

Community Development Department
1321 S. Market Blvd., Chehalis, WA 98532
360.345.2229/Fax: 360.345.1039
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

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SEPA #: SEPA-22-004
UGA-ST-22-0008

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant proposes 84 unit multi-family development in the historic structures of RE Bennett Elementary School and Cascade Elementary School. As per CMC 17.78, this is an allowed use in this zone. Lewis County parcel #s: 004236002001 and 004236002002. 3.81 acres, 165,964 sq ft.

Proponent: Fuller Design, 1101 Kresky Ave, Centralia WA 98531

Location of proposal: 233 S. Market Blvd and 101 SW 2nd Street, Chehalis WA 98532

Lead agency: Chehalis Building and Planning Department

Chehalis Building and Planning Department has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Notice of application and SEPA checklist were mailed to affected agencies in August 2022. This decision is based in part on those comments. Comments and appeals for this decision must be submitted by 4 PM March 31, 2023.

Responsible official: Tammy S. Baraconi
Position/title Building and Planning Manager, City of Chehalis
Phone: (360) 345.2227
Address: 1321 S. Market Blvd, Chehalis, WA 98532

Date: March 17, 2023 Signature: _____

You may appeal this determination to City of Chehalis – Building and Planning Department, 1321 S. Market Blvd., Chehalis, WA 98532. You should be prepared to make specific factual objections. All substantive appeals must be filed with City of Chehalis in writing with a \$500 fee submitted by 4:00 PM on March 31, 2023. The applicant is responsible for all hearing examiner fees. You may contact Tammy Baraconi to ask about the procedures for SEPA appeals.

CITY OF CHEHALIS COMPREHENSIVE PLAN

The proposed development is compatible with the following goals and policies of the City of Chehalis Comprehensive Plan.

Chapter 4, Housing

H.01.03 Allow for a range of densities to ensure maximum choice in housing options.

H.03 To provide for greater residential capacity and home ownership opportunities through creative land use strategies.

MITIGATED DETERMINATION OF NONSIGNIFICANCE CONDITIONS

1. Pave 2nd and 3rd Street between Market Blvd and Cascade Avenue. All paving shall be approved the City of Chehalis Public Works Department and meet all development regulations found in CMC 12.04 Engineering Development Code.

Analysis: The traffic impact analysis (TIA) completed by Heath and Associates with a revised date of January 2023 identifies the project being accessed from both Cascade Avenue and Market Blvd. As per CMC 12.64.060, traffic impacts should be analyzed for a five-year period after the project has been in full development for twelve (12) months. The TIA did not analyze the street conditions.

Staff finds that current conditions of the road are significant. The additional traffic created by access from both Cascade Avenue and Market Blvd will exacerbate the condition of the road to unacceptable levels.

2. The auditorium may only be used by the Chehalis School District for school approved functions. Lewis County parcel # 004236002003, 250 SW Cascade Ave is to be dedicated for the exclusive parking of the Chehalis School District during these events. Documentation of this agreement between the developer and the School District must be submitted to the City prior to final occupancy of the buildings.

Analysis: Staff finds that use of the auditorium for any and all uses allowed by municipal code for an auditorium will, in conjunction with the residential use will pose an undo hardship on the existing neighborhood.

3. A preliminary landscaping plan must be created by a Washington State licensed landscape architect and approved by the city prior to the start of work. This plan shall identify:

- a. The types and quantities of plants.
- b. How the plants will be maintained for the first three years.
- c. A replacement/succession plan for plants that fail within the first three years.

4. A final landscaping plan shall be submitted to the city after planting has occurred and prior to final occupancy of the buildings. This plan must be stamped and certified by a Washington State landscape architect and contain the following:

- a. The location and identity of all plants.
- b. A schedule of all plants including quantities and sizes.
- c. A finalized maintenance and succession plan. If in ground sprinklers are installed, the locations

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of all lines must be identified on the plans.

The environment threshold determination is based on analysis of information contained in the documents listed below. Additional documents may have been used as appropriate. All reports and documents are available upon request.

- Environmental Checklist prepared by Fuller Design
- Traffic Impact Analysis prepared by Heath and Associates
- A preliminary civil plan created by Fuller Design.

