

EXHIBIT A



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 address: 135 W Main St
Chehalis, WA 98532

Parcel #: 003848000000

Applicant/Contact person

Name: Ron Wright, AIA Ron Wright & Associates/Architects, P.S.

Mailing address: 2003 Western Ave, Suite 610

City, State, and Zip: Seattle, WA 98121

Phone #: 206-728-4248

Email: (required) rwright@rwaa.com

Contractor/Engineer/Surveyor

Contact Name: _____

Company/Firm Name: _____

Mailing address: _____

City, State, and Zip: _____

Phone #: _____

Email: (required) _____

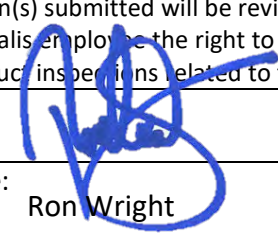
Contractor's L&I #: _____

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

Conditional Use Permit for a 16-Bed Residential Treatment Facility (RTF) licensed by the Washington State Department of Health to be located at the existing building at 135 West Main Street, Chehalis, Washington.

Current market value of proposed work: \$700,000
(Fair market labor and materials)

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: 10/26/2021

Print Name: Ron Wright

Office use only

Received by: LF

Date Received: 10-27-21

Parcel #: 003848000000

Permit #: CU-21-004

Zoning: CBD

Flood Zone: yes no Zone Classification: _____

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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.)

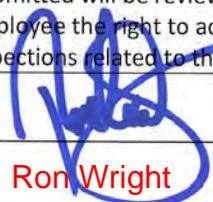
see attachment.

Current market value of proposed work:

(Fair market labor and materials)

see attachment.

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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:

EXHIBIT A

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).



CITY OF CHEHALIS
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Conditional Use/PUD and Variance Application

17.09.115 Conditional use/planned unit development (PUD).

A. A permit to allow a conditional use or a planned unit development (PUD) may be approved when:

1. The use proposed in the application is not listed on the zoning use chart, CMC [17.78.020](#), or any special or environmental district use criteria (Divisions III and IV of this title) as a prohibited use in the zone or district in which the proposed use would be located; and
2. The procedures set forth in CMC [17.09.130](#), notice, have been followed; and
3. The examiner or planning commission has found that the proposed use is consistent with the objectives and purposes of this title and with the comprehensive plan; and
4. The examiner or planning commission has found that the proposed use is compatible with surrounding land uses and with the general character of the district in which it would be located; and
5. In the case of a conditional use permit allowing the continuance or reestablishment of a nonconforming use:
 - a. The nonconforming use possessed substantial value at the time of discontinuance; and
 - b. The owner can demonstrate substantial hardship if the conditional use is denied; and
 - c. No violations of this title nor any public nuisance would be created by the proposal if approved; and
 - d. The overall community will not be materially damaged by grant of the permit.

B. In considering an application for a conditional use permit or a PUD:

1. If the proposed use is identified in the zoning use chart, CMC [17.78.020](#); the shoreline master program (SMP) (Chapter [17.18](#) CMC and Appendix Chapter R); or any special district (Division IV of this title) as a listed conditional use, the burden to demonstrate that the proposal should be denied rests with the public;
2. If the proposed use is not identified in any use chart in this title as a listed conditional use, the burden to demonstrate that the proposal should be approved rests with the applicant.

C. In considering an application for a conditional use or PUD, the examiner or planning commission may impose modifications or conditions on the application necessary to ensure compliance with this title and the comprehensive plan. Such modifications or conditions may relate to the following:

1. Size and location of the site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation system;
6. Fencing, screening, and landscaped buffer areas;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting;
10. Drainage of storm water;
11. Noise, vibration, air pollution and other environmental influences; and
12. Other pertinent factors.

D. All approved site plans relating to conditional uses and PUDs, including modifications and conditions, shall be made a part of the permanent address file and any development permit for the property.

E. No approved conditional use permit or PUD may be modified, enlarged, or expanded in ground area unless the site plan is amended and approved in accordance with any variance procedures applicable to such proposal.

F. A conditional use permit approved by the examiner and issued by the administrator shall expire 90 days from the date of issuance if no substantial activity has occurred to implement the approved proposal. A PUD approved by the planning commission shall expire 180 days from the date of approval if no substantial activity has occurred to implement the approved proposal. [Ord. 720B § 1, 2002.]

17.09.120 Variance.

A. Where unnecessary hardships or practical difficulties resulting from peculiarities of a specific property render it difficult or inequitable to carry out all provisions of this title, the examiner shall have the authority to grant a variance if all the following conditions are met:

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon development of other properties in the vicinity and zone in which subject property is located; and
2. Such variance is necessary, because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with development rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; provided, that such unusual circumstances or conditions have not been created by action or acquiescence of the applicant; and
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated; and
4. The granting of such a variance will not be inconsistent with the comprehensive plan; and
5. The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of any adjacent property.

B. An application for a variance shall be accompanied by a written statement as to how the request is consistent with subsection (A) of this section and the burden of demonstrating such consistency lies with the applicant. In authorizing a variance, the examiner or planning commission may attach thereto such conditions regarding the location, character, or other features of the proposed structures or uses as it may deem necessary to carry out the intent of this title.

C. Unless another time limit is established during the approval process, a variance so authorized shall become void after 90 days if no substantial construction has taken place in accordance with the plans for which the variance was authorized. [Ord. 720B § 1, 2002.]

EXHIBIT B

THE APPLICANT OR A REPRESENTATIVE MUST ATTEND THE PUBLIC HEARING.

A DIMENSIONED SITE PLAN MUST BE ATTACHED TO THIS APPLICATION SHOWING ALL OF THE FOLLOWING ITEMS:

1. Size and location of the parcel.
2. Streets, roads and external traffic flow routes in the area.
3. Ingress and egress routes.
4. Location and amount of both on-street and on-site parking spaces.
5. Internal traffic flow routes.
6. Fencing, screening and landscaped buffer areas.
7. All existing and proposed buildings.
8. Usable open space.
9. Signs and lighting.
10. Drainage flow of storm water.
11. Noise, air pollution and other environmentally sensitive sources/areas.
12. Directional arrow (north)
13. Any other pertinent factors.

A FLOOR PLAN OF ALL STRUCTURES IS ALSO REQUIRED FOR ANY NEW DEVELOPMENT OR CHANGE OF USE/OCCUPANCY.

APPLICATION FEE –

- **Pass through fee for either Conditional Use or Variance: Submittal fee \$200**
The applicant is responsible for Hearings Examiner fees over \$200 not to exceed \$500
- **Fee for Planned Unit Development is \$300**
- **SEPA fee is \$200.**

(NOTE: A conditional use for non-residential development and/or PUD application will require a SEPA checklist and the SEPA fee. Typically, no SEPA is required for Variances)

Receipt # _____ Date received: _____ Project #: _____

THE PUBLIC HEARING FOR THIS APPLICATION WILL BE held in the Council Chambers located at Chehalis City Hall, 350 N Market Blvd., Chehalis, WA 98532

EXHIBIT B

The building is a former church, constructed in 1950. It is currently used as an out-patient facility for treatment of individuals with substance abuse issues, together with associated administrative offices. The proposal is to convert a portion of the building to a Residential Treatment Facility (RTF) licensed by the State of Washington Department of Health to provide 24-hr substance abuse treatment services. The facility would be licensed as a 16-bed RTF (designated as a voluntary facility) under 246-377 WAC. The facility will serve individuals who are homeless, or formerly homeless and will focus on providing inpatient substance abuse related services, and is intended to address both the clinical needs and the basic health, food, clothing, and personal hygiene needs of individuals receiving services.

