

**STAFF REPORT  
CONDITIONAL USE PERMIT FOR CUP-21-07**

TO: City of Wenatchee Hearing Examiner  
FROM: City of Wenatchee Community Development Department  
RE: Public hearing for CUP-21-07  
DATE: April 19, 2022

**1. REQUESTED ACTION**

Conduct a public hearing on an application submitted by the Washington State Department of Corrections for a Conditional Use Permit (CUP) for a work/training release facility under the definition of group home. See Attachment A for application materials.

**2. SITE INFORMATION**

**Applicant:** State of Washington Department of Corrections  
**Owner:** Cruz Rental, LLC  
**Location:** 300 Okanogan St and identified by APN 22201053010 & 22201053001  
**Zoning District:** Residential Mixed Use (RMU)  
**Comp. Plan Designation:** Residential Mixed Use (RMU)

**Project Description:** A Conditional Use Permits (CUP) application proposes siting a 120-bed work release facility in the south wing to serve both male and female residents. The structure would remain intact, with the addition of exterior walls at the floorplate of the mechanical mezzanine to increase usable space. The ground floor would have the main entry and visitor waiting area, staff offices, the main resident dining room and flexible rooms for resident programming. The second and third floors would house approximately 60 residents each in sleeping rooms that can accommodate 1, 2, or 4 residents, required shower and restroom facilities, and a dayroom. The property is listed on the Wenatchee Register of Historic Places.

**Site Characteristics:** The 300 Okanogan property consists of the North wing (built in 1923), the West wing (built in 1948) and the South wing (built in 1963). The North wing is a partially occupied commercial space with 7 tenants. The West wing has 26 apartment units for seniors and is partially occupied. The South wing is vacant. The site has been condominiumized with a common area grounds and lobby serving the entire facility located on parcel 222010530001, the residential West wing on parcel 222010530020, and the North and South wings on parcel 222010530010. The site has one main parking lot at the southern boundary, with 44 clearly marked stalls, two of which are accessible stalls. There are an additional 32 stalls divided between three smaller parking lots around the site. Finally, three (3) stalls for loading are located between the West and South wings, accessible through the south parking lot. There is no existing bike storage on site.

The South wing is 16,333 gross square feet of unsprinklered concrete structure of two stories and a mechanical penthouse. The construction is concrete slab with concrete columns and exterior concrete walls. Interior walls are minimal and what exists is wood-frame construction. It is assumed the construction contains asbestos and other hazardous materials. Entry to the ground floor of the building is from a recessed plaza off Okanogan Avenue. There is a concrete stair tower on the south that provides access to the mechanical penthouse and also egresses to the south parking lot. The only windows in the structure are five sets of windows on the ground floor along the recessed plaza.

*Figure 1. Aerial image of proposed project area*



**Surrounding Properties:**

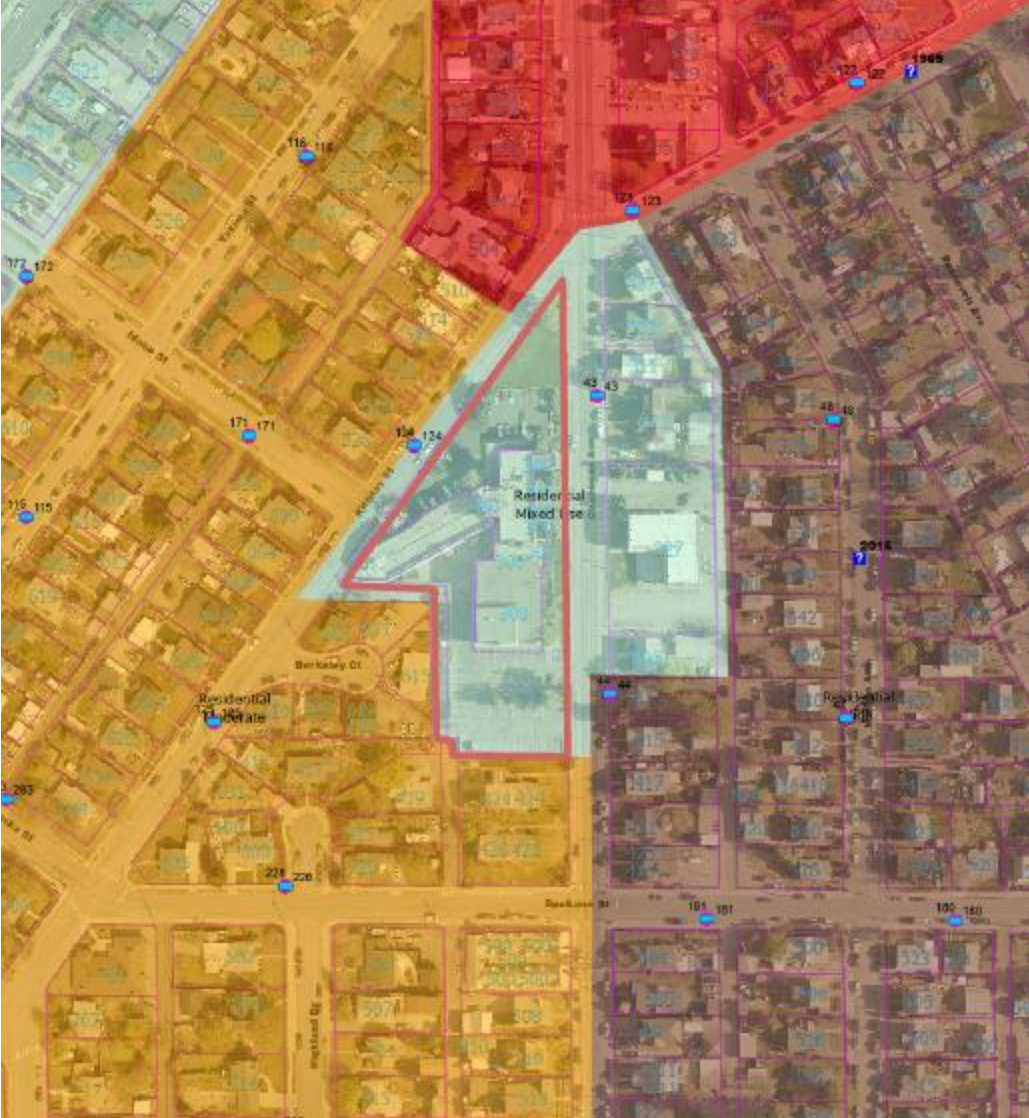
North: Residential properties

East: Residential properties; the Center for Alcohol and Drug Treatment

South: Residential properties

West: Residential properties

Figure 2. Zoning districts in proposed project area



**3. COMPLIANCE ANALYSIS OF APPLICABLE POLICIES AND REGULATIONS**

In review of this proposal, it is important to consider the goals and policies of the Comprehensive Plan, applicable codes, public and agency comments, any identified environmental concerns, and state and federal requirements. Identified below is planning staff’s analysis and consistency review for the subject application.

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code (WCC).

**Wenatchee Urban Area Comprehensive Plan**

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where

adequate public facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

Housing Element

GOAL 3: HOUSING MIX & DENSITY – Provide an adequate distribution of housing types consistent with land constraints and changing market demographics and preferences. Policy 5: The city may not enact any statute or ordinance that has the effect, directly or indirectly, of discriminating against consumers’ choices in the placement or use of a home in such a manner that is not equally applicable to all homes, except as allowed by RCW 35A.21.312 as now or hereafter amended. This speaks directly to manufactured homes and group homes.

*Project compliance:* The City regulations allow group homes in all residential districts either as a permitted use or a conditional use.

Implementation Table:

<p><b>Office &amp; Residential Mixed Use</b></p>	<p><b>Primary Uses:</b></p> <ul style="list-style-type: none"> <li>• <b>Variety of housing choices</b></li> <li>• <b>Professional offices</b></li> <li>• <b>Neighborhood services</b></li> <li>• <b>Medical centers</b></li> <li>• <b>Apartments</b></li> </ul> <p><b>Secondary Uses:</b></p> <ul style="list-style-type: none"> <li>▪ <b>Retail and food service</b></li> <li>▪ <b>Light manufacturing</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Mixed use zone suitable for residential, professional office, and in some limited areas, light industrial uses</li> <li>▪ Height: 60ft</li> </ul>
--	--	--

*Project compliance:* The work/release group home is consistent with the implementation table as the use is primarily residential and supports the comprehensive plan in providing for a variety of housing types throughout the community.

**Wenatchee City Code Title 2 Buildings**

The Deaconess Building is listed on the Wenatchee Register of Historic Places and must comply with WCC 2.36 Historic Resources. In the registration form the period of significance for the structure was listed as 1923-1948. The south wing, constructed in 1963, was listed as non-contributory to the historic status of the structure. All renovations and additions shall comply with WCC 2.36 Historic Resources.

**Wenatchee City Code Title 10, Zoning**

Wenatchee City Code (WCC) sections which apply to this project are described below.

Definitions and District Use Chart, WCC Chapters 10.08 and 10.10

WCC Section 10.08.070, “G,” defines “Group home” to mean:

A residence for the handicapped, physically, mentally or developmentally disabled, homeless, or otherwise dependent persons. Group homes are intended to provide residential facilities in a home-like environment. Such homes range

from licensed establishments operated with 24-hour supervision to nonlicensed facilities offering only shelter. They shall not include correctional facilities, nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to, the following:

(1) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in Chapter [70.123](#) RCW and Chapter [388-61A](#) WAC. Such facilities are characterized by a need for confidentiality.

(2) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in Chapter [18.20](#) RCW. However, boarding homes serving the aged infirm are not included in this definition.

(3) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter [246-360](#) WAC.

(4) Group Home for Youth. Any home maintained and operated for the care of children on a 24-hour basis as defined and regulated in Chapter [388-148](#) WAC and Chapter [74.15](#) RCW.

(5) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters [137-56](#) and [137-57](#) WAC.

*Project compliance: The applicant has demonstrated in Section 2A of the project narrative that the proposed use meets the definition of a group home under subsection (5) as a group home for offenders. The work/training program is regulated under Chapters 137-56 and 137-57 WAC.*

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for group homes (seven or more) in the RMU zoning district.

*Project compliance: An application for a conditional use permit has been submitted in compliance with the Wenatchee City Code.*

#### Development Standards, WCC Chapters 10.46, 10.60 and 10.62

Table 1, below, provides a detailed summary of the applicable development standards and consistency of the proposed project. The group home is proposed to be located within an existing building that was constructed prior to the vested and applicable

zoning standards associated with this application. Some dimensional standards may not comply with current standards and are would be considered as legally non-conforming.

*Table 1. Consistency with applicable development standards*

<b>WCC Chapter 10.46.030, Mixed Use Development Chart</b>			
<b>Applicable Standard</b>	<b>Required</b>	<b>Existing Structure</b>	<b>Complies?</b>
Street setback	10 feet	Varies	Yes
Side setback	5 feet	At least 5 feet	Yes
Rear setback	10 feet	At least 10 feet	Yes
Maximum height	60 feet	Varies – addition to South wing will be 36'-5" in height	Yes
Maximum lot coverage	35 percent	Approximately 29 percent	Yes
<b>WCC Chapter 10.60, Off-Street Parking</b>			
<b>Applicable Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies?</b>
Parking spaces	Group homes require 1 space per 5 beds or 24 total spaces.	See Appendix D (version 3-30-2022)	Yes

<b>WCC Chapter 10.62, Landscape Standards</b> (Any remodel in any two-year period that is valued at more than 50% of the assessed building valuation, shall require landscaping in conformance with WCC Chapter 10.62)			
<b>Applicable Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies?</b>
Street frontage	A continuous 6-foot wide (average).	See Section 3F Landscape Compliance in Project Narrative (3-30-2022)	Yes
Perimeter screening	Screening to be provided to achieve 100 percent sight obstruction of any outdoor storage areas and dumpster / recycling areas and 80 percent sight obstruction of parking lots	See Section 3F Landscape Compliance in Project Narrative (3-30-2022)	Yes
Façade buffer	At least four feet in width for 50 percent of building façade facing street (for any building set back more than 45 feet)	See Section 3F Landscape Compliance in Project Narrative (3-30-2022)	Yes
Parking lot	17.5 square feet of landscaping per 50 parking spaces (one tree per 10 parking spaces)	See Section 3F Landscape Compliance in Project Narrative (3-30-2022)	Yes

*WCC Section 10.62.050 allows for alternative compliance of the landscaping standards, where normal compliance is impractical or impossible. The request for alternative compliance will be formally reviewed as a part of the building permit application.*

**Conditional Use Permits, WCC 10.65**

All conditional use permit applications must comply with the general requirements in WCC 10.65.050:

- (1) The city shall determine whether the conditional use permit will run with the land or be personal. If the conditional use is personal, the permit is

nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property.

(2) The conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.

(3) The conditional use permit only applies to the specific location for which it was issued.

(4) The property owner/operator of any conditional use shall maintain compliance with the standards of this title and of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to Chapter 13.13 WCC, Enforcement and Penalties. The city shall determine whether the conditional use permit will run with the land or be personal. If the conditional use is personal, the permit is nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property.

*Project compliance: Staff recommends in the conditions of approval that the conditional use permit be personal, must be acted upon within 3 years and is only applicable only to the site at 300 Okanogan Ave.*

*All conditional uses are required by WCC 10.65.050(4) to maintain compliance with the standards of the city code and approved permit at all times. Should the City receive nuisance complaints or alleged violations of the CUP, the City will work directly with the Department of Corrections. Failure to maintain compliance with the requirements of the permit and the City code may result in formal code enforcement action or a compliance hearing with the Wenatchee Hearing Examiner.*

The applicant has the burden of demonstrating that the proposed use is consistent with WCC 10.65.060 Conditional use permit criteria:

- (1) All requirements of a specified use can be satisfied;
- (2) The requirements of the zoning district within which the lot is located can be met;
- (3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied;
- (4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area;
- (5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses;
- (6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and



- (7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation.

*Project compliance: The application has demonstrated that all requirements of the Wenatchee City Code have been met or can be conditioned to comply. This application, due to its nature as a work release group home for offenders, has the potential to create incompatibility with adjacent uses, negatively impact the character of the surrounding neighborhood, create a public nuisance, or result in undue adverse impacts affecting the public's health, safety, and welfare. The applicant has addressed each of these code requirements in Sections 2B4-2B6 in the project narrative.*

*The applicant, through its' application materials, has adequately demonstrated that by following Department of Corrections regulations and management policies, the project will not create incompatibility with adjacent uses, negatively impact the character of the surrounding neighborhood, create a public nuisance, or result in undue adverse impacts affecting the public's health, safety, and welfare. Residents of the work release group home are monitored while out of the facility and are required to comply with all standards and regulations of the Department of Corrections work release program. Failure to comply with these standards results in the offenders return to a correctional facility.*

*All conditional uses are required by WCC 10.65.050(4) to maintain compliance with the standards of the city code and approved permit at all times. Should the City receive nuisance complaints or alleged violations of the CUP, the City will work directly with the Department of Corrections. Failure to maintain compliance with the requirements of the permit and the City code may result in formal code enforcement action or a compliance hearing with the Wenatchee Hearing Examiner.*

All group homes applying for a conditional use permit are required to comply with the specific code requirements as provided in WCC 10.65.140.

**10.65.140 Group home (seven or more).**

(1) Common Open Space.

- (a) A minimum of 100 square feet of common open space shall be provided per bedroom;
- (b) The common open space shall provide a centrally located focal area for the development;
- (c) No dimension of an open space area used to satisfy the minimum square footage requirement shall be less than 10 feet, unless part of an integrated pathway or trail;
- (d) Common open space shall be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens;
- (e) Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbecue facilities, covered shelters or water features;

- (f) Surface water management facilities shall not be included in the open space calculation for meeting minimum requirements, unless it can be demonstrated that they are designed so that residents can use the space similar to other open space designations;
- (2) Parking needs shall be evaluated by the hearing examiner consistent with Chapter [10.60](#) WCC, as amended;
- (3) All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;
- (4) Landscaping and Screening. The development shall comply with Chapter [10.62](#) WCC, Landscaping Standards, as amended.

*Project compliance: The applicant project narrative in Section 2B1.1-2B1.2 addresses the individual criteria of the CUP requirements for group homes. The project is providing 3,628 square feet of common open space central to the property and accessible the group home residents. The application individually and the property collectively satisfies the minimum parking requirements off-street and with a finished surface that complies with the city code. The application has requested to apply a parking reduction of up to 20% due to the project’s proximity to a public bus shelter. Landscaping, through a combination of existing vegetation and new fencing and the application of alternative compliance provisions of the city code, is provided to meet the requirements of the city code.*

**Wenatchee City Code Title 12, Environmental Protection**

*Project compliance:* The subject site is outside of the 200' shoreline jurisdiction and is not identified in any critical area in the maps used by the City.

**4. ENVIRONMENTAL REVIEW**

The Washington State Department of Corrections was the SEPA Lead Agency for this project and issued a Determination of nonsignificance (DNS) in accordance with WAC 197-11 on August 17, 2021.

**5. PUBLIC NOTICE**

*Table 2. Procedural steps and dates*

<b>Application Submitted:</b>	November 19, 2021
<b>Determination of Completeness:</b>	December 16, 2021
<b>Notice of Application:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on December 20, 2021.

<b>Notice of Public Hearing:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on April 14, 2022; published in the Wenatchee World newspaper on April 14, 2022; posed on the City website on April 15, 2022
<b>Public Hearing:</b>	The public hearing is scheduled for April 26, 2022 at 3:00p.m.

The public and relevant agencies have been given an opportunity to comment on the proposal. All comments have been considered in the review and recommendation by the City. Comments received are included in Attachment B. Comments were received from the following:

Public agencies:

- Chelan County Fire District #1: No comment;
- Wenatchee Reclamation District: No concerns;
- City of Wenatchee Building and Fire Official: Project shall comply with all applicable building, plumbing, mechanical, fire, energy and accessibility codes.
- Wenatchee School District: Expressed concerns about the proximity of the facility to Columbia Elementary;

Public comment:

- Benjamin Hodges: Expressed opposition to living across from a penitentiary;
- Amanda Racus: Expressed opposition to the application due to its proximity to Columbia Elementary School and the increase of crime;
- Tina Collins: Expressed opposition to the application due to proximity to senior housing;
- Rachael Howard Pashkowski: Expressed support for the application due to proposed improvements to the building, compatibility with other uses in the vicinity, and reestablishing community connections for group home residents;
- Denise Fraley: Expressed opposition to the application due to potential negative impacts to the neighborhood and historic part of the city;
- Addy Hink: Expressed opposition to the application due to proximity to other public facilities and potential negative impacts to the neighborhood;

## 6. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-21-07 subject to the following findings of fact, conclusions of law, and suggested conditions:

**This recommendation is based on the following findings of fact:**

1. An application was submitted on November 19, 2021 for a group home for offenders, under the definition of Group Home at WCC 10.08.070.

2. The group home for offender is located in the Deaconess building located at 300 Okanogan Ave and identified by APN 22201053010 & 22201053001.
3. The property owner is Cruz Rental, LLC.
4. The applicant is the Washington State Department of Corrections.
5. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on April 26, 2022.
6. The application was determined complete on December 16, 2021 and appropriate notice of the application and public hearing was mailed to surrounding property owners, sent to agencies with jurisdiction, and posted on the property on December 20, 2021.
7. The Wenatchee World published a notice of public hearing on April 14, 2022.
8. The Deaconess Building is listed on the Wenatchee Register of Historic Places. In the registration form the period of significance for the structure was listed as 1923-1948 and the south wing, constructed in 1963, was listed as non-contributory to the historic status of the structure. All renovations and additions shall comply with WCC 2.36 Historic Resources.
9. The Wenatchee Urban Area Comprehensive Plan land use designation is Residential Mixed Use.
10. The subject property is located within the Residential Mixed Use (RMU) zoning district.
11. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan; particularly Goal 3 and Policy 5 of the Housing Element:
  - GOAL 3: HOUSING MIX & DENSITY – Provide an adequate distribution of housing types consistent with land constraints and changing market demographics and preferences.
  - Policy 5: The city may not enact any statute or ordinance that has the effect, directly or indirectly, of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes, except as allowed by RCW 35A.21.312 as now or hereafter amended. This speaks directly to manufactured homes and group homes.
12. The proposed use meets the definition of "Group Home for offenders" as defined in WCC Chapter 10.08.070 "G" as a facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters [137-56](#) and [137-57](#) WAC.
13. Group homes are permitted as a Conditional Use in the Residential Mixed Use zoning district per the District use chart at WCC Section 10.10.020.
14. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning, meeting all applicable development standards, including setbacks, height, and lot coverage.
15. The proposal is consistent with the general conditional use permit criteria in WCC Section 10.65.050:
  - The city shall determine whether the conditional use permit will run with the land or be personal, pursuant to WCC Section 10.65.050(1). If the

conditional use is personal, the permit is nontransferable to other persons. The city may require the permit to be recorded with the county auditor as a covenant on the property.

- The conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
  - The conditional use permit only applies to the specific location for which it was issued.
  - The property owner/operator of any conditional use shall maintain compliance with the standards of this title and of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to Chapter [13.13](#) WCC, Enforcement and Penalties.
16. This conditional use permit application is appropriate as a personal permit and nontransferable to other persons.
17. The application materials have sufficiently demonstrated compliance with the conditional use permit criteria in WCC Section 10.65.060:
- (1) All requirements of a specified use can be satisfied;
  - (2) The requirements of the zoning district within which the lot is located can be met;
  - (3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied;
  - (4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area;
  - (5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses;
  - (6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and
  - (7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation.
18. The applicant, through its' application materials, has adequately demonstrated that by following Department of Corrections regulations and management policies, the project will not create incompatibility with adjacent uses, negatively impact the character of the surrounding neighborhood, create a public nuisance, or result in undue adverse impacts affecting the public's health, safety, and welfare. Residents of the work release group home are monitored while out of the facility and are required to comply with all standards and regulations of the Department of Corrections work release program. Failure to comply with these standards results in the offenders return to a correctional facility.
19. The applicant project narrative in Section 2B1.1-2B1.2 addresses the individual criteria of the CUP requirements for group homes. The project is providing 3,628 square feet of common open space central to the property and accessible the group home residents. The application individually and the property collectively satisfies the minimum parking requirements off-street and with a finished surface

that complies with the city code. Landscaping, through a combination of existing vegetations and new fencing (utilizing alternative compliance) is provided to meet the requirements of the city code.

20. As proposed and conditioned, the project is consistent with the specific conditional use permit criteria for a group home, WCC 10.65.140.
21. The application has requested to apply a parking reduction, pursuant to WCC 10.060.070, for up to 20% due to the project's proximity to a public bus shelter.
  - The project site is within 700 feet of a public parking shelter.
  - A commute trip reduction plan has been provided with the application materials;
  - The proposed use is not auto-dependent. The residents of the group home are not allowed to drive;
  - The minimum safety guidelines have been met.
  - The reduction of parking has not been combined with any other parking reduction options; and
  - The reduction will not result in off-street parking requirements below one parking space per housing unit. The senior housing portion of the property is not a participant in the commute trip reduction plan.
22. This application and subsequent building permit are subject to all provisions of the Wenatchee City Code, including development standards specific to the referenced zoning district.
23. The Washington State Department of Corrections issued a Determination of nonsignificance (DNS) in accordance with WAC 197-11 on August 17, 2021.
24. The public and relevant agencies were given an opportunity to comment on the proposal. Comments from both public agencies and the public were received and considered by the City in formulating its recommendation.
25. Written comments were received from the following public agencies:
  - Chelan County Fire District #1: No comment;
  - Wenatchee Reclamation District: No concerns;
  - City of Wenatchee Building and Fire Official: Project shall comply with all applicable building, plumbing, mechanical, fire, energy and accessibility codes.
  - Wenatchee School District: Expressed concerns about the proximity of the facility to Columbia Elementary;
26. Written comments were received from the following members of the public:
  - Benjamin Hodges: Expressed opposition to living across from a penitentiary;
  - Amanda Racus: Expressed opposition to the application due to its proximity to Columbia Elementary School and the increase of crime;
  - Tina Collins: Expressed opposition to the application due to proximity to senior housing;
  - Rachael Howard Pashkowski: Expressed support for the application due to proposed improvements to the building, compatibility with other uses in the vicinity, and reestablishing community connections for group home residents;

- Denise Fraley: Expressed opposition to the application due to potential negative impacts to the neighborhood and historic part of the city;
  - Addy Hink: Expressed opposition to the application due to proximity to other public facilities and potential negative impacts to the neighborhood;
27. All public comments were considered in the review of the application by the applicant and the City of Wenatchee.
  28. The Washington State Department of Corrections initiated a public work release facility site selection process in Chelan County in 2019. A local search committee and a Local Advisory Committee (LAC) were formed. The LAC held monthly meetings beginning in November 2019 through June 2020 (stopping due to the COVID-19 pandemic). The LAC resumed in February 2021, again holding monthly meetings until September 2021. As a result of these meetings, two sites were considered. On October 7, 2021 the secretary of the Department of Social and Health Services Cheryl Strange provided preliminary approval to move forward with the siting process.
  29. The Washington State Department of Corrections, per 72.65.220 RCW, when three or fewer sites for final consideration of a department-owned, operated, or contracted work release or other community-based facility, the department or contracting organization shall make public notification and conduct public hearings in the local community.
  30. The Washington State Department of Corrections conducted public hearings on August 11, 2021 and October 27, 2021. These hearing were conducted virtually via TEAMS. For both public hearings, postcards notifying residents and/or property owners within a one-half mile radius of the proposed sites were mailed with instructions on how to attend the virtual public hearing.
  31. Notice of the public hearing was published in the Wenatchee World newspaper on April 14, 2022, pursuant to WCC 13.07.090(1)(a).
  32. Notice of the public hearing was mailed to property owners within 350 feet of the project site, pursuant to WCC 13.07.090(1)(b), on April 14, 2022.
  33. Notice of the public hearing was posted on the City website at least 10 days before the hearing, pursuant to WCC 13.07.090(1)(c), on April 15, 2022
  34. The Wenatchee Hearing Examiner conducted a public hearing on April 26, 2022.
  35. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested conclusions:**

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee Urban Area Comprehensive Plan and Wenatchee City Code.
4. As conditioned, this proposal meets the general conditional use permit criteria in WCC Section 10.65.060.
5. The conditional use permit is personal and nontransferable to other persons.

6. Comments from the reviewing agencies have been considered and addressed where appropriate.
7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions place upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested Conditions of**

**Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials provided in Attachment A, except as amended by the conditions herein.
2. Changes or alterations to the approved plan are not authorized. All changes or alterations to the approved project shall be reviewed and approved by the City of Wenatchee and all agencies with jurisdiction prior to commencement of any related work.
3. The conditional use permit is personal to the Washington State Department of Corrections at 300 Okanogan Ave for the operation of a group home for offenders and is nontransferable to other persons, entities, or organizations. This permit shall be recorded with the county auditor as a covenant on the property prior to the issuance of any building permit for occupancy.
4. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
5. This conditional use permit shall maintain compliance with the standards of the city code and this permit as approved at all times. Failure to maintain compliance with the requirements of the permit and the City code may result in formal code enforcement action or a compliance hearing with the Wenatchee Hearing Examiner.
6. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
7. A commercial building permit for the tenant improvements and any additions to the building shall be submitted prior to construction actives and shall comply with



all applicable building, plumbing, mechanical, fire, energy and accessibility codes.

8. A final landscape plan is required to be submitted and approved prior to building permit issuance, in accordance with WCC Chapter 10.62. Alternative compliance shall be documented as required pursuant to WCC Section 10.62.050.
9. All renovations and additions shall comply with WCC 2.36 Historic Resources.

**Attachments:**

- A. Application materials
- B. Public and Agency Comments

**Attachment A:** Application materials



Department of Community Development  
 Planning Division  
 1350 McKittrick Street, Suite A  
 Wenatchee, WA 98801  
 (509) 888-3200

**LAND DEVELOPMENT PERMIT APPLICATION**

Date Stamp

Accepted By:  Receipt No.  File No.

