AGENDA ITEM

BUSINESS OF THE HEARING EXAMINER

CITY OF DES MOINES, WA

SUBJECT: *Approval of a Conditional Use Permit to allow the construction of a Medical and Mental Health Recovery Campus.*	**FOR AGENDA OF:** April 3, 2015 **DATE SUBMITTED:** March 27, 2015 **DEPT. OF ORIGIN:** Planning, Building & Public Works
EXHIBITS: **Exhibit 1:** March 27, 2015 Staff Report **Exhibit 2:** Vicinity Map **Exhibit 3:** Aerial Photo **Exhibit 4:** Project Narrative **Exhibit 5:** Architectural Drawings/Site Plan **Exhibit 6:** Landscaping Plan **Exhibit 7:** December 12, 2014 Notice of Complete Application **Exhibit 8:** December 23, 2014 Keimig Associates Land Use Planning Letter **Exhibit 9:** Environmental Checklist **Exhibit 10:** Notice of Mitigated Determination of Nonsignificance (MDNS) **Exhibit 11:** Notice of MDNS Sign Installation and Public Notice Affidavits **Exhibit 12:** Notice of MDNS Seattle Times Publication Affidavit **Exhibit 13:** Public Comments Received **Exhibit 14:** March 3, 2015 City Response to Public Comments **Exhibit 15:** Notice of MDNS Appeal Period Extended **Exhibit 16:** March 2, 2015 Revised Traffic Impact Analysis (no appendix) **Exhibit 17:** Land Use Map **Exhibit 18:** Zoning Map **Exhibit 19:** Chapter 18.140 Des Moines Municipal Code **Exhibit 20:** Chapter 18.127 Des Moines Municipal Code **Exhibit 21:** Notice of Public Hearing **Exhibit 22:** Notice of Hearing Sign Installation and Public Notice Affidavits **Exhibit 23:** Notice of Hearing Seattle Times Publication Affidavit **Exhibit 24:** Public Notice Notification Map	**CLEARANCES:** **[X] PB & PW DIRECTOR**

EXHIBIT 1

STAFF REPORT FOR WOODMONT RECOVERY CAMPUS CONDITIONAL USE PERMIT; LUA2014-0038

March 27, 2015

APPLICANT: Valley Cities Counseling and Consultation (Valley Cities)

REQUEST: Approval of a Conditional Use Permit to allow the construction of a Medical and Mental Health Recovery Campus. The campus will consist of five (5) buildings: a Detox Facility of 25,340 square feet (SF), with 40 total beds; an Evaluation & Treatment Facility of 19,665 SF, with 24 total beds; a 34,160 SF main office building with 19,160 SF of medical office space and 15,000 SF of administrative office space; a Dispensary Clinic of 7,200 SF; and the Commons meeting facility of 8,340 SF providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.

SITE DESCRIPTION: The primary site is a 313,631 SF property located at 26915 Pacific Highway South (Property A). The site is vacant and does not appear to be located in any critical areas per Chapter 16.10 of the Des Moines Municipal Code (DMMC). The secondary property is 30,000 SF and is located at 26852 16th Avenue South (Property B). The site currently has a single family home and does not appear to be located in any critical areas. A vicinity map and aerial photos are attached as Exhibits 2 and 3. The project is located on parcels 2822049045 and 2822049012.

BACKGROUND: On December 2, 2014 the applicant submitted a Conditional Use Permit application. The following documents were submitted as part of the application:

- Master Development Application
- Project Narrative (Exhibit 4)
- Vicinity Map
- Public Notice Map and Mailing Labels
- Environmental (SEPA) Checklist
- Architectural Drawings/Site Plan (Exhibit 5)
- Landscaping Plan (Exhibit 6)
- Preliminary Drainage Plan
- Tree Retention Plan
- Traffic Assessment, Heath and Associates, Inc
- Geotechnical Report, PanGEO
- Preliminary Technical Information Report, DCG, Inc.
- Certificate of Water Availability
- Certificate of Sewer Availability

On December 12, 2014, the City's Development Services Division determined that the Conditional Use Permit application met the procedural submittal requirements and a Notice of Complete Application was issued (Exhibit 7).

Prior to the issuance of the State Environmental Policy Act (SEPA) determination, the City requested additional information. Staff requested analysis of the potential impacts to public services, specifically fire and police. Staff recommended looking at like facilities in the region. On December 23, 2014 the applicant submitted the "Land

Use Planning Letter" in response to the request for additional information (Exhibit 8).

ENVIRONMENTAL REVIEW:

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the City to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant (Exhibit 9), and a review of that checklist by the City. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of "major" environmental impacts.

On February 2, 2015, the City issued a Notice of Mitigated Determination of Nonsignificance (MDNS) with an associated 15 day public comment period (Exhibit 10). The notice area was extended to 600 feet within the City of Des Moines. The typical 300 foot notice area was used for the City of Kent properties. The affidavits of mailing and site posting are included as Exhibit 11. The affidavit of publication in the Seattle Times is included as Exhibit 12.

Five comments were received during the public comment period (Exhibit 13). The City provided a response dated March 3, 2015 (Exhibit 14). The SEPA appeal period was extended to April 16, 2015 (Exhibit 15) following comments received from the City of Kent regarding potential traffic impacts and requests for additional analysis. A revised Traffic Impact Analysis was completed by Heath and Associates and submitted to the City on March 2, 2015 for distribution (Exhibit 16). No appeals to the MDNS were received.

EXISTING LAND USE:

Site: Property A – Commercial; Property B – Single Family

North: Public Facility; Townhouse; Residential

South: Commercial

East: City of Kent – Transit Oriented Community

West: Residential

A land use map is attached as Exhibit 17.

ZONING:

Site: Property A –Woodmont Commercial (W-C); Property B – RS-7200

North: RS-7200; RA-3600; W-C

South: W-C

E*ast:* City of Kent – Midway Transit Community I (MTC-1)

West: RS-9600

A zoning map is attached as Exhibit 18.

APPLICABLE POLICIES:

Washington State Growth Management Act

The Washington State Growth Management Act (GMA) requires that counties and cities planning under the Revised Code of Washington (RCW) 36.70A.040 include a process for the identification and siting of "essential public facilities". Essential public

facilities can be government owned and operated facilities, or privately owned facilities that are regulated by public entities. RCW 36.70A.200 states that essential public facilities are "those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020."

Facility size, location and adverse impacts such as noise, odor, pollution generation, traffic impacts, aesthetics, and health and safety concerns are examples of some of the characteristics that make essential public facilities difficult to site. Experience shows that there is often public opposition when jurisdictions or service providers consider new locations for essential public facilities. However, RCW 36.70A.200(2)(5) states that "No local comprehensive plan or development regulation may preclude the siting of essential public facilities."

Comprehensive Plan:

The Des Moines Comprehensive Plan provides the goals which assist in decision-making for land use matters. Below is a list of the applicable portions of the Des Moines Comprehensive Plan:

> **5-02-05** The availability of capital facilities, utilities, and public services directly influences the quality of life in Des Moines. Adequate facilities, utilities, and services are needed to ensure that those who reside and work in Des Moines are reasonably free of safety and environmental hazards, and provided with desired public services.
>
> **Policy 5-03-05:** City plans and development regulations should identify, and provide a process for consideration of, the siting of essential public facilities. Essential public facilities should include: A) domestic water, sanitary sewer, public schools, and fire protection; B) difficult-to-site facilities such as those identified by RCW 36.70A.200 and County-wide Planning Policies; and C) essential state facilities specified by the office of financial management. Des Moines should not accept a disproportionate share of the adverse impacts resulting from the siting of essential public facilities.
>
> **Strategy 5-04-04:** Utilize the plans of public facility and utility providers, and the Des Moines Capital Improvement Plan, to identify lands useful for public facility or utility purposes. Essential Public Facilities as defined by RCW 36.70A.200 are processed as Unclassified Use Permits (UUP) unless the use is permitted outright in a given zoning classification. Cooperatively work with surrounding municipalities and King County during the siting and development of facilities of regional significance. As permitted by state and federal law, including the lawful exercise by the City of its SEPA authority pursuant to RCW 43.21C.060**,** City approvals related to facilities, operations and activities within the City of Des Moines associated with Sea-Tac International Airport, including but not limited to, necessary support activities, connected-actions and projects, may include conditions which are necessary to mitigate specific adverse environmental impacts on the City of Des Moines identified in environmental documents prepared pursuant to SEPA. The City may decide not to approve such facilities or operations if the

City finds: (a) the proposal would likely result in a significant adverse environmental impact(s) identified in a final or supplemental environmental impact statement prepared under SEPA, and (b) reasonable mitigation measures capable of being accomplished are insufficient to mitigate the identified impact(s).

DECISION CRITERIA:

Conditional use permits may be granted upon the filing of an application by a property owner or a lessee. A conditional use permit shall be processed as a Type III land use action as set forth in Chapter 18.20 DMMC. Conditional use permit applications filed for uses defined as essential public facilities will be processed in accordance with state law.

Per DMMC 18.140.100 (Exhibit 19), the Hearing Examiner may grant a conditional use permit after a hearing if, but only if, sufficient evidence is presented that the characteristics of any such proposed use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, or, that the proposed use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas if certain conditions are attached to the proposed use. Furthermore, the Hearing Examiner shall give due regard for the nature and condition of all adjacent uses and structures and any testimony presented with reference to such adjacent uses and structures, and, in authorizing a conditional use, may impose such requirements and conditions with respect to location, landscaping, traffic control, dedication, maintenance, and operation in addition to those expressly set forth in this chapter and other ordinances as may be deemed necessary for the protection of adjacent properties and the public interest.

DISCUSSION:

While the City's code does not provide specific criteria for a Conditional Use Permit, the following is a topic by topic discussion of the relevant items brought up by the public or city staff:

- *Location near Single-Family Residential Neighborhood/School/Library*

  The proposed Woodmont Recovery Campus site is located in the Woodmont Commercial (W-C) Zone (Exhibit 20). The primary purpose of the W-C Zone is to enhance, promote and maintain community oriented business areas. Although the development is focused primarily on Pacific Highway South (State Route 99), it is located near an existing single-family neighborhood and adjacent to single family zoned parcels to the north and west. The DMMC considers that commercial developments will sometimes be adjacent to single family neighborhoods and requirements have been put in place to help mitigate the impacts:

  - ✓ Per DMMC 18.127.060(3)(a), when an abutting property is zoned Single-Family Residential every lot shall have a rear yard setback of not less than 20 feet except as otherwise permitted in DMMC 18.127.060(7).
  - ✓ Per DMMC 18.127.060(3)(b), within 40 feet of the abutting Single-Family Residential Zone, maximum building height shall be 45 feet.
  - ✓ Per DMMC 18.127.060(3)(c), during design review and environmental review, the City Manager or the City Manager's designee may impose

other conditions of approval in order to mitigate potential height, bulk, and scale impacts upon adjacent single-family residents not sufficiently mitigated by existing regulations.

- ✓ Per DMMC 18.127.060(5), Every lot shall have a side yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in DMMC 18.127.060(7).
- ✓ Per DMMC 18.195.290(1), the perimeter of properties adjacent to a Residential Zone or shall provide a Type I landscaping strip with a minimum depth of 10 feet, maintaining existing mature buffering vegetation to the extent possible. Type I landscaping is intended to provide a solid sight barrier to a height of 10 feet totally separating incompatible land uses.

Pursuant to the MDNS determination, Valley Cities shall install a 100% site obscuring fence along the portion of the site that abuts residentially zoned properties. The fence shall be a minimum of six (6) feet in height and shall be located on the property line.

A notice was sent to the Federal Way School District and the principal of Woodmont Elementary, which is located within a .25 mile of the proposed project. No comments were received from either party.

In addition, and as stated above in "Applicable Policies," the Washington State GMA requires that cities planning under RCW 36.70A.040 include a process for the identification and siting of "essential public facilities". The City of Des Moines uses the Conditional Use Permit process for the siting of "essential public facilities."

- *Increase Need for Public Services*

  Public service providers were provided notice and an opportunity to comment on the project SEPA MDNS and no comments were received regarding potential service deficiencies. In addition, pursuant to the MDNS determination, Valley Cities shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Valley Cities and the City a minimum of five (5) months prior to the City issuance of the Certificate of Occupancy. Included in this agreement shall be "return to city of origin" language. Valley Cities shall not receive a Certificate of Occupancy or final inspections from the City until the agreement has been approved by both parties. A "return to city of origin" agreement shall only apply to those who are brought to the facility involuntarily by surrounding jurisdictions.

  In addition, pursuant to the MDNS determination, Valley Cities shall establish and enforce a strict policy to prohibit loitering.

- *Traffic*

  The proposed Valley Cities Woodmont Recovery Campus facility is expected to generate roughly 1,569 new daily trips on an average weekday, with 112

trips during the AM peak hour and 153 trips during the PM peak hour.

A review of local intersections most affected by project traffic indicates that only negligible increases in delay are expected. The Level of Service (LOS) at the three intersections most affected, 16th Avenue South/South 272nd Street, Pacific Highway South/South 272nd Street and Pacific Highway South/South 268th Street remain at LOS D without project traffic and with project traffic added.

RECOMMENDED ACTION:

Administration recommends that the Hearing Examiner approve the requested CUP; provided that the following Conditions of Approval are imposed:

1. Valley Cities shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Valley Cities and the City a minimum of five (5) months prior to the City issuance of the Certificate of Occupancy. Included in this agreement shall be "return to city of origin" language. Valley Cities shall not receive a Certificate of Occupancy or final inspections from the City until the agreement has been approved by both parties.
2. As required by DMMC 12.40.040, Valley Cities shall pay traffic impact fees to the City at the time of building permit issuance. Traffic impact fees shall be based upon the number of new peak PM peak hour trips multiplied by the per trip rate in effect at the time that a building permit for the proposed facility is issued by the City.
3. Valley Cities shall review the lighting plan and parking plan with the City of Des Moines Police Department prior to submitting plans for building permit, and obtain recommendations and suggestions for incorporating Crime Prevention through Environmental Design (CPTED) improvements. This shall include a general overview of planned security and emergency protocol for the facility.
4. Valley Cities shall install 100% site obscuring fencing along that portion of the site that abuts residentially zoned properties. The fence shall be a minimum of six (6) feet in height and shall be located on the property line.
5. Valley Cities shall establish and enforce a strict policy to prohibit loitering.
6. To ensure access from 16th Ave South, Valley Cities shall create and record an access tract through parcel no. 2822049102 prior to issuance of Certificate of Occupancy.
7. In addition to the items required for a Grading Permit Application established by Chapter 14.20 DMMC, Valley Cities shall submit a construction staging and sequencing plan. Valley Cities shall update this plan as details with the selected contractor are discussed, incorporate provisions for construction operations management, and submit it to the City as part of the Grading Permit Application for review and approval. The updated plan shall contain information and define details which identify areas of the site to be used for construction staging, contractor's office, contractor parking, material storage

and provisions for the following:

a. Temporary screening;

b. Noise attenuation;

c. Delivery truck access during construction;

d. Clear identification site work tasks and sequencing;

e. Schedule and sequencing of building improvements components;

f. Proper and best management practices proposed to internalize expected building construction impacts;

g. Physical separation from surrounding property requirements during project construction for such nuisances as parking, heavy equipment storage and use, material storage, and debris piles;

h. Identification of equipment likely to produce inordinate noise levels and proposed measures to baffle or minimize noise impacts;

i. Erosion control methods;

j. Measures to minimize dust control;

k. Controlled access points during construction for contractors, hauling, and construction material deliveries and supplies; and

l. Identification of quantities of soil stockpiling, how long soils are to be stockpiled, location of areas where material will be stockpiled, and measures proposed to minimize impacts created by stockpiling material.

EXHIBIT 2

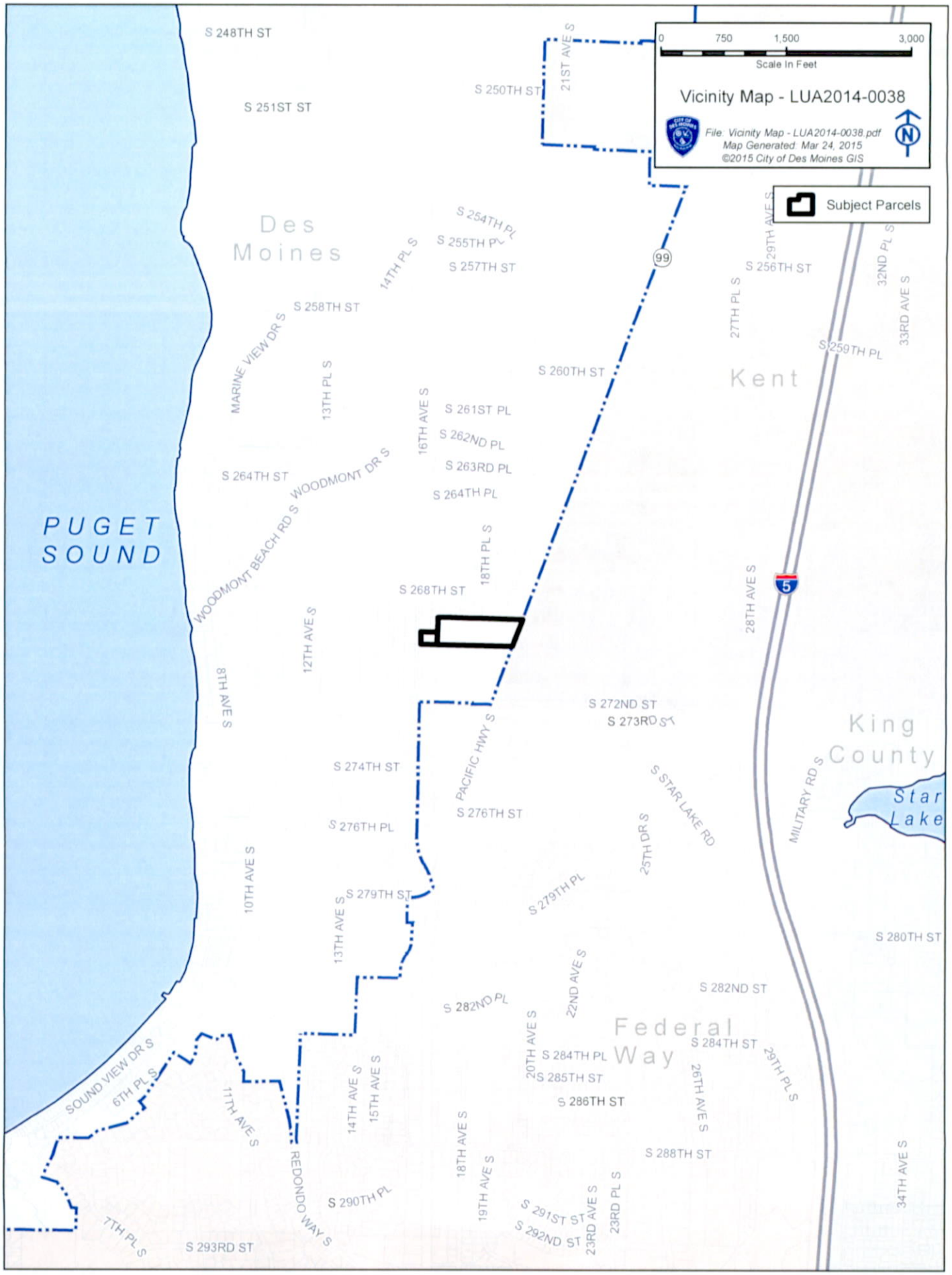
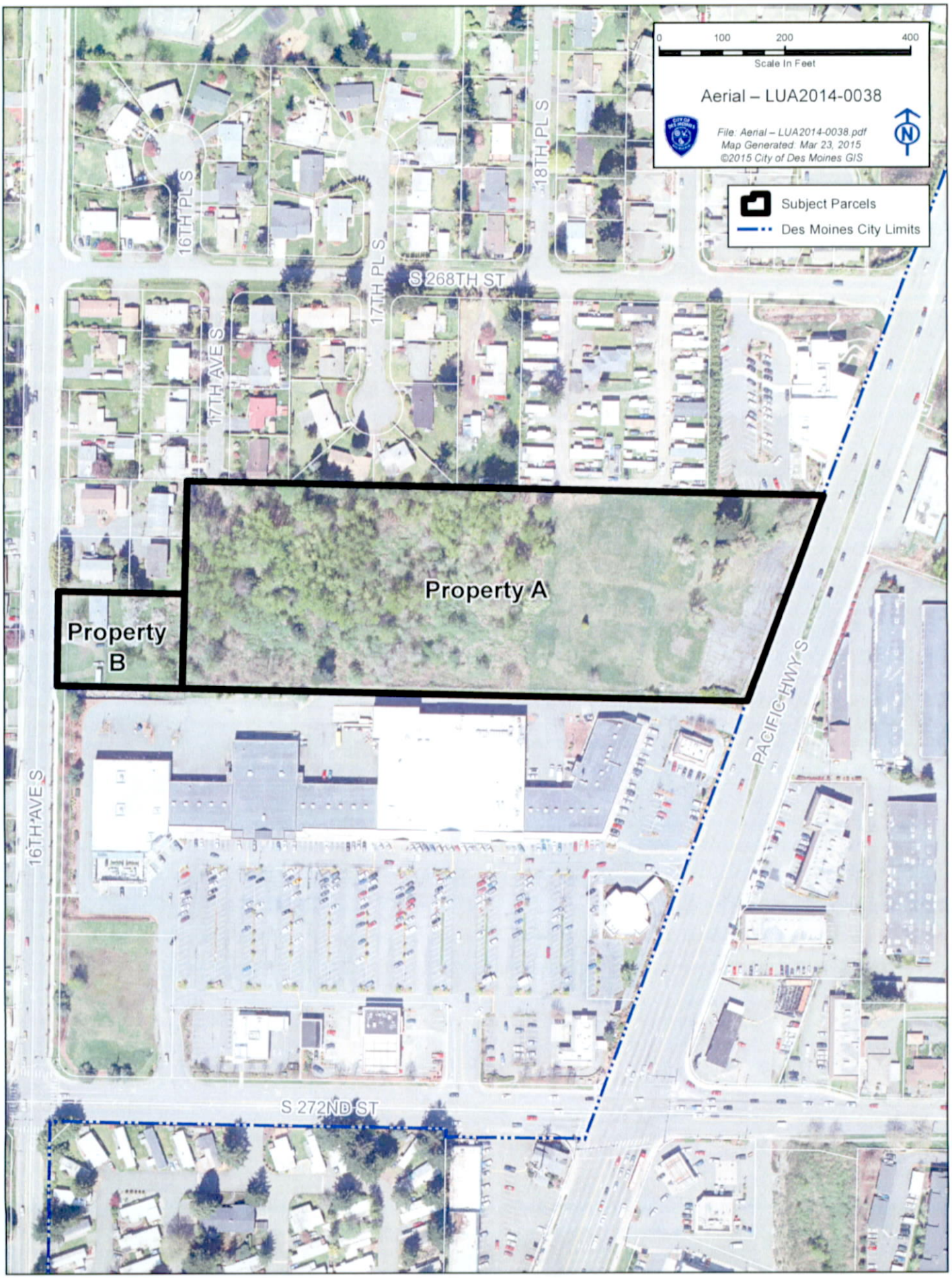

Vicinity Map - LUA2014-0038
0 750 1,500 3,000
Scale In Feet
File: Vicinity Map - LUA2014-0038.pdf
Map Generated: Mar 24, 2015
©2015 City of Des Moines GIS
Subject Parcels
Des Moines
Kent
Federal Way
King County
PUGET SOUND
Star Lake
S 248TH ST
S 251ST ST
S 250TH ST
21ST AVE S
S 254TH PL
S 255TH PL
S 257TH ST
14TH PL S
S 258TH ST
MARINE VIEW DR S
13TH PL S
S 260TH ST
16TH AVE S
S 261ST PL
S 262ND PL
S 263RD PL
S 264TH ST
WOODMONT DR S
S 264TH PL
WOODMONT BEACH RD S
18TH PL S
S 268TH ST
12TH AVE S
8TH AVE S
S 272ND ST
S 273RD ST
PACIFIC HWY S
S 274TH ST
S 276TH ST
S 276TH PL
S STAR LAKE RD
25TH DR S
10TH AVE S
S 279TH ST
S 279TH PL
13TH AVE S
S 280TH ST
22ND AVE S
S 282ND ST
S 282ND PL
20TH AVE S
S 284TH PL
S 284TH ST
S 285TH ST
S 286TH ST
26TH AVE S
29TH PL S
SOUND VIEW DR S
6TH PL S
11TH AVE S
14TH AVE S
15TH AVE S
18TH AVE S
S 288TH ST
19TH AVE S
REDONDO WAY S
S 290TH PL
S 291ST ST
S 292ND ST
23RD AVE S
23RD PL S
34TH AVE S
7TH PL S
S 293RD ST
99
5
29TH AVE S
S 256TH ST
27TH PL S
32ND PL S
33RD AVE S
S 259TH PL
28TH AVE S
MILITARY RD S

EXHIBIT 3


0
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200
400
Scale In Feet
Aerial – LUA2014-0038
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©2015 City of Des Moines GIS
Subject Parcels
Des Moines City Limits
16TH PL S
17TH PL S
18TH PL S
S 268TH ST
17TH AVE S
Property A
Property B
16TH AVE S
PACIFIC HWY S
S 272ND ST

EXHIBIT 4

THE KEIMIG ASSOCIATES

ARCHITECTS–PLANNERS

216 A STREET NW, AUBURN, WA 98001
(253) 939- 3232, FAX (253) 735- 1309

December 2, 2014

Planning, Building, and Public Works
21630 11th Ave South, Suite D
Des Moines, WA 98198-6398

Use Permit
Project Narrative

The proposed project is located at 26915 Pacific Highway South and includes parcels 2822049045 and 2822049102 which are zoned C-C and RS-7200 respectively. Combined the two parcels net 7.89 acres of land with 7.2 from the C-C parcel and 0.69 acres on the RS-7200 parcel. To the north of the proposed project is the Woodmont King County Library, a mobile home park and single family residence; east of the parcel and Pacific Highway are Don Wills Furniture Store and a Public Storage Facility. To the south is Redondo Square Shopping Plaza and to the west are more single family homes.

The proposed project is to construct and operate a Medical and Mental Health Recovery Campus consisting of five separate buildings: a Evaluation and Treatment Mental Health Center with inpatient services, a Detox and Rehabilitation facility, a Dispensary Clinic, a Commons Building, and a Outpatient Services building with Medical, Mental Health, Dental, and Administrative functions. The Project will be operated by qualified organizations under the umbrella of Valley Cities Counseling, a long established and well respected provider of mental health and addictive behavior intervention for South King County. Through the full development of the parcel with each unique building service the community will gain a fully comprehensive recovery center which will allow for the complete rehabilitation of persons suffering from a mental health crisis or addiction.

Located along Pacific Highway on the east side of the parcel are the Dispensary Clinic and the Commons Building. The Dispensary Clinic will distribute and oversee the dispensing of Methadone which is replacement therapy used to eliminate the abuse of opioids. To the south of the Clinic is the Commons Building which provides a therapeutic community model with integrated support to address addiction and other mental health challenges. While the Commons Building does offer up a hot meal free to all who are willing to commit to recovery the heart of this model are weekly support groups which each member is required to attend to maintain a membership. Both the Commons Building and Clinic are single story building with roof heights of 24'-6"; the Commons Building is 8,340 square feet and the Clinic is 7,200 square feet.

The Outpatient Building will sit prominently in the center of the site and at 50'-0" tall will anchor the site. This three story structure would house a full service medical clinic, a small dental suite, and therapy treatment space as well as a new home for the administrative staff for Valley Cities Counseling. In total 34,160 square feet of space is included in this structure.

The Evaluation and Treatment building will provide 16 beds for patients needing involuntary treatment. The building will offer treatment for up to 8 individuals needing voluntary crisis therapy. The building is 26'-4" tall and is 19,665 sf.

At the far end of the site is the Detox Facility. This 25,340 square foot structure will serve clients in three suites, one for Medical Detox which can accommodate up to 8, a 16 bed voluntary rehab suite, and a 16 bed involuntary rehab suite. This building is 25'-0" tall.

Throughout the site native landscaping will be utilized for both screening and to provide a therapeutic and healing setting. There are 14 trees identified to be retained on site and 13 of them are at locations on site that are incompatible with development so they must be removed. Trees will be replaced per City code on site at a rate of 3 per tree with a total of 39 replacement trees. Type I screening will be provided between the site and all residential zones and Type III will be provided between the site and commercial zones.

The project is being designed and detailed to be environmentally sensitive will seek to reduce and control surface water impacts. Filtration processes and collection systems through appropriate design have been shown to be effective at breaking down and removing oil from the stormwater in the concentrations typically found in this kind of development. All best practices science will be employed to assist in stormwater mitigation. The stormwater facilities are being designed to release runoff at or below the predevelopment (assumed to be forested conditions) runoff rates, which is below the existing conditions rate.

Please call if you have any questions.

Respectfully,

Alan C. Keimig, Architect

EXHIBIT 5

PROJECT BUILDING DATA

BUILDING:	OCC.	SQ. FT.	CONSTRUCTION TYPE:
DETOX FACILITY	I-2	25,340 SF	V-A SPRINKLED
COMMONS BUILDING	A-3	8,348 SF	V-B SPRINKLED
EMERGENCY AND TREATMENT	I-2	19,665 SF	V-A SPRINKLED
DISPENSARY CLINIC	B	7,000 SF	V-B NONSPRINKLED
OUTPATIENT BUILDING	B	13,640 SF FOOTPRINT (34,640 SF TOTAL)	III-B SPRINKLED

CONTACTS

OWNER:
VALLEY CITIES COUNSELING AND CONSULTATION
325 West Gowe ST
Kent, WA 98057
(253) 833-7444

ARCHITECT:
PRIMARY CONTACT
THE KEIMIG ASSOCIATES
216 A STREET NW
AUBURN, WA 98001
(253) 939-3232
FAX: (253) 735-0409

GEOTECHNICAL ENGINEER:
PanGeo INC.
3213 EAST LAKE AVE EAST
SUITE B
SEATTLE, WA 98102
(206) 262-0370

LANDSCAPE ARCHITECT:
DAVID LOSMAN
EAGLE DESIGN, INC.
2235 6TH AVE S
A-401
DES MOINES, WA 98198
(206) 817-7614
FAX (206) 817-7614

SURVEYOR:
CONTOUR ENGINEERING, LLC
STEVE WOOD, SURVEYOR
309 56TH STREET NW
GIG HARBOR, WA 98335
(253) 857-5454
FAX (253) 505-0644

CIVIL ENGINEER:
DAVIDO CONSULTING GROUP, INC.
19075 BOTHELL WAY NE SUITE 400
LAKE FOREST PARK, WA 98155
(206) 523-0024

PROJECT SITE DATA

PROJECT LOCATION:
26515 PACIFIC HWY S
DES MOINES, WA 98198

PARCEL NUMBER:
2822049045, 2822049001

LEGAL DESCRIPTION:
2822049045 - S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 ULY OF HWY LESS W 230 FT
2822049001 - S 150 FT OF E 200 FT OF W 230 FT OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4

SITE AREA: 303,832 + 30,000 = **343,832 SF (7.89 ACRE)**

ZONE: 2822049045 - C-C
2822049001 - RS-7200

SETBACKS: **C-C ZONE**
10' SETBACK FROM RESIDENTIAL PROP. OR PRIVATE STREETS
SHALL ABUT PUBLIC RIGHT-OF-WAY UNLESS PLANNING, BUILDING, AND PUBLIC WORKS DIRECTOR ALLOWS A SET BACK
RS-7200 ZONE
FRONT: 20'-0"
REAR: 20'-0"
SIDE YARD: 5'-0" ON ONE SIDE AND 10'-0" ON THE OTHER

MAX HEIGHT: C-C ZONE - HEIGHT 35'-0"
RS-7200 ZONE - HEIGHT 30'-0"

IMPERVIOUS AREAS:
35,775 PARKING AND DRIVE
23,372 WALKWAY
77,051 TOTAL BUILDING IMP. AREA
TOTAL IMPERVIOUS AREA: 236,184 SF (68.7% OF SITE AREA)

LANDSCAPE AREA
1,384 SF PARKING LOT LANDSCAPING (7.3% PARKING AREA)
107,448 SF TOTAL ON-SITE LANDSCAPING PROVIDED (31.2% SITE)

PARKING CALC. 294 TOTAL PARKING REQUIRED : 325 PROVIDED

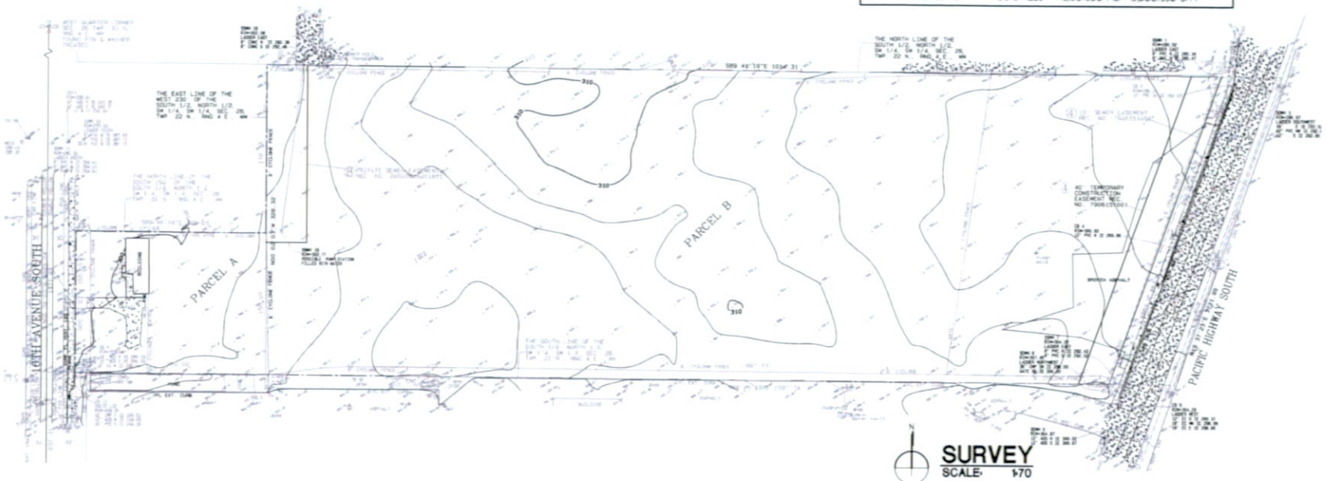
DETOX FACILITY	16 STALLS	(24/3 BEDS + 1 DIR + 2/3 STAFF)
COMMONS BUILDING	135 STALLS	(405 MAX OCC.)
EMERGENCY AND TREATMENT	13 STALLS	(18/3 + 1 DIR + 18/3 STAFF)
DISPENSARY CLINIC	14 STALLS	(7,000/500 PERSONAL SERVICE)
OUTPATIENT BUILDING	106 STALLS	(15,640/300 P.S. + 15,000/350 OFF)

DRAWING INDEX:

