

Land Surveying Civil Engineering Land Use Planning Landscape Architecture

PRE-APPLICATION CONFERENCE

SUMMIT RIDGE

KIRKLAND DEVELOPMENT

JANUARY 2020

PRINCIPAL-IN-CHARGE:
KURT STONEX

PROJECT MANAGER:
JOCELYN CROSS



CITY OF LA CENTER
PRE- APPLICATION CONFERENCE

SUMMIT RIDGE

APPLICANT:

KIRKLAND DEVELOPMENT

2370 EAST 3RD LOOP SUITE 100

VANCOUVER, WA 98661

PHONE: 360-816-1490

FUCHSIA@KIRKLANDGLOBALLLC.COM

JANUARY 2020

JOB # A10026.01.01

CONTACT:

OLSON ENGINEERING, INC.

222 E. EVERGREEN BLVD.

VANCOUVER, WA 98660

(360) 695-1385

(360) 695-8117 FAX

PRINCIPAL-IN-CHARGE:

KURT STONEX

kurt@olsonengr.com

PROJECT MANAGER:

JOCELYN CROSS

jocelyn@olsonengr.com

Table of Contents

Application Form and Checklist

Narrative

Clark County GIS Packet

Plans

- Conceptual Plan
- Phasing Plan
- Concept Multi-Family Building Facade

Master Land Use Application



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

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 3100 Spencer Road Ridgefield, WA 98642

Legal Description NW 1/4 Sec 10, T4N, R1E

Assessor's Serial Number 211206-000, 211286-000, 211217-000, 211458-000

Lot Size (square feet) 217,800 Square Feet

Zoning/Comprehensive Plan Designation LDR-7.5

Existing Use of Site Vacant land and 2 single-family residences.

Contact Information

APPLICANT:

Contact Name Fuchsia Robertson

Company Kirkland Development

Phone 360-816-1490 Email fuchsia@kirklandgloballc.com

Complete Address 2370 East 3rd Loop Suite 100 Vancouver, WA 98661

Signature *Fuchsia Robertson*

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Jocelyn Cross

Company Olson Engineering, Inc.

Phone 360-695-1385 Email jocelyn@olsonengr.com

Complete Address 222 E. Evergreen Blvd. Vancouver, WA 98660

Signature *Jocelyn Cross*

(Original Signature Required)

PROPERTY OWNER:

Contact Name multiple property owners on seperate sheet

Company _____

Phone _____ Email _____

Complete Address _____

Signature _____

(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Pre- Application Conference _____

Previous Project Name and File Number(s), if known _____

Pre-Application Conference Date and File Number _____

Description of Proposal The applicant proposes 86, single-family detached lots, and 6, 4-story multi-family buildings with 348 units on 50 acres in the Low-Density Residential (LDR 7.5) zone. Approximately 28-acres are proposed for a zone change to Medium-Density (MDR). Utilities and other associated improvements will be constructed as required by the City of La Center.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____


Parcel: Parcel: 211206-000 & 211286-000

Property Owner:

 1/21/2020
Steven Oliva Date:


Parcel: 211206-000 & 211286-000

Property Owner:

 1/21/2020
Janice Oliva Date:

Parcel: Parcel: 211217-000 & 211458-000

Property Owner:

 1/21/2020
James Relyea Date:

JSRElyea @ Gmail.Com
360 907 5744

Parcel: 211217-000 & 211458-000

Property Owner:

 1-21-2020
Judith Relyea Date:

360 907 5743

Pre-Application Narrative

The applicant, Kirkland Development, is proposing 86, single-family detached lots, and 6, 4-story multi-family buildings, on 50 acres (217,8000 SF according to Clark County GIS). The project site includes parcel numbers, 211206-000, 211286-000, 211217-000, and 211458-000 located in the NE 1/4, S10, T4N, R1E, W.M.

The project site contains two existing residences and associated outbuildings which are proposed to be removed. All four (4) parcels are located within the Low-Density Residential (LDR-7.5) zone, and the UL Comprehensive Plan. Approximately 28.3 acres are proposed for a zone change to Medium Density Residential (MDR).

The height of all proposed structures will be in accordance with La Center code. Fences, walls, and lighting have not been determined.

According to Clark County GIS, environmental constraints exist on the site. GIS shows drainage ways on the site which would have riparian buffers associated with them. Avoidance is proposed; however, if there are any encroachments to the buffers, the applicant will mitigate for those impacts. Further details regarding the critical areas will be provide at the time of the Type III application.

A 1.5-acre walking path and active park area accessible to the entire development is proposed in the southwest portion of the project site. A clubhouse, pool, and a tot lot are proposed on a half-acre as part of the multi-family amenities. Approximately 19-acres of open space is provided along the western portion of the site. The multi-family units located in the MDR portion of the project, are proposed to be senior living with the tenants being 55 and older.

Utility, stormwater, and other infrastructure-related improvements will be shown at the time of the Type III Subdivision application. Proposed buildings will meet the International Building Code as adopted by the City La Center.

On-site stormwater facilities will be designed to meet the City of La Center stormwater design standards.

- Water quality treatment – Stormwater quality control is to be provided by either Bioretention cells or underground treatment cartridges. Treatment standards will be per City of La Center code.
- Quantity Control – All Stormwater on-site will be collected and routed to detention facilities. Discharges from the facilities will be in accordance with the City of La Center code requirements.

Water – There is a public water line existing in NW La Center Road. A mainline will be extended from the existing waterline to the site. The proposed waterline will be sized to provide the required domestic and fire flows. Water meters, fire hydrants, and fire protection systems will be provided in accordance with Clark Public Utilities and the Fire District requirements.

Sanitary Sewer – There is an existing pump station located in the low point of La Center Road northwest of 13th Avenue, and a forcemain extending from the pump station to the City of La Center treatment plant. Service to the site will be provided either from extending a gravity line from the pump station to the site or constructing a new pump station on-site. Sanitary sewer will be routed through the site to provide sewer service to all buildings and residential lots per City of La Center requirements.

Site Access – Site access is proposed from NW La Center Road and NW 13th Avenue.

Phasing is proposed and construction is anticipated to begin upon approval and procurement of all applicable applications and permits.

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Olson Engineering Inc

Subject Property Account Number(s):

