



## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING (M2023-113)

**Notice:** Tim Allred with Alder Street Design LLC, on behalf of World Builders LLC, has submitted a request to the Planning Commission to allow for a building height of 55 feet tall in the Waterfront (WF) zone district. The site is generally located approximately 450 feet north of Columbia Park trail, and 150 feet east of Montana Avenue, behind the apartments located at 1148 Columbia Park Trail, this parcel is specifically known as parcel number APN 130992000009000.

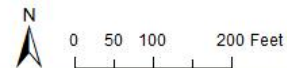
A public hearing on the proposed site height deviation will be held before the Planning Commission on Wednesday, September 27, 2023 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing.

**Public Comment:** Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, September 19th, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the meeting.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

# Vicinity Map

Item: 1154 Columbi Park Trail Height Request  
Applicant: Tim Allred, Alder St. Designs  
File #: M2023-113



# COLUMBIA PARK TRAIL APARTMENTS

PHASE II

World Builders, LLC



- Height Exception Request -





August 16<sup>th</sup>, 2023

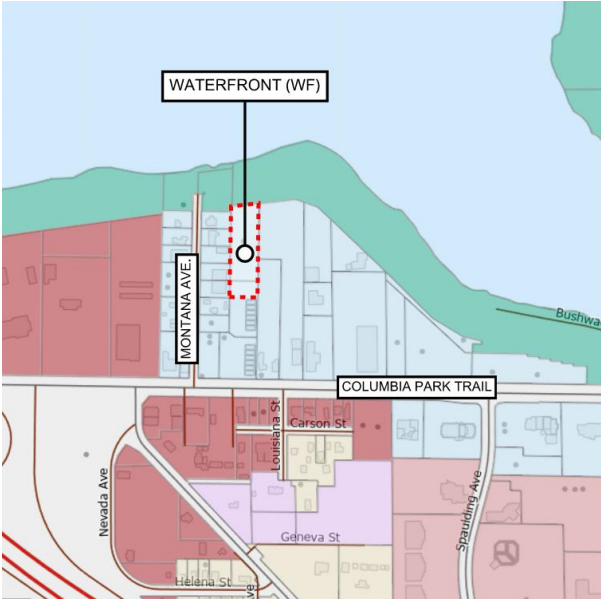
**1154 Columbia Park Trail - Narrative**

**Project Team:**

Development Team:  
World Builders, LLC  
Lionell Singleton | Houston Lillard

Architect:  
Alder St. Design, LLC  
Tim Allred

**ZONING:**



Parcel Number: 58060  
Legal Description: Section 30, Township 9, North Range 29  
Zoning: Waterfront (WF) Commercial  
Site Area: 40,572 SF  
Proposed Uses: R-2, A-2

**Zoning Requirements: Waterfront (WF)**

Permitted Uses:

- Delicatessen
- Drinking Establishment
- Restaurant/Lounge
- Restaurant/Sit Down
- Wineries – Tasting Room
- Apartment, Condominium (3 or more units)

Development Standards:

Minimum Lot Area:	None
Max Density:	1:1,000 SF
Minimum Lot Width:	30 Feet
Setbacks:	
Front:	40 Feet from Centerline of ROW
Side:	40 Feet from Centerline of ROW
	0 Feet, 5 Feet for Parking
Rear:	0 Feet, 5 Feet for Parking
Max Building Height:	35 / 55 Feet
Minimum Dwelling Unit Size:	500 SF
Parking Requirements:	
Multi-Family Studio:	1 per Dwelling
Restaurant/Tavern:	1 per 100 SF
Roof Deck:	1 per 250 SF
Bike Parking:	5 min w/ 1 per 30 parking spaces
Loading (10 x 25):	1 space

**Project Description:**

The proposed project is a 5-story apartment building approximately 40,400 SF and comprised of studio apartment units. The project is targeting 39 dwelling units and will be requesting the 55’ height allowance in order to achieve this density and promote views of the riverfront. The building will include a ground floor commercial space, roof deck, fitness center, and common areas. Parking is provided at a 1:1 ratio for the studio apartments, 1:100 SF for the commercial use, and 1:250 SF for the common area roof deck. The project proposes to utilize compact parking up to 25% of the total provided, and motorcycle parking counting towards the parking requirement at a 3:1 ratio.

The Studio Apartment units will comprise a variety of configurations allowing for a wide range of potential tenants. Studio sizes range from 504 SF to 816 SF. Approximately 1/2 of the units will have access to private outdoor space, and all units will have access to ground floor fitness & lobby, as well as 5<sup>th</sup> floor indoor common area and 6<sup>th</sup> floor roof deck.