Notes:

1. The issuance of a Mitigated Determination of Nonsignificance does not constitute project approval. All building plans and site design must meet the following: 2018 International Fire Code, the 2018 International Building Code, the City of Chehalis Engineering Development Code (CMC Title 12) and the City of Chehalis Municipal Code (CMC Title 17) and all other applicable local, state and federal regulations.
2. The Mitigated Determination of Nonsignificance is based on the applicant developing the site in accordance with the Civil Plan as approved by City of Chehalis and site plan for 233 S. Market Blvd and 101 SW 2nd Street.
3. If contamination is currently known or observed during construction, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, the Department of Ecology must be notified. Contact the Washington Emergency Management Division, 24/7 at 1.800.OILS.911. For assistance with clean up contact Ms. Andrea Unger at 360.561.8495.
4. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered pollutants.

Any discharge of sediment-laden runoff of other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington and is subject to enforcement action.

5. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work.
6. In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstances) must stop and the following actions taken:
 - a. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 - b. Take reasonable steps to ensure the confidentiality of the discovery site; and
 - c. Take reasonable steps to restrict access to the site of discovery.

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The project proponent will notify the concerned Tribes and all appropriate local, state and federal agencies including the Department of Archaeology and Historic Preservation and the City of Centralia Community Development. The agencies and Tribes(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

If human remains are uncovered, the City of Chehalis Police Department shall be notified first and the above steps followed. IF the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

enc: public comment letters

CC:

SEPA Unit PO Box 47703 Olympia WA 98504-7703 (with checklist)

Lance Bunker, Public Works Director via email

Rich Gushman, Gibbs and Olson, acting City Engineer via email

Jill Anderson, City Manager via email

Kevin Nelson, Chehalis City Attorney via email

All parties of record via USPS

Mr. Nicholas Sawnsen
Chehalis Building and Planning Development
1321 S Market St
Chehalis, WA 98532

Mr. Swanson,

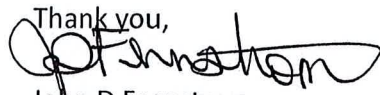
First, thank you for the opportunity to have a voice in what happens in our local community. I have lived across the street from RE Bennet and Cascade Elementary Schools for 27 yrs. During this time our neighborhood has been a great place to live and raise our children. Our fear, my wife and I, is that turning the schools into low income housing will change the character of our neighborhood for the worse.

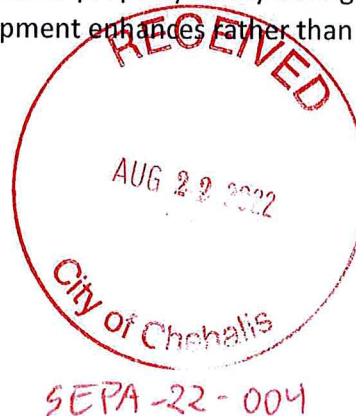
I have been both homeless and "low income" as a young person so I certainly understand and appreciate the need for affordable housing. Everyone should have the opportunity to live in a clean, safe environment. Our concern is that unless there are rules put in place regarding parking, unauthorized visitors, abandoned vehicles, and other less than desirable conditions our neighborhood may not stay the safe and clean environment we've in for so for long.

There should be very strict covenants regarding;

- Length of visits by non-residents of the apartment complex.
- Number of people allowed to live in a single family apartment.
- Number of vehicles allowed for each family as well as rules regarding how long a non-functioning vehicle can sit before it is either repaired or removed from the property.
- Residents should restrict their parking to the lot provided, (I can tell you that parking was the main source of contention when the schools were active).
- There should be a cleanliness standard for outside the building as well as for vehicles.

In summary, I am completely supportive of affordable housing for our less fortunate citizens. However we need to insure that our neighborhood continues to be the attractive and safe community I have experienced for more than 25yrs. My home is the single largest investment I've made. As I come closer to retirement age this investment must allow me to have a safe, comfortable home during retirement as well as a method to help pay for long term care if the worst case scenario should occur. Please do not allow the situations to occur that will apartments destroy this investment. We also do not need to worry about personal or property safety during this time in our lives. Please help to insure that the property development enhances rather than detracts from our neighborhood and community.