211206000

211286000

211217000

211458000

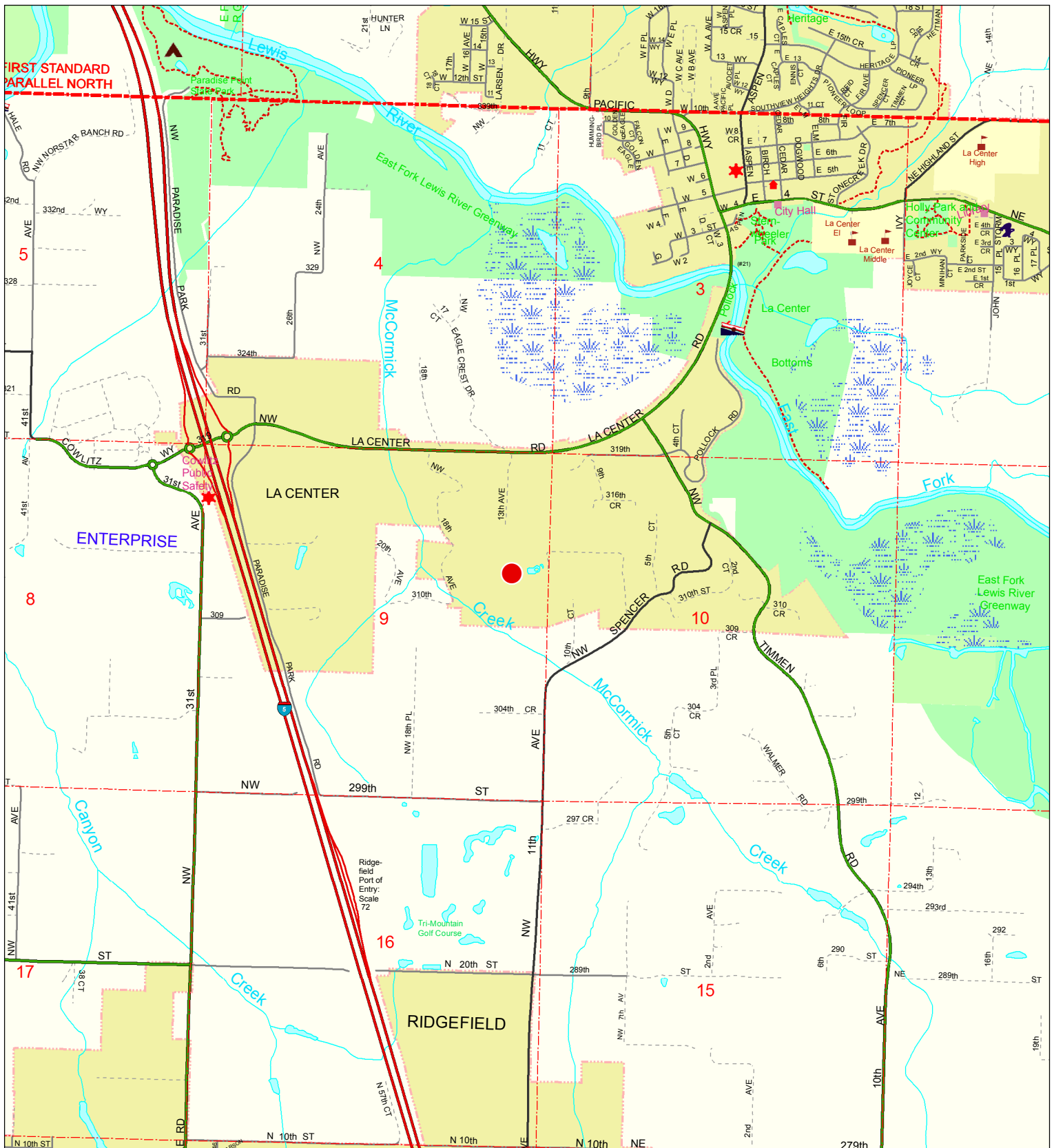
PDF # 240710

Printed: January 27, 2020

Expires: January 26, 2021

Table of Contents


General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2018 Aerial Photography	4
2018 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16

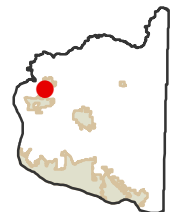


General Location

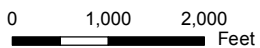
Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 27, 2020

 Location of Subject Property(s)



Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Property Information Fact Sheet

Mailing Information:

Account No.: 211206000, 211286000, 211217000, 211458000
Owner: OLIVA STEVEN J & OLIVA JANICE D
Address: 915 W 11TH ST
C/S/Z: VANCOUVER, WA 98660

Assessed Parcel Size: 50.0 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S09,T4N,R1E,
NW 1/4,S10,T4N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: LDR-7.5

Zoning Overlay: Sensitive Utility Corridor Overlay District

Comprehensive Plan Designation: UL

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center: Current,
LaCenter UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center

Elementary School: La Center

Junior High School: La Center

Senior High School: La Center

Fire District: Clark Co Fire

Sewer District: Rural/Resource

Water District: Clark Public Utilities

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 41.8% of parcel

GeD, 7.6%

GeE, 27.9%

GeF, 7.2%

OdB, 13.7%

PuA, 1.8%

Hydric Soils: Hydric, 13.7% of parcel

Non-Hydric, 86.3%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low to Low, Very Low

NEHRP: C, D

Slope: 0 - 5 percent, 31.8% of parcel

10 - 15 percent, 15.0%

15 - 25 percent, 28.0%

25 - 40 percent, 9.4%

40 - 100 percent, 0.1%

5 - 10 percent, 15.7%

Landslide Hazards: Areas of Potential Instability,
Slopes > 15%

Slope Stability: Severe Erosion Hazard Area

Habitat and Species Resources:

Habitat and Species Impacts: Mapping Indicators Found

Habitat Area: Biodiversity Areas And Corridor

Adjacent to Habitat Area: Biodiversity Areas And Corridor

Riparian Habitat Area: Fish Habitat Stream
Seasonal Stream

Cultural Resources:

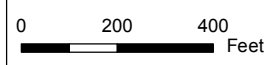
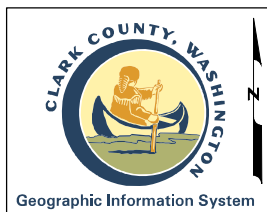
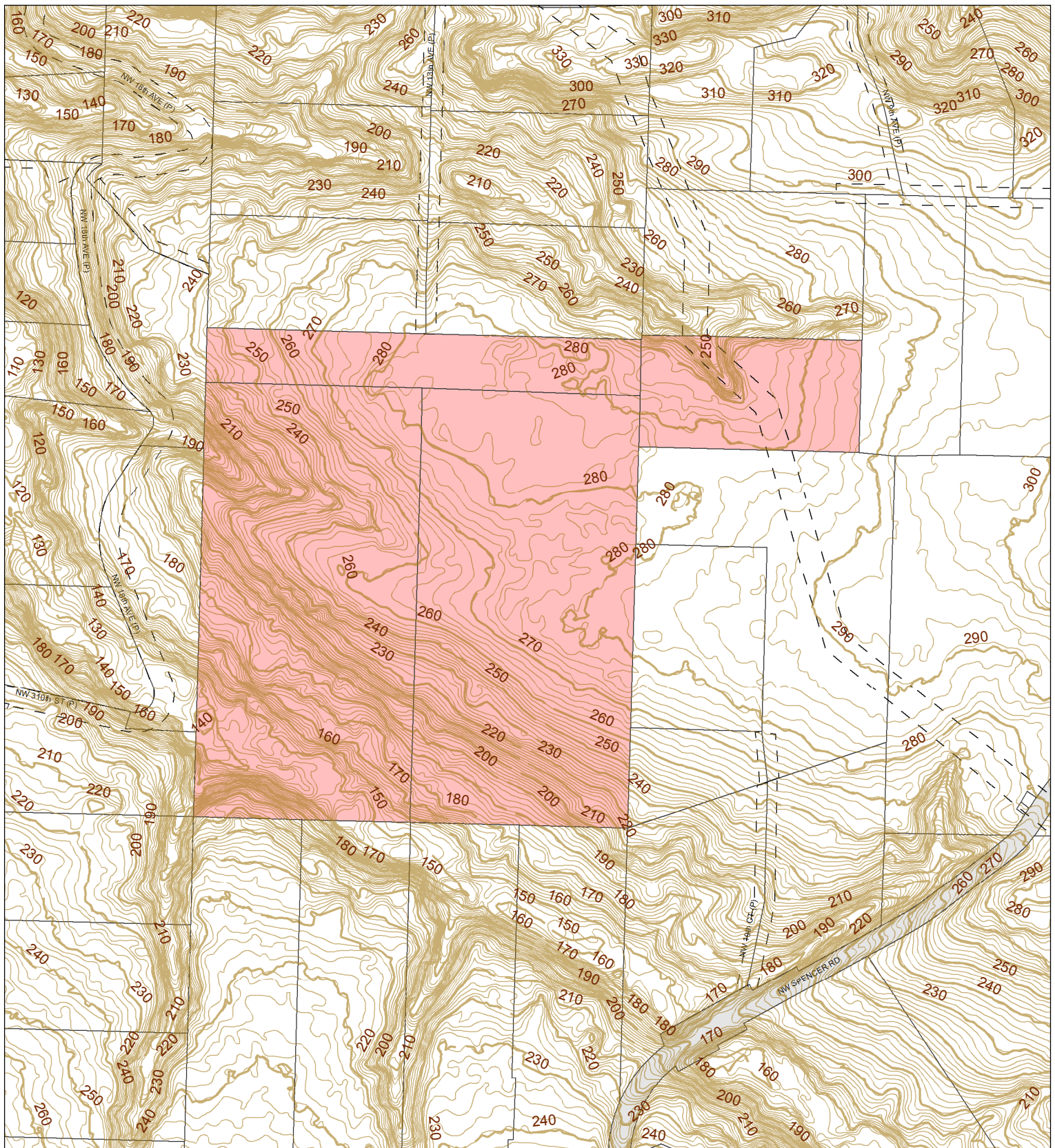
Archeological Predictive: High, 34.1% of parcel

