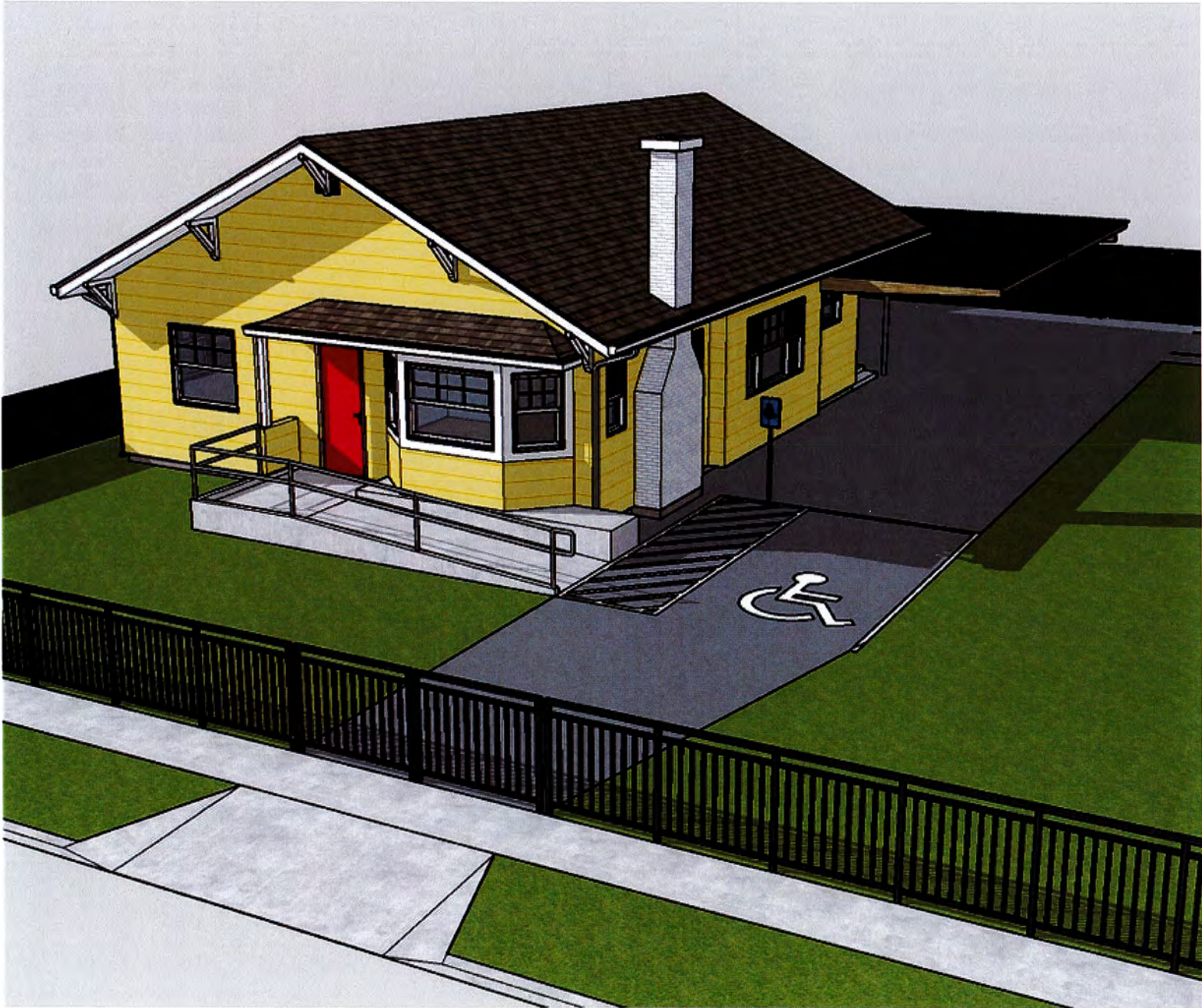


Youth & Family Link

Proposed Kelso Neighborhood Facility

1107 S 4th Ave



JH K Kelly

Exhibit A



MASTER LAND USE APPLICATION

For Office Use Only

Questions and Applications
can be directed to:

