

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

February 8, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM Applicant Conference, AC-23-003; 2501 Kresky Ave NE.

Zoning: CG; General Commercial.

- 2501 Kresky Ave NE, Parcel # 021630003000.
- 0 Kresky Ave NE, Parcel # 021629002000.

Total parcel size – approx. 24.37 acres, 1,061,500 sq ft.

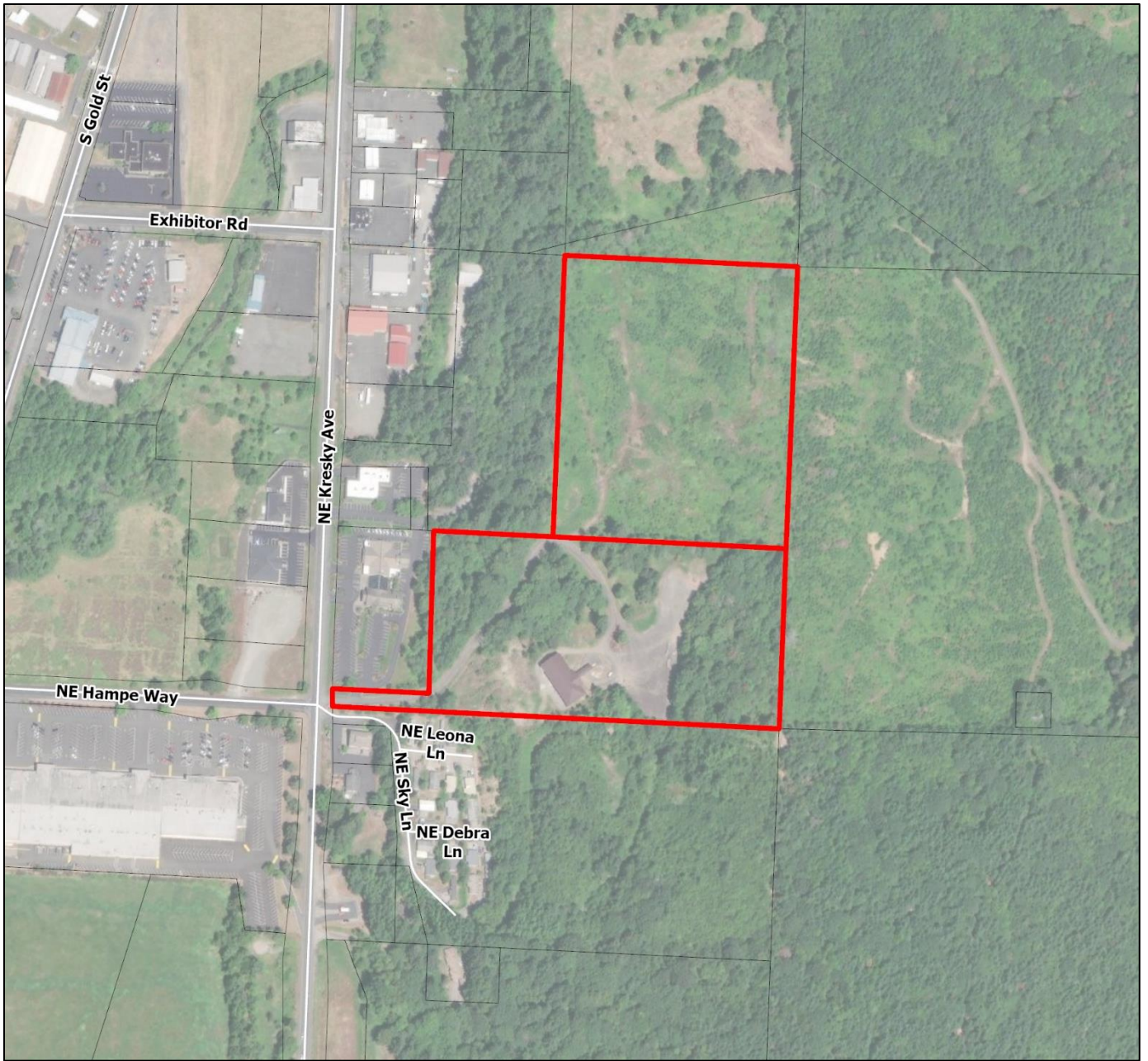
Applicant, Raindrop Properties, proposes a two-story, multi-family apartment complex, improvement to Elk's Lodge property and a 4,800 sq ft commercial building.

Supporting Documents: <https://www.ci.chehalis.wa.us/building/ac-23-003>

9:30 AM Interdepartmental meeting.