Moderate, 0.5%

Moderate-High, 65.4%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

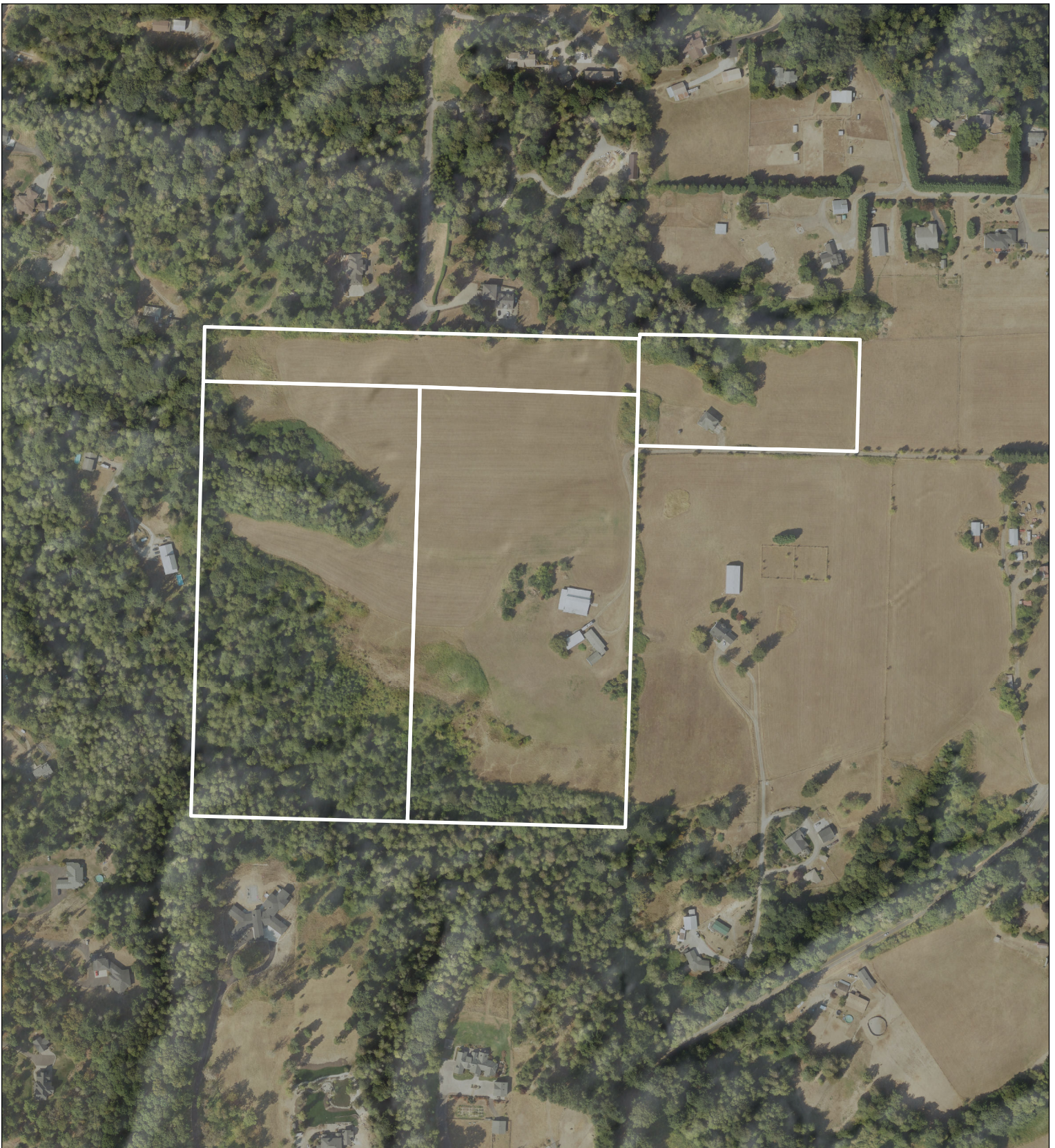
Elevation Contours

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: January 27, 2020

41105	41104	41103
41108	41108	41110
41117	41116	41115



2018 Aerial Photography


Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660


Printed on: January 27, 2020



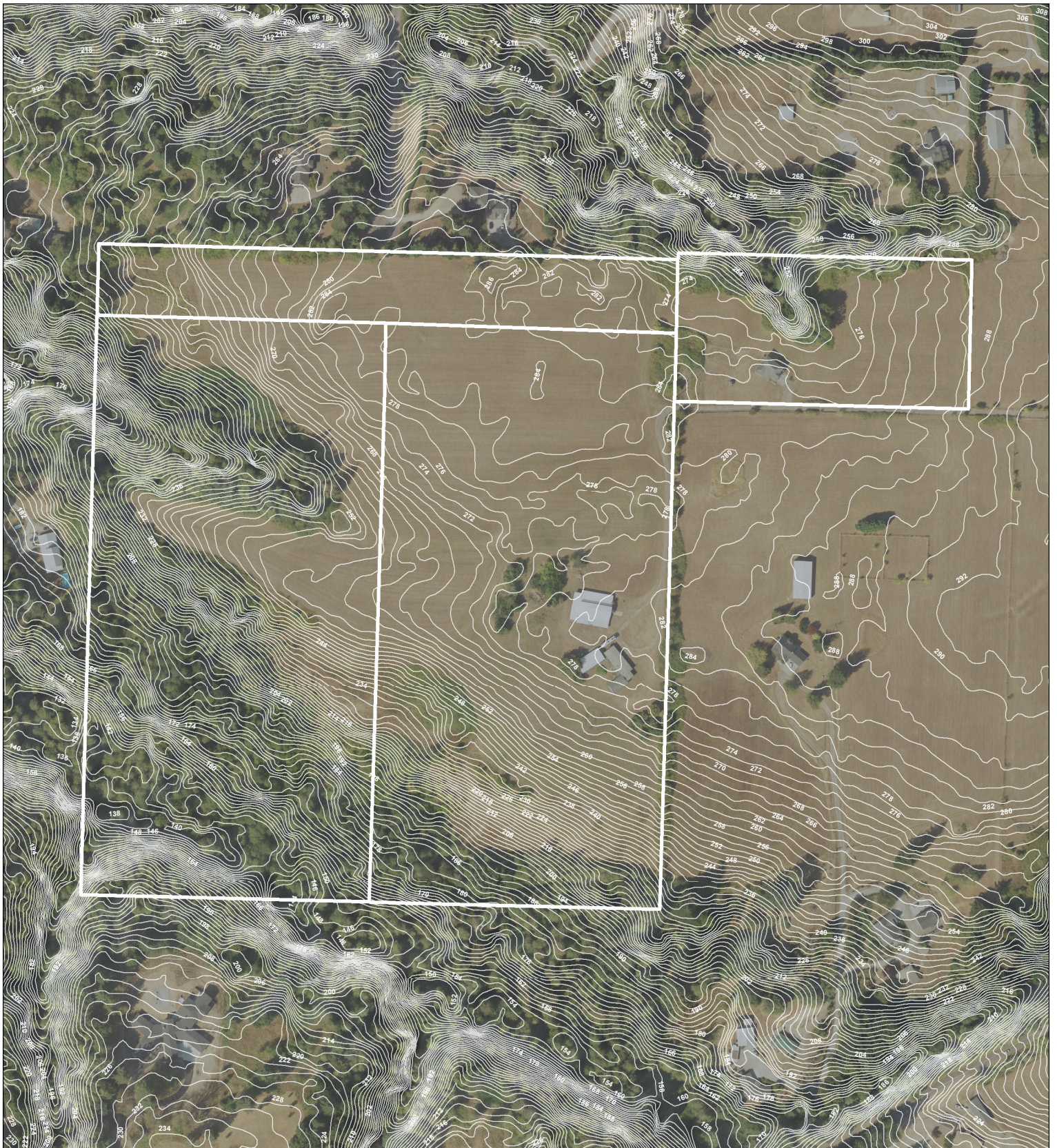
Geographic Information System

0 200 400 Feet

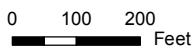
 Subject Property(s)

