

# Pre-Application Conference Application



City of La Center, Planning Services  
305 NW Pacific Highway  
La Center, WA 98629

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

Ph. 360.263.7665 Fax: 360.263.7666

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## Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a **PDF** and a **word** version of the narrative.

## Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

## Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage
- Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

**Questions:**

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

1. Frontage improvement requirements for Lockwood Creek Road, including amount of required right-of-way dedication.
2. Please provide water pressure/fire flow information.
3. Will storm water need to be detained?
4. Provide any data, as-builts, etc. pertaining to existing sewer and water line locations and sizes, connection locations, service availability, etc. for sewer and water to the new building.
5. The school is proposing a wood chip path through a portion of the wetland buffer. Confirm this is okay.
7. What permits, applications, or plans need to be prepared and submitted with the CUP application for the path in the buffer? Note there are no other activities in the wetland or wetland buffer area aside from this path.
8. For landscaping screening and buffering perimeter requirements, some of the adjacent properties are in the county zoned agricultural. The buffering table in the code doesn't list an agricultural zone. Will there be any screening and buffering perimeter requirements adjacent to the ag-zoned properties? If so, what?
9. What about screening and buffering requirements on the east side between the event parking and the boundary or is this event parking too close to the boundary?
10. Is the event parking okay with the grass pave as proposed?
11. The 75-foot riparian buffer is being developed as parking and landscaping. Is this okay or must it be avoided? If it's okay, can/do we need to mitigate for the loss of this 75-foot riparian buffer?

**Office Use Only**

File # \_\_\_\_\_

Planner \_\_\_\_\_

Received By \_\_\_\_\_

Fees: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # \_\_\_\_\_

Notes \_\_\_\_\_

# Master Land Use Application



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## Property Information

Site Address Unaddressed

Legal Description SW 1/4 NE 1/4 and NW 1/4 SE 1/4 and NE 1/4 SW 1/4 of Sec 2, T4N, R1E, W.M., Clark County, WA

Assessor's Serial Number 209118000 and 209120000 and triangular portion of 209064000

Lot Size (square feet) Approximately 18 acres

Zoning/Comprehensive Plan Designation Low Density Residential (LDR 7.5)/Urban Residential

Existing Use of Site Free of structures, contains some pasture grass, trees, and wetlands

## Contact Information

### APPLICANT:

Contact Name Ben Hill

Company NAC Architecture

Phone 206-441-4522

Email bhill@nacarchitecture.com

Complete Address 2025 1st Avenue, Suite 300; Seattle, WA 98121

Signature \_\_\_\_\_

*(Original Signature Required)*

### APPLICANT'S REPRESENTATIVE:

Contact Name Anne Marie Skinner

Company PBS Engineering

Phone 503-417-7684

Email annemarie.skinner@pbsusa.com

Complete Address 4412 SW Corbett Avenue; Portland, OR 97239

Signature \_\_\_\_\_

*(Original Signature Required)*

### PROPERTY OWNER:

Contact Name Dave Holmes, Superintendent

Company LA CENTER SCHOOL DISTRICT

Phone 360-263-2131

Email LA CENTER SCHOOL DISTRICT

Complete Address LA CENTER SCHOOL DISTRICT

Signature \_\_\_\_\_

*(Original Signature Required)*

**Development Proposal**

**Project Name** \_\_\_\_\_

**Type(s) of Application** Pre-application Conference Request in anticipation of a subsequent Type III Conditional Use application and building height variance request

**Previous Project Name and File Number(s), if known** \_\_\_\_\_

**Pre-Application Conference Date and File Number** \_\_\_\_\_

**Description of Proposal** The project proposes locating a new public middle school on the site. The school is intended to serve approximately 450 middle school students (grades 6, 7, and 8) with an approx 80,000 sq ft of bldg area to support these students. The site will also support physical education, although no sporting facilities will be provided.

**Office Use Only**

**File #** \_\_\_\_\_

**Planner** \_\_\_\_\_

**Received By** \_\_\_\_\_

**Fees: \$** \_\_\_\_\_

**Date Received:** \_\_\_\_\_

**Date Paid:** \_\_\_\_\_

**Procedure:**  Type I  
 Type II  
 Type III  
 Type IV

**Receipt #** \_\_\_\_\_

**Notes** \_\_\_\_\_

City of La Center

PRE-APPLICATION REQUEST FOR

## **La Center Middle School**

Applicant:  
Ben Hill, NAC Architecture  
2025 1<sup>st</sup> Avenue, Suite 300  
Seattle, WA 98121  
(206) 441-4522

Contact/Applicant's Representative:  
PBS  
Anne Marie Skinner, Project Planner  
4412 SW Corbett Avenue  
Portland, OR 97239  
(503) 417-7684

## PROJECT LOCATION

The subject site (site) is comprised of two tax lots and the triangular portion of a third tax lot. None of the tax lots have street addresses. Identification of the tax lots is as follows:

209118000  
#99 SEC 2 T4N R1E@M 5.48A

209120000  
#101 SEC 2 T4N R1EWM 9.78A M/L

Triangular portion only of 209064000  
#39 of SEC 2 T4NR1EWM 10.92A

The site comprises approximately 18 acres and is in portions of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , and NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 02, Township 4 North, Range 1 East of the Willamette Meridian, City of La Center, Clark County, Washington. NE Lockwood Creek Road is the north boundary of the site. The site is zoned Low Density Residential (LDR 7.5) with a comprehensive plan designation of Urban Residential

## PROPERTY BACKGROUND

The site is undeveloped and contains no structures. The site was recently annexed into city limits and was previously utilized for farming purposes. There is an identified wetland area in the northeast portion of the site and another one in the southwest corner of the site. There is a row of existing trees along the south boundary of the site. The site contains identified Fish and Wildlife Habitat and there is a 75-foot riparian buffer around a piped stream along the west boundary in the northwest portion of the site.

