

LA CENTER MULTI-FAMILY APARTMENTS

La Center, Washington

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Type II Site Plan Review Documents

- A. Narrative
- B. Certified List of Properties within 300' Radius
- C. Developer's GIS Packet
- D. Site Plans
 - 1. Existing Conditions
 - 2. Preliminary Site Plan
 - 3. Preliminary Utilities Plan
 - 4. Preliminary Grading & Erosion Control Plan
 - 5. Preliminary Lighting Plan
 - 6. Architectural Elevations
 - 7. Landscape Plan
- E. Legal Description
- F. Property Deed
- G. SEPA Checklist
- H. Traffic Study
- I. Pre-Application Conference Report

Additional Attachments

- J. Stormwater Drainage Memo
- K. Riverside Estates Development Agreement

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General Project Information

Project Description

9317 LLC, the Site developer, is proposing to construct six (6) 24-unit apartment buildings and associated amenities over the course of two construction phases. The Site is approximately 6.26 acres and is located at 34212 NW Pacific Highway in La Center, WA, within the Riverside Estates Development. Phase I of construction will consist of three (3) 24-unit apartment buildings, clubhouse, associated paved parking areas, basketball court, pool and splash pad, barbeque area, gazebo, shed, and compactor. Phase 2 will consist of the remaining three (3) 24-unit apartment buildings, associated paved parking areas, and playground.

The Site is currently vacant open space with slopes ranging from 2-8 percent down from the central portion of the property. There are portions of the Site that are classified as environmentally constrained lands, and the current zoning is medium density residential (MDR-16) as designated in the comprehensive plan.

Proposed Uses and Structures

The project will construct a total of six (6) 24-unit apartment buildings and associated facility amenities which is aligned with the MDR-16 zoning designation.

Hours of Operation

The development is expected to operate during normal daytime hours common to residential developments.

Abutting Properties

Properties immediately abutting the site to the north, south, and east are also within the MDR-16 zoning designation. Immediately west of the Site, properties fall within the Rural-5 (R-5) zoning designation. The Riverside Estates Development is currently under construction and is located immediately east and south of the Site.

Proposed Access

Access to the Site will be via NW 15th Street, which will be constructed as a part of the Riverside Estates Development. A secondary access will be provided via a spur off NW 13th Street, which will also be constructed as a part of the Riverside Estates Development. A drive aisle with parking on either side will loop around the Site from NW 15th Street and will provide access to each of the buildings.

Frequency of Deliveries

There are no regularly scheduled truck deliveries anticipated to serve this development.

Construction Schedule

Construction of site improvements and buildings is expected to begin upon approval of all necessary permits. Buildings will be constructed concurrently with the site improvements. Construction of Phase I of the Project is targeted to begin Fall of 2019, with Phase 2 targeted for Spring 2020.

La Center Municipal Code

This Project will be constructed in accordance with the City of La Center Municipal Code (LCMC). The following sections address the project's compliance with the applicable provisions of the LCMC.

Title 12 Streets, Sidewalks and Public Ways

12.05 Sidewalks

A six-foot sidewalk will be constructed through the site, providing pedestrian access to primary building and facility amenity entrances, parking areas, roads, and garbage facilities. Sidewalks will be constructed when abutting parking areas. Sidewalks will be constructed in accordance with ADA requirements.

12.10 Public and Private Road Standards

Primary access to the Site will be via NW 15th Street, which will be constructed as a part of the Riverside Estates Development. The drive aisle through the site will be 24-foot wide. There will be no other improvements made to public or private roads.

Title 13 Public Utilities

13.10 Sewer System Rules and Regulations

Sewer service for each building will be provided via sewer service laterals that connect to a proposed sewer main extension from the Riverside Estates Development. One 440 LF section of the proposed sewer main will connect to the Riverside Estates sewer system at the southwest corner of the Site at the connection to the secondary access road and will run within the southern drive aisle. Additionally, a 60 LF section of sewer main will be constructed at the end of NW 15th Street and will be connected to the Riverside Estates sewer system to provide sewer service to the clubhouse building. The sewer mains will be constructed of 8" PVC SDR 35 with a minimum slope of 0.40 ft. per 100 ft. Sewer service laterals will be constructed of 4-inch PVC SDR 35 with a minimum slope of 2%. Cleanouts will be constructed 36 inches from the buildings. Service laterals longer than 100 feet will have additional midway cleanouts. All work will be performed by a duly licensed contractor in the City of La Center in accordance with LCMC 13.10.

Title 15 Buildings and Construction

LCMC code requirements for the building construction are being addressed as part of the building design; the permit for which will be submitted separately from the Land Use application.

15.10 Fire Code (15.05 Building Code and Specialty Codes)

The new buildings are locations within 150' of the drive aisle and new hydrants will be added to satisfy fire department spacing requirements. The proposed buildings have a total floor area that exceeds 5,000 SF; therefore, a sprinkler system will be installed in each building.

Title 18 Development Code

18.10 Development Code General Provisions

Geotechnical Report – A geotechnical report was prepared for the Riverside Estates Development, which included the Project area.

Traffic Impact Analysis – A traffic report was originally completed as a part of the Riverside Estates Development. An updated report, attached, was prepared for this submittal and includes the Project area.

18.140 Medium Density Residential District

18.140.030 Density and Dimensional Requirements

The project will construct six (6) 24-unit multi-family apartment buildings, which is in line with the permitted uses. The Site is approximately 6.26 acres and setbacks for the buildings will meet the requirements listed in Table 18.140.030.

Phase 1 and Phase 2 of the project will have a Dwelling Unit Density of 22 and 18 units per acre, respectively. While these values are greater than those provided in Table 18.140.030, a development agreement prepared by PLS for the Riverside Estates Subdivision and included in this application, states that these values may exceed the limits stated in the LCMC provided the overall density of the ECM property does not exceed 16 net units per acre, which will be sustained through the overall Riverside Estates development.