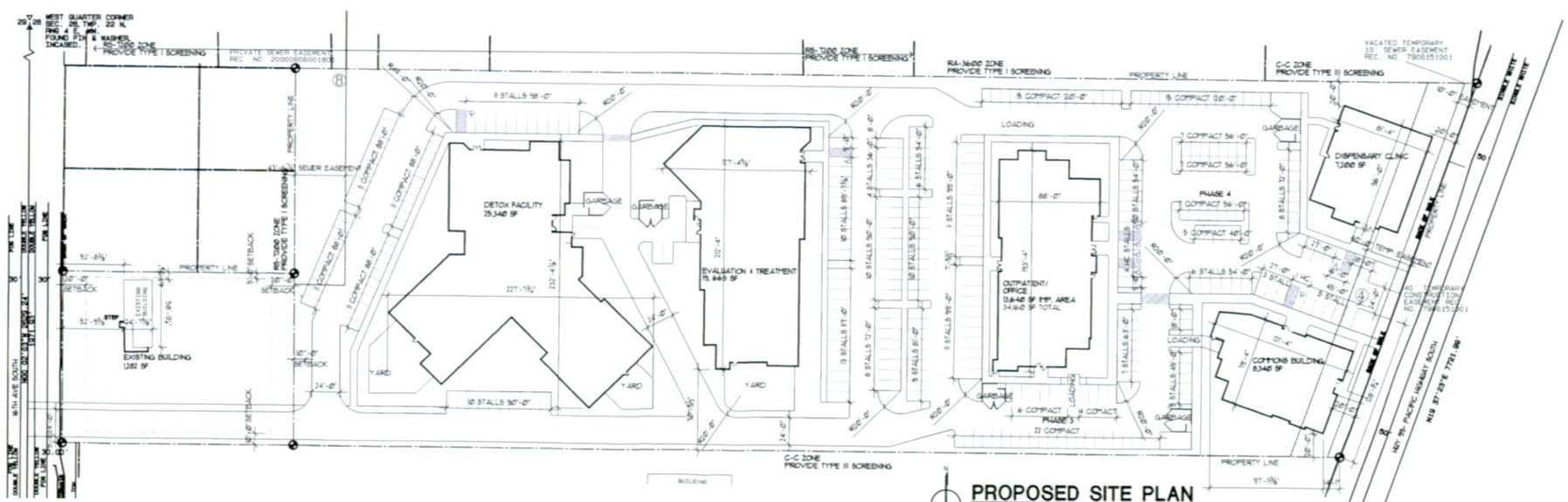
A-1 PROPOSED SITE PLAN, SURVEY, VICINITY MAP, PROXIMITY MAP
A-2 EVALUATION AND TREATMENT FLOOR PLAN
A-3 EVALUATION AND TREATMENT EXTERIOR ELEVATIONS
A-4 DETOX FACILITY FLOOR PLAN
A-5 DETOX FACILITY EXTERIOR ELEVATIONS
A-6 OUTPATIENT FIRST FLOOR PLAN
A-7 OUTPATIENT SECOND AND THIRD FLOOR PLAN
A-8 OUTPATIENT EXTERIOR ELEVATIONS
A-9 OUTPATIENT EXTERIOR ELEVATIONS
A-10 RECOVERY CARE FLOOR PLAN AND ELEVATIONS
A-11 DISPENSARY CLINIC FLOOR PLAN AND ELEVATIONS
C01 PRELIMINARY DRAINAGE PLAN
L-1 LANDSCAPE PLAN
L-3 TREE RETENTION PLAN

PROXIMITY MAP
SCALE: NONE

VICINITY MAP
SCALE: NONE



SURVEY
SCALE: 1"=70'



PROPOSED SITE PLAN
SCALE: 1"=50'

REVISIONS

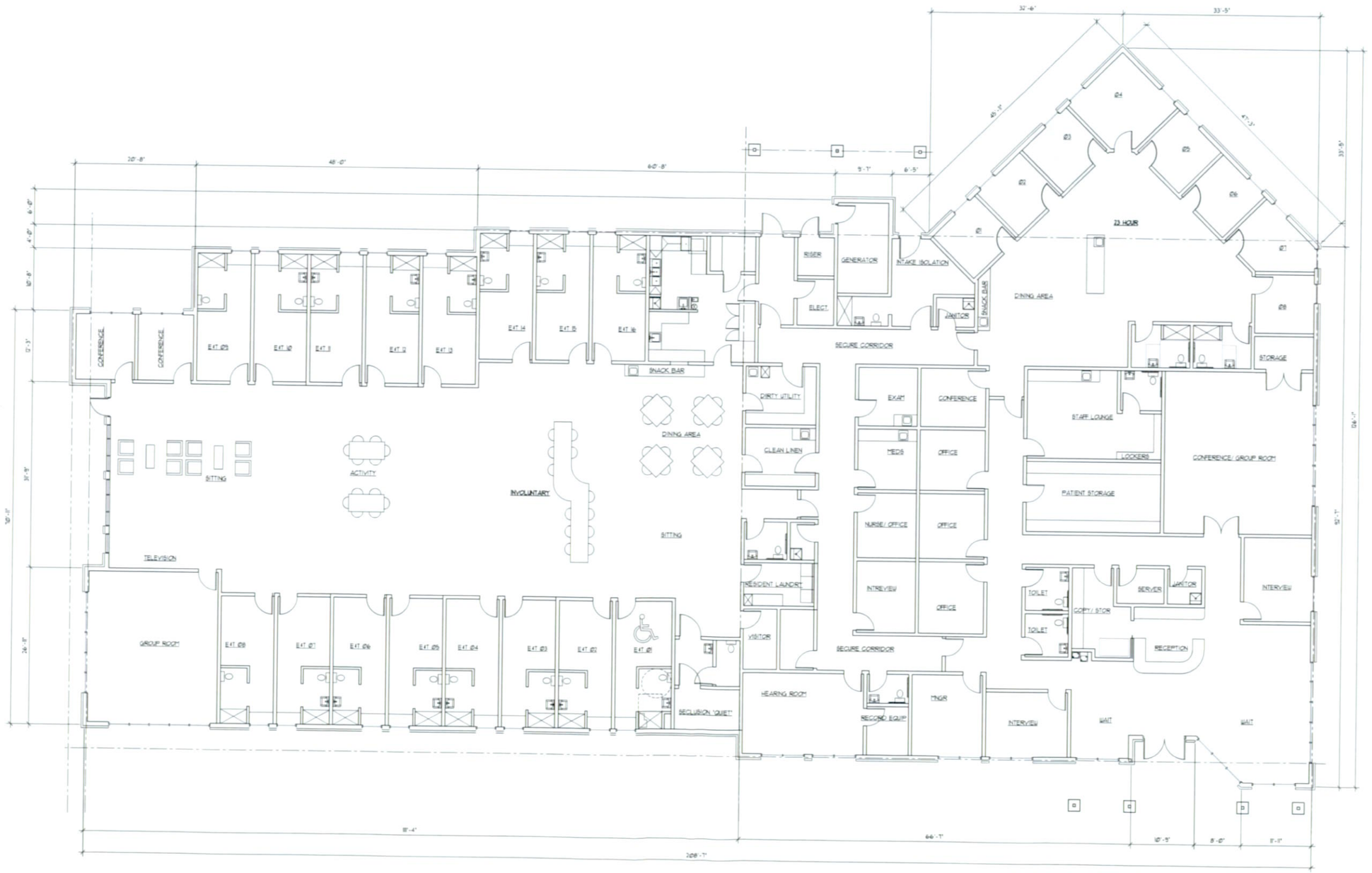
Woodmont Recovery Site Plan
Valley|Cities Counseling & Consultation

ALAN C. KEIMIG
STATE OF WASHINGTON
REGISTERED ARCHITECT
2051

THE KEIMIG ASSOCIATES
216 A STREET NW
AUBURN, WASHINGTON
98001
PHONE: 253.939.3232
ARCHITECTS PLANNERS

JOB NUMBER: 14-14
DATE 12-01-14
SHEET A-1
1 OF 14

PROJECT BUILDING DATA			
BUILDING:	OCC.	SQ. FT.	CONSTRUCTION TYPE:
EMERGENCY AND TREATMENT	I-2	15,645 SF	V-A SPRINKLED



N

EMERGENCY AND TREATMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS

Woodmont - Evaluation and Treatment

Valley|Cities *Counseling & Consultation*

REGISTERED ARCHITECT 2051 ALAN C. KEIMIG STATE OF WASHINGTON

THE KEIMIG ASSOCIATES
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AUBURN, WASHINGTON 98001
PHONE: 253.939.3232
ARCHITECTS PLANNERS

JOB NUMBER: 14-14

DATE 10-21-14

SHEET A-2

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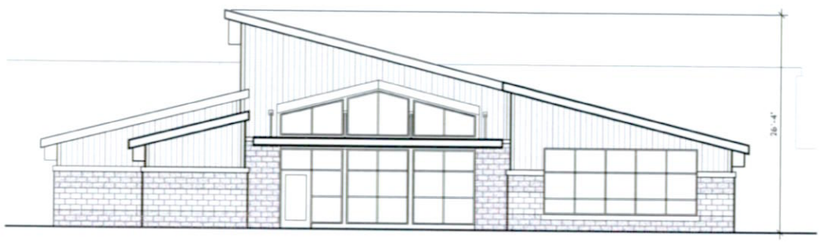
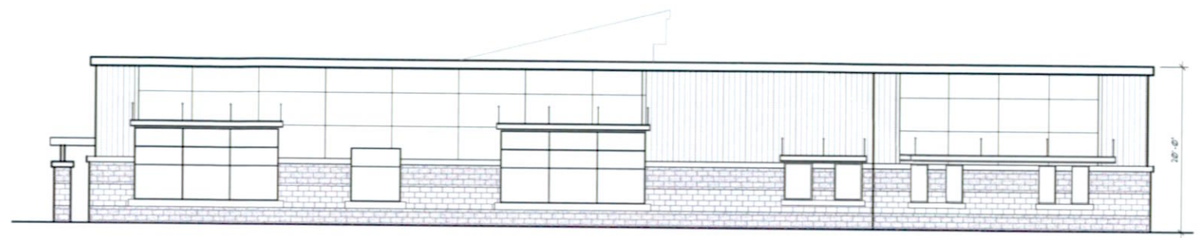
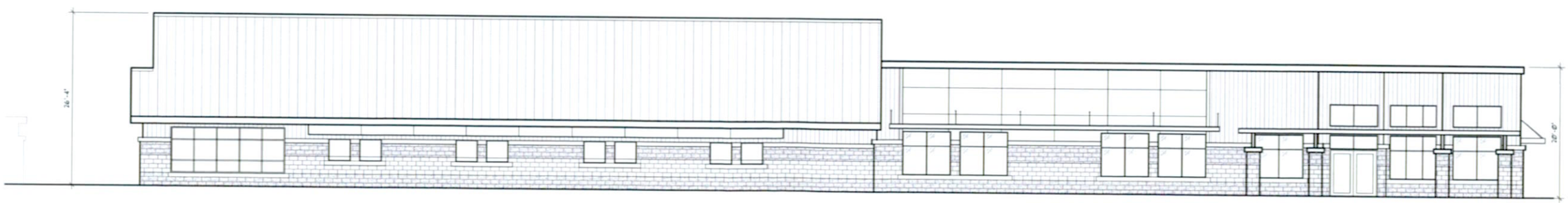


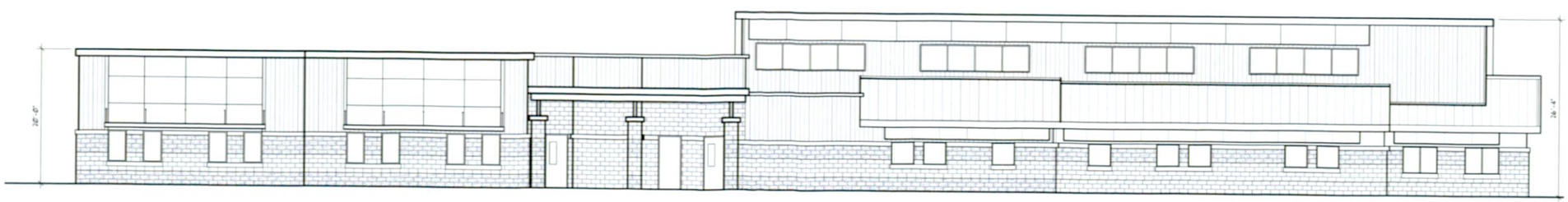
SOUTH ELEVATION
E AND T
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
E AND T
SCALE: 1/8" = 1'-0"



EAST ELEVATION
E AND T
SCALE: 1/8" = 1'-0"



WEST ELEVATION
E AND T
SCALE: 1/8" = 1'-0"

REVISIONS

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SHEET A-3

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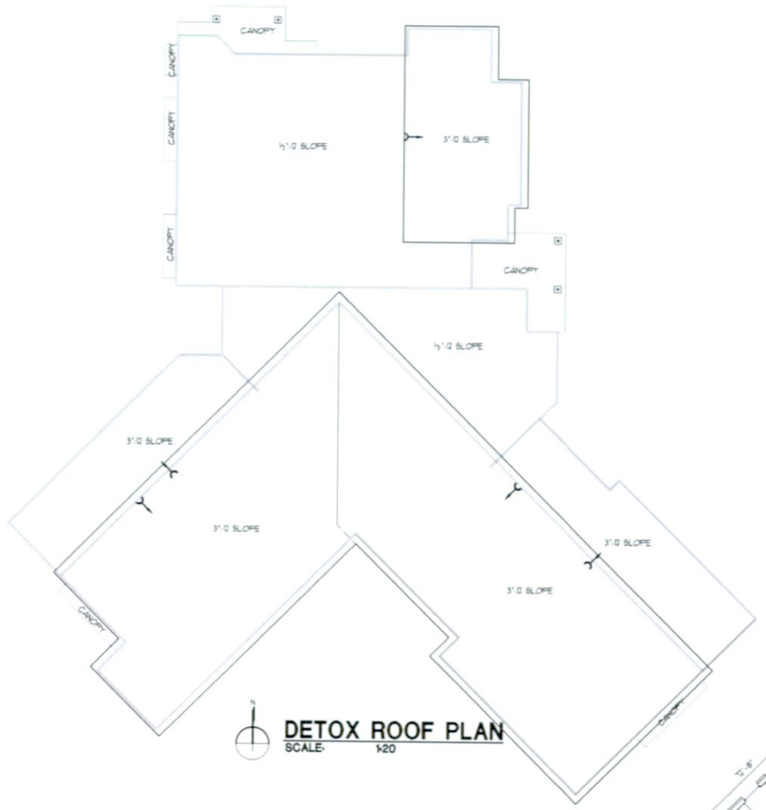
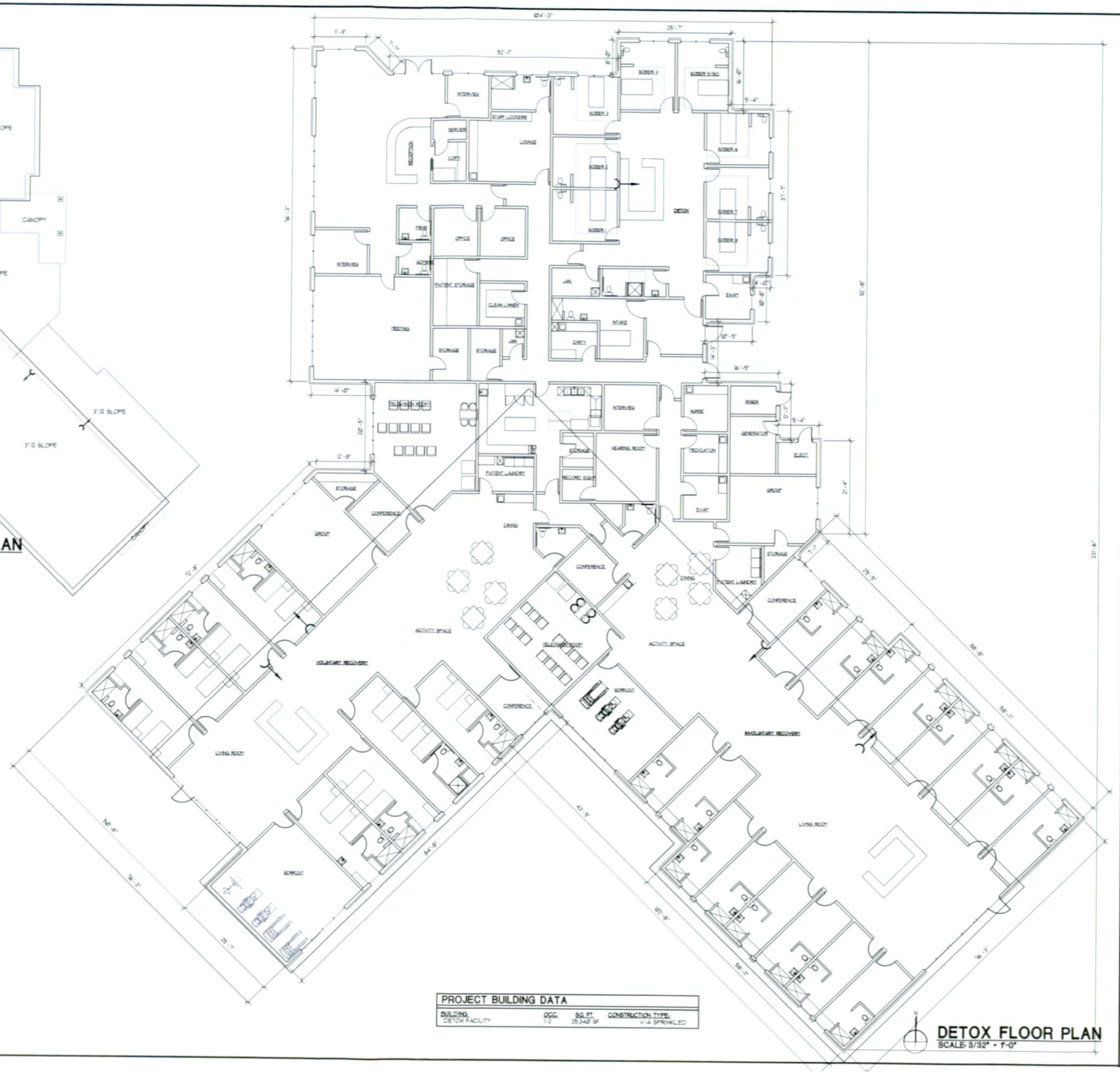


DETOX ROOF PLAN
SCALE: 1-20



DETOX FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROJECT BUILDING DATA			
BUILDING	OCC.	SQ. FT.	CONSTRUCTION TYPE
DETOX FACILITY	I-2	25,348 SF	V-A SPRINKLED

REVISIONS

Woodmont - Detox Facility
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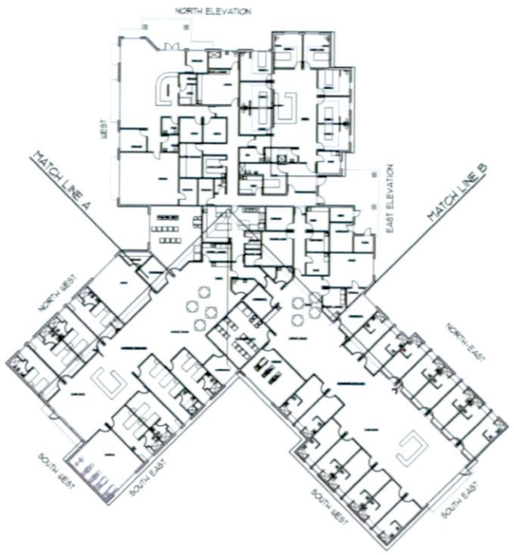
PLANNERS

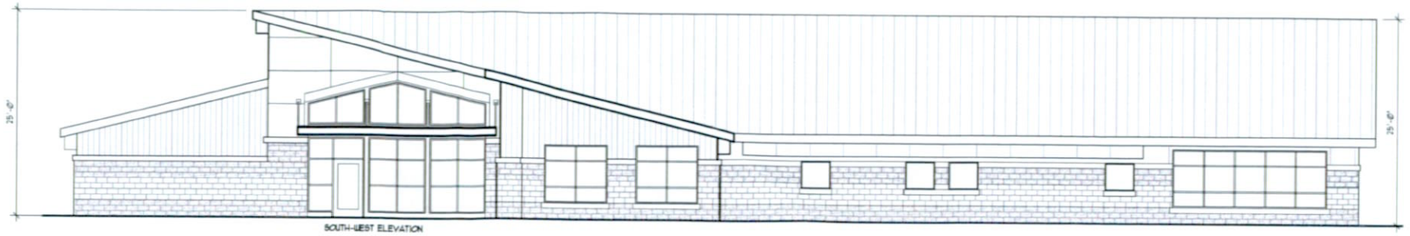
JOB NUMBER: 14-14

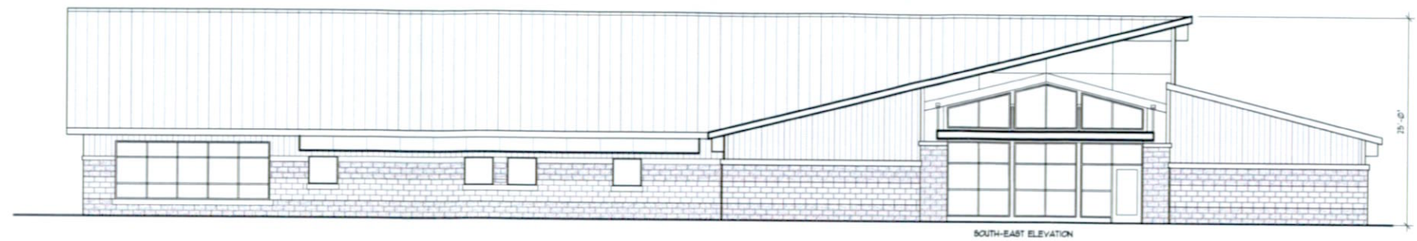
DATE 12-01-14

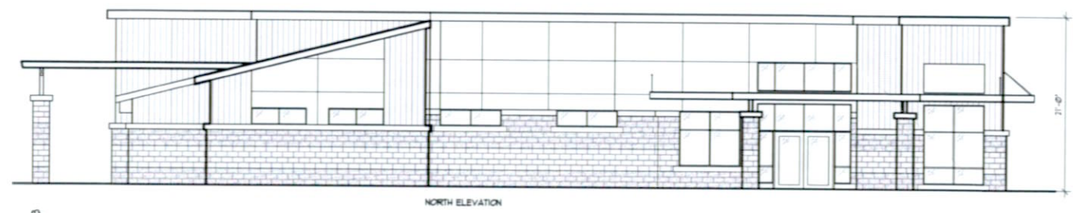
SHEET A-4

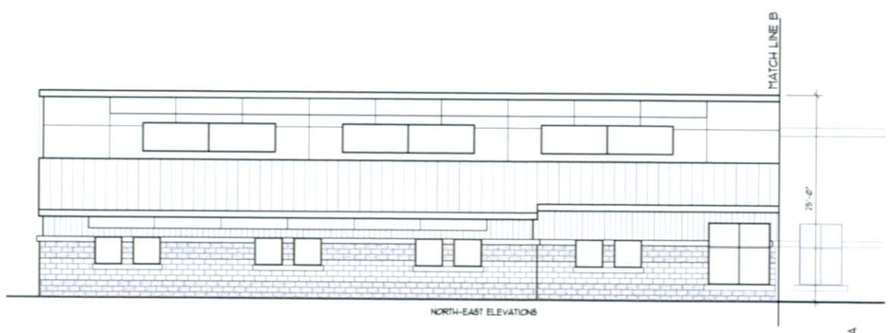


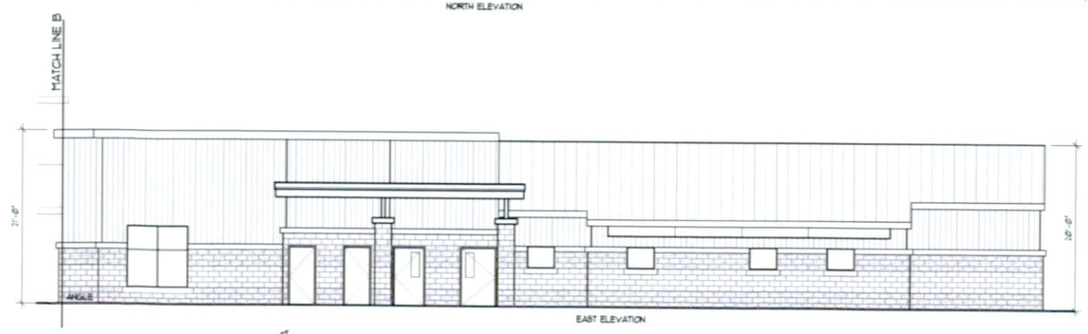
DETOX KEY PLAN
SCALE: 1-30

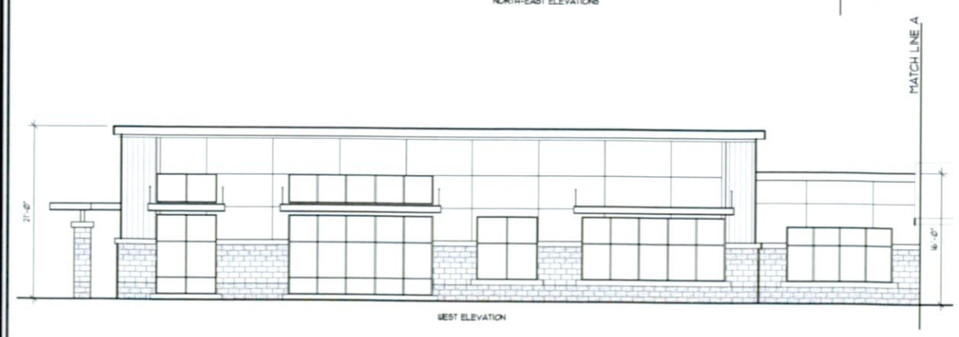


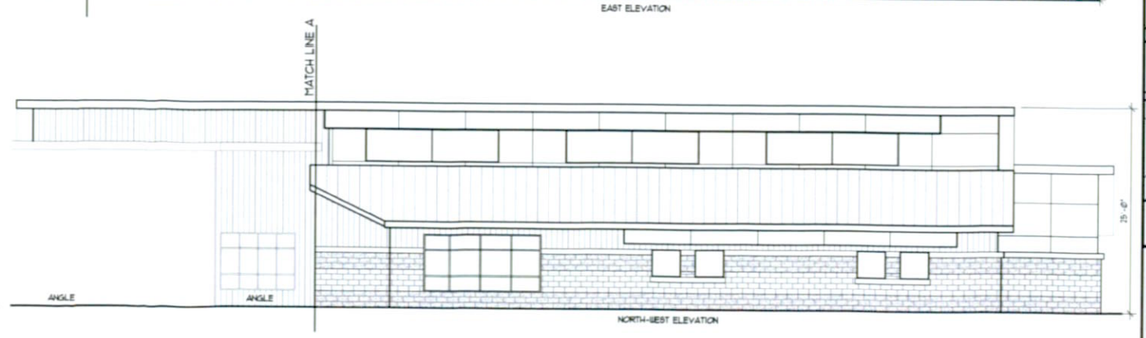












DETOX ELEVATIONS
SCALE: 1/8" = 1'-0"

REVISIONS

Woodmont - Detox Facility
Des Moines Campus

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JOB NUMBER: 14-14
DATE 12-01-14
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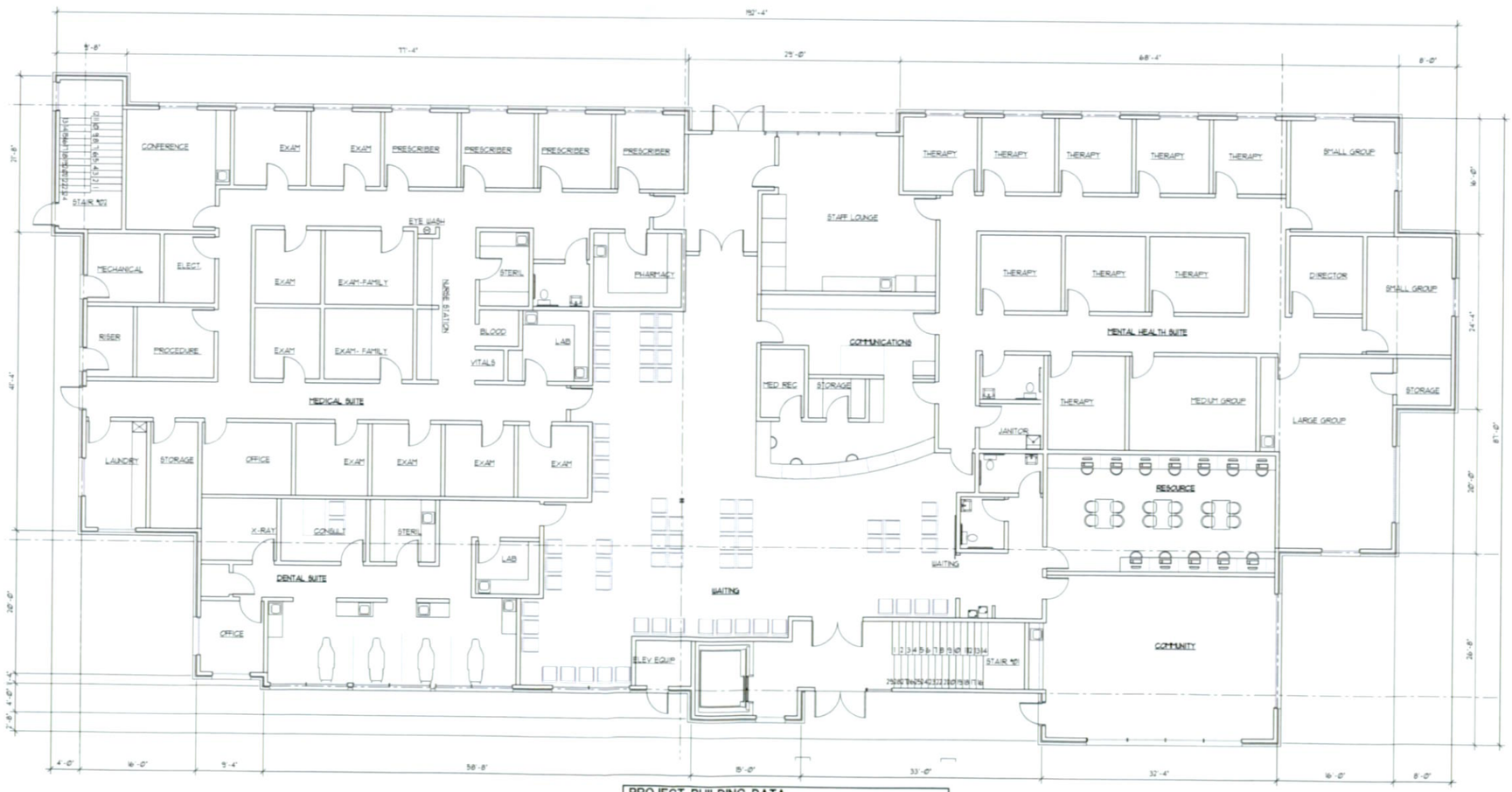

PROJECT BUILDING DATA			
BUILDING	OCC.	SQ. FT.	CONSTRUCTION TYPE:
OUTPATIENT BUILDING	B	13,640 SF FOOTPRINT (34,160 SF TOTAL)	III-B SPRINKLED

FIRST FLOOR OUTPATIENT

SCALE: 1/8" = 1'-0"

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2051
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STATE OF WASHINGTON

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JOB NUMBER: 14-14

DATE 12-01-14

SHEET A-6

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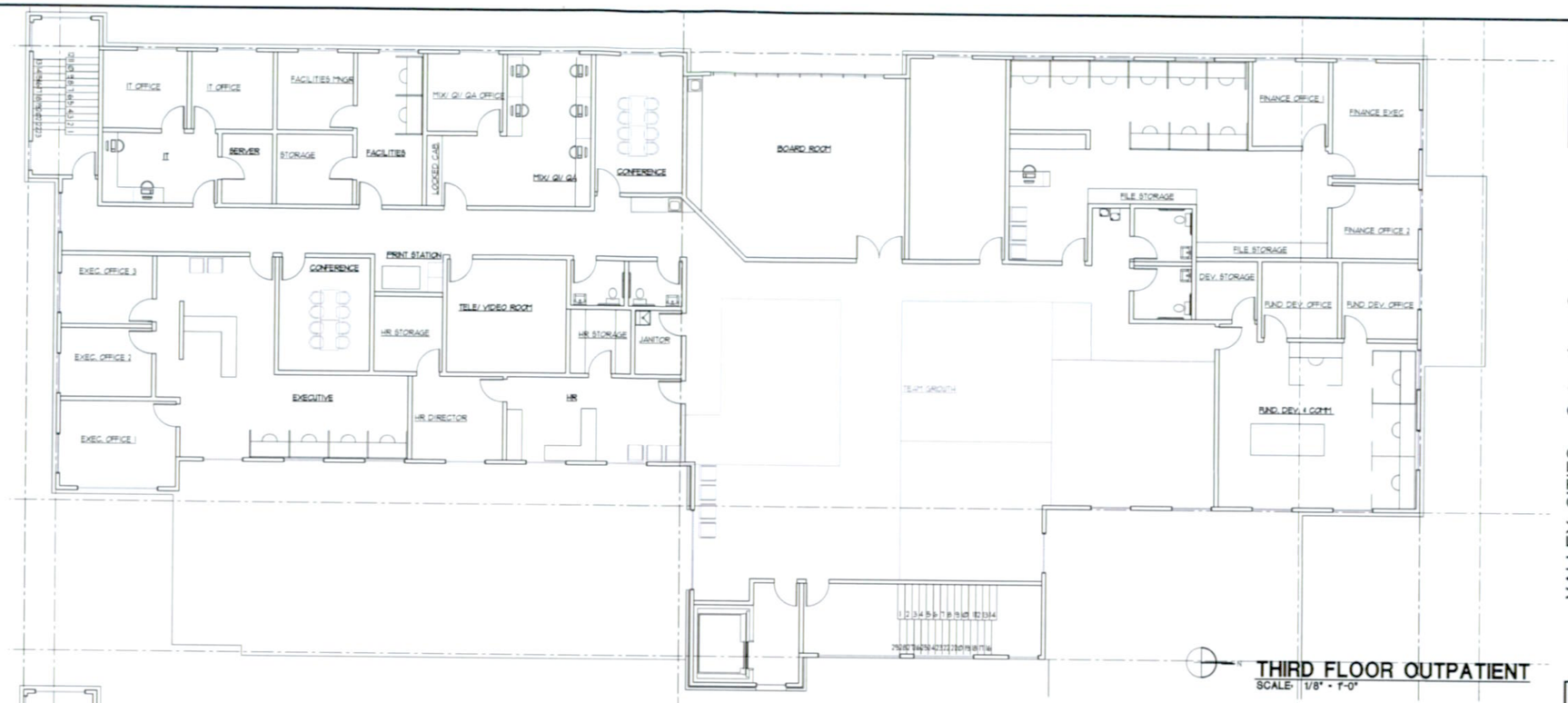
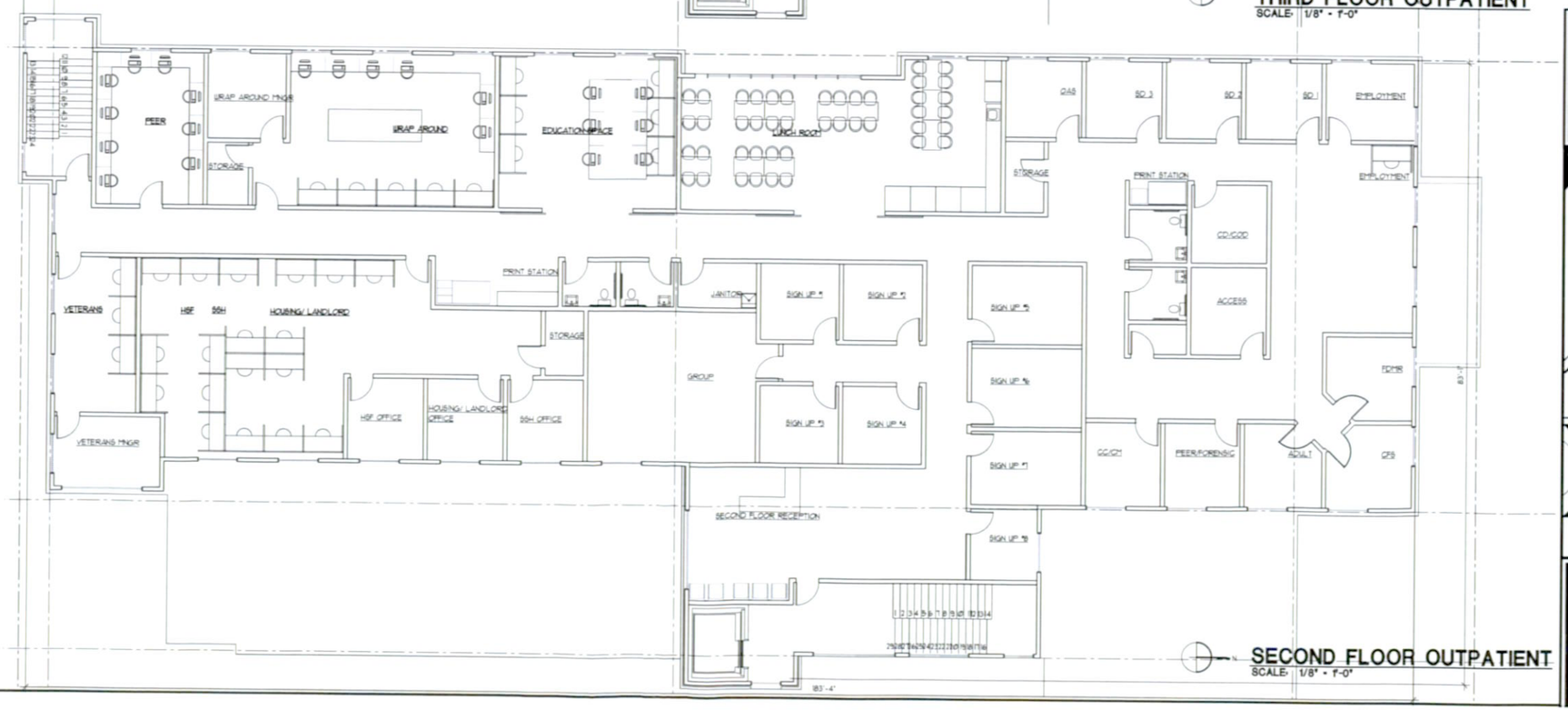


