Supplemental Staff Report & Recommendations

Sunrise Terrace Subdivision: Type III

Preliminary Plat and SEPA DNS

(2014-006-SUB) October 16, 2015

I. CONTACT LIST

APPLICANT

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OWNERS

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APPLICANT'S REPRESENTATIVE

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II. Sanitary Sewer

Sanitary Sewer Service Feasibility for Gravity Flow Sewer vs. Pumping Sewer

The 2012 General Sewer Plan section 5.3, directs that new growth areas should be served by gravity sewers as opposed to pump stations. The applicant will need to provide a feasibility analysis, designed by a civil engineer licensed to practice in Washington, for gravity piping from Sunrise Terrace along Lockwood Creek Road to manhole #34. La Center may allow the applicant to propose an alternative plan to gravity sanitary sewer service. The City will work with an applicant to assist them in determining whether an alternative to gravity sewer service is feasible.

In the General Sewer Plan the preferred method for providing sanitary sewer service to Sunrise Terrace is a connection from Sunrise Terrace heading westerly in/or adjacent to Lockwood Creek Road making connection to existing manhole #34 per the City's sewer basin map. If the City determines that the gravity sewer line is technically feasible and can be constructed in accordance with minimum standards set forth in the City of La Center Engineering Standards for Construction and LCMC 13.10, the applicant will be required to construct the gravity sewer along Lockwood Creek Road to the Sunrise Terrace Subdivision.

As a **Condition of Approval** if technically feasible the developer shall provide sanitary sewer service to Sunrise Terrace heading westerly in/or adjacent to Lockwood Creek Road making connection to existing manhole #34 per the City's sewer basin map. The applicant's proposed pump station alternative may be allowed in lieu of the gravity connection only if the preferred gravity solution is not technically feasible. The City, as the owner and operator of the La Center sewer system, shall make the final determination as to whether the gravity sewer solution or the pump station solution is acceptable. All other conditions described in the Revised City of La Center Staff Report Dated October 12, 2015 Sewer System Rules and Regulations remain applicable.

III. Stormwater

Stormwater "Live Storage" Area Criteria Explained

The applicant proposes to use a "wet pond" to meet City stormwater requirements. A "wet pond" is allowed per City of La Center Municipal Code section 18.320.210 and 1992 Puget Sound Manual. The design criteria for a "wet pond" require a "dead storage" volume and a "live storage" volume of stormwater. Current Department of Ecology design standards allow for groundwater to be in the "dead storage" level to promote water quality treatment. In order to comply with the LCMC 18.320.210 design requirements, the applicant will need to verify that the groundwater will not be used in the "live storage" volume in the pond.

As a **Condition of Approval** the applicant must submit additional information for the City to determine "wet weather" ground water elevations prior to final stormwater design. The additional information must be submitted in the Final Technical Report as required by LCMC 18.320. To determine existing groundwater elevation as a **Condition of Approval** the applicant shall install a monitoring well during the winter to determine and verify the "wet weather" conditions necessary to design the proposed "live storage" pond area.

IV. Traffic Mitigation

Level of Service Requirements for Sunrise Terrace

Following the public hearing on October 12, 2015 for Sunrise Terrace Development the Hearing Examiner asked the City to clarify and substantiate any City requests for mitigation at the intersection of Highland Road and East 4th Street due to traffic generated by Sunrise Terrace.

The developer of the Sunrise Terrace hired Lancaster Engineering to perform a Traffic Impact Study (TIS). The developer submitted the TIS as part of the preliminary plat application package. The TIS states that the level of service for the AM peak hour at E. 4th Street and Highland Road is LOS "E" for the existing conditions plus the proposed development. The report also states that the volume to capacity (v/c) ratio at this intersection including post Sunrise Terrace development will be v/c ratio of 0.53.

The 2008 City of La Center Capital Facilities Plan (CFP) states, *"The minimum acceptable level of service for unsignalized two-way stop controlled intersections is LOS "E" with a v/c ratio of 0.95 or less for the critical movement. Any intersections not operating at these standards will be considered unacceptable."* The TIS determined that the v/c ratio at Highland Avenue and 4th Street will be 0.53 including Sunrise Terrace traffic. Based on the Lancaster TIS the Highland Avenue and 4th Street intersection will operate within the standards established in the City's 2008 CFP.

V. Safe Routes to Schools

During the October 12, 2015 public hearing on Sunrise Terrace preliminary plat, members of the pubic testified that school children use Lockwood Creek Road, East 4th Street, and Highland Avenue to access La Center Schools. The public raised concerns and questioned whether Sunrise Terrace provided safe walking access to the La Center schools.

Attached is a City-generated exhibit which shows the location of existing sidewalks, pedestrian crossings and designated school zones between the Sunrise Terrace and the La Center Elementary, Middle and High Schools. This exhibit shows how children can use existing sidewalks and crossings to access schools. However, the City Engineer does not have sufficient information to determine whether Sunrise Terrace provides safe walking access to all La Center schools or whether mitigation is necessary to ensure safe access to school.

