

CDM Exchange

From: Doreen Harper [crfancygirl@yahoo.com]
Sent: Thursday, March 03, 2016 5:09 PM
To: Bonnie Wilkins
Subject: Re: Records Request

Thanks Bonnie!
See you next week at CC.

From: Bonnie Wilkins <BWilkins@desmoineswa.gov>
To: 'Doreen Harper' <crfancygirl@yahoo.com>
Sent: Thursday, March 3, 2016 3:18 PM
Subject: RE: Records Request

Hi Doreen

I haven't heard from staff as to the status of your request. We have a furlough day tomorrow and so I wanted to get back to you to let you know that I will follow up with staff on Monday and then let you know the status.

Thanks for your patience! Have a great weekend.

Bonnie

From: Doreen Harper [<mailto:crfancygirl@yahoo.com>]
Sent: Monday, February 29, 2016 5:27 PM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>
Subject: Re: Records Request

Thank you!
Do you think it will be posted to the Woodmont section on your web site?

From: Bonnie Wilkins <BWilkins@desmoineswa.gov>
To: 'Doreen Harper' <crfancygirl@yahoo.com>
Sent: Monday, February 29, 2016 4:29 PM
Subject: RE: Records Request

Hi Doreen

Weekends are always great, thanks. I hope yours was too.

I did receive your request and it has been routed to staff. If responsive documents are not ready within 5 days I will send you a note when to expect them.

Thanks for letting me know about the glitch. It's being looked into.

Have a great week~
Bonnie

From: Doreen Harper [<mailto:crfancygirl@yahoo.com>]
Sent: Monday, February 29, 2016 11:25 AM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>
Subject: Fw: Records Request

Hi Bonnie,

I hope you had a great weekend!

I'm not sure if you received this last week. I couldn't make a formal request online because it wasn't working properly.

Thanks!
Doreen

----- Forwarded Message -----

From: Doreen Harper <crfancygirl@yahoo.com>
To: Bonnie Wilkins <bwilkins@desmoineswa.gov>
Sent: Friday, February 26, 2016 10:21 AM
Subject: Records Request

Hi Bonnie,

I tried to formally file one online but I keep getting an error. I attached a screen grab if you want to send it to your IT person.

For this request, I'm asking for anything that pertains to the two Valley Cities Woodmont properties that are said to be up for sale. The addresses and parcel numbers are below. I realize that for sale information, I need to contact King County. However for zoning, permitting, restrictions and allowances, I would like to be informed on past, present and future communications regarding these two properties.

Small parcel: 282204-9102
Address: 26852 16th Ave. South

Large parcel: 282204-9045
Address: 26915 Pacific Hwy South

Thank you!
Sincerely,
Doreen Harper

CDM Exchange

From: Bonnie Wilkins
Sent: Thursday, March 03, 2016 3:19 PM
To: 'Doreen Harper'
Subject: RE: Records Request

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Hi Bonnie,
I hope you had a great weekend!
I'm glad you received this last week. I couldn't make a formal request online because it wasn't working properly.
Thank you!
Doreen

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To: 'Doreen Harper'
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Sincerely,
Doreen Harper

CDM Exchange

From: Bonnie Wilkins
Sent: Monday, February 29, 2016 12:34 PM
To: Tony Piasecki; Michael Matthias
Subject: FW: Records Request

FYI

Bonnie

From: Dan Brewer
Sent: Monday, February 29, 2016 12:30 PM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>; Denise Lathrop <DLathrop@desmoineswa.gov>; Laura Techico <LTechico@desmoineswa.gov>; Jason Woycke <JWoycke@desmoineswa.gov>
Subject: RE: Records Request

Make sure to include Tony and Michael.

From: Bonnie Wilkins
Sent: Monday, February 29, 2016 11:36 AM
To: Denise Lathrop <DLathrop@desmoineswa.gov>; Laura Techico <LTechico@desmoineswa.gov>; Jason Woycke <JWoycke@desmoineswa.gov>; Dan Brewer <DBrewer@desmoineswa.gov>
Subject: FW: Records Request

I've sent this request to Dave and Dale to see if there are any responsive documents. She is asking to be informed for any future communications regarding these two properties... that's why I am forwarding it onto you.

Thanks~
Bonnie

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Sincerely,
Doreen Harper

CDM Exchange

From: Bonnie Wilkins
Sent: Monday, February 29, 2016 11:36 AM
To: Denise Lathrop; Laura Techico; Jason Woycke; Dan Brewer
Subject: FW: Records Request
Attachments: Screen Shot 2016-02-26 at 10.12.23 AM.png

I've sent this request to Dave and Dale to see if there are any responsive documents. She is asking to be informed for any future communications regarding these two properties... that's why I am forwarding it onto you.

Thanks~
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CDM Exchange

From: Bonnie Wilkins
Sent: Monday, February 29, 2016 11:31 AM
To: Dale Southwick; Tim George
Subject: FW: Records Request
Attachments: Screen Shot 2016-02-26 at 10.12.23 AM.png

Can you check to see if there are any correspondences for these two addresses?

Thank you~

From: Doreen Harper [<mailto:crfancygirl@yahoo.com>]
Sent: Friday, February 26, 2016 10:21 AM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>
Subject: Records Request

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Attachments: Screen Shot 2016-02-26 at 10.12.23 AM.png

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Large parcel: 282204-9045

Address: 26915 Pacific Hwy South

Thank you!

Sincerely,

Doreen Harper

CDM Exchange

From: Kory Batterman
Sent: Wednesday, February 24, 2016 3:00 PM
To: 'Rebecca Laszlo'
Cc: shandforth-Kome@valleycities.org; lsimonsen@valleycities.org; David Szucs
Subject: RE: Notice that our house now has a family living there

Perfect, I'll list you both! Thanks, again.

Kory

From: Rebecca Laszlo [mailto:rlaszlo@valleycities.org]
Sent: Wednesday, February 24, 2016 2:59 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Cc: shandforth-Kome@valleycities.org; lsimonsen@valleycities.org; David Szucs <dszucs@valleycities.org>
Subject: Re: Notice that our house now has a family living there

David Szucs is an excellent contact, as am I. David is the Facilities Manager, and I am the Housing Manager, so we share responsibility for and knowledge of this property.

On Wed, Feb 24, 2016 at 2:57 PM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Rebecca:

Thank you for the update. Will you be the main contact for this property moving forward? David Szucs had been my contact for this property and the other Woodmont Recovery Campus vacant parcel.

Thank you!

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: [\(206\) 870-7617](tel:(206)870-7617)
Fax: [\(206\) 870-7626](tel:(206)870-7626)
E-mail: kbatterman@desmoineswa.gov
Website: www.desmoineswa.gov

"The police are the public and the public are the police; the police being only members of the public who are paid to give full time attention to duties which are incumbent on every citizen in the interests of community welfare and existence."

-Sir Robert Peel

From: Rebecca Laszlo [<mailto:rlaszlo@valleycities.org>]

Sent: Wednesday, February 24, 2016 2:05 PM

To: Police Generic <PDGeneric@desmoineswa.gov>

Cc: Sonia Handforth-Kome <shandforth-Kome@valleycities.org>; Lind Simonsen <lsimonsen@valleycities.org>

Subject: Notice that our house now has a family living there

Greetings,

I am the Housing Manager at Valley Cities. In recent months there has been a lot of neighbor interest in the single family house on the Woodmont Parcel that we own. Previously it was vacant, and numerous neighbors were concerned if cars or people were spotted there. I want to notify you that we have a family that moved in a few days ago; they are under a lease and therefore the house is now occupied. Could you please make a note of this in your own records?

Address of this property, which is now legally occupied:

26852 16th Ave. S., Des Moines, WA 98198

Let me know if you have any questions. Thanks,

--

Rebecca Laszlo, Housing Manager

rlaszlo@valleycities.org, o: [253-205-0065](tel:253-205-0065), cell or text: [253-335-3741](tel:253-335-3741)

Valley Cities - Integrated Behavioral Health Care www.ValleyCities.org

Mailing address: 325 West Gowe Street, Kent WA 98032

Office address: 2704 'I' Street NE, Auburn, WA 98002

FAX: [253-735-4111](tel:253-735-4111) (please notify me whenever you send a fax so I can retrieve it)

VALLEYCITIES' MISSION: Strengthening communities through the delivery of holistic, integrated behavioral health services that promote hope, recovery, and improved quality of life.

My email isn't encrypted or confidential/secured, so avoid including client names or initials in the email or attachments. I suggest using client ID or unit # if using email. My phone, FAX and Sharepoint site are confidential for sharing client names/initials.

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rlaszlo@valleycities.org, o: 253-205-0065, cell or text: 253-335-3741

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Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: [\(206\) 870-7617](tel:(206)870-7617)
Fax: [\(206\) 870-7626](tel:(206)870-7626)
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Sent: Wednesday, February 24, 2016 2:05 PM
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VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

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From: Barry Sellers
Sent: Wednesday, February 24, 2016 2:45 PM
To: Kory Batterman
Subject: FW: Notice that our house now has a family living there

From: Ellie Hooman
Sent: Wednesday, February 24, 2016 2:14 PM
To: Barry Sellers <BSellers@desmoineswa.gov>
Subject: FW: Notice that our house now has a family living there

From: Rebecca Laszlo [<mailto:rlaszlo@valleycities.org>]
Sent: Wednesday, February 24, 2016 2:05 PM
To: Police Generic <PDGeneric@desmoineswa.gov>
Cc: Sonia Handforth-Kome <shandforth-Kome@valleycities.org>; Lind Simonsen <lsimonsen@valleycities.org>
Subject: Notice that our house now has a family living there

Greetings,

I am the Housing Manager at Valley Cities. In recent months there has been a lot of neighbor interest in the single family house on the Woodmont Parcel that we own. Previously it was vacant, and numerous neighbors were concerned if cars or people were spotted there. I want to notify you that we have a family that moved in a few days ago; they are under a lease and therefore the house is now occupied. Could you please make a note of this in your own records?

Address of this property, which is now legally occupied:

26852 16th Ave. S., Des Moines, WA 98198

Let me know if you have any questions. Thanks,

--

Rebecca Laszlo, Housing Manager

rlaszlo@valleycities.org, o: 253-205-0065, cell or text: 253-335-3741

Valley Cities - Integrated Behavioral Health Care www.ValleyCities.org

Mailing address: 325 West Gowe Street, Kent WA 98032

Office address: 2704 'I' Street NE, Auburn, WA 98002

FAX: 253-735-4111 (please notify me whenever you send a fax so I can retrieve it)

VALLEYCITIES' MISSION: Strengthening communities through the delivery of holistic, integrated behavioral health services that promote hope, recovery, and improved quality of life.