**TYPE OF PERMIT YOU ARE APPLYING FOR:**

- Major Subdivision  Short Plat  Binding Site Plan  Variance   
 Final Plat  Final Short Plat  Final Binding Site Plan  Conditional Use   
 Plat/Binding Site Plan Alteration  Plat/Binding Site Plan Vacation  Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

**GENERAL INFORMATION**

Applicant: Washington State Department of Corrections, Attn: Mark Kucza

Mailing Address: P.O. Box 41100, Mail Stop 41100, Olympia WA 98504-1100

Contact No.: 425-212-0039 E-mail Address: Makucza@doc1.wa.gov

Property Owner(s): Cruz Rental LLC

\*If different than applicant

Mailing Address: 1155 S Van Sickle Avenue, East Wenatchee, WA 98802

Contact No.: 509-630-3098 E-mail Address: JCARLOSCRUZ1155@GMAIL.COM

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

**Complete section if an agent is acting for the applicant or owner during the permit process:**

Authorized Agent: Tony Lindgren, KMB architects

Mailing Address: 906 Columbia Street SW, Suite 400, Olympia WA 98501

Contact No.: 360-706-6017 E-mail Address: TonyLindgren@KMB-architects.com

Surveyor: N/A Washington Registration #: \_\_\_\_\_

Contact No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Engineer: N/A Washington Registration #: \_\_\_\_\_

Contact No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Please indicate who should receive correspondence and notices:

Applicant

Owner

Authorized Agent

Surveyor

Engineer

**PROPERTY INFORMATION**

Street Address(es): 300 Okanogan

Parcel No(s): 222010530001, 222010530010, and 222010530020

Abbreviated Legal Description:

Condo Deaconess Condo Common Area 1.2500,  
Condo Deaconess Condo Unit 1 1.7500,  
Condo Deaconess Condo Unit 2 0.0000

Total site size in acres: 2

Zoning District Designation: Residential Mixed Use (RMU)

Overlay District: N/A

Comprehensive Plan Designation: Residential Mixed Use (RMU)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: Secondary

Critical Areas: N/A

**ACKNOWLEDGEMENTS AND SIGNATURES**

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 11/9/2021

Applicant Signature: \_\_\_\_\_

Date: 11/9/2021

Agent Signature: \_\_\_\_\_

Date: 11/3/21

Owner Signature: \_\_\_\_\_

*[Handwritten signatures]*

*Member LLC*



**Project Information**

**Project Name:** DOC Work Release  
**Site Address:** 300 Okanogan Avenue, Wenatchee, WA 98801  
**Assessor Parcel:** 22201053001 (Deaconess Condo Unit - Common), 22201053010 (Deaconess Condo Unit 1), 22201053020 (Deaconess Condo Unit 2)  
**Legal Owner:** Cruz Rental LLC  
**County:** Chelan  
**Acreage:** 1.8 acres (78,729 SF)  
**Zoning:** Residential Mixed Use (RMU)  
**Project Contact:** Tony Lindgren, PE  
KMB architects  
906 Columbia Street, Ste 400, Olympia, WA 98501  
360.352.8883  
tonylindgren@kmb-architects.com

**Conditional Uses - Group Home Compliance**

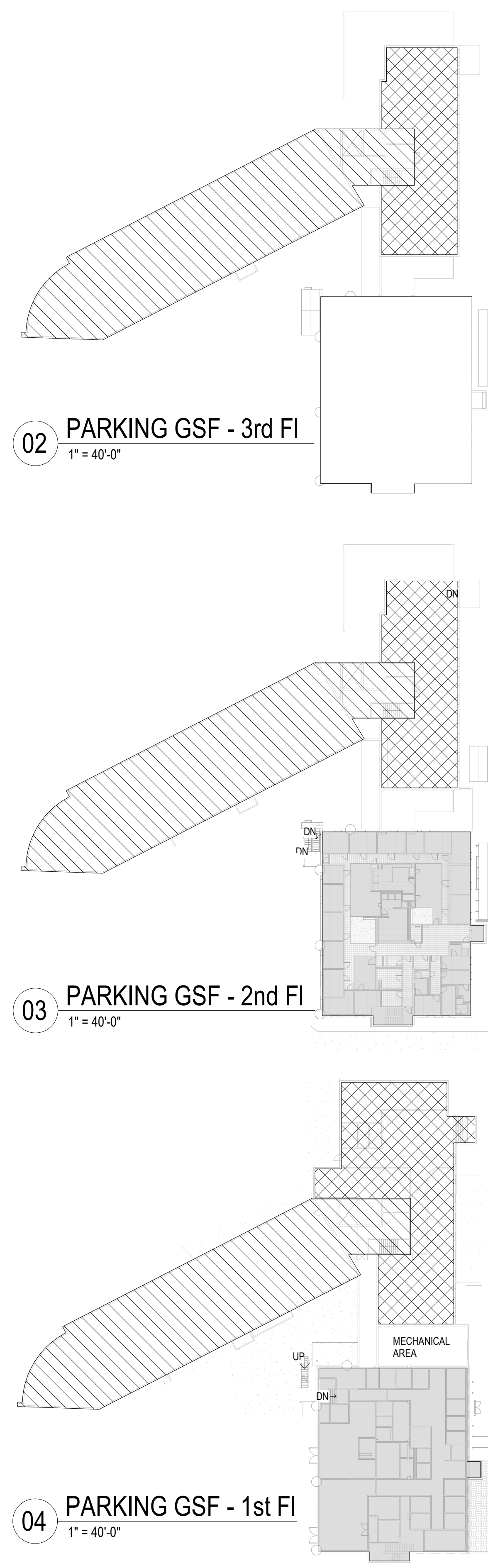
**COMMON OPEN SPACE REQUIREMENTS PER WCC 10.65.140(1)**  
BEDROOMS PROPOSED = 36, REQUIRED COMMON OPEN SPACE = 3,600 SF  
OUTDOOR RECREATION AREA = 3,628 SF  
**PARKING NEEDS PER WCC 10.65.140(2)**  
\*REFER TO APPENDIX D - "PARKING DEMAND AND DAILY TRIP GENERATION MEMO"  
OFF-STREET PARKING SURFACE IMPROVEMENT PER WCC 10.65.140(3)  
SEE PLAN FOR OFF-STREET PARKING SURFACE TO BE IMPROVED.  
**LANDSCAPE STANDARDS PER WCC 10.65.140(4)**  
SEE LANDSCAPE COMPLIANCE SUMMARY.

**Landscape Compliance**

**RIGHT-OF-WAY LANDSCAPING PER WCC 10.62.090(2)(A)**  
SIX-FOOT MINIMUM LANDSCAPING PROVIDED AT OKANOGAN AVE = 417'-9"  
LENGTH OF STREET FRONTAGE ALONG OKANOGAN AVE = 550'-1"  
TOTAL PERCENTAGE OF RIGHT-OF-WAY LANDSCAPING = 75%  
**TREE REQUIREMENTS PER WCC 10.62.090(2)(A)(i)**  
NUMBER OF TREES ALONG OKANOGAN AVE = 23  
NUMBER OF DECIDUOUS TREES = 16  
TOTAL PERCENTAGE OF DECIDUOUS TREES ALONG OKANOGAN AVE = 70%  
**GROUND COVER REQUIREMENTS PER WCC 10.62.090(2)(A)(ii)**  
PLAN WILL NOTE AREAS WITHOUT GRASS GROUND COVER TO BE PLANTED WITH SHRUBS A MINIMUM OF 1 PER 50 SF.  
**PERIMETER LANDSCAPE SCREENING PER WCC 10.62.090(3)(A)**  
EXISTING CONDITIONS PRECLUDE COMPLIANCE.  
**ALTERNATIVE LANDSCAPE OPTION PER WCC 10.62.050**  
AT SOUTH AND WEST BOUNDARY, EXISTING PARKING LOT DIMENSIONS CANNOT ACCOMMODATE 6' PERIMETER BUFFERING WITHOUT LOSS OF REQUIRED PARKING STALLS FOR PARKING COMPLIANCE. PLAN PROPOSES ALTERNATIVE OPTION OF REPLACING 6'-0" TALL CHAIN LINK FENCE WITH 6'-0" TALL OPAQUE FENCE AT SOUTH BOUNDARY AND REPLACING EXISTING CHAIN LINK AND BARBED WIRE TOPPER WITH 6'-0" TALL OPAQUE FENCE AT WEST BOUNDARY. NOTE AT WEST BOUNDARY, ADJACENT PARCEL IS AN AVERAGE OF 4'-0" HIGHER IN ELEVATION THAN SUBJECT PARCEL.  
**OUTDOOR WASTE DUMPSTER LANDSCAPE SCREENING PER WCC 10.62.090(3)(C)**  
DUMPSTERS LOCATION IS MARKED ON PLAN. DUMPSTERS TO BE LOCATED AT NORTHWEST OF THE PROPOSED SOUTH WING AREA OF WORK AND WILL NOT BE VISIBLE FROM RESIDENTIAL ZONED DISTRICT DUE TO DISTANCE FROM PERIMETER, ELEVATION CHANGE AND FENCING AT PROPERTY LINE.

**Parking Compliance**

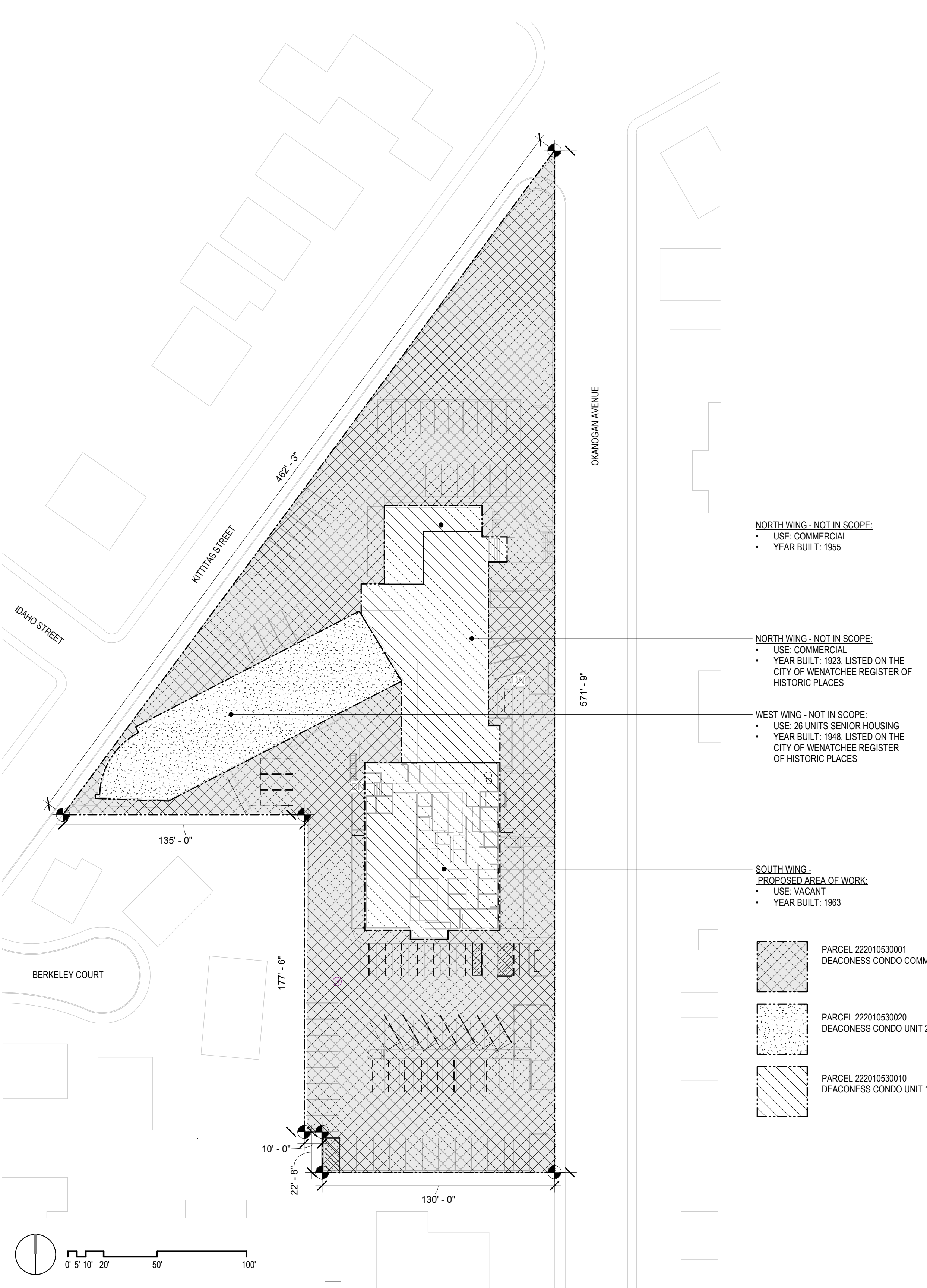
**WEST WING (SENIOR HOUSING)**  
PER WCC 10.60.080 - "SENIOR HOUSING", 1 SPACE PER DWELLING UNIT.  
REQUIRED SENIOR HOUSING PARKING SPACES: 26.  
**NORTH WING (COMMERCIAL)**  
\*REFER TO APPENDIX D - "PARKING DEMAND AND DAILY TRIP GENERATION MEMO"  
GROUND FLOOR: 5,491 GROSS FLOOR AREA  
SECOND FLOOR: 3,434 GROSS FLOOR AREA  
THIRD FLOOR: 3,434 GROSS FLOOR AREA  
TOTAL: 12,359 GROSS FLOOR AREA  
PER WCC 10.60.080 - "RETAIL/OFFICE":  
1 - 2,000 GSF AT 4 SPACES PER 1,000 SF = 8 SPACES  
2,001 - 7,500 GSF AT 3.5 SPACES PER 1,000 SF = 19.25 SPACES  
7,501 - 11,279 GSF AT 2.85 SPACES PER 1,000 SF = 13.92 SPACES  
REQUIRED COMMERCIAL OFFICE PARKING: 41.  
**SOUTH WING (AREA OF WORK)**  
PER WCC 10.60.080 - "SUPERVISED LIVING FACILITIES... GROUP HOME (7 OR MORE)":  
1 SPACE PER 5 BEDS = 24 SPACES.  
NO RESIDENT PARKING ALLOWED PER DOC POLICY.  
20% REDUCTION PER WCC 10.60.070 "PARKING REDUCTION INCENTIVE-TRANSIT"  
FOR COMMERCIAL/OFFICE AND PROPOSED USE: 52.  
**TOTAL REQUIRED STALLS: 78 SPACES**  
**TOTAL PROVIDED STALLS: 81 SPACES**  
**MAXIMUM AMOUNT OF COMPACT STALLS:**  
PER WCC 10.60.030(4) - MAXIMUM 40% STALLS REDUCED IN SIZE TO ACCOMMODATE COMPACT CARS:  
COMPACT STALLS (16' X 8') - 19 STALLS  
COMPACT STALLS AS A PERCENTAGE OF OVERALL SITE: 23.4%  
COMPACT STALLS AS A PERCENTAGE OF COMMERCIAL AND GROUP HOME REQUIRED PARKING: 36.5%



**02 PARKING GSF - 3rd Fl**  
1" = 40'-0"

**03 PARKING GSF - 2nd Fl**  
1" = 40'-0"

**04 PARKING GSF - 1st Fl**  
1" = 40'-0"



**01 SITE CONDO PARCELS AND HISTORIC BUILDINGS**  
1" = 40'-0"

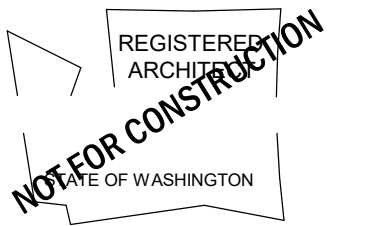
**DOC WRE - DEACONESS BUILDING**  
**WA Dept. of Corrections**  
300 Okanogan Avenue, Wenatchee WA 98801

ORIGINAL SHEET SIZE = 24 x 36  
HALF SIZE REDUCTIONS = 11 x 17  
REVISIONS:

DATE:  
3/25/2021

ADDITIONAL INFORMATION RESUBMITTAL

SHEET NO:  
**CUP-01**  
PROJECT INFORMATION



**Project Information**

**Project Name:** DOC Work Release  
**Site Address:** 300 Okanogan Avenue, Wenatchee, WA 98801  
**Assessor Parcel:** 22201053001 (Deaconess Condo Unit - Common), 22201053010 (Deaconess Condo Unit 1), 22201053020 (Deaconess Condo Unit 2)  
**Legal Owner:** Cruz Rental LLC  
**County:** Chelan  
**Acreage:** 1.8 acres (78,729 SF)  
**Zoning:** Residential Mixed Use (RMU)  
**Project Contact:** Tony Lindgren, PE  
 KMB architects  
 906 Columbia Street, Ste 400, Olympia, WA 98501  
 360.352.8883  
 tonylindgren@kmb-architects.com

Parking - Breakdown	
Count	Phase Demolished
EAST	5 None
NORTH	16 None
SOUTH	49 None
WEST	11 None
Grand total: 81	

**DOC WRE - DEACONESS BUILDING**  
**WA Dept. of Corrections**  
 300 Okanogan Avenue, Wenatchee WA 98801

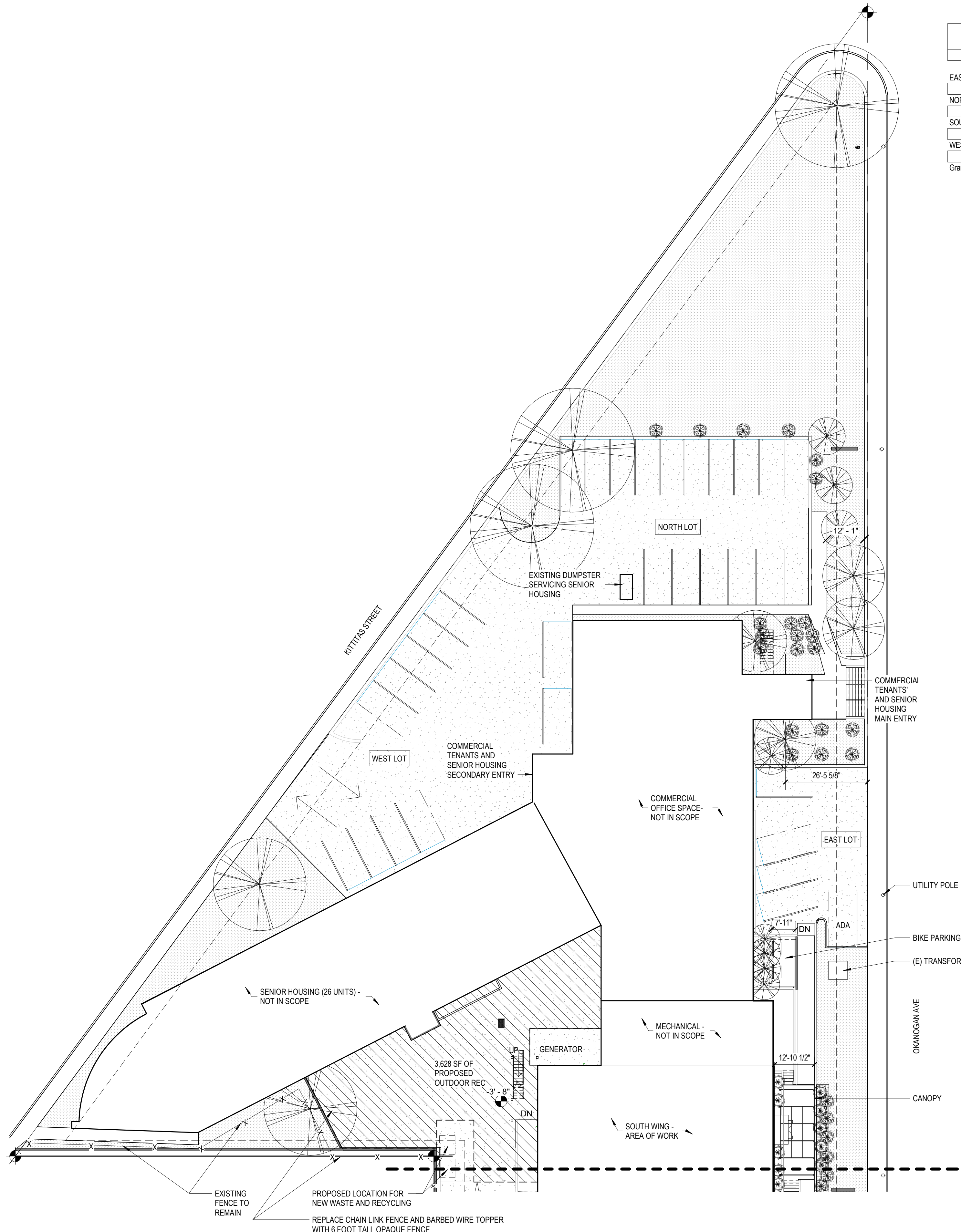
ORIGINAL SHEET SIZE = 24 x 36  
 HALF SIZE REDUCTIONS = 11 x 17  
 REVISIONS:

DATE: 3/25/2021

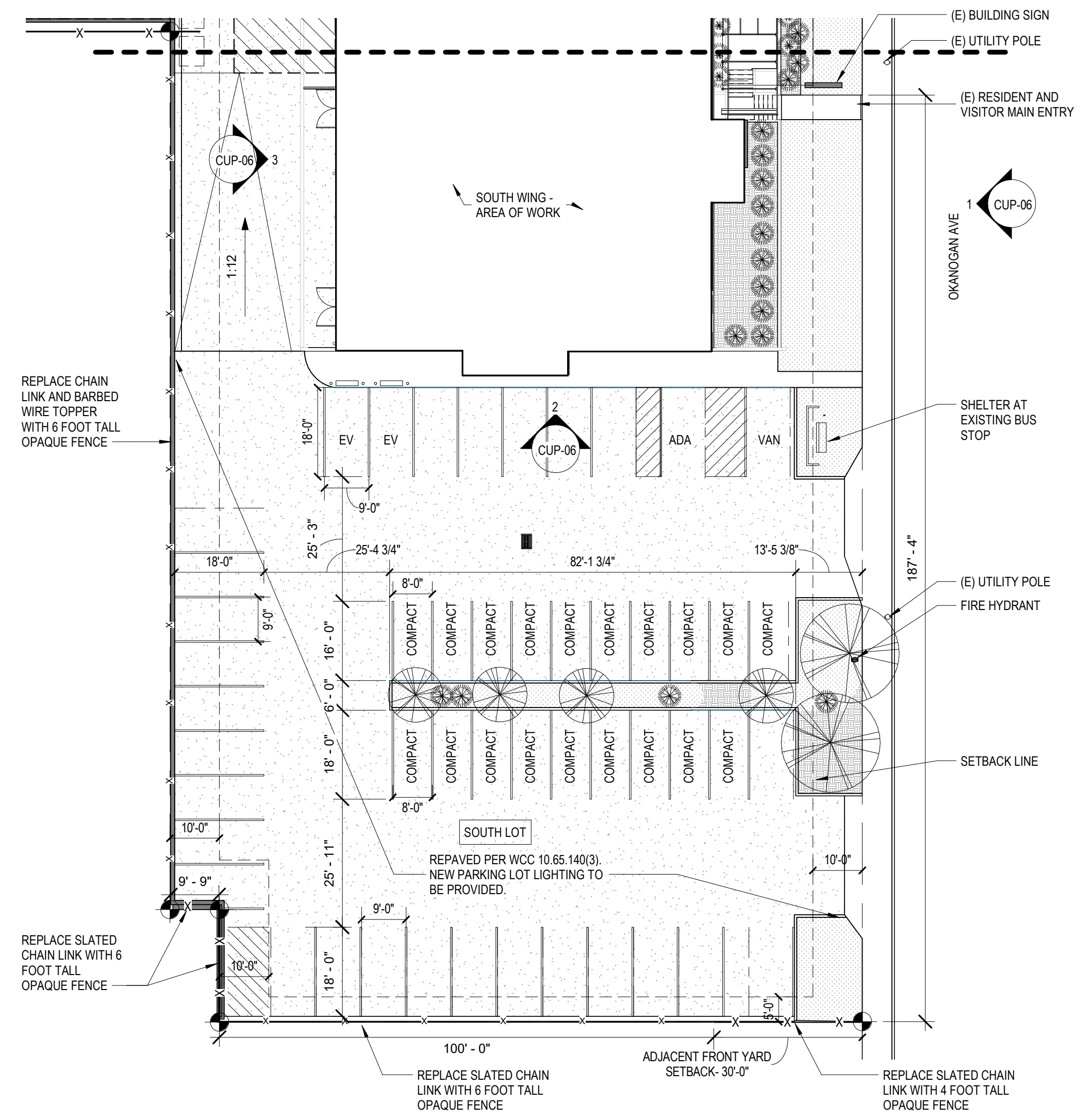
ADDITIONAL INFORMATION RESUBMITTAL

SHEET NO:

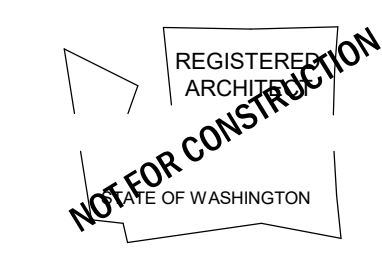
**CUP-02**  
SITE PLAN



**02 CUP02\_PARKING AND LANDSCAPE PLAN - PROPERTY NORTH**  
 1" = 20'-0"



**01 CUP02\_PARKING AND LANDSCAPE PLAN - PROPERTY SOUTH**  
 1" = 20'-0"



1 SOUTH WING - ENTRY FLOOR  
1/8" = 1'-0"

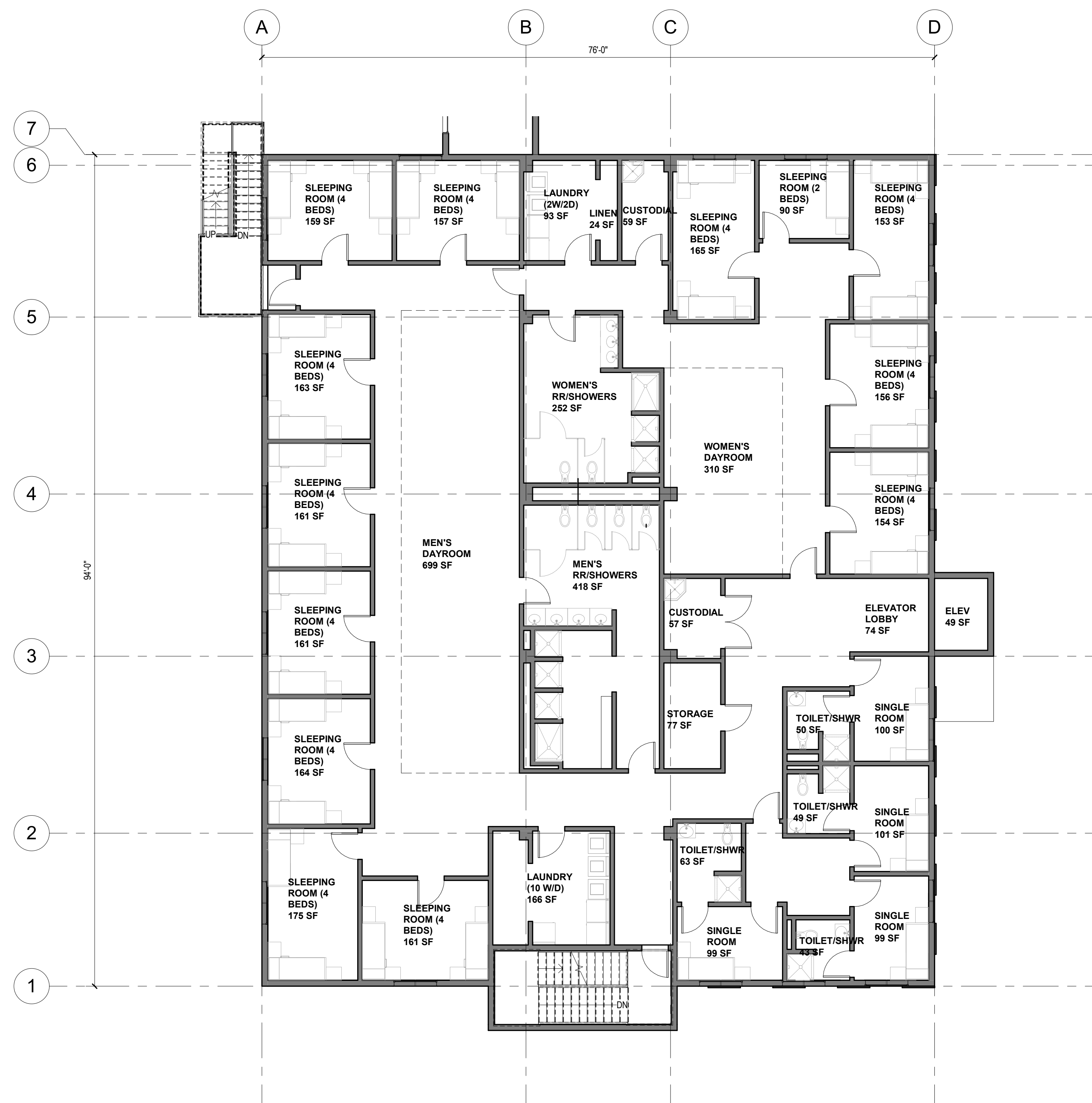
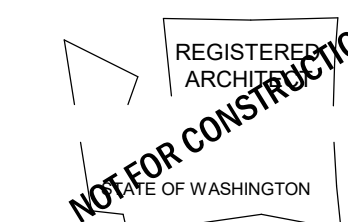
**Conditional Use Permit**  
**WA Dept. of Corrections**  
300 Okanogan Avenue  
Wenatchee, WA 98801

ORIGINAL SHEET SIZE = 24 x 36  
HALF SIZE REDUCTIONS = 11 x 17  
REVISIONS:

DATE: 11-08-2021

Submittal

SHEET NO.  
**CUP-03**  
SOUTH WING - ENTRY  
FLOOR



1 SOUTH WING - SECOND FLOOR  
1/8" = 1'-0"

**Conditional Use Permit**  
**WA Dept. of Corrections**  
300 Okanogan Avenue  
Wenatchee, WA 98801

ORIGINAL SHEET SIZE = 24 x 36  
HALF SIZE REDUCTIONS = 11 x 17  
REVISIONS:

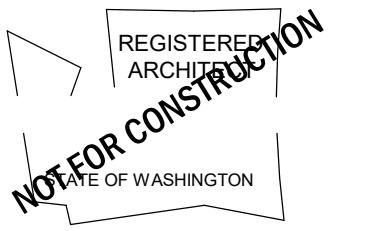
DATE:  
11-08-2021

Submittal

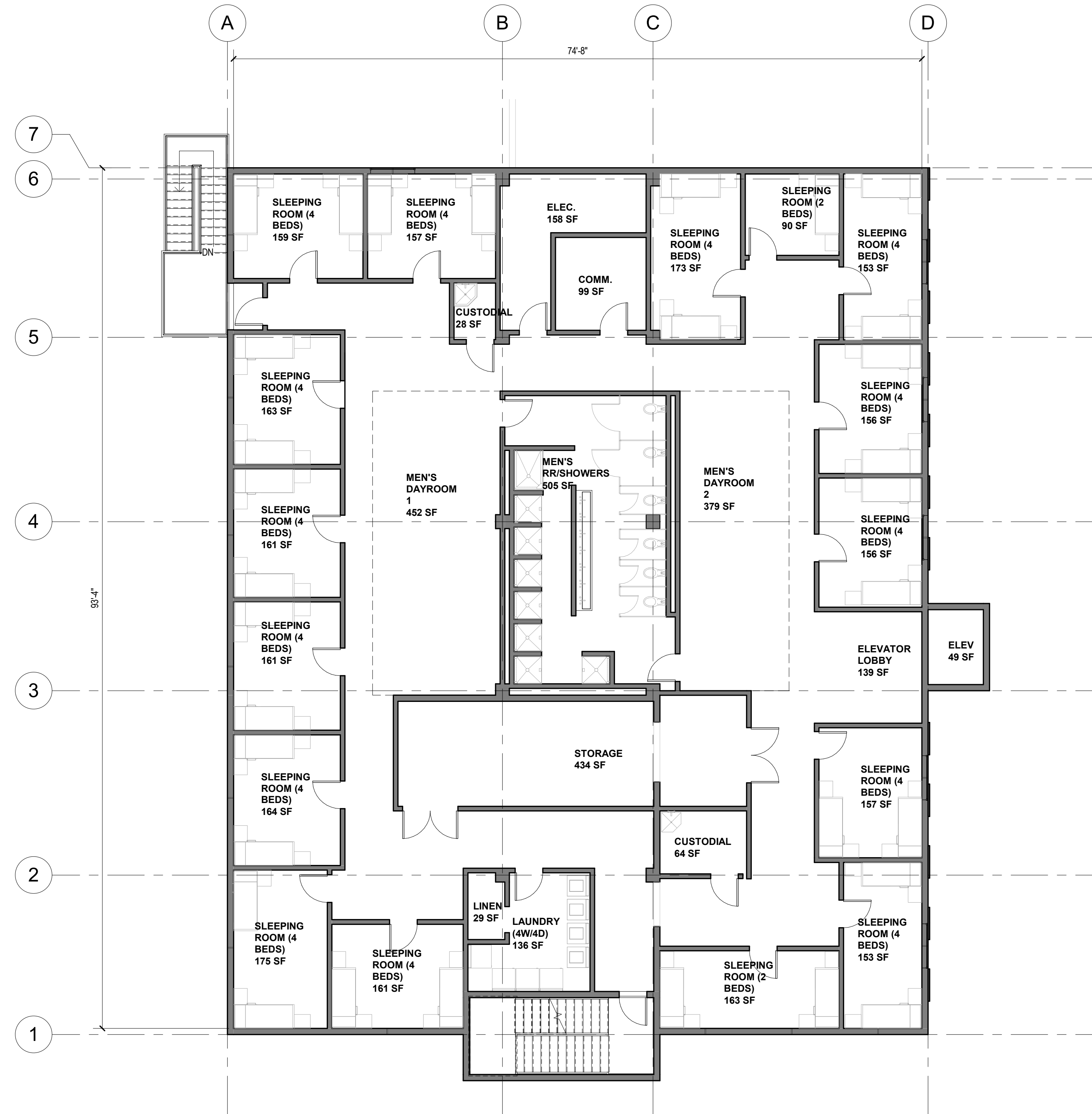
SHEET NO.