Per the City of Chehalis Municipal Code, the zoning designation for the property is Central Business District (CBD). There is no specific use identified for Residential Treatment Facilities licensed by the Department of Health for substance abuse treatment services. The nearest designation is "Residential group care facility for 6 to 16 persons" which is indicated as not permitted in the CBD under Chapter 17.78 of the Municipal Code.

However, the project meets the criteria identified within RCW 35A.21.430 pertaining to the allowance of transitional housing within in any zones in which residential dwelling units or hotels are allowed, in any city in Washington State. Hotels and residential dwelling units are permitted within the Chehalis CBD zone as a Conditional Use. Per the the stated services to be provided to individuals served by the proposed project, the facility will provide transitional housing. The project is therefore submitting this application for a Conditional Use Permit that pertains directly to RCW 35A.21.430.

EXHIBIT B

ANSWER ALL OF THE FOLLOWING QUESTIONS IN COMPLETE DETAIL:

1. WHAT IS THE USAGE OF OTHER SURROUNDING PROPERTIES IN THE VICINITY OF THIS PROPOSAL?

Commercial and Residential

2. IS THERE A UNIQUE CIRCUMSTANCE RELATIVE TO YOUR PROPERTY, BUT NOT THE REST OF THE NEIGHBORHOOD, THAT MAKES THE CONDITIONAL USE OR VARIANCE NECESSARY? Such as, size, shape, topography, location, surroundings, etc.

Exterior of the building will not change.

3. WILL THIS PROPOSAL, IF GRANTED, AFFECT ANY OTHER ADJACENT PRIVATE OR PUBLIC PROPERTY IN ANY PHYSICAL MANNER OR BE MATERIALLY DETRIMENTAL? _____

No.

EXHIBIT B

4. WILL THIS PROPOSAL, IF GRANTED, AFFECT THE VISUAL CHARACTERISTICS OF THE NEIGHBORHOOD? _____

No, exterior building will not change.

5. WILL THIS PROPOSAL, IF GRANTED, AFFECT THE COMPREHENSIVE PLAN FOR THE ZONE, VICINITY, OR NEIGHBORHOOD? _____

No.

6. IS THIS PROPOSAL A CONTINUANCE OR RE-ESTABLISHMENT OF A PRE-EXISTING NONCONFORMING USE? PLEASE EXPLAIN: _____

No.

7. WILL A SUBSTANTIAL HARDSHIP BE CREATED IF THIS PROPOSAL IS DENIED? _____

The proposed facility will provide essential public services for both substance abuse services and transitional housing. A denial of the proposal would preclude the ability to provide these services, and would not be in conformance with RCW 35A.21.430.

8. WILL THIS PROPOSAL, IF GRANTED, CREATE A VIOLATION OF THE CHEHALIS MUNICIPAL CODE OR A PUBLIC NUISANCE AS DEFINED BY TITLE 7? _____

No.

ADDITIONAL COMMENTS: _____

The city may require additional information to explain the nature and scope of the proposal and its impact on the vicinity or neighborhood in sufficient detail to perform the required analysis.



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2. The procedures set forth in CMC [17.09.130](#), notice, have been followed; and
3. The examiner or planning commission has found that the proposed use is consistent with the objectives and purposes of this title and with the comprehensive plan; and
4. The examiner or planning commission has found that the proposed use is compatible with surrounding land uses and with the general character of the district in which it would be located; and
5. In the case of a conditional use permit allowing the continuance or reestablishment of a nonconforming use:
 - a. The nonconforming use possessed substantial value at the time of discontinuance; and
 - b. The owner can demonstrate substantial hardship if the conditional use is denied; and
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C. In considering an application for a conditional use or PUD, the examiner or planning commission may impose modifications or conditions on the application necessary to ensure compliance with this title and the comprehensive plan. Such modifications or conditions may relate to the following:

EXHIBIT C

1. Size and location of the site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation system;
6. Fencing, screening, and landscaped buffer areas;
7. Building bulk and location;
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EXHIBIT C

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.

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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.

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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).

ANSWER ALL OF THE FOLLOWING QUESTIONS IN COMPLETE DETAIL:

1. WHAT IS THE USAGE OF OTHER SURROUNDING PROPERTIES IN THE VICINITY OF THIS PROPOSAL?

Commercial and Residential

2. IS THERE A UNIQUE CIRCUMSTANCE RELATIVE TO YOUR PROPERTY, BUT NOT THE REST OF THE NEIGHBORHOOD, THAT MAKES THE CONDITIONAL USE OR VARIANCE NECESSARY? Such as, size, shape, topography, location, surroundings, etc.

Exterior of the building will not change.

3. WILL THIS PROPOSAL, IF GRANTED, AFFECT ANY OTHER ADJACENT PRIVATE OR PUBLIC PROPERTY IN ANY PHYSICAL MANNER OR BE MATERIALLY DETRIMENTAL? _____

No.

EXHIBIT C

4. WILL THIS PROPOSAL, IF GRANTED, AFFECT THE VISUAL CHARACTERISTICS OF THE NEIGHBORHOOD? _____

No, exterior building will not change.

5. WILL THIS PROPOSAL, IF GRANTED, AFFECT THE COMPREHENSIVE PLAN FOR THE ZONE, VICINITY, OR NEIGHBORHOOD? _____

No.

6. IS THIS PROPOSAL A CONTINUANCE OR RE-ESTABLISHMENT OF A PRE-EXISTING NONCONFORMING USE? PLEASE EXPLAIN: _____

No.

7. WILL A SUBSTANTIAL HARDSHIP BE CREATED IF THIS PROPOSAL IS DENIED? _____

The proposed facility will provide essential public services for both substance abuse services and transitional housing. A denial of the proposal would preclude the ability to provide these services, and would not be in conformance with RCW 35A.21.430.

8. WILL THIS PROPOSAL, IF GRANTED, CREATE A VIOLATION OF THE CHEHALIS MUNICIPAL CODE OR A PUBLIC NUISANCE AS DEFINED BY TITLE 7? _____

No.

EXHIBIT C

ADDITIONAL COMMENTS: _____

This application includes Underground Fire Sprinkler Supply _____
Drawings and Conditional Approval from Chris Langhoff, _____
Washington State Transportation Improvement Board. _____

The city may require additional information to explain the nature and scope of the proposal and its impact on the vicinity or neighborhood in sufficient detail to perform the required analysis.

Amelia Schwartz

From: Ron Wright <rwright@rwaa.com>
Sent: Monday, December 6, 2021 1:50 PM
To: Amelia Schwartz
Cc: Mindy Greenwood; Richard Stride; Matt Patten; Sandra Callies; Spaulding, Allen (DOH)
Subject: RE: Chehalis Permanent Supportive Housing Data

NOTICE: This message originated outside of the City network - **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe!