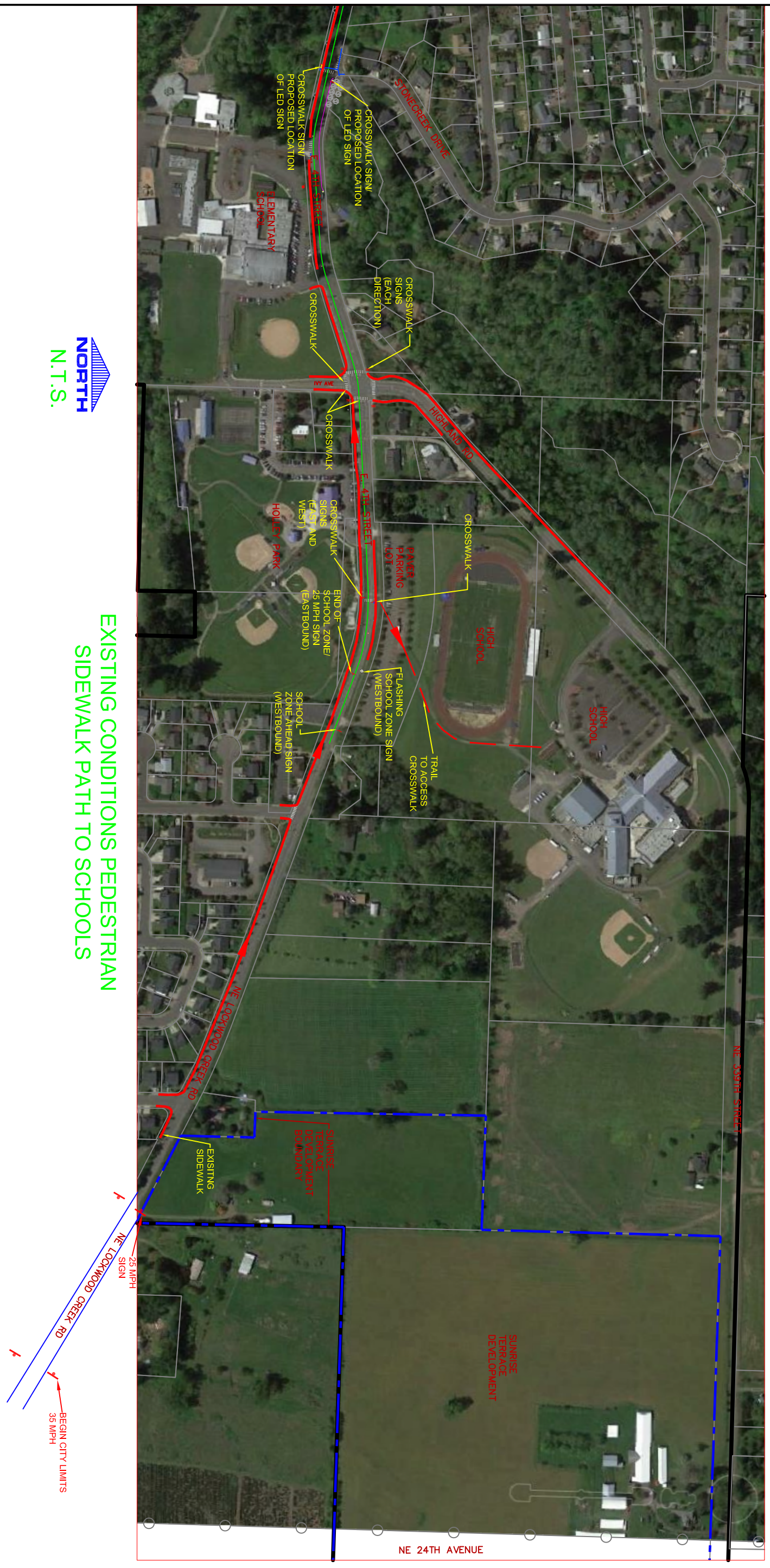
In the absence of express City policies or regulations on traffic or pedestrian safety the City relies on the Manual on Uniform Traffic Control Devices (MUTCD) for guidance. The MUTCD and Section 18.215, La Center Municipal Code authorizes the City to require an engineered traffic analysis. The MUTCD, Section 4C.06 Warrant 5, School Crossings, recommends that a traffic control signal shall be considered when an engineering study of the number of school children crossing a major street, such as Highland Road at 4th Street, and the volume of traffic exceeds the values listed in the MUTCD.

As a **Condition of Approval** prior to final plat approval the developer shall provide the City with an analysis of safe access to school to and from Sunrise Terrace and all La Center public schools; the analysis shall be performed by a traffic engineer licensed in the state of Washington and the analysis shall be based on MUTCD procedures and advisories and shall include the Highland and East 4th Street

Anthony Cooper, P.E.
City Engineer

Exhibits

Existing Pedestrian Conditions



EXISTING CONDITIONS PEDESTRIAN SIDEWALK PATH TO SCHOOLS

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