41105	41104	41103
41108	41109 	41110
41117	41116	41115

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System



2018 Aerial Photography with Elevation Contours

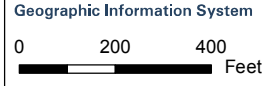
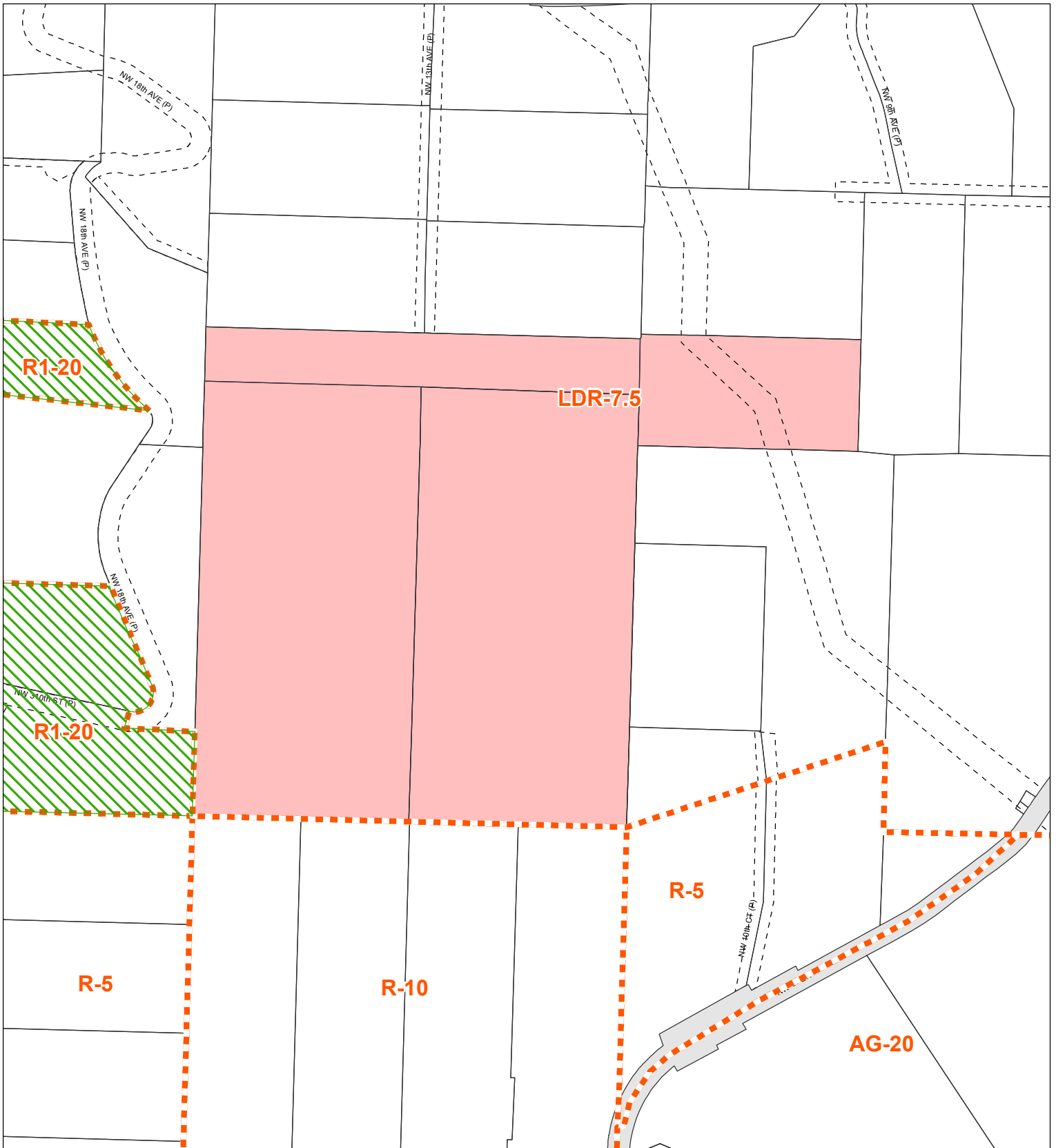
Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 27, 2020

- Subject Property(s)
- 2' Elevation Contours

41105	41104	41103
41108	41109	41110
41117	41116	41115

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

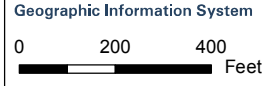
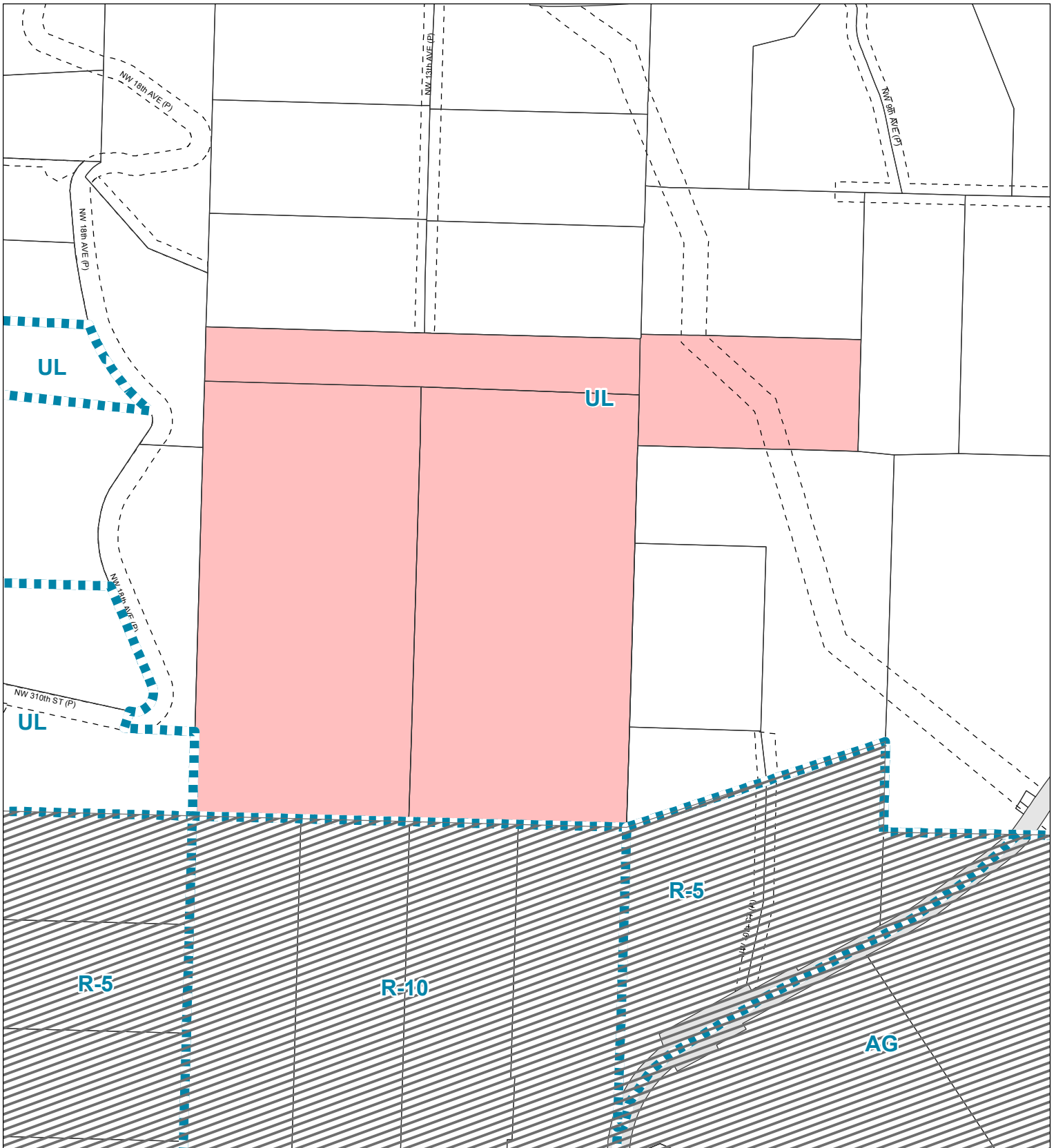
Zoning Designations

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

Printed on: January 27, 2020

41105	41104	41103
41108	41109 	41110
41117	41116	41115



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

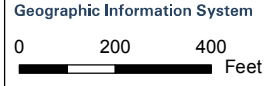
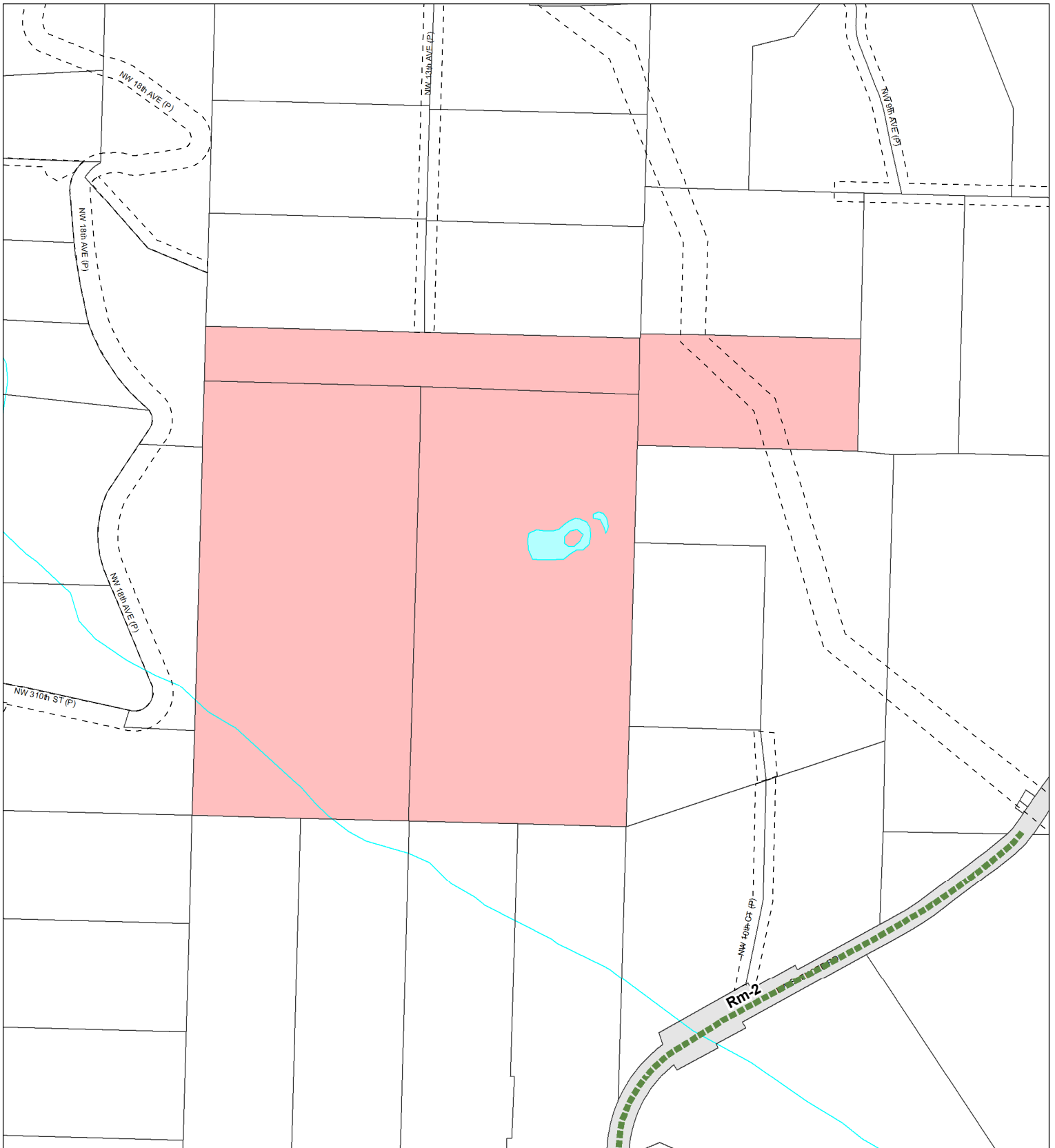
Comprehensive Plan Designations