THIRD FLOOR OUTPATIENT
SCALE: 1/8" = 1'-0"



SECOND FLOOR OUTPATIENT
SCALE: 1/8" = 1'-0"

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VALLEY CITIES - Outpatient Services
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ALAN C. KEIMIG
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2051

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DATE 12-01-14
SHEET A-7
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OUTPATIENT BUILDING
WEST ELEVATION
SCALE: 1/8" = 1'-0"

OUTPATIENT BUILDING
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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Des Moines Campus

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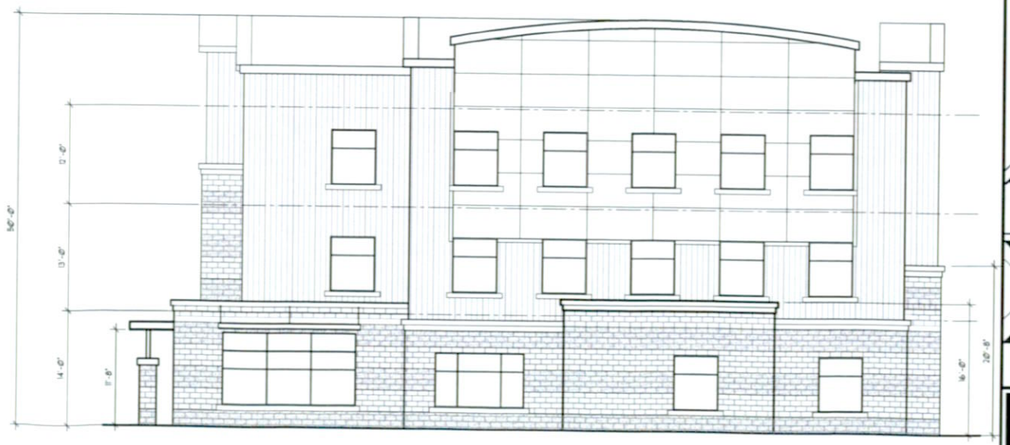
DATE 12-01-14
SHEET A-8
8 OF 14

OUTPATIENT BUILDING
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



OUTPATIENT BUILDING
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

VALLEY CITIES - Outpatient Services
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2051
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JOB NUMBER: 14-14
DATE 12-1-14
SHEET A-9
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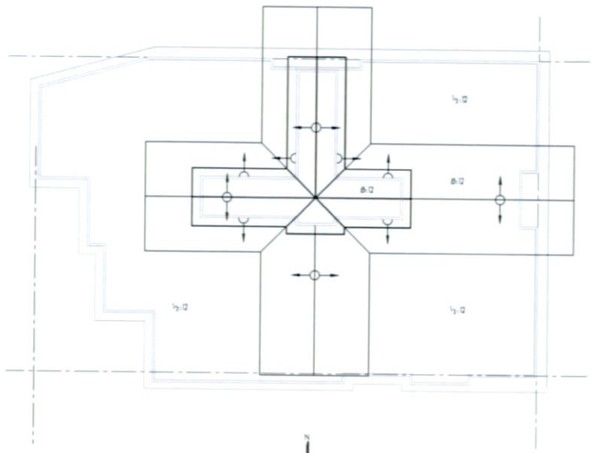
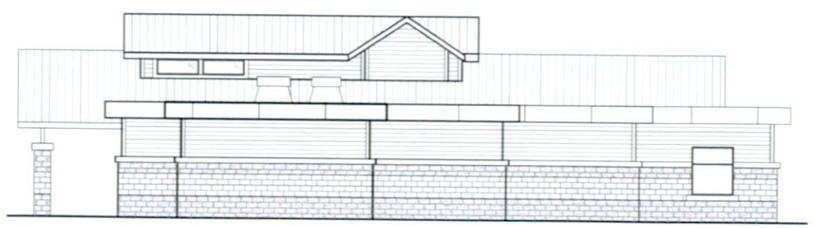


ROOF PLAN
SCALE: 1/16" = 1'-0"

COMMONS BUILDING
SCALE: 1/8" = 1'-0"

PROJECT BUILDING DATA			
BUILDING	OCC.	SQ. FT.	CONSTRUCTION TYPE
RECOVERY CAFE	A-3	8,340 SF	V-B SPRINKLED

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

Woodmont- Recovery Cafe
Des Moines Campus

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DATE 12-1-14
SHEET A-10
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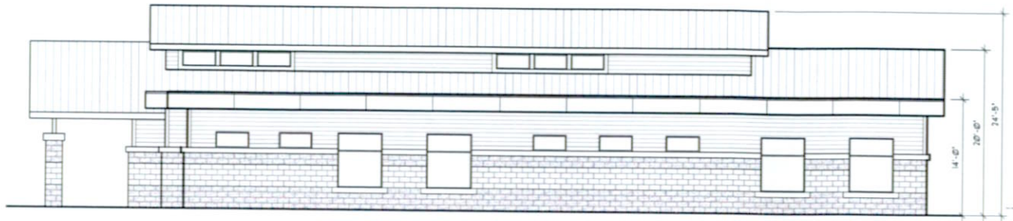
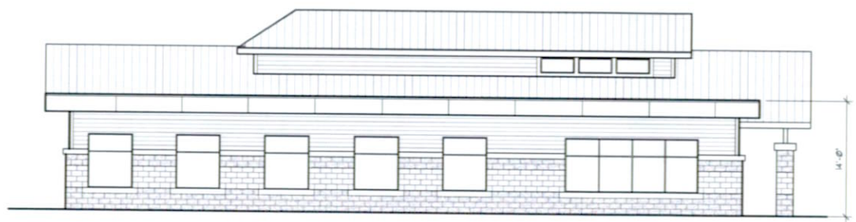
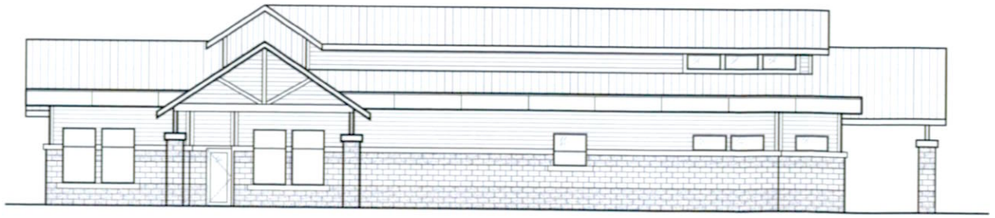


WEST ELEVATION
SCALE: 1/8" = 1'-0"

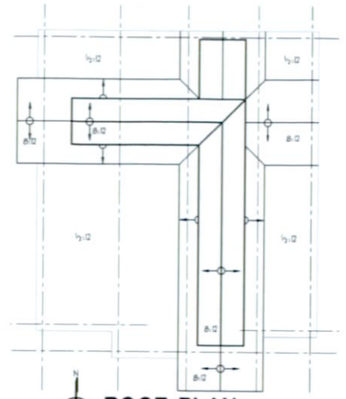


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

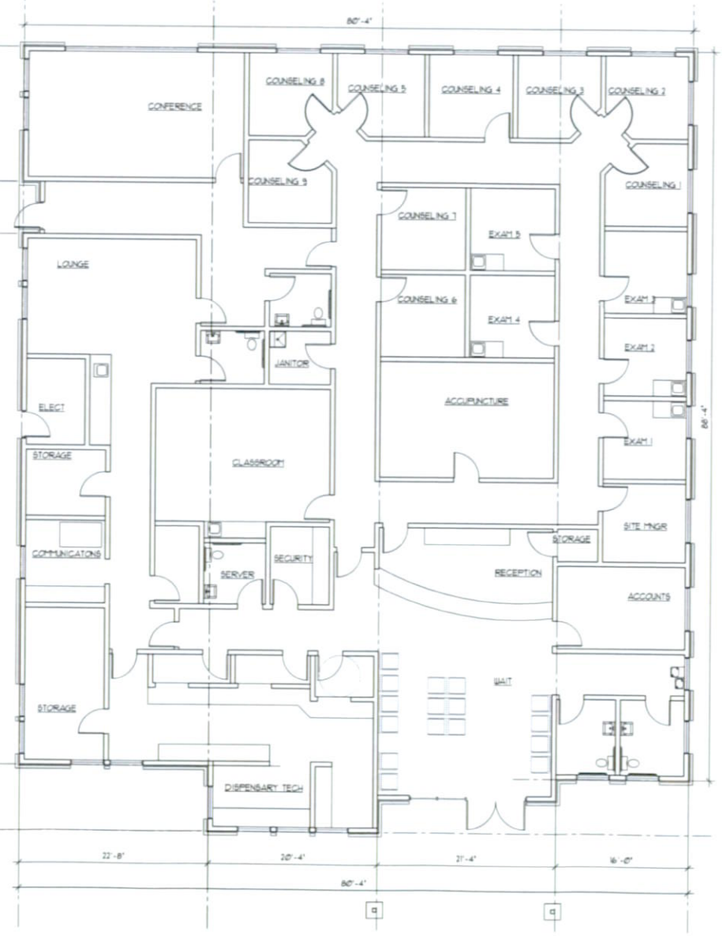


WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/20



DISPENSARY
SCALE: 1/8" = 1'-0"

PROJECT BUILDING DATA			
BUILDING	OCC.	SQ. FT.	CONSTRUCTION TYPE:
DISPENSARY CLINIC	B	7,200 SF	V-B NONSPRINKLED

REVISIONS

Woodmont- Dispensary Clinic
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2051

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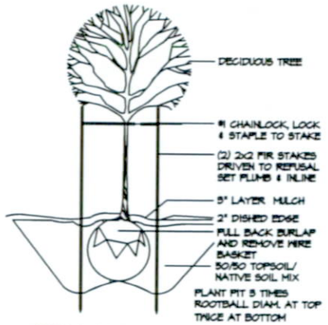
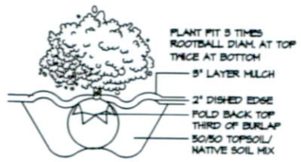
SHEET A-11

EXHIBIT 6



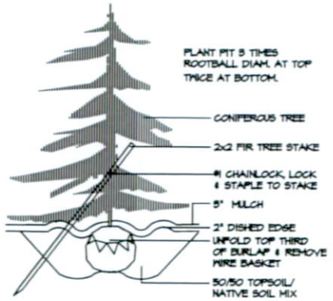
TREE STAKING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



CONIFEROUS TREE STAKING

N.T.S.

NOTES

WHERE TREES ARE PLANTED OVER SEWER LINES INSTALL ROOT BARRIER FLAT ON TOP OF SEWER LINE
COMPLY WITH ALL CITY ORDINANCES AND OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS
INSTALL 6" COMPOSTED TOPSOIL IN ALL PLANTING AREAS.
INSTALL 3" BARK MULCH IN ALL PLANT BEDS
PROVIDE ONE YEAR WRITTEN WARRANTY FOR ALL MATERIALS AND LABOR
INSTALL AUTOMATIC IRRIGATION AS PER PLAN
NO SUBSTITUTIONS WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT AND CITY
REPAIR OR REPLACE ANY DAMAGE TO UTILITIES OR FACILITIES TO OWNERS SATISFACTION
LOCATE AND PROTECT ALL UNDERGROUND UTILITIES
TILL PARKING LOT ISLAND SOIL TO 18" DEPTH.
DECIDUOUS TREE CALIPER MEASURED AT 4.5' MINIMUM ABOVE ROOT BALL.
CONIFEROUS TREE HT MEASURED FROM TOP OF GROUND AT TIME OF PLANTING.
IF ANY COMPACTED SUBSOIL IS FOUND, TILL PRIOR TO TOPSOIL INSTALLATION.
INSURE NO DRAINAGE PROBLEMS EXIST PRIOR TO BEGINNING LANDSCAPE INSTALLATION.
INSTALL ROOT BARRIER ACCORDING TO DETAIL FOR ALL TREES PLANTED WITHIN 8' OF PAVING
INSTALL TREES IN CITY R.O.W. PER PUBLIC WORKS TRAFFIC STANDARD DETAIL
WHERE TREES ARE SHOWN IN LAWN AREA, PROVIDE 4' DIAM. CIRCLE BARK AREA AT BASE OF TREE

PLANT LIST

	CERCIDIPHYLLUM JAPONICA - KATSURA	2" CAL. B&B AS SHOWN
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' - WEEPING ALASKA CEDAR	6' HT. B&B AS SHOWN
	CARPINUS BETULUS 'FASTIGIATA' - COLUMNAR EUROPEAN HORNBEAM	2" CAL. B&B AS SHOWN
	ACER RUBRUM 'RED SUNSET' - RED SUNSET MAPLE	2" CAL. B&B AS SHOWN
	THUJA PYRAMIDALIS 'SMAGARD' - EMERALD GREEN ARBORVITAE	6' HT. B&B 3' O.C.
	CEANOTHUS 'JULIA PHELPS' - CEANOTHUS	2 GAL. 4' O.C.
	MAHONIA AQUIFOLIUM - OREGONGRAPE	2 GAL. 4' O.C.
	MIXED ORNAMENTAL GRASSES INCLUDING: DWARF PAMPASGRASS, ZEBRAGRASS, RAVENNAGRASS, MAIDENGRASS, LITTLE BLUESTEM	2 GAL. AS SHOWN
	RHOD. 'PJM' - PJM RHOD.	2 GAL. 4' O.C.
	GAULTHERIA SHALLON - SALAL	2 GAL. 4' O.C.
	PRUNUS 'OTTO LUYKEN' - OTTO LUYKEN	2 GAL. 4' O.C.
LAWN	HYDROSEEDED ECO-LAWN DROUGHT TOLERANT LAWN	
VM	VINCA MINOR - VINCA	4" POTS 18" O.C.
CD	COTONEASTER DAMERI - BEARBERRY COTONEASTER	4" POTS 18" O.C.
RC	RUBUS CALCINOIDES - BRAMBLE	4" POTS 18" O.C.

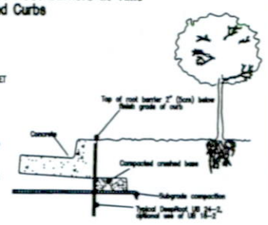
NOTE: 34 TREE REPLACEMENTS FROM TREE PRESERVATION PLAN ARE INCLUDED IN THE DECIDUOUS 2" CAL. TREES IN PLANT LIST ABOVE

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (50M) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

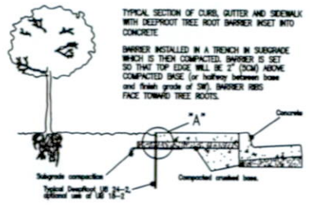
INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (50m) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



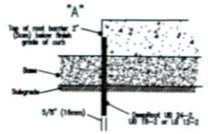
TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

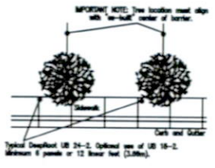
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (50M) ABOVE COMPACTED BASE (or halfway between base and finish grade of CW). BARRIER RIBS FACE TOWARD TREE ROOTS.

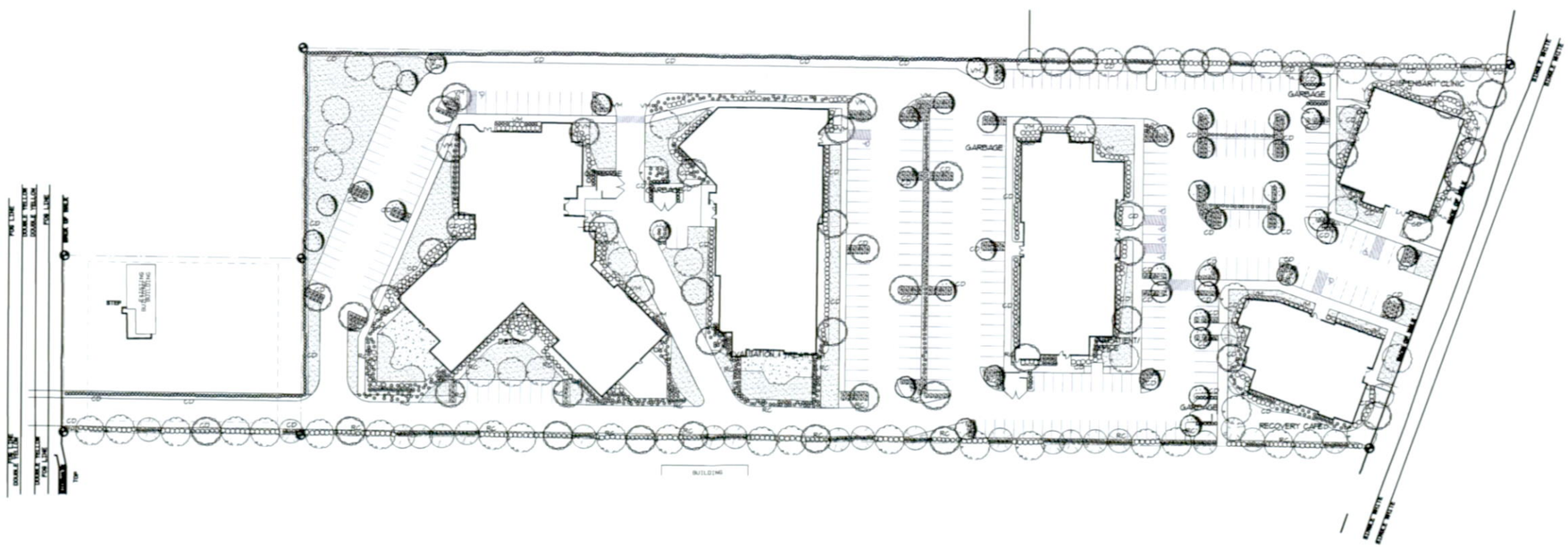


INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (50m) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of CW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)







PRELIMINARY LANDSCAPE PLAN

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
DAVID B. LOWMAN
CERTIFICATE NO. 387

File Name

EAGLE DESIGN
22315 - 6TH AVE. S. A-407 DES MOINES, WA 98198
TEL. (206) 817-7674 EMAIL: EAGLECADD@COMCAST.NET

Date: 10-10-14
Scale: 1" = 30'
Drawn By: D.B.L.
Approved By:
Revised:

Valley Cities
Co nseling & Cons ltation
Dvery Site Plan

Sheet 1 of 15 of 14

EXHIBIT 7

City of Des Moines

PLANNING, BUILDING AND PUBLIC WORKS
www.desmoineswa.gov
21630 11TH AVENUE SOUTH, SUITE D
DES MOINES, WASHINGTON 98198-6398
(206) 870-7576 FAX (206) 870-6544

December 12, 2014

Alan C. Keimig
216 A Street NW
Auburn, WA 98001

SENT VIA EMAIL

Re: Woodmont Recovery Campus – LUA2014-0038

Dear Mr. Keimig,

The purpose of this letter is to provide written notice as required by RCW 36.70B.070 that the Development Services Division has determined that the permit application submitted on December 2, 2014 for a Conditional Use Permit met the procedural submittal requirements established by the Des Moines Municipal Code. The application was deemed complete effective December 12, 2014. The Master Land Use Application number is LUA2014-0038. Please use this number when inquiring on this project. The documents associated with the City's review and the current status of the application are available at the following website:

www.desmoineswa.gov/mypermits

To access the information, once on the above website, please click on ***Click to Search*** under the Permit Search Section and then enter the File Number identified above in ***The Search By ID Number*** box and then click ***Search***.

The Development Services staff will review the application material and will contact you for additional information as needed. If there are any questions regarding the above information please contact me by phone at (206) 870-6551 or email me at ncoleman@desmoineswa.gov.

Sincerely,

Nikole Coleman

Nikole Coleman
Land Use Planner
Development Services

CC: LUA2014-0038 File

EXHIBIT 8

THE KEIMIG ASSOCIATES
ARCHITECTS-PLANNERS
216 A STREET NW, AUBURN, WA 98001
(253) 939-3232, FAX (253) 735-1309

December 23, 2014

Nikole Coleman-Porter, AICP
Land Use Planner
Planning, Building and Public Works Department
City of Des Moines, WA

Dear Ms Coleman-Porter,

In order to provide you an appropriate written response to your December 16, 2014 inquiry for additional information I offer you the following:

The entire Woodmont Recovery Campus will be operated by non-profits under the umbrella of Valley Cities Counseling and Consultation, a mental health provider, which has a fifty year history of providing services in King County. Each segment of the campus will involve like organizations that are experts in their fields. They will bring to the campus atmosphere the very best in evaluation and treatments that will lead individuals to recovery from a variety of conditions that have not formerly been addressed in such a comprehensive manner at one location. As you will see, these types of facilities require little in the way of special attention of fire, emergency and police services. As structured, they are intended to address the impacts of these services required to be applied in other areas throughout King County that do not address the aspects of evaluation, treatment, and recovery. The current situation, now mandated by the courts, is to end that. Individuals with chronic addictions and persistent mental health issues are picked up throughout communities and either lodged in jails or taken to emergency rooms, both of which are not equipped to provide evaluation or treatment as required by law. This campus atmosphere, supported by both the State and the County, is to address and right this current situation.

In order to address these growing issues, the County and Washington State have implemented a program to keep these individuals out of jail and out of medical facilities where they don't belong. The idea is to deliver them to an Evaluation and Treatment program where they can get the proper help needed through a timely comprehensive process operated by qualified experts. This will prevent releasing them, with the same conditions, back into the King County Community. This said, the individuals will be delivered to the campus, typically by law enforcement or families from throughout the King County area. These are the same people now being transported to jails or medical facilities that are ill equipped to deal with their conditions. Once they arrive they will be appropriately processed and, as required by law, evaluated as to their physical, emotional, and medical condition and provide what services they will require. In many cases the individuals will have a variety of conditions that affect their wellness. This campus atmosphere is intended to allow a multi-service approach to treatment and recovery. One half of the facility space in both the Evaluation and Treatment and Detox, based primarily on behavioral health issues and predicated on treating addictions, all of which are chemical respectively, and will all be involuntary and lead to a 28 day intensive treatment program. The other half in each will provide the same intensive services, but as volunteers turning themselves over for treatment.

Once the initial process is complete, the individuals will have the continued outpatient support vital to maintaining their road to recovery in the peer and professional reoccurring contact with the other programs located on site in the adjacent facilities.

It is important to emphasize that this campus will not generate a need for the public services beyond what would be expected at any other collection of business throughout the Des Moines area and will likely require less public emergency service intervention because of the staff and personnel that will be located within the campus complex that are trained to handle most emergencies they may encounter.

The following material is in further support of your questions on the facilities and services to be offered and a try to equate them to existing experiences in the Puget Sound area of like facilities, none of which are as comprehensive as this campus will become:

These three non-profits operate E&T's nearby:

Kitsap Mental Health has two units:

Adult Inpatient Unit (AIU) – The Adult Inpatient Unit provides 15 residential evaluation and treatment beds for services to involuntarily detained adults suffering acute psychiatric symptoms. Individuals 18 years of age or older who have been involuntarily detained within the PRSN receive evaluation and treatment designed to resolve acute psychiatric episodes and return them to the community and individualized outpatient services. Voluntary in patient treatment is offered on a space-available basis

Youth Inpatient Unit (YIU) – The Youth Inpatient Unit is a 10-bed inpatient facility for evaluation and short-term treatment of children and youth (8 to 17 years old) who suffer severe emotional disturbances who are not appropriate for less restrictive treatment. Priority consideration for services is given to residents of the Peninsula Regional Support Network. The youth may enter services as a voluntary client or be detained under the Involuntary Treatment Act. The YIU is philosophically directed toward returning the youth to the community as soon as possible to finish treatment in an outpatient setting. The YIU is accessed through the Crisis Response Team. Additionally, the YIU coordinates with the Crisis Response Team and Child and Family programs to provide access to the Children's Crisis Stabilization Room in emergency or crisis situations.

Kitsap Mental Health Services is located at 5455 Almira Drive NE, Bremerton,

BHR (Behavioral Health Resources)

This facility was built in response to the community need for mental health crisis services where those suffering with a mental health crisis could be served safely and with compassion, skill and efficiency.

Who can use the facility?

Persons eligible for services are those with acute symptoms of a mental illness, primarily residents of Thurston and Mason Counties who are enrolled in Medicaid (Title 19) and those involuntarily detained pursuant to RCW 71.05 or 71.34. The level of service depends on severity of illness and availability of other resources.

The Thurston County Evaluation and Treatment Center is a facility for severe psychiatric illnesses. It is not a hospital, detoxification center or emergency room. If a person has a medical emergency or concern not related to a mental health crisis, staff will be happy to assist them to call 911 or direct them to a Hospital Emergency Room.

Evaluation & Treatment Center
3436 Mary Elder Road
Olympia, WA

Comprehensive Mental Health Yakima operates two facilities like Kitsap:

Bridges Evaluation and Treatment

Bridges is a safe, stabilizing program created to help local clients live successfully in our community

Bridges is a 16-bed inpatient evaluation and treatment facility. Clients served exhibit acute psychiatric symptoms. Bridges "Sanctuary" model of care offers a higher level of evidence-based individualized therapy. Client and staff safety is emphasized throughout the facility and treatment program.

Two Rivers Landing

Two Rivers Landing is a certified Youth Evaluation & Treatment facility for voluntary and involuntary placements, with single bed occupancy, twenty-four nursing coverage and twenty-four hour on-call psychiatric services. The program provides crisis stabilization, evaluation and treatment for up to 16 youth (male or female) utilizing an established, Trauma-Informed, Evidence-Based Model of Care. An integrated team of professionals provides individualized care and a comprehensive discharge plan that emphasizes community resources and family support.

Youth admitted generally meet one or more of the following criteria:

- Need crisis stabilization in order to avoid a higher level of care
- Potential danger to self, others, or property
- Unable to care for self or stay safe
- Need constant supervision and adult intervention to assure safe environment
- Inability to think clearly or distinguish reality
- Extreme problems with mood or behavior
- AND other less restrictive services have been tried which were not successful or were unable to ensure the youth's safety

In response then in making sense of the concerns hopefully this explains the benefits to the community of the first responders coming to deliver people to us rather than vice versa. It becomes a win, win for both clients and the Community in all aspects.

Unfortunately the facilities do not keep accurate data on emergency responses. The data get confounded with first responders bringing people to the program which is the most common reason for their coming to a facility.

In reaction to the request for operational data on First Responders Mr. Joe Roszak the Chief Executive Officer Of Kitsap Mental Health Services responded;

"We don't have emergency responses to our E&T for client behaviors as we handle all behavioral crises on ourselves.

As for medical crises, we may have to transport a person for hospital care perhaps 1-2 times a month. Since we mostly do a medical screening PRIOR to admitting to our E&T, it is rare that we have medical emergency develop after admission but it can happen.

To your question, we don't have data points specific to the areas you seek."

The Community Building will provide a service similar to and patterned after the Recovery Café in Seattle. Mr. David Coffey, The Executive Director of the Recovery Cafe, offers the following in response to my inquiry about their program. It relates first hand to the anticipated functioning of the Recovery Campus facility contemplated:

Founded in 2003, Recovery Café is a community to which women and men traumatized by homelessness, addiction and/or mental health challenges can turn. They can come to know themselves as loved and as instruments of love in the lives of others with gifts to share and receive the support needed to become stable in housing, relationships, health and employment/volunteer work.

Recovery Café provides support, resources and a community of care along the entire continuum of a person's need for recovery assistance. In crisis, newer to recovery, in long-term recovery, after a relapse, during a difficult life change, or mental health transition, the Café is there as a refuge of care, evidence-based practice addiction support and love. The Café teaches people ways to manage their mental health, maintain sobriety, build community, and help each individual reclaim life as a person worthy of giving and receiving love. Through our work, individuals experience substantially fewer potentially life-ending crisis, saving taxpayer money spent on emergency interventions to stabilize that person, and allowing mental health and addiction support professionals to focus on health maintenance and addiction prevention. This is a much more humane and effective solution to addressing the challenges of those who have so often suffered on the margins of society.

It is anticipated the Dispensary Facility will be operated by Evergreen Treatment Services. They have a current facility located in Seattle. The following materials were provided by Molly Carney, Ph.D, MBA, their Executive Director, in response to my enquiry per your questions;

This was presented in a memo response to the question of the possible need for emergency services at the Evergreen Treatment Services Opioid Treatment program (OTP) on the Woodmont Campus. It continues, "As you know, all ETSOTP locations are staffed by an interdisciplinary team which includes a Medical Director and medical providers (typically Physician Assistants and Advanced Registered Nurse Practitioners). All ETS patients are assigned to one of these medical providers. The PAs and ARNPs are on-site Monday through Friday during normal business hours.

In addition to our Medical providers, our dispensary is staffed by Registered Nurses and Licensed Practical Nurses. These staff is responsible for dispensing medication six days per week to the patients.

The work by these staff is overseen by the Medical Director, who is typically on site at least one full day per week and is available by telephone for emergency purposes.

It is important to note that there is a lot of scientific and cost analysis data and published peer reviewed journal articles that demonstrate the reduction in emergency services by patients enrolled in OTP services. This means that our clinic on the Woodmont Campus should reduce the use of Aid Cars and visits to the emergency room for these patients who engage in treatment. There is equally compelling data that enrollment in the services reduces criminal activity in the community. It is critical that stakeholders are aware that our services will provide important public health service to the south end of King County. I will work diligently with the community officials in Des Moines and all stakeholders in the area to help this message be understood.

On a practical level, our experience over the last 40 years is that our skilled medical staff is extremely effective at triaging any medical emergency that may arise in the clinic. If an emergency vehicle is called, the responders can be confident that there is a bonafide medical emergency as assessed by these practitioners."

And is signed Molley Carney

As further information the following is offered on the Services dispenced:

What is Evergreen Treatment Services (ETS)?
ETS provides medication assisted treatment and wrap-around services for people struggling with opioid dependence in Western Washington. We are the parent organization of two treatment clinics for adults with opioid dependence, and we have plans to open two more facilities in 2014. ETS offers medication assisted treatment for more than 1,500 patients. Our clinic services include the use of methadone, buprenorphine/naloxone (Suboxone), or buprenorphine (Subutex) and we expect to add naltrexone (Vivitrol) to our offerings in 2015. All patients are required to engage in wrap-around services including counseling, random urine drug screens, psycho-educational classes and engagement with one of our medical providers.
Why is ETS in our community?
Opioid addiction is a huge problem in Washington State and beyond. Data from the Alcohol and Drug Abuse Institute (ADAI) at the University of Washington shows that, in 2012, heroin was the most common drug of abuse among 18-29 year olds admitted into substance abuse treatment in our state. The Department of Justice recently revealed that opioid overdose deaths rose by *45 percent* between 2006 and 2010, constituting an "urgent and growing public health crisis."
What is opioid dependence?
Opioid dependence is a chronic medical condition that develops as a result of prolonged use of opioids such as heroin, OxyContin, Percocet, or morphine. Opioid dependence alters a person's body and the way the brain functions, typically resulting in an increase in the number of brain receptors that seek the effect of opioids. This means that more and more of the drug is needed to produce the same effects, which is a condition known as tolerance. This fundamental shift in a person's physiology is often accompanied by emotional, behavioral, and social changes.
What is opioid addiction?
In the case of addiction, a person develops a psychological relationship with a drug that exacerbates the physical effects of dependence. Addiction includes drug-seeking behavior, cravings, focusing one's life more and more toward getting the drug and other problematic behaviors. In 2010, 1.9 million Americans were addicted to prescription opioids and 359,000 were addicted to heroin.
How does opioid addiction affect the community?
For people struggling with addiction to heroin or prescription opioids, the next fix becomes an all-consuming focus that is pursued with little regard to a person's own health or safety or that of their community. Some people lose their jobs and their homes, and/or turn to petty crime and other illegal activity for income. Family relationships and social networks break down. Health deteriorates; people lose weight and are at a high risk of contracting infectious diseases like Hepatitis C and HIV from unsafe needle use, developing abscesses, bacterial infection, and overdose.

In regards to the personnel staff at the Campus and the functions following was presented me as the most up to date information available:

The Woodmont Recovery campus will be staffed by 24/7 Medical Doctors and Nurses. This facility is a skilled nursing with the ability to treat the clients in our care. This will be the first facility of its type and will provide secure Psych Inpatient, Secure Detox, Semi-Secure chemical dependency inpatient. All of these types of facility mean that it will be difficult for clients to escape the facility.

The use of Emergency Management Services will be minimal. Other like facilities that are located in Kent, Seattle, and Mount Vernon use EMS services on average 7.1 times per year. None of these facilities are skilled nursing facilities like we are proposing and still use EMS services minimally.

This facility is being created at the request of King County and will be available for law enforcement drop off as well as other EMS services. This facility will be an alternative for different jurisdiction as opposed to the cost of jail. This will cost cities like Des Moines less money as they will not have to jail, or provide psychiatric services to individuals who are referred.

Clients who discharge from the facility will be given transportation via bus vouchers to their next location or will be transported by staff or families to their follow up location. We also will have an outpatient facility that can provide follow up care if needed.

The impact on the EMS system based on the high costs of mentally ill and chemically dependent clients on this system we believe will assist in reducing the costs on public safety. This will be one aspect of this project that we will continue to study as we operate. This will also provide the city of Des Moines with the most sophisticated Behavioral Health care system in the State of Washington!

One facility on site yet to define is the Health Clinic. It is considered that Health Point will be in partnership with Valley Cities in this facility each providing their expertise in support of all the activities in the other various functions of the Campus service. Each are involved together in the newer clinic north of the area already and continue to see a growing demand for their services, so much so they are already experiencing filled capacity. This facility will reduce the load there as well as benefit the Campus experience with added valuable outpatient services. Again there is no anticipated expanded role for the emergency services within this facility. It in fact will be available to further reduce any needs within the other elements on this site.

I hope this adds some clarity to the function of the Campus and the created atmosphere that will be experienced. Please let me know if you have any further questions and I will see how we can accommodate you.