My email isn't encrypted or confidential/secured, so avoid including client names or initials in the email or attachments. I suggest using client ID or unit # if using email. My phone, FAX and Sharepoint site are confidential for sharing client names/initials.

VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

CDM Exchange

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Sent: Wednesday, February 24, 2016 2:05 PM
To: Police Generic
Cc: Sonia Handforth-Kome; Lind Simonsen
Subject: Notice that our house now has a family living there

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CDM Exchange

From: David Szucs [dszucs@valleycities.org]
Sent: Thursday, November 19, 2015 9:49 AM
To: Kory Batterman
Subject: Re: FW: Woodmont Recovery Campus

Thank you Kory for the not I'm going today and check it out. There is no one moving in so soon. the last person was there a contractor we think he forgot to close behind him when left the property.

On Thu, Nov 19, 2015 at 8:19 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

David:

This morning I drove by the house at 26852 16th Ave S (the house on the Woodmont Recovery Campus property). Megan had said it was going to be rented soon. I noticed the gates to the house were standing open. They had been closed. Not sure if the tenants are getting ready to move in or if someone has been in there unauthorized. Thought I'd give you a heads up.

Thanks!

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: [\(206\) 870-7617](tel:(206)870-7617)
Fax: [\(206\) 870-7626](tel:(206)870-7626)
E-mail: kbatterman@desmoineswa.gov
Website: www.desmoineswa.gov

"The police are the public and the public are the police; the police being only members of the public who are paid to give full time attention to duties which are incumbent on every citizen in the interests of community welfare and existence."

-Sir Robert Peel

From: David Szucs [mailto:dszucs@valleycities.org]
Sent: Monday, November 16, 2015 10:45 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: FW: Woodmont Recovery Campus

Thank you Megan, my cell numbers are work: [\(253\) 335-3762](tel:(253)335-3762) and my personal cell number is: [\(206\) 851-7114](tel:(206)851-7114)

Thanks,

On Mon, Nov 16, 2015 at 10:27 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Hi David!

I am adding you as the emergency contact for Valley Cities for the Woodmont Recovery Campus property here in Des Moines. Do you have a cell phone I can list in case we have an issue and need to contact you, so I can replace Megan's cell?

Thanks!

Kory Batterman, Community Service Officer
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From: Megan Kelly [mailto:mkelly@valleycities.org]
Sent: Friday, November 13, 2015 11:51 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>; David Szucs <dszucs@valleycities.org>
Subject: Re: Woodmont Recovery Campus

Hi Kory- allow me to introduce you to David, our new director of facilities. He will be your new contact for Woodmont.

I am leaving Valley Cities (today is my last day) returning to the agency I was with prior.

It's been a pleasure and thank you and the Des Moines police department for all your help.

David- Kory is the community police office who lets us know when our Woodmont property has been violated or there are other problems.

Megan

On Tue, Sep 8, 2015 at 2:24 PM, Megan Kelly <mkelly@valleycities.org> wrote:

Thank you for letting me know- We will be cutting down the bushes/greenery there to make it less enticing and fix the fence. I am working on that now.

Thanks again Kory,

Megan

On Tue, Sep 8, 2015 at 8:27 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Good morning Megan!

Hopefully you had a long, restful weekend. Unfortunately, I discovered this morning that the fence to the Woodmont Recovery Campus property was cut again. See the attached picture. It didn't look like anyone was in there, but I did not walk the complete property. While in the short term it may seem futile, we find quick, consistent repair is the best way to remedy the problem long term. It shows the space is cared for, the behavior is not tolerated and a higher risk of getting caught. Hopefully you can get someone out there ASAP to repair the fence.

Thank you,

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VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

--

David Szucs ,Facilities Manager

dszucs@valleycities.org

CELL or TEXT: [\(253\) 335-3762](tel:(253)335-3762) FAX: [\(253\) 833-6384](tel:(253)833-6384)

Valley Cities Counseling & Consultation

Mailing Address: 325 W Gowe Street, Kent, WA 98032

Office Address: 2704 I St. N.E. Auburn, WA 98002

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CDM Exchange

From: Michael Matthias
Sent: Wednesday, November 18, 2015 3:26 PM
To: Denise Lathrop
Cc: Matt Koppelman
Subject: RE: Valley Cities

This is great, thanks

Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
206.870.6554
mmatthias@desmoineswa.gov

From: Denise Lathrop
Sent: Wednesday, November 18, 2015 2:48 PM
To: Michael Matthias <MMatthias@desmoineswa.gov>
Cc: Matt Koppelman <MKoppelman@desmoineswa.gov>
Subject: RE: Valley Cities

Michael:

Here is the snapshot of the site from our GeoView. What type of GIS data are you looking for?
Their property includes two parcels - the smaller parcel fronting 16th Avenue S (PIN 282204-9102) which is zoned SFR and the larger parcel (PIN 2822049045) which is zoned W-C Woodmont Commercial.

<< OLE Object: Picture (Device Independent Bitmap) >>

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: Michael Matthias
Sent: Wednesday, November 18, 2015 12:41 PM
To: Denise Lathrop <DLathrop@desmoineswa.gov>
Subject: Valley Cities

Do you have the parcel number and any GIS data on Woodmont Recovery parcel?

Michael Matthias

Asst. City Manager / Economic Development Director
City of Des Moines, WA
206.870.6554
mmatthias@desmoineswa.gov

CDM Exchange

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Sent: Wednesday, November 18, 2015 2:48 PM
To: Michael Matthias
Cc: Matt Koppelman
Subject: RE: Valley Cities

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Michael Matthias
Asst. City Manager / Economic Development Director
City of Des Moines, WA
206.870.6554
mmatthias@desmoineswa.gov

CDM Exchange

From: PermitTrax@desmoineswa.gov on behalf of PermitTrax - DO NOT REPLY
[PermitTrax@desmoineswa.gov]
Sent: Thursday, September 24, 2015 12:38 PM
To: Loren Reinhold
Subject: PermitTrax Notification

A NEW REVIEW HAS BEEN ASSIGNED TO YOU

From: LTECHICO
Reference: LUA2014-0038

Address: 26915 PACIFIC HWY S, DES MOINES
Contact: VALLEY CITIES COUNSELING
Work Description:

REVIEW 3900: GRADING PERMIT has been assigned to you by LTECHICO and is due on 10/16/2015.

CDM Exchange

From: Dave Steen
Sent: Tuesday, September 15, 2015 4:51 PM
To: 'gsgartrell@gmail.com'
Cc: Bonnie Wilkins; Denise Lathrop
Subject: PRR-3857 re 26915 PACIFIC HWY S

Mr. Gartrell:

The City of Des Moines has received your public records request (PRR-3857) pursuant to Title 42.56.520 RCW requesting “*electronic copies of the drawings submitted to date for the application for building permit #BLD2015-0891. The application date was August 18, 2015.*” We are in process of acquiring electronic copies of the plans. When the submittal was made, we received only paper copies. We may have the electronic versions available on our website by tomorrow, but at this point we are not sure, and it may take a few days for the transfer. We will contact you as soon as they are available.

Sincerely,

Dave Steen, CPT
Permit Coordinator
Building Division
206-870-6536
dsteen@desmoineswa.gov

CDM Exchange

From: Kory Batterman
Sent: Wednesday, September 02, 2015 11:59 AM
To: 'Megan Kelly'
Subject: RE: Re Woodmont Recovery Campus

Excellent, thank you. If it will be occupied soon, no probably not. If it will be a few months before they are in there, then probably a good idea to sign the letter and post it.

Kory

From: Megan Kelly [mailto:mkelly@valleycities.org]
Sent: Wednesday, September 02, 2015 11:52 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Hi there,

Yes we are working on the house and will be renting it out to a family in the near future. I will let you know the date when I have it. I'm not sure we need the signs there- what do you think?

Thank you so much for watching our property- really appreciate it Kory,

Megan

On Wed, Sep 2, 2015 at 8:11 AM, <mkelly@valleycities.org> wrote:

Hi Kory,
I believe we are working on the house but am trying to get that confirmed.
Thank you,
Megan

On Sep 1, 2015, at 9:32 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Megan:

I drove by the house that is on the Woodmont Recovery Campus property today (26852 16th Ave S). I noticed several windows were open. I don't recall seeing them opened before. I don't know if someone has been in there working or if it was an unauthorized entry. Might have someone check it out...If they get out there and think someone is in the building unauthorized, please just call 911 to have an Officer come out and check it.

Given this property is addressed differently, we should probably get another trespass enforcement authorization letter for this address too. I have attached a blank copy of the letter to this email to be completed.

Thank you!

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: [\(206\) 870-7617](tel:(206)870-7617)
Fax: [\(206\) 870-7626](tel:(206)870-7626)
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-Sir Robert Peel

From: mkelly@valleycities.org [<mailto:mkelly@valleycities.org>]
Sent: Monday, August 17, 2015 4:16 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Tomorrow morning at 10!

On Aug 17, 2015, at 12:22 PM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Megan:

Any progress on the Woodmont Recovery Campus issue? Just checking in. Was by there this morning and saw the fence still isn't repaired...

Thanks,

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: [\(206\) 870-7617](tel:(206)870-7617)
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From: Megan Kelly [<mailto:mkelly@valleycities.org>]
Sent: Tuesday, August 04, 2015 1:11 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Hi there,

We just went to the site and while we were there a voice from the library told us to get out. So- we walked back to the library and told 4 folks that they needed to tell anyone they knew (I'm pretty sure we were talking to the tenets) that we would be repairing the fence and that they had to move because we didn't want to touch their stuff or have it removed. A younger guy with a baseball cap, white shirt and shorts to the knees was visibly upset and walked away. We gave them Valley Cities info despite the hard stares.

I'll keep you posted on the rest as I get more info.

Thanks again Kory,

Megan

[206/715-0359](tel:2067150359)- the right number

On Tue, Aug 4, 2015 at 11:53 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Hi Megan,

Just heard your message. I just tried to call the number you left and it said its not in service? [206-917-0539](tel:2069170539). Either way, you just need to call our dispatch when you are about 10 minutes away to request Patrol Officers meet you at the property (26915 Pacific Hwy S) to make sure no one is in there. Our non-emergency dispatch line is [206-878-2121](tel:2068782121). Hopefully it won't take them long to get someone to you. Shoot me an email if you know an approximate time you'll be there and I'll try and give them a heads up and meet you there as well, so I can get you some trespass signs to post the property with.