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: January 27, 2020

41105	41104	41103
41108	41109	41110
41117	41116	41115



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

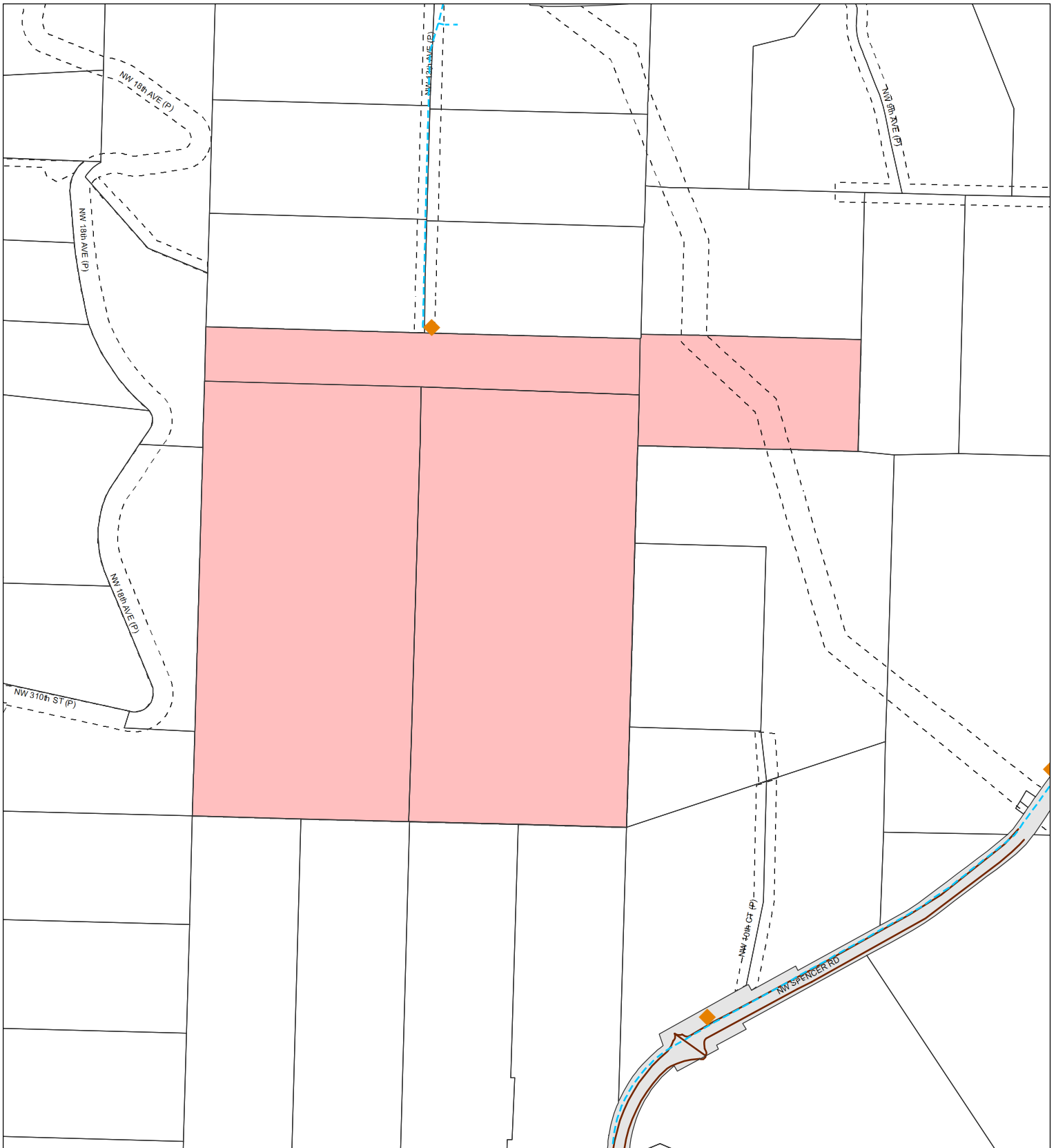
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

Printed on: January 27, 2020

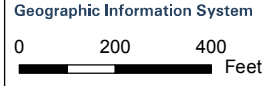
41105	41104	41103
41108	41109	41110
41117	41116	41115



Water, Sewer, and Storm Systems

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

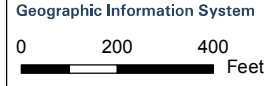
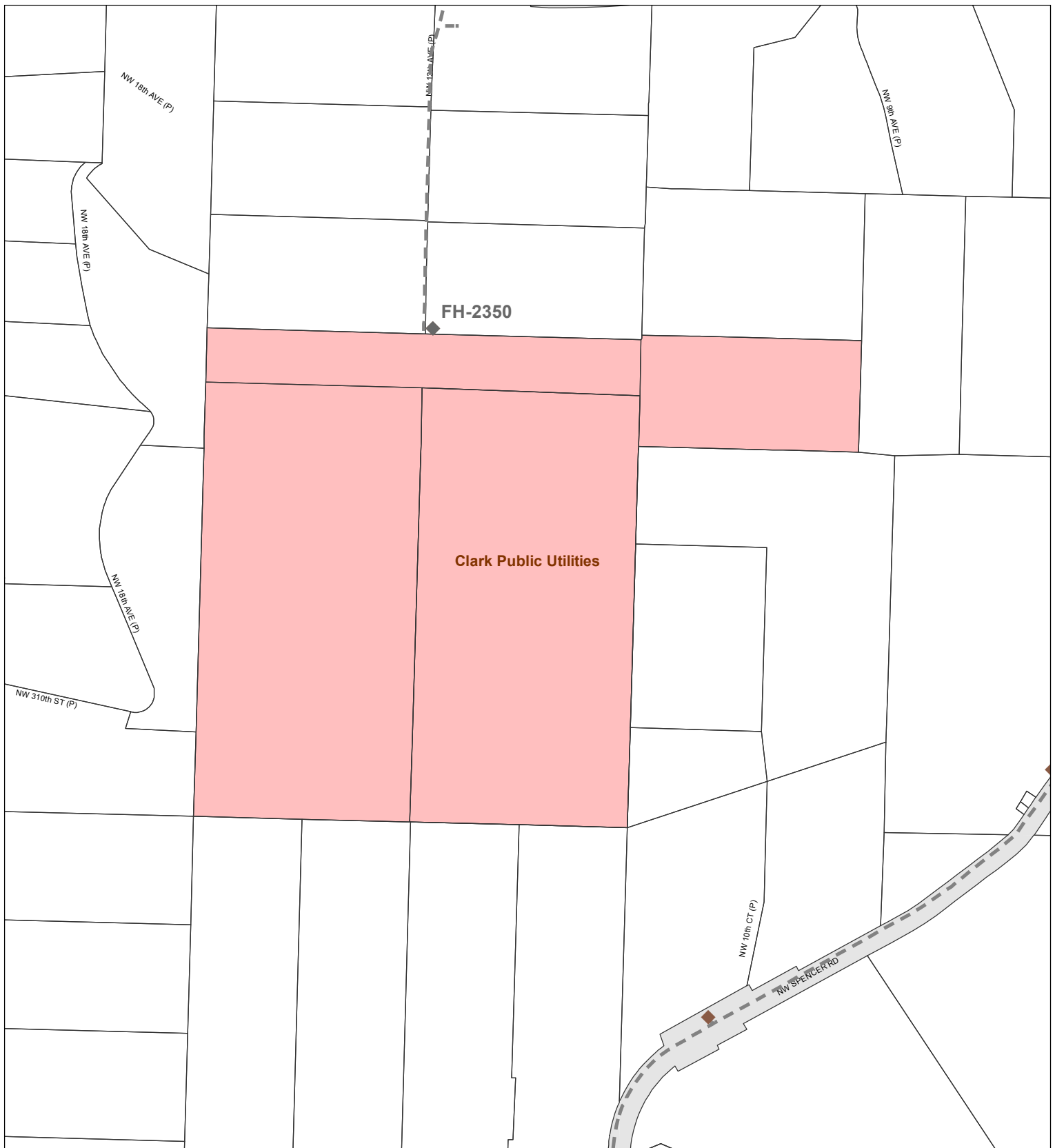
Printed on: January 27, 2020



