



Final Site Plan Review
Conditions and Corrections
Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Subject: Final Site Plan Review

Project Description: Riverside Phase IV Park

File No. 2021-021-FSP

Date: July 30, 2021

Applicant: 9317 LLC

Contact: Luke Sasse

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Planning Comments

The City of La Center Planning team reviewed the proposed Riverside Phase IV Park Final Site Plan review application for compliance with the recorded development agreement (Auditor's file no. 5626386, July 15, 2019), the approved development agreement amendment, and the preliminary site plan review, critical areas permit and SEPA decision (2020-025-SPR/CAR/SEPA) for the park. Planning staff have the following comments:

2020-025-SPR/CAR/SEPA

1. Condition of approval IV.B.12 requires that the applicant's final site plan application show a monument sign at the entrance to the park with graphic elevations as required by the City. Please provide a proposed sign location on the plans and a graphic elevation based on the picture provided by the City (see attached).
2. Condition of approval IV.B.13 requires that the applicant's landscape plan show trees along Pacific Highway spaced every 30 feet based on the On Roadway Trail section in the City's Park's Plan. The applicant is unable to meet all of the standards of the On Roadway Trail section due to the existing topography of the site and the available right-of-way width of Pacific Highway, but is including trees along Pacific Highway. Staff measured these tree locations and determined they are spaced greater than 30 feet apart. Please revise the tree locations to be spaced 30 feet or less.
3. Condition of approval IV.B.14 requires the applicant's final landscape plan and site plan show all elements required by LCMC 18.147.040(1 & 2). Many of these elements are shown on the plans, but not in sufficient quantities to satisfy code requirements. However, the park plan is referenced in the development agreement amendment with fewer facilities than required by code. Staff are recommending an approach to these facilities that brings the park plan into closer compliance with the code as specified below:

- a. Bike racks: LCMC 18.147.030 requires bike racks to accommodate a minimum of 6 bicycles for each 0.25 acres of park or fraction thereof. The Riverside development is required to provide 2.08 acres of park space requiring a minimum of 16 bike racks. The project plans show one bike rack for two bicycles at the southeast corner of the sports court. Please revise the plans to include additional bike racks. Staff recommend at least four total bike racks which can accommodate 6 bikes each. Staff recommends the bike racks be located at the southeast corner of the play area rather than at the sports court.
 - b. Benches: LCMC 18.147.030 requires two benches for each 0.25 acres of park space or fraction thereof. The Riverside development is required to provide 2.08 acres of park space requiring a minimum of 8 benches. The project plans show 5 benches. Staff are requesting the plans be updated to show an additional bench near the trail connection to Pacific Highway.
 - c. Picnic tables: LCMC 18.147.030 requires one picnic table for each 0.25 acres of park space or fraction thereof. The Riverside development is required to provide 2.08 acres of park space requiring a minimum of 8 picnic tables. Staff find that four picnic tables is acceptable. Please see further comments below regarding the picnic table specifications. The picnic table shown on detail P2 shows a standard picnic table. Please submit a detail that shows the ADA accessible tables that will be installed. Pacific Outdoor model SE-5325 for at least 2 of the SE-5320 tables per notes below.
 - d. Trash receptacles. See comments below for required model.
 - e. Police Chief comments: LCMC 18.147.040 requires the police chief to comment on the park plans. The plans have been sent to the Police Department for comment.
4. Condition IV.B.15 requires a sign near the playground to be provided that states the rules of the park as required by the public works department. Review of the sign will be subject to Public Works approval during the final plan review.
 5. Condition IV.B.16 requires that there be an underground communication line needed to support the security camera. Please show this line on the plans.
 6. Condition IV.B.20 requires that LCMC 18.245.060(11, 13, 14) be met on the final landscape plan. LCMC 18.245.060(13) requires that trees for parking areas be a minimum of 2 caliper inches *and* 10 feet tall at time of planting and that other deciduous trees be a minimum of 2 caliper inches and 8 feet tall at time of planting. Please revise the landscape plans to meet this requirement or submit a statement from the landscape architect indicating the reduced size proposed for trees will not decrease the likelihood the trees will survive.
 7. Condition IV.B.24 requires compliance with LCMC 18.282 (Outdoor Lighting). This lighting code will apply to the bollard lights along the path. Please verify this compliance.
 8. Condition IV.B.25 requires that there not be any grading during the wet season (November 1st through April 30). Please add a note to the grading and erosion control plan with this stipulation.
 9. Condition IV.B.29 requires that temporarily disturbed wetland buffer areas be seeded in accordance with Sheet 3 of the ELS Bank Use Plan. Comparing the Bank Use Plan with the Landscape Plan, it is unclear whether this is the same native seed mix as required by the Bank Use Plan.
 10. Condition IV.B.31 requires a 3-year monitoring plan prior to final site plan approval for planted areas within the wetland buffer. Please provide this monitoring plan.
 11. Condition IV.B.32 requires a permanent physical demarcation along the upland boundary of the wetland buffer. The applicant is proposing a split rail fence meeting this requirement. However,

signs are also required every 50 feet stating: "Wetland and buffer – Please Retain in a Natural State." Please revise the plans to meet this requirement.

12. Condition IV.B.33 requires the applicant to provide proof of purchase of the credits for permanent wetland impacts prior to final site plan approval. Please provide this documentation.
13. Condition IV.B.34 requires the applicant to provide a conservation covenant meeting the requirements of 18.300.090(5) prior to final site plan approval. Please provide the covenant to the City and have it recorded prior to acceptance of the park by the City.
14. Condition IV.B.36 requires the applicant maintain an inadvertent discovery plan onsite during construction. Please provide a copy of this inadvertent discovery plan to the City prior to final site plan approval.
15. Staff notes that the portion of the trail in Phase 3 meanders and does not match the approved Phase 3 final site plans. Please revise the plans to comply with the Phase 3 approved plans or document why a meandering trail is proposed. The Phase 3 public access easement and Phase 3 plans need to be updated and provided prior to final occupancy if a meandering trail is proposed. A similar comment is provided on the Phase 3 final site plan approval letter.
16. Staff is reviewing the applicability of the Outdoor Lighting code (LCMC 18.282) to the project and will have further comments at a later date.