Amelia-

In accordance with WAC 246-337, all Residential Treatment Facilities licensed in the State of Washington are required to prepare and submit a Functional Plan which among other relevant information describes the operational procedures associated with facility.

The facility will be designated as a voluntary facility. The population served are not medically compromised. Anyone with major medical problems are not accepted and referred to local hospitals. Individuals served in this facility are ambulatory and able to care for themselves in the event of an emergency (fire alarm, etc.). Residents may request to leave the facility at any time through a managed discharge process. Residents will not be allowed to simply leave the facility without a proper discharge plan.

The following is a summary of security related procedures associated with the facility.

Program administration for the facility will ensure that staff and clinical supervisors are qualified for the positions they hold and will document verification of credentials, criminal background checks, and references from previous work experience. No person will be expected to work without successful completion of orientation and training. No person will be asked to work in areas outside of their scope of practice.

An individualized annual training plan is developed for each employee that will include training related to the skills needed for the job description and the population served, how to access least restrictive alternative options, methods of personal care, CPR and first aid, management of assaultive and self-destructive behaviors, and methods to ensure appropriate security of the facility.

Security functions will include monitoring the facility perimeter, internal and external locks, and parking lot, monitoring the safety of people coming and going, assisting with residents or visitors who may be exhibiting unsafe behavior, assisting with elopements and extraordinary events, and coordinating a lost and found system. The program will include staff onsite to carry out these functions.

The Program Director will implement policies and procedures to protect residents, visitors, staff, and property including:

- Controlling access to and egress (elopement and evacuation) from the facility
- Investigating and recording all security incidents
- Reporting serious or undesirable outcomes to appropriate regulatory agencies
- Implementing an emergency disaster plan to address internal and external emergency safety situations

All employees are responsible for being aware of secure doors, people arriving and leaving the building, activities observed in the parking lot and behaviors of those in the building. Any safety and security concerns will be reported to supervisors immediately.

EXHIBIT D

Employees will be issued keys or electronic key cards and will not share these with non-employees.

The treatment area of the facility is secure with public only having access for the purpose of authorized visitation of residents. Access to areas designated for resident treatment and storage of protected health information is restricted to facility staff. In order to prevent unauthorized access and elopement, all exterior entrances excluding the main public entrance and specific internal doors will remain locked. Internally, the treatment unit, medication rooms, medical records room, housekeeping and laundry storage closets, and the facility corridor remained locked. Staff access these secured locations with key or key card access. Only registered nurses access medication storage areas.

A combination of mechanical and electronic systems will initiate emergency communication with staff.

Outdoor lighting and landscaping will be designed and maintained for security and crime prevention purposes. Security cameras will be utilized at strategic internal and external locations and monitored from staff workstations.

Annual staff training includes facility safety and security procedures as well as behavior management techniques.

We do not have the requested data regarding altercations/incidents for similar care institutions in the State. We have copied Allen Spaulding from the Department of Health regarding this response. If there is any date available, he would likely have this information. The security measures identified above are consistent with our experience with similar facilities throughout the State of Washington.

Ron Wright, AIA
rwright@rwaa.com
CELL (206) 910-7470

Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121
(206) 728-4248

From: Amelia Schwartz <aschwartz@ci.chehalis.wa.us>
Sent: Wednesday, November 10, 2021 9:53 AM
To: Ron Wright <rwright@rwaa.com>
Subject: Chehalis Permanent Supportive Housing Data

Hi Ron,
So to address some of the security and safety concerns, could your team send over data on altercations/incidents for similar care institutions in the state? Staff would also like to see the policies that would be put in place to handle unsafe situations.

Thank you!
Amelia Schwartz
City Planner
City of Chehalis
Building and Planning Department
Office: 360.485.0373
aschwartz@ci.chehalis.wa.us

EXHIBIT E

From: [Langhoff, Chris \(TIB\)](#)
To: [Ron Wright](#)
Cc: [Richard Stride](#); [Matt Patten](#); [Mindy Greenwood](#); [Sandra Callies](#); colronjanaverill@comcast.net
Subject: RE: Cascade SUD Project - 135 West Main St - Chehalis
Date: Thursday, February 17, 2022 10:11:27 AM

Ron,

I spoke earlier this week with the city and will follow up with an email to them that TIB is okay with allowing the utility cut on Main Street considering the high cost of the alternate route as long as the pavement repair is sufficient. The city did say they had a standard detail to use. TIB would like to review whatever detail is used before the work is done. Typically pavement repairs are not compacted well and eventually create a small dip in the road along with creating new paths for water to seep in and erode the base material. It's best to cut at an existing joint if there's one nearby and take the repair all the way to the centerline joint of the roadway if the repair is only in one half of the roadway.

In the end though, the decision to allow the utility cut is ultimately up to the city as it's their road.

Thanks,
Chris

Chris Langhoff, P.E.

Washington State Transportation Improvement Board
West Region Engineer
Work: (360) 586-1157
Cell: (360) 508-5528

From: Ron Wright <rwright@rwaa.com>
Sent: Monday, February 07, 2022 4:00 PM
To: Langhoff, Chris (TIB) <ChrisL@tib.wa.gov>
Cc: Richard Stride <strider@cascaedementalhealth.org>; Matt Patten <pattenm@cascaedementalhealth.org>; Mindy Greenwood <greenwoodm@cascaedementalhealth.org>; Sandra Callies <scallies@rwaa.com>; colronjanaverill@comcast.net
Subject: Cascade SUD Project - 135 West Main St - Chehalis

External Email

Chris-

Thank you for the discussion earlier today.

This is a brief summary of the issue regarding the moratorium issue at West Main Street.

EXHIBIT E

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.

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 has indicated they will not approve the project. They instead directed the project 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.

During a meeting today regarding the project, the City expressed the concern that if the connection is allowed, the City would potentially be impacting its standing in the grant process of your agency for future work. In other words, they are expressing the concern that if they allow the facility to connect the water line at Main Street they will impact their future standing in the competitive grant approval process.

As noted, the facility is designated as an Essential Public Facility. In summary, the City is indicating they will not allow the project to proceed because of the possibility of losing standing with your agency with regard to future street improvement funding.

It would help the process to have a statement from your agency that clarifies that the work to allow for the development of the Essential Public Facility will not be detrimental to the City in the review of future grant applications.

EXHIBIT E

In our discussion we also discussed the possible amount of trench work required. We will work to obtain that information for you.

Ron Wright, AIA
rwright@rwa.com
(206) 728-4248
CELL (206) 910-7470

Ron Wright & Associates/Architects, P.S.

2003 Western Avenue, Suite 610
Seattle, Washington 98121

EXHIBIT F

NOTICE OF PUBLIC HEARING

Request: Conditional Use Permit, Variance Permit, Site Plan Permit
Applicant: Ron Wright, 2003 Western Ave Suite 610, Seattle WA 98121

Topic: Ron Wright, on behalf of Cascade Community Healthcare is proposing the remodeling of the existing substance abuse facility to include residential occupancy. This project will also require a variance to connect to an existing water main under a recently paved city street.