Respectfully,

Alan C Keimig, Architect

EXHIBIT 9

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The proposed project will provide a Medical and Mental Health Recovery Campus, which will include an Emergency and Treatment (E&T) Inpatient Psychiatric Facility, inpatient and outpatient detox facility, an office building with space for Dental, Medical, and Mental Health treatment, 15,000 sq. ft. of Administrative office space, and a "Commons" building providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.

Proponent: Valley Cities Counseling

Location of proposal, including street address, if any: 26915 Pacific Highway South, Des Moines, WA 98198

Project File No: LUA2014-0038

Lead Agency: City of Des Moines

The City of Des Moines has determined that the above-described proposal 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 lead agency. The terms of the mitigation are established in Exhibit 1 attached to this decision.

This MDNS is issued under 197-11-350. The lead agency will not act on this proposal for 25 days for the date below*. Written comments concerning the MDNS may be submitted to the Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., **2/17/15.** Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

Responsible Official: Daniel J. Brewer, P.E.

Position/Title: Planning, Building, and Public Works Director
21650 11th Avenue South, Suite D
Des Moines, WA 98198

February 2, 2015*
(Date)

(Signature)

Project Lead Contact: Nikole Coleman, Land Use Planner; Phone 206-870-6551
Email Address: ncoleman@desmoineswa.gov

AGENCY APPEAL

APPEAL: Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Mitigated Determination of Nonsignificance (MDNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on **2/27/15**. Procedural determinations include the adequacy of the MDNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

EXHIBIT 1

LUA2014-0038 Mitigation Requirements

1. Valley Cities Counseling shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Valley Cities Counseling and the City a minimum of 5 months prior to the City issuance of the Certificate of Occupancy. Included in this agreement shall be "return to city of origin" language. Valley Cities Counseling shall not receive a Certificate of Occupancy or final inspections from the City until the agreement has been approved by both parties.

2. As required by Des Moines Municipal Code (DMMC) 12.40.040, Valley Cities Counseling shall pay traffic impact fees to the City at the time of building permit issuance. Traffic impact fees shall be based upon the number of new peak PM peak hour trips multiplied by the per trip rate in effect at the time that a building permit for the proposed facility is issued by the City.

3. Valley Cities Counseling shall dispose of excavated soils not used on the site to the satisfaction of the City. A grading plan shall be submitted that accurately reflects the amounts and locations of cuts and fills. The plan will also identify the amount of any export soils and a proper disposal method and/or disposal site prior to issuance of the City Grading Permit.

4. In addition to the items required for a Grading Permit Application, Valley Cities Counseling shall submit a construction staging and sequencing plan. This plan shall be submitted to the City as part of the Grading Permit Application for review and approval.

5. Should Valley Cities Counseling or its contractor uncover any landmarks or evidence of archeological, scientific, or cultural importance, Valley Cities Counseling shall cease all work and contact the City and the Washington State Department of Archeology and Historic Preservation.

6. Valley Cities Counseling shall review the lighting plan and parking plan with the City of Des Moines Police Department prior to submitting plans for building permit, and obtain recommendations and suggestions for incorporating Crime Prevention through Environmental Design (CPTED) improvements.

    a. This shall include a general overview of planned security and emergency protocol for the facility.

7. Valley Cities Counseling shall install 100% site obscuring fencing along that portion of the site that abuts residentially zoned properties. The fence shall be a minimum of 6 feet in height and shall be located on the property line.

8. Valley Cities Counseling shall establish and enforce a strict policy to prohibit loitering.

1

ENVIRONMENTAL CHECKLIST

Fee: _____ File No. LUA2014-0038

Receipt #: _____ Date Received: 12/2/14

A. BACKGROUND

1. Name of proposed project, if applicable: Woodmont Recovery Campus

2. Name of applicant: Valley Cities Counseling & Consultation

3. Address and phone number of applicant and contact person:

Applicant: Ken Taylor, CEO
Valley Cities Counseling and Consultation
325 West Gowe Street
Kent, WA 98032
(253)833-7444

Agent : Alan C. Keimig, Architect
The Keimig Associates
216 A Street NW
Auburn, WA 98001
(253)939-3232

4. Date checklist prepared: November 25, 2014

5. Agency requesting checklist: City of Des Moines

6. Proposed timing or schedule (including phasing, if applicable):

The project will be constructed in several phases. The first phase will be the Evaluation and Treatment Center to be constructed starting July 2015 and completed before the end of 2015. The Detox center should be able to be constructed starting right after the Evaluation and Treatment and completed prior to September 2016. The tentative schedule for the Primary Care, three story structure, will be started July 2016 and completed May 2017. The Dispensary and Commons Building is tentatively scheduled to begin fall of 2016 and will be completed Spring 2017. The principal site grading installation of the main utilities and access and circulation will be accomplished under the first phase starting July 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No. This grouping of facilities will completely build out the site.

TO BE COMPLETED BY APPLICANT
EVALUATION FOR AGENCY USE ONLY

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The site had Geotechnical investigating completed by Pan Geo. A Traffic Study and Parking Study prepared by Heath and Associates. This Project will also require a Technical Information Report(TIR) meeting the requirements of the 2009 King County Surface Water Design Manual. A Construction Stormwater Pollution Prevention Plan will be developed for the Project. Both will be prepared by Davido Consulting Group.

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.

Yes. The Evaluation and Treatment and Detox Centers will require approval and licensing by the Washington State Department of Health. Any food service areas will require approvals from Seattle/King County ~~Health~~.
Public Health -

10. List any government approvals or permits that will be needed for your proposal, if known.

Design Review
Grading Permit

- Conditional Use Permit
- Building Permits including Mechanical, Plumbing, Fire Sprinkler and Alarms, Grading and all Utilities.
- Stormwater Permit issued by the City of Des
- Electrical Permit
- Construction Stormwater General Permit coverage from the Washington State Department of Ecology.
- Review and approvals by the Department of Health Construction Review for the E and T and the Detox
- Seattle/King County (Health Department) for any Food Service areas
  Public Health -

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.

Facility operated by non profits under the umbrella of Valley Cities Counseling & Consultation.

The proposed project is to construct and operate a Medical and Mental Health Recovery Campus consisting of five separate buildings: a Evaluation and Treatment Mental Health Center with inpatient services, a Detox and Rehabilitation facility, a Dispensary Clinic, a Commons Building, and a Outpatient Services building with Medical, Mental Health, Dental, and Administrative functions. The Project will be operated by qualified organizations under the umbrella of Valley Cities Counseling, a long established and well respected provider of mental health and addictive behavior intervention for South King County. Through the full development of the parcel with each unique building service the community will gain a fully comprehensive recovery center which will allow for the complete rehabilitation of persons suffering from a mental health crisis or addiction.

Located along Pacific Highway on the east side of the parcel are the Dispensary Clinic and the Commons Building. The Dispensary Clinic will distribute and oversee the dispensing of Methadone which is replacement therapy used to eliminate the abuse of opioids. To the south of the Clinic is the Commons Building which provides a therapeutic community model with integrated support to address addiction and other mental health challenges. While the Commons does offer up a hot meal free to all who are willing to commit to recovery the heart of this model are weekly support groups which each member is required to attend to maintain a membership. Both the Commons Building and Clinic are single story building with roof heights of 24'-6"; the Commons Building is 8,340 square feet and the Clinic is 7,200 square feet.

The Outpatient Building will sit prominently in the center of the site and at approximately 50'-0" tall will anchor the site. This three story structure will house a full service medical and behavioral health clinic, a small dental suite, and therapy treatment space as well as a new home for the administrative staff for Valley Cities Counseling. In total 34,160 square feet of space is included in this structure.

The Evaluation and Treatment building will provide 16 beds for patients needing involuntary treatment. The building will offer treatment for up to 8 individuals needing voluntary crisis therapy. The building is 26'-4" above grade at the highest point and is 19,665 sf.

At the far end of the site is the Detox Facility. This 25,340 square foot structure will serve clients in three suites, one for Medical Detox which can accommodate up to 8, a 16 bed voluntary rehab suite, and a 16 bed involuntary rehab suite. This building is 25'-0" in height.

Throughout the site native landscaping will be utilized for both screening and to provide a therapeutic and healing setting.

12. 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.

- Project located in the Woodmont Neighborhood.

-Right of way located in the City of Kent.

The proposed project is located at 26915 Pacific Highway South and includes parcels 2822049045 and 2822049102 which are zoned C-C and RS-7200 respectively. Combined the two parcels net 7.89 acres of land with 7.2 from the C-C parcel and 0.69 acres on the RS-7200 parcel. To the north of the proposed project is the Woodmont King County Library, a mobile home park and single family residence; east of the parcel and Pacific Highway are Don Wills Furniture Store and a Public Storage Facility. To the

south is Redondo Square Shopping Plaza and to the west are more single family homes.

Legal Descriptions:

2822049045- S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 WLY OF HWY LESS W 230 FT;

2822049102- S 150 FT OF E 200 FT OF W 230 FT OF S 1/2 OF N 1/2 OF SW 1/4 OF SW ¼

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .Constant gentle slope

The site slopes West and East from a slight crown in the topography towards Pacific Highway South and to 16th Avenue South. This crown also is the boundary line between two drainage basins; the Woodmont Creek Basin (City of Des Moines) and the McSorley Creek Basin (City of Kent).

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

The site slopes from a peak elevation of 310 feet near the center of the site down to 300 feet towards the Northeast corner along Pacific Highway South and west to 16th Avenue South again at 300 feet elevation. The general prevailing slope is approximately 2.5%

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 prime farmland.

a geotechnical Report was completed by PanGeo in August 2014.

The site has approximately 6 inches of top soil of silty sands with organics over. Vashon Till, consisting of silty sands and gravel weathered and medium dense. Some of the site has had a fill layer about 2 feet deep with silty sands and organic debris.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None that are apparent or known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading shall be consistent w/ Chapter 14.20 DMMC

It is extremely difficult to estimate the quantities of any filling and grading at this early stage of the project development. The purpose of the site grading will be to provide

Grading Permit Required per DMMC 14.20.

drainage of the parking and walkways and excavations for utility installation (including two sizable excavations for detention vaults). Site Grading will also depend on the pavement section and how much of the native soils need to be excavated or replaced. The Geotechnical Report does not indicate any evidence of contaminated soils.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Potential clearing and construction processes will be performed with a properly executed CSWPPP and TESC plans to be prepared including measures to stabilize all exposed soils and to collect and control the discharge of sediment-laden runoff. No erosion is anticipated after the project is completed as any remaining pervious surfaces will be stabilized with landscaping or native vegetation and stormwater runoff will be released from the site at a controlled rate..

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Parking and Driveway	135,775 SF	3.12 Acres
Walkway	23,372 SF	0.54 Acres
Building Impervious area	77,037 SF	1.77 Acres
Landscape and Native Growth	107,448 SF	2.47 Acres
New/Replaces Impervious	234,609 SF	5.39 Acres

Total Impervious area= 236,184 SF (68.7% of site area)

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Project shall be consistent w/ King county Surface water Design manual

A TESC Plan prepared by the Project Civil Engineer will be submitted to include all means necessary and best practices to protect the site, adjacent sites, and the environment to control erosion per City of Des Moines' standards and requirements. Elements of the plan include catch basin inserts, filter fabric fencing, sediment retention facilities, exposed soil stabilization, and a construction entrance. The contractor will be responsible and will be directed to modify the TESC features and BMP's to ensure that the neighboring properties and downstream storm water system is not negatively impacted by sediment during construction to maintain compliance with the state's Construction Stormwater General Permit. Once site grading is complete for the initial stage exposed soils will be protected by hydro seeding to provide a protective cover of vegetation.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

There will be typical emissions associated with construction dust during the project work. Project best practices will be exercised throughout to minimize emissions. The emissions after Project completion would be very limited to incidental and staff and the general public cliental vehicular traffic. No quantities are known.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Equipment will be required to meet class standards for emissions.

The project will employ best practices and all known and accepted means to control emissions from the construction activity and vehicular emissions as current science allows reducing the airborne particle contamination. The completed project will be as environmentally friendly as best practices financially allow. The Owner's will work to continually reduce its imprint on the environment through proven reduction programs. The site is located adjacent to viable public transportation and all individuals will be encouraged to avail themselves to this opportunity especially once light rail becomes a feature in the Pacific Highway South corridor.

3. Water

a. Surface:

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.

Large wetland complex located ~250 feet east of project site across Pacific Hwy South in the City of Kent.

No

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.

No

TO BE COMPLETED BY APPLICANT
EVALUATION FOR AGENCY USE ONLY

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.

None

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

No

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

No

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.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

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.

This development does not include any plans or expectations to discharge any waste material into the ground.

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.

Stormwater runoff will be collected from the roofs of the buildings, the vehicle maneuvering areas, the pedestrian and the access areas on this parcel. All of the

A Preliminary Technical Information Report (TIR) was completed by Davido Consulting Group in Dec 2014.

collected runoff will be routed to one of two detention facilities onsite. Each detention vault will have a multi-orifice flow restrictor tee to release flows at a controlled rate where it will be then conveyed through a water quality treatment system before connection to the public storm drainage systems. Approximately half the site is within the Woodmont Creek Basin (City of Des Moines) and the other half within the McSorley Creek Basin (City of Kent). Woodmont Creek and McSorley Creek both have final discharge to the Puget Sound.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Oil from passenger vehicles could be carried into the collection system in stormwater runoff. However, the water quality treatment system will be designed to meet the criteria for Enhanced Basic Treatment (80% Total Suspended Solids removal and metal treatment).

3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The project shall be consistent w/ the King County Surface Water Design Manual.

The project is being designed and detailed to be environmentally sensitive to these issues to reduce and control surface water impacts. Filtration processes and collection systems through appropriate design have been shown to be effective at breaking down and removing oil from the stormwater in the concentrations typically found in this kind of development. All best practices science will be employed to assist in stormwater mitigation. The stormwater facilities are being designed to release runoff at or below the predeveloped (assumed to be the forested conditions) runoff rates, which is below the existing conditions rate. The existing site has no known stromwater infrastructure (treatment, conveyance, or flow control).

4. Plants

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

_____ **deciduous tree: alder, maple, aspen, other**
_____ **evergreen tree: fir, cedar, pine, other**
_____ **shrubs**
_____ **grass**
_____ **pasture crop or grain**
_____ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
_____ **other types of vegetation weed and blackberries.**

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

The existing site is mostly invasive shrubs, weeds and some protective sown grasses. There is a grouping of alder and cottonwood in the west half portion of the site. There are fourteen significant trees on the site and, due to their location, thirteen will be removed and replaced per city code. All the existing trees and shrubs

Trees shall be replaced pursuant to DMMC 18.195.110, Tree Retention.

will be removed and replaced as provided by the Landscape Plan pursuant to the City's Landscape regulations. Any interim areas graded for future work will be hydro seeded for erosion mitigation and soils protection. All required boundary screening will be installed in the first phase.

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

None are known.

Project shall be consistent w/ chapter 18.195 DMMC, Landscaping & Screening.

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

The project will use 100% drought tolerant plant native as practical and available and turf throughout the site in an environmentally sensitive way.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

Bald eagles have been known to utilize the Puget Sound for foraging and roosting.

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

None are known

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

Project located in the Pacific Flyway Migration Route.

No

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

Native Landscaping selected will provide enhanced habitats for natural species of small mammals and birds.

Project shall be evaluated for wildlife impacts in accordance w/ Policies, Rules, and Regulations adopted by the City to prevent and mitigate impacts to wildlife.

TO BE COMPLETED BY APPLICANT
EVALUATION FOR AGENCY USE ONLY

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.

The project will use electricity for heating and lights and gas for water heaters, dryers and HVAC equipment. All apparatuses, to the greatest extent possible, will be energy saver and efficient apparatuses.

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

No

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:

The project is designed and details to reduce energy consumption through the use of Best Practices design and detailing and the appropriate selection of materials through out the construction and later facilities use.

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.

No this project strives to eliminate hazardous elements completely from the improvements and promotes a healthy environment through the appropriate selection of materials and procedures. Pretreatment of sanitary sewer waste generated onsite will be provided as required by the Midway Sewer District.

1) **Describe special emergency services that might be required.**

Higher rates of emergency vehicular traffic than a typical development is anticipated.

Staffed 24/7 by Medical Doctors and Nurses.

Facility being created @ the request of King County and will be available for law enforcement drop off as well as other EMS services.

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EVALUATION FOR AGENCY USE ONLY

Clients who discharge from the facility shall be returned to the City of origin. Prior to the issuance of a Conditional Use Permit, a 'City of origin' agreement shall be finalized. between the City of Des Moines and Valley Cities Counseling and Consultation

2) **Proposed measures to reduce or control environmental health hazards, if any:**

The project is designed and will be managed to control environmental health hazards.

b. Noise

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

SeaTac Airport located North of project Site.

The existing traffic from Pacific Highway South will create noise and the commercial flight patterns overhead will provide noise from aviation activities. These will not be a distraction for this project. Means with be employed to help reduce the impacts these two distraction might have on the occupants and opperations.

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.**

Noise levels shall be consistent w/ WAC 173-60.
Hours of operation:
M-F : 7am-7pm
S-S : 8am-5pm

The project will generate construction activity noise during the activity of work. After completion there will be low level noise from intermittent activities. This should be minimized by the nature of the project, thus is not an element of concern. There will be no noise above the normal operation of these facilities after construction.

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

None will be required. Adherence to International Building Code will help to reduce impacts from noise.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Woodmont Elementary is located within 0.12 miles North of the project site.

The large land parcel in the east half bordering Pacific Highway South is bare beyond some surface evidence of the former use "Roses" a restaurant. The west parcel is a single family residence that will remain as a maintenance personnel residence of for security personnel. The parcels to the north are the Des Moines location for the King County Woodmont library, a older mobile home park, and several Single family residences. East across the Highway is Kent, WA jurisdiction. It is currently used for a self Storage facility and furniture sales. Directly South is Taco Bell and a major the Commercial Center with Safeway, Bartell Drug, ACE Hardware, Chase and Bank America, a Service Station and various strip retail and businesses establishments.

b. Has the site been used for agriculture? If so, describe.

Not that we are aware

c. Describe any structures on the site.

The site has a single family residence on the west parcel.

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

No

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

The parcels are currently zoned C-C (Community Commercial) and RS-7200.

Pursuant to RCW 36.70A.200, substance abuse facilities are classified as an "essential public facility."

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

The Site designation is principally COM Commercial on the East parcel and Single Family on the West parcel.

No local comp plan or development regulation may preclude the siting of essential public facilities.

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 an "environmentally sensitive" area? If so, specify.

No, however the site is subject to Seismic and Volcanic occurrences that can happen in the Pacific Northwest Area.

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

The Project will provide employment and client services for a number of individuals. It will be a functional 24/7 combination of services through the year. The site employment throughout the site will fluctuate with the shift changes with the maximum employment base between 7AM to 6PM. The shifts will generally run from 7 to 4 for the main, 3PM to 12 AM for the mid and 12AM to 7AM for the last. The employment is estimated for each shift and the clientele as follows:

Dispensary 12 + 7 + 7		Clientele	18
Commons 9 + 9		Clientele	25
Clinic 1st floor Medical	14 + 10	Clientele	25
Behavior	8 + 8	Clientele	20
2nd Floor counseling	43 + 12	Clientele	32
3rd floor Administration	55		
E and T	14 + 10 + 7	Clientele	32
Detox	18 + 14+ 10	Clientele	48

In addition the site will experience varying numbers of peer and professional practitioners throughout the day. This support net work is estimated to be another 16 individuals at any time. The total maximum site employment at one time would be 173 plus the 16 professionals. Clientele would be 200.

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

None

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

Not applicable

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Landscaping Buffers / Parking Landscaping Mechanical Screening/Tree Replacement Plan Lighting Plan consistent w/ Design Review

9. Housing

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

The project will not provide residential occupancy The project will provide short term stay opportunities by providing accommodations for individuals in Evaluation and Treatment for addressing the critical need of both behavior health and substance addiction and will supports the City of Des Moines and King County's local and some King County regional individuals of the at risk population on an interim short term bases.

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

None

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

None will be required

Building design reviewed under Design Review Application

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?

, Project shall be consistent w/ DMMC 18 110.060, C-C Zone Dimensional Standards.

The project will have 5 structures. The tallest will be the three story Primary Care Medical and Behavior Health facility which will also accommodate office space for Valley Cities. It will be 42 feet to the roof deck. Parapets and equipment screens will be approximately 50 feet above the grade elevation. The Detox center will be 27 feet at the highest, point above grade E and T will be 26'-6" above grade. The Dispensary and the Commons Building will be 24'-6" above grade.

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

Landscaping Buffers Required.

No views will be obstructed. The view from Pacific Highway south will be esthetically altered by the new facilities.

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

Landscaping Plan/ Lighting Plan Design Review Determination

Project is designed to present a compatible and pleasing aesthetic for the neighborhood, the surrounding business community and the residences to the west and north.

11. Light and glare

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

Lighting will be Reviewed during Design Review

The project will provide some night light security however this will be shielded and its impacts controlled. Traffic from the site will be very low at night and not a contributor to light and glare.

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

No

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

Lights from traffic on Pacific Highway South.

None

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EVALUATION FOR AGENCY USE ONLY

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

Lighting Plan will be reviewed during Design Review

The exterior lights will be appropriately shielded to cut light spill off at the property lines while providing sufficient light for security and pedestrian circulation to maintain a safe environment.

12. Recreation

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

-Woodmont Elementary to the North.
- Woodmont Park to the West

Library and shopping. The Project will support its own internal needs for cliental recreation. No other recreational needs will be necessary to support this Campus.

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:

There will be no need to reduce or control impacts on recreation as the facilities will provide in-house opportunities for client recreation participation

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are known

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

None will be required. However any artifacts should be encountered in the construction activity all work will be stopped until it is assessed by qualified individuals.

14. Transportation

a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The Site is bound by pacific Highway South on the east and 16th Avenue South on the west. Both are accessed from ~~277th~~ South 272nd Street ~~Southeast~~ which proceeds east to connect with the I-5 interstate.

b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Metro Rapid Ride on Pac Hwy South.

Public Transit is available on Both Pacific Highway South and at 16th Ave South.

b. **How many parking spaces would the completed project have? How many would the project eliminate?**

The Project will not eliminate any parking. The full project will require parking as follows based on the ITE Parking Generation Manual:

LUC 620	Nursing Home	64beds x .35 vpb	22.40 spaces
LUC 720	Med/Dent office	26.36 ksf x 3.20 v/ksf	84.35 spaces
LUC 710	General Office	15 ksf x 2.84 v/ksf	25.85 spaces
LUC 495	Rec Center (Commons)	8.34 ksf x 3.1 v/ksf	25.85 spaces
Total parking spaces needed			158.45 spaces
Parking stalls provided on site plan		306 spaces (7 accessable)	

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

Public right of way on Pacific Hwy S located in the City of Kent.

No

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

No

e. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Traffic Assessment Completed by Heath & Assoc. in Nov. 2014.

The project may generate roughly 1569 new daily trips on an average weekday, with 112 trips during the AM peak hour and 153 Trips during the PM peak hour.

Traffic Impact fees Required @ time of Building Permit issuance.

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

The project through its ownership will pursue a strategy to reduce its overall traffic impacts by incorporating various programs under its operation vision.

15. Public services

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

The facilities, by virtue of their use will by accessed with both the police and medical emergency community bringing individuals to the facilities for evaluation and treatment. From time to time there will be a need to have 911 services for at risk individuals and potentially transport to hospital services. This will not increase the need for services, but rather direct existing need from hospitals and jails to the site.

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

Valley Cities shall enter into a separate agreement w/the City of Dm to mitigate the impacts on public services.

The project is managed by fulltime staff that can provide continued oversight to help reduce public services and alarms with surveillance are being contemplated to increase site security. By appropriate evaluation, diagnoses, treatment and on-going out patient prevention programs and the outreach of the Campus programs, at-risk and active participants in their recovery will provide a stable environment for the person, their families, employers and the at large community. They will become again viable participants in their lives needing less and less public interventions with the reduction of their additive patterns and behaviors.

6. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. 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.

Water – Highline Water District

Storm Sewer – City of Des Moines to the west, City of Kent to the east

Sanitary Sewer- Midway Sewer District

Electricity and Gas – Puget Sound Energy

Refuse – Waste Management

Telephone and Cable – Century-Link and Comcast

(18)

C. SIGNATURE

I swear under penalty of perjury that the information provided above is true and correct. I understand that the Des Moines SEPA Official is relying on the thoroughness and accuracy of the completed information to make his/her decision.

Signature: _____ Date: 12/2/2014

STATE OF WASHINGTON)) ss.
COUNTY OF King)

I, the undersigned, a notary public in and for the State of Washington, hereby

certify that on this 2nd day of December, 2014,

Alan Keimig personally appeared before me, to me known as the individual(s) empowered to execute the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

EILEEN R. SOMMERVILLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2018

Eileen R Sommerville Notary Public in and for the State of Washington residing at Olympia.

My commission expires May 1-2018.

ADMINISTRATION ONLY:
Administrative review by: _____ NIKOLE Porter

Title: Land Use Planner II

Date: 1/29/15

TO BE COMPLETED BY APPLICANT
EVALUATION FOR AGENCY USE ONLY

EXHIBIT 10

CITY OF DES MOINES, WA • PLANNING, BUILDING, AND PUBLIC WORKS
21630 11th Avenue South, Suite D, Des Moines, WA, 98198, (206) 870-7576, www.desmoineswa.gov

Notice of Mitigated Determination of Nonsignificance

Notice is hereby given that the City of Des Moines Responsible SEPA Official has determined that the following described proposal is not anticipated to create significant adverse environmental impacts and will not require preparation of an environmental impact statement.

APPLICATION SUBMITTAL:	December 2, 2014	**APPLICATION COMPLETE:**	December 12, 2014
DATE OF DECISION:	February 2, 2015	**COMMENT DUE DATE:**	February 17, 2015
PROPOSAL:	The proposed project will provide a Medical and Mental Health Recovery Campus, which will include an Emergency and Treatment (E&T) Inpatient Psychiatric Facility, inpatient and outpatient detox facility, an office building with space for Dental, Medical, and Mental Health treatment, 15,000 sq. ft. of Administrative office space, and a "Commons" building providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.		
PROPONENT:	Valley Cities Counseling and Consultation		
LOCATION:	26915 Pacific Highway South, Des Moines, WA 98198		
FILE NUMBER:	LUA2014-0038		
EXISTING ENVIRONMENTAL DOCUMENTATION:	SEPA Checklist; Traffic Assessment; Geotechnical Report; Technical Information Report (Drainage).		

Written comments concerning the MDNS may be submitted to the Des Moines Planning, Building & Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., **February 17, 2015**. Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

The decision to issue the MDNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on **February 27, 2015.** The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the MDNS.

For further information contact Nikole Coleman, Land Use Planner, by email at ncoleman@desmoineswa.gov or by phone at (206) 870-6551 during regular office hours. All letters and telephone inquiries should refer to file number (LUA2014-0038).

** Notice published in the Seattle Times on February 2, 2015*

EXHIBIT 11

AFFIDAVIT OF ADJACENT PROPERTY PUBLIC NOTICE INFORMATION

STATE OF WASHINGTON)
)
County of King)

I, DUAN C KEIMIG, being duly sworn on oath, certify, depose and say:

1. I have carefully compiled and, upon the submittal to the City of Des Moines hereof, provide the names and addresses of all property owners and the addresses of known occupants/tenants in accordance with the requirements of Des Moines Municipal Code 16.04.160 (5) within a three hundred foot (300') radius of property located at 26091 PACIFIC HIGHWAY SOUTH
2. This information, together with a corresponding radius map, is in the form prescribed by the City of Des Moines and is consistent with the most current records available from the King County Assessor's Office.
3. Attached hereto is a complete list of the names and addresses of all property owners and the addresses of known occupants/tenants who will be sent written notice by myself upon direction from the City of Des Moines Community Development Department or SEPA Official.

AFFIANT

Signed and sworn to before me this 30 day of January, ~~200~~ 2015

Lance Peterson
NOTARY PUBLIC in and for the State of Washington, residing at King County.

My Commission expires: 10-18-2017

LANCE PETERSON
COMMISSION EXPIRES
NOTARY PUBLIC
10-18-17
STATE OF WASHINGTON

APPENDIX 3

AFFIDAVIT OF PUBLIC NOTICE
SIGN INSTALLATION

STATE OF WASHINGTON)
)
County of King)

I, SUSAN C KEIMIG, being duly sworn on oath, certify, depose, and say:

1. On a date determined by, and at the direction of the Community Development Department or SEPA Official, I have installed or caused to be installed public notice information signs on property located at 26915 PACIFIC HWY SOUTH AND 26852 10TH AVE SOUTH.
2. These public information signs were constructed in the manner and installed in locations in accordance with the requirements of Des Moines Municipal Code 16.04.160 (1), and as prescribed by the City of Des Moines Community Development Department or SEPA Official pursuant thereto.

EILEEN R. SOMMERVILLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2018

AFFIANT

Signed and sworn to before me this 3rd day of Feb, ~~200~~ 2015

Eileen R Sommerville
NOTARY PUBLIC in and for the State of Washington, residing at Thurston County.

My Commission expires: May 1-2018

APPENDIX 4

EXHIBIT 12

The Seattle Times

City of Des Moines Comm Dev
Lorraine Cottrell
21630 11th Ave S Ste A

Seattle, WA 98198

Re: Advertiser Account # 107233

Ad #: 513949

Agency Account #: 0

Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	02/02/15

Agent Elana Hansen Signature

Subscribed and sworn to before me on Feb 2 2015
DATE

Christina C. McKenna

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

CHRISTINA C. MCKENNA
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES 10-23-16

Christina C. McKenna

The Seattle Times

Re: Advertiser Account # 107233

Ad #: 513949

Agency Account #: 0

Agency Name:

AD TEXT

NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE

Notice is hereby given on 02/02/15 that the City of Des Moines Responsible SEPA Official determined that the proposed project filed under **LUA2014-0038**, relating to the Woodmont Recovery Campus located at 26915 Pacific Highway South, is not anticipated to create significant adverse environmental impacts and will not require preparation of an environmental impact statement. This determination shall become final and effective, provided a proper and complete appeal has not been filed, on 02/27/15.

Written comments concerning the MDNS may be submitted to the Des Moines Planning, Building, and Public Works Department (PBPW), located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 2/17/15. Comments should discuss specific environmental issues associated with this proposal and identify how the MDNS does or does not address those issues.

The decision to issue the MDNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the DMMC. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on 2/27/15. The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the MDNS.

For further information contact Nikole Coleman, Land Use Planner, at (206) 870-6551 or ncoleman@desmoineswa.gov during regular office hours.

EXHIBIT 13

From: T Entler
To: Nikole Coleman
Subject: Fwd: Objection to Proposed Valley Cities Campus
Date: Tuesday, February 03, 2015 11:06:03 PM

My apologies- my first email had my large attachment in the email body in error. Here is an easier-to-read version.

Tracey Entler

Ms. Coleman,

I am writing to lodge a formal objection to the proposed Valley Cities Counseling and Consultation location at 26915 Pacific Highway South in Des Moines. I feel the Mitigated Determination of Nonsignificance is inaccurate and that public notice was inadequate. My issues are:

1) Poor and misleading public notice of the proposal
2) Unsafe location due to proximity to child-focused locations
3) Inappropriate placement in a residential neighborhood.

Poor and Misleading Notice
- According to the notice mailed, the application was completed 12/12/14. Public notice was 2/2/15. Comments are due by 2/17/15. That time frame does not allow much time for the public to express concerns. This gives me the impression the project is being rushed through without due consideration.
- The image in the notice is misleading- any good-faith notice to the community would have shown not just the buildings but how they fit into their surroundings. This is a residential neighborhood, not an industrial area on Pac Highway. Showing only the proposed Valley Cities buildings without showing the neighborhood disguises how close the substance abuse and psychiatric crisis patients will be to local residents.

Unsafe Location Due to Proximity to Child-Focused Locations
- Please see the attached map of the proposed Valley Cities campus as it would fit into the neighborhood. The Corporate Office building might have a Pacific Highway South address, but the buildings housing the substance detox and psychiatric crisis units are the ones further to the west- as close as possible on the site to the nearby elementary school and homes. These are not locked facilities. Patients withdrawing from (and frequently abandoning detox to seek out) narcotics will be in the building that is:

920 feet from Woodmont Elementary School and the connected playground
540 feet from a Junior High School bus stop
800 feet from a library that has daily children's activities.
The "Evaluation and Housing" building is on the east side of the proposed complex- only 450 feet from the library.

These patients are not screened for criminal background or sex offender status before being placed. I ask all members of the planning board- would you want your

11 year old getting off the school bus alone 540 feet from this facility? Or going to do homework at a library that is 450 feet from people being dropped off for (often reluctant) detox or acute psychiatric intervention?

Inappropriate Placement in a Residential Neighborhood
-Besides close proximity to the school/library/school bus stop, the public notice inaccurately states that there will be no significant impact on the environment. This might appear to be true looking at the isolated structures shown in the notice. But Google Maps clearly shows that there are:

Approximately 80 private residences within 1000 feet of the proposed site
54 residences are reachable from the proposed patient care buildings without even crossing a street
At least 4 residences will be 100 feet or less from a Valley Cities building

This neighborhood is populated by a wonderful mix of people. It is ethnically diverse, almost all owner-occupied and well cared for, with a mix of new construction and 60 year old homes with some of the original owners still in residence. It's close to a great school, with easy access to transportation. I'm glad I bought my home here. But the neighborhood has challenges. We've had a series of home burglaries and vandalism. My own home has been broken into twice. In both cases, the Des Moines Police Department took a report and never followed up. When I asked to speak to a detective, I was told "There's just not much we can do." Adding a mental health and substance abuse facility within mere feet of people's homes will most definitely affect the environment, safety, and home values of the neighborhood. We already have inadequate police follow up for our current crime rate. What will happen if this structure is built with the inevitable increase in criminal activity?

Again, these are not locked facilities. Patients in these facilities are free to leave, and many do. As an RN, I see people trying to break free of addiction and know that the success rates are low. I wholeheartedly support people having access to psychiatric and detox services. But mere feet from a school and residences is just not the place. Any "Determination of Nonsignificance" that ignores proximity to schools, libraries, playgrounds, school bus stops, public safety, and home values is fundamentally flawed and must be considered invalid.

I object to this site for this proposed construction. If the City of Des Moines intends to move forward with this project, I request a formal public hearing on the issue.

I appreciate your time and look forward to the Board's reconsideration of this proposal.

Sincerely,

Tracey Entler
26704 16th Place South
Des Moines, WA 98198
425-988-4398

Nadya D. Curtis
27319 10th Place S.
Des Moines, WA 98198
(253) 941-3047
(206) 293-5890

February 14, 2015

City Hall
Des Moines City Council Members
21630 11th Avenue South
Des Moines, WA 98198

Dear: Council Members,
Ms. Denise Lathrop, Community Development Manager
Ms. Nikole Coleman-Porter, Land Use Planner

This letter is in regards to my concerns on the location of Woodmont Recovery Campus to be build at 26915 Pacific Highway South, Des Moines, WA 98198.
I have read most of the public reports regarding the project including Valley Cities Woodmont Recovery & Treatment Facility Traffic Assessment, the Notice of Mitigated Determination of Nonsignificance, and the report from The Keimig Associates Architects-Planners dated December 23, 2014. Most feasibility studies have been covered on paper but no where do I see what the impact will be for the general area of 272nd and Pacific Highway South.

272nd and Pacific Highway South has many challenges with 3 different jurisdiction and boundaries. Kent to the East, Federal Way to the South and Des Moines to the West. I have resided near 272nd for the past 29 years. During that time many changes have taken place and not necessarily for the better of the community. Federal Police Officer Patrick Maher was killed on 272nd & Pacific Highway South (Kent jurisdiction), Gang member killed at Redondo Square on 272nd and Pacific Highway (Des Moines jurisdiction), a Des Moines resident killed on 272nd Pacific Highway South (Federal Way jurisdiction). Those are just 3 specific incidents that made the news but on any given day you can witness prostitution, solicitation, drug dealings and gang activities. If data are compiled from all three jurisdictions you will find that the intersection of 272nd & Pacific Highway South (SR-99) is a problem area.