Community Development
203 S. Pacific #208
PO Box 819
Kelso WA 98626

360-423-9922 (Office)
360-423-6591 (Fax)
building@kelso.gov

<i>Office Use Only</i>	<input type="checkbox"/> Zoning	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> SEPA	<input type="checkbox"/> Type I Review	<input type="checkbox"/> Type II Review	<input type="checkbox"/> Type III Review
------------------------	---------------------------------	---	-------------------------------	--	---	--

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

Zoning / Comp Plan Amendment	Subdivision	Other
<input type="checkbox"/> Annexation	<input type="checkbox"/> Alteration/Vacation	<input type="checkbox"/> Appeal
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Environmental Checklist
<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> JARPA:
<input type="checkbox"/> Design Review	<input type="checkbox"/> Short Subdivision	<input type="checkbox"/> Critical Area
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Shoreline Exemption
<input type="checkbox"/> Rezone / Comp. Plan Amend	<input type="checkbox"/> Subdivision (Long)	<input type="checkbox"/> Substantial Development
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Subdivision Variance	
<input type="checkbox"/> Text Amendment Request		
<input type="checkbox"/> Variance		

Project Name: Youth & Family Link - Kelso Satellite Office

Property Address: 1107 S 4th Ave Kelso, WA 98626

Parcel Number(s): 23386 Will project be in the Flood Plain (yes/no)

Any part of this property within 200 feet of a shoreline of statewide significance (ye (no))

Will there be any filling, grading or excavation associated with the project (ye (no)) If yes, quantity of earthwork _____

Project Description Conversion, renovation, and upgrade of existing residence to neighborhood community center.

Applicant Information

The property owner(s), by signing this form, hereby state as true that they are the owner(s) of the property that is the subject of this application, have reviewed the proposal as presented in the application, and wish to pursue the change(s) in land use.

Applicant PROPERTY OWNER			
Business Name: <u>Youth & Family Link - Kelso Satellite Office</u>	Contact Name: <u>Corie Dow-Kramer</u>		
Mailing/Billing Address: <u>907 Douglas St</u>	City: <u>Longview</u>	State: <u>WA</u>	Zip: <u>98632</u>
Phone: <u>(360) 423-6741</u>	Email: <u>cdow@linkprogram.org</u>		
Signature:	Date: <u>June 26, 2019</u>		
Representative of Applicant			
Business Name: <u>JH Kelly</u>	Contact Name: <u>Michael Howard</u>		
Mailing/Billing Address: <u>821 3rd Ave</u>	City: <u>Longview</u>	State: <u>WA</u>	Zip: <u>98632</u>
Phone: <u>(360) 355-0161</u>	Email: <u>mhoward@jhkelly.com</u>		
Additional PROPERTY OWNER			
Business Name:	Contact Name:		
Mailing/Billing Address:	City:	State:	Zip:
Phone:	Email:		
Signature:	Date:		

If there are additional property owners, provide attachment in the same format and with same declaration.

Are existing structures located on lots? No Yes (Show location and label type of structure on map. Identify uses of all existing and proposed structures.)



Cowlitz County Property Information

Property ID: 3037858

Parcel: 23386

Site Address: 1107 S 4TH AVE

Owner Information

Owner: Z/M PROPERTIES LLC
Mailing Address: 10222 NW 33RD CT
VANCOUVER, WA 98685

General Property Info

Jurisdiction: KELSO
Acres: 0.2200
Curr Assmt Yr: 2018
Abbr Prop Ref: 592 (WALLACE) -9 -13,14 34 -8N -2W

Sect/Township/Range: 34-8N-2W

Property Use: SINGLE FAMILY RES

Neighborhood: SOUTH KELSO

Tax Code Area: 800

Current Assessed Values For 2018

Land Value: \$25,580
Improvement Value: \$108,610
Current Use: \$0
Total Assessed Value: \$134,190

Current Taxes For 2019 Payable Year

Taxes: \$1,648.81
Assessments: \$313.16
Total Charges: \$1,961.97
First Half: \$0.00
Second Half: \$0.00
Total Paid: \$981.01
Total Due: \$980.96

Photos



Disclaimer: I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Cowlitz County nor the Assessor/Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained



Cowlitz County Property Information

Property ID: 3037858

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Property Details

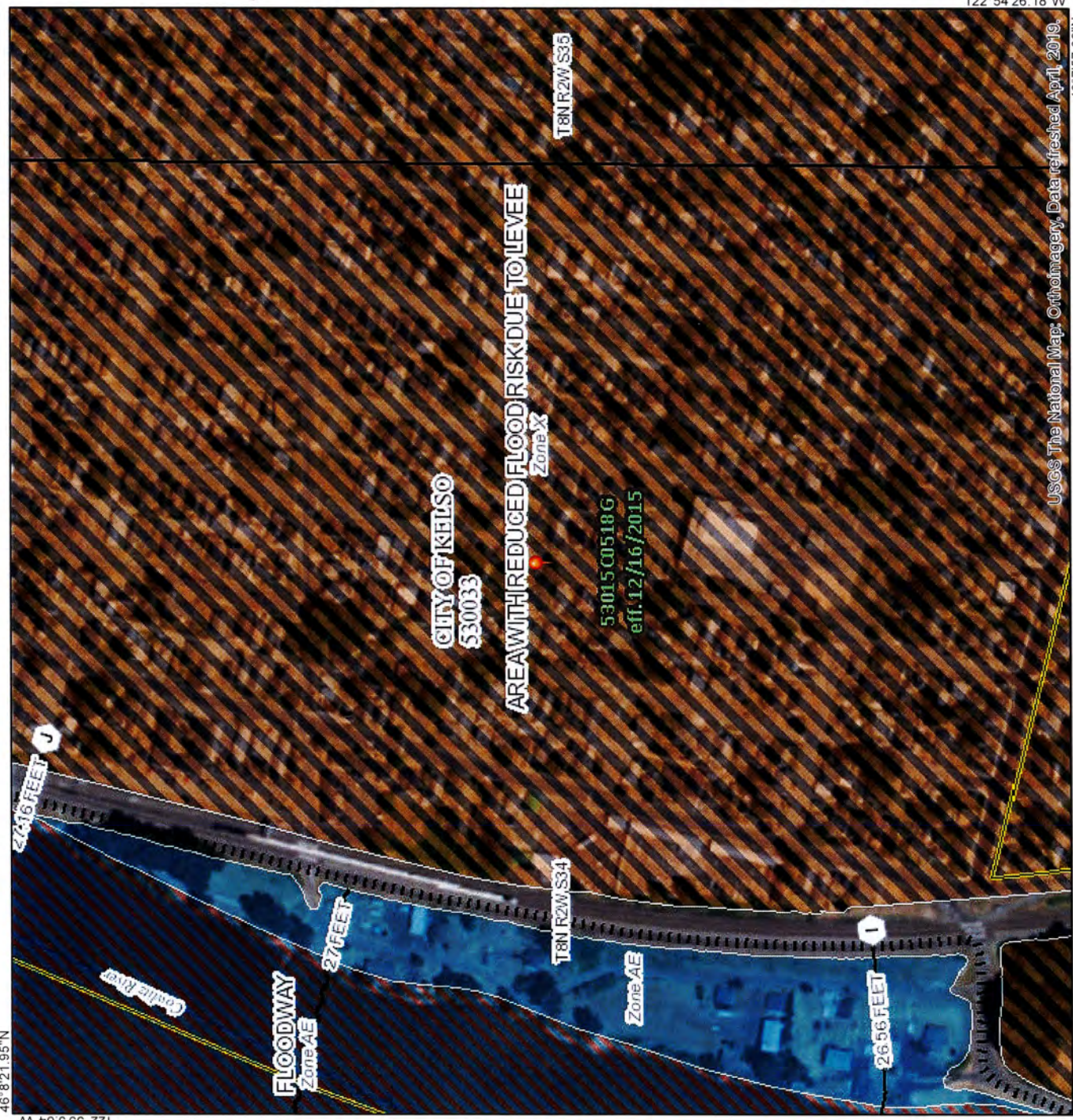
Year Built - DET_GAR_WD	1923
Area (SQFT) - DET_GAR_WD FIRST	384
Year Built - DET_GAR_WD	1923
Area (SQFT) - DET_GAR_WD FIRST	192
Year Built - SFR	1923
Area (SQFT) - SFR FIRST	1,304
Area (SQFT) - SFR BAS_UNF_V2	964
Baths (Full)	1
Bedrooms	3

National Flood Hazard Layer FIRMette



46°8'21.95"N

122°55'3.64"W



122°54'26.18"W

USGS The National Map: Orthoimagery, Data refreshed April, 2019.
46°7'57.02"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% Annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
Future Conditions 1% Annual Chance Flood Hazard Zone A
Area with Reduced Flood Risk due to Levee, See Notes, Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard Zone A
Effective LOMRs