Land Use Case #: CU-21-004, VR-22-002, ST-21-0014

Date of Application: October 27, 2021

Date of Complete Application: March 22, 2022

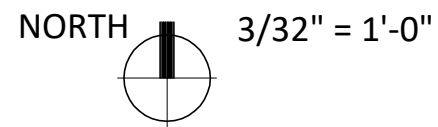
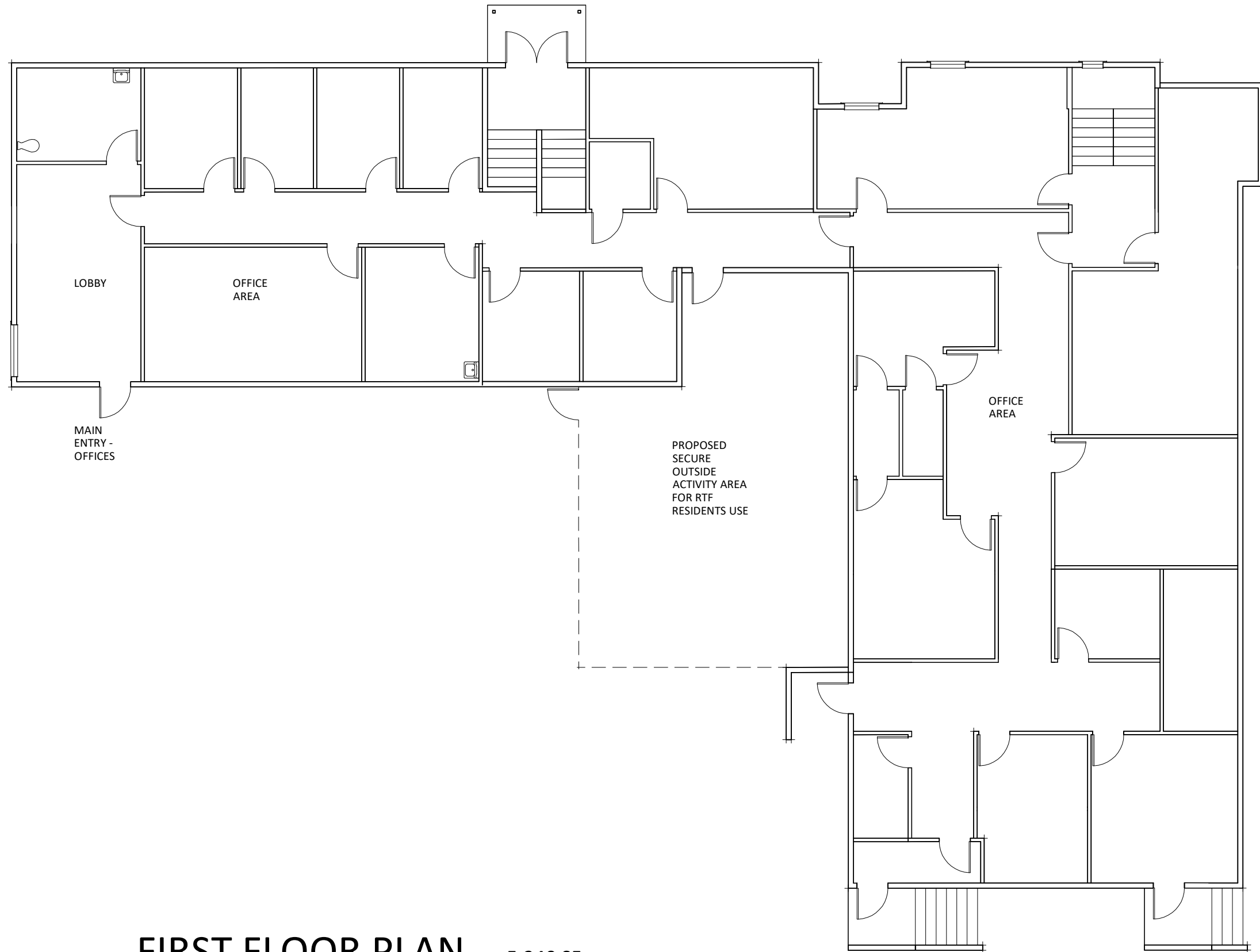
Project Location: 135 W Main St, Chehalis WA 98532. Parcel #003848000000

Hearing Date and Location: April 28, 2022. 4:00PM. Chehalis City Hall Council Chambers:
350 N. Market Blvd, Chehalis WA 98532

City Contact: To view the complete application online:
<https://www.ci.chehalis.wa.us/building/public-notices-development-review-committee-drc>
To contact Amelia Schwartz, City Planner:
Phone: 360.485.0373 (8am-4:30pm)
Email: aschwartz@ci.chehalis.wa.us
Building and Planning Department
1321 S. Market Blvd
Chehalis WA 98532

Anyone interested may appear and be heard. The decision of the City Council will be sent to all those who submit comments, testify at the hearing, or request the decision in writing. Any aggrieved party of record can file an appeal with Lewis County Superior Court. Written comments must be submitted to Amelia Schwartz at the listed address above. If you have questions, please visit the website or call.

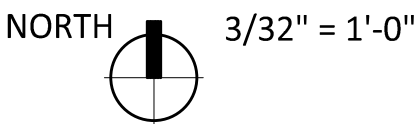
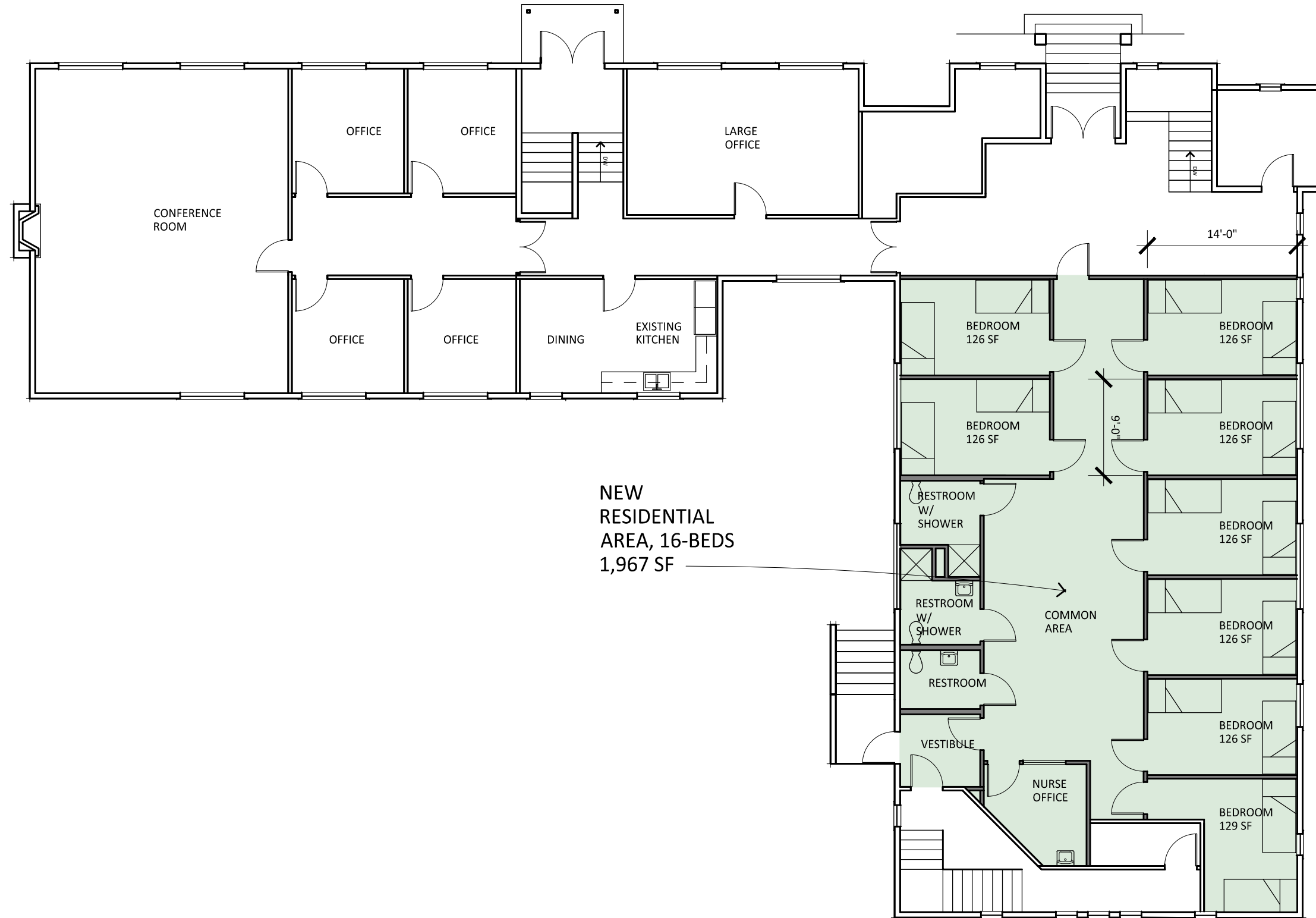
****WRITTEN PUBLIC COMMENTS CAN BE ACCEPTED UNTIL 3:30 PM ON APRIL 28, 2022****