Thanks,

Kory Batterman, Community Service Officer
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21900 11th Avenue South
Des Moines, Washington 98198
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From: Megan Kelly [mailto:mkelly@valleycities.org]
Sent: Tuesday, August 04, 2015 11:26 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re

Hi Kory,

I just left you a voicemail and we are ready when you are- please let me know a good time to meet at the site and thanks for your patience.

Megan

[VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork](#)

[VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork](#)

VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity |
Teamwork

<DMPD Trespass Authorization Letter.pdf>

VALLEYCITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

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Sent: Monday, August 17, 2015 4:16 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Tomorrow morning at 10!

On Aug 17, 2015, at 12:22 PM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Megan:

Any progress on the Woodmont Recovery Campus issue? Just checking in. Was by there this morning and saw the fence still isn't repaired...

Thanks,

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: (206) 870-7617
Fax: (206) 870-7626
E-mail: kbatterman@desmoineswa.gov
Website: www.desmoineswa.gov

"The police are the public and the public are the police; the police being only members of the public who are paid to give full time attention to duties which are incumbent on every citizen in the interests of community welfare and existence."

-Sir Robert Peel

From: Megan Kelly [<mailto:mkelly@valleycities.org>]
Sent: Tuesday, August 04, 2015 1:11 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Hi there,

We just went to the site and while we were there a voice from the library told us to get out. So- we walked back to the library and told 4 folks that they needed to tell anyone they knew (I'm pretty sure we were talking to the tenets) that we would be repairing the fence and that they had to move because we didn't want to touch their stuff or have it removed. A younger guy with a baseball cap, white shirt and shorts to the knees was visibly upset and walked away. We gave them Valley Cities info despite the hard stares.

I'll keep you posted on the rest as I get more info.
Thanks again Kory,
Megan
206/715-0359- the right number

On Tue, Aug 4, 2015 at 11:53 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Hi Megan,

Just heard your message. I just tried to call the number you left and it said its not in service? [206-917-0539](tel:206-917-0539). Either way, you just need to call our dispatch when you are about 10 minutes away to request Patrol Officers meet you at the property (26915 Pacific Hwy S) to make sure no one is in there. Our non-emergency dispatch line is [206-878-2121](tel:206-878-2121). Hopefully it won't take them long to get someone to you. Shoot me an email if you know an approximate time you'll be there and I'll try and give them a heads up and meet you there as well, so I can get you some trespass signs to post the property with.

Thanks,

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From: Megan Kelly [mailto:mkelly@valleycities.org]
Sent: Tuesday, August 04, 2015 11:26 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re

Hi Kory,

I just left you a voicemail and we are ready when you are- please let me know a good time to meet at the site and thanks for your patience.

Megan

VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

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VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

<DMPD Trespass Authorization Letter.pdf>

VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity | Teamwork

CDM Exchange

From: Kory Batterman
Sent: Tuesday, September 01, 2015 9:33 AM
To: 'mkelly@valleycities.org'
Subject: RE: Re Woodmont Recovery Campus
Attachments: DMPD Trespass Authorization Letter.pdf

Megan:

I drove by the house that is on the Woodmont Recovery Campus property today (26852 16th Ave S). I noticed several windows were open. I don't recall seeing them opened before. I don't know if someone has been in there working or if it was an unauthorized entry. Might have someone check it out...If they get out there and think someone is in the building unauthorized, please just call 911 to have an Officer come out and check it.

Given this property is addressed differently, we should probably get another trespass enforcement authorization letter for this address too. I have attached a blank copy of the letter to this email to be completed.

Thank you!

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CDM Exchange

From: Bonnie Wilkins
Sent: Wednesday, August 26, 2015 4:03 PM
To: Denise Lathrop
Subject: RE: Woodmont Recovery Campus, City of Des Moines

They are added to Nikole's e-mail. Pages 3-5

Let me know if I'm missing something.

From: Denise Lathrop
Sent: Wednesday, August 26, 2015 3:59 PM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>
Subject: RE: Woodmont Recovery Campus, City of Des Moines

Bonnie:

I just checked the website and you also need to open the PDF files and include them as those showed the e-mail that Nikole sent to the review agencies.

Thanks!

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: Bonnie Wilkins
Sent: Wednesday, August 26, 2015 3:28 PM
To: Denise Lathrop <DLathrop@desmoineswa.gov>
Cc: Dale Southwick <DSouthwick@desmoineswa.gov>
Subject: RE: Woodmont Recovery Campus, City of Des Moines

Hi Denise~

I added these e-mails to the web-page. From the Home Page, City News/Woodmont Recovery Campus/Informational webpage/Group 3

Let me know if anyone has any trouble with the file.

Thanks!
Bonnie

From: Denise Lathrop
Sent: Tuesday, August 25, 2015 11:08 AM
To: Bonnie Wilkins <BWilkins@desmoineswa.gov>
Cc: Dale Southwick <DSouthwick@desmoineswa.gov>
Subject: FW: Woodmont Recovery Campus, City of Des Moines

Hi Bonnie:

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From: Nikole Coleman
Sent: Wednesday, February 18, 2015 4:54 PM
To: 'smclean@fwps.org' <smclean@fwps.org>
Cc: Denise Lathrop <DLathrop@desmoineswa.gov>
Subject: Woodmont Recovery Campus, City of Des Moines

Good Afternoon Sally,

I thought this might be the best way to get a hold of you since you mentioned it was difficult to do so. I wanted to let you know that a notice of SEPA determination was sent to 2 of the Federal Way Public School employees on Monday, February 2nd (it was actually 3, but one bounced back). The two that rec'd the email were Cindy Wendland, who is our official SEPA contact for the FWPS, and also Donna Bogle, who I specially looked up for Woodmont Elementary. Please see both of those emails attached.

My manager, Denise Lathrop, and I would be happy to discuss this project with you. The SEPA comment period has closed, but there will be a public hearing for the conditional use permit sometime in March.

Best,

NIKOLE COLEMAN, AICP | Land Use Planner

<< File: dbogleEmailMDNS.pdf >> << File: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South.pdf >>

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CDM Exchange

From: Denise Lathrop
Sent: Wednesday, August 26, 2015 3:56 PM
To: Bonnie Wilkins
Subject: RE: Woodmont Recovery Campus, City of Des Moines

Thank you!

Denise E. Lathrop, AICP
Community Development Manager
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21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
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dbogleEmailMDNS.p Notice of MDNS -
df LUA2014-0038;...

CDM Exchange

From: PermitTrax@desmoineswa.gov on behalf of PermitTrax - DO NOT REPLY
[PermitTrax@desmoineswa.gov]
Sent: Friday, August 21, 2015 9:41 AM
To: Tommy Owen
Subject: PermitTrax Notification

A NEW REVIEW HAS BEEN ASSIGNED TO YOU

From: DSTEEN
Reference: BLD2015-0891

Address: 26915 PACIFIC HWY S, DES MOINES
Contact: VALLEY CITIES COUNSELING
Work Description: CONSTRUCT NEW 18,990 SF RESIDENTIAL TREATMENT FACILITY.

1500: PW TRANSPORTATION has been assigned to you by DSTEEN and is due on 09/15/2015.

CDM Exchange

From: PermitTrax@desmoineswa.gov on behalf of PermitTrax - DO NOT REPLY
[PermitTrax@desmoineswa.gov]
Sent: Friday, August 21, 2015 9:38 AM
To: Larry Pickard
Subject: PermitTrax Notification

A NEW REVIEW HAS BEEN ASSIGNED TO YOU

From: DSTEEN
Reference: BLD2015-0891

Address: 26915 PACIFIC HWY S, DES MOINES
Contact: VALLEY CITIES COUNSELING
Work Description: CONSTRUCT NEW 18,990 SF RESIDENTIAL TREATMENT FACILITY.

1000: BUILDING PLAN REVIEW has been assigned to you by DSTEEN and is due on 09/22/2015.

CDM Exchange

From: Pat Bosmans
Sent: Wednesday, August 19, 2015 2:16 PM
To: Tony Piasecki
Subject: RE: Page 1, SEPA Checklist - ACP

Tony – here are the references by the Hearing Examiner – he referenced the dispensary in the summary, he allowed an exhibit showing the dispensary’s plans and elevations, made findings and a decision references the dispensary. I have also attached the word version.

HEARING EXAMINER’S DECISION

SUMMARY OF DECISION

The request for a Conditional Use Permit to allow phased construction of a medical and mental health recovery campus, consisting of a 19,665 square foot mental health evaluation and treatment facility with 24 beds, a 25,340 square foot detoxification facility with 40 beds, a 34,160 square foot main office building, a 7,200 square foot **dispensary clinic**, and an 8,340 square foot common meeting facility at 26915 Pacific Highway South in Des Moines, Washington, is APPROVED. Conditions are necessary to address specific impacts of the proposed development.

Exhibits

k Dispensary Clinic Plans and Elevations (Sheet A-11), dated December 1, 2014



HEX word doc with
dispensary r...

FINDINGS (p. 3)

Application and Notice

1. Ken Taylor, on behalf of Valley Cities Counseling and Consultation (Applicant), requests a conditional use permit (CUP) to allow phased construction of a medical and mental health recovery campus at 26915 Pacific Highway South in Des Moines, Washington.' The campus would consist of a 19,665 square foot evaluation and treatment facility for mental health patients with 24 beds, a 25,340 square foot detoxification facility with 40 beds, a 34,160 square foot main office building, a **7,200 square foot dispensary clinic**, and an 8,340 square foot common meeting facility for AA meetings and other support services. Mr. Taylor, the Chief Executive Officer (CEO) of Valley Cities Counseling and Consultation (Valley Cities), testified that the first phase of construction would involve building the mental health treatment facility by the spring of 2016. The detox facility would be built as the second phase of construction. The Applicant's goal is to have all the buildings operational by 2018.
Exhibit 1, Staff Report, page 1; Testimony of Mr. Taylor.
11. Applicant Representative Ken Taylor, Valley Cities CEO, testified that Valley Cities has served South King County as a non-profit corporation for 50 years. He testified that the state's supreme court and the Western District of Washington's federal court have both recognized that Washington's mental health system has serious problems and have both ruled that Pierce and King Counties, in particular, have consistently violated the constitutional rights of the mentally ill by holding them in jail or emergency rooms for extended periods while awaiting competency evaluations and treatment.ⁱ⁹ He believes this facility would provide a small step toward repairing this system and stressed that this proposal does not involve an incarceration facility but, instead, a treatment facility specifically designed to meet the growing needs of an underserved population. Mr. Taylor explained that the first phase of the project would involve building the mental health treatment facility. This portion of the project would house 24 psychiatric beds (16 beds for involuntary treatment and 8 beds for voluntary treatment). The second phase of the

project would involve building the detox facility, which would house 40 beds (16 beds for involuntary treatment and 24 beds for voluntary treatment). **The final phase of the project would involve building the main office building, dispensary clinic, and group meeting facility.** Mr. Taylor stressed that, after all phases of the project are complete, the facility would introduce patients to the entire spectrum of mental health and/or drug and alcohol treatment services needed for patient recovery and success, and that preventative treatment is one of Valley Cities' major focuses.
Testimony of Mr. Taylor.