**Height Exception Criteria:**

Section 23.22.040, footnote 12...*based upon review of the structure and a finding that the proposed building is aesthetically pleasing in relation to the buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.*

The design and development team contends the project will meet the height exception criteria as stated in Section 23.22.040 of the Richland Municipal Code through building placement, material selection, building appearance, and programmatic elements designed to enrich the waterfront experience.

Placement

The proposed building location is at the southernmost end of the project site, with a proposed property line adjustment to allow for the building position to be an additional 70' further south. By selecting this location, the project leaves as much distance as possible between the building and the Columbia River, minimizing the visual impact to avoid creating a visual barrier. Parking is placed to the north of the building, which further preserves view opportunities should adjacent properties choose to develop in the future. By keeping the building to the eastern side of the property, in line with the adjacent residential buildings to the south, we preserve as much of the view corridor as possible from the residential units' outdoor decks and balconies as they look north.

Material Selection

The project will use high quality materials consisting of fiber cement board and panel, architectural metal panel (painted and wood grain appearance), metal panel roofing, storefront glazing systems, vinyl windows, along with trim and accent materials. These materials will complement and relate to adjacent residential projects to the south, creating a 'campus' feel to the site.

Building Appearance

The building has been designed to complement the adjacent residential structures, while remaining unique with an orientation to the river. Similar material selection has been used to maintain continuity, while still allowing for variation in building appearance. The building massing has been designed to break down the scale of the height and length of the project, creating visual interest on each of the facades. Additional variation can be found at the roof line, where a variety of forms and heights provide additional interest.

Programmatic Elements

Through the additional height request, and studio-based building design, the project is able to approach the waterfront's upper density threshold. By maximizing the opportunity for residential units along the waterfront, we hope to further activate the neighborhood bike paths, parks, and shoreline; along with helping to support the proposed and future commercial opportunities. The project includes a

boutique commercial space on the ground floor, connected to the residential lobby to promote community interaction. Residents and patrons of the commercial space will have access to the 6<sup>th</sup> floor roof deck, promoting views of the Columbia River and Bateman Island. The additional height further allows the project to provide more common area along the ground floor including additional bike storage & fitness. It is a goal of the project to encourage and promote bike transportation, and a hope that the adjacent residential units could have access to and utilize the project's fitness center.

Thank you for your consideration,  
Alder St. Design

**Attachments:**

1154 Columbia Park Trail Apartments Phase II\_Height Request Packet 08.16.2023r



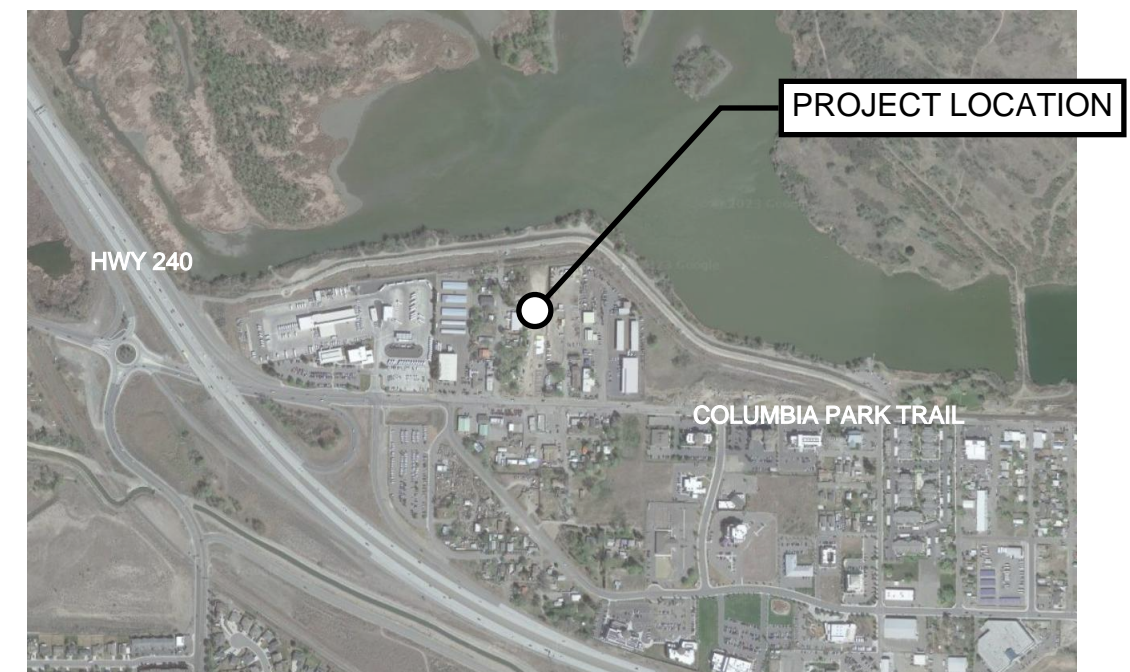
# COLUMBIA PARK TRAIL APARTMENTS PHASE II