**CUP-04**  
SOUTH WING - SECOND  
FLOOR





KMB Project # 21005



1 SOUTH WING - THIRD FLOOR  
1/8" = 1'-0"

**Conditional Use Permit**  
**WA Dept. of Corrections**  
300 Okanogan Avenue  
Wenatchee, WA 98801

ORIGINAL SHEET SIZE = 24 x 36  
HALF SIZE REDUCTIONS = 11 x 17

REVISIONS:

DATE: 11-08-2021

Submittal

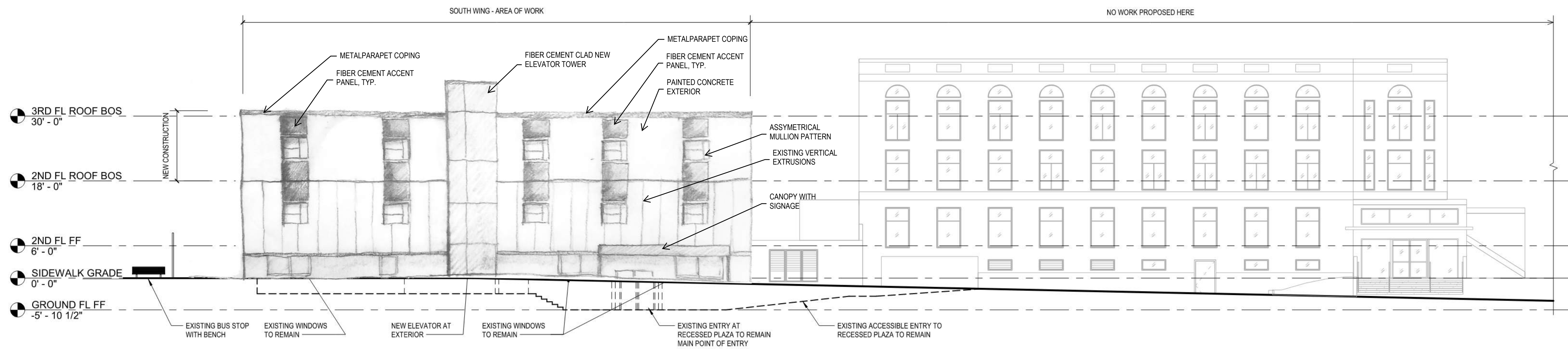
SHEET NO.

**CUP-05**

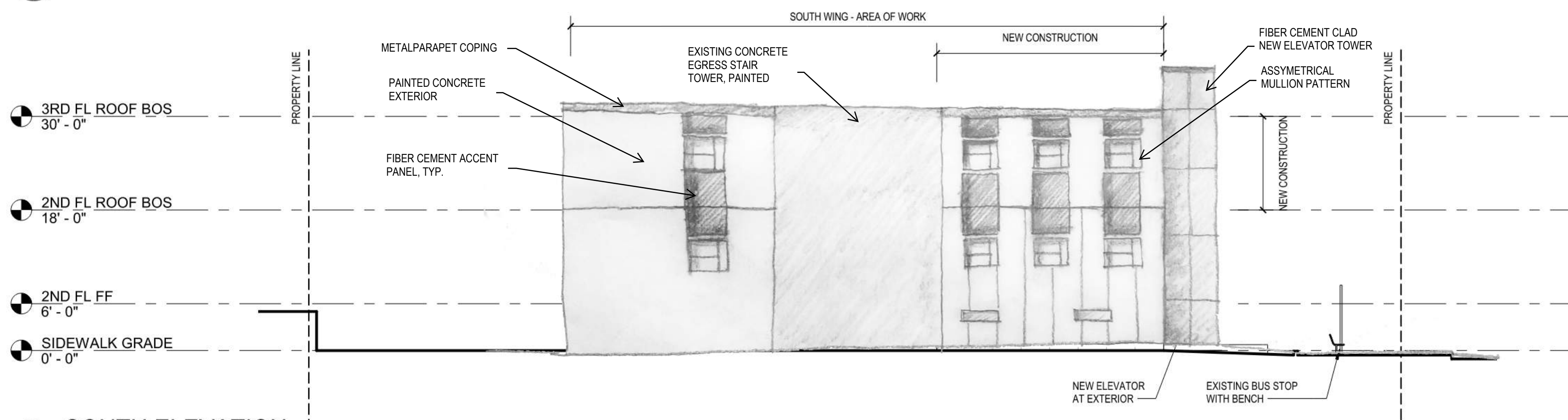
SOUTH WING - THIRD FLOOR



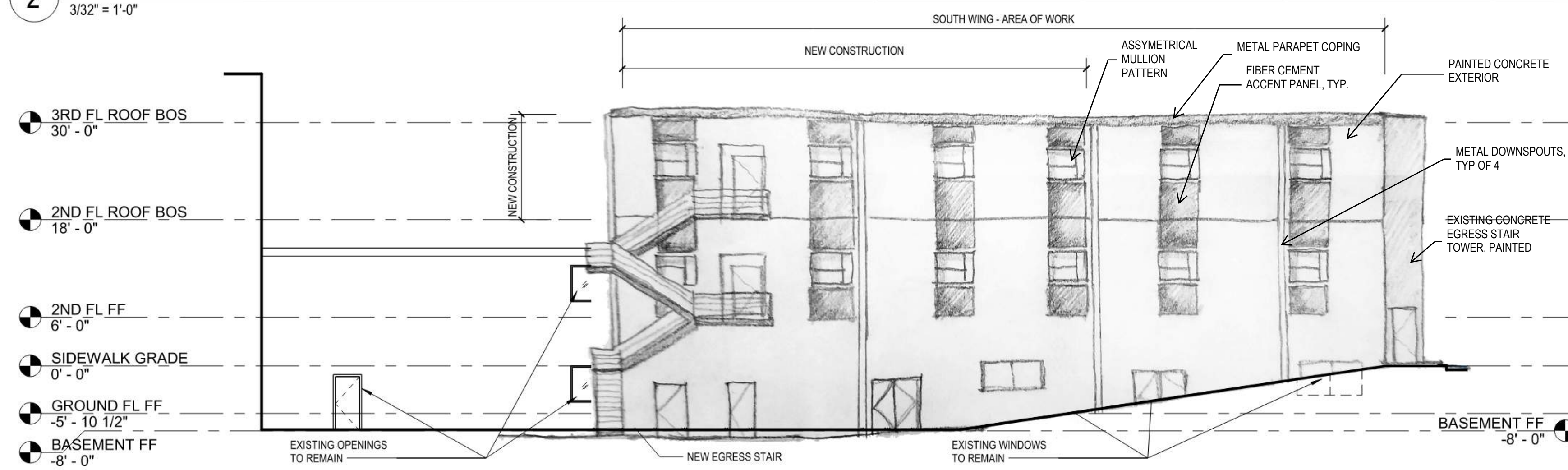
KMB Project # 21005



1 EAST ELEVATION  
3/32" = 1'-0"



2 SOUTH ELEVATION  
3/32" = 1'-0"



3 WEST ELEVATION  
3/32" = 1'-0"

Conditional Use Permit  
WA Dept. of Corrections  
300 Okanogan Avenue  
Wenatchee, WA 98801

ORIGINAL SHEET SIZE = 24 x 36  
HALF SIZE REDUCTIONS = 11 x 17

REVISIONS:

DATE: 11-08-2021

Submittal

SHEET NO.

**CUP-06**

SOUTH WING - EXTERIOR  
ELEVATIONS

## Memorandum

**Date:** March 30, 2022  
**To:** Stephen Neuenschwander, Planning Manager  
Delivered via email to [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov)  
**From:** Tony Lindgren, PE | Principal  
**Project:** Work Release Program Expansion – Chelan County  
Department of Corrections  
State Project No. 2020-372 D (4)  
**Subject:** CUP-21-07  
**KMB Project No.:** 21004  
**Copied to:** Mark Kucza [makucza@doc1.wa.gov](mailto:makucza@doc1.wa.gov)  
Cruz Rental LLC [jcarloscruz1155@gmail.com](mailto:jcarloscruz1155@gmail.com)  
Project File

---

The following is in response to the Second Notice of Additional Information (CUP-21-07) – Wash. State Dept. of Corrections Work Release received via email on March 9, 2022 (PDF-2 pages). The Notice includes two (2) comments:

1. The revised documents do not demonstrate project compliance with the open space requirements in WCC 10.65.140(1). Please re-submit plans and project narrative that demonstrate compliance with the standards for a group home conditional use as established in WCC 10.65.

**See revised open space summary on sheet CUP-01. See revised location of open space on sheet CUP-02. See revised narrative on section 2B1.1.**

2. Please submit either written consent from the property owner and current tenants for the proposed overall site parking reduction including individual commute trip reduction plans or revise the parking memorandum with the reduction only applicable to the group home development.

**See Appendix M - Owner Trip Reduction Plan. See Appendix N - Commercial Tenants Trip Reduction Plan.**

## **1. PROJECT NARRATIVE**

### **1A. Background**

The Department of Corrections (DOC) is expanding its Work Release program. Chelan County is an area that DOC has identified as underserved or unserved for work release beds available for incarcerated persons to transition to the community and is being considered for work release bed expansion. The subject parcel of this Application is one of two proposed facilities identified to support Work Release Expansion in one of Washington State's most underserved areas, the North Central region. This proposed facility would be the 13<sup>th</sup> supervised work release facility distributed throughout the state.

Washington's work release institutions serve as a bridge between life in prison and life in the community for Washington inmates nearing the end of their sentence. In short, work release facilities are separate and apart from Washington state prisons. They exist to provide participating inmates the opportunity to engage in paid employment or vocational training programs in the community while remaining under DOC supervision at an appropriate facility when not at their job or other pre-approved activity. Incarcerated individuals who complete the work release program are more likely to be successful in maintaining employment, stable housing, and in paying legal financial obligations.

A DOC WR facility is primarily a 'residential' mixed-use 'group home' type occupancy designed, staffed, and used for housing persons deemed eligible to participate in a DOC administered work/training release program for the purpose of approved employment, seeking approved employment, or pursuing approved vocational or educational programs in the community. A typical facility provides sleeping rooms with two to four beds, program and common space areas, plumbing and laundry facilities, food service including kitchen and dining, and limited outdoor access as well as staff administrative offices and associated conference, break room, and restroom facilities. A conceptual building plan for this site is provided for the City's review.

### **1B. Existing Site and Building Description**

The 300 Okanogan property consists of the North wing (built in 1923), the West wing (built in 1948) and the South wing (built in 1963). The North wing is a partially occupied commercial space with 7 tenants. The West wing has 26 apartment units for seniors and is partially occupied. The South wing is vacant. The site has been condomiumized with a common area grounds and lobby serving the entire facility located on parcel 222010530001, the residential West wing on parcel 222010530020, and the North and South wings on parcel 222010530010. The site has one main parking lot at the southern boundary, with 44 clearly marked stalls, two of which are accessible stalls. There are an additional 32 stalls divided between three smaller parking lots around the site. Finally, three (3) stalls for loading are located between the West and South wings, accessible through the south parking lot. There is no existing bike storage on site.

The South wing is a 16,333 gsf unsprinklered concrete structure of two stories and a mechanical penthouse. The construction is concrete slab with concrete columns and exterior concrete walls. Interior walls are minimal and what exists is wood-frame construction. It is assumed the construction contains asbestos and other hazardous materials. Entry to the ground floor of the building is from a recessed plaza off Okanogan Avenue. There is a concrete stair tower on the south that provides access to the mechanical penthouse and also egresses to the south parking lot. The only windows in the structure are five sets of windows on the ground floor along the recessed plaza.

### 1C. Proposed Use Description

The South wing is a type IIIA building, designed and constructed in 1963. Any work to the wing would fall under the 2018 edition of the International Existing Building Code (IEBC) in addition to other adopted codes. With the proposed use of this wing being an R-2 occupancy and constituting a change of use and occupancy, at a minimum a 2-hour rated occupancy separation will likely be required to separate the adjacent Commercial use in the 1923 wing, which is a fully sprinklered type V-A 3-story building. It is understood that the building electrical and mechanical systems will be brought to current code. No seismic retrofit is expected to be required, see Appendix B for structural feasibility report.

### 1D. Proposed Building Description

This application proposes siting a 120-bed work release facility in the South wing to serve both male and female residents. The structure would remain intact, with the addition of exterior walls at the floorplate of the mechanical mezzanine to increase usable space. The proposed work would include adding fire protection and life safety systems that meet current code to all floors of the building. The ground floor would have the main entry and visitor waiting area, staff offices, the main resident dining room and flexible rooms for resident programming. The second and third floors would house approximately 60 residents each in sleeping rooms that can accommodate 1, 2, or 4 residents, required shower and restroom facilities, and a dayroom. The second floor would accommodate both women and men. Taking up half of the second floor, the women's unit would accommodate approximately 30 residents with dedicated shower and bathroom facilities. The rest of the second floor would be for male residents, with dedicated shower and bathroom facilities. The third floor would be exclusively for male residents, with the required shower and bathroom facilities. Windows to meet required daylight minimums for sleeping rooms would be provided in the existing exterior walls. For required ADA access, an elevator at the existing envelope would be provided by the main entry. The existing egress stair tower would provide egress to the south parking lot. Additional required egress for the second and third residential floors would be provided by an exterior steel stair on the northwest corner of the building. The total building area after the addition of the third floor would be 21,800 gsf.

### 1E. Program Narrative

The proposed work release facility matches the WCC 10.08.070 description for (5) Group Home for offenders: "A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters 137-56 and 137-57 WAC."

The following DOC policies that govern the Work Release program are as follows (see Appendices C1-C14):

- DOC Policy 110.110 – Work Release Management Expectations
- DOC Policy 250.400 – Space Use Standards
- DOC Policy 250.500 – Work Release Physical Plant
- DOC Policy 300.500 – Work/Training Release Screening
- DOC Policy 400.020 – Facility Capacity Management and Space Standards
- DOC Policy 440.010 – Personal Property for Work Release Offenders
- DOC Policy 440.010a1 – Personal Property – Men
- DOC Policy 440.010a1 – Personal Property – Women
- DOC Policy 450.310 – Visits and Social Outings for Work Release Offenders
- DOC Policy 460.135 – Disciplinary Procedures for Work Release
- DOC Policy 460.135a1 – Disciplinary Sanction Table for Prison and Work Release
- DOC Policy 460.135a2 – Work Release Mandatory Sanctioning Guidelines
- DOC Policy 460.135a3 – *State v. Blake*
- DOC Policy 460.135a4 – Rejection of Negotiated Sanction Agreements

The below narrative provides more detail into the intended resident population, the uses per floor, and general facility operations to show additional compliance with the planned use.

#### Resident Eligibility

Residents are highly motivated selected individuals who are required to work, attend school or vocational training during their stay at Work Release. Residents must be 18 years or older. Residents who are selected can serve up to the last 12 months of their sentence at a Work Release facility. Not every eligible candidate can be accommodated; as of 2018, there were 1300 number of candidates vying for 782 beds at existing DOC Work Release facilities in Washington state.

#### Resident Travel Restrictions

At all times, residents' departure and arrival times from the facility are monitored by staff. Once leaving the facility, staff are aware of residents' work or training destination and approximate travel times. Staff can call residents' work supervisors to ensure they arrive at their destination without making unauthorized stops. Besides work or training, residents remain in the facility unless there is specific, prior written approval. Residents also undergo frequent urine analyses for drug/alcohol use. These DOC procedures are in place to maintain the safety of residents and the surrounding community.

#### Programs Offered

Resources offered at the Work Release facility may include resident computer use, access to virtual/physical substance abuse support groups (e.g. Alcoholics Anonymous or Narcotics Anonymous), and/or Reentry classes that help residents work on basic life skills such as writing, personal finance or job-searching. The conceptual ground floor design includes flexible office space that may accommodate counseling/group treatment.

#### Visitation

Residents are allowed visitors, typically family members or faith-group visits. Visitors need to schedule in advance. They will enter through the main entry at the recessed plaza off Okanogan, and will wait in the lobby after checking in. Visitors and residents are escorted to visitation rooms on the ground floor. Visits are unsupervised. No visitors are permitted into residents' sleeping rooms. Visitors are limited to certain hours on certain days. For more information, refer to DOC Policy 450.310 – Visits and Social Outings for Work Release Offenders, attached as Appendix B9.

#### Resident Sleeping Units

Minimum space requirements for the resident sleeping units are guided by American Correctional Association (ACA) and the Washington Department of Corrections Policy 250.500 standards. These standards dictate that each resident have 25 minimum unencumbered floor space and have access to natural light. Residents are also provided a nightstand and a locker for personal property storage. The majority of rooms will support (4) residents with (2) bunks in a room. A smaller number of rooms will accommodate one or two residents. Male residents will occupy the third floor and the majority of the second floor. The female unit with dedicated restroom and shower will occupy a portion of the second floor. Plumbing fixtures for residents are guided by R-2 occupancy minimum per IBC 2902.1, listed here:

- 1 WC per 10 residents,
- 1 urinal per 10 residents,
- 1 lavatory per 10 residents, and
- 1 shower per 8 residents.

These facilities will be provided in a combined restroom/shower room in the middle of each of the resident floors.

Residents will have access to individual 3' x 3' shower units, restroom stalls, and lavatories. Accessible facilities will be provided per IBC 2018 1109.2.

#### Resident Support Spaces

Work release participants are encouraged to practice life skills, such as doing their own laundry. Residents will have access to a laundry room on each resident floor with washer and dryer units. Custodial spaces are also provided per floor.

### Food Service

A commercial kitchen with freezer and cooler storage will be located on the ground floor, with direct access to the loading and receiving area. Exhaust from the kitchen will be on the west face, away from the public way. Three meals are provided daily to residents at regular times in the main dining room on the ground floor.

### Outdoor Recreation Area

Residents are provided a secure outdoor area shown on the Site Plan at the northwest corner of the South Wing. Outdoor area to be located 25' away from operable windows.

### Exterior Security

Entry to the facility for residents and visitors will be from a dedicated, separate entry from the other tenants of the property and will be at the existing recessed plaza on Okanogan. The commercial tenants and the senior housing residents have entries to their wings at the north end off Okanogan Avenue and off Kittitas Street. Within the buildings, the proposed use at the South Wing is completely separate from the uses at the commercial North wing and the residential West wing.

Exterior security cameras will be placed at all corners of the South wing, entry and egress points, loading dock, and at the south parking lot.

### Staff

For the 120-bed facility, the applicant expects staffing needs to consist of the following: 4 custody officers, 3 corrections officers, 1 case manager, 1 head cook with 2 assistant cooks, and 2 maintenance workers. The custody and corrections officers will be on-site 24/7, and will work in 3 shifts. Example staff shifts are:

- 6am – 2pm – 4 corrections officers, 4 custody officers, 3 meal prep, 1 maintenance
- 2pm – 10pm – 4 corrections, 4 custody officers, 3 meal prep, 1 maintenance
- 10pm – 6am – 4 corrections/night guard, 4 custody officers

### Hours of operation

The facility will be operating 24 hours a day, 7 days a week, 365 days a year.

### Parking

At any given time, there may be 13 parked cars for staff members. During shift change, there may be as many as 17 parked cars. Per DOC policy for this site, no residents will be allowed to own cars. All parking for the Work Release facility will be at the existing south parking lot, which currently has 44 stalls. The south lot can accommodate the maximum amount of stalls projected for the facility (17 staff). Deliveries and loading can take place on the west side of the building, where there are already three stalls dedicated for loading/unloading. Site parking requirements are accommodated by existing parking supply. See Appendix D for the Parking Demand and Trip Generation Memo.

## **2. CONDITIONAL USE COMPLIANCE**

### **2A. Proposed Use Definition compliance with WCC 10.08.070 – “Group Home for Offenders”**

The parcel is zoned Residential-Mixed Use (RMU). The proposed use fits the WCC 10.08.070 “Group Home for Offenders” definition. Under the WCC 10.10.020 District Use Chart, this proposed use is permitted in the RMU zone as a Conditional Use.

Washington State’s Work/Training Release Program was created by the legislature in 1967. Work/Training Release facilities are community based partial confinement facilities which serve as a bridge between life in prison and life in the community. Work/Training Release is considered partial confinement and is authorized in statute for eligible DOC-approved individuals for up to the last twelve months of the term of incarceration. DOC’s work release policies are directly governed by WAC 137-56, thus defining the proposed Work Release use as a “Group Home for Offenders”, per WCC 10.08.070. For example, DOC Policy 300.500, “Work/Training Release Screening,” incorporates into departmental policy criteria such as reasons for placement (WAC 137-56-030), eligibility (WAC 137-56-040), application (WAC 137-56-050), and referrals (WAC 137-56-070). (See Appendix C4). Also see DOC Policy 460.135, “Disciplinary Procedures for Work Release,” which incorporates into departmental policy criteria such as series infractions (WAC 137-56-110), service of notice of disciplinary action (WAC 137-56-170), and disciplinary hearings (WAC 137-180 through 250) (See Appendices C10 through C14).

In 2019, DOC formally initiated a public Work Release (WR) facility site selection process in Chelan County. As required under WAC 137-57, the site selection process began with the formation of a search committee, establishment of a Local Advisory Committee (LAC), and ongoing efforts to identify suitable sites. Members represent the Wenatchee Police, Work Source, faith-based organizations and the local chamber of commerce, among others. The LAC held monthly in-person meetings starting in November 2019. In March 2020, LAC meetings began meeting virtually due to COVID-19. At the June 2020 LAC meeting, DOC presented several sites and asked the LAC for feedback. Due to COVID-19, the site search paused from June 2020 and was reinstated in February 2021. From February 2021 until September 2021, the LAC met monthly to evaluate the sites and in September 2021, the DOC formally presented the LAC with two sites to move from evaluation to consideration. On September 8, 2021, the present LAC members formally voted to approve the site and formally recommend the site to the secretary (See Appendix F). On October 7, Secretary Cheryl Strange provided preliminary approval to move forward with the sites. (See Appendix G). These steps were done to comply with WAC 137-57. A public website containing general information and records of the LAC public presentations and minutes is available at <https://www.doc.wa.gov/about/business/capital-planning/capacity-work-release.htm>.

Per the Revised Code of Washington RCW 72.65.220 – Facility siting process, when DOC has selected three or fewer sites for final consideration of a department-owned, operated, or contracted work release or other community-based facility, the department or contracting organization shall make public notification and conduct public hearings in the local communities of the final three or fewer proposed sites. Public hearings were conducted August 11, 2021 and also October 27, 2021. These were conducted virtually via TEAMS. For both public hearings, postcards notifying residents and/or property owners within a one-half mile radius of the proposed sites were mailed with instructions on how to attend the virtual public hearing. See Appendix H for postcard notice. In addition, an informal presentation with concept floor plans was held on site on 9/29 as another opportunity for the community to provide feedback. See Appendix L for Local Advisory Committee (LAC) Sample Meeting Presentation from Nov 2021. See Appendix I for communications timeline up to submittal of Conditional Use Application on November 10, 2021. A public website containing records of both public hearings is available at <https://www.doc.wa.gov/about/business/capital-planning/capacity-work-release.htm>.



**2B. Compliance with WCC 10.65.060 - Conditional Use Permit criteria**

**2B1. All requirements of a proposed use can be satisfied.**

See Sections 2B1.1 through 2B1.4.

**2B1.1. Common Open Space.**

The proposed facility provides the designated outdoor recreation area at the northwest corner of the South Wing. This centrally located area can accommodate both passive and active uses such as meals, group gathering or barbequeing, or quiet seating with covered picnic tables. Planters can be included in this area to enhance the paved surface as well as to provide screening from the loading area. This area is no less than 10 feet in any dimension and is not part of a proposed surface water management facility. This area is noted to be 3,628 sf on the attached plans, which satisfies the 3,600 sf required amount of common open space at 100 sf per bedroom.

**2B1.2. Parking Needs.**

Per WCC 10.60.080, the proposed use of a Group Home 7+ requires 1 stall per 5 beds. At the projected 120 bed count, 24 stalls are required to be provide for the proposed use. Note that parking for the proposed conditional use is staff only, residents are not intended to have parking stalls. Refer to Section 3E for demonstration of compliance.

**2B1.3. Off-street parking.**

South lot to be repaved to meet durable, dustless surface of asphalt, graded and drained per city requirements. Refer to site plan on sheet CUP-02.

**2B1.4. Landscaping and Screening** – For site landscaping section, refer to Section 3F of this application.

**2B2. The requirements of the zoning district within which the lot is located can be met.**

**2B2.1. Compliance with WCC 10.20.005– Residential Mixed Use District, Purpose**

The proposed work release facility is intended for residential use for both male and female residents. The proposed use fits the WCC 10.08.070 “Group Home for Offenders” definition. Under the WCC 10.10.020 District Use Chart, this proposed use is permitted in the RMU zone as a Conditional Use.

**2B2.2. Compliance with WCC 10.20.050 – Residential Mixed Use District, Development Standards; Compliance with WCC 10.46.030 – Mixed Use District Development Chart.**

Proposed use at existing building complies with the following:

Minimum lot area required – 5,000 sf;

Provided: Combined area of parcels 22201053010, 22201053001, and 22201053020 is 78,729 sf.

Minimum Lot Width – 40 feet;

Provided: 550 feet along Okanogan Avenue, 440 feet along Kittitas Street.

Minimum Lot Depth – 80 feet;

Provided: 130 feet at south boundary along Okanogan.

Minimum Street Setback– 10 feet;

Provided: 18 feet at entry to commercial office building (North Wing).

Minimum Rear Setback– 10 feet;

Provided: 10 feet minimum.

Minimum Side Setback– 5 feet;

Provided: 5 feet minimum.

Maximum Building Height – 60 feet;

Provided: 36'-5" at new elevator overrun at Work Release portion (South Wing).

Maximum Lot Coverage – 35%

Provided: 23,181 sf / 78,729 sf = 29%

**2B2.3. Not used.**

**2B2.4. Not used.**

**2B3. All applicable requirements and regulations found within the WCC, as amended, can be satisfied. (WCC 10.65.060(3))**

None beyond those listed here.

**2B4. The proposal is compatible with adjacent uses and will protect the character of the surrounding area. (WCC 10.65.060(4))**

The proposed Work Release facility is a residential group home facility located in the Residential Mixed-Use district directly east of the South Wenatchee Business District. The scope of work is to convert an existing vacant two-story former hospital support facility into the stated residential use. The existing concrete building is built in the "Brutalist" style, with an unadorned and stark windowless façade. It has been vacant since 1978 and the vandalism the building has attracted has been documented in local newspapers. The status quo of the vacant building is detrimental to the character of the surrounding area. The proposed use will improve on this by reusing the structure and improving the aesthetic appearance.

In terms of compatibility with adjacent uses, directly across the street from the proposed site is the Center for Alcohol and Drug Treatment, a nonprofit whose mission is to provide treatment for substance abuse to the greater Chelan County. The Center's program and mission is similar to the rehabilitative mission of the proposed Work Release facility. To the north is the Deaconess Commercial Building, built in 1948. It houses commercial office space. The two uses do not share an entry walkway. The Commercial Building acts as a buffer between the proposed Work Release facility and the single family residences at Okanogan Avenue and Kittitas Street. To the west of the proposed facility is the Deaconess Senior Apartments, with 26 affordable housing units. The two uses do not share an entry walkway. The outdoor recreation space at the northwest corner of the proposed facility will provide screening between the senior housing units facing the proposed facility. The proposed facility shares a border with an average 4' grade change with the single family homes along the site's southwest edge. Refer to Section 3F for landscaping discussion on perimeter screening and fencing requirements along this border. The proposed facility's existing south parking lot provides a physical buffer between the single family home to the west and also to the low rise two-story multifamily apartments to the south.

The adjacent uses surrounding the subject parcel are varied, ranging from the treatment center to three-story commercial office building to single family homes. The Work Release facility is compatible in terms of providing a residential use among other existing residential uses of mixed densities. The proposed population, however, does require extra security

measures to ensure the physical and social character of the neighborhood is preserved. The site plan provides physical measures to enhance security, such as the above described physical buffer spaces between the proposed facility and the adjacent uses. New lighting at the south parking lot and by the recessed entry plaza also improve security without impinging on the neighborhood's established character. Regarding required common open space, the proposal places a portion of the open space at the building's back face, away from the Okanogan entry. In addition, by placing common open space within the building, the proposal aims to minimize impact on the neighborhood character.

The architectural styles of these adjacent uses are also varied, with the historic brick of the commercial building to the more typical vinyl and wood cladding at the residential buildings. The proposal will enhance the existing concrete façade through new windows and new cladding. Because the palette of adjacent buildings is mixed, the Work Release façade can draw on different contextual cues, such as fiber cement cladding or window accent or trim. By upgrading the existing vacant building, the new building can complement the neighborhood's architectural style rather than detract from it.

**2B5. The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses. (WCC 10.65.060(5))**

A survey of nearby community resources within a half-mile radius of this proposal are:

Montessori Children's House, located 910 feet to the south.  
Pinnacles Prep Charter School, located 1,320 feet to the east.  
Columbia Elementary School, located 1,500 feet to the west.  
Wenatchee Public Pool, located 1,970 feet to the south.  
Wenatchee Public Library, located 2,030 feet to the north.  
St Paul's Lutheran School, located 2,320 feet to the north.  
Pioneer Middle School, located 2,570 feet to the south.

This proposal acknowledges that the above entities may feel a perceived negative impact from this proposal. Note that required public hearings per RCW 72.65.220 solicited participants within a half-mile radius and did not hear any negative feedback from the above entities. At the request of the Wenatchee School District after the public hearing, DOC is in the process of reaching out to provide more information on the Work Release program and policies. DOC's strict policies regarding residents' travel and visitations prohibit residents' contact with neighborhood resources, including those above, unless otherwise approved. Residents are required to report directly to work or training and return directly to the Work Release facility without making stops in between. Case workers are familiar with the routines of residents and cameras all along the exterior of the building monitor residents' whereabouts to mitigate impact on the public.