Beveling - A 20-foot ‘bevel’, or landscaping buffer will be provided along the project’s western boundary.

18.140.040 General Standards for Developments within the MDR-16 District

Building design requirements outlined in LCMC 18.140.040 will be taken into consideration when designing the apartment buildings.

Active Open Space - Parks and open spaces will be included in the design of this project. Per LCMC, 0.25 acres of park space are required per 35 dwelling units; therefore, at full buildout with 168 dwelling units, the Project will be required to provide at least 1.2 acres of park and open space. Refer to the table below for the required and provided active open spaces for each phase of the project. All lawn areas are included in the active open space totals, while landscape buffers and tree and shrub areas are not included. As shown in the table below, the provided open space may be calculated not including the wetland buffer and the project will still meet LCMC requirements. Open space will be maintained by the Site owner at no cost to the city and will meet the minimum requirements of LCMC and ADA standards.

Table 1 – Active Open Space Requirements

	Space Required (ac)	Space Provided (ac) (Not including wetland buffer)	Space Provided (ac) (Including wetland buffer)
Phase 1	0.25 ac per 35 units @ 72 units = 0.51 ac	0.90	1.29
Phase 2	0.25 ac per 35 units @ 72 units = 0.51 ac	0.42	0.42
Total	1.02	1.32	1.71

Landscaping and Open Storage - Landscaped areas will be provided as a part of this project. Per LCMC code, at least 15% of the site will be landscaped and landscaping will adhere to LCMC requirements. A 20’ landscape buffer will be provided along the Site’s western boundary. Trash enclosures are provided at multiple locations throughout the site. Trash enclosures will be fully walled.

Parking – According to LCMC 18.270.070(1), parking will be required at a rate of 2 spaces per dwelling unit. Additionally, one space is required per 200 SF of indoor recreation area (the community club house), plus one space for an employee. Phase I and 2 of the project will provide 154 and 144 spaces, respectively,

which exceeds the required 144 spaces for 72 dwelling units in each Phase. The total rate of provided parking at full-buildout will be 2.1 parking spaces per dwelling unit.

Pedestrian Access - Pedestrian access will be plentiful through the site, with sidewalks providing accessible routes from parking areas to buildings and facility amenities. Sidewalks will connect to the Riverside Estates Development right-of-way to the east. Striping will be provided where the pedestrian path crosses the main drive aisle, near the pedestrian entrance to the Riverside Estates Development. On-site lighting is adequate to ensure pedestrian safety and will not produce glare or negatively impact off-site areas. All exterior lights will be fully shielded and will be downward directed fixtures.

18.140.060 Requirements of Multifamily Attached Housing – Apartments

Design requirements outlined in LCMC 18.140.060 will be taken into consideration when designing the apartment buildings. Per LCMC, multifamily attached housing shall not be permitted in clusters of greater than 10 dwelling units. A development agreement prepared for the Riverside Estates Development and included in this submittal states that the development may exceed the limit of ten units per structure, provided that the overall density does not exceed 16 net units per acre. This density value will be sustained through the overall Riverside Estates development.

Outdoor Recreation Standards – All ground-level residential units will be provided with 50-75 sf of outdoor private areas and above-ground units will have similarly sized balconies. Recreation areas are required based on the number of two- and three- bedroom units for the full-site buildout. Total required and provided recreation areas are provided in the tables below and are shown on the attached plans.

Table 2 – Required Recreation Areas

Units	Recreation Area Requirements	Area Totals (SF)
(72) 2-Bedrooms	200 SF/unit	14,400
(72) 3-Bedrooms	300 SF/unit	21,600
TOTAL AREA REQUIRED		36,000

Table 3 – Provided Recreation Areas

Outdoor Recreation	Areas Provided (sf)
Community Club house	1,722
Basketball Court	1,260
Playground	750
Pool and Splash Pad	2,145
BBQ Area	300
Gazebo	225
Lawn Area & Wetland Buffer	74,756
TOTAL	81,158

18.245 Supplemental Development Standards

Requirements of LCMC 18.245 will be addressed on the preliminary site, utilities, landscaping, and lighting, plans. Site landscaping will meet the requirements listed in Table 18.245.060. Table 4, below, provides the zoning and landscaping requirements for abutting properties.

Table 4 – Landscape Buffer Requirements

	Adjacent Zone	Buffer Type	Buffer Width	Buffer Provided
North Boundary	MDR-16	L1	5 ft	5 ft
South Boundary	MDR-16	L1	5 ft	5 ft
East Boundary	MDR-16	L1	5 ft	5 ft
West Boundary	R-5	L1	5 ft	5 ft

18.275 Sign Regulations (Chapter 8.60)

One freestanding monument sign is proposed at the entrance to the development. Under a separate submittal, the sign will be designed and constructed to comply with requirements listed in LCMC Chapter 8.60.

18.300 Critical Areas

There is a 40' wetland setback along the north side of the property. No construction will occur in this area. Wetlands are identified on the site plans.

18.310 Environmental Policy

This Project is subject to SEPA review. A completed SEPA checklist is included with this submittal.

18.320 Stormwater and Erosion Control

Stormwater will be captured via catch basins and piped to the stormwater treatment facility designed as a part of the Riverside Estates Development. A letter, included in this submittal, has been prepared verifying that the assumptions made in the Riverside Estates stormwater design are applicable for the Project. An Erosion Control permit will be obtained prior to the start of construction.

Potable Water

The Site will be served by Clark Public Utilities. A connection will be made to the existing water system built as a part of the Riverside Estates development and will be located at the site entrance on NW 15th Street.