



DESIGN → PERMIT → MANAGE

January 9, 2023

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

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

Dear Tammy:

General Project Description

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

Density

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

Topography & Critical Areas

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

Water and Sewer Services

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

Stormwater Facilities

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

Access & Streets

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

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

Associated Development on #012630003000

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

Associated Development, Rainbow LLC 600 ac Master Plan

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

Sincerely,



Chris Aldrich, RLA
Planning Manager

cc: Client w/pdf copy