DECISION

Based upon the preceding Findings and Conclusions, the request for a conditional use permit to allow construction of a medical and mental health recovery campus, consisting of a 25,340 square foot detoxification facility with 40 beds, a 19,665 square foot evaluation and treatment facility with 24 beds, a 34,160 square foot main office building, a **7,200 square foot dispensary** clinic, and an 8,340 square foot common meeting facility at 26915 Pacific Highway South in Des Moines, Washington, is **APPROVED**, subject to the following conditions:¹³

From: Tony Piasecki
Sent: Wednesday, August 19, 2015 2:03 PM
To: Pat Bosmans
Subject: FW: Page 1, SEPA Checklist

FYI

Tony Piasecki
Des Moines City Manager

CONFIDENTIALITY STATEMENT: The information contained in this electronic communication is personal, privileged and/or confidential information intended only for the use of the individual(s) or entity(ies) to which it has been addressed. If you read this communication and are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, other than delivery to the intended recipient is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail. Thank you.

From: Nikole Coleman
Sent: Wednesday, August 19, 2015 1:47 PM
To: Tony Piasecki <TPiasecki@desmoineswa.gov>
Subject: Page 1, SEPA Checklist

<< OLE Object: Picture (Device Independent Bitmap) >>

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

CDM Exchange

From: mkelly@valleycities.org
Sent: Monday, August 17, 2015 4:16 PM
To: Kory Batterman
Subject: Re: Re Woodmont Recovery Campus

Tomorrow morning at 10!

On Aug 17, 2015, at 12:22 PM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Megan:

Any progress on the Woodmont Recovery Campus issue? Just checking in. Was by there this morning and saw the fence still isn't repaired...

Thanks,

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: (206) 870-7617
Fax: (206) 870-7626
E-mail: kbatterman@desmoineswa.gov
Website: www.desmoineswa.gov

"The police are the public and the public are the police; the police being only members of the public who are paid to give full time attention to duties which are incumbent on every citizen in the interests of community welfare and existence."

-Sir Robert Peel

From: Megan Kelly [<mailto:mkelly@valleycities.org>]
Sent: Tuesday, August 04, 2015 1:11 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Hi there,

We just went to the site and while we were there a voice from the library told us to get out. So we walked back to the library and told 4 folks that they needed to tell anyone they knew (I'm pretty sure we were talking to the tenets) that we would be repairing the fence and that they had to move because we didn't want to touch their stuff or have it removed. A younger guy with a baseball cap, white shirt and shorts to the knees was visibly upset and walked away. We gave them Valley Cities info despite the hard stares.

I'll keep you posted on the rest as I get more info.
Thanks again Kory,
Megan
206/715-0359- the right number

On Tue, Aug 4, 2015 at 11:53 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Hi Megan,

Just heard your message. I just tried to call the number you left and it said its not in service? [206-917-0539](tel:206-917-0539). Either way, you just need to call our dispatch when you are about 10 minutes away to request Patrol Officers meet you at the property (26915 Pacific Hwy S) to make sure no one is in there. Our non-emergency dispatch line is [206-878-2121](tel:206-878-2121). Hopefully it won't take them long to get someone to you. Shoot me an email if you know an approximate time you'll be there and I'll try and give them a heads up and meet you there as well, so I can get you some trespass signs to post the property with.

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From: Megan Kelly [mailto:mkelly@valleycities.org]
Sent: Tuesday, August 04, 2015 11:26 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re

Hi Kory,

I just left you a voicemail and we are ready when you are- please let me know a good time to meet at the site and thanks for your patience.

Megan

VALLEY|CITIES' SHARED VALUES | Kindness | Respect | Caring | Helpful | Integrity |
Teamwork

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Megan

[VALLEYCITIES' SHARED VALUES](#) | [Kindness](#) | [Respect](#) | [Caring](#) | [Helpful](#) | [Integrity](#) | [Teamwork](#)

CDM Exchange

From: Kory Batterman
Sent: Wednesday, August 05, 2015 3:08 PM
To: 'Megan Kelly'
Subject: RE: Re Woodmont Recovery Campus

Excellent, thanks Megan! We actually contacted several people last night "camping" at another property further north of yours around 260th St (they had a big bonfire going in the woods that alerted us to their presence...) so pretty sure they got the message! They said they had been on your property, but that "weird stuff" was going on there so they moved along. Were you guys able to get out there today? I have some no trespassing signs I would like to get to you so you can post the property. Let me know the best way to get those to you. If you have not been out there yet, Let me know when you do go and I'll meet you out there. Otherwise, I can leave these signs at our front counter for you to pick up.

Thanks!

Kory

From: Megan Kelly [<mailto:mkelly@valleycities.org>]
Sent: Tuesday, August 04, 2015 1:11 PM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Re Woodmont Recovery Campus

Hi there,

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Megan

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CDM Exchange

From: Liberty Knerr [lknerr@valleycities.org]
Sent: Thursday, July 23, 2015 4:41 PM
To: Kory Batterman
Subject: Re: Recovery Campus Property Contact?

I'm so glad to hear that your conversation went well!

Since I've got you here, I'd love to take a second to check in on how we're doing as a community partner, from your perspective. We (Valley Cities at the HealthPoint office) haven't had very much interaction with your department, but have recently been looped in to the new Reach Out Des Moines meetings, which are great! We want to ensure that we're meeting the needs of the mental health community in our neighborhoods and are being helpful partners in the meantime. Any feedback you can offer is greatly appreciated, and most importantly, please don't hesitate to contact me for concerns, resources, or ideas for collaboration. Thank you for the incredible work you do!

--

*Liberty Knerr
Site Director
Midway & Federal Way Clinics
Valley Cities Counseling
cell: 253-335-3869*



On Thu, Jul 23, 2015 at 9:25 AM, Kory Batterman <KBatterman@desmoineswa.gov> wrote:

Thank you! Sorry to duplicate efforts. It was me that left a message for Margaret. I just spoke with her and we are all taken care of. Appreciate your help!

Kory

From: Liberty Knerr [mailto:lknerr@valleycities.org]
Sent: Thursday, July 23, 2015 8:59 AM
To: Kory Batterman <KBatterman@desmoineswa.gov>
Subject: Re: Recovery Campus Property Contact?

Officer Batterman,

Thank you for reaching out to me with your concerns & bringing them to our attention. I've been off site yesterday and will be again today for a training. However, I did reach out to a couple of colleagues yesterday to see who would be the best contact but it sounds like either you or someone else from your department now

has a meeting scheduled for today with Megan. If there is any follow up I can help with please don't hesitate to reach out again. Thanks!

On Jul 22, 2015 7:09 AM, "Kory Batterman" <KBatterman@desmoineswa.gov> wrote:

Liberty:

Do you know who is responsible for issues at the new property where the recovery campus is going to go, at 26915 Pacific Hwy S? I wanted to talk to someone about transients currently living on the property, garbage, a fence that has been cut and other issues related to the property.

Thanks in advance!

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CDM Exchange

From: Kory Batterman
Sent: Thursday, July 23, 2015 10:24 AM
To: Nancy Uhrich
Subject: 26915 Pacific Hwy S-Woodmont Recovery Campus

Here is the new site manager for 26915 Pacific Hwy S and 26851 16th Ave S, if you don't have it already. She works for Valley Cities who owns the properties:

Megan Kelley
Cell: 206-715-0359
mkelly@valleycities.org

Thanks!

Kory Batterman, Community Service Officer
City of Des Moines Police Department
21900 11th Avenue South
Des Moines, Washington 98198
Phone: (206) 870-7617
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CDM Exchange

From: Kory Batterman
Sent: Wednesday, July 22, 2015 7:10 AM
To: 'lknerr@valleycities.org'
Subject: Recovery Campus Property Contact?

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CDM Exchange

From: PermitTrax@desmoineswa.gov on behalf of PermitTrax - DO NOT REPLY
[PermitTrax@desmoineswa.gov]
Sent: Monday, May 04, 2015 8:38 AM
To: Larry Pickard
Subject: PermitTrax Notification

A NEW REVIEW HAS BEEN ASSIGNED TO YOU

From: NCOLEMAN
Reference: LUA2014-0038

Address: 26915 PACIFIC HWY S, DES MOINES
Contact: VALLEY CITIES COUNSELING
Work Description:

4700: DESIGN REVIEW - BUILDING has been assigned to you by NCOLEMAN and is due on 05/22/2015.

CDM Exchange

From: PermitTrax@desmoineswa.gov on behalf of PermitTrax - DO NOT REPLY
[PermitTrax@desmoineswa.gov]
Sent: Monday, May 04, 2015 8:38 AM
To: Tommy Owen
Subject: PermitTrax Notification

A NEW REVIEW HAS BEEN ASSIGNED TO YOU

From: NCOLEMAN
Reference: LUA2014-0038

Address: 26915 PACIFIC HWY S, DES MOINES
Contact: VALLEY CITIES COUNSELING
Work Description:

3400: DESIGN REVIEW - TRANSPORTATION has been assigned to you by NCOLEMAN and is due on 05/22/2015.

CDM Exchange

From: Brandon Carver
Sent: Thursday, March 05, 2015 11:14 AM
To: Nikole Coleman
Cc: Dan Brewer; Denise Lathrop
Subject: FW: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South
Attachments: Valley Cities Woodmont TIA 3-2-2015.pdf

I have looked at the revised traffic analysis. My comments follow the City of Kent and Federal Way comment excerpts below -

Comment from the City of Kent:

- 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 consultant did not make any trip generation adjustments as far as the City of Kent's request that this facility be viewed more as a hospital, clinic. Based on the available data of similar facilities, I do not believe there is a strong enough reason to deviate from the ITE Trip Generation Manual land use codes used for analysis. Assumption of the dispensary clinic as medical office would seem to be more conservative than as a clinic based on the ITE Trip Generation Manual does not have Clinic land use rate by square foot but rather employees. The rate for traffic in the PM peak hour for clinic is 1.23 and based on 3 studies. The rate for Medical-Dental Office (LUC 720) for PM peak hour based on employees is 1.06 based on 8 studies. Without having the expected number of employees it is difficult to accurately estimate trip generation for this element using employees. Using a number of 20 employees as an example, this nets at difference in trip generation for the 7,200 clinic of 4 PM peak hour trips which is relatively small and would likely not change the LOS calculations. Additionally, the Medical-Dental Office (LUC 720) PM peak hour rate based on square footage is based on 43 studies.