ENTRY PERSPECTIVE - NW CORNER

## PROJECT INFORMATION

SITE LOCATION:	1154 COLUMBIA PARK TRAIL
ZONING:	WATERFRONT (WF) COMMERCIAL
SITE AREA:	40,572 SF
BUILDING AREA:	40,400 SF
UNIT COUNT:	39
UNIT MIX	
STUDIO S.1 (504 SF):	8
STUDIO S.2 (672 SF):	18
STUDIO S.3 (739 SF):	4
STUDIO S.4 (816 SF):	9
PARKING COUNT	
STANDARD (9 X 20):	36
COMPACT (7.5 X 15):	10
MOTORCYCLE (4 X 8):	10 (3:1)
LOADING (10 X 25):	1
BIKES	
- SHORT TERM:	10
- LONG TERM:	20



VICINITY MAP - NTS







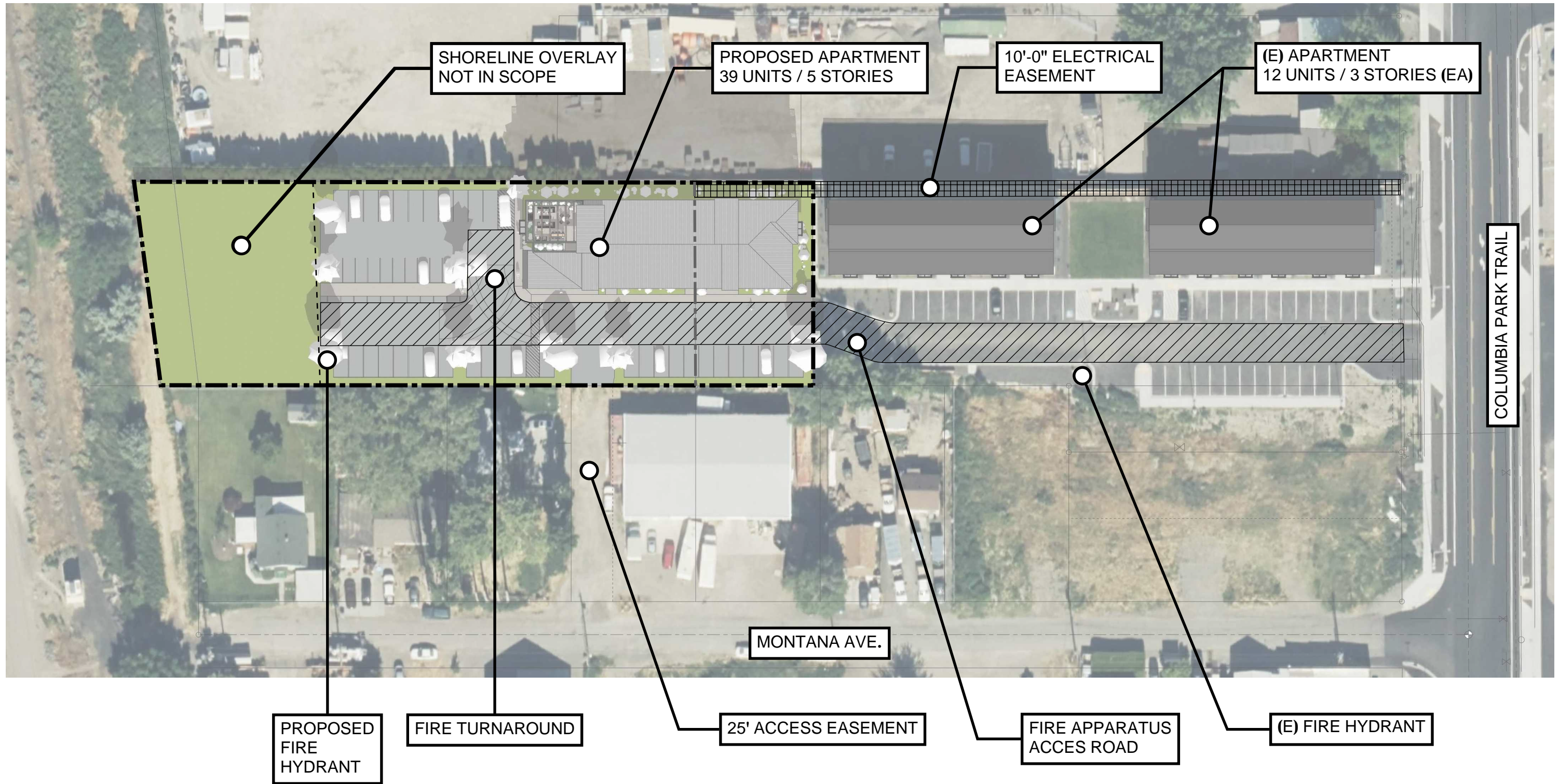
SHORELINE - FUTURE PHASE

PHASE II - PROJECT SCOPE

PHASE 1 - EXISTING RESIDENTIAL

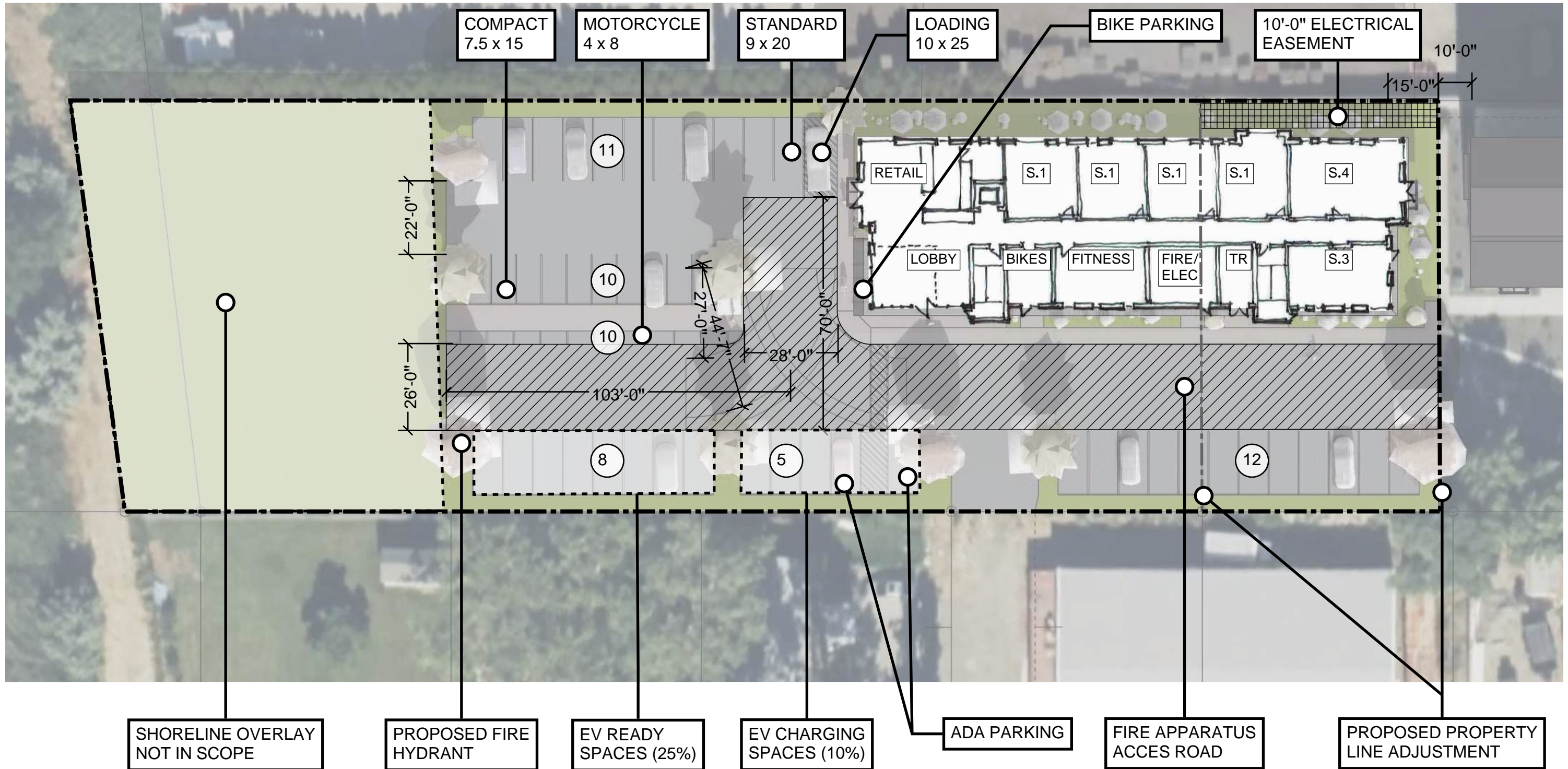
AERIAL PERSPECTIVE - SW







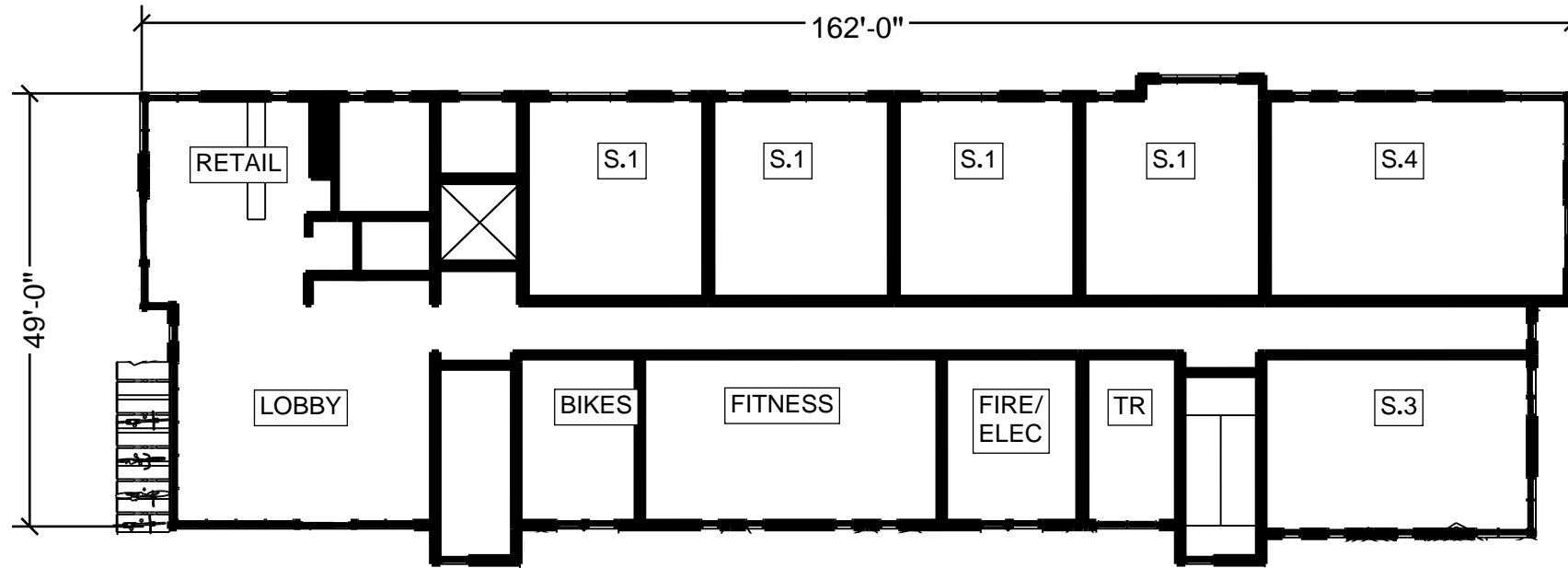
OVERALL SITE PLAN  
1" = 60'-0"



