

Timmen’s Landing Site Plan and Subdivision Pre-Application Narrative

INTRODUCTION

The Timmen’s Landing project proposes a site plan and subdivision on parcels 209286000, 209284000, 209290000, 209283000 and 209282000. There are approximately 14.55 acres total on the site. The plan is to construct a 104 unit multi-family apartment development with 12 apartment buildings and community center. The project also proposes accessory parking, open space areas, a fitness center and pool. The project will also construct 32 townhome lots in the southwestern portion of the site and go through the subdivision process concurrently.

The property contains five tax parcels which are located within the southeast and southwest Quarter of Section 3, Township 4 North, Range 1 East, Willamette Meridian. The site is 14.55 acres in size and is currently located in the MX zoning district and have the MU Mixed Use comprehensive plan designation. The property borders AG zoned Agricultural properties to the north across NW La Center Road and to the east. There are MX zoned Mixed Use properties to the south and west. There is some P/OS zoned Parks and open space property to the northeast along the Lewis River.

The site is mostly unused vacant land with a few homes and old outbuildings with moderately sloping topography between 0-25%. Specific wetland boundaries on-site are unknown at this time. There is GIS mapping for wetlands on the northern tip of the property. Some wetlands were previously mapped in 2006 on the south edge of the property associated with the drainage. A critical areas report will be prepared for this project and the entire site. The critical areas report will be submitted with the preliminary applications. Please refer to the Developer’s GIS Packet, and other material contained in this application for additional information regarding existing and proposed conditions.

LMC 18.165.040 General Standards				
Zoning District	Min. – Max. Residential Density (d.u./acre)	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)
MX	8 – 14	1,400	20’	60’

Buildings on the future project are tentatively scheduled to be constructed in 2024. This project is looking to propose a mixed use master plan which will be constructed in phases. The proposed density of the project is 13.71 units per net developable acre. (Gross site area - critical areas) Gross site area is 14.55 acres. The areas over the top of slope and encumbered with shorelines, habitat or wetlands equal approximately 4.63 acres. The net site area is 9.92 acres for development. The project proposes 104 apartment units and 32 townhome units for a total unit count of 136. Max density would allow up to 138.88 units based on the current calculations. A mix of less than 75% of the units are apartments and 25% of the units are single-family attached townhomes. The townhomes would be on fee simple single-family lots for individual ownership opportunities. .

CRITICAL AREAS

There are no known critical areas on the majority of the site. The northern end of the site has some steeper slopes and possible wetlands down close to Lewis River. There will be shoreline

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jurisdiction along the Lewis River and there is at least one large Oregon White Oak on the northern portion of the site at the top of the slope. A small wetland may exist along the drainage at the southern edge of the site.

STORMWATER

Stormwater control will conform to the requirements of the La Center Code. Stormwater from the new impervious surfaces will be treated by bioretention, bioswales, or other approved bmp's. On-site infiltration or detention will be used for disposal. Also other approved LID or traditional BMP's may be used to treat or infiltrate stormwater on-site. There are currently no stormwater facilities on site. The on-site soil is predominantly Hillsboro Silt Loam (HoB), which typically has low to moderate infiltration rates. There are portions of the site with Gee Silt Loam (GeB). The Lewis River is an exempt water body for flow control.

ROADS AND PARKING

Site access will come from NW La Center Road and an improvement to NW 4th Court.

The proposed site access will extend from NW La Center Road onto the site to serve the parking lot for the apartment complex and provide access to the townhomes via public and private roads. All new apartment buildings will take access internally to the site plan. All on-site private drive improvements are proposed to meet or exceed City of La Center standards. The easement for NW 4th Court is proposed to be improved to public standards with the project. An emergency access and stub for future development can be located at the southwest corner of the project along the NW 4th Court alignment. Currently NW 4th Court is a private shared road built to rural driveway standards currently.

No site access is proposed for NW Pollock Road. The applicant understands that NW Pollock Road is a historic road way and does not desire to improve or adjust NW Pollock Road with this application. Access for the existing residence on the northern portion of the site will continue to come off NW Pollock Road. The second residence to the south will be removed. The existing gravel driveway and pathways around the property will be used for pedestrian trails and access down to Pollock Road.

HOURS OF OPERATION

The apartment buildings and townhomes will be operational 24 hours per day. The hours of operation for the community center and fitness facility have not been established at this time. However, they will not likely be earlier than 5:00 am or later than 10:00 pm.

TRAFFIC

Townhomes, apartments, community center and fitness center are to be constructed on-site. A complete traffic study will be prepared for the preliminary application.

WATER & SEWER

Water lines exist in NW La Center Road and NW Timmen Road. Water service will be supplied by Clark Public Utilities. Water main lines will be extended through the site and looped where

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feasible.

Public sewer service will be provided by the City of La Center. The site will be served by traditional gravity sewer. A new sanitary sewer main will be connected to the existing main in NW La Center Road which extends to the city treatment plant.

Thank you for your time and consideration of this pre-app proposal. Please do not hesitate to contact Scott Taylor of SGA Engineering for additional information or with any questions. 360-993-0911