If Hospital was used instead of Assisted Living or Nursing Home (similar rates) for the combined 64 beds, the potential increase in PM peak hour trips would be 70 (14 current to 84). It is the opinion of the assessment that the facility is more similar to an Assisted Living Facility or Nursing Home versus a Hospital.

Comment from the City of Kent:

- 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.

These intersections have been included in the revised traffic analysis and the LOS impacts do not warrant mitigation or improvements.

Comment from the City of Kent:

- 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.

The revised traffic analysis discussed the transit service available along the SR-99 corridor, but was silent on specific pedestrian trip generation. Warrant #4 in the MUTCD (Pedestrian Volume) requires a minimum of 75 pedestrian crossings per hour for 4 hours or a minimum of 93 pedestrians in the highest hour.

I think the traffic analysis should provide an estimate of the number of new pedestrian crossings that are expected to occur at South 268th/SR-99. For northbound SR-99 traffic, there is a far side Rapid Ride stop just north of South 272nd Street where a signalized crossing/intersection currently exists.

Comment from the City of Federal Way:

- "...the City may utilize SEPA with a 10-trip threshold for evaluating the development's adverse environmental impacts to the City transportation system"

Figure 4 of the revised traffic analysis assigns a total of 16 PM peak hour trips (11 southbound, 5 northbound) on SR-99 into Federal Way and 79 PM peak hour trips eastbound on South 272nd Street on the eastbound lanes of South 272nd Street towards I-5. Federal Way would need to review/comment.

Thanks,

R. Brandon Carver, P.E., P.T.O.E.

Engineering Services Manager
City of Des Moines
21650 11th Avenue South
Des Moines, WA 98198
(206)870-6543

From: Nikole Coleman
Sent: Thursday, March 05, 2015 8:15 AM
To: Brandon Carver; Dan Brewer
Cc: Denise Lathrop
Subject: FW: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Brandon,

Can you take a look at this and let me know your comments before I send it off to Kent and Federal Way later today?

Thanks!

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

From: Sarah Fayer [<mailto:sarahfayer@gmail.com>]

Sent: Thursday, March 05, 2015 8:14 AM

To: Nikole Coleman

Subject: Re: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Hello Nikole,

They finished early! Got it in last night. See attached.

Thanks!

Sarah L. Fayer
Project Manager
The Keimig Associates
Architects and Planners
253.939.3232

On Thu, Mar 5, 2015 at 6:56 AM, Nikole Coleman <NColeman@desmoineswa.gov> wrote:

Sarah,

When you receive the document from Heath and Associates tomorrow, can you please send the information to the following emails (I will be out of the office):

Bcarver@desmoineswa.gov

dbrewer@desmoineswa.gov

dlathrop@desmoineswa.gov

Plus me of course ☺

Thanks!

NIKOLE COLEMAN, AICP | Land Use Planner

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ncoleman@desmoineswa.gov | www.desmoineswa.gov

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Cc: Alan Keimig; gheath@heathtraffic.com; Brandon Carver

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Architects and Planners

[253.939.3232](tel:253.939.3232)

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Please let me know if you need anything else.

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Sarah L. Fayer

Project Manager

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Architects and Planners

[253.939.3232](tel:253.939.3232)

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Alan and Sarah,

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Being that the appeal period begins tomorrow and ends on the 27th, we need a quick turnaround. Can the consultants provide us with feedback by Friday?

Best,

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Anderson, Charlene [mailto:CAnderson@kentwa.gov]

Sent: Friday, February 13, 2015 8:45 AM

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

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.

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- 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](tel:253-856-5454) | Direct [253-856-5431](tel: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

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: [206-870-6551](tel:206-870-6551) | Fax: [206-870-6544](tel:206-870-6544)

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

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To: Brandon Carver; Dan Brewer
Cc: Denise Lathrop
Subject: FW: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South
Attachments: Valley Cities Woodmont TIA 3-2-2015.pdf

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Planning Services | Economic & Community Development

400 West Gowe, Kent, WA 98032

Main [253-856-5454](tel:253-856-5454) | Direct [253-856-5431](tel:253-856-5431)
canderson@KentWA.gov

CITY OF KENT, WASHINGTON

KentWA.gov [Facebook](#) [Twitter](#) [YouTube](#)

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City of Des Moines | Planning, Building and Public Works Department

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: [206-870-6551](tel:206-870-6551) | Fax: [206-870-6544](tel:206-870-6544)

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Sue Padden
Sent: Thursday, February 26, 2015 3:37 PM
To: Denise Lathrop
Subject: FW: Woodmont Recovery Campus

The human services staff at our neighboring cities.....they are just getting wind of the project and some discussion and opinions are below, Denise. FYI

Sue Padden
Senior Services Manager
City of Des Moines WA
206-870-6584-direct
206-878-1642-main number
2045 S. 216th St.



From: Karen E Bergsvik [mailto:Kbergsvik@Rentonwa.gov]
Sent: Thursday, February 26, 2015 3:26 PM
To: 'Hanson, Merina'; 'Michael Hursh'; Lori Fleming (lorif@burienwa.gov); Sue Padden; Evie Boykan (Evie.Boykan@TukwilaWA.gov); cbschluter@ci.seatac.wa.us; jeff.watson@cityoffederalway.com; Denise Catalano (Denise.Catalano@cityoffederalway.com)
Cc: Wilson, Dinah; Guilfoyle, Lori
Subject: RE: Woodmont Recovery Campus

Ken Taylor is doing a briefing on this Monday March 2nd, 10am at the Valley Medical ER conference room. The meeting is from 10am to 11:30am. You are all invited to come and hear about the proposal. You check into the ER like a patient....You will see me there.

In Renton I was given the assignment with Maggie Breen, the Executive Director of Renton Ecumenical Association of Churches – to work on homelessness issues. The larger group broke into three committees. One of the committees is a health/resource committee. This committee is chaired by *Kayett Asuquo, MBA, BSN, RN, CEN*, Director, Emergency Services at Valley Medical. The need for a sobering/detox center came up (we learned the difference at the last meeting), and this group was learning more about the services available. We then started talking about possible sites, and Penny Bartley came to the last meeting and talked about the SCORE property. We thought it would be easier to locate it on an existing project or space that the cities share (like SCORE) than look at locating it by itself elsewhere. We then learned about two other possible locations for such services – the Valley Cities Project and the Recovery Centers of King County project in Kent. It was decided that at the meeting on Monday, we would learn more about it. Hence, the agenda of Ken Taylor. I have not been able to connect with Recovery Centers.

Also in discussions, it has come to light that this is a South County problem – not just a Renton problem. John Gilvar has talked to both Merina and Michael. Then the question becomes – how do we elevate this to a sub-

regional priority? The committee members had decided to start collecting data on the cost of taking inebriated homeless individuals to Valley Medical for detox – the Fire department and Valley Medical. We are trying to get the police department to ask if someone is homeless on the incident reporting form. We were then going to start to have that conversation with other cities and hospitals. I have also a meeting to brief the Mayor on this next week, and see if there is a role for Sound Cities.

Sorry for the lack of communication on this. It has morphed into something bigger than originally envisioned, and is a moving target.

Karen

From: Hanson, Merina [<mailto:MHanson@kentwa.gov>]

Sent: Thursday, February 26, 2015 2:48 PM

To: 'Michael Hursh'; Lori Fleming (lorif@burienwa.gov); Karen E Bergsvik; SPadden@desmoineswa.gov; Evie Boykan (Evie.Boykan@TukwilaWA.gov); cbschluter@ci.seatac.wa.us; jeff.watson@cityoffederalway.com; Denise Catalano (Denise.Catalano@cityoffederalway.com)

Cc: Wilson, Dinah; Guilfoyle, Lori

Subject: Woodmont Recovery Campus

On a separate note, discussion on a South King County sobering center appears to be ramping up. I am wondering how the Valley Cities Woodmont Recovery Campus project plays into this discussion... are folks aware of this project? I am a little disappointed in the lack of communication about the project from Ken Taylor and the County. It is another for our "siting of regional facilities" discussion. While it is technically located in Des Moines, it is also across the street from Kent and close to the Federal Way border.

Valley Cities Counseling & Consultation is in the beginning permitting stage process for the "Woodmont Recovery campus" in Des Moines at 26915 Pacific Highway South. This will be the first facility of its type and will provide secure Psych Inpatient, Secure Detox, and Semi-Secure chemical dependency inpatient services. My understanding is that it will include 5 separate buildings:

- o An Evaluation and Treatment Building w/16 beds for patients needing involuntary treatment and 8 patients needing voluntary crisis therapy,
- o A detox facility with 40 beds,
- o An outpatient clinic,
- o Administrative Building; and
- o Methadone Dispensary Clinic

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. It is slated to be an alternative for different jurisdiction as opposed to the cost of jail, costing cities like 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.

Merina Hanson, *Human Services Manager*

Housing & Human Services | Parks, Recreation & Community Services

220 Fourth Avenue South, Kent, WA 98032

Direct Line **253-856-5077** | Fax **253-856-6070**

mhanson@KentWA.gov

CITY OF KENT, WASHINGTON

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CDM Exchange

From: Sue Padden
Sent: Thursday, February 26, 2015 3:01 PM
To: 'Bruce_Nadine Byers'; Denise Lathrop
Subject: FW: Woodmont Recovery Campus

Word is getting out about the VCC sobering center. See comments below from Merina Hanson, Human Services Director for the City of Kent. She is asking this topic to be brought up at the next monthly South King Co. human services managers meeting under the topic heading: Sting of Regional Facilities.

Sue Padden
Senior Services Manager
City of Des Moines WA
206-870-6584-direct
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Cc: Wilson, Dinah; Guilfoyle, Lori
Subject: Woodmont Recovery Campus

On a separate note, discussion on a South King County sobering center appears to be ramping up. I am wondering how the Valley Cities Woodmont Recovery Campus project plays into this discussion... are folks aware of this project? I am a little disappointed in the lack of communication about the project from Ken Taylor and the County. It is another for our "siting of regional facilities" discussion. While it is technically located in Des Moines, it is also across the street from Kent and close to the Federal Way border.

