback and a contrasting color band. This matches the large west buildings on the site. The east wall facing the street has a setback and the same contrasting color band.

B.2. Loading: The site makes it impractical to locate loading areas at the rear of the building. Visual impact is provided by landscaping, both at the street and adjacent to the loading area. No backing onto the street frontage will occur.

B.3. Outdoor Lighting: Although not designed at this point, lighting will be similar to that existing on the site which considers neighboring properties.

B.4. Solar Access Protection: The proposed building will have no impact on neighboring solar collectors.