

PLS

ENGINEERING

SITE PLAN REVIEW NARRATIVE
For
RIVERSIDE NEIGHBORHOOD
PARK

A TYPE II APPLICATION

Submitted to
CITY OF LA CENTER

For
9317 LLC
9321 NE 72ND AVE. BLDG C #7
VANCOUVER, WA 98665

October 2020

GENERAL PROJECT INFORMATION

Applicant

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Location:	SE 1/4 of Section 33, T5N, R1E, WM
Property Address	34512 NW Pacific Highway, La Center, WA
Project Size:	5.19 acres
Zoning:	MDR-16, UH-10
Comprehensive Plan:	UM – Urban Medium Density Residential
Current Use:	Vacant
Tax Lot Information:	986028825
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark County
Traffic Impact District:	La Center

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Project Description

The site is zoned MDR-16, Medium Density Residential, and UH-10, Urban Holding, with a comprehensive plan designation of UM – Urban Medium Density Residential. The parcel is identified as parcel number 986028825 and is 5.19 acres in size. The site is located at 34512 NW Pacific Highway, La Center, WA and is located in the Southeast ¼ of Section 33, Township 5 North, Range 1 East, of the Willamette Meridian.

Clark County GIS maps show an area of steep slopes and potential instability along NW Pacific Highway as well as hydric soils and a wetland located onsite. The site is currently vacant. Existing vegetation consists of brush, grass, trees and a manmade pond. Based on aerial mapping between 1978 to 1984 a single-family home and shop was installed on the east side of the property with a driveway accessing NW Pacific Highway. The home and shop have been demolished, leaving a gravel driveway and an existing well.

Parcels to the south are zoned MDR-16 and currently being developed as Riverside Estates Subdivision. To the north, across NW Pacific Highway, and to the east are large lots zoned MDR-16 and developed with single-family residences. Northwest of the site is a parcel zoned R-12 within Clark County jurisdiction that is developed with a single-family residence.

The applicant proposes to develop the site with a public park that will be dedicated to the City of La Center. Construction of the park will begin when all necessary approvals are granted. The City of La Center Park, Recreation and Open Space Master Plan and the City of La Center Comprehensive Plan show a need for a Neighborhood Park on the north side of the Riverside development along NW Pacific Highway. The Comprehensive Plan refers to this Neighborhood Park as NP-1, the proposed park will serve the residents in the northwest area of the City.

A Type II Site Plan Review is necessary to review and permit the Community Park. Please see the following narrative that demonstrates compliance with the approval criteria for site plans.

Site Plan Review Code Compliance Discussion

18.147 Parks and Open Space

The proposed park is intended to serve the Riverside Estates Development, and adjacent properties in the area. The park will be built to meet the Neighborhood standards and meet the requirements of the Recreation and Open Space Master Plan and the City of La Center Comprehensive Plan.

18.147.030 Park size and design standards

Per 18.147.030(1)(a)(ii), for 182 lots and 144 apartment units a total of 2.33 acres in park area is required. The park size proposed is 5.19 acres, meeting this requirement. Within the Riverside development there is an existing trail system and two additional tracts of land that provide both passive and active recreational opportunities.

The proposed park design and layout meets current La Center park requirements and ADA regulations. The park was designed by Chris Baumann, a landscape architect licensed in the state of Washington.

18.147.030(1)(b)(vi) requires that 40% of the site's perimeter abut a public right-of-way to ensure public access to the park. The park fronts on NW Pacific Highway along 15% of its perimeter. Because of the way the site is situated, it is not possible to meet the 40% requirement. To meet the objective of this requirement, a 24' wide access road is proposed from NW Pacific Highway into the park to provide parking off of NW Pacific Highway. An 8' pedestrian trail is also proposed to connect the park to NW Pacific Highway.

18.147.030(1)(b)(vii) requires that all parks have at least 75% of their area improved with usable active play areas and open space. In total the Riverside development has provided 2.64 acres of active open space.

A 5' paved path is proposed in the improved section of the park while an 8' wide paved path is proposed to meander around the park and connect to the Riverside Estates homes to the south. The park will have the following amenities:

- Open space/lawn area
- 5 sitting benches
- 3 trash receptacles
- 1 dog waste receptacle
- 1 bike rack for up to 8 bikes
- 2 play structures
- 4 picnic tables
- Sport court with basketball hoop
- Water fountain
- Paved sidewalk and plaza area
- Paved meandering path

All undeveloped active play space is proposed to be covered with grass that will be irrigated.

Plantings and native vegetation are proposed to screen the park. Please see the included Landscape Plan for details. Proposed lighting and plantings have been designed to maintain sight lines into the park. One side of the park abuts a public road which will increase visibility of the park for citizens and police patrols. The access road, parking area and improved portions of the park, including the play structure, sports court, water fountain and picnic area, will have lighting to illuminate the park for citizens and police.