Valley Cities Counseling & Consultation is in the beginning permitting stage process for the "Woodmont Recovery campus" in Des Moines at 26915 Pacific Highway South. This will be the first facility of its type and will provide secure Psych Inpatient, Secure Detox, and Semi-Secure chemical dependency inpatient services. My understanding is that it will include 5 separate buildings:

- o An Evaluation and Treatment Building w/16 beds for patients needing involuntary treatment and 8 patients needing voluntary crisis therapy,
- o A detox facility with 40 beds,
- o An outpatient clinic,
- o Administrative Building; and
- o Methadone Dispensary Clinic

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. It is slated to be an alternative for different jurisdiction as opposed to

the cost of jail, costing cities like 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.

Merina Hanson, *Human Services Manager*

Housing & Human Services | Parks, Recreation & Community Services
220 Fourth Avenue South, Kent, WA 98032

Direct Line **253-856-5077** | Fax **253-856-6070**

mhanson@KentWA.gov

CITY OF KENT, WASHINGTON

KentWA.gov [Facebook](#) [Twitter](#) [YouTube](#)

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL

CDM Exchange

From: Denise Lathrop
Sent: Tuesday, February 24, 2015 9:56 AM
To: Nikole Coleman; Tim George; Dan Brewer; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Nikole:

Great job getting all of this coordinated!

Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: Nikole Coleman
Sent: Tuesday, February 24, 2015 9:18 AM
To: Tim George; Denise Lathrop; Dan Brewer; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Yes, it is.

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

From: Tim George
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To: Denise Lathrop; Dan Brewer; Nikole Coleman; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

That sounds fine to me. Any comment from the applicant? Is that Sarah below?

From: Denise Lathrop
Sent: Tuesday, February 24, 2015 9:15 AM
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Cc: Tim George
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

That works for me. Thoughts from you Tim?

Denise E. Lathrop, AICP
Community Development Manager
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Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

From: Dan Brewer
Sent: Tuesday, February 24, 2015 9:06 AM
To: Nikole Coleman; Denise Lathrop; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

I'm ok with March 16th

From: Nikole Coleman
Sent: Tuesday, February 24, 2015 9:05 AM
To: Dan Brewer; Denise Lathrop; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

It would be a total of 27 days, since the appeal period actually started on the 17th of February, we would simply be extending it until the 16th of March. At no point would the appeal period end and start again.

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Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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Subject: FW: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Thoughts?

That means we would have to push the appeal period out 14 days to April 13th. And maybe the hearing as well. I need to notice the hearing by the 19th.

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ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Sarah Fayer [<mailto:sarahfayer@gmail.com>]
Sent: Tuesday, February 24, 2015 8:19 AM
To: Nikole Coleman
Cc: Alan Keimig; gheath@heathtraffic.com; Brandon Carver
Subject: Re: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Hello Nikole,

I have spoken to Heath and Associates and they think that the only need until March 6th to address all of the concerns.

Thanks,

Sarah L. Fayer
Project Manager
The Keimig Associates
Architects and Planners
253.939.3232

On Mon, Feb 23, 2015 at 4:28 PM, Nikole Coleman <NColeman@desmoineswa.gov> wrote:

Hi Sarah,

Due to the lack of availability of Greg until Feb 25th, we will be extending the appeal period for the SEPA MDNS. This will allow time for Heath and Associates to prepare the materials that the City of Kent requested.

The exact timeframe for the extension has not yet been decided. If Greg is back on the 25th, we think April 3rd would be enough time for a response, therefore April 6th may be a good deadline for an appeal.

Can you speak to Heath and Associates and get a sense of if this will work?

Thanks!

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Sarah Fayer [mailto:sarahlfayer@gmail.com]

Sent: Thursday, February 19, 2015 7:53 AM

To: Nikole Coleman

Cc: Alan Keimig; gheath@heathtraffic.com

Subject: Re: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Hello Nikole,

I've forwarded the email to Heath and Associates and spoke with Margarete on these concerns.

Greg is the lead on this and he will be back in town on the 25th. He will be better able to address these questions if they would like to speak with him.

Unfortunately Greg is out of the country until February 25th so their ability to respond to these concerns is limited but their team will offer all the support they can. He will be able to better address these questions next Wednesday but at this time I can offer the following reply to the comments from the City of Kent and I will continue to send information your way as it becomes available. Please let me know if there are items you deem most critical that we should prioritize as we address all of the concerns.

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Heath & Associates will assess the impact on the intersections noted and investigate the necessity of of a traffic signal at 268th. The preliminary findings of this assessment could be available middle of next week but not early enough to have meaningful review during this 10 day appeal period.

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Please let me know if you need anything else.

Thanks,

Sarah L. Fayer

Project Manager

The Keimig Associates

Architects and Planners

[253.939.3232](tel:253.939.3232)

On Tue, Feb 17, 2015 at 9:55 AM, Nikole Coleman <NColeman@desmoineswa.gov> wrote:

Alan and Sarah,

At this point we do not have plans to withdraw the MDNS. However, we do feel that Kent has some valid points and we would like your traffic consultants to respond to their comments (through me, of course). Our staff will respond to the comment I highlighted with red.

Being that the appeal period begins tomorrow and ends on the 27th, we need a quick turnaround. Can the consultants provide us with feedback by Friday?

Best,

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Anderson, Charlene [mailto:CAnderson@kentwa.gov]

Sent: Friday, February 13, 2015 8:45 AM

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

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.
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- 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

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.

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21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: [206-870-6551](tel:206-870-6551) | Fax: [206-870-6544](tel:206-870-6544)

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Tim George
Sent: Tuesday, February 24, 2015 9:20 AM
To: Nikole Coleman; Denise Lathrop; Dan Brewer; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Ok good. March 16th sounds good.

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To: Tim George; Denise Lathrop; Dan Brewer; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

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City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Anderson, Charlene [mailto:CAnderson@kentwa.gov]

Sent: Friday, February 13, 2015 8:45 AM

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

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Planning Services | Economic & Community Development

400 West Gowe, Kent, WA 98032

Main [253-856-5454](tel:253-856-5454) | Direct [253-856-5431](tel:253-856-5431)
canderson@KentWA.gov

CITY OF KENT, WASHINGTON

KentWA.gov [Facebook](#) [Twitter](#) [YouTube](#)

From: Nikole Coleman [<mailto:NColeman@desmoineswa.gov>]
Sent: Monday, February 02, 2015 8:34 AM
To: Nikole Coleman; 'Alan Keimig'; 'Sarah Fayer'
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Address: 26915 Pacific Highway South, Des Moines, WA 98198

Date of issuance: February 2, 2015

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NIKOLE COLEMAN, AICP | Land Use Planner

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CDM Exchange

From: Nikole Coleman
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Denise E. Lathrop, AICP
Community Development Manager
City of Des Moines Planning, Building and Public Works Department
21630 11th Avenue S, Suite D
Des Moines, WA 98198-6398
Phone: 206-870-6563
Fax: 206-870-6544

IT TAKES A PLACE TO CREATE A COMMUNITY, AND A COMMUNITY TO CREATE A PLACE

From: Dan Brewer
Sent: Tuesday, February 24, 2015 9:06 AM
To: Nikole Coleman; Denise Lathrop; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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Best,

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

From: Anderson, Charlene [mailto:CAnderson@kentwa.gov]

Sent: Friday, February 13, 2015 8:45 AM

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

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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

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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.

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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.

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CDM Exchange

From: Tim George
Sent: Tuesday, February 24, 2015 9:18 AM
To: Denise Lathrop; Dan Brewer; Nikole Coleman; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

That sounds fine to me. Any comment from the applicant? Is that Sarah below?

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Sent: Tuesday, February 24, 2015 9:15 AM
To: Dan Brewer; Nikole Coleman; Brandon Carver
Cc: Tim George
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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CITY OF KENT, WASHINGTON

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Sent: Tuesday, February 24, 2015 9:06 AM
To: Nikole Coleman; Denise Lathrop; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

I'm ok with March 16th

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Sent: Tuesday, February 24, 2015 9:05 AM
To: Dan Brewer; Denise Lathrop; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: [206-870-6551](tel:206-870-6551) | Fax: [206-870-6544](tel:206-870-6544)

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Dan Brewer
Sent: Tuesday, February 24, 2015 9:02 AM
To: Nikole Coleman; Denise Lathrop; Brandon Carver
Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

If heath needs to March 6th to respond, then I think that the 10 day clock should start on the 6th, which would put the end of the appeal period on March 16th

From: Nikole Coleman
Sent: Tuesday, February 24, 2015 8:23 AM
To: Dan Brewer; Denise Lathrop; Brandon Carver
Subject: FW: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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To: Nikole Coleman
Cc: Alan Keimig; gheath@heathtraffic.com; Brandon Carver
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Sent: Friday, February 13, 2015 8:45 AM

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

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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>]

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To: Nikole Coleman; 'Alan Keimig'; 'Sarah Fayer'

Cc: Tony Piasecki; Michael Matthias; Denise Lathrop; Dan Brewer; Brandon Carver; Loren Reinhold; Larry Pickard; Laura

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Subject: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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Subject: RE: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

March 13, not April 13!
Sorry.

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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](tel:253-856-5454) | Direct [253-856-5431](tel: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

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Date of issuance: February 2, 2015

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NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: [206-870-6551](tel:206-870-6551) | Fax: [206-870-6544](tel:206-870-6544)

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Nikole Coleman
Sent: Monday, February 23, 2015 4:25 PM
To: Tim George
Cc: Dan Brewer; Denise Lathrop; Laura Techico
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Good points! I will run by documents by you before I send out.

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From: Tim George
Sent: Monday, February 23, 2015 4:24 PM
To: Nikole Coleman
Cc: Dan Brewer; Denise Lathrop; Laura Techico
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

That sounds fine. We should probably note in the extension that this is needed based on the unavailability of the applicant during the appeal period and keep the extension as short as possible.