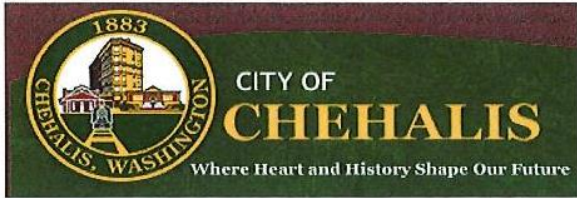
Join Zoom Meeting

<https://us06web.zoom.us/j/88604981047?pwd=T1hvTXREK2c5V1RtaUJRMFNuNE5QQT09>



CITY OF CHEHALIS

AC-23-003



Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 2501 NE Kresky Rd PARCEL #: 021630002000 & 021630003000

APPLICANT / CONTACT PERSON:

NAME: John Braun / Raindrop Properties
 ADDRESS: PO Box 1224
 CITY/ST/ZIP: Chehalis, WA 98532
 PHONE#: _____
 EMAIL: johnbraun@braunnorthwest.com

CONTRACTOR / ENGINEER / SURVEYOR:


COMPANY NAME: RB Engineering
 CONTACT NAME: Chris Aldrich
 ADDRESS: PO Box 923, Chehalis WA 98532
 PHONE #: 360.740.8919
 EMAIL: chrisa@rbengineers.com
 CONTRACTORS L&I #: _____

Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION:

See attached project narrative.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: 	Date: 1.9.23
Name (print): Chris Aldrich, RLA	Telephone #: 360.740.8919

Office use only	
Received by: <u>LF</u>	Date Received: <u>01/10/2023</u>
Parcel #: <u>021630003000</u>	
Permit #: <u>AC-23-003</u>	
Zoning: <u>CG</u>	
Flood Zone: Yes <input type="radio"/> No <input checked="" type="radio"/>	
Zone Classification:	



DESIGN → PERMIT → MANAGE

January 9, 2023

Tammy Baraconi
City of Chehalis
1321 S Market Blvd
Chehalis, WA 98532

Re: Hampe Way Multi-Family Development – Project Narrative
RBE NO. 19081

Dear Tammy:

General Project Description

The project involves the development of parcel #021630002000 as a multi-family apartment complex. Parcel #021630003000, on which the Elks building is located, is associated with this development as Hampe Way will be improved and site improvements are proposed on the Elks site. Both parcels are zoned CG – General Commercial. A Conditional Use Permit will be required for the apartment units.

Density

The proposed density for parcel -2000 (12.0 acres) is 9 du/ac. The complex proposed will have two-story walk-up apartments in combinations of 8, 12, 20 or 24-unit buildings. The site will have surface parking at a ratio of roughly 2.7 stall/du (about 290 stalls) some with canopy covers. Other improvements may include a small office with community area, small maintenance building, site lighting, solid waste receptacles, bicycle parking, ADA parking, concrete sidewalks, and recreation amenities. The site is currently undeveloped, no existing residences will be removed.

Topography & Critical Areas

The site slopes generally from east to west from roughly elevation 340' to 270', slopes vary from 30 percent to 5 percent. Soils are Buckpeak silt loam and Melbourne loam. The site generally drains from SE to NW with two low areas. These low areas are not expected to meet criteria for critical areas; a wetland biologist will provide analysis of the site to verify absence of stream or wetlands.

Water and Sewer Services

Services exist at the Hampe Way and Kresky intersection. Water and sewer currently serve the Elks building. New sewer main extension would be required to the multi-family site. A water main extension will be needed to the site for fire protection and domestic service. Size and capacity will need to be discussed in coordination with master planning to the east. Specifically, the downstream pipe network and lift station capacity at the Sunbirds lift station.

Stormwater Facilities

Stormwater treatment and detention facilities are proposed within the multifamily complex, taking advantage of topography and marginally sloped areas. Stormwater will pass through a flow control device prior to being released to current flow patterns. A full stormwater report will be prepared and submitted with the civil submittal for construction permitting.

Access & Streets

Access to the multi-family parcel is currently not developed. Hampe Way will be extended to the east portion of this project for further development on parcels to the east. The street is anticipated to be a Neighborhood Collector. Roadbed improvements may be required based on geotechnical

recommendations. Street grades, sidewalks and overall lane widths need to be discussed based on future use. A variance from the stormwater manual may be requested for portions of the Hampe improvements due to the grades and lack of available land to perform treatment/flow control at the Kresky intersection. Potential conveyance to the south down Kresky Avenue may be needed to discharge runoff to the existing storm facility on owners' property to the south. We would like to discuss the minimum road section for the main city road up the hill and potential need for grade and width variances.

Associated Development on #012630003000

Along with the Hampe Way street improvements the Elks parcel proposes to reorganize surface stormwater and parking, with the addition of a 4,800 square foot commercial building. The site access to the Elks parcel would be improved and realigned with the street.