FIRST FLOOR PLAN 5,340 SF

CASCADE COMMUNITY HEALTHCARE
135 WEST MAIN STREET, CHEHALIS

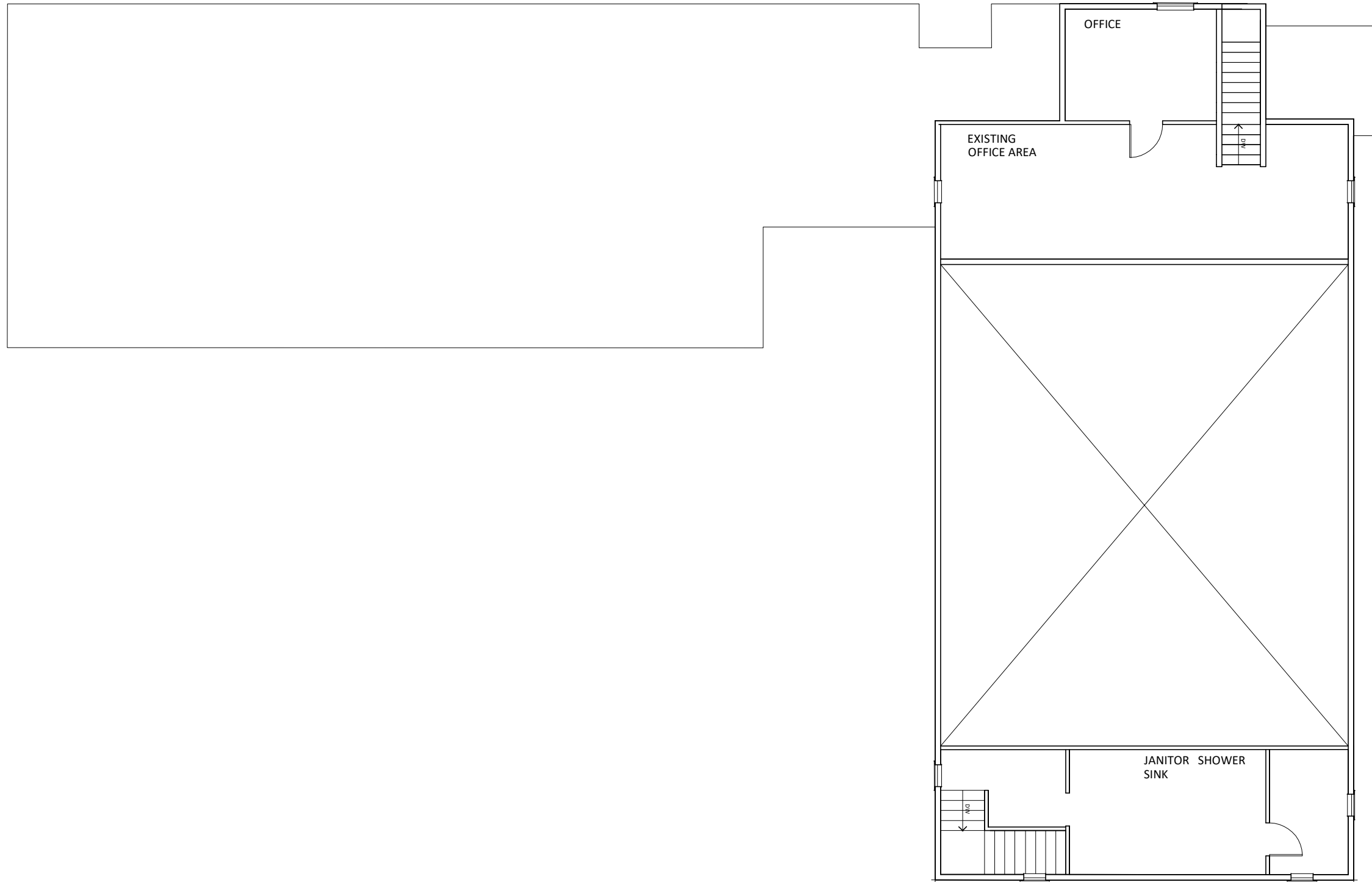
Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121
(206) 728-4248




SECOND FLOOR PLAN 5,340 SF

CASCADE COMMUNITY HEALTHCARE
135 WEST MAIN STREET, CHEHALIS

Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121
(206) 728-4248



NORTH  3/32" = 1'-0"

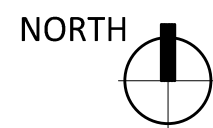
THIRD FLOOR PLAN 950 SF

**CASCADE COMMUNITY HEALTHCARE
135 WEST MAIN STREET, CHEHALIS**

Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121
(206) 728-4248



PARTIAL LEGAL DESCRIPTION:
Section 32 Township 14N Range 02W
LOTS 3 THRU 11 & W 17' LOT 12 BLK
E MAIN ST ADD



