

# PRE-APPLICATION CONFERENCE NARRATIVE

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## *Aspen Avenue Subdivision*

TAXLOT NOS.: 258891-000

PROPERTY ADDRESS: 1319 ASPEN AVENUE, LA CENTER, WA 98629

**JANUARY 5, 2023**

**PREPARED FOR:**

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# 1 PROJECT DESCRIPTION

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## 1.1 Existing Conditions

The project site is comprised of one lot totaling approximately 4.1 acres located at 1319 Aspen Avenue, La Center, WA 98629. Existing improvements include a single-family residence, general purpose buildings, driveway, and associated utilities. The property is generally sloping towards the south, with slopes up to 25% and is comprised of field grass and trees. The property is zoned Low Density Residential (LDR-7.5).

## 1.2 Proposed Development

The project proposes to divide approximately 4.1 acres into sixteen (16) new legal parcels under City of La Center's subdivision procedures. The proposed future houses will take access from Aspen Avenue. Driveways and associated stormwater improvements will be proposed at the time of building permit. The existing building on the property will be demolished.

# 2 TRIP GENERATION

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## 2.1 Post-Developed Trip Generation

The proposed development will create new single-family homes. Table 1 outlines the estimated number of post-developed trips generated based on the *ITE Trip Generation Manual, 10<sup>th</sup> Edition*.

Land Use Description	Land Use Code	Qty	Units	Weekday Daily Traffic Rate	PM Peak Period Rate	Calculated Daily Trips	PM Peak Trips
Proposed Single-Family Homes	210	16	Dwelling Units	9.44	1	151	16
Existing Single-Family Home	210	1	Dwelling Units	9.44	1	-10	-1
<b>Totals</b>						141	15

# 3 STORMWATER & UTILITY INFORMATION

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Stormwater will be managed per City of La Center Stormwater Standards.

Public water is available from Clark Public Utilities, and public sewer is available from City of La Center.