Associated Development, Rainbow LLC 600 ac Master Plan

This project is adjacent to a proposed Master Planned Development within the Chehalis UGA. To meet concurrency, that project's utility, transportation, and other infrastructure requirements may have an effect on the water, sewer and street improvements associated with Hampe Way extension. For purposes of the multi-family project it may be helpful to know the public requirements both with and without the Master Plan.

Sincerely,



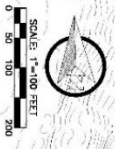
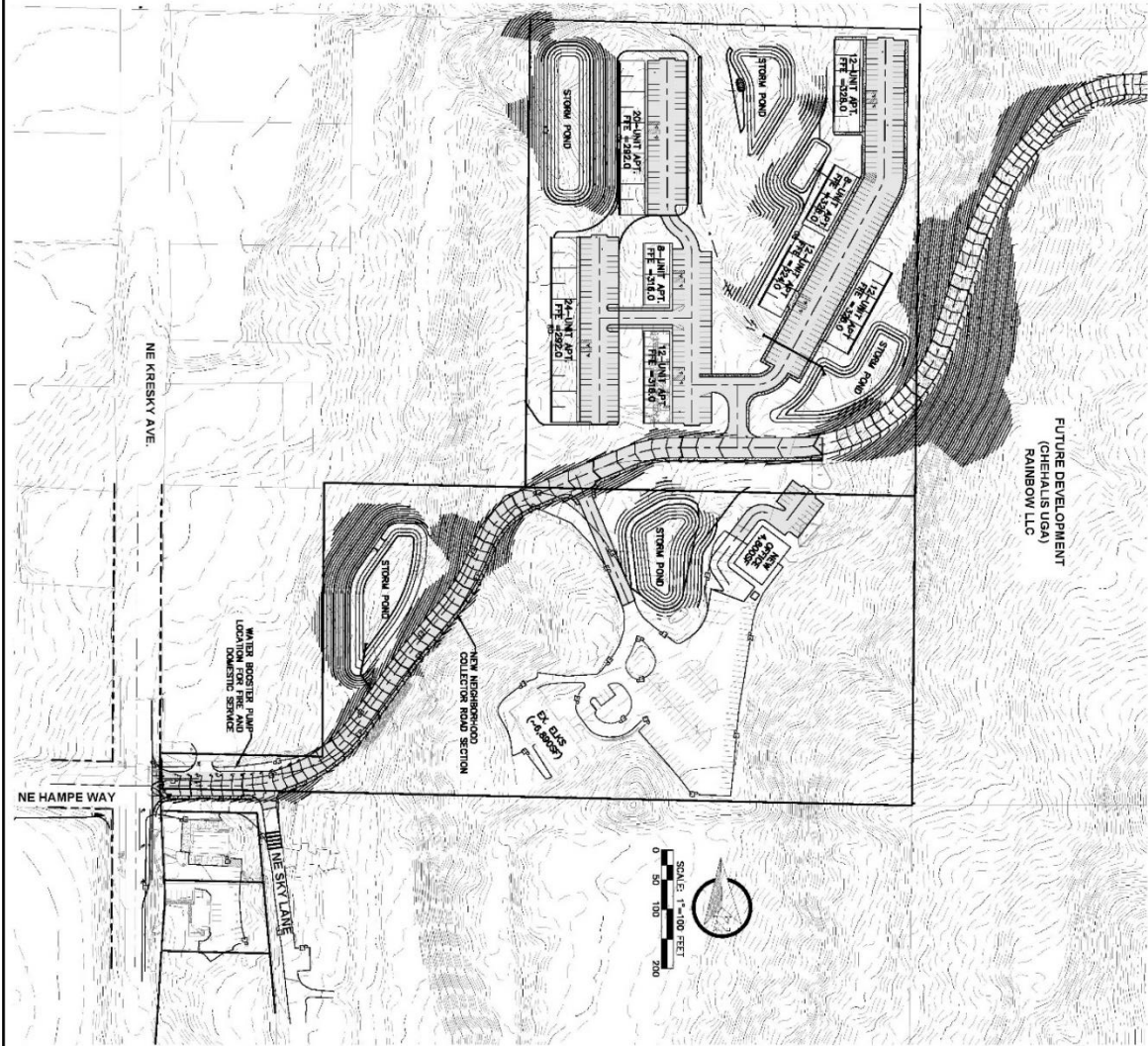
Chris Aldrich, RLA
Planning Manager