Now we are about to be faced with the huge project of Woodmont Recovery Campus which will be located next to the Woodmont Library, Woodmont Elementary school is a block away and Redondo Square located next door.

I realize the Woodmont Recovery Campus has to be located somewhere in the South End but to allow it to be built at that location is doing a greater disservice to the highly problematic area of 272nd and Pacific Highway South.

Respectfully,

Nadya D. Curtis

From:	Bryan Burnett
To:	Nikole Coleman
Subject:	MDNS file number: LAU20140038
Date:	Tuesday, February 17, 2015 3:42:43 PM

Hello my name is Bryan Burnett. I live at 26709 16th Pl S in our wonderful waterland city. I am deeply concerned with the current plan to put this complex in my neighborhood. I believe that it is far to close to our residential neighborhood, elementary school and public library. I do understand that people do need help. But I would much rather have them somewhere else. I moved here 5 years ago because of the nice quiet cul-de-sac and of close it is to Woodmont elementary school. I saw this a a great place to live. Short safe walk for my future kids to go to school. I worry that this will ruin our little neighborhood. If this means anything to anyone please please don't alow this complex to be built in our neighborhood. I thank you for your time.

If anything I feel it should be voted on by the people.

B.R.Burnett

From:	Anderson, Charlene
To:	Nikole Coleman
Cc:	Tony Piasecki; Michael Matthias; Denise Lathrop; Dan Brewer; Brandon Carver; Loren Reinhold; Larry Pickard; Laura Techico; Bonnie Wilkins; George Delgado; Wolters, Ben; Hanson, Kurt; Hanson, Merina; Satterstrom, Fred; Thomas, Ken; "Alan Keimig"; "Sarah Fayer"; Peterson, Kelly; Whitman, Monica; Mullen, Steve
Subject:	RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South
Date:	Friday, February 13, 2015 8:45:05 AM
Attachments:	LUA2014-0038 LU Planning Letter.pdf

Dear Ms. Coleman,

The City of Kent has the following comments on the Woodmont Recovery Campus mDNS and we would like you to consider withdrawing the determination pending receipt of additional information.

- Public Works Transportation staff disagrees with the traffic assessment by Heath & Associates and requests that trip generation for this facility and transportation impacts be re-evaluated through the SEPA process:
  - The assessment indicated that this facility has a similar land use designation to an Assisted Living Facility, Nursing Home, Medical-Dental Building, Recreational Facility and General Office. It is our opinion that Trip Generation for this facility is more comparable to a hospital, clinic, and medical office land-use which generate significantly more trips.
  - The traffic assessment doesn't appear to have properly evaluated the impacts to individual intersections in the project area, specifically, the intersection of S 268th St and Pacific Highway which may merit a traffic signal. The study should also include traffic impacts to 272nd/Pacific Highway and 272nd/16th Ave S.
  - Pedestrian access to the site from the East side along SR 99 is particularly concerning, especially for those traveling by bus. The existing Bus Rapid Transit stop is midway between S 268th and S 272nd. A signalized intersection at 268th with pedestrian crossing would provide safer passage for pedestrians accessing the facility from the east side of SR 99, particularly for those accessing the facility who may be disabled or impaired.

- Checklist item 14g includes a vague statement related to measures to reduce or control transportation impacts; the City requests more specificity. What are the specific strategies the owners intend to implement?

- The City may have additional comments following review of the requested information.

- Additionally, the city of Kent is interested in the "City of Origin" agreement that is being drafted. Who will be returning patients to their city of origin? We would like to have the Kent Police Department review and comment on that document.

- It's our understanding that this facility will be replacing the facility in downtown Kent as well as consolidating other facilities in the region; is

that correct?

Thank you for considering our comments. We look forward to receiving and reviewing the additional information.

Regards,

Charlene Anderson, AICP, *Planning Manager and SEPA Responsible Official*
Planning Services | Economic & Community Development
400 West Gowe, Kent, WA 98032
Main **253-856-5454** | Direct **253-856-5431**
canderson@KentWA.gov

CITY OF KENT, WASHINGTON
KentWA.gov **Facebook** Twitter **YouTube**
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL

From: Nikole Coleman [mailto:NColeman@desmoineswa.gov]
Sent: Monday, February 02, 2015 8:34 AM
To: Nikole Coleman; 'Alan Keimig'; 'Sarah Fayer'
Cc: Tony Piasecki; Michael Matthias; Denise Lathrop; Dan Brewer; Brandon Carver; Loren Reinhold; Larry Pickard; Laura Techico; Bonnie Wilkins; George Delgado
Subject: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Attached you will find the MDNS and Environmental Checklist for the subject project.

Type of SEPA document: MDNS

Description of proposal: The proposed project will provide a Medical and Mental Health Recovery Campus, which will include an Emergency and Treatment (E&T) Inpatient Psychiatric Facility, inpatient and outpatient detox facility, an office building with space for Dental, Medical, and Mental Health treatment, 15,000 sq. ft. of Administrative office space, and a "Commons" building providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.

Address: 26915 Pacific Highway South, Des Moines, WA 98198

Date of issuance: February 2, 2015

Lead Agency Contact: Signature block below

Web page link: Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on Click to Search under the Permit Search Section and then enter file number LUA2014-0038 in the Search by ID Number box and then click Search to access the information.

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department

From: Leila Willoughby-Oakes
To: Nikole Coleman
Subject: MDNS-Comments
Date: Tuesday, February 17, 2015 3:09:17 PM

Greetings Nicole,

The following City of Federal Way departments do not have comments on the MDNS (LUA2014-0038) issued for the Woodmont Recovery Campus:

Community Development
Public Works – Development Service
Public Works – Traffic Division

-

The following comment from the Parks, Recreation, and Cultural Services Department applies:

If subject proposal is within a county Potential Annexation Area or city limits, any hazardous trees within an Open Space and target zone of a new home be shall mitigated prior to building, as it is costly after the fact.

Regards,

Leila Willoughby-Oakes | Associate Planner
Department of Community Development
33325 8th Ave. S.
Federal Way, WA 98003
253-835-2644
leila.willoughby-oakes@cityoffederalway.com

Please consider the environment before printing this email

CITY OF
Federal Way

CITY HALL
33325 8th Avenue South
Federal Way, WA 98003-6325
(253) 835-7000
www.cityoffederalway.com
Jim Ferrell, Mayor

February 17, 2015

Nikole Coleman, AICP
City of Des Moines
Planning, Building and Public Works Department
21630 11th Avenue S., Suite D
Des Moines, WA 98198-6398

RE: File #15-100517-00-IA; WOODMONT RECOVERY CAMPUS (VALLEY CITIES COUNSELING & CONSULTATION) City of Des Moines #LU2014-0038–Notice of Mitigated Determiniation of Non-Significance

Dear Ms. Coleman:

Thank you for the opportunity to comment on the Mitigated Determination of Significance for the Woodway Recovery Campus containing approximately 94,705 square feet. As this proposal includes specific environmental issues impacting the City of Federal Way, we have provided the following comments/concerns.

Traffic Division
(Erik Preston, Senior Traffic Engineer, 253-835-2744, erik.preston@cityoffederalway.com)

We have received the Mitigated Determination of Non-Significant (MDNS) issued on February 2, 2015 for the proposed Woodmont Recovery Campus in Des Moines (LUA2014-0038) and have determined that the proposal may create adverse transportation impacts on the City's Transportation network.

The proposed development is not within the City of Federal Way limits. As such, the City cannot impose Federal Way's Traffic Impact Fee (TIF) code to assess traffic mitigation fees. However, the City may utilize SEPA with a 10-trip threshold for evaluating the development's adverse environmental impacts to the City transportation system. This method is consistent with court case *City of Federal Way v. Town & Country Real Estate, LLC, 161 Wn. App. 17, 252 P.3d 382 (2011).*

The City requests that the Traffic Impact study be provided so that the City may determine if the proposed project creates and adverse transportation impact in the City of Federal Way.

CLOSING
Thank you for your consideration as you continue your review of the subject land use application and associated building permits. Please feel free to contact me at 253-835-2644 or Leila.Willoughby-Oakes@cityoffederalway.com if you have further questions.

Sincerely,

Leila W. Oakes

Leila Willoughby-Oakes
Associate Planner

EXHIBIT 14

City of Des Moines

PLANNING, BUILDING AND PUBLIC WORKS
www.desmoineswa.gov
21630 11TH AVENUE SOUTH, SUITE D
DES MOINES, WASHINGTON 98198-6398
(206) 870-7576 FAX (206) 870-6544

March 3, 2015

RE: LUA2014-0038; 26915 Pacific Highway South, Des Moines, WA 98198
SEPA Mitigated Determination of Nonsignificance (MDNS)

Dear Concerned Citizen:

Thank you for your comment letter regarding the subject project. The State Environmental Policy Act (SEPA) environmental review process is designed to work with other regulations to provide a comprehensive review of a proposal. Most regulations focus on particular aspects of a proposal, while SEPA requires the identification and evaluation of probable impacts to all elements of the development and natural environment. If the proposal is not likely to have a significant adverse environmental impact or city regulations reduce the impacts sufficiently, a determination of nonsignificance (DNS) is issued. When changes to the proposal or mitigation measures are identified that will reduce likely significant adverse environmental impacts down to a nonsignificant level, a "mitigated determination of nonsignificance (MDNS)" is issued (WAC 197-11-350).

The City of Des Moines issued a MDNS for the proposed project on February 2, 2015, beginning a 15 day public comment period. Multiple comments were received by the comment due date. The following lists the primary concerns raised during the public comment period and responses:

1. **Concern:** Public Comment Period.

   Response: Per Des Moines Municipal Code (DMMC) 16.05.240, once a MDNS is issued the SEPA Official shall provide a 15-day public comment period prior to taking any action on the application. In addition, Washington Administrative Code (WAC) 197-11-502 states that for a MDNS issued under WAC 197-11-340(2), agencies shall provide public notice under WAC 197-11-510 and receive comments on the MDNS for fourteen days.

2. **Concern:** Application Process.

   Response: Per DMMC 18.20.080, a conditional use permit (CUP) is a Type III quasi-judicial land use action heard by the Hearing Examiner. Upon conclusion of the 15-day comment period and any applicable SEPA appeal period, the Hearing Examiner in an open record public quasi-judicial hearing may approve, approve with conditions, or deny a Type III land use action as specified by Chapter 18.240 DMMC. The Hearing Examiner's decision regarding a Type III land use action is appealable to the Superior Court of Washington for King County as specified by Chapter 18.240 DMMC.

3. **Concern:** Permitted Use.

   Response: Per DMMC 18.52.010B, "Hospitals [mental and alcoholic]" is a permitted use in the Community Commercial (C-C) Zone with a Conditional Use Permit. A "conditional use" means that the use is permitted but because of characteristics peculiar to it, or because of size, technological processes, or type of equipment, or because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, it requires a special degree of control to make such uses consistent with and compatible to

other existing or permissible uses in the same zone or zones, and to assure that such use shall not be inimical to the public interest.

The applicant is also required to obtain a Design Review Determination, Clearing and Grading Permit, and Applicable Building Permits.

4. **Concern:** Location near Residential Neighborhood.

   Response: The Woodmont Recovery Campus is located in the Community Commercial (C-C) Zone. The primary purpose of the C-C Zone is to enhance, promote and maintain community oriented business areas. Although the development is focused primarily on Pacific Highway South (SR 99), it is located near an existing single-family neighborhood and adjacent to single family zoned parcels to the north and west. The Des Moines Municipal Code (DMMC) considers that commercial developments will sometimes be adjacent to single family neighborhoods and requirements have been put in place to help mitigate the impacts:

   - Per DMMC 18.110.060(3), when an abutting property is zoned Single-Family Residential every lot shall have a rear yard setback of not less than 20 feet except as otherwise permitted in DMMC 18.110.060(7). Within 40 feet of the abutting Single-Family Residential Zone, maximum building height shall be 45 feet.
   - Per DMMC 18.110.060(5), Every lot shall have a rear yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section
   - Per DMMC 18.195.290(1), the perimeter of properties adjacent to a Residential Zone or shall provide a Type I landscaping strip with a minimum depth of 10 feet, maintaining existing mature buffering vegetation to the extent possible. Type I landscaping is intended to provide a solid sight barrier to a height of 10 feet totally separating incompatible land uses.

   In addition and pursuant to Exhibit 1 of the MDNS determination, Valley Cities Counseling and Consultation shall install a 100% site obscuring fence along the portion of the site that abuts residentially zoned properties. The fence shall be a minimum of 6 feet in height and shall be located on the property line.

5. **Concern:** Inappropriate Location/Vicinity to School and Library

   Response: The Washington State Growth Management Act (GMA) requires that counties and cities planning under the Revised Code of Washington (RCW) 36.70A.040 include a process for the identification and siting of "essential public facilities". Essential public facilities can be government owned and operated facilities, or privately owned facilities that are regulated by public entities. RCW 36.70A.200 states that essential public facilities are "those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020."

   Facility size, location and adverse impacts such as noise, odor, pollution generation, traffic impacts, aesthetics, and health and safety concerns are examples of some of the characteristics that make essential public facilities difficult to site. Experience shows that there is often public opposition when jurisdictions or service providers consider new locations for essential public facilities. However, RCW 36.70A.200(2)(5) states that "No local comprehensive plan or development regulation may preclude the siting of essential public facilities."

6. **Concern:** Increase in Need for Public Services.

   Response: Public service providers were provided an opportunity to provide comment on the project SEPA and no comments were received regarding potential service deficiencies. In addition, pursuant to Exhibit 1 of the MDNS determination, Valley Cities Counseling and Consultation shall enter into a separate agreement with the City of Des Moines to mitigate the impacts on public services. This agreement shall be approved by Valley Cities Counseling and Consultation and the City a minimum of 5 months prior to the City issuance of the Certificate of

Occupancy. Included in this agreement shall be "return to city of origin" language. Valley Cities Counseling and Consultation shall not receive a Certificate of Occupancy or final inspections from the City until the agreement has been approved by both parties. A "return to city of origin" agreement shall only apply to those who are brought to the facility involuntarily by surrounding jurisdictions.

Pursuant to Exhibit 1 of the MDNS determination, Valley Cities Counseling and Consultation shall establish and enforce a strict policy to prohibit loitering.

7. **Concern:** Traffic Assessment.

   Response: The traffic consultant, Heath and Associates, will provide additional information by March 6, 2015.

The City of Des Moines Responsible SEPA Official has extended the appeal period for the proposed project in order to allow the applicant adequate time to respond to comments received during the comment period. The decision to issue the MDNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on **March 16, 2015.** The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the MDNS.

Project documents submitted to the City for review of this application and the current status of the application are available at the following website: www.desmoineswa.gov/mypermits. Once on the website, please click on Click to Search under the Permit Search Section and then enter file number LUA2014-0038 in the Search by ID Number box and then click Search to access the information.

Written comments concerning the MDNS are no longer being accepted as the comment period closed on February 17, 2015.

Thank you for your input into the review process for this project. If you have any questions regarding this letter or need further clarification about the application, please feel free to contact me.

Sincerely,

Nikole Coleman

NIKOLE COLEMAN, AICP | Land Use Planner
City of Des Moines | Planning, Building and Public Works Department
206.870.6551 | ncoleman@desmoineswa.gov | www.desmoineswa.gov

EXHIBIT 15

CITY OF DES MOINES, WA • PLANNING, BUILDING, AND PUBLIC WORKS
21630 11th Avenue South, Suite D, Des Moines, WA, 98198, (206) 870-7576, www.desmoineswa.gov

Notice of MDNS Appeal Period Extension

Notice is hereby given that the City of Des Moines Responsible SEPA Official has extended the appeal period for the proposed project filed under LUA2014-0038, relating to the Woodmont Recovery Campus located at 26915 Pacific Highway South, in order to allow the applicant adequate time to respond to comments received during the comment period.

APPLICATION SUBMITTAL:	December 2, 2014	**APPLICATION COMPLETE:**	December 12, 2014
DATE OF MDNS DECISION:	February 2, 2015	**COMMENT DUE DATE:**	February 17, 2015
PROPOSAL:	The proposed project will provide a Medical and Mental Health Recovery Campus, which will include an Emergency and Treatment (E&T) Inpatient Psychiatric Facility, inpatient and outpatient detox facility, an office building with space for Dental, Medical, and Mental Health treatment, 15,000 sq. ft. of Administrative office space, and a "Commons" building providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process.		
PROPONENT:	Valley Cities Counseling and Consultation		
LOCATION:	26915 Pacific Highway South, Des Moines, WA 98198		
FILE NUMBER:	LUA2014-0038		
EXISTING ENVIRONMENTAL DOCUMENTATION:	SEPA Checklist; Traffic Assessment; Geotechnical Report; Technical Information Report (Drainage).		

Written comments concerning the MDNS are no longer being accepted as the comment period closed on **February 17, 2015.**

The decision to issue the MDNS may be appealed by filing an appeal consistent with Sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. Appeals must be complete and filed with the City Clerk by 4:30 p.m., on **March 16, 2015.** The appeal letter must cite specific procedural errors, omissions, environmental impacts, inaccurate environmental information or failure to comply with specific adopted policies or codes which dispute the validity of the MDNS.

For further information contact Nikole Coleman, Land Use Planner, by email at ncoleman@desmoineswa.gov or by phone at (206) 870-6551 during regular office hours. All letters and telephone inquiries should refer to file number (LUA2014-0038).

** Notice published in the Seattle Times on February 27, 2015*

EXHIBIT 16

VALLEY CITIES WOODMONT
RECOVERY & TREATMENT FACILITY
TRAFFIC IMPACT ANALYSIS

Des Moines, WA

Prepared for: Alan Keimig
The Keimig Associates
216 A St. NW
Auburn, WA 98001

March 2015

2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

VALLEY CITIES WOODMONT
RECOVERY & TREATMENT FACILITY
TRAFFIC IMPACT ANALYSIS

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VALLEY CITIES WOODMONT
RECOVERY & TREATMENT FACILITY
TRAFFIC IMPACT ANALYSIS

I. INTRODUCTION

This study serves to examine traffic impacts related to the proposed Valley Cities Woodmont facility. The main goals of this assessment focus on the forecast of newly generated project traffic and distribution of the traffic as required by the city of Des Moines. The first task includes the collection of general roadway information, road improvement information, and entering sight distance data at the project entrance. Based on this information, forecasts of future traffic and dispersion patterns on the street system are determined using established trip generation and trip distribution techniques.

II. PROJECT DESCRIPTION

This project is a treatment facility that is to consist of 5 buildings: a Detox Facility of 25,340 square feet, with 40 total beds; an Evaluation & Treatment Facility of 19,665 square feet, with 24 total beds; a main office building with 19,160 square feet of medical office space and 15,000 square feet of administrative office space; a Dispensary Clinic of 7,200 square feet; and the Commons meeting facility of 8,340 square feet. The project is located on parcels 2822049045 and 2822049012 at 26915 Pacific Highway in the City of Des Moines.

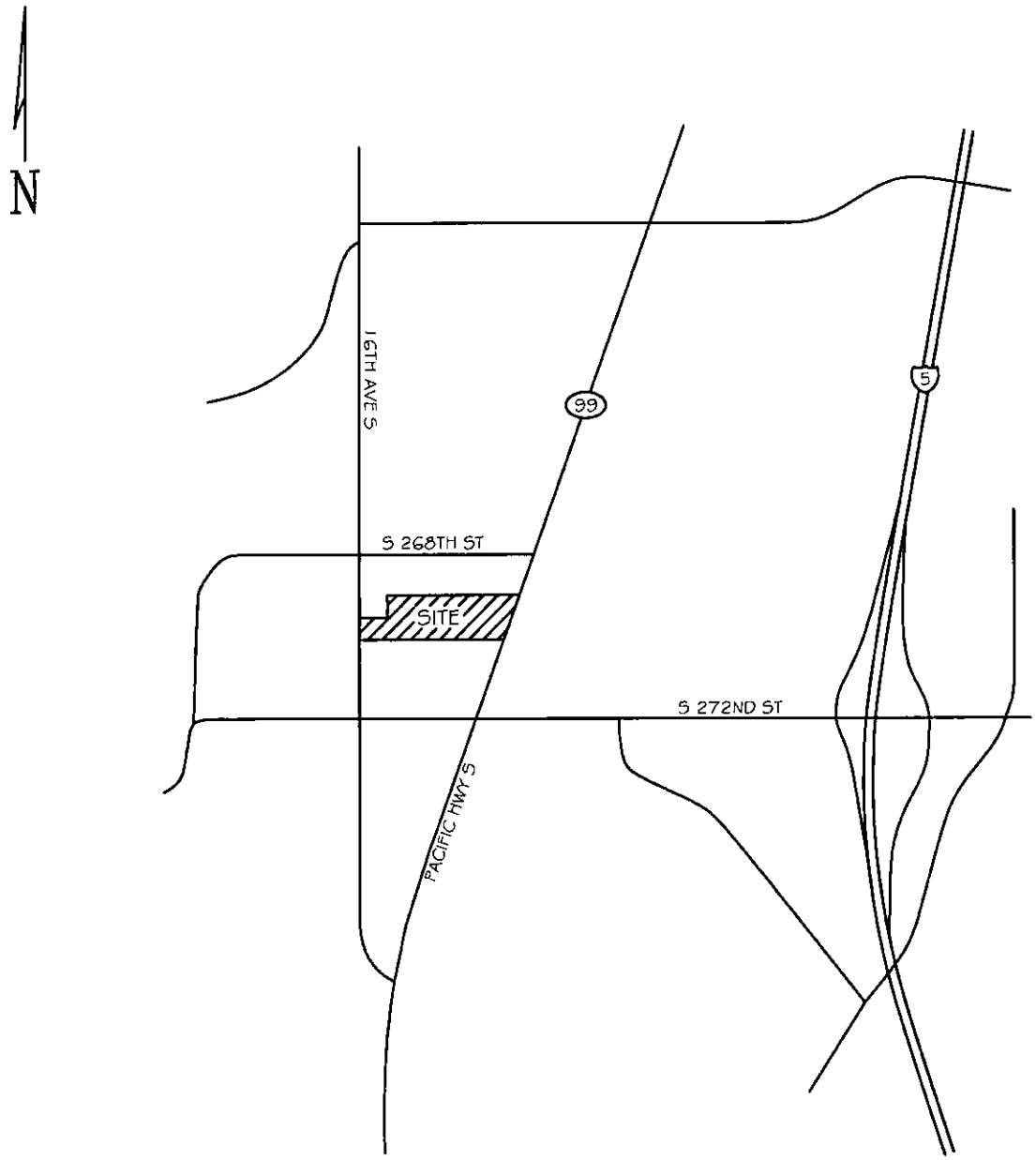
Occupancy of this project is assumed to be within a year, however 2018 was used as the horizon year for build-out. Surrounding development in the immediate vicinity is predominantly residential, with retail use directly to the south of the site. Project access will be via one right-in right-out driveway connection onto Pacific Highway, and one full movement driveway onto 16th Avenue S. Figure 1 on the following page shows the general site location and surrounding arterial network. A site plan outlining the site layout is given in Figure 2.

III. EXISTING CONDITIONS

A. Surrounding Roadway System

The key roadways serving the project are as follows:

Pacific Highway S, or SR-99, is a north-south multilane State Route that borders the east side of the project. Lane widths are 11-12 feet, with curbed shoulders and sidewalks. A raised center median is present across the project frontage The posted speed limit is 45 mph.

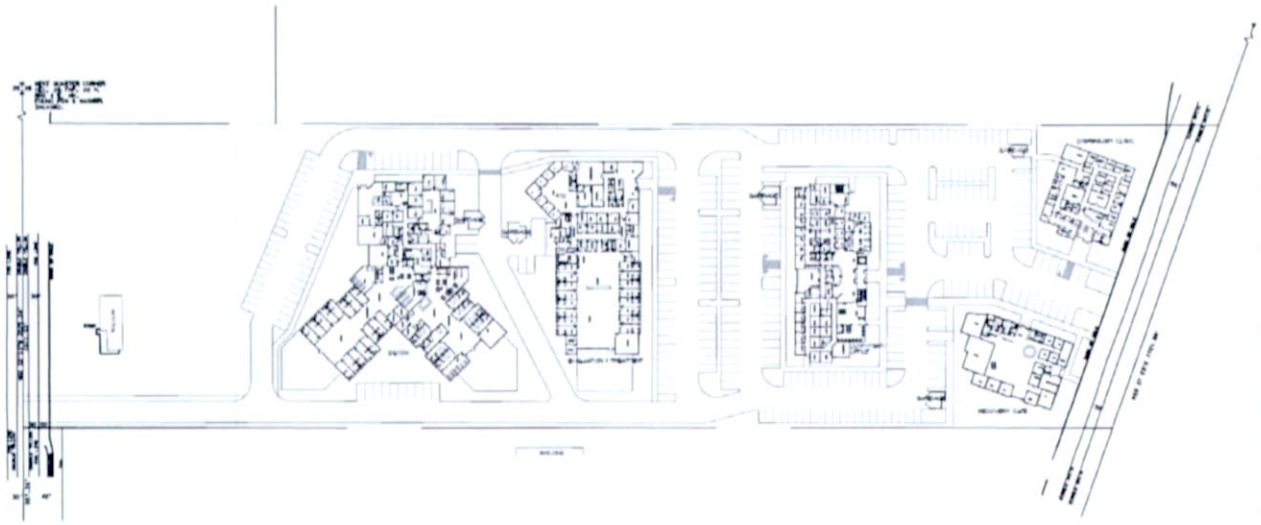


VALLEY CITIES WOODMONT

HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

VICINITY MAP & ROADWAY NETWORK

FIGURE 1



VALLEY CITIES WOODMONT

HEATH & ASSOCIATES, INC
Transportation and Civil Engineering

SITE PLAN

FIGURE 2

16th Avenue S is a north-south minor arterial that borders the west side of the project. The road cross section typically consists of one travel lane per direction, a center two-way left turn lane, and bike lanes and sidewalks on both sides of the road. The speed limit is posted at 35 mph.

S 268th Street is an east-west roadway lying north of the site and has a posted speed limit of 25 mph. Sidewalk, curb and gutter are prevalent for most of its length from SR-99 to 16th Avenue. The roadway consists of one lane in each direction.

S 272nd Street is an east-west, two to five lane arterial that lies to the south of the project site. The roadway cross section is typically two lanes with paved shoulders to the west of 16th Avenue, and five lanes with curb/gutter/sidewalk shoulders to the east of the intersection. The speed limit is posted at 25 mph on the west side of SR-99 and 35 mph on the east side.

B. Roadway Improvements

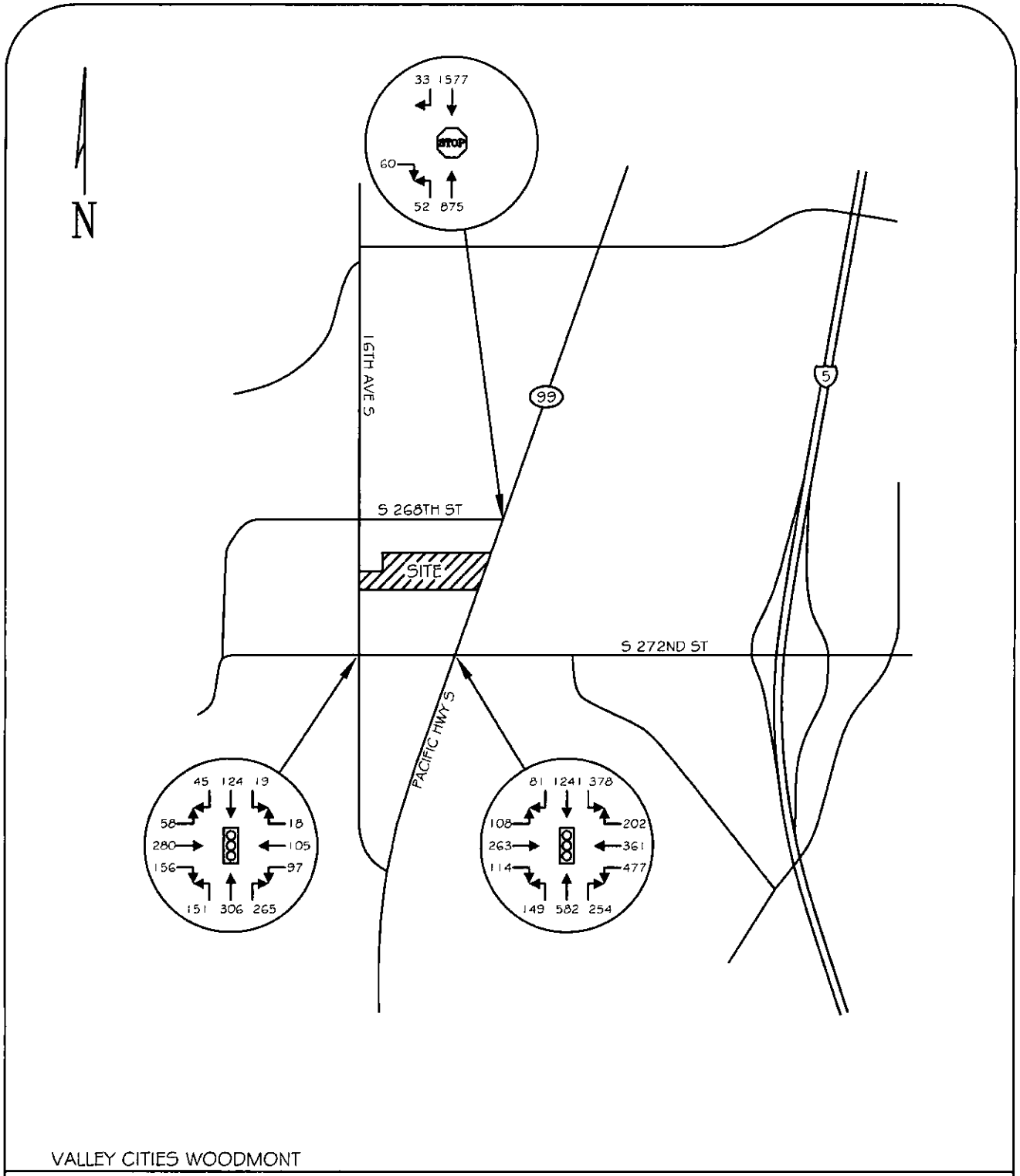
A review of the City of Des Moines Six-Year Transportation Improvement Program for 2014 to 2019 indicates that there is an improvement project along the project frontage. The 16th Avenue South Improvement Project (Segment 5A) from Pacific Hwy S to S 272nd St. The total cost is listed at $1,391,000. A second project identifying sidewalk improvements along 268th Street S is listed with a cost allocation of $430,000.

C. Peak Hour Volumes

Field data for this study was collected in February of 2015. Traffic counts used in this report were taken during the PM peak period between the hours of 4 PM and 6 PM. This specific peak period was targeted for analysis purposes to capture background traffic to coincide with the busiest time of the day in terms of traffic. Figure 3 on the following page shows the PM peak hour counts taken at the key intersections of 16th Ave S & S 272nd St, S 272nd & Pacific Hwy and S 268th & Pacific Hwy.

D. Existing Level of Service

Existing peak hour delays were determined through the use of the *Highway Capacity Manual*. Capacity analysis is used to determine level of service (LOS) which is an established measure of congestion for transportation facilities. LOS is defined for a variety of facilities including intersections, freeways, arterials, etc. A complete definition of level of service and related criteria can be found in the HCM. The methodology for



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EXISTING 2015 PM PEAK HOUR VOLUMES

FIGURE 3

determining the LOS at signalized intersections strives to determine the volume to capacity (v/c) ratios for the various intersection movements as well as the average control delay for those movements. *Delay* is generally used to measure the degree of driver discomfort, frustration, fuel consumption, and lost time. *Control delay*, in particular, includes movements at slower speeds and stops on intersection approaches as vehicles move up in queue position or slow down upstream of an intersection. Three specific factors mostly influence signalized intersection LOS including the type of signal operation provided, the signal phasing pattern, and the specific allocation of green time.

The methodology for determining the LOS at unsignalized intersections strives to determine the potential capacities for the various vehicle movements and ultimately determines the average total delay for each movement. *Potential Capacity* represents the number of additional vehicles that could effectively utilize a particular movement, which is essentially the equivalent of the difference between the movement capacity and the existing movement volume. *Total delay* is described as the elapsed time from when a vehicle stops at the end of a queue until the vehicle departs from the stop line. *Average total delay* is simply the mean total delay over the entire stream. A number of factors influence potential capacity and total delay including the availability/usefulness of gaps.

The range for intersection level of service is LOS A to LOS F with the former indicating the best operating conditions with low control delays and the latter indicating the worst conditions with heavy control delays.

The results of the level of service analysis, given in Table 1, were determined using the automated intersection analysis programs known as *Synchro 8*. These programs are based on established Highway Capacity Manual procedures. All delays are taken from the program results.

TABLE 1
Existing PM Peak Level of Service
Delays given in seconds per vehicle

Intersection	*Control*	*Geometry*	*LOS*	*Delay*
16th Ave/272nd St	Signal	Eastbound	C	34.9
		Westbound	B	15.8
		Northbound	B	17.6
		Southbound	B	14.4
		Overall	C	22.3
Pacific Hwy/272nd St	Signal	Eastbound	D	44.4
		Westbound	D	40.2
		Northbound	D	35.5
		Southbound	C	33.4
		Overall	D	36.8
Pacific Hwy/268th St	Stop	Eastbound	C	23.2
		Northbound LT	A	1.9

As shown in the table, existing delays are generally mild in the LOS B to LOS D range.

E. Non-Motorist Traffic

Observations were made of the area roadways during several site visits in order to determine the magnitude of pedestrian and bicycle traffic. While some non-motorist volumes are noted along Pacific Hwy, little pedestrian and bicyclist traffic is noted along 16th Ave S. Pacific Highway has sidewalk along both sides providing excellent facilities for pedestrian access to the site.

F. Sight Distance at Proposed Entrances

Preliminary examinations of the project driveway connection onto Pacific Highway and 16th Avenue were made to determine whether or not adequate entering sight distance can be provided for project traffic.

A review of the proposed right-in right-out driveway location at Pacific Highway (posted speed of 45 mph) shows ESD to the north of roughly a quarter mile. Sight to the south is not a factor due to the raised median and right-in right-out configuration. A review of the 16th Avenue (posted speed of 35 mph) driveway location indicates ESD well over 600 feet to either direction. As such the proposed access locations exceed the required sight distance minimums.

G. Public Transit

A review of the King County Metro bus service routes shows that transit service is currently provided to the Valley Cities project. Metro Routes 173, 190 and the A-Line are available for patrons and employees to the site and generally run between Federal Way and south Seattle, with service available for most of the day. Refer to the King County Metro bus schedule for detailed route and schedule information.

IV. FUTURE TRAFFIC DEMAND

A. Trip Generation

Trip generation is used to determine the magnitude of project impacts on the surrounding street system. This is usually denoted by the quantity or specific number of new trips that enter and exit a project during a designated time period, such as a specific peak hour or an entire day. Data would typically be used from the Institute of Transportation Engineers publication, *Trip Generation*, 9th Edition.

The closest ITE designated land use for the Detox and Evaluation & Treatment facilities is expected to be Assisted Living (LUC 254), using the 64 total beds as the variable. The

longer duration stays, type of care, and numbers of beds at these two buildings are more in line with an assisted living trip generation scenario rather than the typical outpatient nature of medical offices. The Nursing Home (LUC 620) land use would have similar results. As noted before, the Detox Facility has 40 beds while the Evaluation & Treatment Facility has 24 beds.

The medical and therapy usage (19,160 square feet) of the outpatient building, plus the Dispensary Clinic (7,200 square feet) were assumed to be under the Medical-Dental Office Building land use (LUC 720).