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Water Lines
- Sewer Lines
- Storm Water Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

41105	41104	41103
41108	41109	41110
41117	41116	41115



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Water Systems

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

Printed on: January 27, 2020

41105	41104	41103
41108	41109	41110
41117	41116	41115

Hydrant Fire Flow Details

Account No.: 211206000, 211286000, 211217000, 211458000

Owner: OLIVA STEVEN J & OLIVA JANICE D

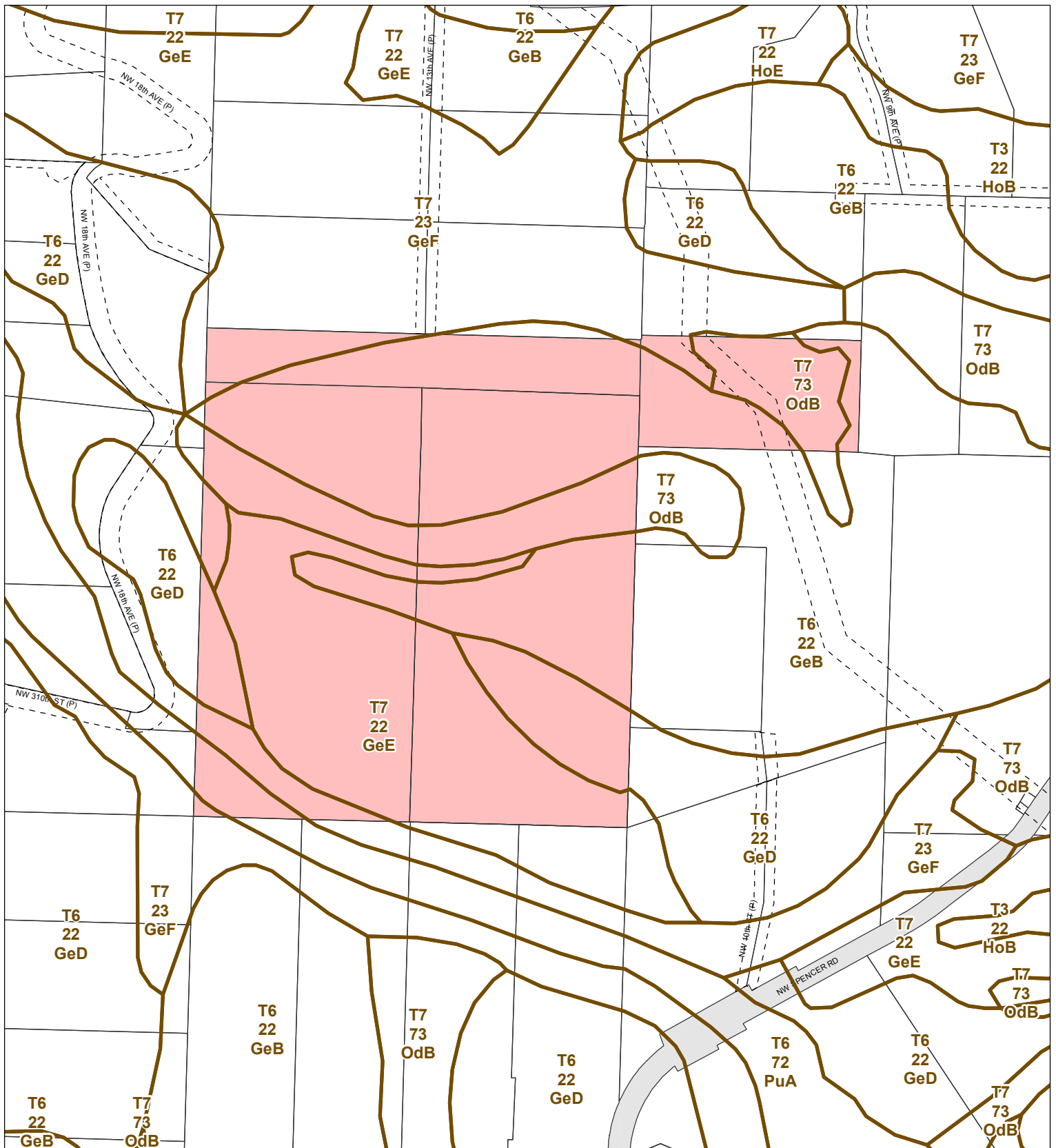
Address: 915 W 11TH ST

C/S/Z: VANCOUVER, WA 98660

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-2350	Clark Public Utilities	8.0"	No Data	None	16 ft