cc: Client w/pdf copy

HAMPE WAY MULTI-FAMILY DEVELOPMENT

SECTION 20 TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

FUTURE DEVELOPMENT
(CHEHALIS UGA)
RAINBOW LLC

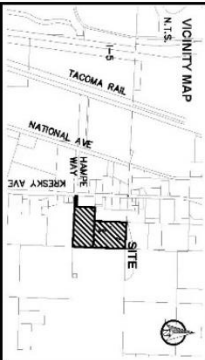


EXISTING	PROPOSED	
---	---	WATER MAIN
---	---	SANITARY SERVICE MAIN
---	---	FORCE MAIN
---	---	STORM MAIN
---	---	ROOF DRAIN
---	---	FLOODING DRAIN
---	---	GAS LINE
---	---	POWER LINE
---	---	TELEPHONE LINE
---	---	CABLE TV LINE
---	---	ROADWAY CENTERLINE
---	---	RIGHT-OF-WAY LINE
---	---	EASEMENT LINE
---	---	FRONT/BACK OF CURB
---	---	EDGE OF GRAVEL SHOULDER
---	---	EDGE OF PAVEMENT

GEOTECHNICAL NOTE
 GEOTECHNICAL REPORT HAS NOT PREPARED FOR THIS PROJECT. CONTRACTOR SHALL OBTAIN NECESSARY INFORMATION FOR CONSTRUCTION, EARTHWORK, SUB-GRADE PREPARATION, AND SEPARATIONS AND THE BOLD LINE WITH THE STANDARD WORK IN COUNTY RIGHT-OF-WAY.

CONTRACTOR TO OBTAIN RIGHT OF WAY PERMIT PRIOR TO ANY WORK WITHIN COUNTY RIGHT OF WAY TO OCCUR WITHIN STANDARDS AS OUTLINED IN THE RIGHT OF WAY PERMIT.

TOPOGRAPHIC NOTE
 TOPOGRAPHIC INFORMATION EXCEPTED HEREON WAS PROVIDED BY THE LANDOWNER AND WAS NOT FIELD VERIFIED BY THE ENGINEER.



PROJECT INFORMATION
 APPLICANT: MR. JOHN BRAUN, PO BOX 274, CHEHALIS, WA 98532
 PROJECT: BRUNN SURVING INC., 421 W. 11TH AVE., CHEHALIS, WA 98532
 PHONE: 360-745-9803
 PARCEL NOS: 021630000000, 021629020000
 SITE ADDRESS: 2501 NE KRESKY AVE, SITE A
 ZONING: CG-GENERAL COMMERCIAL / CITY
 CHEHALIS, WA 98532
 24.57 TOTAL ACRES
 SITE AREA: ~76,680 SF (1.52 AC) = 6.87%
 BLDG COVERAGE: ~305,410 SF (7.01 AC) = 28.7%
 RESIDENTIAL: 108 UNITS, 8 NEW, 2 STORY MULTIFAMILY
 COMMERCIAL (1,237 SQ FT) - EXISTING, 1-NEW, 4,000 SF OFFICE
 277 STALLS/70
 BUILDING SETBACKS: FRONT - 15', REAR - 10', SIDE - 10'
 GRADING: 277 BLDG/FK SET DOWN (CG 50% SLOPES)
 131' WEIR/DRAIN LOAM (CG 15% SLOPES)
 132' WEIR/DRAIN LOAM (15-30% SLOPES)
 SANITARY SERVICE: PROPOSED CITY OF CHEHALIS
 WATERS: PROPOSED CITY OF CHEHALIS
 FIRE DISTRICT: INVERSIDE FIRE AUTHORITY

SHEET INDEX
 P-01 OVERALL SITE PLAN AND PROJECT INFORMATION
 P-02 PRELIMINARY ROAD, UTILITY AND DRAINAGE PLAN
 P-03 PRELIMINARY ROAD, UTILITY AND DRAINAGE PLAN
 P-04 PRELIMINARY DETAILS AND CROSS SECTIONS

SURVEY INFORMATION
 LEGAL DESCRIPTION
 VERTICAL DATUM
 BASIS OF DESIGN

DESIGNED BY: RWB
DRAWN BY: A.E.
CHECKED BY: RWB
DATE: 07/05/2023
SCALE: 1" = 100'

 RB Engineering DESIGN → PERMIT → MANAGE P.O. Box 803 CHEHALIS, WA 98532 TEL: (360) 746-8993 EMAIL: info@rbeng.com		JOB NUMBER: 1-09251 DRAWING NAME: 150821-001-01-01 SITE PLAN SHEET NO.: P0.1 1 OF 8	OVERALL SITE PLAN AND PROJECT INFORMATION HAMPE WAY MULTI-FAMILY DEVELOPMENT CITY OF CHEHALIS WA	NO. DATE REVISION 1 07/05/2023 2 07/05/2023
		CITY OF CHEHALIS WA	NO. DATE REVISION	