



PROJECT NARRATIVE – WSECU CHEHALIS BRANCH

06/16/2021

Tammy Baraconi, Sr. Planner
City of Chehalis Community Development
1321 S. Market Blvd.
Chehalis, WA 98532

RE: WSECU New Chehalis Branch Building
1700 NW Louisiana Ave.

Parcel #: 005605082015

Tammy,

Please accept this narrative and attached plans for the Washington State Employee Credit Union Chehalis Branch. The following narrative is intended to provide an overall direction of the development and help address and issues that might arise throughout this process.

EXISTING CONDITIONS

This project consists of a partially developed approximately 2.74-acre parcel located within the Airport Master Plan. Property is located just west of Interstate I-5 near exit 79, adjacent to the Walmart and Home Depot commercial development off NW Louisiana Avenue within the Airport Master Plan. Site access and utilities are available along adjacent NW Arkansas Way to the southwest and NW Louisiana Ave to the southeast.

Wet and dry utility exist to the south off NW Louisiana Avenue.

PROPOSED PROJECT DEVELOPMENT

The proposed project consists of the development of about half of the site, with the new construction of an approximately 4,600 SF Credit Union building with subsequent property development to include pedestrian and vehicular amenities including parking for 31 vehicles and a 3-4 lane drive through. Drive through will be able to accommodate a queuing of approximately 12-14 vehicles on site. Additional site development will include landscaping and parking on the site. See civil and landscape drawings for more information.

ZONING

Zoning: CG (General Commercial)
Assessor Use Desc: 63 Service – Business
Property Type: GOV
Land Use: Commercial Retail

Project is zoned within the Airport Master Plan. See attached.

WATER

Water is provided to site via public utility as observed. See attached civil/survey drawings.

SEWER

Public sewer is available from Louisiana Ave. See Civil/Survey drawings.

STORMWATER

Stormwater development and infrastructure included in civil drawings. Utilization of catch basin will be deployed and tied into existing infrastructure.

CRITICAL AREAS

Critical areas within and adjacent to the project site include Airport Master Plan flood plain along the Chehalis River. 100 Year floods are specified and estimated at 176' NAVD88 +1. Proposed new building and construction to be at 180'+.

DRY UTILITIES – POWER/COMMUNICATION

Power and dry utility is available off Louisiana Ave and the adjacent access from the north.

ROAD ACCESS

Road access: Direct vehicular site access will be from the northeast side of the site by (2) access drives along the internal access roads that links to NW Louisiana Avenue and NW Arkansas Way. Pedestrian access is provided from both the internal access road and from NW Louisiana Avenue.

BUILDING

Proposed Building to be a one story approximately 4,600 SF building with a max average building height not to exceed 22'-0".

Please see attached Civil/Landscape and Architectural Plans for more information.