From: Nikole Coleman
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Cc: Dan Brewer; Denise Lathrop; Laura Techico
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Tim,

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From: Anderson, Charlene [<mailto:CAnderson@kentwa.gov>]
Sent: Friday, February 13, 2015 8:45 AM
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

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. **This document will be an agreement between the City of Des Moines and Valley Cities. It will be available to view as part of the public record.**
 - 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? **"Currently Kent holds both patient services and administrative functions but patient services continue to grow so they administrative functions will move to the new Woodmont Outpatient building but Valley Cities services will remain in the Kent location."**

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

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

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: 206-870-6551 | Fax: 206-870-6544

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Dan Brewer
Sent: Monday, February 23, 2015 3:17 PM
To: Nikole Coleman; Denise Lathrop
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

What did you find out about extending the appeal date so that the consultant could respond?

From: Nikole Coleman
Sent: Monday, February 23, 2015 2:52 PM
To: Denise Lathrop; Dan Brewer
Subject: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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

From: Anderson, Charlene [<mailto:CAnderson@kentwa.gov>]
Sent: Monday, February 23, 2015 2:51 PM
To: Whitman, Monica; Wolters, Ben; Hanson, Kurt; Hanson, Merina; Satterstrom, Fred; Thomas, Ken; Mullen, Steve; Peterson, Kelly
Cc: Nikole Coleman
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

I haven't heard anything. ***Nicole, is the traffic consultant going to prepare an addendum or otherwise provide you with additional information as the City of Kent requested, or do we need to appeal to obtain that information?****

From: Whitman, Monica
Sent: Monday, February 23, 2015 1:56 PM
To: Anderson, Charlene; Wolters, Ben; Hanson, Kurt; Hanson, Merina; Satterstrom, Fred; Thomas, Ken; Mullen, Steve; Peterson, Kelly
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Any response from their traffic consultant? The 27th is rapidly approaching.

From: Anderson, Charlene
Sent: Tuesday, February 17, 2015 10:20 AM
To: Wolters, Ben; Hanson, Kurt; Hanson, Merina; Satterstrom, Fred; Thomas, Ken; Mullen, Steve; Peterson, Kelly; Whitman, Monica
Subject: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

See response below to our request for Des Moines to withdraw the mDNS pending receipt of additional information.

From: Nikole Coleman [<mailto:NColeman@desmoineswa.gov>]
Sent: Tuesday, February 17, 2015 10:05 AM

To: Anderson, Charlene

Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Good Morning Charlene,

We appreciate Kent taking the time to review the material for the Woodmont Recovery Campus MDNS. At this point, we do not have plans to withdraw the MDNS. We have forwarded your comments to the traffic consultants and have requested that they respond by Friday, which would give you time to appeal the SEPA decision by February 27th if you still wish to do so. The comments that I currently have responses to are in red below.

Best,

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Anderson, Charlene [<mailto:CAnderson@kentwa.gov>]

Sent: Friday, February 13, 2015 8:45 AM

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

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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*

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CITY OF KENT, WASHINGTON

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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

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CDM Exchange

From: Nikole Coleman
Sent: Monday, February 23, 2015 2:52 PM
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To: Anderson, Charlene
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requested that they respond by Friday, which would give you time to appeal the SEPA decision by February 27th if you still wish to do so. The comments that I currently have responses to are in red below.

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Sent: Friday, February 13, 2015 8:45 AM

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

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

Regards,

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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

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Phone: 206-870-6551 | Fax: 206-870-6544

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Nikole Coleman
Sent: Thursday, February 19, 2015 7:54 AM
To: Brandon Carver; Denise Lathrop; Dan Brewer
Subject: FW: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Thoughts?

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

From: Sarah Fayer [mailto:sarahlfayer@gmail.com]
Sent: Thursday, February 19, 2015 7:53 AM
To: Nikole Coleman
Cc: Alan Keimig; gheath@heathtraffic.com
Subject: Re: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Hello Nikole,

I've forwarded the email to Heath and Associates and spoke with Margarete on these concerns.

Greg is the lead on this and he will be back in town on the 25th. He will be better able to address these questions if they would like to speak with him.

Unfortunately Greg is out of the country until February 25th so their ability to respond to these concerns is limited but their team will offer all the support they can. He will be able to better address these questions next Wednesday but at this time I can offer the following reply to the comments from the City of Kent and I will continue to send information your way as it becomes available. Please let me know if there are items you deem most critical that we should prioritize as we address all of the concerns.

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 trip generation has been analyzed by Heath & Associates to reflect the specialized nature of the uses on the site in terms of treatment orientation rather than generic health oriented. Heath & Associates can provide additional documentation to demonstrate that the calculations are accurate and suggest this be a condition of the MDNS.

o 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.

Heath & Associates will assess the impact on the intersections noted and investigate the necessity of a traffic signal at 268th. The preliminary findings of this assessment could be available middle of next week but not early enough to have meaningful review during this 10 day appeal period.

o 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. We will look into pedestrian access. I'm curious why the library did not warrant a signal at 268th... The Library opened in 2000 and did an expansion in 2009. It must not have warranted one at that time.



- 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? Valley Cities offers all staff carpool incentives and fully compensates for mass transit vouchers. They also have a program set up for clients to assist in providing for private shuttle and reimbursements for mass transit.

Please let me know if you need anything else.

Thanks,

Sarah L. Fayer
Project Manager
The Keimig Associates
Architects and Planners
253.939.3232

On Tue, Feb 17, 2015 at 9:55 AM, Nikole Coleman <NColeman@desmoineswa.gov> wrote:

Alan and Sarah,

At this point we do not have plans to withdraw the MDNS. However, we do feel that Kent has some valid points and we would like your traffic consultants to respond to their comments (through me, of course). Our staff will respond to the comment I highlighted with red.

Being that the appeal period begins tomorrow and ends on the 27th, we need a quick turnaround. Can the consultants provide us with feedback by Friday?

Best,

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Anderson, Charlene [mailto:CAAnderson@kentwa.gov]

Sent: Friday, February 13, 2015 8:45 AM

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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

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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*

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ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Nikole Coleman
Sent: Wednesday, February 18, 2015 4:54 PM
To: 'smclean@fwps.org'
Cc: Denise Lathrop
Subject: Woodmont Recovery Campus, City of Des Moines

Good Afternoon Sally,

I thought this might be the best way to get a hold of you since you mentioned it was difficult to do so. I wanted to let you know that a notice of SEPA determination was sent to 2 of the Federal Way Public School employees on Monday, February 2nd (it was actually 3, but one bounced back). The two that rec'd the email were Cindy Wendland, who is our official SEPA contact for the FWPS, and also Donna Bogle, who I specially looked up for Woodmont Elementary. Please see both of those emails attached.

My manager, Denise Lathrop, and I would be happy to discuss this project with you. The SEPA comment period has closed, but there will be a public hearing for the conditional use permit sometime in March.

Best,

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



dbogleEmailMDNS.p
df



Notice of MDNS -
LUA2014-0038;...

CDM Exchange

From: Nikole Coleman
Sent: Friday, February 13, 2015 11:22 AM
To: Denise Lathrop
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

I have only rec'd two other official comments thus far.

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

-----Original Message-----

From: Denise Lathrop
Sent: Friday, February 13, 2015 11:06 AM
To: Nikole Coleman
Cc: Dan Brewer; Brandon Carver
Subject: Re: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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Sent from my iPhone

On Feb 13, 2015, at 10:43 AM, "Nikole Coleman" <NColeman@desmoineswa.gov> wrote:

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> 1. The consultant could defend the land use designations used.

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> Building and Public Works Department
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> www.desmoineswa.gov

>

> From: Anderson, Charlene [<mailto:CAnderson@kentwa.gov>]

> Sent: Friday, February 13, 2015 8:45 AM

> 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;
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> Official Planning Services | Economic & Community Development
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> Sent: Monday, February 02, 2015 8:34 AM
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> Cc: Tony Piasecki; Michael Matthias; Denise Lathrop; Dan Brewer;
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> Subject: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus;
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Sent: Friday, February 13, 2015 10:44 AM
To: Denise Lathrop; Dan Brewer
Cc: Brandon Carver
Subject: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South
Attachments: LUA2014-0038 LU Planning Letter.pdf

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CITY OF KENT, WASHINGTON

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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

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

Date of issuance: February 2, 2015

Lead Agency Contact: Signature block below

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Phone: 206-870-6551 | Fax: 206-870-6544

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CDM Exchange

From: Brandon Carver
Sent: Friday, February 13, 2015 10:32 AM
To: Nikole Coleman
Subject: Re: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

What is your extension?

Sent from my iPhone

On Feb 13, 2015, at 10:25 AM, Nikole Coleman <NColeman@desmoineswa.gov> wrote:

I have a hard time believing this project would trigger a signal at 268th?

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

From: Brandon Carver
Sent: Friday, February 13, 2015 10:21 AM
To: Nikole Coleman
Subject: Fwd: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Do you plan to forward the additional traffic study comments to the consultant Heath and Associates? I think Kent's comments warrant answers and without them, they would likely appeal?

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From: "Anderson, Charlene" <CAAnderson@kentwa.gov>
Date: February 13, 2015 at 8:44:54 AM PST
To: 'Nikole Coleman' <NColeman@desmoineswa.gov>
Cc: Tony Piasecki <TPiasecki@desmoineswa.gov>, Michael Matthias <MMatthias@desmoineswa.gov>, Denise Lathrop <DLathrop@desmoineswa.gov>, "Dan Brewer" <DBrewer@desmoineswa.gov>, Brandon Carver <BCarver@desmoineswa.gov>, Loren Reinhold <LReinhold@desmoineswa.gov>, Larry Pickard <LPickard@desmoineswa.gov>, Laura Techico <LTechico@desmoineswa.gov>, Bonnie Wilkins <BWilkins@desmoineswa.gov>, George Delgado <GDelgado@desmoineswa.gov>, "Wolters, Ben" <BWolters@kentwa.gov>, "Hanson, Kurt" <KHanson@kentwa.gov>, "Hanson, Merina" <MHanson@kentwa.gov>, "Satterstrom, Fred" <FSatterstrom@kentwa.gov>, "Thomas, Ken" <KThomas@kentwa.gov>, 'Alan Keimig' <ackeimig@msn.com>, 'Sarah Fayer' <sarahlfayer@gmail.com>, "Peterson, Kelly"

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City of Des Moines | Planning, Building and Public Works Department

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: 206-870-6551 | Fax: 206-870-6544

ncoleman@desmoineswa.gov | www.desmoineswa.gov

CDM Exchange

From: Nikole Coleman
Sent: Friday, February 13, 2015 10:25 AM
To: Brandon Carver
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

I don't know if this is our call? I don't think it warrants withdrawing the MDNS, in my opinion. And I believe it would be up to the applicant to pay for more work on the traffic study???