Below is a summary of DOC's existing work release facilities and impacts to the neighborhood.

**Bellingham Work Release** is located central to student residential housing for Western Washington University; there have been no adverse impacts on the neighborhood as a result of the facility location. The building owner pursued and was granted a permit to expand the facility and has done so with community support.

**Helen B. Ratcliff** is located in the Beacon Hill residential district; there have been no adverse impacts on the neighborhood as a result of the facility location.

**Eleanor Chase** is located in the hospital district in Spokane; there have been no adverse impacts on the neighborhood as a result of the facility location.

**Brownstone** is located in the middle of the downtown district in Spokane; there have been no adverse impacts on the neighborhood as a result of the facility location.

**Reynolds** is located across the street from Pioneer Square in the downtown district of Seattle. There have been no adverse impacts to the neighborhood as a result of the facility location. The homeless population is in the immediate vicinity; some experiencing untreated mental health and/or untreated substance use disorder issues have created considerable concern for both the neighborhood as well as the work release staff and residents who must come and go from the facility in their midst. The neighborhood impacts the residents and staff more adversely than the facility does the neighborhood.

**Olympia** is located in a mixed-use area of Olympia. There have been no adverse impacts on the neighborhood as a result of the facility location. A recent canvass of the vicinity by the facility supervisor indicated that while many long-time residents in the area had no issues or concerns with the facility at all, many persons in the neighborhood were unaware that the facility exists.

**Ahtanum View** is located in a largely agricultural location. There have been no adverse impacts to the neighborhood as a result of the facility location.

**Bishop Lewis** is located in downtown Seattle adjacent senior living apartment/condominium facilities and various business and religious institutional facilities. There have been no adverse impacts to the neighborhood as a result of the facility location.

**Longview** is located adjacent to a private Ear, Nose, and Throat Clinic and in the vicinity of the Cowlitz County Jail and the Cowlitz County Juvenile Courts. There have been no adverse impacts to the neighborhood as a result of the facility location.

**Peninsula** is located in a mixed-use location. There are no adverse impacts to the neighborhood as a result of the facility location.

**Progress House** is located in close proximity to the Pierce County Juvenile Courts and Juvenile facility as well as Covenant High School and ACM Church. There have been no adverse impacts to the neighborhood as a result of the facility location.

**Tri-Cities** is located in a largely industrial area. There have been no adverse impacts to the neighborhood due to the location of the facility.

**2B6. The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare. (WCC 10.65.060(6))**

DOC takes seriously its mission of improving public safety by positively changing lives. DOC's overarching vision is to work together to create safer communities. To that end, the Work Release program itself is structured to ensure participants are ready and willing for rehabilitation into society. Placement in work release is an earned privilege. Persons sentenced to prison and having an Earned Release Date are eligible for consideration. Persons must be classified as minimum (1) custody classification through case plan compliance, programming as required and good institutional behavior. The facilities are staffed 24/7. Doors are alarmed and the front door is monitored 24/7 by staff. Any unauthorized departure from the facility by anyone placed there, regardless of crime of conviction results in their being placed on escape status with an arrest warrant issued immediately. Work release placement for persons convicted of murder is screened and approved at no earlier than 48 months prior to their release and screening is governed by DOC 350.300 Mutual Reentry Program. There have been no persons convicted of rape 1 placed in any work release facility since the year 2000. All persons being considered for placement are screened; in some cases requiring multiple levels of approval as a part of determining whether they will be placed in the program.

All travel from the facility is planned and must be approved in advance with an itinerary being submitted. At all times, residents' must depart and return via the main entrance, which is monitored with activities being logged by staff. Security cameras, door alarms and other security measures are in place to monitor interior activities and to ensure the facility is accessed only via the main entrance and that any egress via a door other than the main entrance is authorized due to an emergency. Residents may not leave the facility uncontested. Any unauthorized departure results in the issuance of an arrest warrant for escape, which can lead to a new criminal prosecution that can result in a prison sentence of up to 5 years. All residents are made aware of this reality during their intake to the facility. Once leaving the facility, staff are aware of residents' work or training destination and approximate travel times. Staff can and do call residents' work supervisors or others at the identified destination to ensure they arrive at their destination without making unauthorized stops. Besides work or training, residents remain in the facility unless there is specific, prior written approval. Residents also undergo frequent urine analyses for drug/alcohol use. All residents are made aware during their prison sentence and at the time of screening for placement as well as at the intake to the facility that any unauthorized departure from the facility, deviation from their pre-approved, planned and scheduled route or late return to the facility can and will result in the initiation of escape procedures for that person. Initial efforts to locate the person by calling them and to verify their situation, such as in the case of extreme weather conditions or a bus breakdown, (which can be verified) creating a transportation issue beyond their control, will be taken initially. A lack of response to these efforts will lead to issuance of an arrest warrant for escape. These DOC procedures are in place to maintain the safety of residents and the surrounding community.

The majority of misconduct on the part of residents statewide is due to violation of technical rules and does not result in calls for service. See Appendix J, "DOC Statewide Summary of Most Frequent Infractions" in the last year. In some cases, more serious violations can and do result in return to prison for the remainder of the person's prison sentence. DOC's presence in the area may be a mitigating factor to crime in the vicinity of a Work Release facility because of the law enforcement attention to and 24/7 DOC staff presence, as well as continuously monitored exterior security cameras.

**2B7. The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation. (WCC 10.65.060(7))**

The proposed use is consistent and compatible with the comprehensive plan, notably:

Land Use/Urban Growth Area: Goal 1, "Urban Growth Area," encourages a compact urban form by encouraging infill and discouraging sprawl. This project meets the design intent by utilizing an existing vacant building. Goal 17, "Permitting Process and Standards," encourages citizen input on projects. Section 2A of this application describes the concerted outreach effort by DOC to solicit public feedback on this project.

Transportation: As noted on the Trip Reduction Plan (See Appendix K), the proposed project is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines, which reduces commuter impact on roads. Also note that Kittitas Avenue and Spokane Street, which are both less than one block from the site, are included on the Chelan-Douglas Wenatchee Valley Bicycle Master Plan.

Housing: Goal 2, "Housing Equity," and Goal 3, "Housing Mix & Density" together encourage diversity in types of housing offerings. The proposed project serves an urgent need in providing transitional housing and work opportunities for this population as they reenter society. Goal 4, "Maintenance and Preservation" speak to preserving historical resources. As the site of one of the region's first hospitals, the parcel contains buildings that are listed on the City's Register of Historic Places. The proposed scope of work takes place in the non-contributory section of the former Deaconess Hospital (see Section 3A Historical Narrative, in this application). Upgrading and retrofitting the existing vacant building can serve to preserve the historic portions of the building by decreasing the financial liability of maintaining the vacant portion.

Economic Development: Goal ED 2, “Expand and Improve educational facilities and opportunities to increase skilled labor, research, basic and higher education.” Though this project does not expand educational facilities or opportunities, the facility will bring a willing workforce to participate in skilled labor training, which would benefit the local economy.

Cultural and Historic Resources: Goal 3, “Historic Preservation,” discourages the demolition of historic properties by facilitating their adaptive reuse. Though the proposed scope of work takes place in the non-contributory section of the historically significant former Deaconess Hospital, the design intent of reusing an existing facility rather than tearing down and building new construction is in keeping with this Goal’s intent.

### **3. SITE COMPLIANCE**

#### **3A. Historic Narrative**

The subject of this Conditional Use Application is the 1963 portion of the building. The 1963 portion has been deemed non-contributory per the Wenatchee Historic Preservation Board. The City of Wenatchee's Register of Historic Places only lists the 1923 and 1948 sections of the former Deaconess Hospital. The relevance for this Application is the subject structure is exempt from the requirements listed in WCC Chapter 2.36, Historic Resources. See Appendix E for the Wenatchee Register of Historic Places Registration Form.

The Deaconess Hospital began operations in 1915, when an old mansion on Okanogan Avenue and Kittitas Street was converted into a 20-bed hospital. In 1923, a three-story masonry and concrete addition was attached to the old mansion along Okanogan Avenue. This structure still stands today. In 1948, in response to increase demand, the hospital built a new three-story nursing wing. Its distinguishing feature is a curved façade facing Kittitas Street. Built in the International Style, the structure is of concrete construction with sandstone and brick veneer. This structure is also still existing. In 1955, the original hospital building in the converted mansion was demolished for a smaller one-story brick veneer addition to the 1923 wing. This smaller addition is still existing and is the northernmost structure on the property. Finally, in 1963, a new three-story surgical, physical therapy, and laundry wing were added to the south end of the property. With almost no windows above grade, the structure is built in the Brutalist style. This structure still stands today.

In 1978, the hospital was closed and moved its operations to another location. At that time, the property was sold to a developer who let the property deteriorate. He was later charged with hazardous material dumping on the site. Development ceased and the buildings were left vacant and routinely vandalized, as was documented in newspaper clippings from 1990s. In 1999, the building was sold to Willard Aldridge, an architect in Anacortes, who intended to rehabilitate the buildings into low-income senior housing and commercial space. Per archived correspondence between Aldridge and the Wenatchee Historic Preservation Board, Aldridge sought historic landmark status for the buildings in order to be eligible for property-tax exemptions to offset the cost of building rehabilitation.

In January 2002, the City of Wenatchee approved the Wenatchee Historic Preservation Board's recommendation to place the former hospital on the Wenatchee Register of Historic Places. The Registration Form details which portions are considered historic; under section 8, "Statement of Significance" the 1963 portion of the building is described as "non-contributory." Under section 7, "Continuation Sheet" that describes the buildings in narrative format, the 1963 portion of the building is described as "... a stark addition in Brutalistic style. The style is one in which windows are minimal, and in this case non-existent... Ornamentation is limited to textures and shadows." See Appendix E for the Wenatchee Register of Historic Places Registration Form.

The 1923, 1948 and smaller 1955 portions underwent interior remodels. Currently, the 1948 portion has 26 residential apartments for seniors 55 years and older. The 1923 and 1955 portions support offices and assorted commercial spaces. The Brutalist 1963 addition remains vacant and is the subject of this Application's adaptive reuse proposal.

#### **3B. SEPA Determination**

The Department of Corrections as the lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.020(2)(c). This decision was made after review of a complete environmental checklist and other information on file with the lead agency. This information is available to the public on request. See Appendix A1, A2, and A3.

### **3C. Stormwater Summary**

The scope of work to prepare the existing building for the proposed use is primarily interior tenant improvements and new construction within an existing building footprint. Exterior improvements involve repaving the existing south lot to the City's parking standard. This scope of work does not propose increasing the amount of existing impermeable surface.

The design team's understanding of stormwater management for this site at the conceptual design stage is per the City of Wenatchee Development Resource map, which shows three catch basins along the perimeter of the property, one at the intersection of Kittitas Street and Okanogan Avenue and two at the intersection of Kittitas Street and Idaho Street. These perimeter catch basins are connected to the City's 15-inch stormwater main. There are no catch basins on Okanogan Avenue. The subject parcel is sloped southwest to northeast, with a grade change of approximately 10 feet. On site, there is a catch basin located at the south parking lot and one in the paved area between the South wing and the West wing. The site catch basins are connected to the private side sewer lines.

### **3D. Geotechnical, Flood Hazard and/or Wildlife Urban Interface Analysis**

Per the City of Wenatchee Development Resource Map, the subject parcel is not located in any geologically sensitive area nor located in a flood hazard zone. Regarding the Wildlife Urban Interface, the subject parcel is located in the Secondary zone.

### **3E. Parking and Traffic Impact Analysis**

An evaluation of the site relative to the City of Wenatchee parking code (WCC 10.60.070) indicates that it should be eligible for a 20% reduction to the off-street parking requirement. See Appendix K for Department of Corrections Trip Reduction Plan, Appendix M for Property Owner Trip Reduction Plan, and Appendix N for Commercial Tenants Trip Reduction Plan, as required for eligibility for the Parking Reduction incentive. Based on City of Wenatchee parking code and including this 20% reduction, the existing site and proposed work release facility would be required to provide 78 off-street parking stalls. This is accommodated through the existing 32 stalls in the East, North and West portions of the site. At the South portion of the site, the three (3) stalls for loading located between the West and South wings will be removed as the area will be converted into the common open space. The South lot, originally 44 stalls, will be restriped to gain (5) additional stalls. The total proposed site parking will be 81, an increase in (2) from the existing condition.

An independent peak parking demand calculation was performed using information in the current (5th) edition of the ITE Parking Generation Manual and the current (3rd) edition of Shared Parking, published by ICSC, the National Parking Association, and the Urban Land Institute. Due to the broad nature of the commercial/office component of the existing site, a parking demand range was developed assuming the commercial/office space was both all commercial and all office. This calculation indicates that the peak parking demand of the entire site will fall within the range of 65-71 parking stalls, which aligns with the city code requirements.

Additionally, a daily trip generation calculation was performed to document the expected traffic volumes for the existing site with the proposed work release facility and compare to the previous hospital use. This calculation indicates that the previous hospital use generated more daily traffic than the existing and proposed uses. See Appendix D for the Parking Demand and Trip Generation Memo.

#### **Site parking requirements make use of WCC 10.60.070 – Parking reduction incentives – Transit:**

##### **3E1. Proximity to public bus shelter.**

Subject parcel has a bus stop on site. Project to provide a new bus shelter at existing stop.



### **3E2. Commute Reduction Trip.**

See Appendix K for WA Department of Corrections Trip Reduction Plan, Appendix M for Property Owner Trip Reduction Plan, and Appendix N for Commercial Tenants Trip Reduction Plans.

### **3E3. Proposed Use would not be auto-dependent.**

The proposed use would not be auto-dependent.

### **3E4. The following minimum safety requirement need to be met for sidewalks and pedestrian paths, and adequate street and parking lot lighting would provide safe walking to the off-site facility.**

The proposed project reuses existing sidewalks and paved pedestrian paths, which include an accessible ramp for access to the main entry.

The proposed project will provide adequate new parking lot lighting at the south parking lot to provide safe walking to the facility. The proposed lighting will adequately light the portion of the site which fronts Okanogan Street.

### **3E5. Reduction is not to be used in combination with reduction for proximity to public parking lots.**

Reduction will not be used in combination with reduction for proximity to public parking lots.

### **3E6. Reduction is not used to reduce off-street parking requirements below one parking space per housing unit.**

Reduction will not be applied to senior housing. See Appendix D for the Parking Demand and Trip Generation Memo with parking compliance.

## **3F. Landscaping Compliance**

### Applicability

As stated in the Pre-Application Staff Summary report, the proposed project represents more than 50 percent of the assessed building valuation and thus is subject to the standards in WCC 10.62.040 "Landscape Plan Requirements" and WCC 10.62.090 "Neighborhood commercial, office, and residential mixed use zones."

### Street Frontage Landscaping

The existing landscaping along Okanogan Avenue exceeds the six-foot wide area of landscaping for a minimum of 50% of the property line along the street-right-of way. The landscaping is a mix of grass, deciduous and evergreen trees, groundcover and shrubs. The total number of trees is 23, with 16 deciduous trees. Total percentage of right-of-way landscaping is 75% along Okanogan Avenue and thus complies with WCC 10.62.090(2).

### Perimeter Landscape Screening

At the south and west perimeter of the property, the existing parking lot abuts directly to the boundary. These existing parking lot dimensions cannot accommodate the required 6 feet perimeter buffer without significant loss of required parking stalls. Because of this limitation, this Application requests relief from prescriptive compliance through alternative options as defined by WCC 10.62.050. The proposed alternative will replace the existing 6 foot tall chain link fence with barbed wire topper with an opaque 6 foot tall fence at the west perimeter of the parking lot. On the south perimeter, the proposed alternative will replace the existing slated chain link fence with an opaque 6 foot tall fence to the adjacent residential front yard setback line and a 4 foot tall opaque fence from the setback line to the property line, per WCC

10.48.130(1). This application acknowledges WCC 10.62.090(3)(iv) that states fencing is not an approved substitute material to meet perimeter landscaping requirements via prescriptive compliance. However, as the scope of the project is primarily focused on improving the existing vacant building and not changing the layout and function of the landscaped and parking areas, the proposed design is a pragmatic alternative.

Waste Dumpster Screening

New dumpsters serving the Work Release facility shall be screened from adjacent residential zoned parcels. The dumpsters are proposed to be located between the South wing and North wing. The dumpsters will not be visible from residential zoned district due to the improved fencing, and the elevation change between the 300 Okanogan property and adjacent residential property.

Parking Lot Landscaping

The existing south parking lot has 44 spaces with 1,470 sf of landscaped area with 6 trees and a center landscaped island. Restriping the parking lot to 49 spaces will retain the center landscape island with the same number of trees, thus complying with WCC 10.62.140(3)(A). Per WCC 10.65.140(3), this parking lot will be improved with a durable, dustless surface of asphalt, graded and drained of all surface water to an existing catch basin.

#### **4. APPENDICES**

- A1 SEPA DNS-AUG2021
- A2 SEPA DNS-Public Notice-AUG2021
- A3 SEPA Checklist-AUG2021
- B Structural Feasibility Report
- C1 DOC Policy 110.110 – Work Release Management Expectations
- C2 DOC Policy 250.400 – Space Use Standards
- C3 DOC Policy 250.500 – Work Release Physical Plant
- C4 DOC Policy 300.500 – Work/Training Release Screening
- C5 DOC Policy 400.020 – Facility Capacity Management and Space Standards
- C6 DOC Policy 440.010 – Personal Property for Work Release Offenders
- C7 DOC Policy 440.010a1 – Personal Property – Men
- C8 DOC Policy 440.010a1 – Personal Property – Women
- C9 DOC Policy 450.310 – Visits and Social Outings for Work Release Offenders
- C10 DOC Policy 460.135 – Disciplinary Procedures for Work Release
- C11 DOC Policy 460.135a1 – Disciplinary Sanction Table for Prison and Work Release
- C12 DOC Policy 460.135a2 – Work Release Mandatory Sanctioning Guidelines
- C13 DOC Policy 460.135a3 – *State v. Blake*
- C14 DOC Policy 460.135a4 – Rejection of Negotiated Sanction Agreements
- D Parking Demand and Trip Generation Memo - REVISED
- E Wenatchee Register of Historic Places Registration Form
- F Local Advisory Committee (LAC) Site Recommendation to DOC Secretary
- G DOC Secretary Preliminary Approval
- H Public Hearing Postcard mailer
- I Communications Timeline
- J DOC Statewide Summary of Most Frequent Infractions
- K Trip Reduction Plan
- L Local Advisory Committee (LAC) Sample Meeting Presentation from Nov 2021
- M Owner Trip Reduction Plan
- N Commercial Tenants Trip Reduction Plans

End.

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background**

1. Name of proposed project, if applicable:  
[Deaconess Work Release \(Wenatchee\)](#)
2. Name of applicant:  
[Department of Corrections](#)

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

Eric Heinitz  
PO Box 41112, Olympia, WA 98504-1112  
360-790-9341

4. Date checklist prepared:

26 APR 2021

5. Agency requesting checklist:

Department of Corrections

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

Estimated schedule:

Design and Land-Use entitlement (8 months)

- Initiate design and land-use review process
- Apply for required land-use entitlement reviews, approvals

Building Permit (3 months)

- Apply for required engineering and building reviews, approvals and permits (3 months).

Construction (9 months)

Occupancy (2 months)

**Total estimated time – (22 months)**

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

No

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

None, this is an internal renovation and update of an existing building with no external expansion or changes to the structures or surrounding area.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

City of Wenatchee land use and building approvals and permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

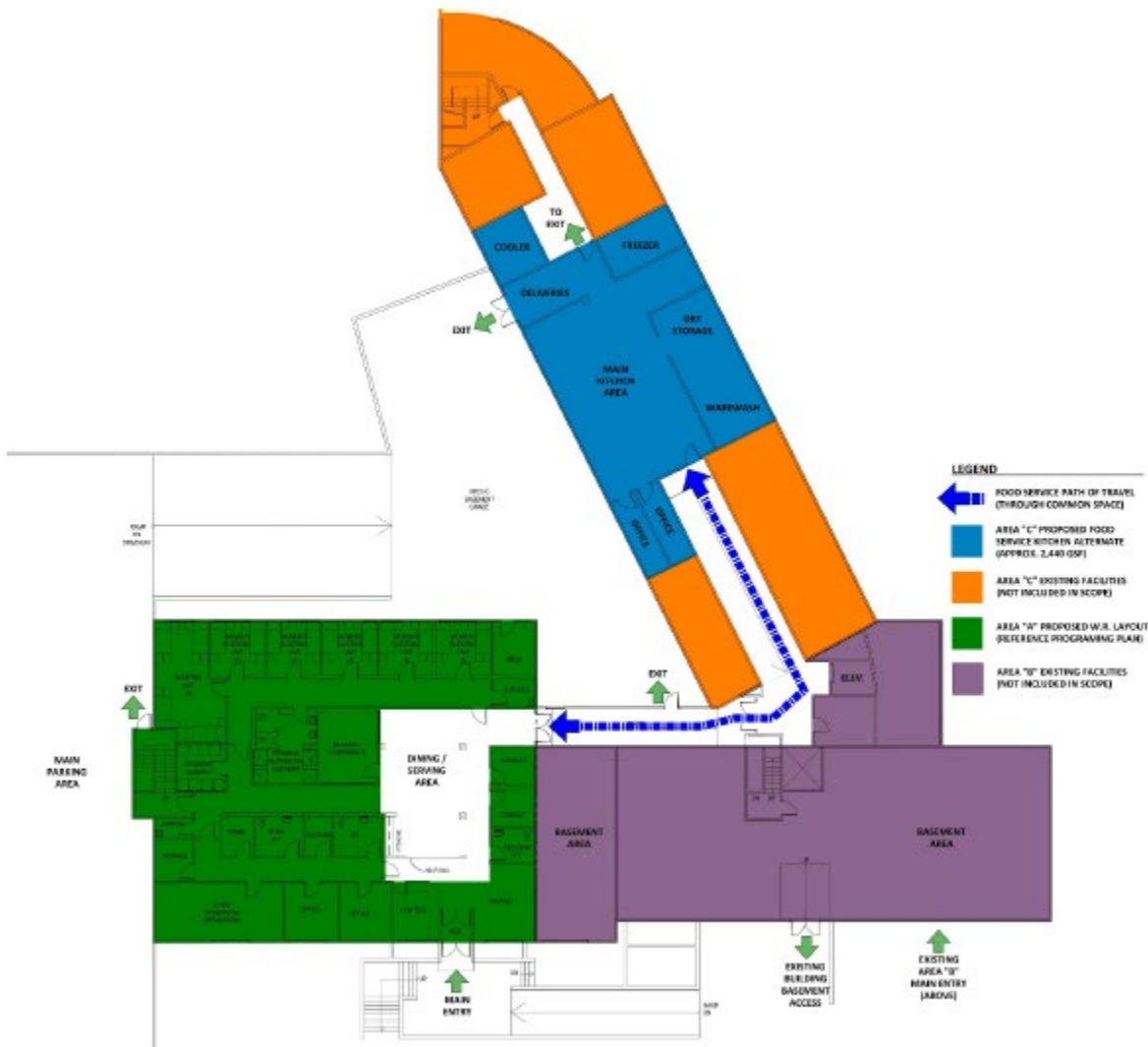
This project is a renovation of the South Wing of an existing building (formerly Deaconess Hospital) being leased by the Department of Corrections for use as a Work Release. The building when completed and put into use will house up to 82 work release offenders and 28 staff.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

300 Okanagon Ave. (South Wing), Wenatchee WA 98801  
 (Parcel # 222010530010, 222010530020 & 222010530001)

Tax Area: W246 F1

Township: 22N                      Section: 10  
 Range: 20EWM                      Legal Acres: 1.7500  
 Green area is proposed area for development:



**PROPOSED WORK RELEASE FACILITY - OVERALL LAYOUT**

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

(circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? **N/A**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **N/A**

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
**None.**

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

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**No proposed change to impervious surfaces.**

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

### 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.  
**Emissions from delivery trucks and construction vehicles during the renovations. No emissions after project is complete.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None**

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

### 3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No change in existing conditions.

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

No



3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

#### 4. Plants

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

\_\_\_deciduous tree: alder, maple, aspen, other

\_\_\_evergreen tree: fir, cedar, pine, other

\_\_\_shrubs

\_\_\_grass

\_\_\_pasture

\_\_\_crop or grain

\_\_\_ Orchards, vineyards or other permanent crops.

\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

\_\_\_water plants: water lily, eelgrass, milfoil, other

\_\_\_other types of vegetation

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

N/A

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

N/A

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

Meet City requirements for street trees and landscaping.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

N/A

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

N/A

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

N/A

e. List any invasive animal species known to be on or near the site.

N/A

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and Natural Gas

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

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Proposed development will be remodeled to meet DES Leased Space Requirements (see attached).

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

No known contaminants

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No known hazards

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None that will be allowed by DOC

4) Describe special emergency services that might be required.

None

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

N/A

b. Noise

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

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Minimal and temporary construction noise

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

N/A

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Commercial Use

The project will have no effect on current land uses or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

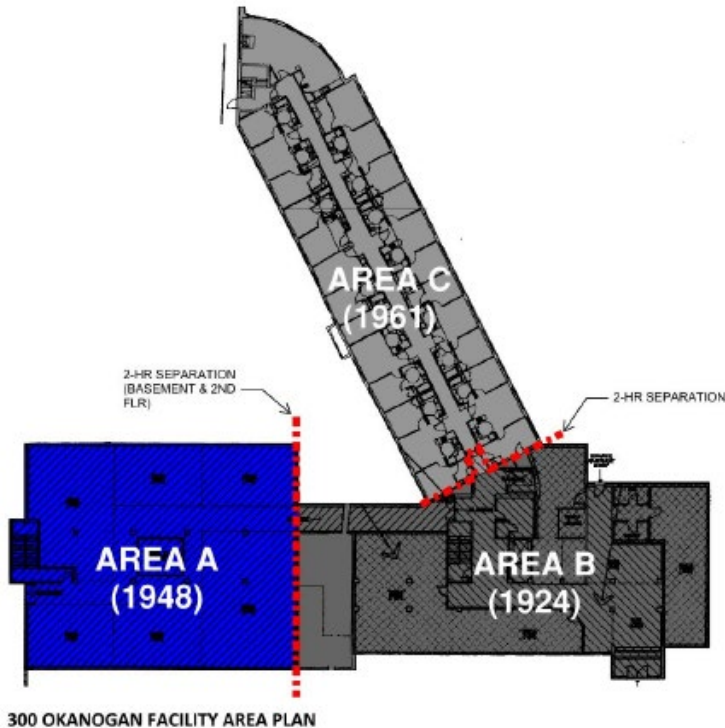
N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

300 Okanogan's original building was constructed in 1924 to serve as the Deaconess Hospital. Subsequent additions were constructed in 1948 (South Wing) and 1961 Area C (East Wing). The south wing (Area A) is currently a vacant 13,141 square-foot, concrete structure with (2) floors and a mechanical penthouse. The existing occupied commercial space (Area B) is equipped with an elevator. It is proposed that the new WR facility 2nd floor at Unit A will share the elevator with the commercial occupancy. Area A is not currently sprinkled; however, Areas B and C are fully sprinkled. The south wing was designed and constructed in 1948 and any work to the wing would fall under the 2018 edition of the International Existing Building Code (IEBC) in addition to other adopted codes. With the proposed use of this wing being an R-2 occupancy and constituting a change of use and occupancy, at a minimum a 2-hour rated occupancy separation will likely be required to separate the adjacent Commercial use in area B.



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

No

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

The property is zoned Residential Moderate (RM).

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

Based on preliminary discussions with the AHJ, a DOC work/training release facility is considered a Conditional Use in the RM zone and is designated an Essential Public Facility (EPF).

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

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

Total 110 (Residents 82, workers 28).

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

None

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

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project is occupying an existing structure and the use is similar to the previous building use. The current use as a Work Release is compatible with existing uses and commercial businesses in the area.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

## 9. Housing

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

This project will house up to 84 work release offenders.

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

None

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

N/A

## 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Height N/A. Proposed exterior building materials are unknown, likely no change to existing.

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

None

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

N/A

## 11. Light and Glare

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

N/A

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

N/A

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

No

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

N/A

## 12. Recreation

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

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

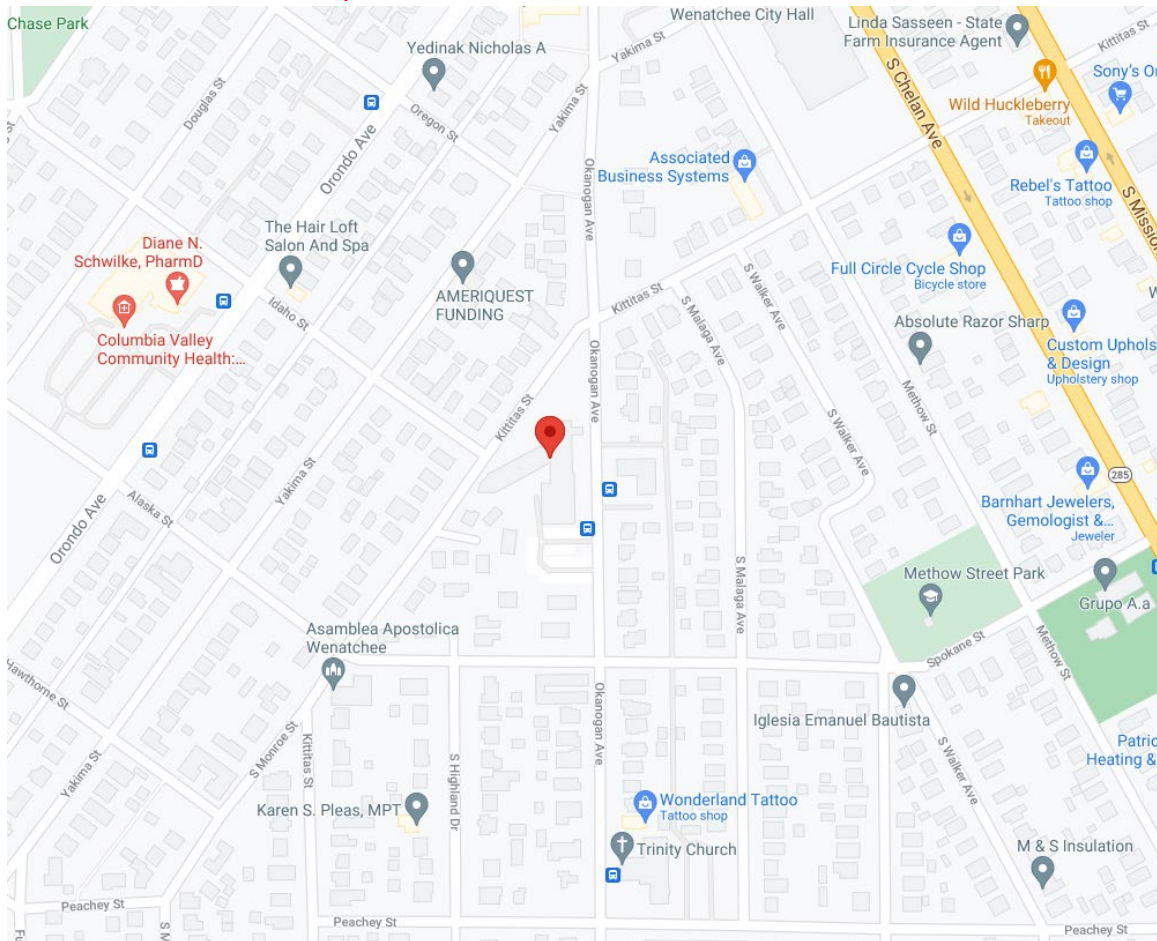
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site marked with red pin.



- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, there is a bus stop in the immediate vicinity.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None, the existing parking spaces will not change

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

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No increased trips from prior use. Residents primarily use public transportation.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

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

N/A

15. Public Services

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

No

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

N/A

16. Utilities

a. Highlight in Red utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities proposed. Existing utilities:  
Electrical – Chelan County PUD  
Water/sewer/storm – Chelan County PUD  
Fiber – Chelan County PUD

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Eric Heinitz

Position and Agency/Organization: Environmental Manager, Department of Corrections

Date Submitted: 12 August 2021



**DETERMINATION OF NONSIGNIFICANCE (DNS)  
PUBLIC NOTICE**

**In accordance with Chapter 197-11 Washington Administrative Code, State Environmental Policy Act (SEPA) Rules, Notice is hereby given of the following:**

**Lead Agency:** Washington State Department of Corrections

**Location of Proposal:** 300 Okanagon Ave. (South Wing)  
Wenatchee WA 98801  
Chelan County

**Description of Proposal:** The Department of Corrections plans to open a new work release facility called Deaconess Work Release in Wenatchee, WA. This project is a renovation of an existing building being leased by the Department of Corrections. The building when completed and put into use will house up to 82 work release offenders and 28 staff.

**Threshold Determination:** The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This Determination of Nonsignificance is issued under W.A.C. 197-11-340(2). Copies of the SEPA Threshold Determination, Checklist, and supporting documents are available upon request from the Department of Corrections. There is no agency appeal.

**Responsible Official:**

Chris Idso, Acting Director  
Capital Planning & Development  
Washington State Department of Corrections  
P.O. Box 41112  
Olympia, Washington 98504-1112  
[chris.idso@doc.wa.gov](mailto:chris.idso@doc.wa.gov)

**Assigned Contact:**

Eric Heinitz  
Environmental Manager  
Capital Planning & Development  
Washington State Department of Corrections  
P.O. Box 41112  
Olympia, Washington 98504-1112  
[eric.heinitz@doc.wa.gov](mailto:eric.heinitz@doc.wa.gov)  
Telephone: (360) 790-9341 Facsimile: (360) 586-8723

**Date of Issuance:** 17 August 2021

**Comment Deadline:** 17 September 2021 by 5:00 PM

**Please direct all comments and requests for documents to the Assigned Contact.**

**SEPA**  
**DETERMINATION OF NON-SIGNIFICANCE**

In accordance with Chapter 197-11 Washington Administrative Code (WAC), State Environmental Policy Act (SEPA) Rules, Notice is hereby given of the following:

**Description of Proposal:**

The Department of Corrections plans to open a new work release facility called Deaconess Work Release in Wenatchee, WA. This project is a renovation of an existing building being leased by the Department of Corrections. The building when completed and put into use will house up to 82 work release offenders and 28 staff.

**Proponent and Lead Agency:** Washington Department of Corrections

**Location of Proposal:** 300 Okanagon Ave. (South Wing), Wenatchee WA 98801  
Chelan County  
Township 22N, Range 20E, Section 10  
Parcel # 222010530010, 222010530020 & 222010530001

**Lead Agency:** WASHINGTON STATE DEPARTMENT OF CORRECTIONS.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.020(2)(c). This decision was made after review of a complete environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for the Determination of Non-Significance (DNS).
- This DNS is issued under 197-11-340(2). Comments must be received by 5:00 p.m., 17 September 2021.

**Responsible official:** Chris Idso  
**Position/Title:** Acting Director, Capital Planning & Development

**Address:** P.O. Box 41112; Olympia, WA 98504-1112

Date: August 12, 2021

Signature: \_\_\_\_\_

Prepared by:  
Eric Heinitz,  
Environmental Manager  
Capital Planning & Development  
Department of Corrections  
PO Box 41112;  
Olympia, WA 98504-1112.

- There is no agency appeal

Date of this action: 8/12/2021



**Swenson Say Fagét**  
**STRUCTURAL ENGINEERING**

---

2124 Third Ave, Suite 100  
Seattle, WA 98121  
O 206.443.6212

---

934 Broadway, Suite 100  
Tacoma, WA 98402  
O 253.284.9470

---

⊕ [ssfengineers.com](http://ssfengineers.com)

---

## Deaconess Feasibility Statement

*To:*                 Jeb Hardan (KMB)                             *Date:*               October 13, 2021  
*CC:*                 \_\_\_\_\_  
*Project:*           Wenatchee Deaconess  
                          12864-2021-01  
*From:*             Aaron Lieberman, Zane Kanyer

---

SSF was tasked by the Washington State Department of Corrections and KMB Architects to provide a feasibility analysis for the conversion of the South Wing of the Deaconess building to Work-Release Housing. The South Wing of the Deaconess building, at 300 Okanogan Ave in Wenatchee WA, was constructed in 1948 as an expansion to the former Deaconess Hospital. The existing building is 2 floors of reinforced concrete walls and floors, covering approximately 5500sqft each. Our knowledge of the structure is based off proposed layouts and existing photos provided by KMB architects and by our own on-site observations. No existing drawings or as-builts have been provided.

Based on our on-site observations, we believe the existing structure is built of cast in place walls and slabs though we recommend verifying the existing construction as construction proceeds. Based on our experience with similar construction, we assume that the existing 8” concrete walls are reinforced with #4 bars @ 12”oc. We have reviewed existing building codes from the time of construction and believe the originally designed floor live load was 100psf to function as a community shelter in addition to it’s primary purpose as a surgery wing. However the existing structure (Walls, Slabs, Columns, & Beams) should be raded to determine the existing reinforcing and dimensioned as-builts produced to properly verify the structure’s ability to support newly imposed loads.

SSF understands that the intended scope of work includes adding 1-2 stories of Type V construction over the existing two story structure, adding new wall penetrations to the 1<sup>st</sup> and 2<sup>nd</sup> floor, and verifying the existing construction can support the proposed updated live loads and super-imposed dead loads related to the change of use and interior framing. Based on the expected dead and live loads following the conversion, and utilizing modern live load reductions, the gravity loads supported by the columns are expected to be less than the original design. The additional stories and new penetrations do affect the existing lateral system and were the focus of our feasibility analysis. To conduct the analysis, we modeled the existing structure with the proposed penetrations and additional seismic weight of two stories of wood framing to determine the distribution of loads into each wall pier. We then analyzed the wall piers for their worst-case loads to produce a minimum threshold where penetrations may be cut into the existing wall without significant additional work.

Based on our analysis, the project is structurally feasible. The existing walls have sufficient capacity to accommodate new openings and the additional seismic weight of 2 floors of wood framing. However, some opening dimensions and locations may need to be coordinate with the architect as the Demand-to-Capacity Ratio (DCR) of a few piers exceeds 1.0 as depicted in current designs. The existing roof construction should be sufficient to accommodate the additional gravity loads and the 2<sup>nd</sup> floor can accommodate new live and imposed dead loads.

Please let us know if you have any questions, and we look forward to starting on moving forward with the SD phase of the project.

## **Appendix A**

### **Analysis Summary**



**SEATTLE  
TACOMA**

2124 Third Ave, Suite 100, Seattle, WA 98121  
934 Broadway, Suite 100, Tacoma, WA 98402

○ 206.443.6212  
○ 253.284.9470

⊕ [ssfengineers.com](http://ssfengineers.com)

# Criteria Sheet

## Codes

Structural **IBC 2018**  
 Loading ASCE 7-16  
 Wood: NDS 2018  
 Steel: AISC 360-16  
 Concrete: ACI 318-14  
 Masonry: TMS 402/602-16

## Project Location

Street & Number **300 Okanogan Ave**  
 City: **Wenatchee** State: **WA**  
 ZIP: **98801**  
 Latitude: 47.4180 N  
 Longitude: -120.3144 W  
 Ground Elevation 771 ft

## Occupancy Category

Risk Category: **II** ASCE 7 Table 1.5-1

## Seismic Load Summary:

Analysis Procedure: **Equivalent Lateral Force Procedure**  
 Lateral System: **Ordinary Reinforced Concrete Shear Walls**

R: 4.00  $C_d = 4$   
 Base Shear V = 270 kips  $\Omega_o = 2.5$   
 $S_s = 0.465$   $S_r = 0.19$   
 $S_{DS} = 0.40$   $S_{DI} = 0.19$   
 $C_s = 0.101$   $I_e = 1.0$



## Story Information

# Stories Above Grade (Including Mezzanine Levels) **2**

## Horizontal and Vertical Irregularities:

Is the building a "Regular Structure"? (No horizontal or vertical irregularities) **Yes**

## Wind Load Summary:

V = 98  $K_{zt} = 1.00$   
 Exposure = B

## Dead Loads: light framed wood - see Dead Load Calculations for Concrete Levels

Roof		Floor	
Roofing	2.5 psf	Finish Floor	1 psf
1/2" Sheathing	1.8 psf	3/4" Sheathing	2.7 psf
Trusses @ 24" oc	2.5 psf	Joists @ 16" oc	2.2 psf
Misc./Mech.	1.5 psf	Misc./Mech.	2 psf
Ceiling Finish	2.8 psf	Ceiling Finish	2.8
Solar Panels	4		10.7 psf
	15 psf	Use	12 psf
Use	15 psf	Partition	15 psf
		Total	27 psf

## Live Loads:

Snow	25 psf	
Floor	40 psf	

## Soils: Soils Report Provided? **No** To be approved by the authority having jurisdiction, per 11.8.2 exception.

Allowable Bearing	1500 psf	
-------------------	----------	--



Deaconess \_\_\_\_\_  
 Criteria \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE 10/13/2021  
 PROJ. # \_\_\_\_\_  
 DESIGN AGL  
 SHEET 1

# Seismic Design

ASCE 7-16 Seismic Analysis

Equivalent Lateral Force Procedure

Seismic Force Resisting System Per Table 12.2-1	System	Bearing Wall Systems
	Type:	Ordinary Reinforced Concrete Shear Walls

Seismic Design Cat.	C
Risk Category	II
Site Class	C
Diaphragm Flexibility	Semi-Rigid/Rigid

I, II, or III, or IV per Table 1.5-1

### Section 12.8.1.3 Exceptions

Regular Structure	Yes
≤ 5 Stories above grade	Yes
$T \leq 0.5s$	Yes
$\rho = 1.0$	Yes
Not Site Class E or F	Yes
Risk Category I or II	Yes

If all exceptions are met,  $S_{DS}$  may be taken as 1, but not less than  $0.7 \cdot (\text{Calculated } S_{DS})$

$S_s$	0.465 g	2% in 50 yr, Latitude & Longitude lookup
$S_1$	0.19 g	2% in 50 yr, Latitude & Longitude lookup
R	4.00	
$C_d$	4.0	
$\Omega_o$	2.5	
$I_e$	1.00	Table 1.5-2
$h_n$	44.0 ft	
$C_t$	0.02	Table 12.8-2
x	0.75	Table 12.8-2
$T_a$	0.34 sec	
T	0.34 sec	Eq. 12.8-7
$T_o$	0.09 sec	
$T_s$	0.47 sec	
$T_L$	16.00 sec	
$F_a$	1.30	Table 11.4-1
$F_v$	1.50	Table 11.4-2
$S_{MS}$	0.60 g	Eq. 11.4-1
$S_{M1}$	0.29 g	Eq. 11.4-2
$S_{DS}$	0.403 g	Eq. 11.4-3
$S_{D1}$	0.190 g	Eq. 11.4-4
$C_s$	<b>0.101 Controls</b>	Eq. 12.8-2
	0.139	Eq. 12.8-3 need not exceed, $T < T_L$
	0.010	Eq. 12.8-5 or 12.8-6 minimum
$C_s, \text{design}$	0.101	
Bldg. Weight	3,828.0 k	
$V = C_s W$	385.7 k	Eq. 12.8-1, Strength Level Base Shear
$V = C_{s,asd} W$	270.0 k	Eq. 12.8-1 ASD Base Shear

Building Period Per Alternate Analysis

T (sec)	
---------	--

Per Geotech Report

$F_a$	
$F_v$	

$$T_a = C_t h_n^x \quad \text{Eq. 12.8.7}$$

$$S_{MS} = F_a S_s \quad \text{Eq. 11.4-1}$$

$$S_{M1} = F_v S_1 \quad \text{Eq. 11.4-2}$$

$$S_{DS} = \frac{2}{3} S_{MS} \quad \text{Eq. 11.4-3}$$

$$S_{D1} = \frac{2}{3} S_{M1} \quad \text{Eq. 11.4-4}$$

$$C_s = \frac{S_{DS}}{(R/I_e)} \quad \text{Eq. 12.8-2}$$

$$C_s = \frac{S_{D1}}{T(R/I_e)} \quad \text{Eq. 12.8-3}$$

$$C_s = \frac{S_{D1} T_L}{T^2 (R/I_e)} \quad \text{Eq. 12.8-4}$$

$$C_s \geq 0.044 S_{DS} I_e \quad \text{Eq. 12.8-5}$$

$$C_s \geq 0.01 \quad \text{Eq. 12.8-5}$$

$$C_s \geq 0.5 \frac{S_1}{(R/I_e)} \quad \text{Eq. 12.8-6}$$

$$C_{VX} = w_x h_x^k / \sum_{i=1}^n w_x h_i^k \quad \text{Eq. 12.8-12}$$

$$F_{px} = \frac{\sum_{i=x}^n F_i}{\sum_{i=x}^n w_i} w_{px} \quad \text{Eq. 12.10-1}$$

$$F_{px} \geq 0.2 S_{DS} I_e w_{px} \quad \text{Eq. 12.10-2}$$

$$F_{px} \leq 0.4 S_{DS} I_e w_{px} \quad \text{Eq. 12.10-3}$$

Vertical Distribution ASD  $\rho = 1$   $k = 1.000$

Level	$h_x$ (ft)	$W_x$ (k)	$h_x^k$ (ft)	$W_x h_x^k$	Story Shear ASD			Diaphragm Force ( $\rho$ not included)				
					$C_{vx}$ (%)	$F_x$ (k)	SV (k)	$F_{px,calc}$	$F_{px,min}$	$F_{px,max}$	$F_{px,design}$	$\gamma = F_{px}/F_x$
R	44.0	160	44.0	7040	0.093	25.0	25.0	25.0	9.0	18.1	18.1	0.72
4	34.0	240	34.0	8160	0.107	29.0	54.1	32.4	13.5	27.1	27.1	0.93
3	24.0	1631	24.0	39144	0.516	139.2	193.3	155.2	92.0	184.0	155.2	1.11
2	12.0	1797	12.0	21564	0.284	76.7	270.0	126.7	101.4	202.8	126.7	1.65
$\Sigma$		3828.0		75908		270.0						



Deaconess

Seismic Criteria

DATE 10/13/2021

PROJ. #

DESIGN AGL

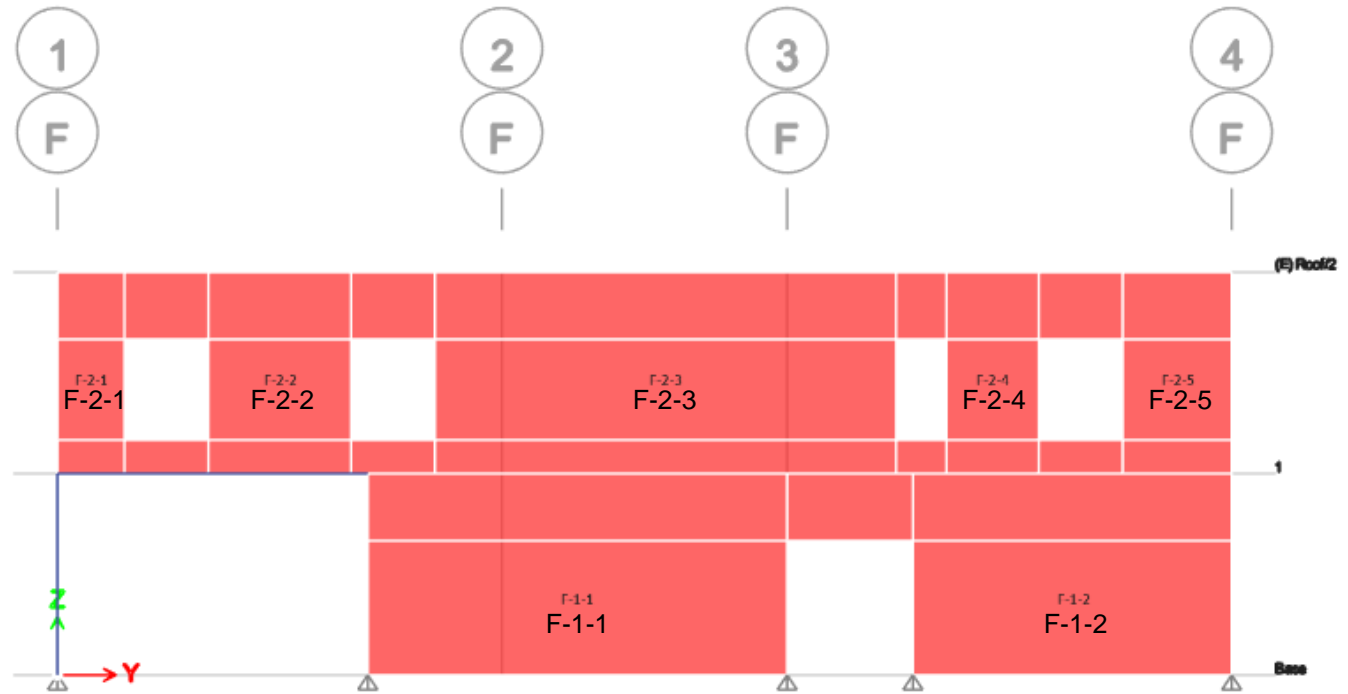
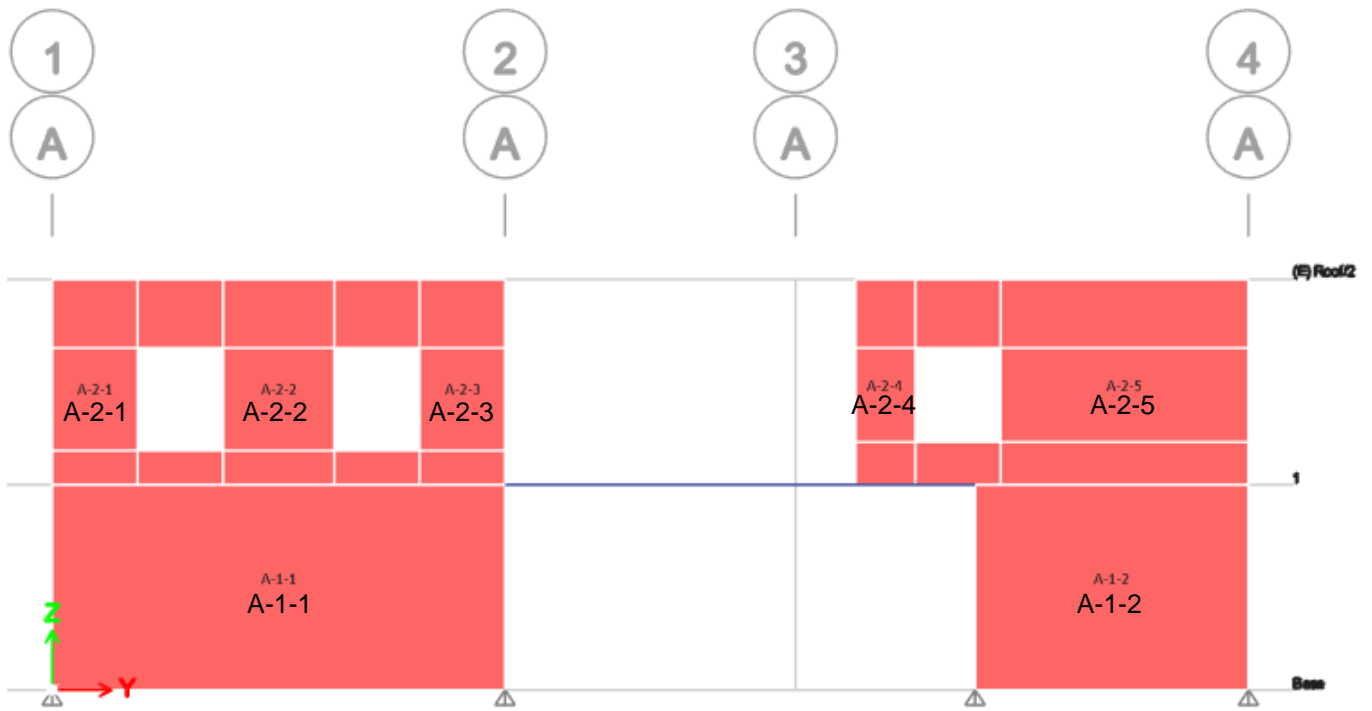
SHEET 2

2124 Third Ave, Suite 100, Seattle, WA 98121 | 206.443.6212  
934 Broadway, Suite 100, Tacoma, WA 98402 | 253.284.9470

SEATTLE  
TACOMA

ssengineering.com

SWENSON SAY FAGET



EX: F-2-3  
 GRID F - LEVEL 2 - THIRD PIER FROM ORIGIN



**STRUCTURAL  
 ENGINEERING**

Project Title:  
**DEACONESS FEASIBILITY REPORT**

Date  
 ###/###/2021

SSF project no.  
 ---

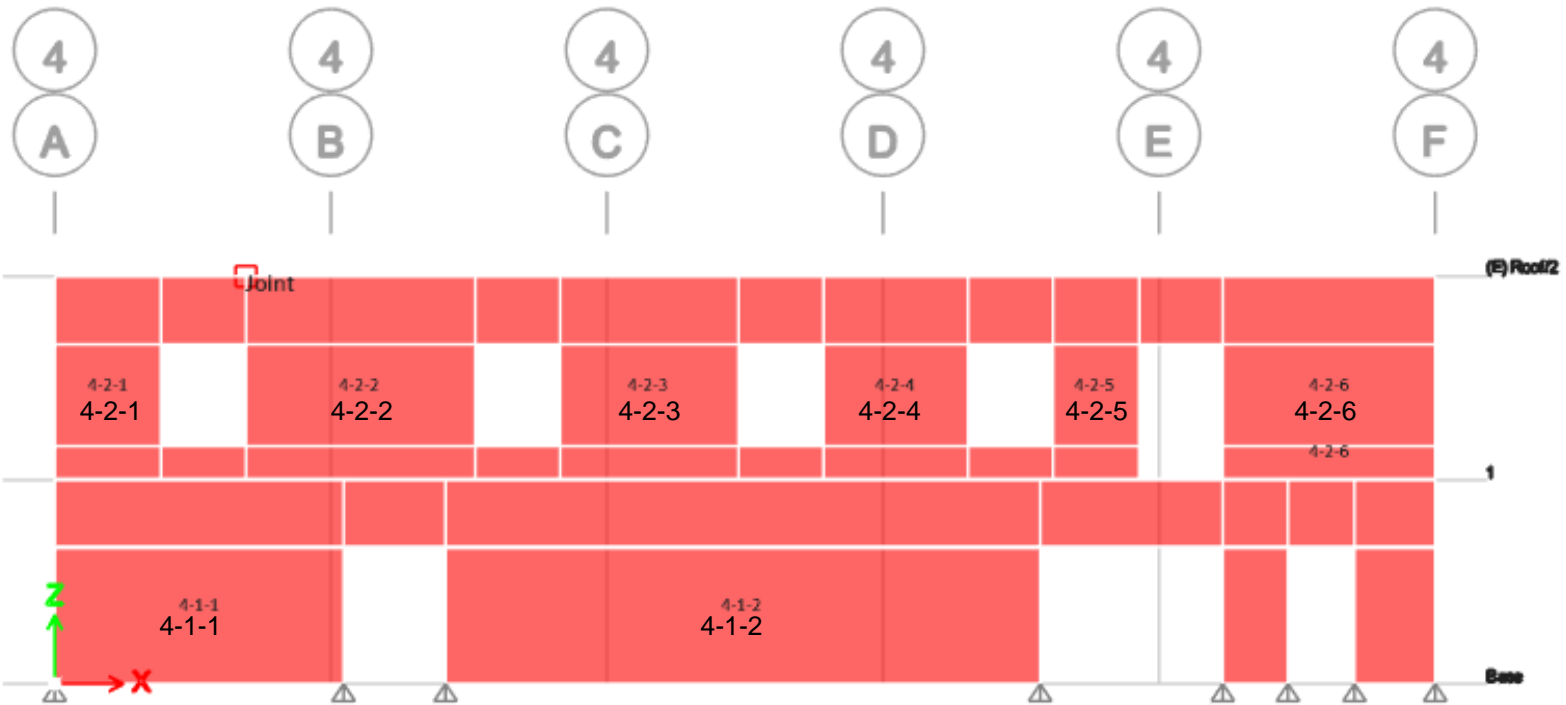
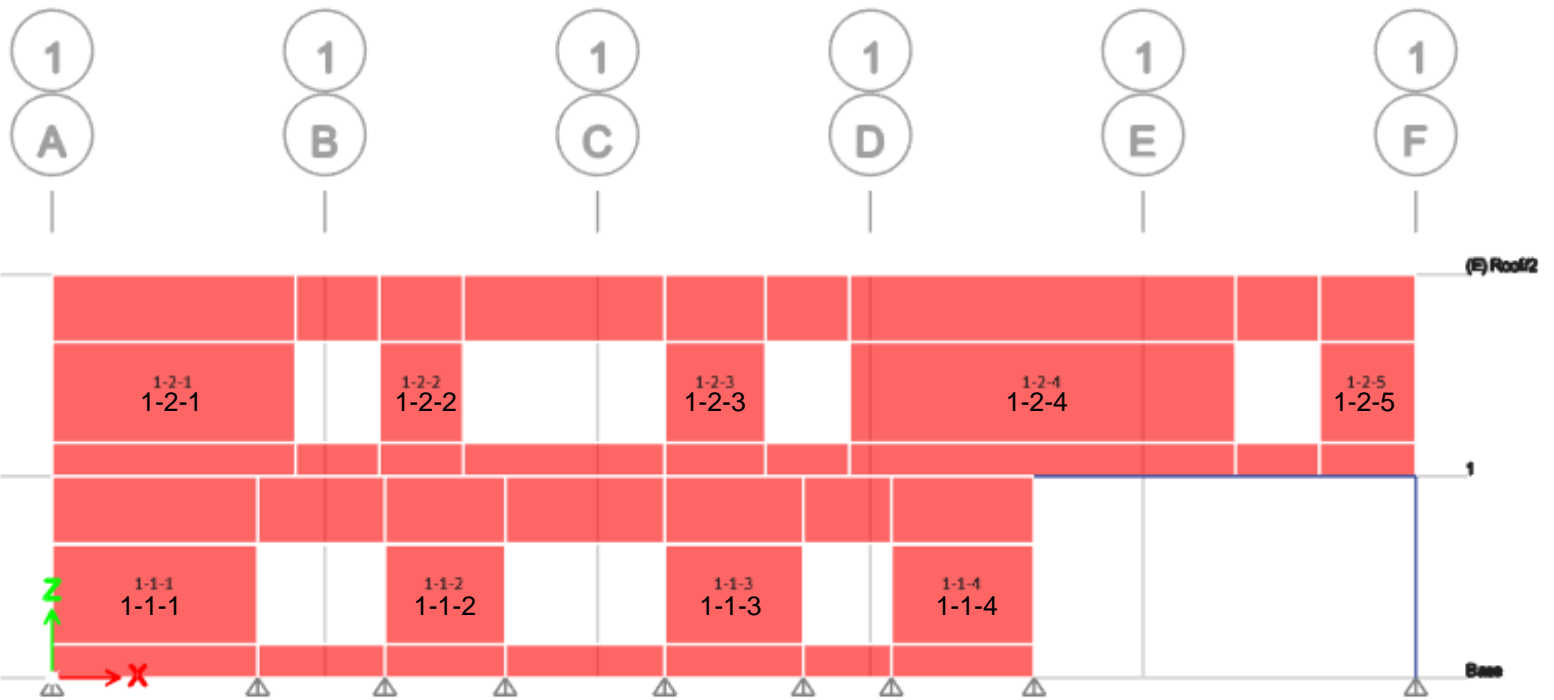
**APPENDIX**

Design  
 AGL

Sheet Title:  
**WALL PIER KEY**

Drawn  
 AGL

Sheet



EX: 1-2-3  
 GRID 1 - LEVEL 2 - THIRD PIER FROM ORIGIN



**STRUCTURAL  
 ENGINEERING**

2124 Third Avenue - Suite 100 - Seattle, WA 98121  
 p: 206.443.6212      [ssfengineers.com](http://ssfengineers.com)  
 Copyright 2015 Swenson Say Fagét - All Rights Reserved