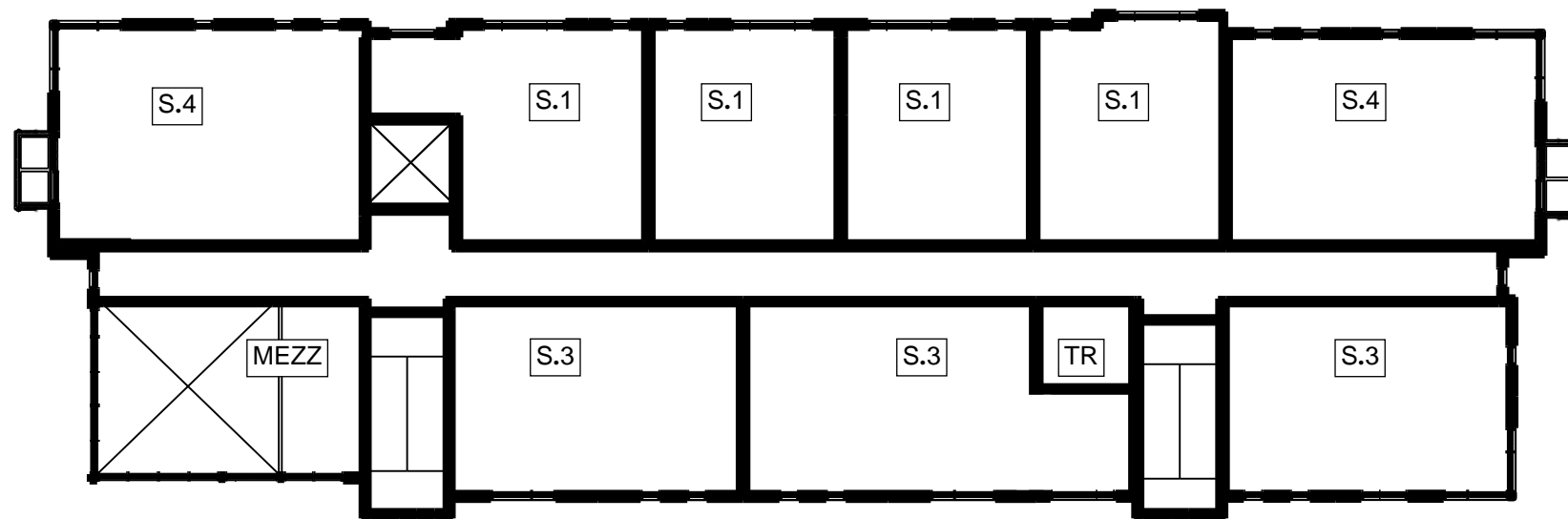


PROJECT SITE PLAN  
 1" = 30'-0"   