OTHER AREAS

Area of Undetermined Flood Hazard Zone D
Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2019 at 11:56:53 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



7.1.19

Youth & Family Link
Proposed Kelso Satellite Facility
1107 S 4th Ave
Kelso, WA 98626

PROJECT NARRATIVE

APPLICANT

Steve Watters, M.A., LMHC
Corie Dow-Kramer, Executive Director

Youth & Family Link
907 Douglas St
Longview, WA 98632
360-423-6741
www.linkprogram.org

Youth & Family Link promotes positive change in our local community by partnering with local agencies, business, and residents to offer a variety of free programs for the under-served residents of Cowlitz County. Local community support enables the 'link-ing' of children, youth, and families through services such as Outreach & Engagement, Teen Mentoring, Afterschool Programs, Peer Support, Anger Management, Drug & Alcohol Prevention, Social Norms, and Community Recreation.

PROPOSED PROJECT

The proposed structure would serve as a local neighborhood satellite facility. The current structure is a residence located at 1107 S 4th Ave in Kelso, near Wallace Elementary School. The proximity of the school, large lot, two outbuildings, and large floor plan make it ideal for local families. The facility will be available for children, youth, and families Monday through Friday 10AM – 7PM, and occasionally on weekends. At least one staff member will be present during all programs and activities.

The proposed project could facilitate up to 50 local residents and would be available for other uses such as Boy Scouts, Girl Scouts, neighborhood meetings, parent meetings, school programs. It would be a kind of 'Urban Grange'.

With the emphasis on local neighborhood activities, most within walking distance, the project would have minimal impact on local AM/PM traffic trips.

Onsite parking will consist of one ADA parking stall and one staff parking stall. In addition, the Superintendent of Kelso School District has granted written permission to access nearby Wallace Elementary School parking lots for staff and patron parking.

The small detached shop could be used for maintenance equipment storage and repair. The large detached shop could be used for a woodworking/craft classes and workshops.



EXISTING RESIDENCE

Address: 1107 S 4th Ave Kelso, WA 98626 Property ID: 3037858 Parcel: 23386 -9 -13 14 34 -8N -2W

The home is a single-family, 3-bedroom, 1 bath residence built in 1923. Z/M Properties LLC, Vancouver WA, owns the current residence, used as a rental property. The property consists of a 1,300 SF home on a 9,500 SF (.22 acre) lot. The property has two detached shops, one 192 SF and the other 384 SF. In the 1960's, a full-size basement was constructed, consisting of a large open space and a half-bath. The property is located in the low risk flood zone due to the nearby levee.

EXISTING CONDITIONS

JH Kelly has performed an inspection as a part of the feasibility study. In addition, Homeland Inspections performed a professional home inspection as a condition of the purchase & sale agreement. There are signs of routine maintenance neglect and some minor settling issues, but given the age of the structure, it is in very good condition.

The basement has a few structural items that will need to be addressed. There are two large makeshift beams running the length of the building used to support the main level floor. This was likely constructed when the building was moved to accommodate the basement. At mid-span, a 'homemade' steel tension rod was added to help support the floor. The tension rod is clearly insufficient as evidenced by the temporary posts.

The basement currently has two access points, one exterior staircase and one interior staircase. The exterior concrete staircase is in exceptional condition but does not have a railing, making it a safety hazard. The basement interior staircase is unconventional, consisting of a retractable wood structure, which can be raised to the main floor level by means of cable & counterweight pulley system located in the attic. The staircase does not have a railing.

The basement has a working sump pit & pump. During the rainy season, the basement has minor seepage which is contained by the sump. However, the adjacent bathroom waste is currently plumbed into the same sump pit. Again, this is unconventional and not per code.

There is a small attic space at the West gable with permanent stair access. The staircase and attic space does not meet current code.