Engineering Comments

The following items including the enclosed red lined plan sets must be addressed prior to the next submittal. Please address each comment either by correcting the plan sheets or in writing.

Riverside Park Plan Comments

Community Development

1. The Park Monument sign needs to be shown on the plans. The city would like to use a similar sign to that at Pollock Park. The applicant will need to submit a design for the city to review.
2. Submit the bridge design for review. Show the clearance of the bridge above the high-water mark.
3. An easement is needed for the meandering trail between 16th Avenue and the southern boundary of the park. This located on the apartment complex property. The easement shall be for access, maintenance and public use.
4. Provide a concrete pad for the porta potty. The pad shall be at least a 6-inch depth concrete pad, with dimension of 8-feet by 12-feet as shown on the schematic plan. Sewer, water, electric and storm stubs shall be provided to the edge of this pad, for future extension and construction of a bathroom at this location.
5. Submit construction specifications for the materials, including the park structures
6. For the street section dimensions, use even increments of depth in Engineering scale. Instead of 5.4" asphalt and 16.6" depth of base, use 0.45-feet of HMA and 1.4-feet depth of base course.

Clark Cowlitz Fire and Rescue comments:

Comply with CCF&R requirements for the fire hydrant location and the parking lot parking/turnaround.

Operations Department Comments

- Although a bathroom is not is not going to be installed at this time, a concrete pad needs to be installed for a porta potty. An 8' by 12' concrete pad needs to be installed at the location shown on the schematic plan.
- A bathroom may be installed in the future at the porta potty location. Utilities including sewer, water and power needs to be stubbed to this location for future use. An approximate location is shown on these plans
- The irrigation wire for clock needs to be located closer to the porta potty location near valves 5,6 or 7. Irrigation control wire (including flow meter signal) for clock relocation adjacent to the porta potty location for future bathroom.
- More benches need to be added along path to comply with the city park requirements. One bench needs to be added by Pacific Hwy.
- Please substitute concrete trash receptacles similar to all of the existing La Center trash cans. These are easier to maintain. Pacific Outdoor model SE-5640.
- Substitute Dog-Pot Model H-2897 for the pet waste dispenser.
- Recommend substituting Pacific Outdoor model SE-5325 for at least 2 of the SE-5320 tables. The rectangular layout can fit more children and adults than the square tables of similar dimensions.
- Please specify the optional chain net on the basketball hoop as required.
- The city would like to see some of the available options on the drinking fountain:
The bottle filler will be requested.
 1. Pet fountain.
 2. Bottle fillerSee example website:
<https://www.mostdependable.com/>
- A freezeless hydrant needs to be added with locking hose bibs are also available
Yes. This will be requested (locking freeze less bib.
- Please provide information on the playground equipment
 1. BCI-Burke is not the preferred option for equipment as the regional vendor Buell Recreation. Please give some other options of equipment suppliers for the City's review.

- A poured-in-place (PIP) style protective surfacing, instead of EWF surface.
- Areas outside the use zone, but inside the playground area should have a surface that is compatible with the PIP and not subject to disturbance.

Irrigation Plan, pages

- Low point drains need to be added to the mainline. This appears to be one near the playground and one near the POC. Mainline between the POC and the beginning of schedule 40 pipe does not need to be drained.

Per our spec, Gate valves are not permitted.

- Valves and unions located along PVC need to be PVC not brass.

The brass ball valves located at the drain valve, deeper than 12", need to be rotated 90 degrees so that the handle operates vertically instead of horizontally. See revised detail IRR-5. Our drain valve detail, IRR-5, shows the valve and handle oriented horizontally. The handle should operate vertically. (Rotate the valve ¼ turn more on the threads than shown.) Except the backflow vault, boxes should be Highline/Armor/Pentek brand.

- Sheet I4, Item 4: Note reads "...extend as necessary" for the box. This may need to read "...extend as necessary with risers."

1. Landscaping Plan, pages

- Replace the flowering pears with a different tree. Suggestions include a flowering plum or flowering dogwood.
- The Miscanthus Sinensis grasses needs to be removed from the plan. This grass is too hard to maintain.
- Note 13 states that substitutions need to be approved by the landscape architect, they also need to be approved by the city.
- Note 14 states that bark needs to be approved by the landscape architect, it also needs to be approved by the city.
- All landscaping needs to be approved as weed-free by the City at final acceptance and six (6) months prior to acceptance. Turf and grassy areas will not be approved if they have been hydroseeded within the past four (4) months of active growing. Grass with clover will not be accepted.

- Sheet L3, item I. Irrigation and any other pipe or wire installed during construction shall not be considered as existing utilities for the purpose of not meeting soil preparation requirements.

1.

Please contact Ethan Spoo or Tony Cooper should you have any questions about the information in this letter, the review process, or any other issue. Ethan can be reached at ethan.spoo@wsp.com or by phone at (360) 823-6138. Tony can be reached at acooper@ci.lacenter.wa.us or 360-263-2889.

Sincerely,

Signed:  Date: July 30, 2021
Ethan Spoo, AICP, Consulting City Planner

Signed:  Date: July 30, 2021
Tony Cooper, City Engineer

Enclosure: Schematic Porta Potty Pad Location