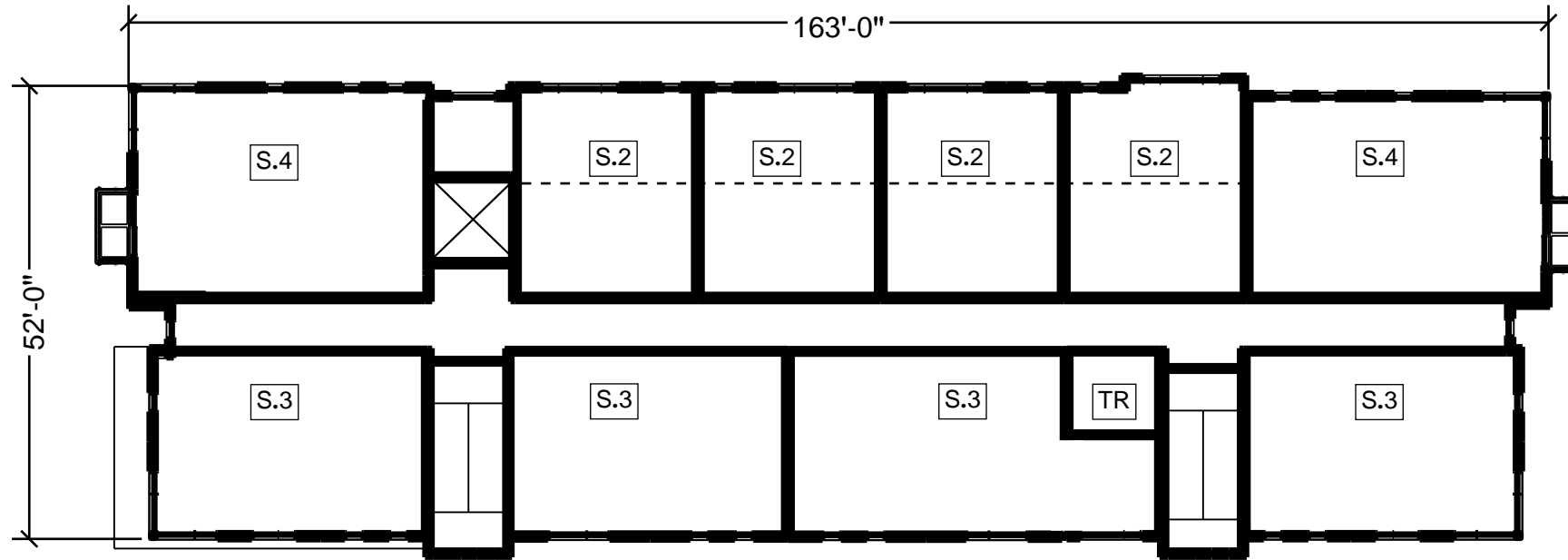
**FIRST FLOOR - 8,050 SF**



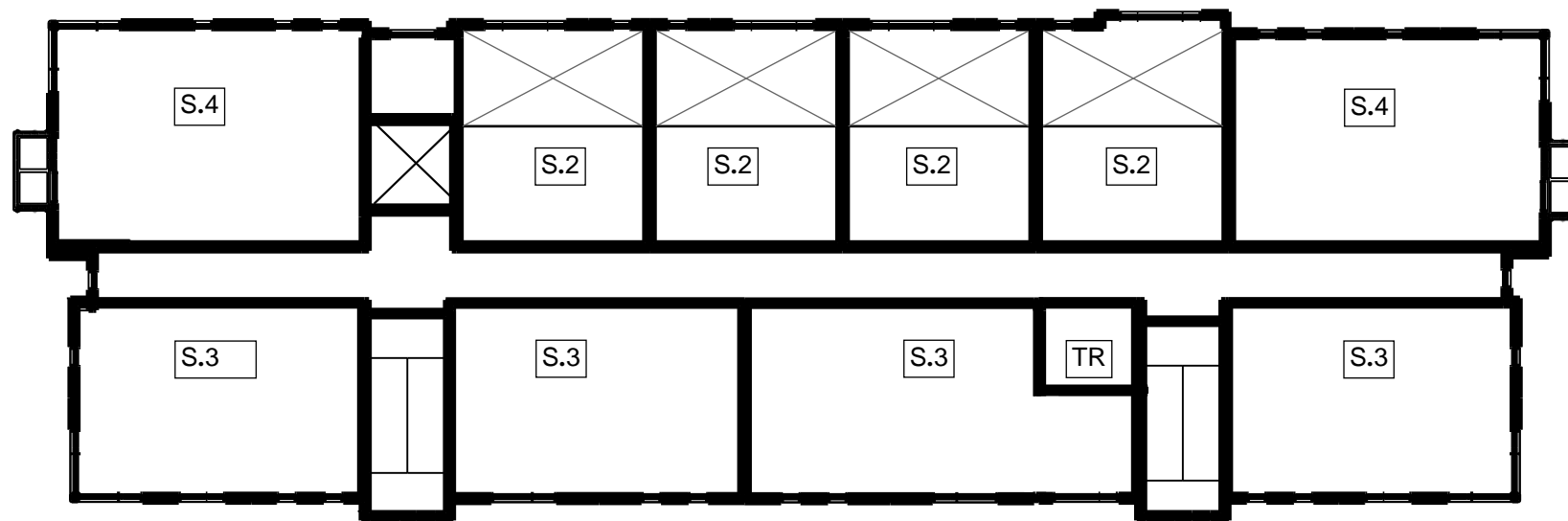
**SECOND FLOOR - 7,850 SF**

BUILDING FLOOR PLANS  