The administrative office portion of the outpatient building is calculated using the typical General Office land use (LUC 710).

The 8,340 square foot Commons is expected to be used for AA meetings and such. It will offer food and beverage to provide a more inviting facility to encourage attendance at meetings. The ITE land use chosen for this building is Recreational Community Center (LUC 495).

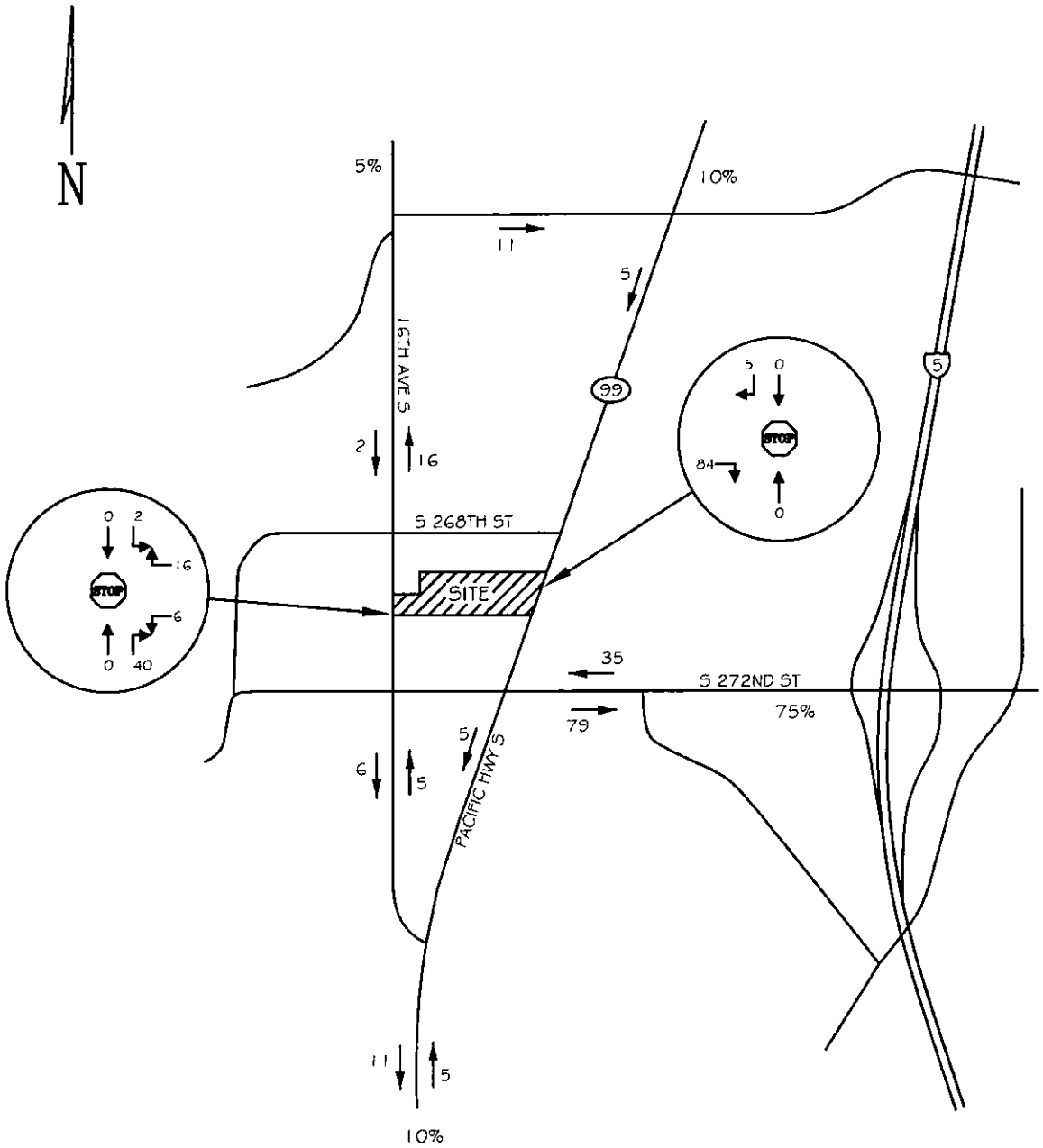
The expected trip generation volumes for this project are tabulated and totaled in Table 1. ITE trip generation output may be found attached in the appendix. Note that while some internal trips between the buildings may be expected, especially with the Commons, no internal trip reductions were made for a conservative estimate.

TABLE 1
Project Trip Generation

Time Period	*64 Beds Detox/E&T*	*26.36 ksf Med Office*	*15 ksf Gen Office*	*8.34 ksf Commons*	*Total*
AWDT	170 vpd	952 vpd	165 vpd	282 vpd	1569 vpd
AM Peak Inbound	6 vph	50 vph	21 vph	11 vph	88 vph
AM Peak Outbound	3 vph	13 vph	2 vph	6 vph	24 vph
AM Peak Total	9 vph	63 vph	23 vph	17 vph	112 vph
PM Peak Inbound	6 vph	26 vph	4 vph	11 vph	47 vph
PM Peak Outbound	8 vph	68 vph	18 vph	12 vph	106 vph
PM Peak Total	14 vph	94 vph	22 vph	23 vph	153 vph

B. Trip Distribution

Trip distribution describes the process by which project generated trips are dispersed on the street network surrounding the site. Site generated trips are expected to follow the trip pattern shown in Figure 3. This figure reflects probable patient and employee based



PM PEAK HOUR PROJECT TRIPS

INBOUND: 47 VPH
OUTBOUND: 106 VPH

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PROJECT TRIP DISTRIBUTION & ASSIGNMENT

FIGURE 4

trips taken by project traffic during the PM peak hour. Distribution percentages are based on the roadway network layout and proximity of major corridors. Note that turning movements at the Pacific Highway access would be limited to right-in right-out due to the raised center median.

C. Peak Hour Volumes With and Without Project Traffic

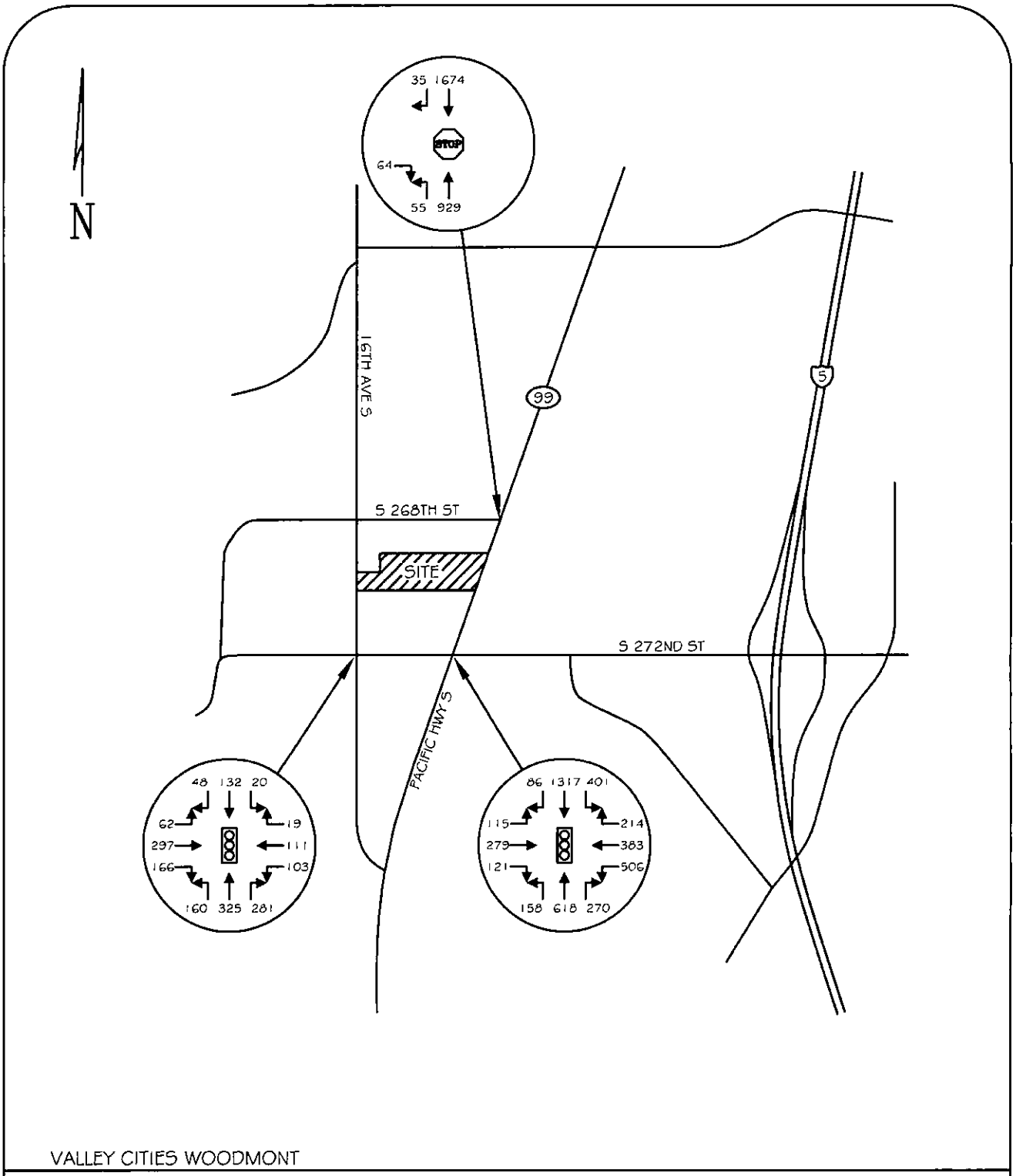
For forecasting purposes, 2018 was used as the horizon study year. Future 2018 traffic volumes without the project built were found by applying a 2 percent growth rate to the existing volumes of Figure 3. This increase is in keeping with forecasted data from the WSDOT Annual Traffic Report along the SR-99 corridor which indicates slightly rising volume trends over the past 4 years. Future 2018 volumes with the project completed were found by adding the project generated volumes of Figure 4 to the future 2018 volumes without the project. Figure 5 represents 2018 traffic without the project while Figure 6 represents 2018 traffic with the Valley Cities project built.

D. Level of Service

A level of service analysis was made of the future peak hour volumes with and without project generated trips added to the primary intersections and entrance nodes. Results for intersection delay conditions were again determined using the *Synchro 8* program. A summary of the LOS results are shown in Table 3.

TABLE 3
Future 2018 Level of Service
Delays given in seconds per vehicle

			Without Project		With Project	
Intersection	*Control*	*Geometry*	*LOS*	*Delay*	*LOS*	*Delay*
16th Ave/272nd St	Signal	Eastbound	D	38.3	D	38.3
		Westbound	B	16.1	B	14.0
		Northbound	B	19.4	B	19.6
		Southbound	B	14.6	B	14.8
		Overall	C	24.1	C	23.7
Pacific Hwy/272nd St	Signal	Eastbound	D	46.1	D	46.9
		Westbound	D	43.1	D	44.2
		Northbound	D	37.6	D	38.5
		Southbound	D	36.5	D	39.0
		Overall	D	39.5	D	41.1
Pacific Hwy/268th St	Stop	Eastbound	D	25.8	D	25.9
		Northbound LT	A	2.2	A	2.2
16th Ave/Access	Stop	Westbound	-	-	B	11.5
		Southbound LT	-	-	A	0.1
Pacific Hwy/Access	Stop	Eastbound	-	-	D	31.5



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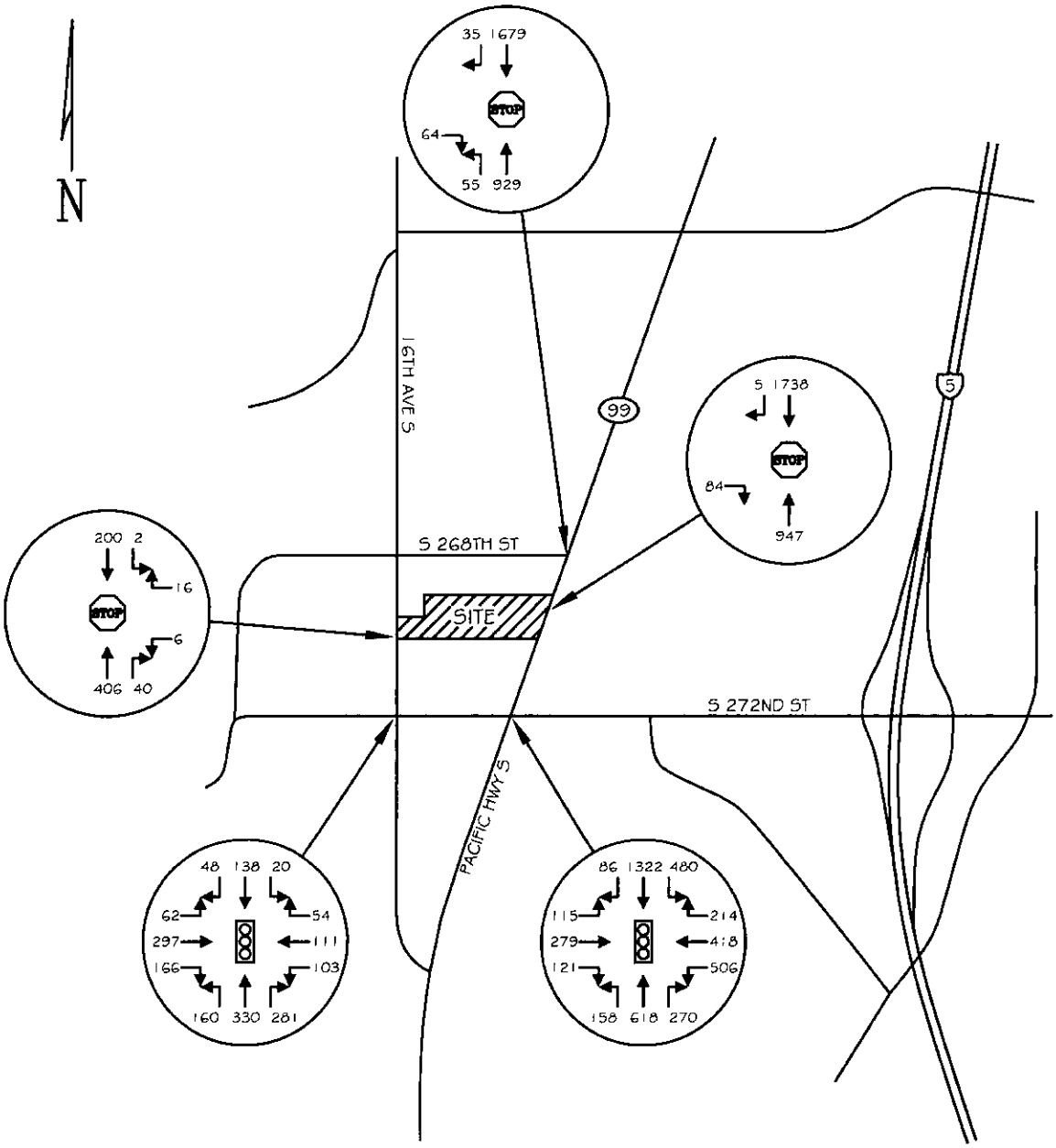
2018 PM PEAK HOUR VOLUMES WITHOUT PROJECT

FIGURE 5



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2018 PM PEAK HOUR VOLUMES WITH PROJECT

FIGURE 6

The table shows future intersection delays are not expected to change and remain in the LOS B to LOS D range.

V. SUMMARY

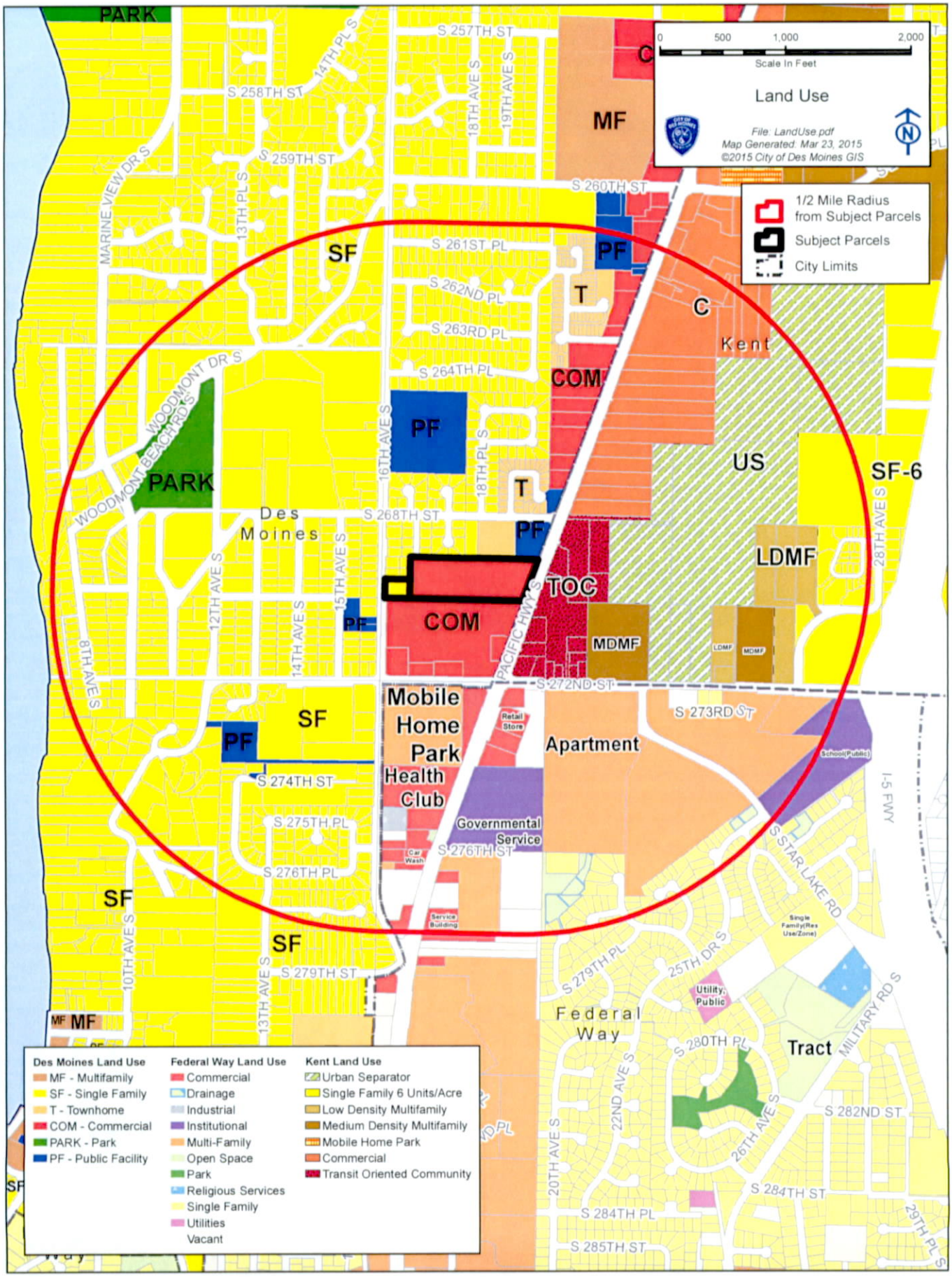
The proposed Valley Cities Woodmont facility plans to add 64 total beds for treatment, 26,360 square feet of medical office space, 15,000 square feet of administrative office space, and 8,340 square feet of recovery community meeting space at 26915 Pacific Highway on parcel #2822049045. The project is expected to generate roughly 1569 new daily trips on an average weekday, with 112 trips during the AM peak hour and 153 trips during the PM peak hour.

Entering Sight Distance at the two proposed access points on Pacific Highway and 16th Avenue S is adequate for outbound project traffic.

A review of local intersections most affected by project traffic indicates that only negligible increases in delay are expected. The LOS at the three intersections most affected, 16th Ave/S 272nd, Pacific Hwy/S 272nd and Pacific Hwy/S 268th remain at LOS D without project traffic and with project traffic added.

The City of Des Moines collects Transportation Impact Fees for new developments. The total TIF for Valley Cities Woodmont is to be determined in discussions with the City of Des Moines.

EXHIBIT 17


Land Use
Scale In Feet
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500
1,000
2,000
File: LandUse.pdf
Map Generated: Mar 23, 2015
©2015 City of Des Moines GIS
1/2 Mile Radius from Subject Parcels
Subject Parcels
City Limits
PARK
SF
MF
PF
T
C
COM
TOC
US
SF-6
LDMF
MDMF
Kent
Des Moines
Mobile Home Park
Health Club
Apartment
Governmental Service
Federal Way
Tract
S 257TH ST
S 258TH ST
S 259TH ST
S 260TH ST
S 261ST PL
S 262ND PL
S 263RD PL
S 264TH PL
S 268TH ST
S 272ND ST
S 273RD ST
S 274TH ST
S 275TH PL
S 276TH PL
S 276TH ST
S 279TH ST
S 279TH PL
S 280TH PL
S 282ND ST
S 284TH ST
S 284TH PL
S 285TH ST
MARINE VIEW DR S
WOODMONT DR S
WOODMONT BEACH RD S
14TH PL S
13TH PL S
18TH AVE S
19TH AVE S
16TH AVE S
18TH PL S
15TH AVE S
12TH AVE S
14TH AVE S
8TH AVE S
10TH AVE S
13TH AVE S
PACIFIC HWY S
28TH AVE S
I-5 FWY
S STAR LAKE RD
25TH DR S
MILITARY RD S
22ND AVE S
20TH AVE S
26TH AVE S
29TH PL S
Retail Store
School(Public)
Car Wash
Service Building
Single Family(Res Use/Zone)
Utility, Public
Des Moines Land Use
MF - Multifamily
SF - Single Family
T - Townhome
COM - Commercial
PARK - Park
PF - Public Facility
Federal Way Land Use
Commercial
Drainage
Industrial
Institutional
Multi-Family
Open Space
Park
Religious Services
Single Family
Utilities
Vacant
Kent Land Use
Urban Separator
Single Family 6 Units/Acre
Low Density Multifamily
Medium Density Multifamily
Mobile Home Park
Commercial
Transit Oriented Community

EXHIBIT 18

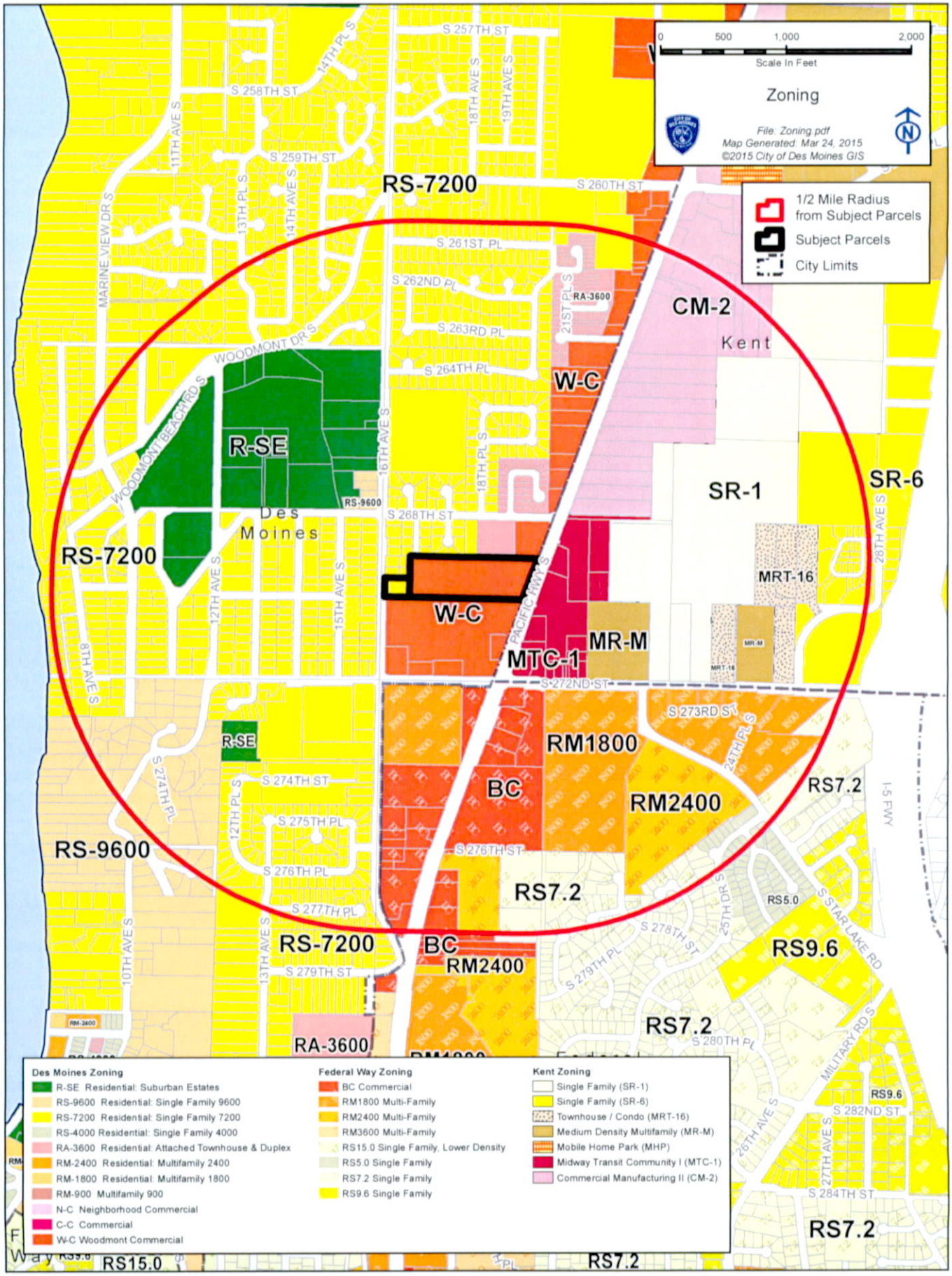

0 500 1,000 2,000
Scale In Feet
Zoning
File: Zoning.pdf
Map Generated: Mar 24, 2015
©2015 City of Des Moines GIS
1/2 Mile Radius from Subject Parcels
Subject Parcels
City Limits
RS-7200
CM-2
Kent
W-C
R-SE
SR-1
SR-6
Des Moines
RS-7200
W-C
MRT-16
MR-M
MTC-1
R-SE
RM1800
BC
RM2400
RS7.2
RS-9600
RS7.2
RS5.0
RS-7200
BC
RM2400
RS9.6
RS7.2
RA-3600
RS7.2
RS15.0
Des Moines Zoning
R-SE Residential: Suburban Estates
RS-9600 Residential: Single Family 9600
RS-7200 Residential: Single Family 7200
RS-4000 Residential: Single Family 4000
RA-3600 Residential: Attached Townhouse & Duplex
RM-2400 Residential: Multifamily 2400
RM-1800 Residential: Multifamily 1800
RM-900 Multifamily 900
N-C Neighborhood Commercial
C-C Commercial
W-C Woodmont Commercial
Federal Way Zoning
BC Commercial
RM1800 Multi-Family
RM2400 Multi-Family
RM3600 Multi-Family
RS15.0 Single Family, Lower Density
RS5.0 Single Family
RS7.2 Single Family
RS9.6 Single Family
Kent Zoning
Single Family (SR-1)
Single Family (SR-6)
Townhouse / Condo (MRT-16)
Medium Density Multifamily (MR-M)
Mobile Home Park (MHP)
Midway Transit Community I (MTC-1)
Commercial Manufacturing II (CM-2)

EXHIBIT 19

Chapter 18.140
UNCLASSIFIED AND CONDITIONAL USE PERMITS

Sections

18.140.010 Title.
18.140.020 Application.
18.140.030 Purpose.
18.140.040 Authority.
18.140.050 Uses requiring unclassified use permit.
18.140.060 Uses requiring conditional use permit.
18.140.070 Yard requirements.
18.140.080 Permitted height – Floor area – Area coverage.
18.140.090 Off-street parking and loading area requirements.
18.140.100 Conditional uses – Criteria.
18.140.110 Appeal.

18.140.010 Title.

This chapter shall be entitled "Unclassified and Conditional Use Permits." [Ord. 1591 § 320, 2014.]

18.140.020 Application.

Unconditional and conditional use permits may be granted upon the filing of an application therefor by a property owner or a lessee pursuant to chapters 18.20 and 18.240 DMMC and the provisions of this chapter. The procedure to be followed in considering an application for a conditional use permit shall be those for a Type III land use action as set forth in chapter 18.20 DMMC. The procedure to be followed in considering an application for an unclassified use permit shall be those for a Type IV land use action as set forth in chapter 18.20 DMMC. Conditional use permit applications filed for uses defined as essential public facilities will be processed in accordance with state law. [Ord. 1591 § 321, 2014.]

18.140.030 Purpose.

All of the following uses described in this chapter, and all matters directly related thereto, are declared to be uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any classes of use as set forth in the various zones defined in this Title, and the authority for the location and operation thereof shall be subject to review and the issuance of a use permit. The purpose of a review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas and for the further purpose of stipulating such

conditions as may reasonably assure that the basic purpose of this Title shall be served. Factors to be considered are as set forth in DMMC 18.05.110. [Ord. 1591 § 322, 2014.]

18.140.040 Authority.

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63 and 36.70A RCW and other applicable laws. [Ord. 1591 § 323, 2014.]

18.140.050 Uses requiring unclassified use permit.

The following uses may locate subject to the issuance of an unclassified use permit:

(1) Booster stations or conversion plants with the necessary buildings, apparatus, or appurtenances incident thereto of public utilities or utilities operated by mutual agencies, except these uses are specifically excluded from the D-C, RS, SR and SE Zones. Distribution mains are permitted in any zone without review;

(2) Sewage treatment plants, except such use is not permitted in the Downtown Commercial (D-C) Zone;

(3) Sanitary Fills. Reclamation for public purpose by public agency, including drainage or other facilities for off-site discharge of storm water runoff or other liquids or substances, except such use is not permitted in the Downtown Commercial (D-C) Zone; and provided further, that closed drainage systems or "tight lines" constructed and maintained to sanitary sewer standards (Washington State/APWA) are excluded from this requirement, and drainage systems that are substantially closed are excluded from this requirement, when:

(a) There has been a finding by the City's responsible SEPA official that predicted environmental impacts are significantly less than projected in a totally closed system proposal; and

(b) The system is approved by the City Council in the form of an interlocal agreement;

(4) Towing operations, including storage of impounded vehicles, but no wrecking yards, except that such use is permitted only in the Highway Commercial (H-C) Zone;

(5) Horticultural nurseries, including on-premises sales uses, except such use is not permitted in the Downtown Commercial (D-C) Zone;

(6) Mixed uses, except as otherwise regulated and permitted in the Downtown Commercial (D-C) and Pacific Ridge (PR) Zones;

(7) Group home facilities, in Residential Zones, personal to the applicant and nontransferable without prior consent of the City Council, and subject to the provisions governing home occupations found in DMMC 18.52.010A(11), except such use is not permitted in the Downtown Commercial (D-C) Zone;

(8) Bed and breakfast facilities, in Residential Zones, personal to the applicant and nontransferable without prior consent of the City Council, and subject to the provisions governing home occupations found in DMMC 18.52.010A(11);

(9) Unclassified Uses Limited to the D-C Zone. The uses listed in this subsection, and uses similar in nature as determined by the Planning, Building and Public Works Director, may be permitted in the D-C Zone, and only in the D-C Zone, subject to issuance of an unclassified use permit as provided in this chapter. Each use is more fully described in the "NAICS Manual." The numbers in parentheses following each of the following listed uses refer to the Standard Industrial Classification (SIC) code numbers:

(a) Water transportation of passengers (448); and

(b) Communications facilities (48); and

(c) Electric (4911), natural gas (4924), domestic water (4941), and sanitary sewerage services (4952); and

(d) Colleges, universities, junior colleges, professional schools (822); and

(e) Unclassifiable establishments (99) and uses requiring an unclassified use permit as itemized in this section and as otherwise provided in this chapter;

(10) Unclassified Uses Limited to the B-P Zone. Permitted uses listed in DMMC 18.52.010B utilizing hazardous materials exceeding the quantities in the International Building and Fire Codes with regard to exempt amounts of hazardous materials presenting a physical hazard – maximum quantities per control area, and exempt amounts of hazardous materials presenting a health hazard – maximum quantities per control area, as presently constituted or subsequently amended, may only be permitted subject to issuance of an unclassified use permit as provided in this chapter;

(11) Unclassified Uses Limited to the PR Zone. The uses listed in this subsection, and uses similar in nature as determined by the Planning, Building, and Public Works Director, may be permitted in the PR Zone, and only in the PR Zone, subject to issuance of an unclassified use permit as provided in this chapter. Each use is more fully described in the "North American

Industry Classification System" (NAICS). The numbers in parentheses following each of the following listed uses refer to NAICS code numbers:

(a) Electric power transmission facilities (22112), such as transformer stations; and

(b) Commuter rail systems (485112);

(12) Unclassified Uses Limited to the PR-C Zone.

(a) The uses listed in this subsection may be permitted in the PR-C Zone, and only in the PR-C Zone, subject to issuance of an unclassified use permit as provided in this chapter;

(b) Secure community transition facilities as defined by RCW 71.09.020, as presently constituted or as may be subsequently amended, may be permitted in the PR-C Zone when all of the following conditions are satisfied:

(i) All requirements of chapter 71.09 RCW as presently constituted or as may be subsequently amended;

(ii) The City Council finds that the application conforms to the equitable distribution goals, objectives, and requirements of chapter 71.09 RCW. If the City Council finds that the application raises public safety concerns that outweigh equitable distribution objectives, the City Council may assign greater weight to public safety concerns than to equitable distribution;

(iii) All requirements of "Policy Guidelines: The Siting and Operation of Secure Community Transition Facilities" published by the Washington State Department of Social and Health Services as presently constituted or as may be subsequently amended;

(iv) All goals, policies, and strategies of the Greater Des Moines Comprehensive Plan;

(v) All requirements of the Des Moines Municipal Code;

(vi) All requirements of the contract and mitigation agreements authorized by chapter 71.09 RCW between the City and the Washington State Department of Social and Health Services;

(vii) All conditions of approval deemed necessary by the City Council and allowed by law to mitigate potential adverse impacts and to preserve public health, safety and welfare. If the City Council finds that potential adverse impacts cannot be mitigated,

the City Council may deny the permit;

(13) Unless authorized by other provisions of this Title, essential public facilities as defined by RCW 36.70A.200, as presently constituted or as may subsequently be amended, except such uses are not permitted in the Downtown Commercial (D-C) Zone. [Ord. 1591 § 324, 2014.]

18.140.060 Uses requiring conditional use permit.

The following uses may locate subject to the issuance of a conditional use permit processed as provided in the Hearing Examiner code:

(1) Cemeteries; except such use is not permitted in the Downtown Commercial (D-C) Zone; and further provided:

(a) No building shall be located closer than 100 feet from a boundary line;

(b) A protective fence and a landscaped strip of evergreen trees and shrubs at least 10 feet in width shall be installed on all common boundary lines with Residential zoned property;

(2) Columbariums, crematories, and mausoleums; provided, these uses are specifically excluded from the D-C and all Residential Zones unless inside a cemetery;

(3) Commercial establishments or enterprises involving large assemblages of people or automobiles as follows; provided, these uses are specifically excluded from the D-C and all Residential Zones:

(a) Amusement parks;

(b) Boxing and wrestling arenas;

(c) Ballparks;

(d) Fairgrounds and rodeos;

(e) Golf driving ranges;

(f) Labor camps (transient);

(g) Open-air theaters;

(h) Race tracks, drag strips, motorcycle hills, and Go-Kart tracks;

(i) Stadiums;

(4) Fire stations and public works maintenance and storage facility buildings when located in any Residential Zone; provided, the following conditions shall be conformed to:

(a) All buildings and structures shall maintain a distance of not less than 20 feet from any property line that is a common property line with Residential zoned property; and

(b) A building from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street.