PROPOSED IMPROVEMENTS

Site

- Clear weeds and unwanted shrubs
- Remove existing cedar fence
- At rear, install new 6' chain-link fence with privacy slats, two 12' rolling gates for alley access
- At sides, install new 6' chain-link fence with privacy slats for 24 LF, 4' chain-link with privacy slats to front
- At front, install new 4' wrought iron fence and swing gates
- Divide large lot into landscaped area with gazebo, turf area, and a small community garden area
- Prune existing trees
- Remove existing onsite sidewalk
- Add exterior lighting
- Install new security light & camera system



Exterior

- Remove existing brick cladding at entry
- Repair existing post at entry overhang
- At back porch covered area, repair & repaint structure, replace existing corrugated plastic
- Replace all existing wood windows with new vinyl windows
- Repaint exterior
- Repaint existing detached shops

Access

- Bring existing structure to current ADA compliance
- Delineate new disabled parking space and signage on existing paved driveway
- Add new entry access ramp & railing
- Add ADA compliant restroom improvements
- The basement level will have same use as the main level; therefore, ADA access is not warranted

Basement

- Replace existing tension rod with new steel support beam
- Remove interior staircase, infill floor
- Install new railing & grab rail at exterior staircase
- Update restroom, install new grinder system to properly discharge waste
- Install new grate at existing sump pit
- Add new laundry closet, electrical and plumbing connections

Attic

- Remove existing staircase
- Install new pull-down staircase to make attic inaccessible to public
- Attic to be used for minor storage only

Main Level

- Remove interior walls, install posts and headers where required for structural support
- Enclose kitchen area with new walls and lockable pocket doors
- Kitchen to be converted to a staff breakroom, inaccessible to the public
- Enlarge bathroom as required for ADA compliance
- Insulate as required
- Drywall
- Trim
- Repaint
- Install new smoke detectors, alarms, extinguishers, and signage as required



PROPOSED CONSTRUCTION SCHEDULE & IMPACTS

If approved, JH Kelly will be serving as General Contractor for this project.

Schedule

- The proposed construction start date is August 15th. The project duration will be approximately 90 days.

Safety

- JH Kelly places a high premium on safety, for employees and the public. To that end, a temporary 6' chain-link security fence will remain for the duration of the project.

Hours of Operation

- Work performed between 7AM - 5PM on weekdays and some Saturdays as required.

Traffic Impact

- Material deliveries: 2-6 per week
- Empty & return of the on-site 40-yard dumpster: 1 per every 2 weeks
- On-site portable restroom servicing: 1 per month
- Employee and subcontractor parking will be primarily on-site with some on street parking and Wallace Elementary School parking, when appropriate.

Prepared for Youth & Family Link,

Michael Howard
JH Kelly
General Foreman, Carpenter, Detailer



Kelso School District #458
601 Crawford Street
Kelso, WA 98626

Mary Beth Tack, Superintendent
360-501-1927
marybeth.tack@kelsosd.org

June 12, 2019

Tammy Baraconi, Planning Manager
203 S Pacific
PO Box 819
Kelso, WA 98626

Dear Ms. Baraconi,

The purpose of this letter is to confirm that there is an agreement between the Kelso School District and Youth and Family Link, based in Longview Washington, regarding parking for patrons and staff of the proposed Wallace Community Center. The District has agreed to give full access to the Wallace Elementary School parking lots for use by the Community Center.

Please feel free to contact me if you have any questions.

Sincerely,

Mary Beth Tack, Superintendent
Kelso School District

Don Iverson, Director of Student Services
Kelso School District

MBT:bg

REVISIONS	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
	7/1/19								
REMARKS	Submit								