Project Title:  
**DEACONESS FEASIBILITY REPORT**

Date  
 ###/##/2021

SSF project no.  
 ---

**APPENDIX**

**AGL**

Sheet Title:  
**WALL PIER KEY**

Design  
**AGL**  
 Drawn  
**AGL**

Sheet





**STRUCTURAL  
ENGINEERING**

Project Title:  
**DEACONESS FEASIBILITY REPORT**

**APPENDIX**

Sheet Title:  
**WALL LINE GRID KEY PLAN**

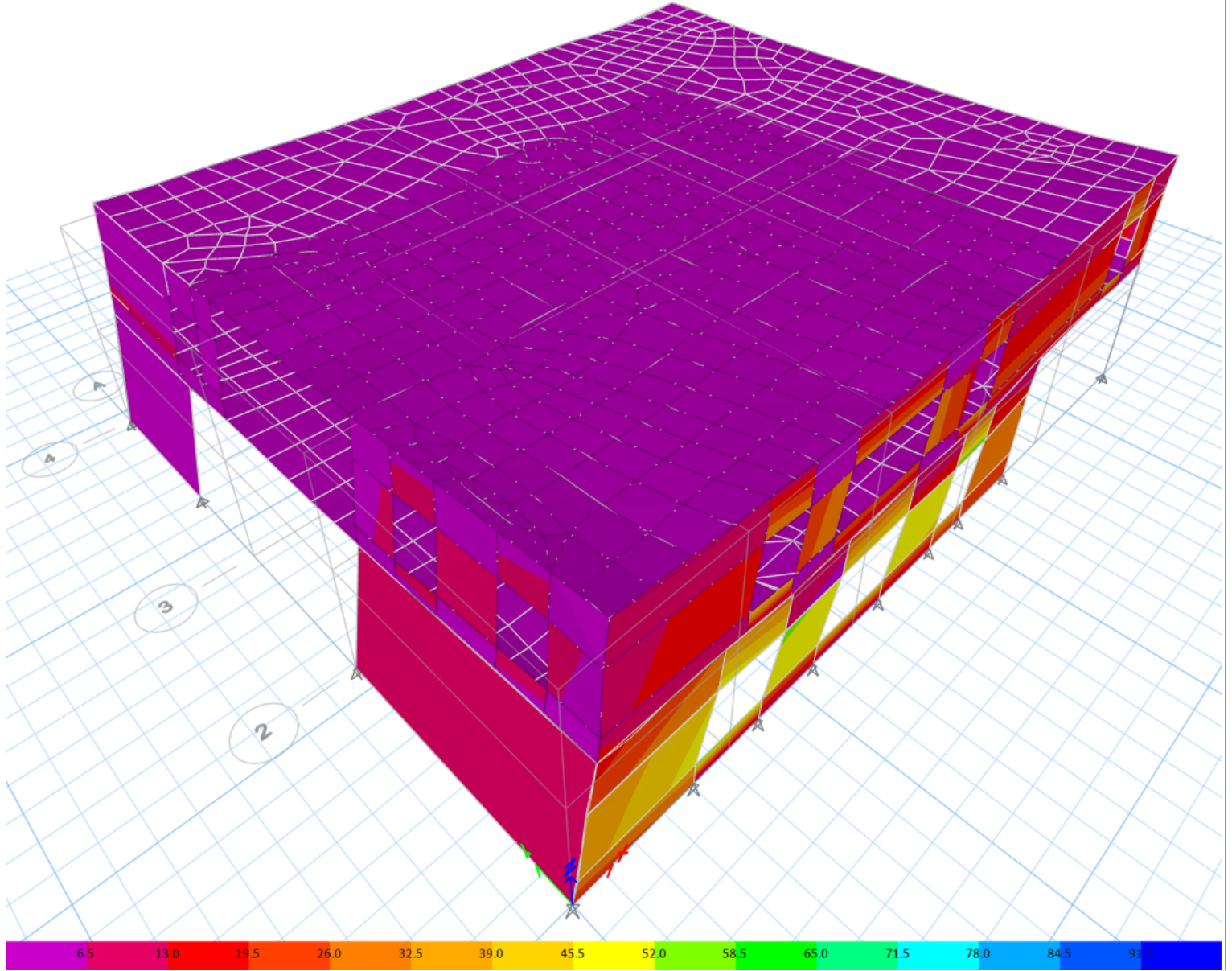
Date  
**###/###/2021**

Design  
**AGL**

Drawn  
**AGL**

SSF project no.  
 ---

Sheet



**STRUCTURAL  
ENGINEERING**

2124 Third Avenue - Suite 100 - Seattle, WA 98121  
 p: 206.443.6212      [ssfengineers.com](http://ssfengineers.com)  
 Copyright 2015 Swenson Say Fagét - All Rights Reserved

Project Title:  
**DEACONESS FEASIBILITY REPORT**

Date  
**##/##/2021**

SSF project no.  
 ---

**APPENDIX**

Design  
**AGL**

Sheet Title:  
**ETABS GRAPHICAL OUTPUT**

Drawn  
**AGL**

Sheet

**SHELL STRESSES**



STATE OF WASHINGTON  
**DEPARTMENT OF CORRECTIONS**  
P.O. Box 41100 • Olympia, Washington 98504-1110

March 9, 2021

**TO:** Reentry Case Management and Work Release Staff

**FROM:** Danielle Armbruster, Assistant Secretary [Signature on file]  
Reentry Division

**SUBJECT: State v. Blake – Failure to Obey All Laws, condition violations,  
and Discipline in Partial Confinement**

In the Washington Supreme Court’s recent decision, *State v. Blake*, the Court held that [RCW 69.50.4013](#) violated the Due Process Clauses of the state and federal constitutions because the statute criminalized simple possession of a controlled substance without requiring a *mens rea* element, such as knowing possession of the controlled substance. The Court refused to construe the statute to require such a *mens rea* element. As a result of the constitutional defect, the Court held that RCW 69.50.4013(1) was “void,” and the Court vacated Blake’s conviction under the statute.

Department policies [DOC 460.130 Response to Violations and New Criminal Activity](#) and [DOC 420.390 Arrest and Search](#) as authorized through [RCW 9.94A.716](#) and [RCW 9.94A.631](#), respectively, requires the Department to respond to new criminal activity committed by any individual on community supervision in the presence of an authorized employee when law enforcement declines to investigate or is unable to respond. This only applies in cases where those under our jurisdiction are sentenced to the Family and Offender Sentencing Alternative (FOSA).

Partial Confinement options (Community Parenting Alternative, CPA, and Graduated Reentry, GRE) are under [DOC Policy 460.135 Disciplinary Procedures for Work Release](#) and all violations are addressed via the infraction system.

In light of the *State v. Blake* decision, **effective immediately**, Department staff shall not arrest an individual under our jurisdiction for a new law violation that falls under RCW 69.50.4013. Further, Department staff shall not act on an alleged violation for Failure to Obey All Laws for any offense committed under RCW 69.50.4013 **OR** address this behavior by issuing a WAC 507 (Committing an act that would constitute a felony and is not otherwise included in these rules). However, should an individual possess a controlled substance that places them in violation staff are still required to address the infraction/violation as directed and authorized in DOC 460.130 Response to Violations and New Criminal Activity or DOC 460.135 Disciplinary Procedures for Work Release.

Since there are several questions regarding the application of this decision, to include the enforcement and sanctioning in response to alleged controlled substance possession, we will continue to collaborate with internal and external stakeholders to ensure the most accurate information gets to you in a timely manner.

Thank you for all that you do, and please stay safe.

DA:cm

cc: Executive Strategy Team  
Billie Peterson, Policy Program Manager  
Kara Withers, Policy Office Improvement Manager  
Tom Layne, Hearings Administrator  
Amy King, Labor Relations Consultant  
Ton Johnson, WFSE Labor Advocate



## Technical Memo

**To:** City of Wenatchee  
**From:** Ryan Shea, PTP, Senior Transportation Planner  
**Date:** March 30, 2022  
**Project:** Deaconess Building Work Release Facility  
**Subject:** Parking Demand and Daily Trip Generation Memo

---

### Introduction

The Washington State Department of Correction (DOC) is proposing to convert the south wing of the old Deaconess Hospital located at 300 Okanogan Avenue in the City of Wenatchee into a work release facility. The old Deaconess Hospital was closed in 1978, and has since been partially occupied by senior housing in the west wing and commercial/office space in the north wing. The entire existing building is approximately 54,500 square feet in size and the site currently provides 79 parking stalls. The proposed work release facility would include 120 beds and approximately 40 total staff. The project proposes to expand the existing building by approximately 5,500 square feet, bringing the total building size up to 60,000 square feet.

The proposed work release facility is preparing a conditional use application to receive approval to locate in the old Deaconess Hospital building. As part of that process an assessment of the property's parking supply was requested by the City of Wenatchee. This memo documents peak parking demand of the existing and proposed uses of the Deaconess Hospital building. There have also been concerns raised about the potential increase in traffic associated with the proposed work release facility. To address this concern a daily trip generation calculation comparing the previous hospital traffic and the current occupant traffic was performed.

### Existing Deaconess Hospital Building

The existing Deaconess Hospital located at 300 Okanogan Avenue in Wenatchee, Washington. The majority of the structure was built between 1923 and 1963, and was occupied by the Deaconess Hospital until 1978. A site vicinity map showing the existing building, and surrounding roadway system is shown in **Figure 1**.

**Figure 1: Site Vicinity Map**



Since 1978, portions of the building have been converted to other uses:

- The west wing currently contains 26 senior housing units.
- The north wing is currently partially occupied by commercial/office uses.
  - The north wing has a gross floor area (GFA) of 12,359

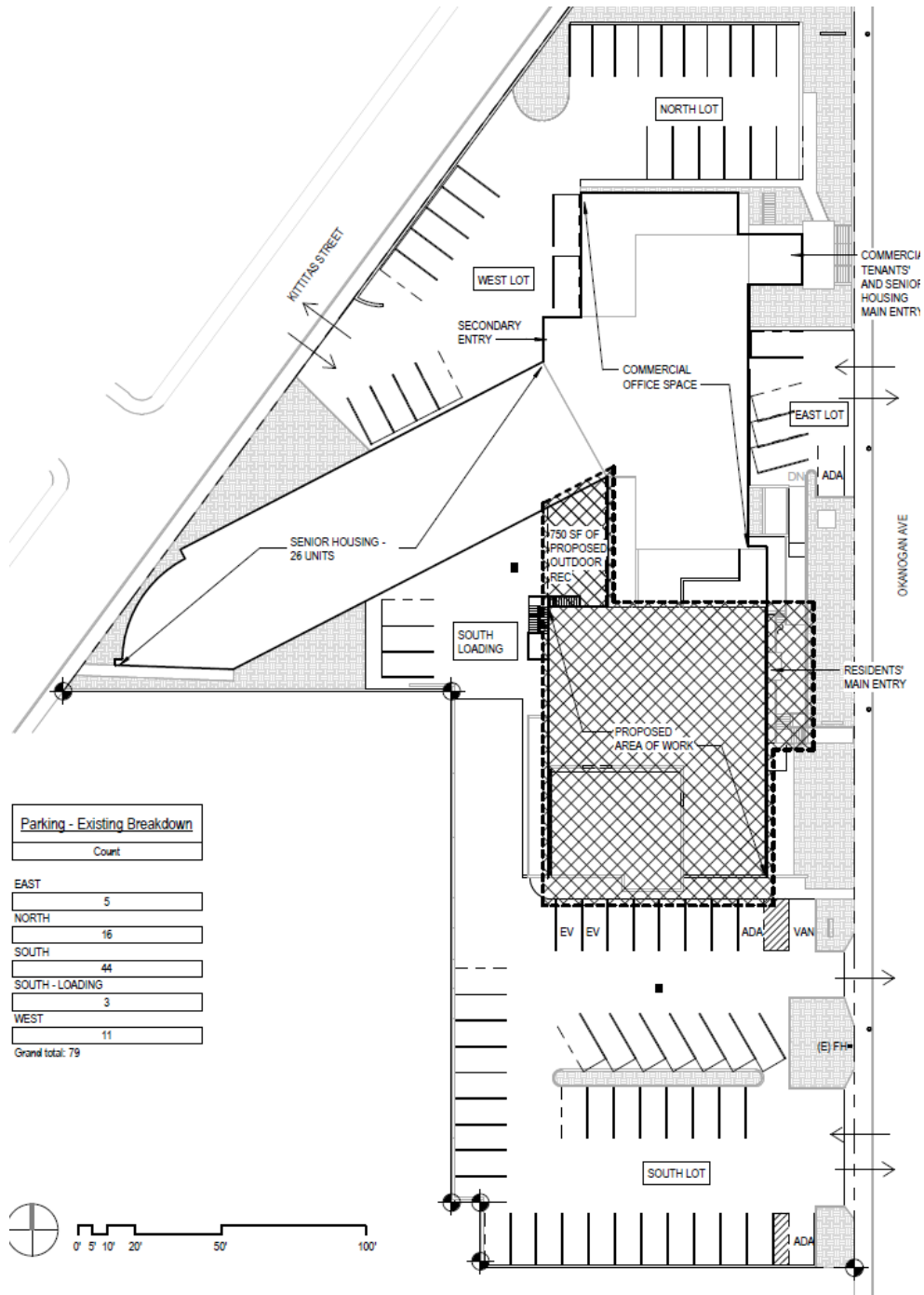
The south wing has remained vacant and is the proposed location of the work release facility. This space is currently 16,333 square feet in size.

There are currently 79 parking stalls on-site. These stalls are dispersed in three separately accessed areas:

- The west and north lots, with a single driveway access to Kittitas Street, contain 27 parking stalls
- The east lot, with a single driveway access to Okanogan Avenue, contains 5 parking stalls
- The south lot, with two driveway access points on Okanogan Avenue, contains 47 parking stalls

The existing parking lots and access points are shown on **Figure 2**.

**Figure 2: Existing Deaconess Hospital Building Parking Lots and Driveway Access**



## Proposed Project

The project proposes to convert the empty south wing of the old Deaconess Hospital building into a work release facility. This facility would provide 120 beds and proposes to add approximately 5,500 additional square

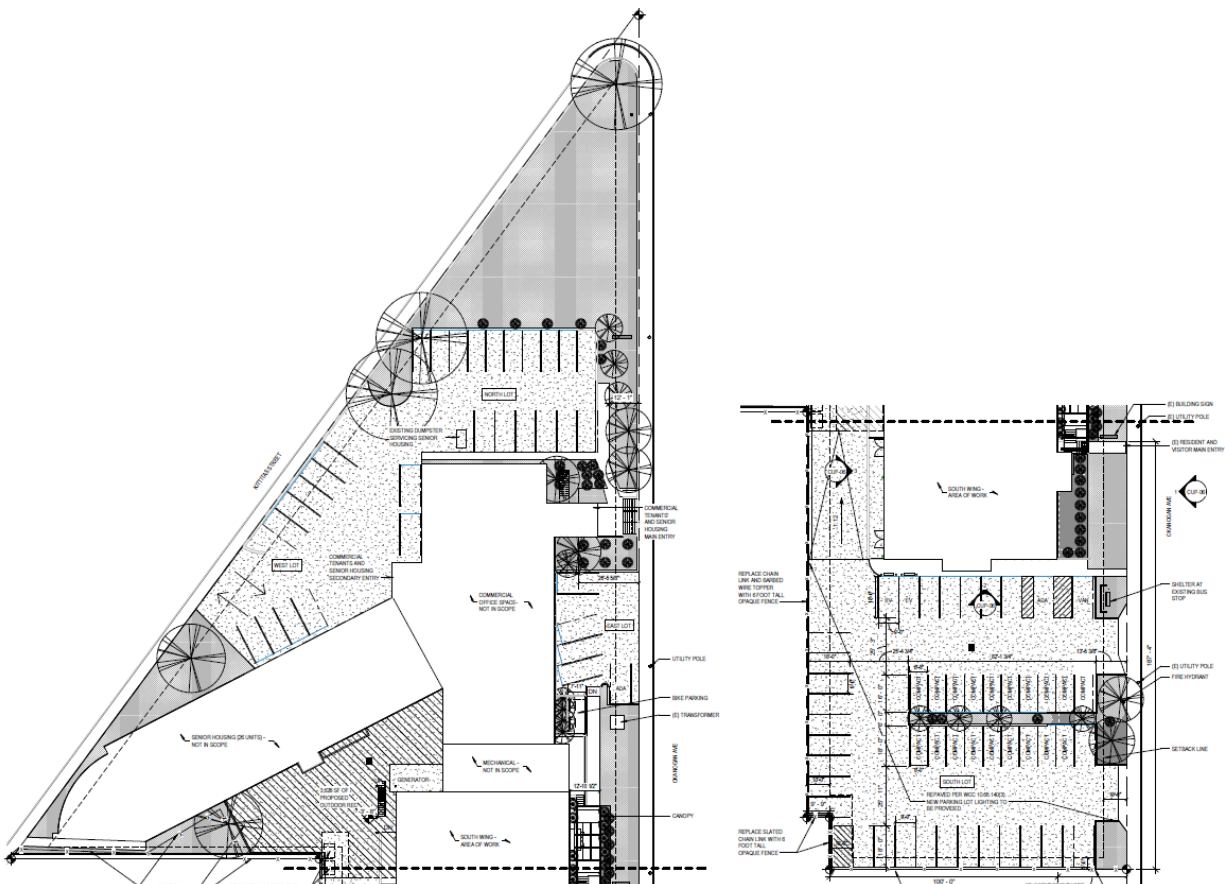
feet to the existing building. The occupants of the work release facility will not be allowed to keep a vehicle on site and will be required to use local transit to travel to/from their jobs. There are currently transit stops on Okanogan Avenue adjacent to the site which are served by Link Transit’s Route 8. The area also lies in close proximity to the downtown core and other routes serving other nearby streets. Staffing of the facility is anticipated to consist of three daily 8-hour shifts:

- 6am – 2pm – 4 corrections officers, 4 custody officers, 3 meal prep staff, and 1 maintenance staff
- 2pm – 10pm – 4 corrections officers, 4 custody officers, 3 meal prep staff, and 1 maintenance staff
- 10pm – 6am – 4 corrections officers and 4 custody officers

Overall, it is anticipated that the facility will have approximately 40 employees but based on projected staffing levels there are not expected to be more than 12 employees on site at any given time. The facility will also own one passenger van, which will be kept on site.

As a part of the project the existing parking lots will be adjusted. The three stalls for loading located between the west and south wings will be removed. The south lot will be restriped to provide five additional parking stalls. This will increase the total on-site parking stall count to 81 stalls. The proposed project site and parking lot configuration is shown in **Figure 3**.

**Figure 3: Proposed Deaconess Hospital Building Parking Lots and Driveway Access**





## Peak Parking Demand

The proposed improvements to the Deaconess Hospital site will provide 81 total parking stalls, with portions designed to serve each of the buildings three wings. To determine if the existing supply will be sufficient for the existing and proposed uses, a peak parking demand calculation has been performed. **Table 1** provides the existing and proposed parking supply required per City of Wenatchee parking code (WCC 10.60.080).

**Table 1. City of Wenatchee Parking Supply Requirements**

Land Use	Variable	Value	Parking Rate	Parking Requirement
Senior Housing	Dwelling Units	26	1.00	26
	ksqft	2	4.00	8
Retail	ksqft	5.5	3.50	19.25
	ksqft	4.859	2.85	13.85
Supervised living facilities, welfare or correction institution, group homes (7 or more)	Beds	120	0.20	24
<b>Subtotal</b>				<b>91.10</b>
20% Reduction for Proximity to Transit (WCC 10.60.070) <sup>1</sup>				(13.02)
<b>Total</b>				<b>78.08</b>

1. Reduction applied to Commercial and Work Release Facility, but not Senior Housing. Reduction requires a minimum of 1 parking stall per residential unit

Based on the current parking requirements, if the entire north wing were occupied by commercial/office tenants and then, with the proposed work release facility, the site would need to provide 91 parking stalls. However, with a 20% reduction for proximity to transit, this parking requirement would be reduced to 78 parking stalls. This would be accommodated by the proposed 81 parking stalls on site.

### Parking Reduction for Proximity to Transit

The City of Wenatchee parking code (WCC 10.60.070) allows for a 20% reduction in the required number of off-street parking stalls for developments. To qualify for the reduction the code identifies six requirements. Each of these are discussed below:

1. The project is located within a 700-foot radius of a public bus shelter or transfer station. If a bus shelter is not within 700 feet, one can be provided by the applicant when it would be located and installed at a site as approved by the local transit authority, and the city.

The existing Deaconess Hospital building is located adjacent to two stops for Link Transit route 8, which are located on either side of Okanogan Avenue. These are both well within 700 feet of the project site.

2. A commute trip reduction plan is developed by the applicant and approved by the director which demonstrates meaningful ways to reduce reliance on automobiles, such as carpooling, vanpools, transit enhancements, informational displays, and bicycle commuting

The proposed work release facility will not allow private vehicle ownership and all occupants will travel to/from the site via transit. The very nature of the proposed project aligns with commute reduction since none of the occupants will use vehicles to travel to their jobs while living on site.

3. The proposed use would not be auto dependent, such as a drive-in restaurant.

The proposed use is not auto dependent.

4. The following minimum safety requirements are met:
  - a. There are sidewalks and paved pedestrian paths, including alleys, between the transit facility and the land use using such transit facility.
  - b. There is adequate street and parking lot lighting to provide safe walking to the off-site facility.

There are existing sidewalks along Okanogan Avenue and a paved pedestrian path between Okanogan Avenue and the existing old Deaconess Hospital building. This sidewalk will be maintained for the proposed work release facility.

Currently there is intermittent street lighting on Okanogan Avenue and no parking lot lighting for the portion of the site that will contain the proposed work release facility. The project is planning to install parking lot lighting as part of the site improvement work. This lighting should also provide illumination on the adjacent portion of Okanogan Avenue. Given that the existing transit stops are adjacent to the project site, this enhancement to the parking lot lighting should provide adequate lighting to provide safe walking to the off-site transit stop.

5. The reduction is not used in combination with the reduction for proximity to public parking lots.

This is the only parking reduction being used for the proposed project.

6. The reduction is not used to reduce off-street parking requirements below one parking space per housing unit

The parking reduction calculation has been conducted to exclude the existing senior housing units on site, as the parking requirement for these units is already 1.0 parking stalls per unit.

We believe this project meets each of the six requirements and is therefore eligible for the 20% parking stall reduction.

## Alternative Parking Stall Calculation

Based on the parking stall calculations described in the City of Wenatchee code, the proposed project will be accommodated by the existing parking stalls. However, to provide an additional assessment of the potential parking demand of the total site and help verify the adequacy of the existing parking stalls, an alternative parking stall calculation has been performed.

## ITE Parking Generation

The Institute of Transportation Engineers (ITE) publishes a *Parking Generation Manual*, which contains peak parking demand for hundreds of different land uses. The current version of this manual (5<sup>th</sup> Edition) was used to identify the potential parking need for the Deaconess Hospital building. For the existing commercial/office space the both the land use code shopping center and the land use code General Office Building were used. These two land use codes both align with elements of the City’s parking code Retail category, which includes both commercial and office uses and will provide a sensitivity assessment on the peak parking demand.

The ITE manual does not have an exact match for the proposed work release facility. Of the available options, nursing home was selected as the best fit. Similar to the proposed work release facility, the Nursing Home category assumes that the residents do not have personal vehicles on-site. Given that most of the vehicle activity for the proposes work release facility and a typical nursing home is related to employees, the employee parking generation rate was used.

The parking generation rates and total estimated parking demand by land use type are shown in **Table 3**.

**Table 3. ITE Parking Generation for Current and Proposed Deaconess Hospital Building Uses**

Land Use	ITE Land Use Code	Land Use Code (LUC)	Variable	Value	Parking Rate	Parking Demand
Senior Housing	Senior housing - Attached	252	Dwelling Units	26	0.61	16
Commercial/Office	Shopping Center	820	ksqft	12.4	1.95	24
	General Office Building	710	ksqft	12.4	2.39	30
Work Release Facility	Nursing Home	630	Employees	40	0.67	29
<b>Total</b>						<b>69/75</b>

As shown in the table, the total peak parking demand for the existing and proposed uses of the Deaconess Hospital building ranges from a low of 69 spaces to a high of 75 parking stalls. This is generally consistent with the City code requirements. This total represents the sum total of the peak parking demand for each of the identified land use categories. It is likely that the different uses will experience their own peak parking demand at different times, which would result in a lower overall peak parking demand for the site. To determine what the overall site peak parking demand will be, a shared parking calculation was performed.

## Shared Parking Calculation

To perform a shared parking demand adjustment for the Deaconess Building Work Release Facility, the current (3<sup>rd</sup>) edition of *Shared Parking*, published by ICSC, the National Parking Association, and the Urban Land Institute, was used. This resource contains detailed information on the hourly breakdown of parking demand for a variety of different land uses and guidance on other forms of shared parking reductions. Information on the hourly parking demand for the existing commercial/office and senior housing uses were available, however there is no data on nursing home or any other similar use to the proposed work release facility. Based on the

anticipated work schedule described above, it is assumed that the peak parking demand for the work release facility will occur during each work shift change, and particularly the 2:00 pm shift change. Assuming every vehicle was parked on-site for a short duration of time as the shift change occurs, and accounting for the DOC van which will be kept on-site, this would result in a need for 25 parking stalls for the 2:00 pm shift change. Both the senior housing and commercial/office uses are projected to be at or very near 100 percent of their peak parking demand at 2:00 pm as well, suggesting that the overall site will experience its peak parking demand at around 2:00 pm. Coupled with the estimated 25 stall parking demand for the proposed work release facility, the peak parking demand of the overall site at 2:00 pm **is expected to be between 65 and 71 parking stalls, which would be accommodated by the proposed parking supply.**

It should be noted that this estimate assumes that every work release facility employee in the morning and evening work shifts will drive to work in a single-occupant vehicle and park on site at the same time, which represents a conservatively high peak parking demand. It is likely that not every employee within these shifts will be on-site at the same time and that some employees will use other modes of travel or carpool.

This alternative parking stall calculation corroborates the City of Wenatchee code requirements that, with inclusion of the 20% reduction for proximity to transit, the total project site will be accommodated by the proposed 81 parking stalls.

## Daily Trip Generation Comparison

To address local concerns that the existing and proposed uses of the Deaconess Hospital building will result in an increase in traffic volumes on streets within its vicinity, a comparison of the previous hospital use and current/proposed uses has been conducted. Vehicle trip generation was estimated using the trip generation rates contained in the 11<sup>th</sup> edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The land-use categories included in this evaluation are:

- ◆ Hospital (land use code 610)
- ◆ Senior Adult Housing - Attached (land-use code 252)
- ◆ Nursing Home (land-use code 620)
- ◆ Shopping Center (>150k) (land-use code 820)
- ◆ General Office Building (land use code 710)

**Table 4. Daily Trip Generation Comparison**

Land Use	Land Use Code	Size	Trip Rate	Total Trips	Pass-by Tips	New-to-Network Total
<b>Previous Use</b>						
Hospital	610	55.5 ksqft	10.77	598	0	<b>598</b>
<b>Existing/Proposed Uses</b>						
Senior Housing	252	26 units	3.24	84	0	<b>84</b>
Commercial/Office	820	12.4 ksqft	37.01	459	156	<b>303</b>
	710	12.4 ksqft	10.84	134	0	<b>134</b>
Nursing Home	620	40 emp	3.31	132	0	<b>132</b>
Subtotal				350/675		<b>350/519</b>
<b>Net Change Total (decrease)</b>						<b>(248)/(79)</b>

Based on daily trip generation calculations the previous hospital use is estimated to have been producing 598 daily trips. The existing and proposed uses, assuming the commercial/office space is fully occupied, is projected to generate a range of between 350 and 675 daily trips. This range reflects uncertainty about actual use of the commercial/office space. Commercial uses have a much higher daily traffic trip generation than office space. Given the potential for this space to contain a mix of the two uses, the full daily trip potential of the site is likely within a range between the two estimated totals.

These totals reflect the total trip generation of the site. For commercial uses there is expected to be a component of pass-by trips that would reduce the impact on the surrounding roadway system. These trips are not new trips added to local roadways (i.e., primary trips) but represent “pass-by” trips according to the following definition:

*Pass-by trips:* Pass-by trips are trips made as an intermediate stop from an origin to a primary destination (i.e., stopping to shop on the way home from work) by vehicles passing directly by the project driveway.

As shown in Table 4, a pass-by reduction was calculated for the commercial trip generation, based on the PM peak hour pass-by rate of 34%, which is contained in the 3<sup>rd</sup> edition of the [Trip Generation Handbook](#) by ITE. With this reduction, the projected new to network daily trips for the existing and proposed uses would be within a range of 350 to 519 daily trips. This entire range is less than the previous hospital use.

Aside from a comparison of the current and proposed uses to the previous hospital use, which closed in 1978, it should be noted that the proposed work release facility is projected to generate fewer daily trips than the range of commercial/office space estimates.

## Summary

The Washington State Department of Corrections is proposing to convert the south wing of the old Deaconess Hospital located at 300 Okanogan Avenue into a work release facility. This facility would provide 120 beds, operate with a staff of approximately 40 employees, and proposes to add approximately 5,500 additional square feet to the existing building. The existing site currently provides 79 parking stalls, which serves the existing senior housing units and commercial/office space contained within other portions of the Deaconess Hospital building.

An evaluation of the site relative to the City of Wenatchee parking code (WCC 10.60.070) indicates that it should be eligible for a 20% reduction to the off-street parking requirement. Based on City of Wenatchee parking code and included this 20% reduction, the existing site and proposed work release facility would be required to provide 78 off-street parking stalls. This is accommodated by the proposed 81 off-street parking stalls, which includes 32 stalls in the east, north, and west portions of the site and 49 stalls in the restriped south lot.

An independent peak parking demand calculation was performed using information in the current (5<sup>th</sup>) edition of the ITE Parking Generation Manual and the current (3<sup>rd</sup>) edition of *Shared Parking*, published by ICSC, the National Parking Association, and the Urban Land Institute. Due to the broad nature of the commercial/office component of the existing site, a parking demand range was developed assuming the commercial/office space was both all commercial and all office. This calculation indicates that the peak parking demand of the entire site will fall within the range of 65-71 parking stalls, which aligns with the city code requirements.

Additionally, a daily trip generation calculation was performed to document the expected traffic volumes for the existing site with the proposed work release facility and compare to the previous hospital use. This calculation indicates that the previous hospital use generated more daily traffic than the existing and proposed uses.

Thank you for reviewing this Parking Variance and Daily Trip Generation Analysis Letter. If you have any questions or need additional information, please call me at 360.352.1465.