(5) Hospitals, mental and alcoholic; provided, they are specifically excluded from all Single-Family Residential, RA, RM-2,400 and RM-1,800 and D-C Zones;

(6) Institutions for training of religious orders except such use is not permitted in the Downtown Commercial (D-C) Zone;

(7) Antenna systems which:

(a) Are not within the limitation of DMMC 18.52.010(A); or

(b) Consist of parabolic antennas such as microwave dishes; or

(c) Consist of broadcasting or communication stations which transmit electromagnetic radiation;

(8) Recreational areas, commercial, including yacht clubs, beach clubs, tennis clubs, parks, marinas, and similar activities;

(9) Fraternal societies when located in Single-Family Residential Zone;

(10) Day care centers, but excluding family day care providers subject to the following minimum conditions:

(a) A play yard or equipment yard shall not be located in any required side or front yard;

(b) All buildings and structures on the lot shall maintain a distance of not less than 20 feet from any property line that is common property line with single-family residential property. If a greater setback is specified in a particular zone then the setback requirements of the particular zone shall prevail over the minimum setback set forth in this subsection;

(c) No day care center shall be located within 150 feet of a Highway Commercial Zone;

(d) State licensing standards for such facilities, chapter 388-73 WAC, shall be met;

(e) Such uses shall comply with the parking code requirements of chapter 18.210 DMMC.

(11) Telecommunication facilities as described in the provisions of Title 20 DMMC.

(12) Wholesale trade and distribution of groceries (SIC 5141), grocery and related products not elsewhere classified (SIC 5149), fish and seafoods (SIC 5146), meats and meat products (SIC 5147), manufacturing and processing of sausages and other prepared meat products (SIC 2013), and servicing machines, coin-operated (SIC 3589); provided, the following conditions shall be conformed to:

(a) Uses shall be limited only to property zoned C-C, Community Commercial; and

(b) Required perimeter landscape and screening requirements adjacent to residentially zoned properties shall be increased as follows:

(i) Minimum width of required landscape planters shall be 15 feet; and

(ii) Planting beds shall contain appropriately amended soils and be bermed to a height of three feet; and

(iii) Type I landscape plant material requirements shall include the use of eight-foot-tall specimen trees throughout; and

(iv) A solid wall six feet in height shall be constructed adjacent to the property line; and

(c) Submittal of a traffic report and a binding truck routing plan prepared by a licensed engineer demonstrating that impacts to local streets will not be significantly adverse and that the existing street system has both the capacity and physical improvements necessary to accommodate the type of vehicles serving the uses proposed. [Ord. 1591 § 325, 2014.]

18.140.070 Yard requirements.

The requirements for front and side yards and open spaces applicable to the particular zone in which any such use is proposed to be located shall prevail, unless in the findings and conditions recited in the action dealing with each such matter, specific additions are made with respect thereto. [Ord. 1591 § 326, 2014.]

18.140.080 Permitted height – Floor area – Area coverage.

The provisions applying to height, floor area, and lot area coverage applicable to the particular

zone in which any such use is proposed to be located shall prevail, unless in the findings and conditions recited in the action dealing with each such matter, specific additional limitations are made with respect thereto. [Ord. 1591 § 327, 2014.]

18.140.090 Off-street parking and loading area requirements.

The requirements for provision of off-street parking and loading areas applicable to the particular use shall prevail, unless in the findings and conditions recited in the action dealing with each such matter, specific additional requirements are made with respect thereto. [Ord. 1591 § 328, 2014.]

18.140.100 Conditional uses – Criteria.

The Hearing Examiner may grant an unconditional or conditional use permit after a hearing if, but only if, sufficient evidence is presented that the characteristics of any such proposed use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, or, that the proposed use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas if certain conditions are attached to the proposed use. Furthermore, the Hearing Examiner shall give due regard for the nature and condition of all adjacent uses and structures and any testimony presented with reference to such adjacent uses and structures, and, in authorizing a conditional use, may impose such requirements and conditions with respect to location, landscaping, traffic control, dedication, maintenance, and operation in addition to those expressly set forth in this chapter and other ordinances as may be deemed necessary for the protection of adjacent properties and the public interest. [Ord. 1591 § 329, 2014.]

18.140.110 Appeal.

Appeal of an unconditional or conditional use permit may be appealed pursuant to chapter 18.20 DMMC. [Ord. 1591 § 330, 2014.]

EXHIBIT 20

Chapter 18.127
W-C WOODMONT COMMERCIAL ZONE

Sections

18.127.010 Title.
18.127.020 Application.
18.127.030 Purpose.
18.127.040 Authority.
18.127.050 Environmental performance standards and general limitations.
18.127.060 Dimensional standards.
18.127.070 General building design requirements.

18.127.010 Title.

This chapter shall be entitled "W-C Woodmont Commercial Zone." [Ord. 1618-A § 1, 2015.]

18.127.020 Application.

This chapter shall apply to all areas zoned W-C Woodmont Commercial. [Ord. 1618-A § 2, 2015.]

18.127.030 Purpose.

The W-C Commercial Zone is intended to enhance, promote and maintain commercial business areas, and to ensure land use compatibility among businesses in terms of permitted uses, building height, bulk, and scale; to provide a commercial area that reflects its commercial-oriented function; to serve the general public; and to ensure that development occurs consistent with the goals, policies, and implementation strategies of the City of Des Moines Comprehensive Plan. [Ord. 1618-A § 3, 2015.]

18.127.040 Authority.

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63 and 36.70A RCW and other applicable laws. [Ord. 1618-A § 4, 2015.]

18.127.050 Environmental performance standards and general limitations.

(1) Every use permitted within the W-C Zone pursuant to this chapter shall conform to the following general limitations and standards:

(a) As provided by chapter 9.64 DMMC, no use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or

corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials in a manner(s) inconsistent with Title 70 RCW as presently constituted or as may be subsequently amended;

(b) Accessory uses are permitted that are customarily appurtenant or incidental to the principally permitted uses;

(c) Landscaping and fencing are required in accordance with chapter 18.195 DMMC;

(d) All uses shall be primarily contained within an enclosed structure except the following:

(i) Outdoor seating and dining;

(ii) Signs;

(iii) Off-street parking, drive-through facilities, and loading areas;

(iv) Motor vehicle fuel pumps;

(v) Display of merchandise sold on-site;

(vi) Play/recreation areas; and

(vii) Miscellaneous storage when limited to 25 percent of the site area and when perimeter landscaping and fencing is provided;

(e) In reviewing a proposed permitted use, the Planning, Building and Public Works Director may waive or include minimal conditions as may be reasonably needed to ensure that the use is consistent with the purpose of the W-C Zone, and to minimize the likelihood of adverse impacts. [Ord. 1618-A § 5, 2015.]

18.127.060 Dimensional standards.

(1) Height. Maximum building height is 55 feet.

(2) Minimum Building Height. Except for buildings containing only a full-service restaurant, and other instances specifically authorized by the City Manager or the City Manager's designee in writing, no building shall be less than the height specified below:

(a) No minimum building height for commercial projects.

(b) For the purposes of this subsection, minimum building height shall not include

decorative towers or appurtenances, roof slopes out of character with the building's architecture, or other contrivances provided solely for achievement of the required minimum building height. In calculating minimum building height, the City Manager or the City Manager's designee shall include regular architectural features enclosing functional, occupiable building areas.

(3) Building Height Limitation Adjacent to Single-Family. When an abutting property is zoned Single-Family Residential, building height shall be limited as follows:

(a) Every lot shall have a rear yard setback of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(b) Within 40 feet of the abutting Single-Family Residential Zone, maximum building height shall be 45 feet.

(c) During the design review and environmental review, the City Manager or the City Manager's designee may impose other conditions of approval in order to mitigate potential height, bulk, and scale impacts upon adjacent single-family residents not sufficiently mitigated by existing regulations.

(4) Front Yard. No front yard setback is required.

(5) Side Yard. Every lot shall have a side yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(6) Rear Yard. Every lot shall have a rear yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(7) Adjustment of Required Yards. The required rear or side yard area shall be reduced to a minimum of five feet; provided, that:

(a) A development site or potential project area is planned or may be planned for multiple buildings together as one development or in different development phases either under common ownership or separate ownership; and

(b) Buildings on a site or potential project area are served by a private, joint-use access or street which separates the rear yard area of one development site or project area from another development site or project area; and

(c) A physical separation of not less than 30 feet is provided between buildings which shall include the space or distance located within any such shared, joint-use access or

street together with the yard areas adjoining and abutting buildings and said shared streets.

(8) Underground structures are permitted in all required setback areas. [Ord. 1618-A § 6, 2015.]

18.127.070 General building design requirements.

Development within the W-C Zone shall conform to the following building design requirements:

(1) General Design Guidelines.

(a) Building design shall be compatible with the site and with adjoining buildings. Building modulation and other design techniques to add architectural interest and minimize building mass shall be used. Variety in detail, form, and siting shall be used to provide visual interest.

(b) Building components such as windows, doors, eaves, and parapets shall be in proportion to each other.

(c) Colors shall be harmonious, with intense colors used only for accent.

(d) Mechanical equipment shall be integrated into building design or screened from on-site and off-site views.

(e) Exterior lighting fixtures and standards shall be part of the architectural concept and harmonious with building design.

(2) Development within the W-C Zone shall conform to the design review requirements established in DMMC 18.235.100.

(3) Maximum Gross Floor Area.

(a) The maximum gross floor area for buildings within the Woodmont Commercial Zone shall be determined by multiplying the lot area of the site by the floor area ratio (FAR) number established in the following table:

Building Height	W-C FAR
35 Feet or Less	2.8
35 – 50	3.5

50 – 55	4

(b) Gross floor area shall include the total square footage of the enclosed building as further defined in DMMC 18.01.050. [Ord. 1618-A § 7, 2015.]

EXHIBIT 21

CITY OF DES MOINES, WASHINGTON • DEVELOPMENT SERVICES
21630 11th Avenue South, Suite D, Des Moines, WA, 98198, (206) 870-7576, www.desmoineswa.gov

NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

Notice is hereby given on **3/17/15** that the Des Moines Hearing Examiner will conduct a public hearing on **4/3/15** at 10 a.m., or as soon thereafter as the matter may be heard, in the Council Chambers, 21630 11th Avenue South, Des Moines, WA 98198 for the following proposal:

> **PROPOSAL:** Approval of a Conditional Use Permit to allow the construction of a Medical and Mental Health Recovery Campus. The campus will consist of 5 buildings: a Detox Facility of 25,340 square feet, with 40 total beds; an Evaluation & Treatment Facility of 19,665 square feet, with 24 total beds; a main office building with 19,160 square feet of medical office space and 15,000 square feet of administrative office space; a Dispensary Clinic of 7,200 square feet; and the Commons meeting facility of 8,340 square feet providing space for clean and sober recovering addicts space for AA meetings and other supportive services to assist in the recovery process. The project is located on parcels 2822049045 and 2822049012.
>
> **FILE NUMBER:** LUA2014-0038
>
> **LOCATION:** 26915 Pacific Highway South, Des Moines, WA 98198

Written comments concerning the proposed project may be submitted to City of Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., **4/1/15**.

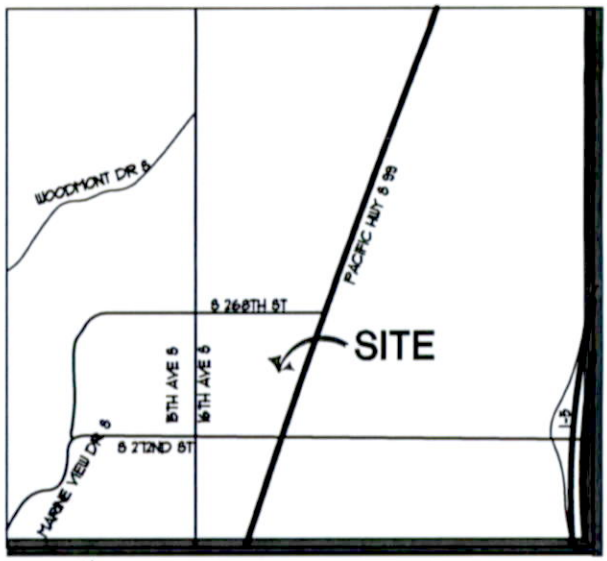
The above proposal is a Type III Land Use Action and as such, the final decision would be appealable to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.20.240.

The documents associated with this land use action are available at the following website: www.desmoineswa.gov/mypermits. Once on the above website, please click on ***Click to Search*** under the Permit Search Section and then enter the File Number identified above in ***The Search by ID Number*** box and then click ***Search*** to access the information

For further information contact Nikole Coleman, Land Use Planner, by phone (206) 870-6551 or by e-mail ncoleman@desmoineswa.gov, during regular office hours. All letters and telephone inquiries should refer to file number - LUA2014-0038.

The City of Des Moines provides special accommodations such as hearing devices, wheelchair space, and large print material for city meetings. Anyone needing special assistance should contact the city clerk at 206-870-6519.

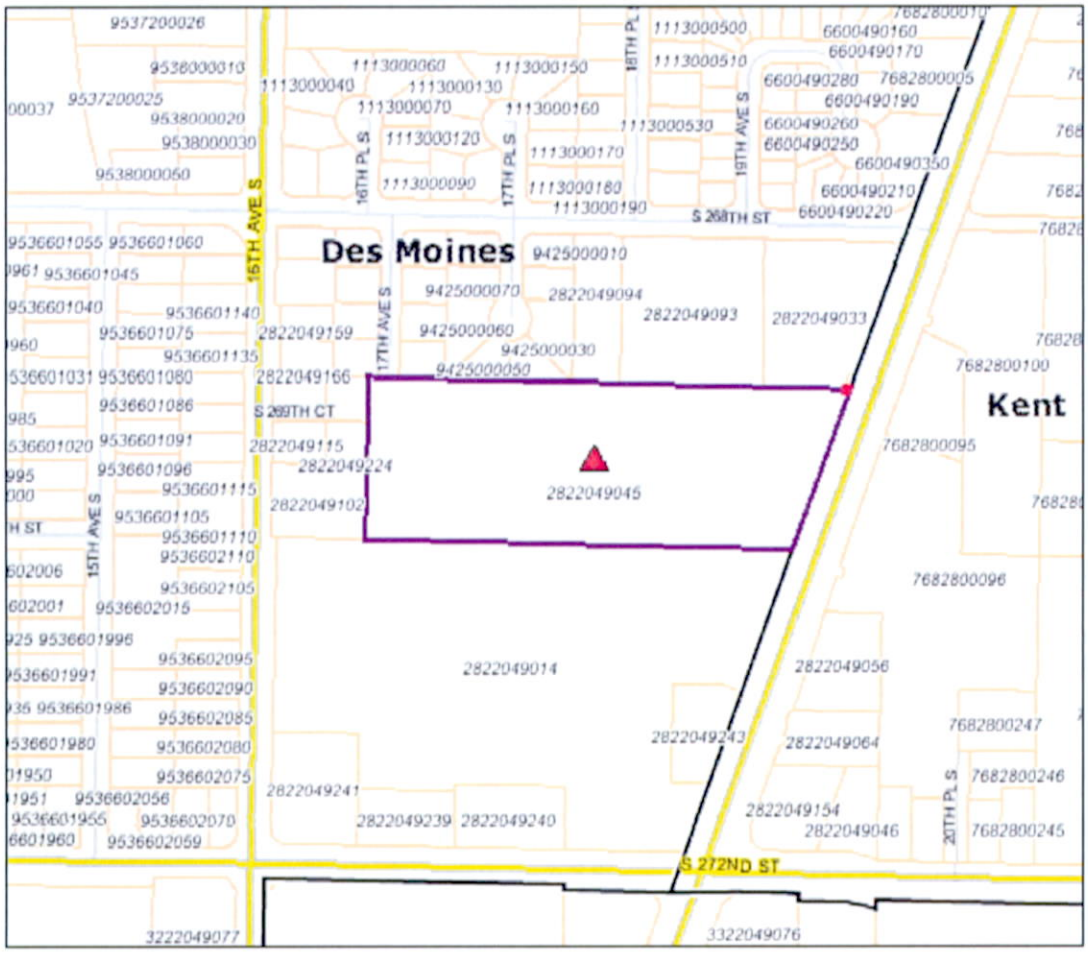
The public hearing notice was also published in the Seattle Times on March 17th.



N

PROXIMITY MAP

SCALE: NONE



N

VICINITY MAP

SCALE: NONE

EXHIBIT 22

AFFIDAVIT OF ADJACENT PROPERTY PUBLIC NOTICE INFORMATION

STATE OF WASHINGTON)
)
County of King)

I, SARAH FAYER, being duly sworn on oath, certify, depose and say:

1. I have carefully compiled and, upon the submittal to the City of Des Moines hereof, provide the names and addresses of all property owners and the addresses of known occupants/tenants in accordance with the requirements of Des Moines Municipal Code 16.04.160 (5) within a three hundred foot (300') radius of property located at 26915 PAC. HWY. S. DES MOINES, 98198
2. This information, together with a corresponding radius map, is in the form prescribed by the City of Des Moines and is consistent with the most current records available from the King County Assessor's Office.
3. Attached hereto is a complete list of the names and addresses of all property owners and the addresses of known occupants/tenants who will be sent written notice by myself upon direction from the City of Des Moines Community Development Department or SEPA Official.

EILEEN R. SOMMERVILLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2018

Sarah Fayer
AFFIANT

Signed and sworn to before me this 17th day of MARCH, 2015.

Eileen R. Sommerville
NOTARY PUBLIC in and for the State of Washington, residing at Thurston County.

My Commission expires: May 1- 2018

APPENDIX 3

TaxpayerName	AddrLine	CityState	ZipCode
J P MORGAN CHASE BANK	7301 BAYMEADOWS WAY	JACKSONVILLE FL	32256
VO SON+TRICIA TRANG TRAN	21002 KELLIWOOD PARK LN	KATY TX	77450
INVITATION HOMES	21001 N TATUM BLVD #1630-630	PHOENIX AZ	85050
STARKOVICH FAMILY TRUST	18226 S MANSEL AVE	REDONDO BEACH CA	90278
JOSHUA GREEN CORP	977 LOMAS SANTA FE DT #A	SOLANA BEACH CA	92075
PNW REDONDO SQUARE LLC	977 LOMAS SANTA FE DT #A	SOLANA BEACH CA	92075
SCHIER DONALD E	28521 39TH AVE S	AUBURN WA	98001
FIRE DIST 39	31617 1ST AVE S	FEDERAL WAY WA	98003
KING COUNTY FIRE DIST 39	31617 1ST AVE S	FEDERAL WAY WA	98003
YEARWOOD ROBERT C	15400 SE 30TH PL STE 100	BELLEVUE WA	98007
POTVIN TERRY D+NANETTE L	26825 17TH AVE S	DES MOINES WA	98019
GR & CS KLEIN PROPERTIES LL	125 SW 292ND ST	FEDERAL WAY WA	98023
ARGUETA FILADELFO	33333 40TH AVE SW	FEDERAL WAY WA	98023
KING COUNTY LIBRARY SYSTEM	960 NEWPORT WAY NW	ISSAQUAH WA	98027
BERKSHIRE GLOBAL L L C	26239 104TH AVE SE	KENT WA	98030
GOODNIGHT DENNIS L	26818 17TH PL S	KENT WA	98031
CHEEKS LEON+AE CHONG	1613 S 269TH	KENT WA	98032
KNUTSON WILLIAM J	26627 18TH PL S	DES MOINES WA	98032
SHAULIS ROBIN K+JENNIFER S	26826 16TH AVENUE SOUTHTREET	KENT WA	98032
TAG 8 PROPERTIES LLC	PO BOX 3949	FEDERAL WAY WA	98063
SAYA RANDY R+LICEL BALBOA	21433 SE 33RD PL	SAMMAMISH WA	98075
ABOY FRANCIS S+ABIGAIL R	PO BOX 23575	FEDERAL WAY WA	98093
4R5LGS LLC	5751 38TH AVE NE	SEATTLE WA	98105
KRISHNAMURTHY M&N	173 WARD ST	SEATTLE WA	98109
KINGEN KATELYN MARIE	1323 HARBOR AVE SW	SEATTLE WA	98116
MASTRO MIKE E+HOU VEASNA V	5010 48TH AVE S	SEATTLE WA	98118
REYES JAIME	PO BOX 28212	SEATTLE WA	98118
WEST CHESTER C	1810 15TH AVE STE C	SEATTLE WA	98122
EASTMAN CHARLES JOE	1932 SW 170TH ST	BURIEN WA	98166
BIRCH PERRY L	1505 S 268TH ST	DES MOINES WA	98198
SCHMOLKA RONALD C	1510 S 268TH ST	DES MOINES WA	98198
Current Occupant or Resident	1516 S 272ND ST	Des Moines, WA	98198
KRESHEL TRELLICE Y	1520 S 268TH ST	DES MOINES WA	98198
HULTBERG ELIZABETH SUE+DANN	1521 S 268TH	SEATTLE WA	98198
Current Occupant or Resident	1521 S 268TH ST	Des Moines, WA	98198
NUCCI EUGENE+LYNN	1603 S 269TH CT	DES MOINES WA	98198
Current Occupant or Resident	1604 S 268TH ST	Des Moines, WA	98198
PETRUSCHKE DARREN R+PAMELA	1604 S 269TH CT	DES MOINES WA	98198
Current Occupant or Resident	1605 S 268TH ST	Des Moines, WA	98198
WHITE LESLIE R+JULI A	1610 S 268TH ST	DES MOINES WA	98198
Current Occupant or Resident	1613 S 269TH CT	Des Moines, WA	98198
SHIM BERNARD M	1614 S 269TH CT	DES MOINES WA	98198
CAUDLE D H	1615 S 268TH ST	DES MOINES WA	98198
Current Occupant or Resident	1640 S 272ND ST	Des Moines, WA	98198
SINGH PAL+MAHALAXMI	1708 S 268TH ST	DES MOINES WA	98198
ROBINETT CAROLYN M	1717 S 268TH ST	DES MOINES WA	98198
Current Occupant or Resident	1720 S 272ND ST	Des Moines, WA	98198
RAJ MADEN+RANI	1805 S 268TH ST	DES MOINES WA	98198
Current Occupant or Resident	1810 S 272ND ST	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 1	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 10	Des Moines, WA	98198

Current Occupant or Resident	1831 S 268TH ST APT 11	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 12	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 15	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 16	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 17	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 18	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 19	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 2	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 20	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 21	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 22	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 23	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 24	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 25	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 26	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 27	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 28	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 29	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 3	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 30	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 31	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 4	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 5	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 6	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 7	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 8	Des Moines, WA	98198
Current Occupant or Resident	1831 S 268TH ST APT 9	Des Moines, WA	98198
DES MOINES CITY OF	21630 11TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26623 19TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	26624 19TH AVE S	Des Moines, WA	98198
HARPER DOROTHY M	26625 19TH AVE S	DES MOINES WA	98198
DEMMLASH EYERUSALEM+MARKOS	26626 19TH AVE S	DES MOINES WA	98198
JONES WILLIAM G+JUANITA L	26628 19TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26630 18TH PL S	Des Moines, WA	98198
AREFEAYNE MISKER+WORKNESH Y	26630 19TH AVE S	DES MOINES WA	98198
SCOTT GWENDOLYN L TIPLER+AN	26632 19TH AVE S	DES MOINES WA	98198
BEDI TARLOK N+GURSHARAN KAU	26634 19TH AVE S	DES MOINES WA	98198
FURTADO UMBERTO	26635 18TH PL S	DES MOINES WA	98198
RAJ RANI	26636 19TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26638 18TH PL S	Des Moines, WA	98198
ALIYEV GUSEYN+ALIYEVA AMALI	2664 19TH AVE S	SEATTLE WA	98198
Current Occupant or Resident	26645 16TH AVE S	Des Moines, WA	98198
HRISKO JOHN D+CYNTHIA M (WI	26645 16TH AVE S	SEATTLE WA	98198
SVRAKA HARIS+RASEMA	26645 18TH PL S	DES MOINES WA	98198
NEWTON KEVIN M	26655 16TH AVE S	DES MOINES WA	98198
PAZ ANTONIO D+STEPHANIE R	26655 18TH PL S	DES MOINES WA	98198
GRAUMAN NORMA	26660 18TH PL S	DES MOINES WA	98198
OLSON SHARON R	26703 16TH PL S	DES MOINES WA	98198
ESCAMILLA OMAR+LUZ MARIA PL	26705 17TH PL S	DES MOINES WA	98198
ONZERE MOSES M+KAGGWA ROSE	26706 17TH PL S	DES MOINES WA	98198
BURNETT BRYAN	26709 16TH PL S	DES MOINES WA	98198
FERGUSON JOANN	26710 16TH PL S	DES MOINES WA	98198

WATSON DOUGLAS J SR+FERNAND	26711 17TH PL S	DES MOINES WA	98198
SINGH PAL	26712 17TH PL S	DES MOINES WA	98198
Current Occupant or Resident	26714 19TH AVE S	Des Moines, WA	98198
WILLIAMS GEORGE	26715 16TH PL S	DES MOINES WA	98198
NGUYEN TRANG TAM	26715 19TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26716 19TH AVE S	Des Moines, WA	98198
SMITH VELMA L	26717 17TH PL S	DES MOINES WA	98198
WHITE MELROSE IMOGENE	26717 19TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26718 16TH PL S	Des Moines, WA	98198
Current Occupant or Resident	26718 19TH AVE S	Des Moines, WA	98198
CAMPBELL ERICK+BAO NGOC	26719 19TH AVE S	DES MOINES WA	98198
RIGGS GLORIA R	26720 17TH PL S	DES MOINES WA	98198
LUONG KIET+MEI	26720 19TH AVE S	DES MOINES WA	98198
TRUONG CHI K	26721 19TH AVE S	DES MOINES WA	98198
NANAYAKKARA LORITA SHANTHI	26722 19TH AVE S	DES MOINES WA	98198
DUONG DUC V+ANH N HONG	26723 19TH AVE S	DES MOINES WA	98198
MONARCA MARTIN RAMOS	26726 16TH PL S	DES MOINES WA	98198
BAILEY JAMES W L+JUDITH R	26727 17TH PL S	DES MOINES WA	98198
Current Occupant or Resident	26728 17TH PL S	Des Moines, WA	98198
GOLBY RICHARD J	26804 17TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26804 17TH PL S	Des Moines, WA	98198
VAN AUKEN JIMMY W	26806 16TH AVE S	DES MOINES WA	98198
BRADFORD MICHELLE R	26808 15TH AVE S	DES MOINES WA	98198
JONES ANTHONY B	26809 16TH AVE S	DES MOINES WA	98198
BARRIENTOS GLORIA L+TEODORI	26809 17TH PL S	DES MOINES WA	98198
Current Occupant or Resident	26809 PACIFIC HWY S	Des Moines, WA	98198
ARTHUR CHARLES S	26810 17TH PL S	DES MOINES WA	98198
POORE DAVID E	26811 17TH AVE S	DES MOINES WA	98198
GIBONEY BRIAN R	26812 15TH AVE S	DES MOINES WA	98198
CRAWFORD TERRY B	26812 17TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26816 17TH AVE S	Des Moines, WA	98198
CHRISTOPHERSEN AMY	26817 15TH AVE S	DES MOINES WA	98198
FARNSWORTH MICHAEL L+JESSIE	26817 16TH AVE S	DES MOINES WA	98198
WOODWARD ANGELA V	26817 17TH PL S	DES MOINES WA	98198
Current Occupant or Resident	26818 17TH PL S	Des Moines, WA	98198
TIULI JUNIOR+TAGITUPE	26819 17TH AVE S	DES MOINES WA	98198
CULVER JAMIE+TAMMIE	26820 15TH AVE S	DES MOINES WA	98198
ERVIN ALBERT	26820 16TH AVE S	DES MOINES WA	98198
MACHALE KELLY SR	26820 17TH AVE S	DES MOINES WA	98198
HEIT DOUGLAS J	26825 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26825 16TH AVE S	Des Moines, WA	98198
RENWICK DONALD A JR	26825 17TH PL S	DES MOINES WA	98198
Current Occupant or Resident	26826 15TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	26826 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	26826 17TH PL S	Des Moines, WA	98198
ROLPH K E	26831 15TH AVE S	DES MOINES WA	98198
OLIGO ROBERT S	26833 16TH AVE S	DES MOINES WA	98198
WITTROCK STEVEN+IRENE	26834 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26839 15TH AVE S	Des Moines, WA	98198
HAGOOD REYNALDO J	26839 16TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26844 15TH AVE S	Des Moines, WA	98198
WHITING RAYMOND D REVOCABLE	26845 15TH AVE S	DES MOINES WA	98198

Current Occupant or Resident	26845 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	26851 15TH AVE S	Des Moines, WA	98198
LARCHER DAVID B	26851 16TH AVE S	DES MOINES WA	98198
DEJESUS JOSE	26852 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26852 16TH AVE S	Des Moines, WA	98198
SELLS OLIVER D	26856 15TH AVE S	DES MOINES WA	98198
EWING DARRELL T+ALFRICA P	26857 15TH AVE S	DES MOINES WA	98198
FEDERAL NATIONAL MORTGAGE A	26857 16TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	26915 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27001 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27003 16TH AVE S	Des Moines, WA	98198
EDMISTON J ALLEN	27005 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	27005 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27007 PACIFIC HWY S	Des Moines, WA	98198
ARNOLD MILTON JR	27009 16TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	27009 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27010 15TH AVE S	Des Moines, WA	98198
CASTILLO FLORENCIO	27011 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	27011 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27013 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27015 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27019 16TH AVE S	Des Moines, WA	98198
YADAO CATHERINE	27019 16TH AVE S	DESMOINES WA	98198
Current Occupant or Resident	27019 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27021 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27024 15TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27025 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27027 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27030 15TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27031 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27035 PACIFIC HWY S	Des Moines, WA	98198
ST JOHN RICHARD V	27036 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	27037 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27041 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27043 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27043 PACIFIC HWY S	Des Moines, WA	98198
COSTELLO JOSEPH A+RUTH M	27044 15TH AVE S	DES MOINES WA	98198
Current Occupant or Resident	27045 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27047 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27051 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27055 16TH AVE S	Des Moines, WA	98198
Current Occupant or Resident	27055 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27061 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27067 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27073 PACIFIC HWY S	Des Moines, WA	98198
Current Occupant or Resident	27077 PACIFIC HWY S	Des Moines, WA	98198
LOU MICHAEL T	PO BOX 895	MANCHESTER WA	98353
FRANZEN ALVIN+KATHLEEN	1412 BEACH DR NE #A	TACOMA WA	98422
PHAM VALOREY	3622 SPYGLASS DR NE	TACOMA WA	98422
SEACOMA LLC	505 UNION AVE SE #120	OLYMPIA WA	98501
CASWELL ERNIE	2421 E MASON LAKE DR E	GRAPEVIEW WA	98546
AMIDON CYNTHIA S	13700 VAIL CUT OFF RD SE	RAINIER WA	98576

ENTLER TRACEY	26704 16TH PL S	DES MOINES WA	98798
GARRETT BRUNA E	26650 18TH PL S	DES MOINES WA	98198-9207

Current Occupant or Resident	26830 PACIFIC HWY S	Kent	WA	98032
Current Occupant or Resident	27000 20TH PL S	Kent	WA	98032
Current Occupant or Resident	27000 PACIFIC HWY S	Kent	WA	98032
Current Occupant or Resident	27020 PACIFIC HWY S	Kent	WA	98032

AFFIDAVIT OF PUBLIC NOTICE
SIGN INSTALLATION

STATE OF WASHINGTON)
)
County of King)

I, SARAH FAYER, being duly sworn on oath, certify, depose, and say:

1. On a date determined by, and at the direction of the Community Development Department or SEPA Official, I have installed or caused to be installed public notice information signs on property located at 26915 PACIFIC HIGHWAY SOUTH. DES MOINES. WA 98198.
2. These public information signs were constructed in the manner and installed in locations in accordance with the requirements of Des Moines Municipal Code 16.04.160 (1), and as prescribed by the City of Des Moines Community Development Department or SEPA Official pursuant thereto.

EILEEN R. SOMMERVILLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 2018

Sarah Fayer
AFFIANT

Signed and sworn to before me this 17th day of MARCH, 2015.

Eileen R. Sommerville
NOTARY PUBLIC in and for the State of Washington, residing at Thurston County.

My Commission expires: May 1-2018

APPENDIX 4

EXHIBIT 23

The Seattle Times

City of Des Moines Comm Dev
Lorraine Cottrell
21630 11th Ave S Ste A

Seattle, WA 98198

Re: Advertiser Account # 107233

Ad #: 526537

Agency Account #: 0

Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	03/17/15

Agent Elana Hansen Signature Elana Hansen

CHRISTINA C. MCKENNA NOTARY PUBLIC COMMISSION EXPIRES 10-29-16 STATE OF WASHINGTON

Subscribed and sworn to before me on March 19 2015
DATE

Christina C. McKenna Christina C. McKenna
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

The Seattle Times

Re: Advertiser Account # 107233

Ad #: 526537

Agency Account #: 0

Agency Name:

AD TEXT

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Notice is hereby given on 3/17/15 that the Des Moines Hearing Examiner will conduct a public hearing on 4/3/15 at 10 a.m., or as soon thereafter as the matter may be heard, in the Council Chambers, 21630 11th Avenue South, Des Moines, WA 98198, for the proposed project action filed under LUA2014-0038, relating to the Woodmont Recovery Campus located at 26915 Pacific Highway South. A Mitigated Determination of Nonsignificance (MDNS) was issued on 2/2/15.

Written comments concerning the proposed project may be submitted to City of Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 4/1/15.

The above proposal is a Type III Land Use Action and as such, the final decision would be appealable to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.20.240.

The documents associated with this land use action are available at the following website: www.desmoineswa.gov/mypermits.

For further information contact Nikole Coleman, Land Use Planner: (206) 870-6551 or ncoleman@desmoineswa.gov.

The City of Des Moines provides special accommodations such as hearing devices, wheelchair space, and large print material for city meetings. Anyone needing special assistance should contact the city clerk at 206-870-6519.

le Times
: 03/17/2015
proof that the ad appeared in The Seattle Times. You may not create derivative works, or in any way e

Ad Number: 526537
Insertion Number: 1
Size: 1 x 2.99
Color Type: N/A
Clie
Adv
Sect
Des

RPI: 65 | Overall: 19-12 | Conference: 8-8 ACC (eighth)

6 Washington

RPI: 33 | Overall: 23-9 | Conference: 11-7 Pac-12 (fifth)

Notable

A dogged defensive team, Miami held its opponents to 59.5 points per game this season. But it's stumbling into the postseason, losing five of its past six matchups under coach Katie Meier, in her 10th season.

The Hurricanes received an NCAA at-large bid after losing in the ACC tournament quarterfinals to Notre Dame, which is ranked second in the country. Miami's small lineup is led by sophomore guard Adrienne Motley (16.4 points per game). No other player averages more than nine points.

Meier coached UW sophomore guard Kelsey Plum on the FIBA U-19 FIBA World Championship team that won gold in Lithuania in 2013.

Jayda Evans

interested in Ecology's action on this application, may notify Ecology in writing no later than 30 days of the last date of publication of this notice. Ecology reviews public comments and considers whether discharges from this project would cause a measurable change in receiving water quality, and, if so, whether the project is necessary and in the overriding public interest according to Tier II anti-degradation requirements under WAC 173-201A-320.

Comments can be submitted to:
Department of Ecology
Attn: Water Quality Program,
Construction Stormwater
P.O. Box 47696, Olympia, WA 98504-7696

CITY OF DUVALL - NOTICE OF A SPECIAL DUVALL PLANNING COMMISSION MEETING

Notice is hereby given that the Planning Commission of the City of Duvall, Washington, will hold a Special Meeting **Wednesday, March 18, 2015, from 5:00 to 6:00 pm**, at the Visitor Center, 15619 Main Street, Duvall, WA. For more information, please contact the Duvall Planning Department, or 15535 Main Street NE, Duvall, WA.