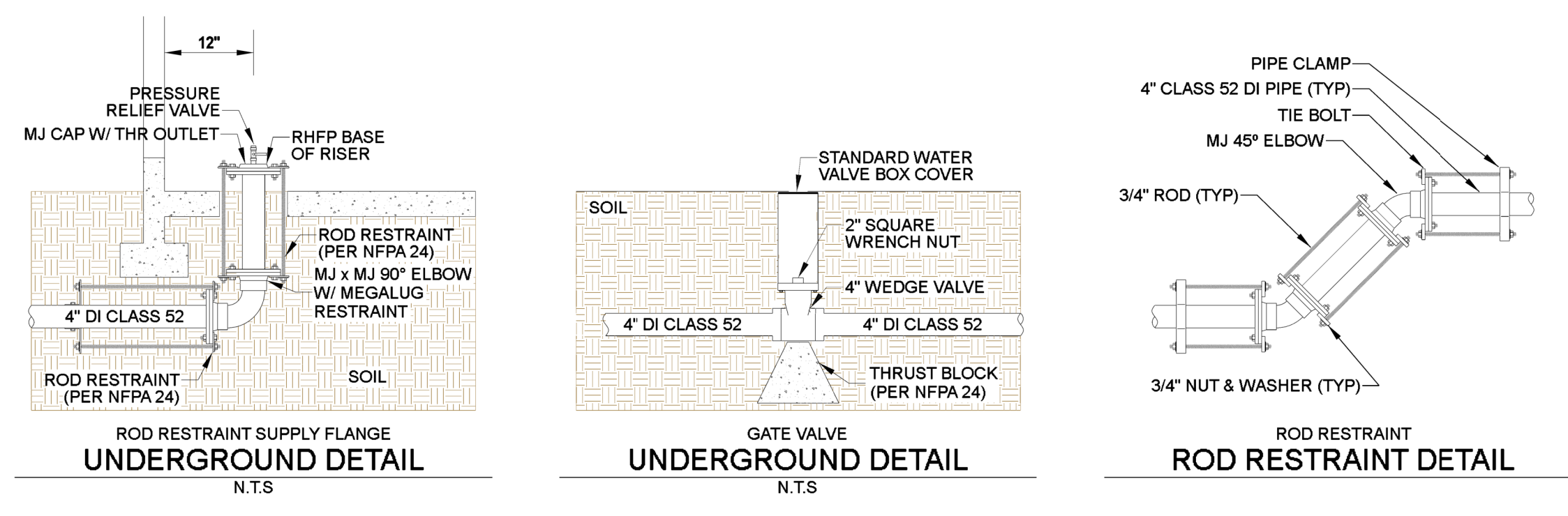
SITE VICINITY

10,880 SF (EXISTING BUILDING)

**CASCADE COMMUNITY HEALTHCARE - CASCADE SUD
135 WEST MAIN STREET, CHEHALIS**

Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121
(206) 728-4248

EXHIBIT I



WATER FLOW INFORMATION

WATER FLOW INFORMATION HAS BEEN PROVIDED BY CITY OF CHEHALIS. FOLLOWING INFORMATION BASED OFF FLOW TEST CONDUCTED ON 11/12/2021.
 STATIC PRESSURE: 95 PSI
 RESIDUAL PRESSURE: 90 PSI @ 1251 GPM
 FLOW TEST WAS CONDUCTED AT FIRE HYDRANT LOCATED ON WEST MAIN STREET.

SCOPE OF WORK

RED HAWK FIRE PROTECTION, LLC. (RHFP) WILL PROVIDE NEW 4" FIRE SUPPLY LINE FROM GATE VALVE TO RISER ROOM.
 RHFP WILL START WORK AT A WATER DEPARTMENT PROVIDED GATE VALVE.
EXCLUSIONS
 PAINTING OR LABELING OF PIPE AND/OR EQUIPMENT
 ELECTRICAL WIRING OF ANY KIND INCLUDING BUT NOT LIMITED TO WATERFLOW SWITCH, ELECTRIC BELL, AND TAMPER SWITCHES
 CENTRAL STATION MONITORING EQUIPMENT, WIRING AND SERVICES
 ALL UNDERGROUND WORK INCLUDING BUT NOT LIMITED TO: BACKFILL, SELECT FILL, BREAKING PATCHING, SAW CUTTING, LAWN REPAIR, LANDSCAPING, TREE REMOVAL, STERILIZATION, DEVELOPMENT FEES AND CITY CONNECTION.

UNDERGROUND NOTES

- 01 - ALL UNDERGROUND WORK PIPING BY RHFP. CONTRACTOR TO BE STATE LICENSED AND CERTIFIED TO INSTALL UNDERGROUND PIPING PER WAC 212-80.
- 02 - PIPE TYPE AND CLASS TO MEET LOCAL JURISDICTION APPROVAL.
- 03 - ALL UNDERGROUND PIPING SHALL HAVE 3 FEET MINIMUM BURY (TO TOP OF PIPE).
- 04 - ALL UNDERGROUND PIPING SHALL BE UL LISTED AND/OR FM APPROVED FOR FIRE PROTECTION.
- 05 - ALL UNDERGROUND PIPING SHALL BE RESTRAINED IN ACCORDANCE WITH THE SPECIFICATIONS AND NFPA 24 (LATEST EDITION).
- 06 - ALL UNDERGROUND PIPING SHALL BE HYDROSTATICALLY TESTED AT NOT LESS THAN 200 PSI OR 50 PSI ABOVE STATIC PRESSURE IN EXCESS OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH NFPA 24 (LATEST EDITION).
- 07 - ALL UNDERGROUND PIPING SHALL BE FLUSHED IN ACCORDANCE WITH NFPA 24 (LATEST EDITION). FLOW THE REQUIRED RATE UNTIL WATER IS CLEAR AS INDICATED BY NO COLLECTION OF FOREIGN MATERIAL IN BURLAP BAGS AT OUTLETS.

4" - 490 GPM	10" - 2,400 GPM
6" - 880 GPM	12" - 3,520 GPM
8" - 1,560 GPM	
- 08 - ALL UNDERGROUND PIPING SHALL BE STERILIZED PER LOCAL JURISDICTION REQUIREMENTS.