Soil Types

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 27, 2020

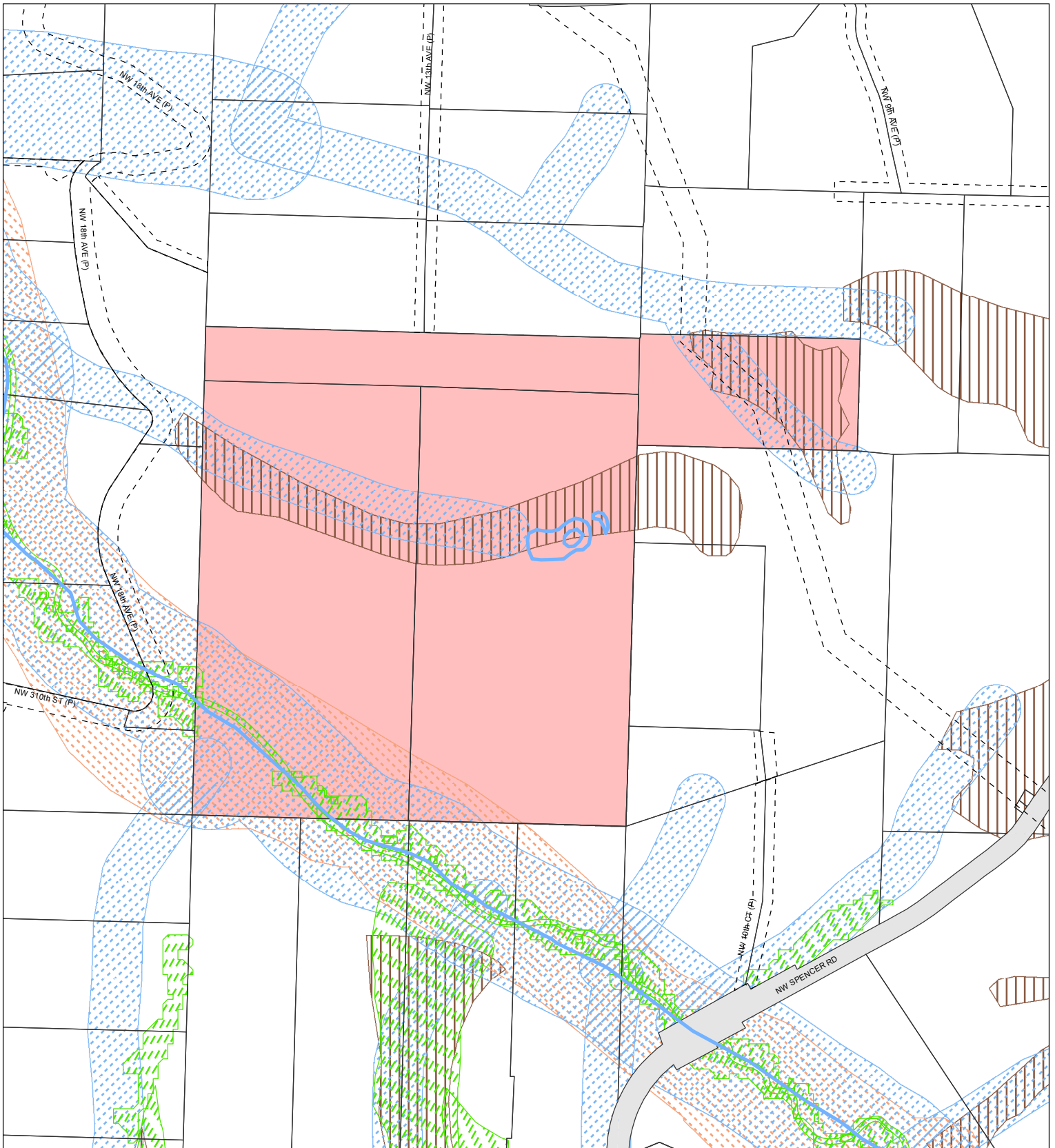


Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

41105	41104	41103
41108	41109	41110
41117	41116	41115



Environmental Constraints I

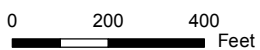
Printed on: January 27, 2020

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

41105	41104	41103
41108	41109	41110
41117	41116	41115

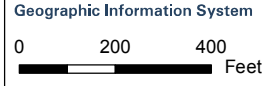
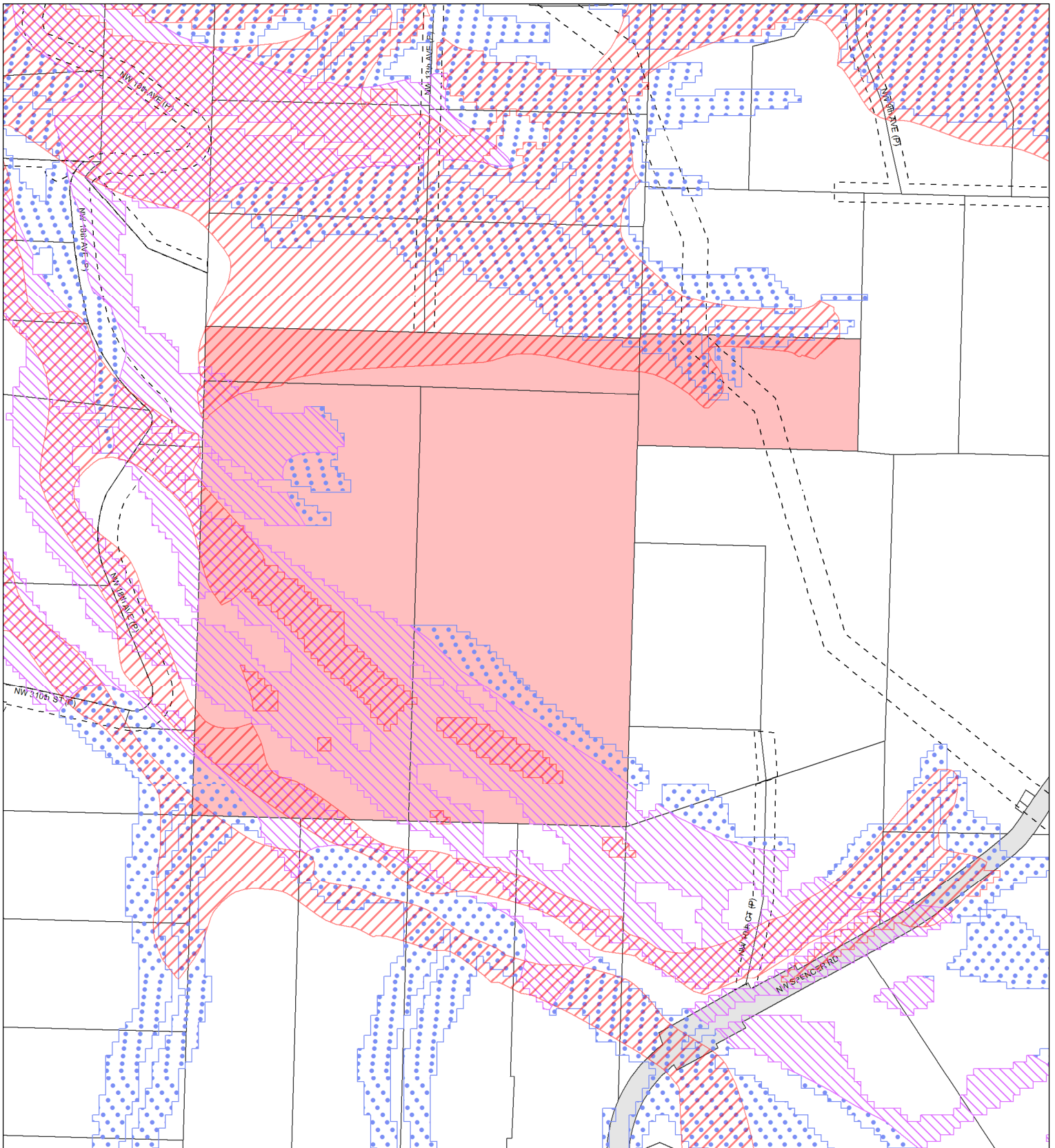


Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

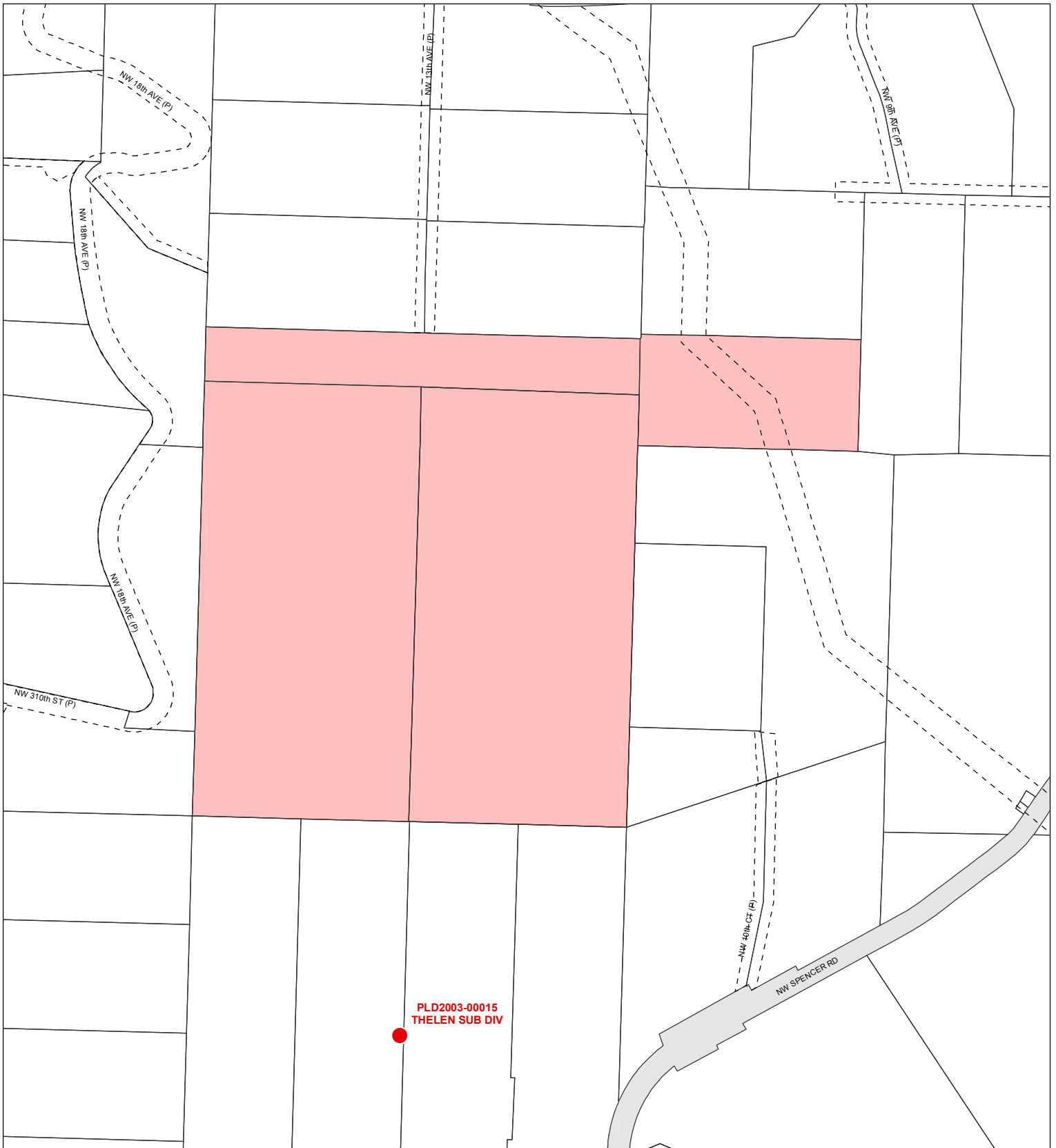
Environmental Constraints II

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

Printed on: January 27, 2020

41105	41104	41103
41108	41109	41110
41117	41116	41115



**PLD2003-00015
THELEN SUB DIV**

Adjacent Development

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 27, 2020

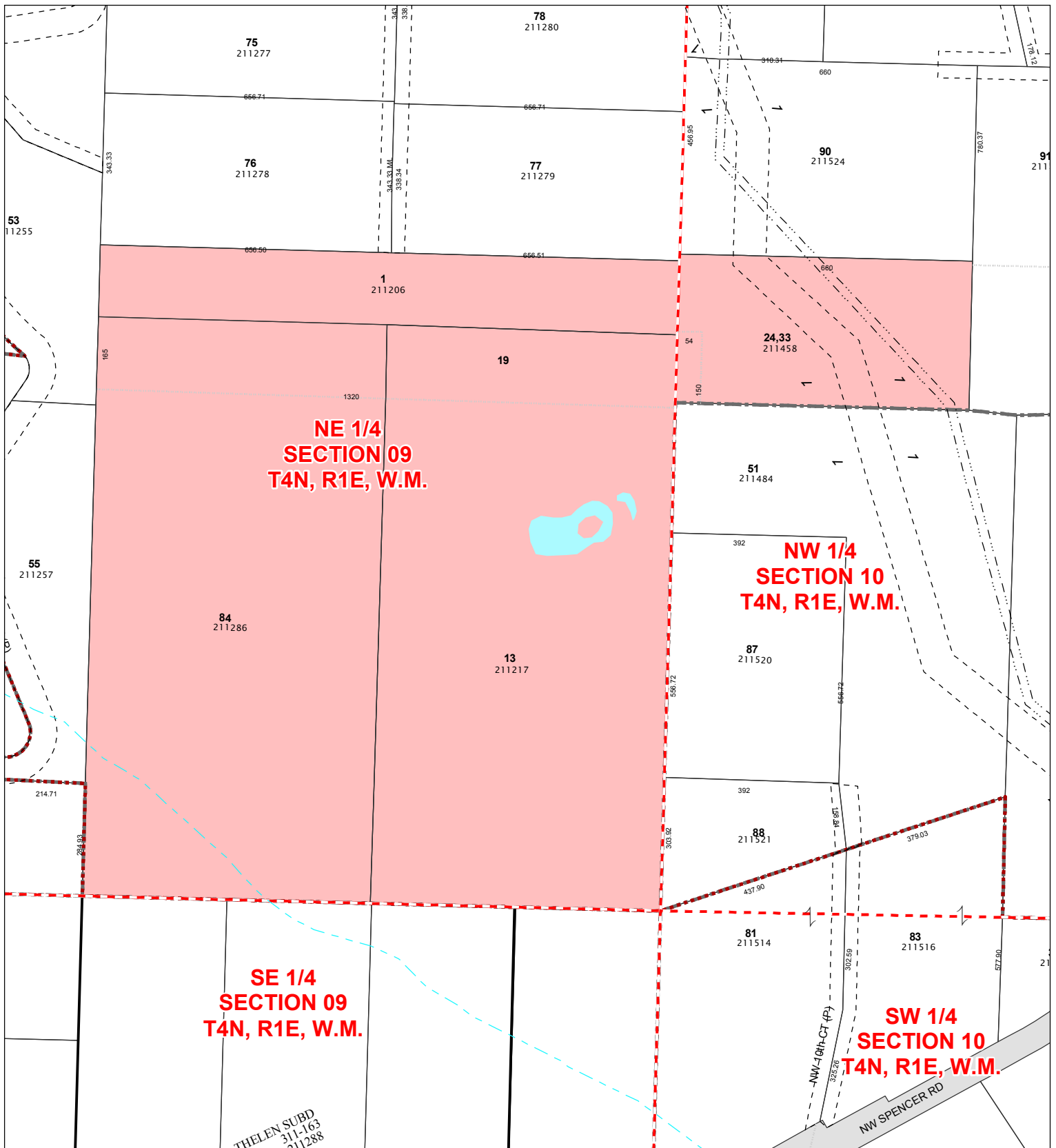


Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

41105	41104	41103
41108	41109	41110
41117	41116	41115



Quarter Section Parcels

Account: 211206000, 211286000, 211217000, 211458000
 Owner: OLIVA STEVEN J & OLIVA JANICE D
 Address: 915 W 11TH ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: January 27, 2020

CLARK COUNTY, WASHINGTON

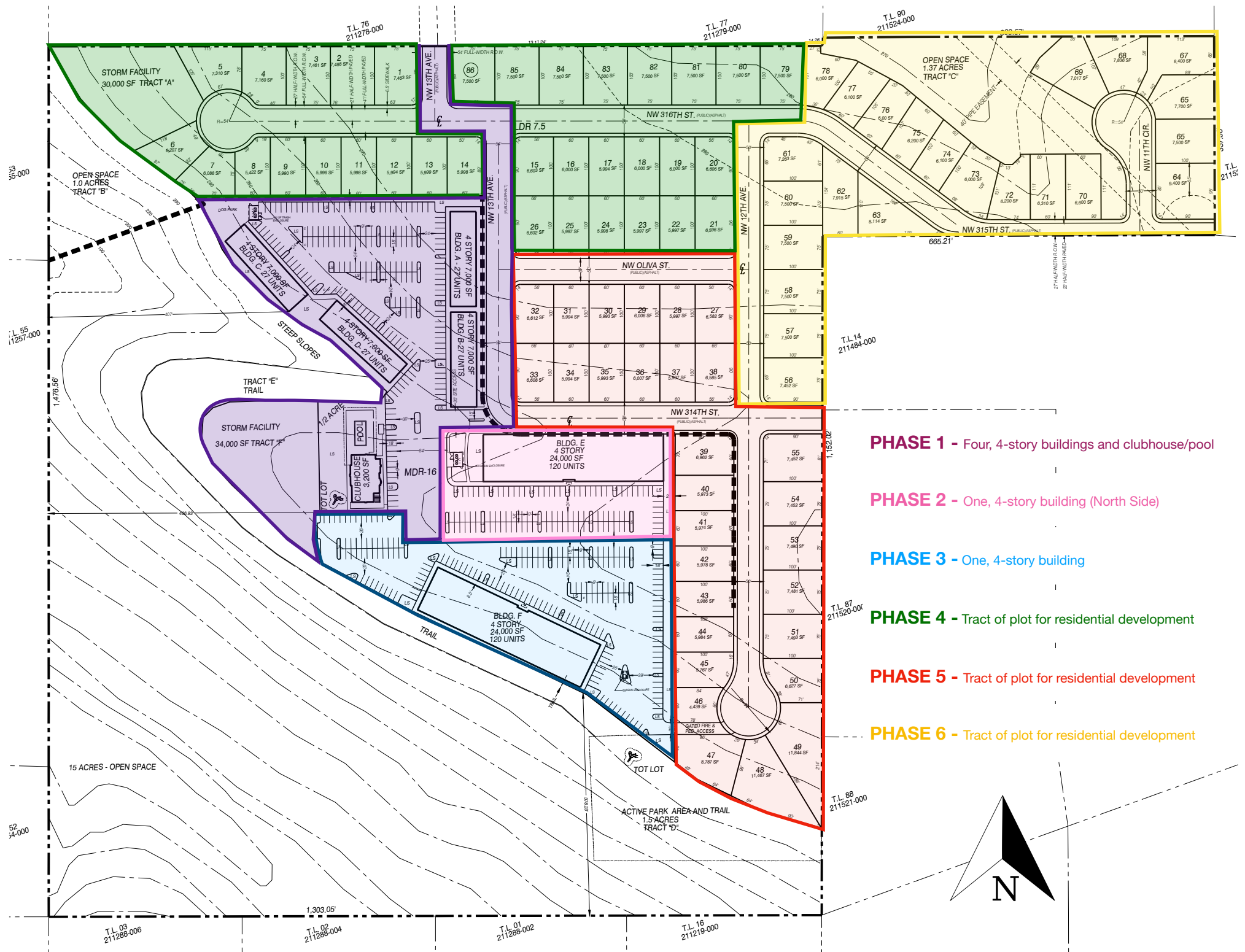
Geographic Information System

0 150 300 Feet

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

41105	41104	41103
41108	41109	41110
41117	41116	41115

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



PHASE 1 - Four, 4-story buildings and clubhouse/pool

PHASE 2 - One, 4-story building (North Side)

PHASE 3 - One, 4-story building

PHASE 4 - Tract of plot for residential development

PHASE 5 - Tract of plot for residential development

PHASE 6 - Tract of plot for residential development