There are two planned trails in the vicinity of the park, however neither are constructed at this time. The layout of the park and the proposed trail will provide opportunity for future connection to planned trails when they are built out. The wetland and its buffer will function as passive open space within the proposed park. The meandering path is stubbed to NW Pacific Highway and connects to the Riverside Estates subdivision to the south; as future planned trails develop

pedestrians will be able to utilize a mix of street sidewalks and trails to interconnect between neighborhoods and other parks and trails within the city.

A stormwater treatment facility is included with the park area. Runoff from the access drive and the parking area will be collected in catch basins and conveyed to a treatment and detention facility which will provide treatment for the pollution generating surfaces created by this project. From there the runoff will be discharged to the existing wetland area via flow spreaders at pre-development rates.

18.147.050 Facility maintenance and liability

The applicant proposes to construct the park and dedicate it to the city. Per 18.147.050(2), *“The city reserves the right to, but is not obligated to, assume maintenance and liability of park and trail facilities developed pursuant to this chapter.”*

(a) The city may accept maintenance and liability for park and trail facilities if the public works director finds all of the following:

(i) The applicant requests that the city assume the responsibilities.

Response: The applicant does request that the city assume responsibility for the park.

(ii) The facility lies within land dedicated or granted to the city.

Response: The site lies within land that will be dedicated or granted to the city.

(iii) The facility has been constructed to city standards.

Response: The facility has been designed to meet city Neighborhood Park standards and meets the needs of the City of La Center Recreation and Open Space Master Plan and the City of La Center Comprehensive Plan, specifically referred to as NP-1.

(iv) The facility meets a need identified in the parks plan.

Response: The facility meets a need identified in the parks plan, specifically identified as proposed neighborhood park 1 on Figure 12 of the City of La Center Parks and Open Space Plan, and further identified as “Jenny Creek Greenway” on Figure 12b of the same plan.

(v) The city has adequate resources for maintenance of the facility.

Response: The City has approved this park within a developer’s agreement as a City owned Neighborhood Park.

(b) The city shall accept maintenance and liability for a park and trail facility through approval by the city council.]

Response: The City has approved this park within a developer's agreement as a City owned Neighborhood Park.

(c) If the city accepts maintenance and liability for the park and trail facilities the applicant shall provide maintenance of provided parks and trails for a period of two years after the dedication of the park or trails to the city. The applicant shall submit a park landscape maintenance agreement and a two-year park maintenance bond, in a form acceptable by the public works director.

Response: The City has approved this park within a developer's agreement as a City owned Neighborhood Park. The applicant will dedicate the park to the City once all improvements have been completed and accepted by the City of La Center.

LMC 18.215 Site Plan Review

This application will be reviewed as a Type II Site Plan because a SEPA checklist is required. All required submittal items listed in 18.215.050 are included with this application, with the exception of the following:

- Architectural elevations: architectural elevations are not included as no structures are proposed with the park.
- Traffic Study: a traffic study is not warranted based on the trips generated by the park.
- Pre-application Conference Report- a pre-application conference was not held. A pre-application waiver is included with this submittal.

The proposed neighborhood park will provide an outdoor recreational area offering play equipment, a basketball half-court, bicycle racks, picnic tables, open space lawn and 7 parking spaces. Pedestrian paths are proposed to connect the park to NW Pacific Highway and to the Riverside Estates residential lots to the south. The proposed public park will be paid for with Park Impact Fees.

The park will be open from dusk to dawn. No deliveries are planned for the park. Construction is expected to begin in early Spring 2022 and will last approximately 6-8 months.

The park will have temporary impacts to wetland buffer and indirect impacts to the wetland. These impacts are addressed separately in the included Critical Areas Narrative and supplementing materials for a Critical Areas Permit.

18.215.060 Criteria for site plan approval

The site is zoned MDR-16, public parks and recreational facilities are an allowed use within this zone. Lot size, setbacks and other dimensional requirements of the district are not applicable to the proposed park.

18.245.060 Landscaping

The table in this section shows a requirement for L1 landscaping within a 5' buffer when a parcel zoned MDR abuts other MDR parcels. The parcel to the northwest is within Clark County jurisdiction and is zoned R-12. R-12 is a multi-family residential zone, therefore MDR standards were applied to this parcel. L1 landscaping is considered general landscaping, and this type of buffer is suitable when the primary method to separate uses is distance. The park and its amenities are all set back more than 5' from all property lines. A mix of trees, shrubs and grass are proposed, and along with native vegetation will fulfill the L1 requirements as shown on the included Preliminary Landscape Plan.

18.280 Off Street Parking and Loading Requirements

There is no standard for how many parking spaces are required for a neighborhood park, likely due to the fact that many residents will simply walk to the park. The applicant has proposed an access drive and 6 parking spaces that can accommodate patrons that need to drive to the park.

The proposed parking stalls are 9 feet wide by 20 feet deep and designed at 90 degrees. One ADA space is included. The access drive is 24' wide, all parking and the access will

No loading facilities are proposed.

Utilities

Electricity and water will be extended to serve the site for the water fountain provide and for lighting. No other utilities are proposed.

Conclusion

The Riverside Neighborhood Park will aid in meeting comprehensive plan goals for the area and will provide a benefit to the community.