1" = 20'-0" 





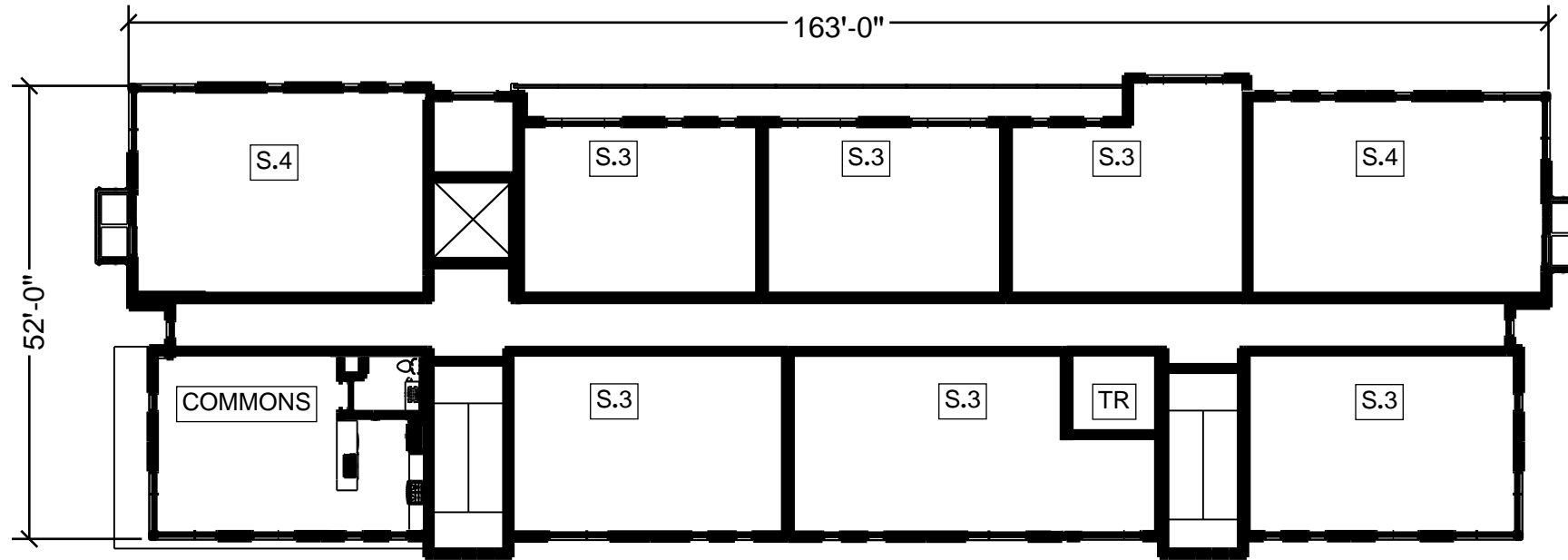
**THIRD FLOOR - 8,350 SF**



**FOURTH FLOOR - 7,450 SF**

BUILDING FLOOR PLANS  
1" = 20'-0"