801 VALLEY AVE NW, SUITE D
 PUYALLUP, WA 98371
 PHONE: (253) 840-9900 FAX: (800) 591-4382
 WA CL# REDHAHF901QP



Approvals Required
 CITY OF CHEHALIS
 OWNER / ARCHITECT

Revisions

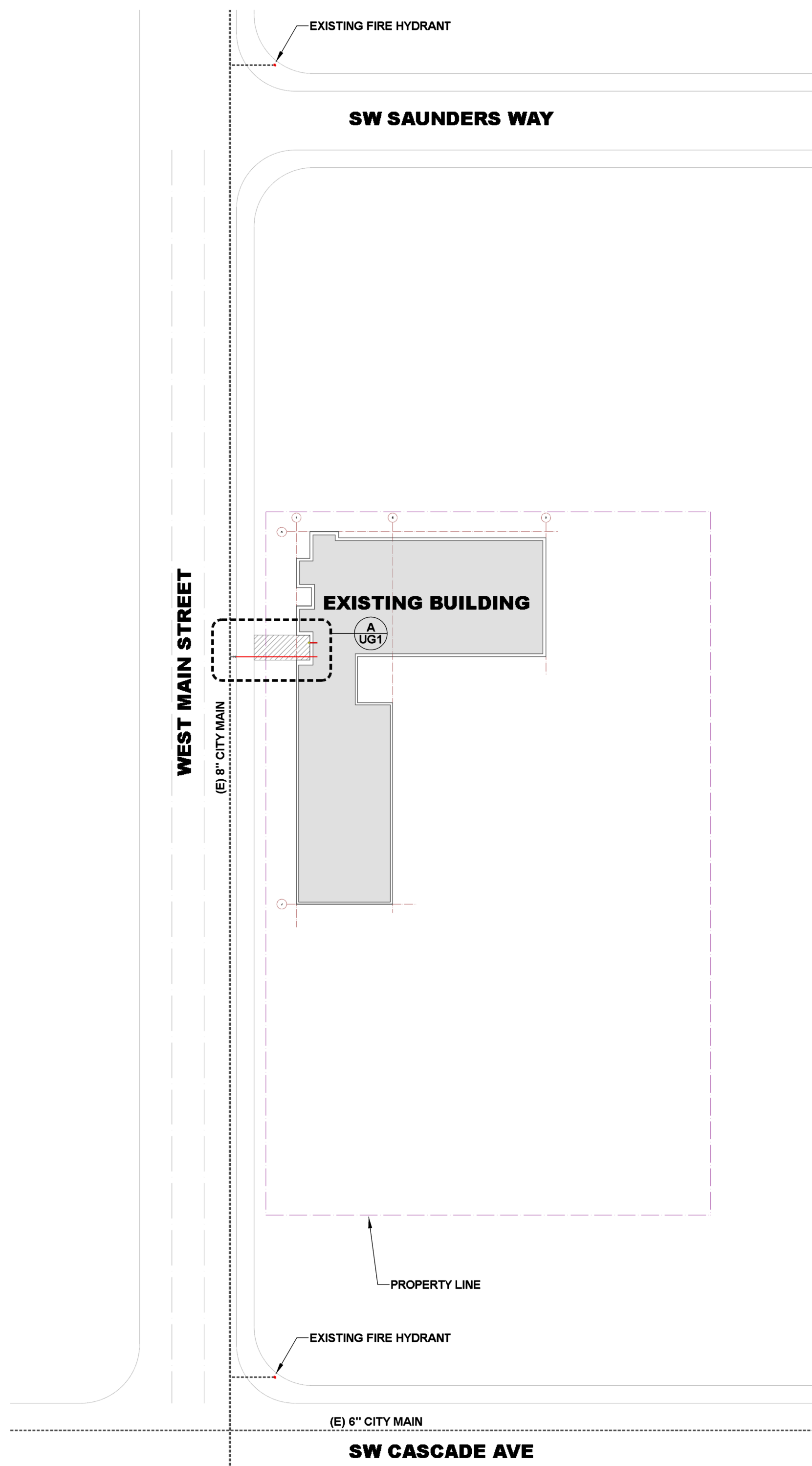
Contract With
ACCRETE CONSTRUCTION
 801 VALLEY AVE NW
 PUYALLUP, WA 98321
 PM: MICHAEL CHOLERTON
 Phone: 253-286-3900
 Email: Michael@accrete.build

Contract Name
CASCADE MENTAL HEALTH
 135 W MAIN ST
 CHEHALIS, WA 98532

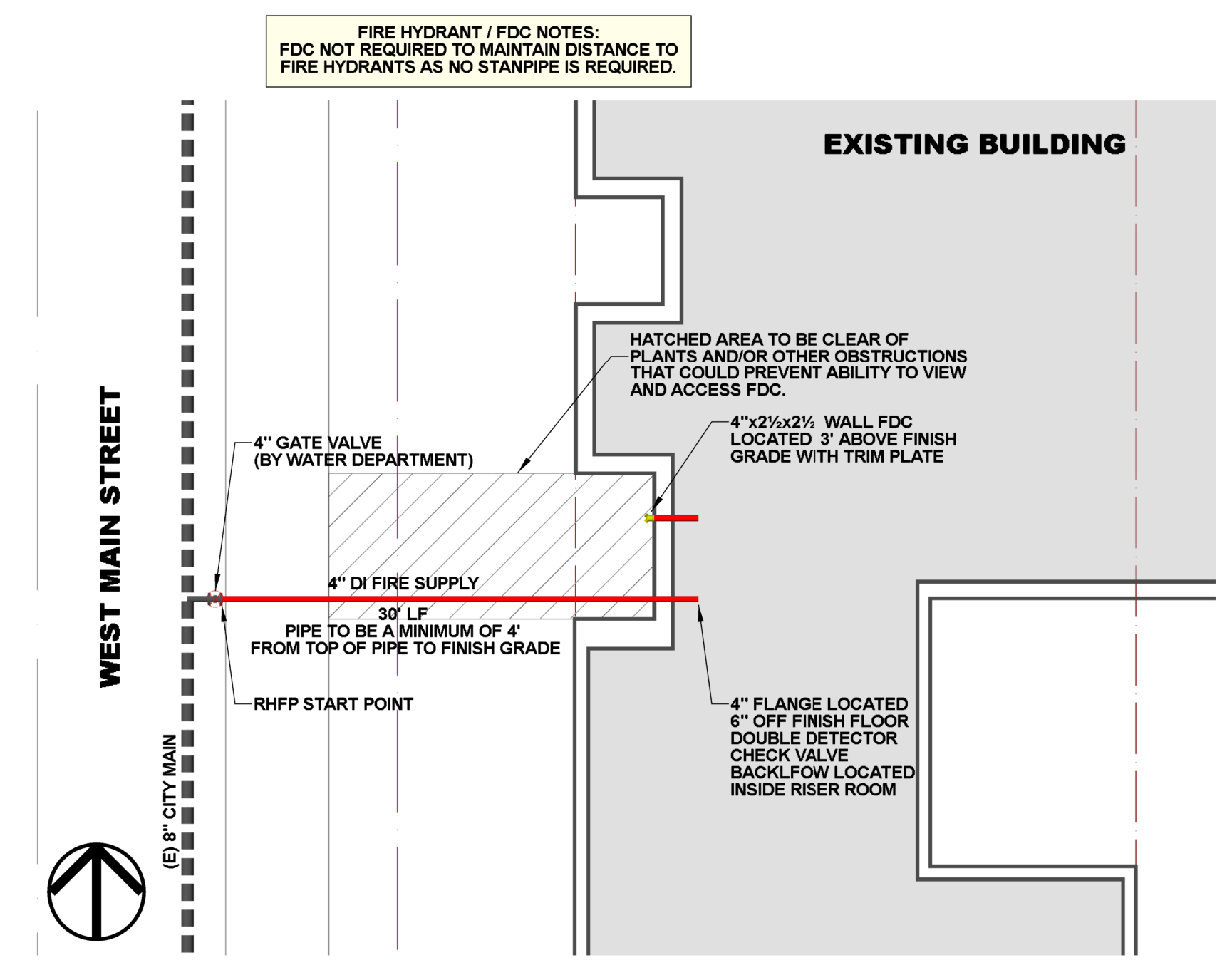
Drawing Title
FIRE SPRINKLER SUPPLY PLAN

Date: March 03, 2022
 Job Number: 60174
 Designer: TRAVIS KINNE
 Building Permit:
 Drawing Number

UG1



SITE PLAN - FOR REFERENCE
 SCALE: 1/32"=1'-0"



FIRE SPRINKLER SUPPLY PLAN
 SCALE: 1/8"=1'-0"