Respectfully,

SCJ Alliance

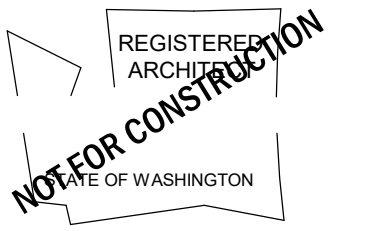


Ryan Shea, PTP, Senior Transportation Planner

Attachments:

Exhibit 1 – Existing site square footage and parking stalls

N:\Projects\0850 KMB Design Groups\21-000899 Deaconess Parking and Trip Generation Evaluation\2022-0330 - Parking Demand and Trip Generation Memo.docx



**Project Information**

**Project Name:** DOC Work Release  
**Site Address:** 300 Okanogan Avenue, Wenatchee, WA 98801  
**Assessor Parcel:** 22201053001 (Deaconess Condo Unit - Common), 22201053010 (Deaconess Condo Unit 1), 22201053020 (Deaconess Condo Unit 2)  
**Legal Owner:** Cruz Rental LLC  
**County:** Chelan  
**Acres:** 1.8 acres (78,729 SF)  
**Zoning:** Residential Mixed Use (RMU)  
**Project Contact:** Tony Lindgren, PE  
KMB architects  
906 Columbia Street, Ste 400, Olympia, WA 98501  
360.352.8883  
tonylindgren@kmb-architects.com

**Conditional Uses - Group Home Compliance**

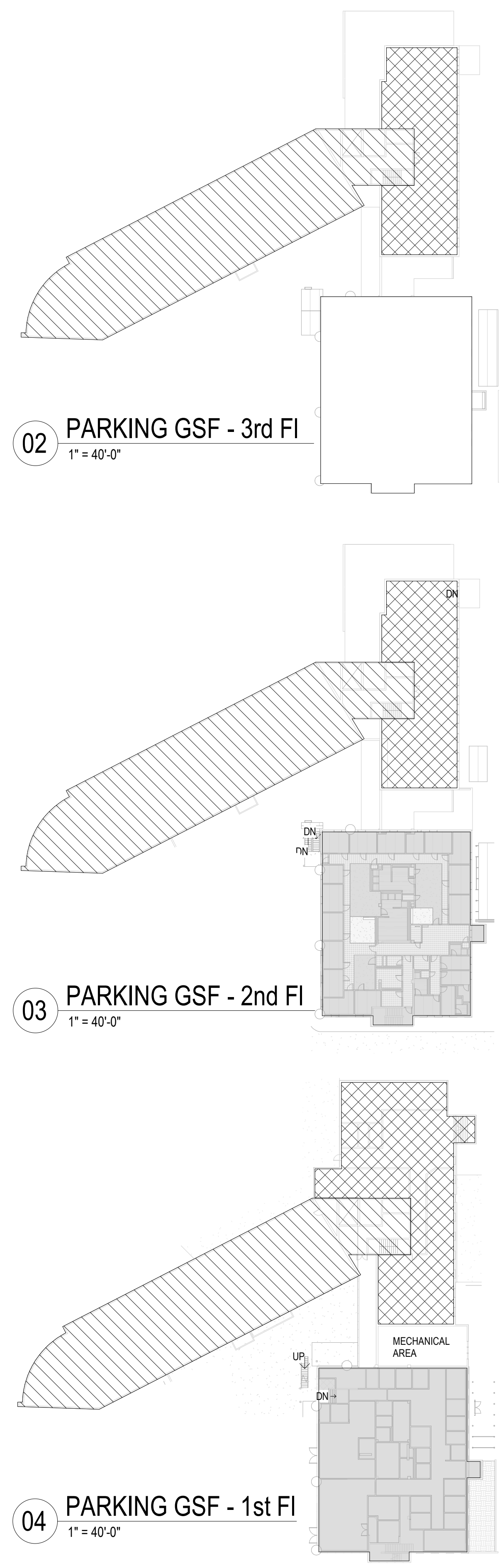
**COMMON OPEN SPACE REQUIREMENTS PER WCC 10.65.140(1)**  
BEDROOMS PROPOSED = 36, REQUIRED COMMON OPEN SPACE = 3,600 SF  
OUTDOOR RECREATION AREA = 3,628 SF  
**PARKING NEEDS PER WCC 10.65.140(2)**  
\*REFER TO APPENDIX D - "PARKING DEMAND AND DAILY TRIP GENERATION MEMO"  
**OFF-STREET PARKING SURFACE IMPROVEMENT PER WCC 10.65.140(3)**  
SEE PLAN FOR OFF-STREET PARKING SURFACE TO BE IMPROVED.  
**LANDSCAPE STANDARDS PER WCC 10.65.140(4)**  
SEE LANDSCAPE COMPLIANCE SUMMARY.

**Landscape Compliance**

**RIGHT-OF-WAY LANDSCAPING PER WCC 10.62.090(2)(A)**  
SIX-FOOT MINIMUM LANDSCAPING PROVIDED AT OKANOGAN AVE = 417'-9"  
LENGTH OF STREET FRONTAGE ALONG OKANOGAN AVE = 550'-1"  
TOTAL PERCENTAGE OF RIGHT-OF-WAY LANDSCAPING = 75%  
**TREE REQUIREMENTS PER WCC 10.62.090(2)(A)(i)**  
NUMBER OF TREES ALONG OKANOGAN AVE = 23  
NUMBER OF DECIDUOUS TREES = 16  
TOTAL PERCENTAGE OF DECIDUOUS TREES ALONG OKANOGAN AVE = 70%  
**GROUND COVER REQUIREMENTS PER WCC 10.62.090(2)(A)(ii)**  
PLAN WILL NOTE AREAS WITHOUT GRASS GROUND COVER TO BE PLANTED WITH SHRUBS A MINIMUM OF 1 PER 50 SF.  
**PERIMETER LANDSCAPE SCREENING PER WCC 10.62.090(3)(A)**  
EXISTING CONDITIONS PRECLUDE COMPLIANCE.  
**ALTERNATIVE LANDSCAPE OPTION PER WCC 10.62.050**  
AT SOUTH AND WEST BOUNDARY, EXISTING PARKING LOT DIMENSIONS CANNOT ACCOMMODATE 6' PERIMETER BUFFERING WITHOUT LOSS OF REQUIRED PARKING STALLS FOR PARKING COMPLIANCE. PLAN PROPOSES ALTERNATIVE OPTION OF REPLACING 6'-0" TALL CHAIN LINK FENCE WITH 6'-0" TALL OPAQUE FENCE AT SOUTH BOUNDARY AND REPLACING EXISTING CHAIN LINK AND BARBED WIRE TOPPER WITH 6'-0" TALL OPAQUE FENCE AT WEST BOUNDARY. NOTE AT WEST BOUNDARY, ADJACENT PARCEL IS AN AVERAGE OF 4'-0" HIGHER IN ELEVATION THAN SUBJECT PARCEL.  
**OUTDOOR WASTE DUMPSTER LANDSCAPE SCREENING PER WCC 10.62.090(3)(C)**  
DUMPSTERS LOCATION IS MARKED ON PLAN. DUMPSTERS TO BE LOCATED AT NORTHWEST OF THE PROPOSED SOUTH WING AREA OF WORK AND WILL NOT BE VISIBLE FROM RESIDENTIAL ZONED DISTRICT DUE TO DISTANCE FROM PERIMETER, ELEVATION CHANGE AND FENCING AT PROPERTY LINE.

**Parking Compliance**

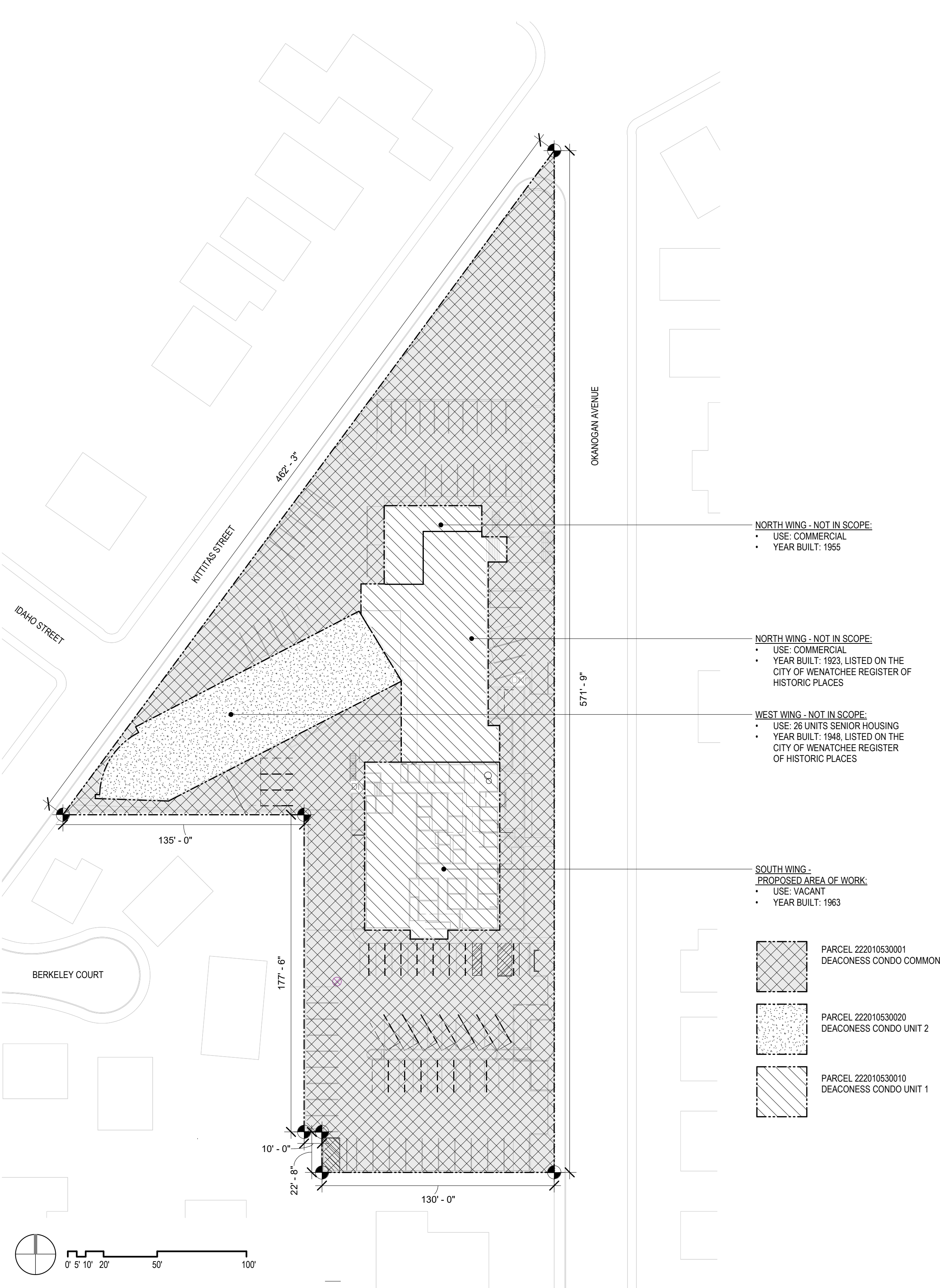
**WEST WING (SENIOR HOUSING)**  
PER WCC 10.60.080 - "SENIOR HOUSING", 1 SPACE PER DWELLING UNIT.  
REQUIRED SENIOR HOUSING PARKING SPACES: 26.  
**NORTH WING (COMMERCIAL)**  
\*REFER TO APPENDIX D - "PARKING DEMAND AND DAILY TRIP GENERATION MEMO"  
GROUND FLOOR: 5,491 GROSS FLOOR AREA  
SECOND FLOOR: 3,434 GROSS FLOOR AREA  
THIRD FLOOR: 3,434 GROSS FLOOR AREA  
TOTAL: 12,359 GROSS FLOOR AREA  
PER WCC 10.60.080 - "RETAIL/OFFICE":  
1 - 2,000 GSF AT 4 SPACES PER 1,000 SF = 8 SPACES  
2,001 - 7,500 GSF AT 3.5 SPACES PER 1,000 SF = 19.25 SPACES  
7,501 - 11,279 GSF AT 2.85 SPACES PER 1,000 SF = 13.92 SPACES  
REQUIRED COMMERCIAL OFFICE PARKING: 41.  
**SOUTH WING (AREA OF WORK)**  
PER WCC 10.60.080 - "SUPERVISED LIVING FACILITIES... GROUP HOME (7 OR MORE)":  
1 SPACE PER 5 BEDS = 24 SPACES.  
NO RESIDENT PARKING ALLOWED PER DOC POLICY.  
20% REDUCTION PER WCC 10.60.070 "PARKING REDUCTION INCENTIVE-TRANSIT"  
FOR COMMERCIAL/OFFICE AND PROPOSED USE: 52.  
**TOTAL REQUIRED STALLS: 78 SPACES**  
**TOTAL PROVIDED STALLS: 81 SPACES**  
**MAXIMUM AMOUNT OF COMPACT STALLS:**  
PER WCC 10.60.030(4) - MAXIMUM 40% STALLS REDUCED IN SIZE TO ACCOMMODATE COMPACT CARS:  
COMPACT STALLS (16' X 8') - 19 STALLS  
COMPACT STALLS AS A PERCENTAGE OF OVERALL SITE: 23.4%  
COMPACT STALLS AS A PERCENTAGE OF COMMERCIAL AND GROUP HOME REQUIRED PARKING: 36.5%



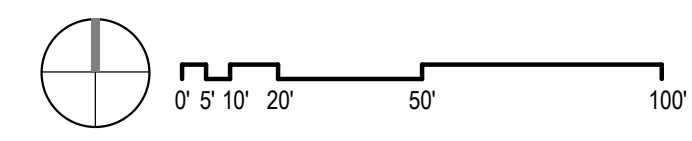
**02 PARKING GSF - 3rd Fl**  
1" = 40'-0"

**03 PARKING GSF - 2nd Fl**  
1" = 40'-0"

**04 PARKING GSF - 1st Fl**  
1" = 40'-0"



**01 SITE CONDO PARCELS AND HISTORIC BUILDINGS**  
1" = 40'-0"



**DOC WRE - DEACONESS BUILDING**  
**WA Dept. of Corrections**  
300 Okanogan Avenue, Wenatchee WA 98801

ORIGINAL SHEET SIZE = 24 x 36  
HALF SIZE REDUCTIONS = 11 x 17

DATE: 3/25/2021

ADDITIONAL INFORMATION RESUBMITTAL

SHEET NO: **CUP-01**  
PROJECT INFORMATION

WENATCHEE REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16." Complete each item by marking "x" in the appropriate space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name Deaconess Hospital  
Other name/site number \_\_\_\_\_

2. LOCATION

Street & Number Okanogan and Kittitas Streets \_\_\_\_\_ Not for publication  
City/town Wenatchee \_\_\_\_\_ Vicinity  
State WA Code \_\_\_\_\_ County Chelan Code \_\_\_\_\_ Zip Code 98801

3. RECOMMENDATIONS

Wenatchee Historic Preservation Board Staff Recommendations:

In my opinion, the property meets \_\_\_ does not meet \_\_\_ the Wenatchee Register criteria.

Kim Bissett 11-27-2001  
WHPB Staff Date \_\_\_\_\_ See Continuation Sheet

Wenatchee Historic Preservation Board Recommendations:

In the opinion of the Wenatchee Historic Preservation Board, the property meets \_\_\_ does not meet \_\_\_ the Wenatchee Register criteria.

Maryhew Johnson 12-5-2001  
WHPB Chair Date \_\_\_\_\_ See Continuation Sheet

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

I (we) consent  do not consent  to the listing of the above property on the Wenatchee Register of Historic Places.

I (we) also certify that I am/we are the legal owner(s) of the above property.

[Signature] 29 NOVEMBER 2001  
Owner Date \_\_\_\_\_ See Continuation Sheet

City of Wenatchee Certification: I, hereby certify that this property is:

\_\_\_ entered in the Wenatchee Register \_\_\_\_\_ See Continuation Sheet  
\_\_\_ determined eligible for the Wenatchee Register \_\_\_\_\_ See Continuation Sheet  
\_\_\_ determined not eligible for the Wenatchee Register  
\_\_\_ removed from the Wenatchee Register  
\_\_\_ other (explain): \_\_\_\_\_

Dennis Johnson  
Signature of the local elected official

December 13, 2001  
Date of action



**5. CLASSIFICATION**

**Ownership of Property**  
Check as many boxes as apply

- private
- public-local
- public-state
- public-federal

**Category of Property**  
Check only one box

- building
- district
- site
- structure
- object

**Number of Resources within Property**  
Do not include previously listed resources in the count

Contributing	Noncontributing	
<u>one</u>		buildings
		sites
		structures
		objects
<u>one</u>		Total

**Name of related multiple property listing:**

n/a  
*Enter "N/A" if property is not part of a multiply property listing*

**Number of contributing resources previously listed in the Wenatchee Register**

\_\_\_\_\_

**6. FUNCTION OR USE**

**Historic Functions**  
*Enter categories from instructions*

Hospital  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
*Enter categories from instructions*

Senior Housing, planned family center with  
Community Action Council and commercial  
space development  
\_\_\_\_\_  
\_\_\_\_\_

**7. DESCRIPTION**

**Architectural Classification**  
*Enter categories from instructions*

Brutalism/International  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
*Enter categories from instructions*

Foundation concrete  
Walls concrete/brick  
\_\_\_\_\_  
Roof Flat/tar  
Other \_\_\_\_\_  
\_\_\_\_\_

**Narrative Description:**

*Describe the historic and current condition of the property on one or more continuation sheets.*

x See Continuation sheet.

**8. STATEMENT OF SIGNIFICANCE**

**Applicable Wenatchee Register Criteria**

Mark "X" in one or more boxes for the criteria qualifying the Property for Wenatchee Register listings.

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, Aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state, or local history.
- 6. It has yielded or is likely to yield important archeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- 8. It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events
- 10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in architectural or design professions, and which does not fit in formal architectural or historical categories.

Areas of Significance:  
Enter categories from instructions:

- 1. First major hospital building in area.
- 2. Styles of architecture not commonly used in this area
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Period of Significance:  
1923-1948

Significant Dates:  
1923, 1948, 1963  
(1963 portion is considered "non-contributory")

Significant Person  
*Complete if criterion 5 is marked*

\_\_\_\_\_

Cultural Affiliation

\_\_\_\_\_

Architect/Builder

\_\_\_\_\_

**Narrative Statement of Significance:**

Describe the historic and current condition of the property on one or more continuation sheets.

X See Continuation sheet

9. STATEMENT OF SIGNIFICANCE

**Bibliography**

*Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.*

1993 survey of downtown/warehouse districts  
N.C.W. Museum archives  
Wenatchee World

**Previous documentation on file (WHPB):**

- Preliminary determination of individual listing has been requested
- Previously listed in the Wenatchee Register
- Previously determined eligible for the Wenatchee Register
- Recorded in the Wenatchee Inventory of Historic Places

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency: Specify \_\_\_\_\_
- City \_\_\_\_\_
- University \_\_\_\_\_
- Other: Specify: Wenatchee Valley Museum and Cultural Center

Name of repository:  
Historic Preservation Office

10. GEOGRAPHICAL DATA

Acreage of property \_\_\_\_\_

**UTM References**

*Place additional UTM references on a continuation sheet*

A	<u>10</u>	<u>702650</u>	<u>5254400</u>
	Zone	Easting	Northing

B	<u>  </u>	<u>  </u>	<u>  </u>
	Zone	Easting	Northing

See continuation sheet

**Verbal Boundary Description**

Parcel No. 222010815618  
Two, 22, Range 20, Section 10  
Plat 815, Block 42

See continuation sheet

**Boundary Justification**

See continuation sheet

11. FORM PREPARED BY:

PROPERTY OWNER:

Name/Title: Kris Bassett, Projects Coordinator  
 Organization: North Central Washington Museum  
 Street & Number: 127 S. Mission  
 City/Town: Wenatchee  
 State: WA Zip: 98801

Name/Title: Will Aldridge  
 Organization: Willard Aldridge & Associates  
 Street & Number: 408A Commercial Avenue  
 City/Town: Anacortes  
 State: WA Zip: 98221

**Additional documentation submitted with form:** *Check as many boxes as apply*

- Continuation Sheets
- Slides
- Maps: USGS and/or Sketch
- Other: \_\_\_\_\_
- Photographs (Black & White)

**WENATCHEE REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number   7   Page   2  

Site Name - Historic Deaconess

**Description**

**FORM:**

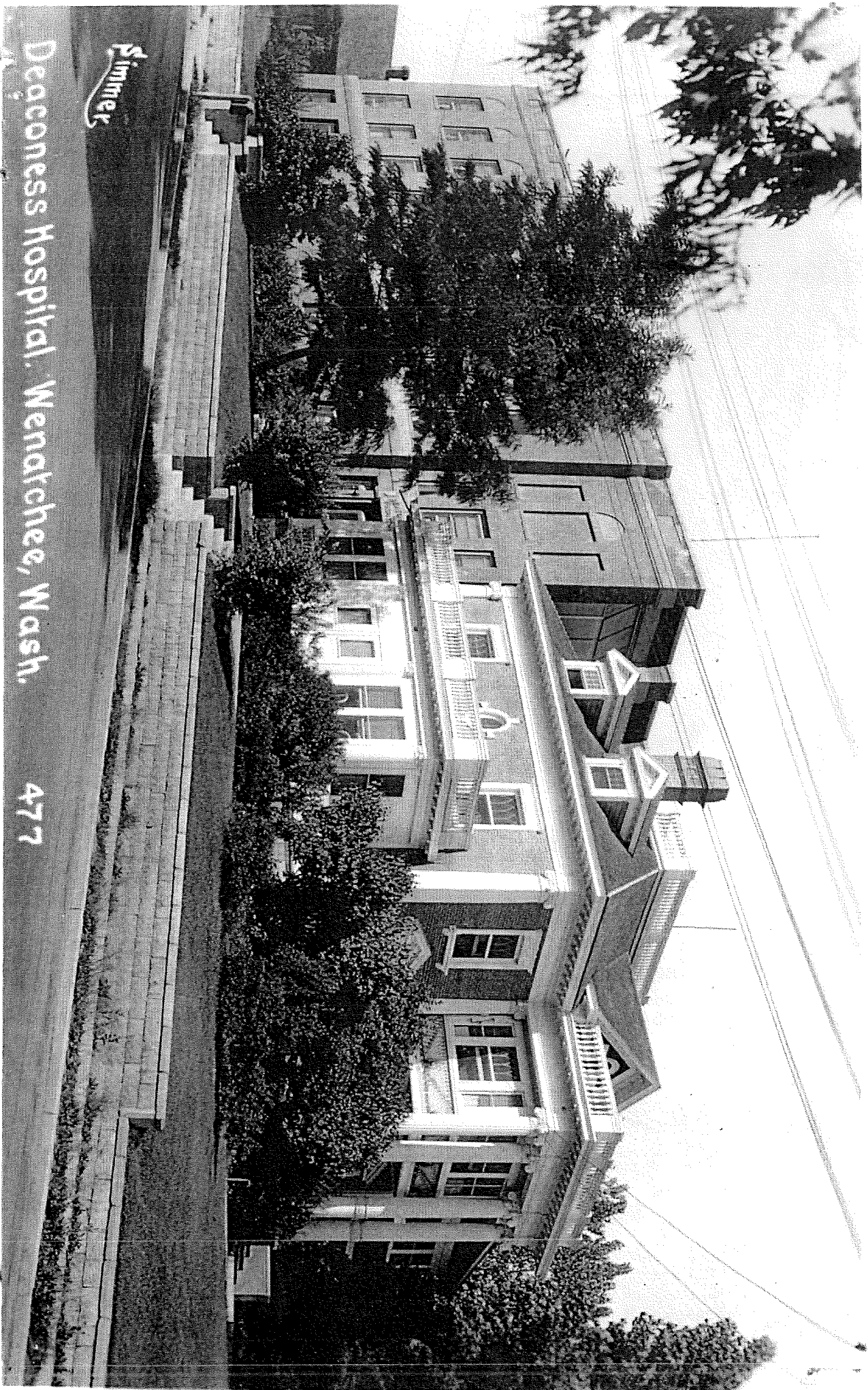
There are several styles of buildings juxtaposed to form the composite whole of this building. Construction has spanned some 40 years. The contemporary entry has a protruding cantilevered roof slab of concrete, which forms a hood for the doors. Above the door and hood are a series of glass panels, which light the flat roofed alcove. Directly behind this old wing is an international style three-story wing. To the left of the old wing is another flat roofed addition to the building. This addition is in a style called Brutalism. To the right is the hooded main entry to the hospital.

**DETAIL:**

The details of each style of construction vary from structural and ornamental on the old wing to a pure structural form on the International wing to non-existent on the Brutalistic addition. The old wing is the second stage of development; the entry is of fourth or fifth generation. Beginning from the basement of the old wing, there are a series of window vents bearing on the concrete foundation so that the foundation forms a continuous sill. Above the vents is a 1 1/2 brick rowlock radiating voussoir lintel. The first floor windows bear on a brick-on-edge slipsill and have a 1 1/2 brick rowlock radiating voussoir lintel. A concrete band and a brick-on-edge cap form a continuous lintel for the second floor window. The third floor windows have a brick-on-edge slipsill and a radiating masonry voussoir lintel. Above the lintel on the third floor is a recessed, round arched, blank concrete transom, which structurally speaking forms a discharging arch. Above the arch is a rowlock brick-on-edge border. There is a band of concrete, which forms a pseudo-cornice, which is the base for the parapet wall. The parapet wall is punctuated with an ornamental series of inset concrete rectangles. The International wing is of concrete with a sandstone and brick veneer. The walls form a segment of an arc, which is broken at one point to allow for proper setback from the street. The lines formed by the masonry, sandstone blocks and windows complement the three continuous concrete window hoods a weightlessness of pure horizontal motion. On each floor below the line of windows is a masonry apron. Each window is separated with a sandstone panel. The continuous concrete window protrudes from the building by some two feet. The masonry parapet wall above the third floor is capped with a metal flashing. To the far left of the picture is a stark addition in Brutalistic style. The style is one in which windows are minimal, and in this case non-existent. There is a 2' reveal between concrete panels that alternately advance and recede. Ornamentation is limited to textures and shadows. The last addition to the building is to the right of the old building. It includes the entry previously described. It also includes simple masonry walls and extensions, which enclose rooms and create space. The parapet wall has a concrete cap.

**CONDITION:**

The wall to the right of the picture over the hooded entry marks a point at which the building was connected to the Gellatley home (which is no longer standing). The hospital started in this home with the necessity and ability to grow into the fabric of the design. The integrity of this building has been compromised and altered since it's beginning, and in one sense is a mirror image of the changes and development of the medical profession itself.



Deaconess Hospital

**WENATCHEE REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number   8   Page   3  

Site Name - Historic Deaconess

Owner's Name: Willard Aldridge

Address: Okanogan and Kittitas

Date of Construction: 1923/1948/1963

**Statement of Significance**

In 1915, the Methodist Episcopal Church purchased the residence of John Gellatley and remodeled it into a hospital. The total cost of this transaction was \$15,000. The hospital became known as the Central Washington Deaconess Hospital. It was opened on July 13, 1915. In 1920, there was a need for an addition on to the hospital. A local fund raising drive was started and many of the local businessmen pitched in to help fund the construction of the new addition. Conrad Rose was one of these many businessmen. In 1923, the new three-story addition to the present building was completed at the costs of \$125,000. It contained space for 50 beds, but 70 could be accommodated if need be. The old part of the hospital was to be used for nursing quarters and training school. Bishop W.O. Shepard of Portland held dedication for the new addition on April 22, 1923. It was held on the hospital's lawn. In attendance was Mayor C.E. Chase, Rev. N.M. Jones of Spokane, Rev. John L. Magoon, president of the local Ministerial Association, and Dr. J.F. Patrick, president of the Chelan County Medical Association. In 1948, a three story nursing wing was added and in 1963 a wing for surgeries, physical therapy and laundry was added. The building continued to operate as a hospital until 1978. In 1978, the hospital was closed and its staff and patients were moved to the new Central Washington Hospital on Red Apple Road. At that time the architects for the new hospital were given the old hospital to sell. They in turn sold the building to Tye Morgan, a developer who let the property further deteriorate. He was later charged, along with his contractor, for illegally removing asbestos material from the building. Consequently, any further activity on the building's renovation ceased and the building was left vacant and routinely vandalized. The City of Wenatchee police and City Commissions/Council had deep concerns about the situation of this property but were unable to take on the responsibility of saving the building or reusing it with the liens that had been placed against it by the Department of Ecology. Mr. Morgan then sold the building to Will Aldridge, an architect from Port Angeles, in 1999. At this writing, (November 10, 2001) Mr. Aldridge has partially completed rehabilitating main portions of the structure for low-income senior housing.

The main significance of the building is that it was one of Wenatchee's first hospitals that served the medical needs of the surrounding communities. It's historical photos show it's time-line from earliest mansion (Gellatly) to first and last additions and documents the growth of, not only the hospital, but also serves as a reflection of the growing community.



STATE OF WASHINGTON  
**DEPARTMENT OF CORRECTIONS**  
**Reentry Division**  
*P.O. Box 41101, Olympia, WA 98504*

**DATE:** September 8, 2021

**TO:** Cheryl Strange, Secretary  
Washington State Department of Corrections

**FROM:** Mark Kucza, Senior Administrator, Work Release Expansion Project Statewide Lead  
Reentry Division, Washington State Department of Corrections

**FOR:** Work Release Expansion Site Selection Committee  
North Central Counties Local Advisory Committee (LAC)

**SUBJECT:** North Central Counties Work Release Expansion Site Selection Recommendations

Dear Secretary Strange,

As you are aware, pursuant to legislation passed during the 2019 legislative session, the Department is expanding its [Work Release program](#). North Central counties (Chelan, Douglas, Kittitas) is an area that has identified as underserved or unserved for work release beds available for incarcerated persons to transition to the community and is being considered for work release bed expansion. As a component of siting a new Work Release facility DOC established a search committee which identified possible locations that it deemed appropriate, and an advisory committee (LAC) composed of local elected or public officials, local law enforcement personnel, interested citizens, and department staff.

I am pleased to report that during the September 8, 2021, meeting of the North Central Counties Local Advisory Committee (LAC), the LAC was presented with and reviewed the information contained in this letter of recommendation and has voted to recommend to you that the department proceed with efforts to site additional Work Release beds at both locations in Wenatchee.

**Background**

Per the Revised Code of Washington ([RCW 72.65.220 – Facility siting process](#)), when DOC has selected three or fewer sites for final consideration of a department-owned, operated, or contracted work release or other community-based facility, the department or contracting organization shall make public notification and conduct public hearings in the local communities of the final three or fewer proposed sites. An additional public hearing after public notification shall also be conducted in the local community selected as the final proposed site.

DOC made public notification and conducted the first of two public hearings on Wednesday, August 11, 2021. This public hearing provided the local community an opportunity to provide written and oral comments regarding the two proposed sites that the department is considering siting work release facilities. The following are the two proposed sites being considered to support Work Release Expansion in one of Washington States most underserved areas, the North Central region.

Chelan County Regional Jail (CCRJ) Annex – 401 Washington St., Wenatchee, WA

The CCRJ Annex is proposed to be designed to house both male and female residents and is a candidate to serve a minimum of 32 male and 8 female occupants (40 total beds). Access to the facility is via the northeast from the existing shared Chelan County complex parking lot. The City of Wenatchee is the primary Authority Having Jurisdiction (AHJ). The AHJ is responsible for interpreting and enforcing locally adopted environmental, zoning, building, mechanical, plumbing, and other codes, and standards. The property is zoned Central Business District (CBD). Based on discussions with the AHJ a DOC work/training release facility may be permitted outright in the CBD zone.