Thank you,

John D Fernstrom
62 SW 2nd St
Chehalis, WA



23 August 2022

City of Chehalis
Attention: Nicholas Swanson, City Planner
Building and Planning Department
1321 S. Market Blvd
Chehalis, WA 98532

In reference to Land Use Case # SEPA-22-004

CMC 17.54.020 reflects that the request submitted is not permitted within the current zoning criteria. The request to convert a property that is zoned as Essential Public Facility into apartments will drastically change the population densities within this zoned area. This will provide a undesirable impact to the surrounding neighborhood and local economic, since the request will increase the location to have an even higher density ratio. Having a higher density area will affect the housing values, school districts, increase noise, parking, traffic and pedestrian congestion, local jobs availability and limited services surrounding this area.

Having the zoning readjusted will affect the quality of life for the current residencies and will reduce the appeal of living in this area. This means that the quality-of-life standards will be lower, and residents may move away from this location. These building should be seen as historical symbols and converting them into apartments will diminish the history of the city. The disadvantage of having apartments in this area is that it brings lower per capita income, the cities atmosphere will change, safety concerns can rise, along with the cleanliness or caring of the city.

The RE Bennett and Cascade buildings are historical symbols for Lewis Country and should be preserved as such. Request that a more desirability alternative be considered that preserves the building and bring better growth to the area that can be shared with the Lewis County community, such as, a college extended campus or small business owners' shops. Natural growth needs to incur in steady stages.

Sincerely,


Amber Gutierrez

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Building & Planning

AUG 23 2022

City of Chehalis

SEPA-22-004

Stephen Bissett
140 SE Monroe Avenue
Chehalis, WA 98532

RECEIVED
Building & Planning

AUG 18 2022

August 16, 2022

City of Chehalis

Mr. Nicholas Swanson
Chehalis Building and Planning Department
1321 S. Market Blvd.
Chehalis, WA 98532

Dear Mr. Swanson,

I received the notice for public review comments regarding the property at 233 S. Market Blvd (the old R.E. Bennett and Cascade Elementary schools). My property is near the schools on 4th Street. I am hoping that my commentary will be considered in your decision.

I support the idea of the school buildings being converted into apartment buildings, but only within the containment of any negative impact to the surrounding neighborhood.

The property has plenty of parking space available on site for the apartment tenants and their visitors. A requirement for tenants AND their visitors to park on site, and not on the adjacent streets will help to preserve the neighborhood. Furthermore, a limit on parking duration and vehicle type on the site may help. These conditions can be written into a landlord-tenant agreement or perhaps by city ordinance.

My concern is that apartment tenants may allow their friends to camp nearby on public streets and use their friend's apartment for bathroom, cooking, and utilities. This can quickly turn the adjacent neighborhood into a homeless campground along with safety, health, garbage, and rat population impacts. Property values can implode, negatively impacting the responsible residents of our community. Please do not let this negative impact happen!

Sincerely,


Stephen Bissett

Thu 8/25/2022 10:19 PM

Fuller Design Site Plan Review

Timothy Magnuson <tim.magnuson@comcast.net>

To Nick Swanson nswanson@ci.chehalis.wa.us

Dear Mr. Swanson

My wife and I own a home located on third Street in Chehalis that is directly across from the proposed apartment building conversion of the historic elementary schools by Fuller Design and Mr. Michael McCowan. Our concerns are as follows: Second and third street are very narrow streets that are currently one way. Both streets are in poor shape and have been ever since the sewer renovation several years ago. Is there a plan to recondition these streets? Will they remain one- way streets? Parking along 2nd and 3rd street has always been a problem and with more residents living in our area and their guests we anticipate this will be a problem. What is the plan to accommodate parking for residents and their guests? There is a real problem in this city with abandoned cars, mostly on private property, but at times on City streets. Is there a parking enforcement plan similar to that of downtown Chehalis? What is to prevent the residences guests from parking long term on 2nd and 3rd street? What is in place to prevent residents from allowing multiple unauthorized people from moving into their living area? Speeding down 3rd street is an increasing problem. There are many kids that play at the field between the schools and around the school sidewalk and adjacent homes and we anticipate many more kids will now be residents of the new living units. Can the city install speed bumps up and down 2nd and 3rd street to help slow traffic?

Thank you

Tim and Carmen Magnuson

Chehalis, WA

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Building & Planning

AUG 25 2022

City of Chehalis

SEPA-22-004