**FIFTH FLOOR - 8,350 SF**



**ROOF DECK - 750 SF**

BUILDING FLOOR PLANS  
1" = 20'-0"





STANDING SEAM METAL ROOFING

FIBER CEMENT PANEL SIDING

METAL PANEL - 2" & 4" RIBS

METAL PANEL - WOOD GRAIN

VINYL WINDOW

METAL PANEL - 4" & 10" RIBS

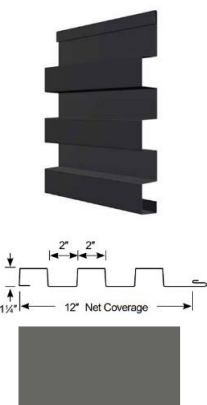
STOREFRONT SYSTEM

WEST ELEVATION  
1" = 16'-0"

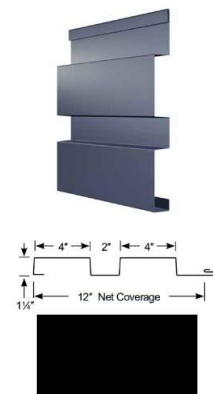
11'-6"  
9'-6"  
9'-6"  
21'-0"

**MATERIALS**

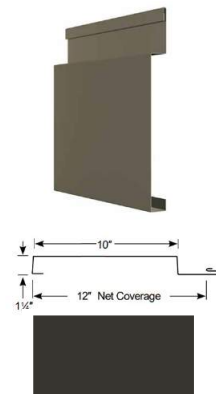
**AESPAN METAL PANEL PROFILES**



Cool Zinc Gray



Cool Matte Black



Cool Midnight Bronze



SpanSeam™ Metal Roofing



Cool Zinc Gray

**FIBER CEMENT PANEL**



HARDIE PANEL AND REVEAL SYSTEM

**DIZAL METAL PANEL**



HICKORY Natural





STANDING SEAM METAL ROOFING

FIBER CEMENT PANEL SIDING

METAL PANEL - 2" & 4" RIBS

METAL PANEL - WOOD GRAIN

VINYL WINDOW

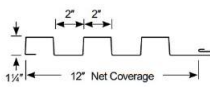
METAL PANEL - 4" & 10" RIBS

9'-6"  
9'-6"  
9'-6"  
9'-6"  
11'-6"

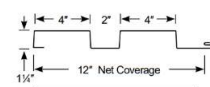
**EAST ELEVATION**  
1" = 16'-0"

**MATERIALS**

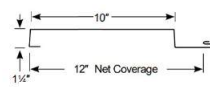
**AESPAN METAL PANEL PROFILES**



Cool Zinc Gray



Cool Matte Black



Cool Midnight Bronze



SpanSeam™ Metal Roofing



Cool Zinc Gray

**FIBER CEMENT PANEL**



HARDIE PANEL AND REVEAL SYSTEM

**DIZAL METAL PANEL**



HICKORY Natural







6TH FLOOR ROOF DECK

5TH FLOOR COMMON AREA

GROUND FLOOR COMMERCIAL

DOUBLE-HEIGHT LOBBY

PERSPECTIVE - NE CORNER





STUDIO UNIT - S.3

STUDIO UNIT - S.4

PEDESTRIAN CONNECTION FROM COLUMBIA PARK TRAIL

PHASE 1 APARTMENTS (EXISTING)

PERSPECTIVE - SW CORNER





ROOF A  
 AREA: 1,952 SF  
 HEIGHT: 52'-6"

ROOF A  
 AREA: 675 SF  
 HEIGHT: 54'-6"

ROOF C  
 AREA: 4,046 SF  
 HEIGHT: 52'-6"

ROOF D  
 AREA: 254 SF  
 HEIGHT: 65'-8"

ROOF E  
 AREA: 245 SF  
 HEIGHT: 52'-6"

ROOF F  
 AREA: 832 SF  
 HEIGHT: 61'-8"

ROOF G  
 AREA: 946 SF  
 HEIGHT: 54'-6"

TOTAL ROOF AREA: 8,950 SF  
 AREA ABOVE 55'-0" = 1,331 SF  
 $0.15 \times 8,950 = 1,342.5$  SF

$1,331 < 1,342.5$ , OKAY

HEIGHT DIAGRAM - ROOF AREAS





PERSPECTIVE - ROOF DECK

