



Return your permit 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: 135 W Main St

Parcel #: 003848000000

Applicant/Contact Person

Name: Ron Wright

Mailing address: 2003 Western Ave, Suite 610

City, State, and Zip: Seattle, WA 98121

Phone #: 206-728-4248 Email: (required) rwright@rwaa.com

Is the property owner the same as the applicant: Yes No If yes, you may skip the property owner section

Property Owner

Name: Cascade Community Healthcare

Mailing address: 135 W Main St

City, State, and Zip: Chehalis, WA 98532

Contractor/Engineer/Surveyor

Contractor's L&I #: ACCRECL993NP

Contact Name: Michael Cholerton

Company/Firm Name: Accrete Construction LLC

Mailing address: 801 Valley Ave NW, Suite A

City, State, and Zip: Puyallup, WA 98371

Phone #: 253-286-3900 Email: (required) michael@accrete.build

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

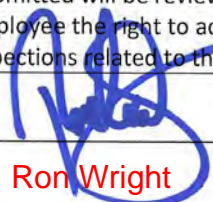
see attachment.

Current market value of proposed work:

(Fair market labor and materials)

see attachment.

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access 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: 3/21/22

Print Name: Ron Wright

Office use only

Received by: LF Date Received: 03/22/2022

Parcel #: 003848000000

Permit #: VR-22-002

Zoning: CBD

Flood Zone: yes no Zone Classification:

The proposed project is a substance abuse disorder facility to be located at 135 West Main Street. The property is located adjacent to West Main Street, at mid-block. The building is a former church that was constructed in 1950, and now used as an outpatient facility for substance abuse disorder treatment by Cascade Community Healthcare. We are currently proceeding with the City of Chehalis Conditional Use Permit process for the project.

The facility is funded by the Washington State Department of Commerce.

This facility is classified by the State of Washington as an Essential Public Facility per WAC 365-196-550 and RCW 36.70A.200.

Because we are providing a new residential occupancy within the existing building, we are required to install an automatic fire sprinkler system. This requires a new connection to a water main. There is a water main located within the West Main Street right-of-way directly adjacent to the building. The connection would require approximately 25 feet of new below grade piping in the right-of-way. We have a bid for the design and construction of this work - \$85,000.

The referenced code pertaining to work within the right-of-way is the following:

CMC 12.04.280 Streets.

P. Pavement Restoration. Trench cuts in roadways greatly degrade the condition of the pavement, as well as reduce its design life. The most significant damage can be seen in newer pavements. Pavement restoration should result in the pavement being as good as, or better than, the pre-trench cut condition. This can be achieved by the prevention of trench cuts, thorough utility coordination, and high-quality pavement restoration.

1. Trench Cuts in New Pavements. Trench cuts are not permitted in pavements that have been constructed or rehabilitated within five years. "Rehabilitation" includes all surface treatments such as chip seal, slurry seal, and asphalt overlay.

If there is no other option but to cut into new pavement, prior approval will be obtained from the director of public works. Pavement must then be restored in accordance with the standards of subsection (P)(3) of this section.

Because of the 5-year moratorium on development within the right-of-way of any newly paved streets, the City of Chehalis Public Works Department initially indicated the project would not be approved. We were instead directed to connect to the water main located within SW Cascade Avenue, accessing the building with a new line within the alley between West Main Street and SW Alfred Street. Because of the distance to the building from SW Cascade Avenue the connection is required to be a loop connection which means the new line has to have a second connection to a water main. The Public Works Department has indicated this could be a connection from SW Cascade Avenue to either North Market Blvd. or to Saunders Avenue and then south to SW Alfred Street. This results in either 800 or 600 feet, respectively, of new water line and street repair work. The bid received for this water line work is \$600,000.

The entire construction budget for the project is \$700,500. The imposition of the \$600K costs would result in the cancellation of the project. There is no other feasible option but to cut into the new pavement to install the required water line.

During a meeting conducted by the office of the City Attorney regarding the project on 2/7/22, the City expressed the concern that if the connection is allowed, the City would potentially be impacting its standing in the grant process of the Washington State Transportation Improvement Board (TIB) for future grant applications. The City provided our office with the contact information for the TIB. The TIB, through a communication provided by Chris Langhoff, has stated that the proposed improvements required for the project will not impact the City of Chehalis standing for future grants.

Per directions provided by the City of Chehalis, we are therefore requesting a Variance from requirements of CMC 12.04.280 (P)(1).