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From: Brandon Carver
Sent: Friday, February 13, 2015 10:21 AM
To: Nikole Coleman
Subject: Fwd: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Do you plan to forward the additional traffic study comments to the consultant Heath and Associates? I think Kent's comments warrant answers and without them, they would likely appeal?

Sent from my iPhone

Begin forwarded message:

From: "Anderson, Charlene" <CAAnderson@kentwa.gov>
Date: February 13, 2015 at 8:44:54 AM PST
To: 'Nikole Coleman' <NColeman@desmoineswa.gov>
Cc: Tony Piasecki <TPiasecki@desmoineswa.gov>, Michael Matthias <MMatthias@desmoineswa.gov>, Denise Lathrop <DLathrop@desmoineswa.gov>, "Dan Brewer" <DBrewer@desmoineswa.gov>, Brandon Carver <BCarver@desmoineswa.gov>, Loren Reinhold <LReinhold@desmoineswa.gov>, Larry Pickard <LPickard@desmoineswa.gov>, Laura Techico <LTechico@desmoineswa.gov>, Bonnie Wilkins <BWilkins@desmoineswa.gov>, George Delgado <GDelgado@desmoineswa.gov>, "Wolters, Ben" <BWolters@kentwa.gov>, "Hanson, Kurt" <KHanson@kentwa.gov>, "Hanson, Merina" <MHanson@kentwa.gov>, "Satterstrom, Fred" <FSatterstrom@kentwa.gov>, "Thomas, Ken" <KThomas@kentwa.gov>, 'Alan Keimig' <ackeimig@msn.com>, 'Sarah Fayer' <sarahfayer@gmail.com>, "Peterson, Kelly" <KPeterson@kentwa.gov>, "Whitman, Monica" <MWhitman@kentwa.gov>, "Mullen, Steve" <SMullen@kentwa.gov>
Subject: RE: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

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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

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Regards,

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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

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CDM Exchange

From: Nikole Coleman
Sent: Friday, February 13, 2015 9:22 AM
To: Denise Lathrop; Dan Brewer; Tony Piasecki
Subject: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Just an FYI.

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

From: Sarah Fayer [mailto:sarahlfayer@gmail.com]
Sent: Friday, February 13, 2015 9:07 AM
To: Nikole Coleman
Subject: Re: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South

Nikole,

Just to address the concern that the new facility will replace the Kent facility. This is not quite accurate. Currently Kent holds both patient services and administrative functions but patient services continue to grow so they administrative functions will move to the new Woodmont Outpatient building but Valley Cities services will remain in the Kent location.

Let me know if I can help with any of these other concerns and questions.

Thanks,

Sarah L. Fayer
Project Manager
The Keimig Associates
Architects and Planners
253.939.3232

On Fri, Feb 13, 2015 at 8:44 AM, Anderson, Charlene <CAAnderson@kentwa.gov> wrote:

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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

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CDM Exchange

From: Nikole Coleman
Sent: Friday, February 13, 2015 8:49 AM
To: Tommy Owen
Subject: FW: Notice of MDNS - LUA2014-0038; Woodmont Recovery Campus; 26915 Pacific Highway South
Attachments: LUA2014-0038 LU Planning Letter.pdf

NIKOLE COLEMAN, AICP | Land Use Planner

City of Des Moines | Planning, Building and Public Works Department

ncoleman@desmoineswa.gov | www.desmoineswa.gov

From: Anderson, Charlene [mailto:CAnderson@kentwa.gov]

Sent: Friday, February 13, 2015 8:45 AM

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

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- 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

21630 11th Avenue S, Suite D | Des Moines, WA 98198-6398

Phone: 206-870-6551 | Fax: 206-870-6544

CDM Exchange

From: Anderson, Charlene [CAnderson@kentwa.gov]
Sent: Friday, February 13, 2015 8:45 AM
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
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.
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CDM Exchange

From: Denise Lathrop
Sent: Friday, February 13, 2015 8:40 AM
To: Kaplan Home
Cc: Nikole Coleman; Tony Piasecki; Michael Matthias; Dan Brewer; Brandon Carver; George Delgado
Subject: Re: Citizen Concern - Valley Cities Proposal

Thank you Mayor Dave.

Sent from my iPhone

On Feb 13, 2015, at 6:40 AM, "DesMnsDave@aol.com" <DesMnsDave@aol.com> wrote:

FYI. Just a heads up ... I've pointed her to existing documents, but she's going to have additional comments and questions, most notably about police response to issues related to the services Valley Cities is looking to provide.

Dave K.

From: DesMnsDave@aol.com
To: traceyantler@gmail.com
Sent: 2/13/2015 6:35:16 A.M. Pacific Standard Time
Subj: Re: Citizen Concern - Valley Cities Proposal

Tracey,

Thank you for your follow-up email. You have great questions to have answered. I can answer a few of them, but the documents Valley Cities is required to submit will answer others. If you can't find the answers to your questions from the links to submitted documents, those are the questions you want to make sure are in the comments you submit by the February 17th comment deadline. If those are not answered adequately, you may want to file a formal appeal to have those issues addressed.

In answer to your first question, the dispensary is for methadone, according to their description in the SEPA checklist on the 5th page.

https://mypermits.desmoineswa.gov/PermitTrax_Data/LIVE/PERMIT/PMT_30443/0c82c31a326147db9612a261409a7ac1.pdf

In answer to your second question, my comment about "specifically prohibited" is incorrect; it's about uses that are not specifically allowed. That means that similar services are already permitted, but the code is silent on one or more of the specific services they would be providing. Nicole Coleman on staff should be able to tell you which one(s) were not specifically allowed, but which were similar to those that are specifically permitted.

In answer to your third question, they are required to submit a traffic study (and they have.) The report explains the specific impacts of traffic. Here's the link to that report:

https://mypermits.desmoineswa.gov/PermitTrax_Data/LIVE/PERMIT/PMT_30443/6430e343425f4d0ba33e6535a096ccdf.pdf

I don't think it speaks to traffic flow on S. 268th. The City has a sidewalk project for which we have recently received a grant to put at least one sidewalk on S. 268th. The sidewalk would run the full length from 16th Avenue S. to Pacific Highway S. Our transportation department can tell

you more about the timing of that sidewalk project, but I believe it would be built within the next year or year and a half. Their number is 206.870.6522

Other questions may be answered by the other submitted documents. I suggest starting with the link in the answer to your first question above. Many of the others can be found here:

<https://mypermits.desmoineswa.gov/Citizen/PermitInfo/PermitDetails.aspx?R=joYcJyd%2bIRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc2UfMguoIQy7ocx7oHwoqoWrPbWRht3y%2ffoeZP7T7ZVJJclRc8Rp6BtFxWznuW8cKeqIR%2bckL%2bqJFYJKs8bvwtw>

Your questions regarding the police may not be answered in the list of documents listed here. My suggestion would be to submit those questions regarding the nature of the services, and the need for prompt response to situations, in your comments.

Regarding break-ins and other property crimes, there isn't much the City can do. Until the City reaches a financially sustainable level, we won't be able to add additional officers. Even if we were able to do that, it won't prevent break-ins and other property crimes ... just reduce them a bit. That is something plaguing all cities in Washington state. We're the worst state in the country for the number of property crimes.

For other questions, Nicole Coleman may be able to answer them. Her number is 206.870.6551

I hope this helps. Just remember to get your comments in by February 17th.

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

In a message dated 2/13/2015 5:49:20 A.M. Pacific Standard Time, traceyentler@gmail.com writes:

Mayor Kaplan,

Thank you for taking the time to explain the process. I'm a nurse and a mom; I'm learning a lot more about Land Use Planning than I ever thought I would need to.

I have been trying to learn more about the nature of the proposed facility, and I've been trying to follow the proper channels. I have not been able to get needed information and deadlines are looming. Valley Cities' development team and leadership have not responded to voice mails or emails. It's impossible to gauge how to respond to something without information, and it's concerning that they are ignoring requests for that information.

Do you know the answers to the following questions, or could you please point me to the right source?

- 1) What is the "dispensary" at the northeast corner of the plan? Specifically, is that a methadone clinic?
- 2) What are the planned uses that are not "specifically prohibited?"
- 3) Do they plan to discourage traffic on 268th? This is a quiet residential street with a school bus stop; it does not have a sidewalk.
- 4) What are plans for police support? This southern end of Des Moines is generally quiet and safe, but has experienced very slow police response times. I don't question

their motivation, just the ability of a small staff to take on more demand. My home was broken in to twice before I bought a security system. The second time, I had my 6 year old child with me and thought the criminals were still in my home. Des Moines PD took over an hour to respond. In 2013, some teenagers were seen with stolen property from another break in. They ran, leaving stolen jewelery and hollow point bullets behind. Des Moines PD took almost 4 hours to respond to ammunition on the ground 50 feet from an elementary school. I asked DMPD about follow up on break ins and was told "There's just not much we can do."

What kind of police support for this facility is planned? It is within yards of the Kent and Federal Way jurisdictions- will that be an issue with enforcement?

Thank you again for your help.

Tracey Entler

On Sun, Feb 8, 2015 at 5:15 PM, <DesMnsDave@aol.com> wrote:
Hi Tracey,

Thank you for your email. I appreciate the concerns that you've raised, and you've raised them in the correct venue (with staff.)

Regarding the proposal itself, it's clear that their intended services fit within the current zoning allowed for that commercial area. Some of the services are not specifically listed as being outright permitted, so they have had to apply for a Conditional Use Permit. That means that conditions can be put on their receiving approval. However, the zoning allows for the proposed uses and the project cannot be banned outright under the current zoning. Because they have already submitted their application for the project, Valley Cities is vested; that means that even if the Council were to change permitted uses in that zone, this facility could still be built.

The SEPA official has issued a Mitigated Determination of Non-Significance on the project. That means that Valley Cities must mitigate the impacts of their proposal. The scope of the mitigation is where you'd want to put your focus in terms of minimizing the impact on your neighborhood. Share your concerns with staff, and, if you're not satisfied with the mitigation, you can appeal the decision to the Hearing Examiner.

Regarding the process, notices for this project were sent out to those properties within 600 feet of the project's boundaries. This is double the range for when notices are usually sent out, so the City is well-within the noticing requirements required by law/ordinance. Any appeals will be heard by the Hearing Examiner, and any appeal from there will have to go to Superior Court. None of this will come to the City Council.

I understand your concerns, but there is nothing the Council can do at this point.

Thank you again for emailing. If you have other questions, either for myself or staff, please don't hesitate to contact us.

Cordially,

Dave Kaplan
Mayor & Councilmember
City of Des Moines, WA