## PROCEDURES

This project is for site approval for a new middle school. It is anticipated that this project will need to apply for a conditional use permit processed as a Type III application. It is anticipated a variance will be needed to exceed the maximum building height requirement of 35 feet, and that variance will also be processed as a Type III application. It is assumed that SEPA and utility review will be required, as well as a critical areas report.

## PROJECT DESCRIPTION

### Summary

The site is owned by La Center School District. The District desires to construct a new middle school on the site to serve approximately 450 students (grades 6, 7, and 8). The building will be approximately 80,000 square feet in floor area. Vehicular and bicycle parking areas will be provided, as well as an area for buses to park.

The project includes a physical education field south of the building, as well as a basketball court, 100-meter-dash strip, and an asphalt-paved running track. There will also be a gravel path/running track which will connect with a wood-chip path. The wood-chip path will run through the buffer area of the wetland in the southwest corner of the site.

An area for future portables is proposed in the middle of the site along the west boundary. Two future classroom addition areas are also included in the proposed project. An outdoor classroom and two bioretention areas will be behind the southwest corner of the building.

Landscaping will be installed throughout the site. Street trees will be planted along NE Lockwood Creek Road. An orchard and grass will be located adjacent to NE Lockwood Creek Road and the west side of the northeast wetland area. There will be perimeter landscaping along the east and west boundaries. Additionally, a native restoration/study area is proposed north of the southwest wetland area.

### **Access & Circulation**

Access will be provided to the site via two new full approaches off NE Lockwood Creek Road. The proposed approach in the west corner will lead to a visitor parking lot. The approach in the east corner will lead to a row of bus parking spaces and a grouping of staff parking stalls. A fire lane will run from the south side of the visitor parking area to the south of the building. Emergency services vehicles and trash trucks will access the east side of the building by driving over rolled curb at the south edge of the staff parking area.

### **Parking**

Two separate parking areas will be provided. The parking areas will not contain a vehicular connection with one another; rather, they will be separated with a pedestrian plaza area. The parking area in the northwest portion of the site will contain visitor parking stalls. The parking area in the northeast corner of the site will contain spaces for bus parking as well as for staff.

Event parking spaces will be provided in the landscaped area on the east boundary, as well as on the east side of the northwest drive aisle approach and the north side of the visitor parking area. The event parking spaces will not be part of the formal parking lot areas, but they will instead be in the landscaped area and will be surfaced with grass paving.

The parking area and drive aisle in the northwest corner of the site will be placed in the identified 75-foot riparian buffer area effectively replacing the buffer area with parking, asphalt, and landscaping.

### **Utilities**

Water and sewer services are provided by the City of La Center. It is assumed water and sewer lines are available for use in NE Lockwood Creek Road. Fire hydrants will be installed as required, along with appropriate fire sprinkling systems in the new building.

It is further assumed other utilities including telephone, power, cable, natural gas, etc. are available within NE Lockwood Creek Road.

A storm pond is proposed in the southeast corner of the project with two bioretention areas on the west side of the new building.

### **Environmental Constraints**

Maps on the city's website show the site does not contain any critical aquifer recharge areas, wellhead protection areas, frequently flooded areas, or geologically hazardous areas. The completed survey shows the site does not contain any slopes with a gradient of 25 percent or greater. The site does

contain wetlands and fish and wildlife habitat conservation areas; therefore, the only assessments prepared for critical areas are wetland delineation and assessment and fish and wildlife habitat conservation areas assessment. Both reports will be included in the conditional use application submittal. The wetland delineation has been performed identifying two wetland areas on the site – one in the northeast area and one in the southwest corner of the site.

The development is not proposing any activity in or disturbance to either of the identified wetland areas. Additionally, the 80-foot buffer around the northeast wetland will remain undisturbed. The only proposed disturbance to the 80-foot buffer around the southwest wetland will be a wood chip path.

A Fish and Wildlife Habitat Conservation Areas Assessment has been performed for the site, and the report will be submitted with the conditional use application submittal package. The assessment identifies a Type Ns Stream 75-foot Riparian Buffer in the northwest portion of the site. The current site plan has landscaping, parking, and a drive aisle in the entire buffer area and over the piped stream.

A native restoration area (to also act as a learning/study area for native plantings for the students) will be provided as mitigation for the removed riparian buffer. An enhancement plan for the wetlands will also be provided as further mitigation for the removed buffer as well as for the installation of the wood-chip path in the wetland buffer.

### **Streets**

No new streets are proposed or needed. Required street frontage improvements and right-of-way dedication to NE Lockwood Creek Road will take place as part of this project, including installation of required street trees.