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 Drawn By: MDH



JK KELLY LLC
 1000 1st Avenue
 Seattle, WA 98101

PROJECT #
19258

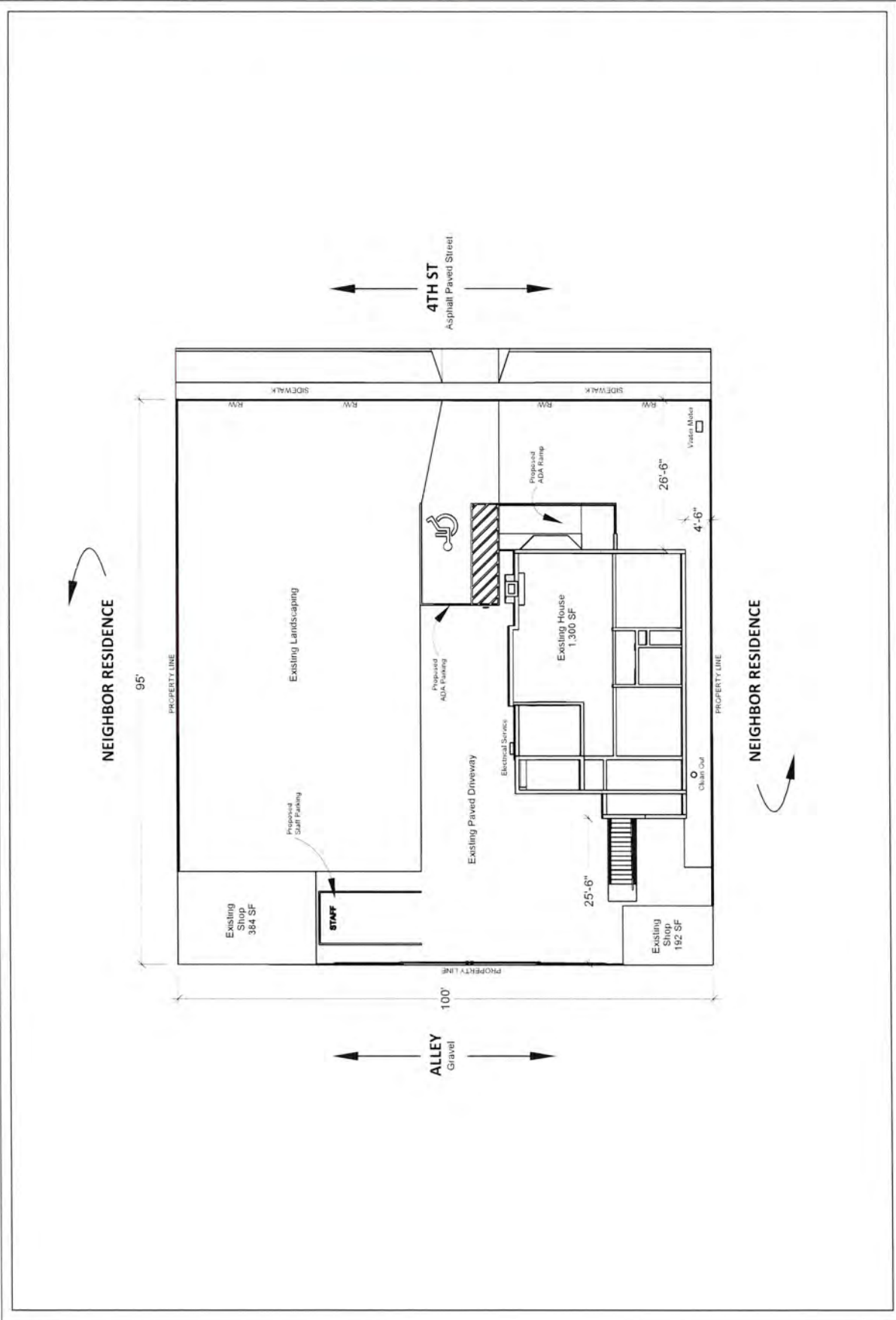
CLIENT
 YOUTH & FAMILY LINK
 807 DOUGLASS ST
 LONGVIEW, WA 98025

PROJECT
 YOUTH & FAMILY LINK
 KELSO FACILITY
 1107 S 4th AVE
 Kelso, WA 98626

SITE
 PLAN

SCALE:
 1/16" = 1'

01 OF 03



REVISIONS	DATE	DESCRIPTION
	7/1/15	Schema

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 Drawn By: MDH



JK KELLY LLC
 1001 1/2 PARKWAY
 SUITE 100
 KENNESAW, WA 98148

PROJECT #
19258

CLIENT
 YOUTH & FAMILY LINK
 107 DOUGLASS ST
 LEWISVILLE, WA 98042

PROJECT #
 YOUTH & FAMILY LINK
 KELSO FACILITY
 1107 S 4th AVE
 Kelso, WA 98626

SCALE:
 NTS

02 OF 03



REVISIONS	DATE	DESCRIPTION
	7/1/19	Submittal

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 Drawn By: MDH



JH KELLY LLC
 1000 W. 10TH ST.
 SUITE 200
 SEASIDE, WA 98138

PROJECT #
19258

YOUTH & FAMILY LINK
 987 DOUGLAS ST.
 LONGVIEW, WA 98022

YOUTH & FAMILY LINK
 KELSO FACILITY
 1107 S 4th AVE
 Kelso, WA 98626

PROPOSED

SCALE:
 NTS

03 OF 03