CITY OF LAKE FOREST PARK

The following ordinance was adopted by the City Council of the City of Lake Forest Park, Washington, on the 12th day of March, 2015:

ORDINANCE NO. 1096

AN ORDINANCE OF THE CITY OF LAKE FOREST PARK, WASHINGTON, DESIGNATING NE 170TH STREET AS AN ARTERIAL

The full text of the ordinance will be mailed upon request. Ordinances are also available for inspection by the public at the Office of the City Clerk at Lake Forest Park City Hall between 9 a.m. and 5 p.m., Monday through Friday.

Evelyn Jahed, City Clerk

DETERMINATION OF NON-SIGNIFICANCE

Black River Pump Station Forebay Sediment Removal

King County plans to remove about 2,900 cubic yards of sediment that has accumulated on the concrete forebay apron located immediately upstream of the Black River Pump Station. Sediment that has accumulated upstream of the pump station since its construction in the 1970s is now an operational concern for the facility. Sediment will be removed by dewatering the work area and excavating directly from the riverbed. Excavated material will be decanted in a temporary, water-tight facility on the south river bank. Decanted water will meet water quality standards before being discharged back into the Black River. Excavated sediment will be disposed of at an approved disposal facility.

The project site is located at 550 Monster Road SW in the City of Renton. The property is located in the SW ¼ of Section 13, Township 23N, and Range 4E W.M.

Comments on this project must be received no later than March 24, 2015. For additional information, please contact Kerry Bauman, Project Manager, at (206) 477-4637, or write to: Kerry Bauman, Dept. of Natural Resources and Parks, 201 S. Jackson St., Suite 600, Seattle, WA 98104.

King County Sheriff's Office
www.propertyroom.com,
miscellaneous & seized property

SUMMARY OF ADOPTED ORDINANCE CITY OF DES MOINES
ORDINANCE NO. 1618-A,
Adopted March 12, 2015.

DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

This Ordinance relates to the City's Zoning Code and development regulations for the area along Pacific Highway South between South 252nd Street and South 272nd Street, and adds and codifies a new chapter entitled "W-C Woodmont Commercial Zone" to Title 18 DMMC, adds a new section to chapter 18.195 DMMC adopting a new zoning map and rezoning all Community Commercial-zoned parcels in the area along Pacific Highway South between South 252nd Street and South 272nd Street into the new Woodmont Commercial Zone, and amends DMMC 18.05.080, 18.10.050, 18.52.010B, 18.195.290, 18.210.090, and 14.05.130.

The full text of the Ordinance will be mailed without cost upon request.

Bonnie Wilkins, City Clerk

Published: March 17, 2015

SUMMARY OF ADOPTED ORDINANCE CITY OF DES MOINES
ORDINANCE NO. 1619,
Adopted March 12, 2015.

DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

This Ordinance relates to the vacation of a portion of the City right-of-way generally described as a portion of public right-of-way within an area known as 5th Place South, south of South 287th Street located in the City of Des Moines, and amends Ordinance No. 1485 by extending the date the petitioner has to provide recorded copies

items incidental thereto for:

Construction of approximately 3 acres of shoreline habitat restoration and public park improvements along the Duwamish river. The project includes but is not limited to excavation; erosion controls; in-water work; grading; hauling excess soil including contaminated soil; cultural resource protection, protection of existing facilities including light rail columns, sidewalk and utilities; minor sidewalk and street repair; traffic control; planting; lawn installation, irrigation, rain garden construction and stormwater system improvements; building and underground storage tank demolition; clearing and grubbing; signage; sculptural art installation and interpretive signage; site furnishings, specialized concrete paving, crushed rock paving, fencing, seat wall construction, habitat elements, cobble and boulder placement, hand-carry boat launch installation and other work necessary to complete the work as specified and shown in the contract documents.

Each bid shall be in accordance with the bid documents available free of charge online through Builders Exchange of Washington, Inc. at http://www.bxwa.com. Click on: "bxwa.com", "Posted Projects", Public Works"; "City of Tukwila", and "Project Bidding". Bidders are encouraged to "Register as a Bidder" in order to receive automatic e-mail notification of addenda and to be placed on the "Bidders List". This service is provided free of charge to Prime Bidders, Subcontractors and Vendors bidding this project. Contact Builders Exchange of Washington at (425) 258-1303, should you require further assistance. Informational copies of any available maps, plans, specifications, and subsurface information are on file for inspection in the office of the Tukwila City Engineer, at the Public Works Department.

All bid proposals shall be submitted according to the Information for Bidders and be accompanied by a bid proposal deposit in the form of a cash deposit, certified or cashier's check, postal money order, or surety bond made payable to the City of Tukwila, for a sum not less than five percent (5%) of the amount of such bid, including sales tax. Should the successful bidder fail to enter into such contract and furnish satisfactory payment and performance bonds within the time stated in the specifications, the bid deposit/bond shall be forfeited to the City of Tukwila.

The City of Tukwila hereby notifies all bidders that it will affirmatively ensure that in any contracts entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex or national origin in consideration for an award.

The City reserves the right to reject any and all bids or waive any informalities in the bidding and make the award as deemed to be in the best interest of the City.

City of Tukwila
Christy O'Flaherty, MMC, City Clerk

Published Seattle Times: March 17, 2015 and March 24, 2015
Published Daily Journal: March 17, 2015 and March 24, 2015

Request for Proposal

City of Bellevue
Notice of Intent to Contract
Legal Notice

Notice is hereby given that the City of Bellevue has issued the following Notice of Intent to Contract (NOI). The complete Notice of Intent to Contract document can be viewed at http://www.bellevuewa.gov under "Find I Bid, RFPs, and RFQs I Solicitation Board."

NOI #: 15042

NOI Title: Lake Hills Ballfield Drainage Improvements

NOI Due Date and Time: March 31, 2015 at 2:00pm

Brief Scope of Services: The City has chosen not to solicit bids for these services as the City knows of no other contractor that possesses the equipment and technology required to complete this project under the conditions specified within the scope of work.

Contractor agrees to comply with the provisions of TitleVI. Dated this 11th day of March, 2015.

Published Seattle Times: 3/17/15 & 3/24/15
Published DJC: 3/17/15 & 3/24/15

City of Bellevue
Request for Information
Legal Notice

Notice is hereby given that the City of Bellevue has issued the following Request for Information (RFI). The complete RFI document including all submittal requirements can be viewed at www.bellevuewa.gov under "Departments / Finance / Bid Information / Solicitation Board"

RFI #: 15033

RFI Title: Assisted Listening Technology for Public Meeting Spaces

RFI Due Date and Time: March 31, 2015 at 4:00 p.m.

Brief Description: The City of Bellevue, Civic Services Department, is request-

Notification of addenda will be sent to the registered email address. Failure to register will result in the Proposer not being notified of any addenda, which may result in rejection of the proposal.

The County may award up to one (1) contract with a maximum price of $500,000. The contract will have an initial period of performance of one (1) year. The County reserves the right to amend the contract duration in one (1) year increments up to a maximum of three (3) years, if funds remain.

Contract Title: Work Order Structural Plan Review Services for the Department of Permitting and Environmental Review

Number: E00359E15

Proposals due: April 3, 2015

Time: 5:00 p.m.

Pre-proposal Meeting: March 24, 2015

Time: 2:30 p.m.

Location: Room 328 (Dahlia), Chinook Building, 401 Fifth Avenue, Seattle WA 98104

SUMMARY OF WORK: The selected consultant will provide structural plan review for code compliance of construction documents submitted with development permit applications to DPER.

SUBCONSULTANT OPPORTUNITIES: Provided for informational purposes only, following are subconsulting opportunities that may be available on this Contract: Construction Document Review

SCS UTILIZATION REQUIREMENTS: The Consultant shall ensure that at least 10% of the Total Price for all executed Work Orders, as amended, shall be performed by King County Certified SCS Firms over the life of the Contract. Evaluation points for meeting and/or exceeding the SCS utilization requirements will be provided to each Proposer responding to this requirement. King County will not evaluate the proposal and will not execute a contract with a Proposer who does not commit to meet at least the SCS utilization requirement as stated above.

QUESTIONS: Questions concerning this solicitation should be directed to Gib Myers, Contract Specialist at 206-263-9323, TTY Relay: 711. The Proposer may be requested to submit the question in writing. No verbal answers by County personnel will be binding on the County.

This information is available in alternate formats for individuals with disabilities upon advance request by calling 206-263-9400, TTY Relay: 711.

Hearing Notices

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Notice is hereby given on 3/17/15 that the Des Moines Hearing Examiner will conduct a public hearing on **4/3/15 at 10 a.m.**, or as soon thereafter as the matter may be heard, in the Council Chambers, 21630 11th Avenue South, Des Moines, WA 98198, for the proposed project action filed under LUA2014-0038, relating to the Woodmont Recovery Campus located at 26915 Pacific Highway South. A Mitigated Determination of Nonsignificance (MDNS) was issued on 2/2/15.

Written comments concerning the proposed project may be submitted to City of Des Moines Planning, Building, and Public Works Department, located at 21630 11th Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 4/1/15.

The above proposal is a Type III Land Use Action and as such, the final decision would be appealable to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.20.240.

The documents associated with this land use action are available at the following website: www.desmoineswa.gov/mypermits.

For further information contact Nikole Coleman, Land Use Planner: (206) 870-6551 or ncoleman@desmoineswa.gov.

The City of Des Moines provides special accommodations such as hearing devices, wheelchair space, and large print material for city meetings. Anyone needing special assistance should contact the city clerk at 206-870-6519.

NOTICE OF PUBLIC HEARING FOR ISSUANCE OF TAX-EXEMPT SPECIAL FUND REVENUE BONDS BY THE WASHINGTON HEALTH CARE FACILITIES AUTHORITY

The Washington Health Care Facilities Authority (the "Authority") will hold a public hearing on **April 2, 2015, at 9:00 a.m.** at its office at 410 - 11th Avenue, Suite 201, Olympia, Washington 98504, regarding the proposed issuance by the Authority of one or more series of tax-exempt special fund revenue bonds in an original aggregate principal amount not to exceed $110,000,000 (the "Series 2015 Bonds"). The proceeds of the Series 2015 Bonds will be lent to Fred Hutchinson Cancer Research Center ("Fred Hutch"), a Washington nonprofit corporation and a "501(c)(3) organization" (as defined in the Internal Revenue Code of 1986, as amended), to provide part of the funds necessary to advance refund and defease all or a portion of the currently outstanding **WASHINGTON HEALTH CARE FACILITIES AUTHORITY REVENUE BONDS, SERIES 2009A** (Fred Hutchinson Cancer Research Center) (the

of their testimony. Written comments will also be accepted via email to Amanda Rains at amanda.rains@commerce.wa.gov until **4:00 pm, April 1, 2015**. To obtain a copy of the draft plan please contact Amanda Rains at (360) 725-2980.

Summons

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

THE RENTON SCHOOL DISTRICT #403, a Washington municipal corporation, Plaintiff,

v.

ROBIN JONES, an individual; TIFFANY PARK WOODS ADVOCACY GROUP, a private advocacy group, and also all other persons or parties unknown claiming any right, title, estate, lien, or interest in the real estate described in the complaint herein, Defendants

No. 15-2-02065-0 KNT

SUMMONS BY PUBLICATION

THE STATE OF WASHINGTON TO ALL PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE REAL ESTATE DESCRIBED IN THE COMPLAINT HEREIN:

You are hereby summoned to appear within sixty (60) days after the date of the first publication of this summons, that is, within sixty (60) days after February 26, 2015 and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff **RENTON SCHOOL DISTRICT # 403**, and serve a copy of your answer upon the undersigned attorney for plaintiff **RENTON SCHOOL DISTRICT #403**, at the office below stated; and in case of your failure to do so, judgment ill be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. Plaintiff asserts to quiet title in the real property in Renton, King County, Washington, over four parcels more particularly described as follows (hereinafter the "Property"):

PARCEL A:
BEGINNING AT A INTERSECTION OF NORTHERLY LINE OF CEDAR RIVER PIPE LINE RIGHT OF WAY WITH EAST LINEOF WEST HALF OF SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY,WASHINGTON;

THENCE NORTH 123.74 FEET MORE OR LESS TO SOUTHERLY LINE OF MERCER ISLAND PIPE LINE RIGHT OF WAY;

THENCE NORTH 31° 18' 16" WEST ALONG SAID RIGHT OF WAY 969.34 FEET TO POINT ON ARC OF CURVE FROM HICH POINT A RADIUS TO SAID CURVE BEARS SOUTH 31°18' 16" EAST 1014.82 FEET;

THENCE SOUTHWESTERLY ALONG SAID ARC OF CURVE TO LEFT DISTANCE OF 831.63 FEET MORE OR LESS TO POINT ON NORTHERLY RIGHT OF WAY LINE OF CEDAR RIVER PIPE LINE; THENCE EASTERLY ALONG SAID LINE 1014.92 FEET MORE OR LESS TO POINT OF BEGINNING

PARCEL B:
THAT PORTION OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, LYING OUTHWESTERLY OF SOUTHWESTERLY LINE OF MERCER ISLAND PIPE LINE RIGHT OF WAY AND SOUTHEASTERLY OF LINE DESCRIBED AS FOLLOWS:

BEGINNING INTERSECTION OF SOUTHEAST CORNER OF LOT 8, TIFFANY PARK DIVISION NO. 3 WITH NORTHERLY LINE OF CEDAR RIVER PIPE LINE RIGHT OF WAY;

THENCE EASTERLY ALONG SAID NORTHERLY LINE OF 60 FEET TO TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTHEASTERLY ALONG CURVE TO RGT RADIUS OF 1014.82 FEET DISTANCE OF 831.63 FEET MORE OR LESS TO SOUTHWESTERLY LINE OF MERCER ISLAND PIPE LINE RIGHT OF WAY AND TERMINUS OF SAID LINE.

PARCEL C:
THAT PORTION OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, LYING NORTHERLY OF CEDAR RIVER PIPE LINE RIGHT OF WAY AND SOUTHWESTERLY OF MERCER ISLAND PIPE LINE RIGHT OF WAY.

PARCEL D:
THAT PORTION OF SOUTH HALF OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBER AS FOLLOWS:

BEGINNING INTERSECTION OF NORTHERLY RIGHT OF WAY MARGIN OF CEDAR RIVER PIPE LINE AND EASTERLY LINE OF WEST HALF OF SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.,KING COUNTY, WASHINGTON;

THENCE NORTHERLY SAID EASTERLY LINE 123.74 FEET MORE OR LESS TO A POINT ON SOUTHERLY RIGHT OF WAY OF MARGIN OF MERCER ISLAND PIPE LINE;

THENCE NORTH 31° 18' 16" WEST ALONG SAID SOUTHERLY RIGHT OF WAY OF MARGIN 969.34 FEET TO A POINT TO A POINT ON ARC OF CURVE FROM WHICH POINT A TANGENT TO SAID CURVE BEARS SOUTH 31° 18' 16" EAST 1014.82 FEET AND TRUE POINT OF BEGINNING;

EXHIBIT 24

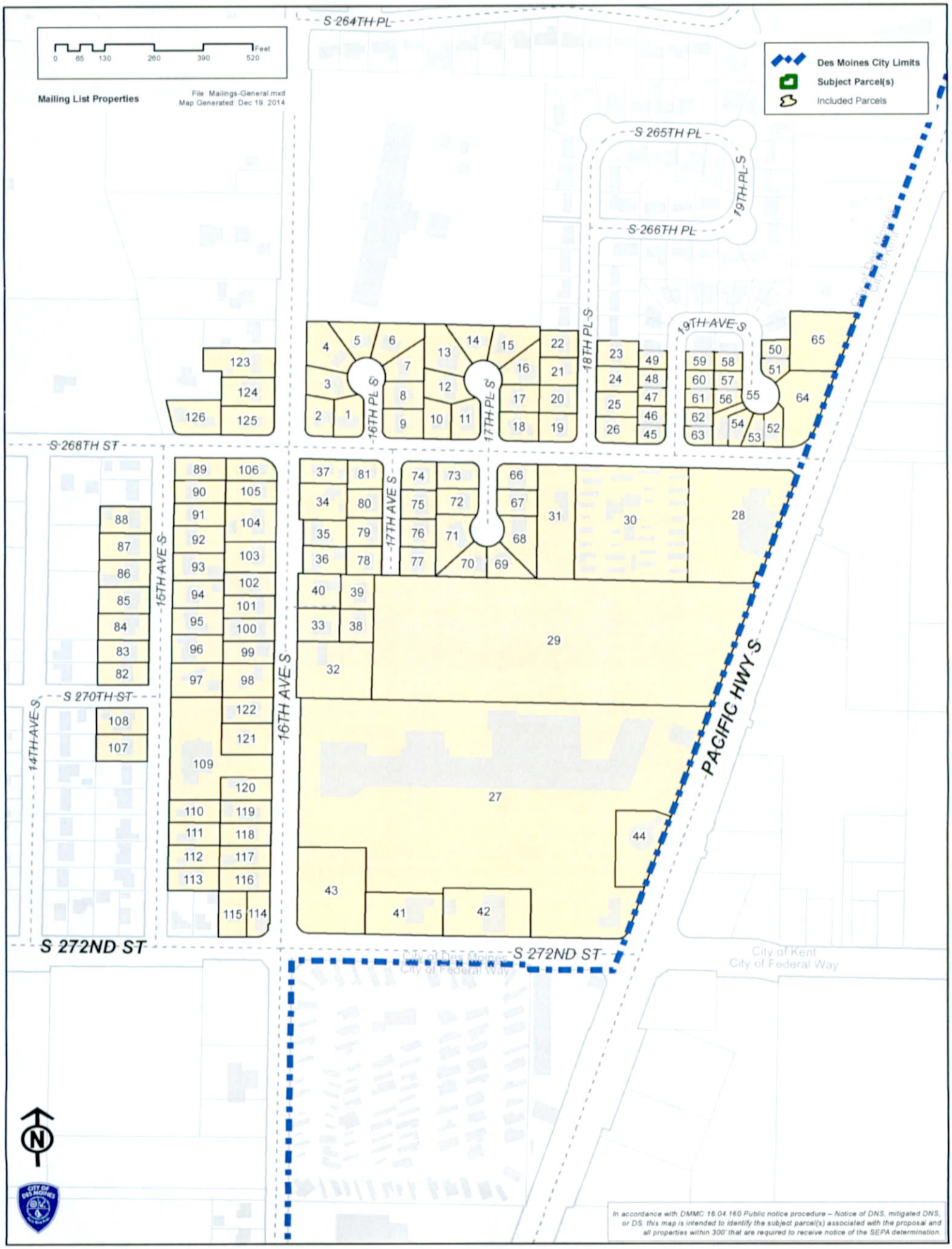

0 65 130 260 390 520 Feet
Mailing List Properties
File: Mailings-General.mxd
Map Generated: Dec 19, 2014
Des Moines City Limits
Subject Parcel(s)
Included Parcels
S 264TH PL
S 265TH PL
S 266TH PL
19TH PL S
18TH PL S
16TH PL S
17TH PL S
19TH AVE S
S 268TH ST
15TH AVE S
17TH AVE S
16TH AVE S
14TH AVE S
S 270TH ST
S 272ND ST
PACIFIC HWY S
City of Des Moines
City of Federal Way
City of Kent
City of Federal Way
N
In accordance with DMMC 16.04.160 Public notice procedure – Notice of DNS, mitigated DNS, or DS, this map is intended to identify the subject parcel(s) associated with the proposal and all properties within 300' that are required to receive notice of the SEPA determination.

EXHIBIT 25

HEATH & ASSOCIATES, INC Transportation and Civil Engineering

March 27, 2015

Alan Keimig
The Keimig Associates
216 A St. NW
Auburn, WA 98001

Subject: Valley Cities Woodmont – Additional Trip Generation Information
Pedestrian Accidents on Pacific Highway

Dear Mr. Keimig:

Per the city of Kent's request, additional trip generation has been compiled for the project. The city asked that the Navos project be reviewed, as it is similar to the project, and that a facility handling methadone clients also be analyzed. In addition I also discuss the pedestrian accident history along Pacific Highway as provided by the Kent Police Department.

Methadone Facilities

I discussed the operations with the director of operations for ETS, a local service provider of these services and also did an on-line review of the operations for the Shoreline facility, as suggested by the city of Kent. ETS is the proposed provider of the methadone services at Valley Cities Woodmont.

The operations for methadone patients all open at approximately 5:30 AM with no patients served after 1:30 PM. It is my understanding that the patient service of the Valley Cities Woodmont facility will be finished by 11 AM.

Staff starts early to provide service and then finish their paperwork in the early afternoon with only one or two employees still at the site after 4 PM.

Based on this discussion, the number of trips in the PM peak hour is estimated at 2 outbound trips for methadone treatment.

Navos Facility

The Navos facility located at 2600 Holden in Seattle was field counted on Tuesday, March 25th from 4 PM to 6 PM in order to discern the PM trip generation for this project. The facility provides services similar to Valley Cities Woodmont and the total square footage based on King County records shows that there is 111,815 square feet contained in seven buildings. This compares with the 94,705 square feet contained in the proposed Valley Cities Woodmont project. The Navos site provides access via three driveways onto Holden Street. The field count is attached to this letter. The following existing PM hour trip generation can be determined and extrapolated for the Valley Cities Woodmont project.

Navos Inbound = 20 vph which gives a rate of 20/111.8 = 0.179 trips per 1,000 GFA
Navos Outbound = 45 vph which gives a rate of 45/111.8 = 0.403 trips per 1,000 GFA

Trip Generation Conclusions

Using the rates found at the Navos facility indicates 17 inbound trips and 38 outbound trips would be expected at Valley Cities Woodmont. Adding two outbound trips for the methadone portion increases the outbound to 40 trips or a total of 57 PM peak hour trips.

The TIA, using ITE based trip generation, analyzed the project as generating 47 trips inbound and 106 trips outbound indicating a conservative approach and validating the assumptions used for the study. It is acknowledged that special facilities such as Navos and Valley Cities Woodmont have different operating characteristics.

Given the substantially lower volumes found from the field study, the TIA should be considered as a valid, conservative representation of traffic impacts. In light of the new trip generation data, traffic impact fees imposed on the project should take this information into be consideration.

Pedestrian Accidents – 268th and Pacific Highway

Please find attached the accident records as provided by the Kent Police Department from 2008 through present day for Pacific Highway in the vicinity of the project. Also included are bicycle accidents. A review of the information does not list any accidents involving pedestrian or bicycles at or near 268th and Pacific Highway.

Please call if you have any further questions.

Sincerely,

Gregary B. Heath, P.E.

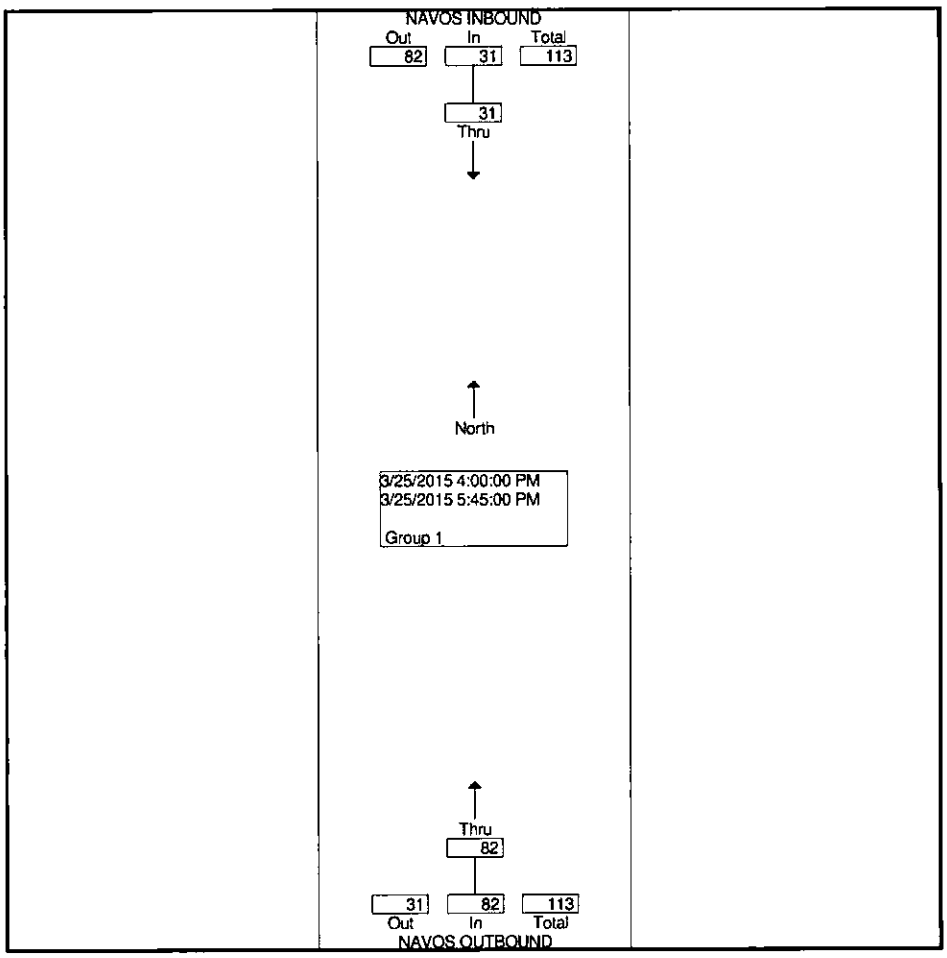
2214 Tacoma Road Puyallup WA 98371 (253) 770 1401 Fax (253) 770 1473 heathtraffic.com

Heath & Associates, Inc.
2214 Tacoma Road
Puyallup, WA 98371

File Name : 3545d
Site Code : 00003545
Start Date : 3/25/2015
Page No : 1

Groups Printed- Group 1

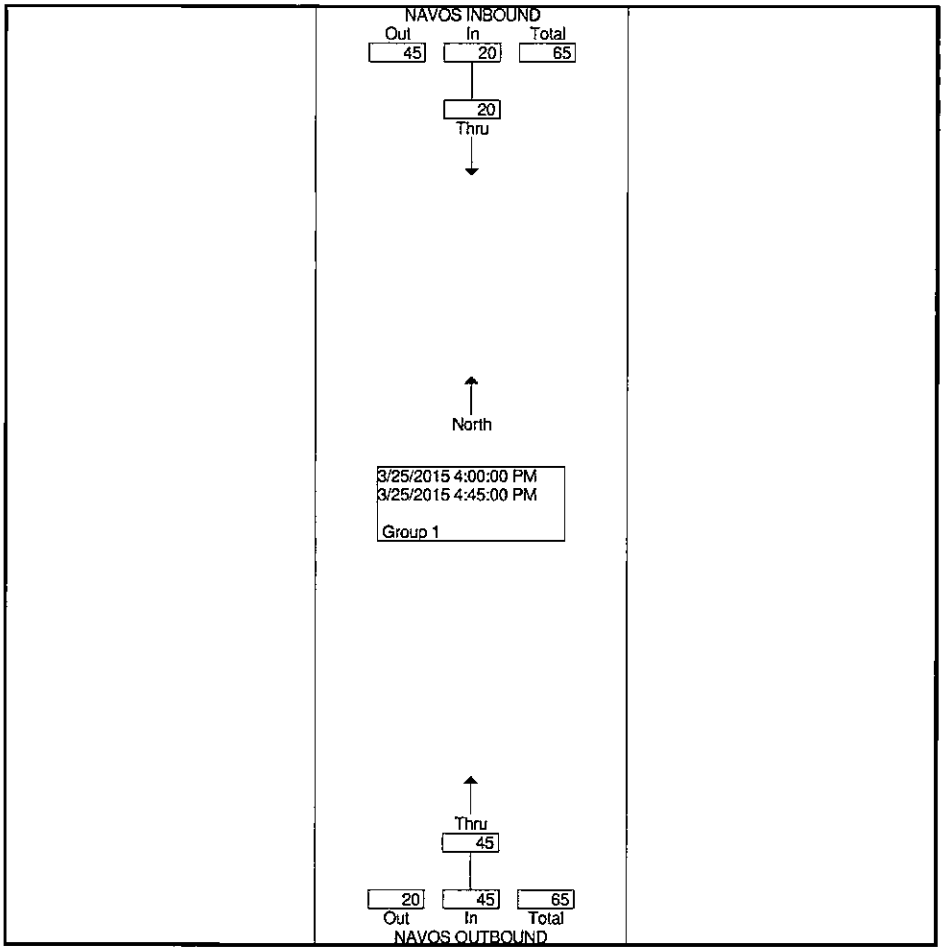
	NAVOS INBOUND Southbound			Westbound			NAVOS OUTBOUND Northbound			Eastbound			
Start Time	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left	Int. Total
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	0	8	0	0	0	0	0	12	0	0	0	0	20
04:15 PM	0	4	0	0	0	0	0	9	0	0	0	0	13
04:30 PM	0	5	0	0	0	0	0	9	0	0	0	0	14
04:45 PM	0	3	0	0	0	0	0	15	0	0	0	0	18
Total	0	20	0	0	0	0	0	45	0	0	0	0	65
05:00 PM	0	2	0	0	0	0	0	13	0	0	0	0	15
05:15 PM	0	3	0	0	0	0	0	7	0	0	0	0	10
05:30 PM	0	4	0	0	0	0	0	9	0	0	0	0	13
05:45 PM	0	2	0	0	0	0	0	8	0	0	0	0	10
Total	0	11	0	0	0	0	0	37	0	0	0	0	48
Grand Total	0	31	0	0	0	0	0	82	0	0	0	0	113
Apprch %	0.0	100.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	
Total %	0.0	27.4	0.0	0.0	0.0	0.0	0.0	72.6	0.0	0.0	0.0	0.0	



Heath & Associates, Inc.
2214 Tacoma Road
Puyallup, WA 98371

File Name : 3545d
Site Code : 0000354
Start Date : 3/25/2015
Page No : 2

	NAVOS INBOUND Southbound				Westbound				NAVOS OUTBOUND Northbound				Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:00 PM																
Volume	0	20	0	20	0	0	0	0	0	45	0	45	0	0	0	0	65
Percent	0.0	100.0	0.0		0.0	0.0	0.0		0.0	100.0	0.0		0.0	0.0	0.0		
04:00 Volume	0	8	0	8	0	0	0	0	0	12	0	12	0	0	0	0	20
Peak Factor																	0.813
High Int.	04:00 PM				3:45:00 PM				04:45 PM				3:45:00 PM				
Volume	0	8	0	8	0	0	0	0	0	15	0	15					
Peak Factor				0.625								0.750					



Kent Police Department

Pac Hwy Collisions involving PED, BIC or DEC

Date Range: 01/01/08 - 03/16/15

	Reported Date	Incident Type	Offense Location	Involvement
08-1021				
08-1021	01/24/08	H&R	S 272 ST/PACIFIC HW S	PED
08-1647				
08-1647	02/06/08	H&R	S 260 ST/PACIFIC HW S	PED
08-2258				
08-2258	02/20/08	COLLISION	24426 PACIFIC HW S	PED
08-3359				
08-3359	03/15/08	H&R	S KENT- MOINES RD/PACIFIC HW S	PED
08-5157				
08-5157	04/23/08	H&R	23406 PACIFIC HW S	PED
08-8672				
08-8672	07/07/08	COLLISION	26000 PACIFIC HW S	PED
08-11561				
08-11561	09/10/08	COLLISION	S 244 ST/PACIFIC HW S	DEC
0[redacted]97				
0[redacted]97	09/13/08	H&R	24800 PACIFIC HW S	PED
09-276				
09-276	01/07/09	COLLISION	S KENT- MOINES RD/PACIFIC HW S	PED
09-519				
09-519	01/13/09	H&R	25250 PACIFIC HW S	PED
09-6796				
09-6796	06/25/09	COLLISION	24000 PACIFIC HW S	PED
09-7144				
09-7144	07/04/09	COLLISION	26200 PACIFIC HW S	PED
09-9518				
09-9518	09/05/09	COLLISION	23406 PACIFIC HW S	PED
09-9869				
09-9869	09/14/09	COLLISION	25200 PACIFIC HW S	BIC
10-947				
10-947	01/27/10	COLLISION	S 260 ST/PACIFIC HW S	PED
10-947	01/27/10	COLLISION	S 260 ST/PACIFIC HW S	PED
10-1319				
10-1319	02/05/10	COLLISION	24000 PACIFIC HW S	PED
1[redacted]3				
10-2303	03/04/10	COLLISION	25101 PACIFIC HW S	PED

	Reported Date	Incident Type	Offense Location	Involvement
10-8203				
10-8203	07/31/10	COLLISION	24050 PACIFIC HW S	PED
10-8834				
10-8834	08/14/10	COLLISION	23405 PACIFIC HW S	PED
10-12219				
10-12219	11/02/10	COLLISION	S 240 ST/PACIFIC HW S	PED
10-12670				
10-12670	11/13/10	COLLISION	S 240 ST/PACIFIC HW S	PED
10-12826				
10-12826	11/16/10	H&R	S 240 ST/PACIFIC HW S	PED
11-3399				
11-3399	03/25/11	COLLISION	24001 PACIFIC HW S	PED
11-4292				
11-4292	04/16/11	COLLISION	25250 PACIFIC HW S	PED
11-8414				
11-8414	07/15/11	COLLISION	25000 PACIFIC HW S	BIC
12-1289				
12-1289	01/31/12	COLLISION	23200 PACIFIC HW S	PED
12-1289	01/31/12	COLLISION	23200 PACIFIC HW S	DEC
12-1651				
12-1651	02/08/12	H&R	23200 PACIFIC HW S	PED
12-1765				
12-1765	02/11/12	COLLISION	S 260 ST/PACIFIC HW S	PED
12-14870				
12-14870	11/25/12	COLLISION	25200 PACIFIC HW S	PED
13-467				
13-467	01/10/13	COLLISION	26000 PACIFIC HW S	PED
13-467	01/10/13	COLLISION	26000 PACIFIC HW S	PED
13-1912				
13-1912	02/10/13	COLLISION	23311 PACIFIC HW S	PED
13-2709				
13-2709	02/27/13	H&R	25200 PACIFIC HW S	PED
13-2709	02/27/13	H&R	25200 PACIFIC HW S	PED
13-9341				
13-9341	07/16/13	COLLISION (N)	25250 PACIFIC HWY S	PED
13-12683				
13-12683	09/27/13	COLLISION (N)	25200 PACIFIC HWY S	PED
13-16072				
13-16072	12/07/13	COLLISION (N)	23201 PACIFIC HY S	PED
14-1943				
14-1943	02/10/14	COLLISION (N)	25250 PACIFIC HWY S	PED

	Reported Date	Incident Type	Offense Location	Involvement
14-11922				
14-11922	08/30/14	COLLISION (N)	23200 PACIFIC HWY S	PED
14-11922	08/30/14	COLLISION (N)	23200 PACIFIC HWY S	PED
1[illegible]2	08/30/14	COLLISION (N)	23200 PACIFIC HWY S	PED
14[illegible]22	08/30/14	COLLISION (N)	23200 PACIFIC HWY S	DEC
14-14887				
14-14887	10/28/14	HIT AND RUN-PROP DMG (	S 272 ST/PACIFIC HWY S	PED
14-15288				
14-15288	11/05/14	COLLISION (N)	16000 PACIFIC HWY S	PED
15-2054				
15-2054	02/13/15	COLLISION (N)	PACIFIC HWY S/S 252 ST	PED
15-2645				
15-2645	02/26/15	COLLISION (N)	25026 PACIFIC HWY S	PED

	Total	2008	2009	2010	2011	2012	2013	2014	2015
Total	**41**	**8**	**6**	**8**	**3**	**4**	**6**	**4**	**2**
BIC	**2**		1		1				
DEC	**3**	1				1		1	
PED	**38**	7	5	8	2	4	6	4	2