VICINITY MAP

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: Cascade SUD
2. Name of applicant: Cascade Community Healthcare
3. Address and phone number of applicant and contact person:
Ron Wright, AIA
Ron Wright & Associates/Architects, P.S.
2003 Western Avenue, Suite 610
Seattle, Washington 98121
(206) 728-4248
4. Date checklist prepared: Oct 25, 2021
5. Agency requesting checklist: City of Chehalis
6. Proposed timing or schedule (including phasing, if applicable): Completion:
Summer 2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - a Site plan showing existing building.
 - b A hazardous material survey will be obtained for the existing building in compliance with RCW 49.26.013.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None.
10. List any government approvals or permits that will be needed for your proposal, if known. A Conditional Use Permit from the City of Chehalis is required for the project, meeting the criteria identified within RCW 35A.21.430. A Building Permit from the City of Chehalis is required, as well as review and approval of the project by the Construction Review Services department of the Washington State Department of Health. A component of the Building Permit approval will be the requirement for the building to be upgraded with new automatic fire sprinkler system. A component of the sprinkler system installation will be approval from the City of Chehalis Public Works Department for the installation of water service for sprinkler system for the building.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **The existing building is a former church, constructed in 1950. It is currently used as an out-patient facility for treatment of individuals with substance abuse issues, together with associated administrative offices. The proposal is to convert a portion of the building to a Residential Treatment Facility (RTF) licensed by the State of Washington Department of Health to provide 24-hr substance abuse treatment services. The facility would be licensed as a 16-bed RTF (designated as a voluntary facility) under 246-377 WAC. The facility will serve individuals who are homeless, or are formerly homeless and will focus on providing inpatient substance abuse related services, and is intended to address both the clinical needs and the basic health, food, clothing, and personal hygiene needs of individuals receiving services.**

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Section 32 Township 14N Range 02W

Existing Building Address: 135 West Main Street, Chehalis, Washington 98531.

This project site is the south side of W Main Street, directly west of the Chehalis Masonic Temple. Other surrounding buildings on the same block are residential.

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

The site is predominately flat, with less than 3 feet of grade difference.

EXHIBIT J

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Not applicable.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Not applicable.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not applicable.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No change from existing.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Short-term exhaust emissions would be generated from construction equipment typically associated with construction. Some dust emissions may occur depending on the time of year of construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no off-site sources of emissions that impact the project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is no surface water body on or in the immediate vicinity of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site does not lie within a designated 100-year flood plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There will be no discharges of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals are planned for this project and no water will be discharged to ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the

system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The project does not include any discharge of waste materials to ground water.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will not have a new impact on water elements of the environment from the existing. Storm water of impervious surfaces (including paved areas and building roofs) will be routed to existing storm drainage.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will not have a new impact on water elements of the environment from the existing.

4. **Plants**

a. Check the types of vegetation found on the site:

X deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

X shrubs

X grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

EXHIBIT J

b. What kind and amount of vegetation will be removed or altered?

Trees and existing grasses will not be altered by this project.

c. List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species at or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

e. List all noxious weeds and invasive species known to be on or near the site.

None observed.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **None directly observed, except for small birds and crows.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None are to be known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

Lewis County is within an avian migratory corridor, the Pacific Flyway, which extends from South America along the Pacific Coast to Bering Sea in Alaska. The site is located immediately adjacent to similar infill housing and commercial and retail development.

d. Proposed measures to preserve or enhance wildlife, if any:

During construction standard Best Practices will be implemented to prevent erosion and protect water quality. No impacts to wildlife are anticipated.

e. List any invasive animal species known to be on or near the site.

None observed.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

During construction the project will use electricity to power construction tools. Construction will use electricity, diesel, and gasoline fuels. Electricity will be used for building heat.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This project is designed and conforms to the Washington State Energy Code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses. **None known.**
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None in the vicinity of the project.**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None.**
- 4) Describe special emergency services that might be required. **Does not apply.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None will be necessary.**

b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The site is immediate adjacent to residences and near a commercial/retail area. Minimal noise, primarily associated with vehicle traffic, exists in the area.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

A minimal increase in noise may occur as a result of construction activities. Once project is complete there is no additional noise expected to originate on the site.

- 3) Proposed measures to reduce or control noise impacts, if any:

Noise muffled machinery and limited construction activities to daytime hours will minimize noise impacts during the construction period. All construction activities will comply with applicable state and local noise regulations.

8. *Land and Shoreline Use*

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The building is a former church, constructed in 1950. It is currently used as an out-patient facility for treatment of individuals with substance abuse issues, together with associated administrative offices. Adjacent properties include a church and single-family residences.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

The site not likely used for farmlands or working forest lands in modern history. Existing building was constructed in 1950.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable.

- c. Describe any structures on the site.

The building is a former church, constructed in 1950.

- d. Will any structures be demolished? If so, what?

None.

e. What is the current zoning classification of the site?

Central Business District.

f. What is the current comprehensive plan designation of the site?

Central Business District

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

The completed portion of the building to a Residential Treatment Facility (RTF) licensed by the State of Washington Department of Health to provide 24-hr substance abuse treatment services. The facility will be licensed as a 16-bed RTF. There will be approximately 3-5 staff regularly at the facility on a 24-hour basis, with incidental additional staff for structured programs during the daytime hours.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Submission of a Conditional Use Application to the City of Chehalis.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, mid- dle, or low-income housing.

The facility would be licensed as a 16-bed Residential Treatment Facility (RTF).

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The existing building would not be changed. Existing windows may be updated as required.

- b. What views in the immediate vicinity would be altered or obstructed?

No views will be altered or obstructed.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Existing exterior lighting will not be altered.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Existing exterior lighting will not be altered and will not pose any safety hazards or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that will impact the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The City of Chehalis has no designated recreation opportunities in the immediate area of the proposed project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The building is a former church, constructed in 1950.

The building is not listed on any recognized local, state, or federal registers or lists as a historic structure eligible for listing as a historic structure.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None observed.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The existing church's interior has been previously extensively renovated for the existing out-patient facility for treatment of individuals with substance abuse issues and associated administrative offices.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

As a component of the project funding from the Washington State Department of Commerce, the agency will consult with the Washington State Department of Archaeology and Historical Preservation (DAHP) and affected tribes on the potential effects of the proposed project on archaeology and cultural resources.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site is on W Main St, in-between N Market Blvd and I-5.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Twin Transit Red Line stops on Main St at the Courthouse, and also at Main St and Market Blvd. Both stops are approximately one block away from project site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No changes to existing parking at the project site.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project is not in the immediate vicinity of water.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Those served by at this RTF typically do not have vehicles. No estimated changes to vehicular volumes. Existing office use will be replaced with residential use, effectively balancing or creating less vehicle usage of the site.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures are anticipated to reduce or control direct impacts on public services. The operation of the proposed facility will provide services that will potentially mitigate or reduce the extent of services required by law enforcement and medical services.

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The following utilities will be used on site: Electricity, Natural Gas, Water, Sanitary Sewer, Telephone, Cable and Internet Services.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Ron Wright, AIA

Position and Agency/Organization Principal, Ron Wright & Associates/Architects, P.S.

Date Submitted: 10/26/2021