Deaconess Building – 300 Okanogan Ave., Wenatchee, WA

The south wing of the Deaconess Building is proposed to be designed to house both male and female residents and is a candidate to serve a minimum of (59) male and (23) female occupants. Access to the facility is via the south from an existing dedicated parking lot. The City of Wenatchee is the primary Authority Having Jurisdiction (AHJ). The AHJ is responsible for interpreting and enforcing locally adopted environmental, zoning, building, mechanical, plumbing, and other codes, and standards. The property is zoned Residential Moderate (RM). Based on discussions with the AHJ, a DOC work/training release facility is considered a Conditional Use in the RM zone.

**Review and Evaluation**

Per the Washington Administrative Code ([WAC](#) 137-57-050 – [Site selection](#)), after sites have been identified, the search committee shall submit a description of the proposed sites to the advisory committee for review, and the advisory committee's (LAC) shall evaluate the sites based on at least five (5) factors, and submit its recommendations to the secretary to move either one or both of the sites forward to a second and final DOC led public hearing. The five factors identified in the WAC are as follows:

- (a) The cost of acquiring the use of the site, and the cost of improvements that would be required to renovate, repair, remodel, or alter the site to make it suitable for a work release program.
- (b) The desirability of the site for program activities.
- (c) The access to public transportation available at the site.
- (d) The community impacts associated with the site; and
- (e) The zoning restrictions applicable to the geographical area in which the site is located.

The following information was presented by the search committee for LAC review, evaluation, and recommendations.

- (a) *The cost of acquiring the use of the site, and the cost of improvements that would be required to renovate, repair, remodel, or alter the site to make it suitable for a work release program.*



DOC will be entering into a lease agreement with the property owners of these two sites if one or both are selected, not purchasing. Property owners will be required to invest in the structures to remodel the facilities to meet work release program needs and the [Washington State Department of Enterprise Services, Leased Space Requirements](#). Estimated construction costs are unknown at this time. There are several factors that are accounted for in lease agreements such as property value, utility costs, facility size (square feet), and bed capacity. For consideration, the average work release facility lease agreement calculated by cost per bed per year ranges between \$6,000-\$7,500. However, DES will negotiate final rates. Utilizing this average cost as an example, the annual lease costs are as follows:

Deaconess (estimated 82 beds)	\$492,000 - \$615,000
CCRJ Annex (estimated 40 beds)	\$240,000 - \$300,000

**Summary of factor (a):**

Based on the review of available information the LAC finds that the costs associated with leasing both sites are reasonable.

*(b) The desirability of the site for program activities.*

DOC is considering entering into lease agreements for both sites. CCRJ Annex (40 beds) has a shorter timeline to remodel and begin work release operations if approved. The Deaconess Building (south wing) has a longer timeline for development and greater capacity (82 beds) to serve program needs. Once the Deaconess Building is complete it would be the only facility needed to meet work release program needs. The Annex would be transitioned to meet other department programming needs – not work release.

In June 2020, Feasibility and Condition Assessment reports were completed for both sites. These reports include conceptual layouts for each site that provide the desired programming to establish work release operations in the NC counties. The facilities provide for sleeping rooms/areas, program and common space areas, plumbing and laundry facilities, food service including kitchen and dining (Deaconess only), and limited outdoor recreation opportunities as well as staff administrative offices, break room, and restroom facilities. The number of residents and staff at these facilities is dependent on the size of each building. DOC WR facilities are staffed 24 hours a day, seven days a week. Staffing includes case managers, security staff, cooks (Deaconess only), clerical support and supervisory positions. Staffing levels vary at each facility, depending upon the number of beds. DOC WR facilities would not be open to the public. Family of residents may visit the facility only at scheduled times.

Both sites afford employment and training opportunities within close proximity. The CCRJ site is especially suited as many ancillary support opportunities are readily available to WR participants.

**Summary of factor (b):**

Based on the review of available information the LAC finds that both the proposed sites are desirable for work/training release program activities.

*(c) The access to public transportation available at the site*

The City of Wenatchee is served by Link Transit bus service and provides 19 routes in Wenatchee, as well as two DART routes to Leavenworth and Chelan. The Deaconess Building has one bus stop outside the main entrance and another across the street off Okanogan Ave. The CCRJ Annex has a bus stop across the street at Buchanan Ave and Washington St. The Link Transit area service map is provided in Appendix A.

**Summary of factor (c):**

Based on the review of available information the LAC finds that public transportation is available at both sites.

*(d) The community impacts associated with the site*

The first public hearing held August 11, 2021, 10 oral comments and 6 written comments were received. Additional comments were received via the NC Counties dedicated email address. Each written comment is provided in Appendix B. A video recording is available for viewing oral comments on the DOC YouTube channel, <https://www.youtube.com/watch?v=CkEtU-9xxe0>.

Potential community impacts include perceived safety concerns regarding housing work release inmates near residential areas; impacts to property values.

**Summary of factor (d):**

Based on the review of available information the LAC finds that community impacts associated with the sites are mitigated by DOC rules, regulations and procedures governing work/training release participants.

*(e) The zoning restrictions applicable to the geographical area in which the site is located.*

A pre-application meeting was held with the City of Wenatchee on March 25, 2021. A Pre-Application Meeting Summary was provided by city staff and is provided in Appendix C. Brief notes are as follows:

**Deaconess Building, 300 Okanogan Ave., Wenatchee**

- The proposed WR facility is defined as a ‘group home’ per Wenatchee City Code Title 10, Section 10.08.
- The property is zoned Residential Mixed Use (RMU).
- Group homes are listed as Conditional Use in the RMU zone and require a Conditional Use Permit (CUP).
- The Conditional Use review and permitting process is used to determine whether the use meets the established criteria, and to allow the Hearing Examiner to impose any other conditions reasonably required to allow the proposed use or activity.

**CCRJ Annex, 401 Washington St., Wenatchee**

- The proposed WR facility is defined as a ‘group home’ per Wenatchee City Code Title 10, Section 10.08.
- The property is zoned Central Business District (CBD).
- ‘Group homes’ are a permitted use in the CBD zone.
- Pre-application meeting with the City of Wenatchee determined that a CUP will not be required.

**Summary of factor (e):**

Based on the review of available information the LAC finds that the zoning restrictions applicable to both sites allows for the siting of the proposed WR facilities.

**Recommendation**

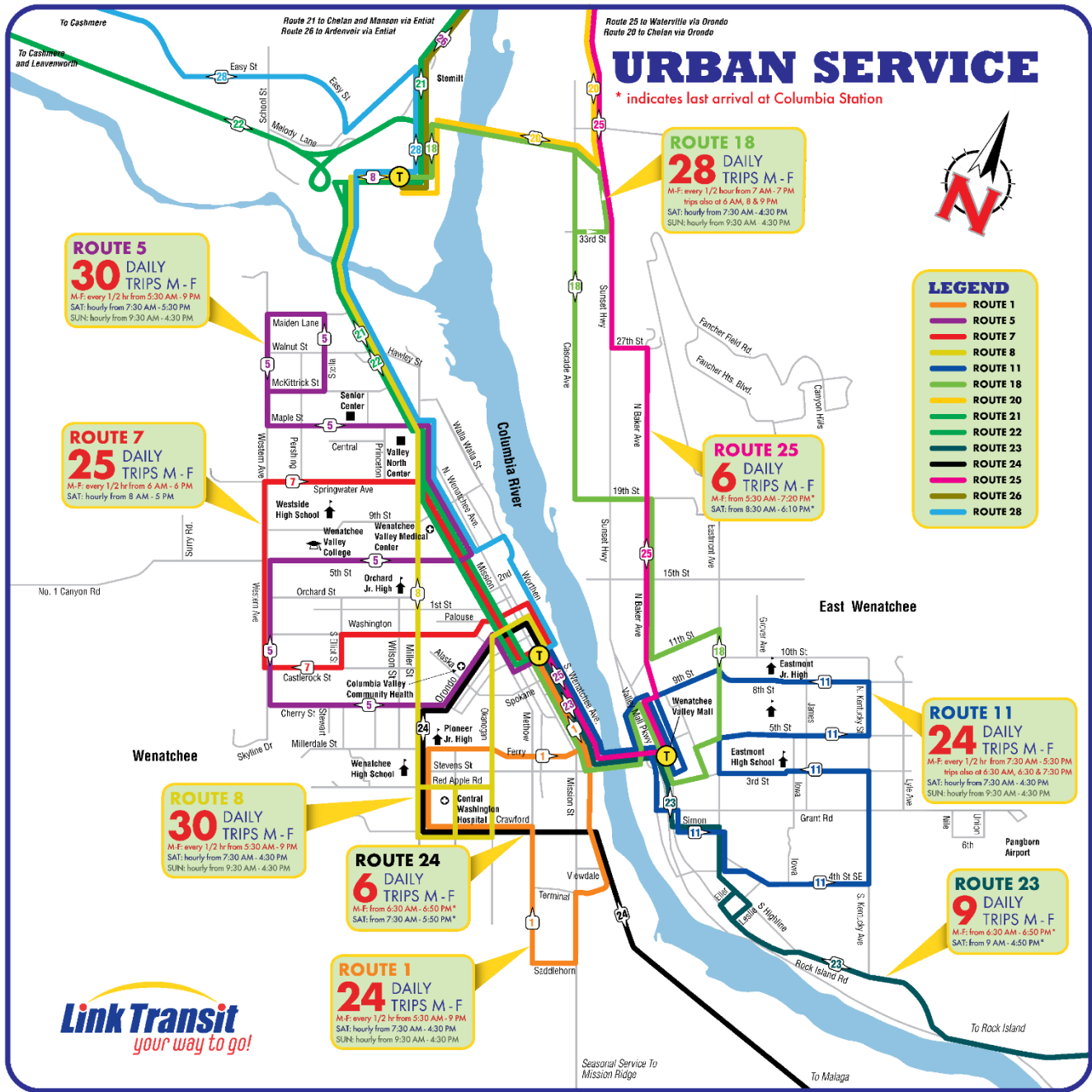
The DOC Work Release Search Committee and the North Central Local Advisory Committee both find favorable information with respect to each of the (5) factors for both sites. The DOC search committee and the LAC therefore are pleased to provide a favorable recommendation to you and request your approval to move forward with efforts to pursue Work Release Expansion siting at both locations.

Please let me know if you have any concerns or questions concerning either site or the recommendation and request to proceed.

Sincerely,



Mark Kucza, Senior Administrator, Work Release Expansion Project Statewide Lead  
Reentry Division, Washington State Department of Corrections



**Written comments received via the DOC Work Release Expansion website registration page prior to the first Public Hearing held on August 11, 2021**

**Name:** Conner Meza

**Written comment:** A work release program in Chelan county will allow the incarcerated individuals an opportunity to learn skills that they will be able to carry with them once released. Statistically, inmates that go through a work release program are much more unlikely to offend again. Lastly, some people need to find something they are good at and may not have had a chance to figure that out; this will allow a person to discover new opportunities they may have not known existed.

Source

<https://www.ojp.gov/ncjrs/virtual-library/abstracts/assessment-effectiveness-prison-work-release-programs-post-release>

**Name:** Dale Rowe

**Written comment:** Deaconess is a horrible location for work release. Keep it all near the courthouse. Gang activity and shootings have increased in the Deaconess neighborhood already. Consider the residents and business owners already dealing with street crime there.

**Name:** Laura Thompson

**Written comment:** Neither of the two proposed locations for DOC Work Release Facility are acceptable. My opposition is not merely a "not in my neighborhood" reaction, but rather "How much more can our neighborhoods take?"

Both are located within the boundary maps of Columbia Elementary School and Pioneer Middle School. Columbia Elementary is not served by district busses, so many of our children walk to school. Both locations are located less than half a mile from these schools.

The elementary school recently locked access to the fully fenced playground and green space that the youngest children use during their school day. We are seeing an increase of use by elementary aged children at Chase Park, often times unaccompanied by adults.

The low income, senior housing located at Buchanan and Washington is two blocks from one of the proposed locations.

This community already hosts:

- foot traffic of those newly released from the jail
- work release inmates working around the courthouse, jail and Memorial Park

- The Center For Alcohol & Drug Treatment

- Christopher House

While these are necessary in a compassionate society, how much more can our neighborhoods take? Adding another rehabilitation facility so closed to our vulnerable children and seniors is too much to ask.

**Name:** Regina Oliver

**Written comment:** What is the maximum number of trustees that could be held at the two proposed properties in Wenatchee?

What is the highest level of crime committed by a person that is allowed to participate in work release programs?

If work release participants never gain employment, what happens to them? Do they stay in these facilities?

Please provide insight on which employers would typically hire work release offenders?

**Name:** Sally Freed

**Written comment:** My family lives next door to the Chelan County Regional Jail and the Youth Detention Center.

A natural concern is that there are families living nearby with young children. Columbia Elementary School is just 3 blocks to the north of the Chelan County Jail on Alaska Street and Orondo. The Deaconess Building is even closer to residential homes and is also 3 blocks from Columbia Elementary School to the east of the school.

Many of the kids who go to Columbia Elementary walk to and from school as it is considered a "neighborhood school", and serves a high number of Latino and many impoverished children. I am quite doubtful that parents would want a work-release site in their backyard. I'm also certain that parents from ANY of the local public schools would not want their kids to have to worry about former inmates in the vicinity as they walk to and from school near their homes.

It would be more productive and safe to create a work release site not so close to schools or residences.

Thanks for your consideration of our children's safety and well-being.

Sally Freed

**Name:** Terry Anderson

**Written comment:** The potential of 122 persons being brought to our community for work release removes jobs that should be available to unemployed existing members of our community. Let's take care of our community first.

What do our local law enforcement personnel (county and city) think of this program?

Written comments received via the [DOCWRExpandNC@doc1.wa.gov](mailto:DOCWRExpandNC@doc1.wa.gov) email inbox following the first Public Hearing held on August 11, 2021

Will prisoners of all crimes be permitted into work release in our area?

We live in the neighborhood near the Deaconess Building at 500 Highland Drive.

Our concern is for the many school children walking in the area from elementary school age through high school age. The majority of these children walk to and from school without adult supervision. Columbia Elementary is 3 blocks from Deaconess location. School children & the elderly residents of the Deaconess Building should be of great concern to those invested in this project. We are elderly as well and have concerns for safety.

Thank you for sharing our comments with those in charge of decision making.

Gregory & Evelyn Slack

I attended the virtual public hearing regarding the Work Release Facility Sightings. I live on Kittitas street just a block away from the Deaconess Building. I do agree a work release is a good program however, I don't believe it should be put in a neighborhood. Especially our neighborhood, I've lived here for 9 years and it is finally getting cleaned up and people are restoring these old homes and making it a beautiful place to live in, which it was not when I first purchased my home, I personally had a drug house across the street and had to put up with addicts everyday coming and going night and day not knowing if my children or myself would have to interact with them. I believe if this program is brought into our neighborhood it will bring down the area's safety and the home value.

We are all trying to clean up this historic part of town. We take pride in our homes and neighborhood and feel this will work against this. I know there are plenty of outer lying buildings that can be used for this purpose not needing to be put right in the heart of the city. I don't agree with either location.

Please let me know what are the next steps in deciding on location. I believe there is supposed to be another hearing? I don't think a lot of the homes owners were aware of the first hearing hopefully there will be more information given out prior so everyone has a chance to speak

Thank you

D Falrey

Being a retired police officer I know the importance of reentering the community. My questions are the following: let's be truthful in that these are convicted individuals what are the guidelines, type of crimes, skills that they have or learned while incarcerated. Where are they originally from so they can have family support ?

The city of Wenatchee and surrounding area are service and agriculture jobs, also minimum wage. To

be honest the jobs available are not career opportunities, because of this many of our young adults leave the area for a better chance to obtain their goals  
Our youth are going to the bigger cities.

What are the chances of a individual from a larger city (Seattle) being placed in Wenatchee ? There less things to do, less jobs. I'm all for assisting our prison population being helped in getting back to normal life, not being turned out to a program for,failure. It may make the government feel good that they tried but let's be real and set them up for success not failure.

State of Washington is pushing their failure onto smaller communities for example, Homeless, high crime rate, failing businesses, dissatisfied that their social programs have failed, unhappy with their law enforcement, bickering with their city and State government.

We can see the state is dangling a economic carrot with all the great promises but in reality they are trying to get rid of responsibility. King county, Pierce county, Snohomish county control the state, and they have failed so do not think you are going to throw central Washington under the bus for your incompetence.

They have a lot of buildings in Seattle, Everett, Tacoma they can use for this program. It would be ideal for the inmates to be in familiar surroundings, family support.

You are forgetting the most important element and that is the individual. Alcoholism, drug addiction, sexual abuse and others comes down to the individual wanting to change but they need the resources which a large city can provide compared to a smaller community.

Quit dodging your responsibilities. The larger cities do not want these programs either, they say we have enough, well most of them came from your city.

Robert Conner



## Pre-Application Meeting Summary

PRE-APP-21-18

March 25, 2021

### Introduction

Pre-development meetings provide an opportunity for project proponents, City staff and other agencies to informally discuss and review the proposed development, the applicable development standards, plans, policies, and laws. These meetings provide a general, preliminary overview and are non-binding. Additional plan requirements and project standards may and probably will apply to your proposal, depending upon the design choices you make. As you develop your project, we recommend that you periodically contact agency staff for assistance and feedback on project design standards.

The comments provided herein are based on information provided to the City at the time that the pre-application meeting request form was submitted. If the proposal changes or new information is provided at the meeting, these comments are subject to change. In any case, the comments do not represent or guarantee approval of any project or permit.

*Please contact Josh Osborne, Public Services Supervisor, at [josborne@wenatcheewa.gov](mailto:josborne@wenatcheewa.gov) or (509) 888-3264 to schedule any follow-up meetings regarding topics discussed at the pre-app meeting.*

### Present

Stephen Neuenschwander, Planning Manager ([sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) | 888-3285)

Ruth Traxler, Senior Planner ([rtraxler@wenatcheewa.gov](mailto:rtraxler@wenatcheewa.gov) | 888-3254)

Donald Nelson, Development Review Engineer ([dnelson@wenatcheewa.gov](mailto:dnelson@wenatcheewa.gov) | 888-3255)

Christian Williams, Staff Engineer ([cwilliams@wenatcheewa.gov](mailto:cwilliams@wenatcheewa.gov) | 888-3668)

Chris Hanson, Building and Fire Plan Examiner ([chanson@wenatcheewa.gov](mailto:chanson@wenatcheewa.gov) | 888-3261)

### Project Description

- The proposal is to remodel a portion of the existing Deaconess Building to accommodate a work release facility providing approximately 82 beds. The existing commercial and residential spaces will remain.

### Site Information

- The subject site is identified as 300 Okanogan Avenue (APNs: 22-20-10-530-001, 22-20-10-530-010, and 22-20-10-530-020).
- The property is located in the Residential Mixed Use (RMU) zoning district.
- The portions of the building constructed in 1923 and 1948 (former Deaconess Hospital and apartments) are listed on the Wenatchee Register of Historic Places.

## Wenatchee City Code (WCC) Title 10, Zoning

- The proposed use may meet the following definitions, provided in WCC Chapter 10.08:
  - “Group home” means a residence for the handicapped, physically, mentally or developmentally disabled, homeless, or otherwise dependent persons. Group homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24-hour supervision to nonlicensed facilities offering only shelter. They shall not include correctional facilities, nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to, the following: (5) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters 137-56 and 137-57 WAC.
    - *If the use complies with the referenced WAC sections and meets the definition of a group home, then it may be permitted in the RMU zoning district by Conditional Use Permit.*
  - ~~“Essential public facility” includes those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and licensed in-patient facilities including substance abuse facilities, mental health facilities, group homes and secure community transition facilities as defined in RCW 71.09.020.~~
    - ~~*If the use does not meet the definition of a group home, then it will be considered an essential public facility, which may be permitted in the RMU zoning district by Conditional Use Permit. Essential public facilities require coordination with Chelan County and are subject to Policy 3 of the Chelan County County-Wide Planning Policies. To initiate this process, please submit a Letter of Intent to site an essential public facility to the City and County legislative authorities.*~~
- Both group homes and essential public facilities require a Conditional Use Permit (CUP) in the RMU zoning district. Conditional uses are uses which may have adverse impacts upon or be incompatible with other land uses in a neighborhood, and the purpose of the review and permitting process is to determine whether the use meets the established criteria, and to allow the Hearing Examiner to impose any other conditions reasonably required to allow the proposed use or activity.
  - There are general criteria for evaluating CUPs in WCC Section 10.65.060.
  - Specific criteria for evaluating group homes are provided in WCC Section 10.65.140:
    - (1) Common Open Space.

- (a) A minimum of 100 square feet of common open space shall be provided per bedroom;  
*The plans submitted identify 25 bedrooms, which would require that 2,500 square feet of open space is provided.*
- (b) The common open space shall provide a centrally located focal area for the development;
- (c) No dimension of an open space area used to satisfy the minimum square footage requirement shall be less than 10 feet, unless part of an integrated pathway or trail;
- (d) Common open space shall be improved for passive or active recreational use. Examples may include, but are not limited to, courtyards, orchards, landscaped picnic areas or gardens;
- (e) Common open space shall include amenities such as seating, landscaping, trails, gazebos, barbecue facilities, covered shelters or water features;
- (f) Surface water management facilities shall not be included in the open space calculation for meeting minimum requirements, unless it can be demonstrated that they are designed so that residents can use the space similar to other open space designations;

(2) Parking needs shall be evaluated by the hearing examiner consistent with Chapter 10.60 WCC, as amended;

(3) All off-street parking shall be improved with a durable, dustless surface of asphalt, grass-crete or concrete, and shall be so graded and drained as to dispose of all surface water on site in a manner acceptable to the city engineer;

(4) Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping Standards, as amended.

~~○ Specific criteria for evaluating essential public facilities are provided in WCC Section 10.65.130:~~

- ~~▪ Specific siting criteria and performance standards will be generated on a case-by-case basis by the county wide advisory project analysis committee and site evaluation committee. Due to the extraordinary diversity of these types of facilities, this process has been designed to comply with the requirements of RCW 36.70A.200 and follow the process found in Policy 3 of the Chelan County County-Wide Planning Policies, as amended.~~

- Parking requirements are as follows, pursuant to WCC Chapter 10.60:
  - A parking analysis will be required for the CUP and commercial building permit applications. Supervised living facilities, welfare or correction institution, and

group homes for seven or more residents require one space per five beds (WCC Section 10.60.080, Off-street parking requirements).

- *89 beds will require 17 parking spaces. The narrative submitted identifies 39 parking spaces available to this use on the site. The analysis will need to include parking requirements for the existing uses, consistent with condo plan. Adequacy of the proposed parking will be evaluated by the hearing examiner.*
- If the existing parking lot is to be redesigned or reconfigured, please note that parking design requirements as described in WCC Section 10.60.030, General requirements, should be reviewed. Parking space dimensions vary based on the angle of the space as measured from the curb.
  - Safe pedestrian connections shall be provided to and from the building and parking areas.
  - Lighting shall be designed to reflect the light away from adjacent residential structures.
- Safe pedestrian access to the building entrance, from the parking areas and adjacent public street, shall be provided. Access shall be at least five feet in width (WCC Section 10.48.040, Pedestrian connections, and Section 10.60.030(3)(e)).
- Landscaping requirements are as follows, pursuant to WCC Chapter 10.62:
  - Any remodel in any two-year period that is valued at more than 50% of the assessed building valuation, shall require landscaping in conformance with WCC Chapter 10.62.
    - *The current valuation of the structure is \$584,843, based on the Chelan County Assessor records.*
  - Based on the submittal, the value threshold has been met, and the following landscaping requirements will apply:
    - Specific requirements for the landscaping plan submittal may be found in WCC Section 10.62.040(2), Final Plan Requirements – General, and 10.62.040(3), Plan Requirements – Specific.
    - General landscaping requirements are located in WCC Section 10.62.060. Requirements for development in the RMU district are provided in WCC Section 10.62.090.
      - Street frontage landscaping is required, and is a continuous six-foot-wide landscape area along the street right-of-way. The length of landscaping shall be a minimum of 50 percent of the length of property along the street right-of-way. The landscaping area shall include trees spaced a maximum of 40 feet on center and not closer than three feet to the curb. A minimum of 70 percent of the trees shall be deciduous. At least one shrub for each 50 feet of planting area shall be included, not to exceed a height of four feet.

- Perimeter landscaping is required along property lines abutting a residential zoning district (southern property line), and shall generally consist of a mix of evergreen plantings, deciduous trees, shrubs, ground cover and / or fencing. Trees shall be planted at intervals no greater than 30 feet on center (unless clustered) and no more than 60 percent shall be deciduous. Fencing may be used in conjunction with approved landscaping materials, but not substituted for landscaping materials (except as used for screening of refuse and recycling and storage areas).
    - Parking lot landscaping located in landscape islands is required in the amount of 17.5 square feet per parking space, up to 50 spaces, and 25 square feet per parking space in excess of 50 spaces. Landscaping shall include one tree per 10 spaces.
  - Given the existing site plan configuration and limitations that presents, it may be appropriate to consider an alternative option to compliance with the landscaping requirements. Alternative options are provided for in WCC Section 10.62.050 and if selected, need to be addressed as a part of the landscape plan submitted with the commercial building permit. The Director will make the final decision.
- All refuse and recycling storage shall be located within a 100 percent sight-obscuring containment area, consisting of slatted fencing and/or landscaping, when visible from abutting properties. When visible from a public street, refuse and recycling storage shall be finished with materials similar to the exterior material of the primary structure (WCC Section 10.48.200, Refuse storage).
- Signs require a separate sign permit application. Sign requirements, general and by sign type, are located in WCC Chapter 10.50, Signs.
- Area C, as identified in the submittal, is a part of the building which is listed on the Wenatchee Register of Historic Places, and is subject to WCC Chapter 2.36, Historic Resources.
  - A certificate of appropriateness is required for any work not specifically exempted.
    - Pursuant to WCC Section 2.36.170(2), administrative staff review is required for work done to exterior or interior nonhistoric features of the property that does not alter historically significant features, materials, and design (e.g. interior remodels, roofs, sidewalks, utilities). Administrative review is also required for repairs and replacement done to historically significant features using the same type of materials, design, and colors of existing features, as well as signs and fences.
    - Pursuant to WCC Section 2.36.170(3), Historic Preservation Board review is required for all work which is not exempt and does not qualify for administrative review.
  - Ordinary repair and maintenance and limited emergency repair are exempt from a certificate of appropriateness (WCC Section 2.36.160).

- “Ordinary repair and maintenance” means work for which a permit issued by the city of Wenatchee is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay or damage to the real property or structure or appurtenance therein and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay, or damage.

### **WCC Title 12, Environmental Protection**

- The project is subject to the State Environmental Policy Act (SEPA) pursuant to WCC Section 12.04.030(2)(a)(i) and WAC 197-11-800(1)(c), as it exceeds the threshold for categorical exemption for commercial buildings (maximum of 12,000 square feet and 40 parking spaces).
- The Department of Corrections will be the lead agency per WAC 197-11-926. A threshold determination is required and the City recommends that the project be scoped for a potential EIS.

### **WCC Title 13, Administration of Development Regulations**

- The Conditional Use Permit application will be processed as a Type III application pursuant to WCC Section 13.09.050. The applications listed below are found here: <https://ci-wenatchee-wa.smartgovcommunity.com/Public/DocumentsView>.
  - Conditional Use Permit Checklist
  - Master Application
- A Certificate of Appropriateness will be processed as a Type I application, pursuant to WCC Section 13.09.030 for administrative staff review, or will be processed as a Type III application pursuant to WCC Section 13.09.050 for Historic Preservation Board review.
  - <https://www.wenatcheewa.gov/home/showpublisheddocument?id=11144>
- A commercial building permit will be required and will be reviewed as a Type 1 administrative review.

**Building/Fire Comments:** Project will require a Licensed Architect, & Engineer. Project will require a NFPA 13 Fire sprinkler system. Project will be design with the 2018 IEBC, IBC, IFC, IMC, UPC, IFGC, ANSI A117.1 & in coordination with DOC, and DOH. No drawings or specification were included in the pre-app submittal about the 3rd floor, its use, or location so no comments can be included for the proposal of the 3rd floor.

### **WCC Chapter 1.99 Fee Schedules**

*The fees listed below are a general summary of initial fees payable at the time of application submittal. Additional fees may be necessary during project review, as determined by the city fee schedule. Contact the City of Wenatchee Community and Economic Development Department prior to application submittal to verify that the application/review fees have not been amended*

*since the date of the pre-application meeting. The fee summary below does not include application or review fees that other agencies with jurisdiction may require.*

- The Planning Division fee for a Conditional Use Permit application is \$1,100.00. The associated Public Works fee is \$200.00.
- Please contact the Building Department at (509) 888-3244 for the Commercial Building Permit fees.

## **CHELAN COUNTY COUNTY WIDE PLANNING POLICIES**

### **POLICY 1: POLICIES TO IMPLEMENT RCW 36.70A.110 RELATING TO THE ESTABLISHMENT OF URBAN GROWTH AREAS**

- I. Each city within Chelan County will be included within a designated urban growth area.
- II. Designated urban growth areas should include an adequate amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years.
- III. Designated urban growth areas should include those portions of our communities already characterized by urban growth that have existing public facilities and service capacities to serve such developments as well as those areas projected to accommodate future growth.
- IV. The formal designation of urban growth areas should be accomplished as a part of the comprehensive planning process. The size of designated urban growth areas should be based on projected population, existing land use, the adequacy of existing and future utility and transportation systems, the impact of second home demand, viable economic development strategies and sufficient fiscal capacity within the capital facilities plan to adequately fund the appropriate infrastructure necessitated by growth and development. Consideration should also be given to regularize grossly irregular corporate boundaries during the process of designating urban growth boundaries.
- V. Communities should consider the development and use of ten and twenty-year population forecast to assist in the process of preparing plans for growth management. Such forecast would provide substantial benefit, particularly in the preparation of utility and transportation plans and for the capital improvement plans to implement the same.
- VI. In recognition of the potential for the development of new fully contained communities Chelan County may reserve a portion of the twenty-year population project and offset urban growth areas accordingly for allocation to a new fully contained community.
- VII. Community comprehensive plans should contain annexation and/or incorporation elements. Areas for potential annexation or potential incorporation should be designated in portions of urban growth areas outside of cities.
- VIII. When the county has adopted a comprehensive plan and development regulations under the Growth Management Act, the Board of County Commissioners should evaluate any future need for the boundary review board.



**POLICY 2: POLICIES FOR PROMOTING CONTIGUOUS AND ORDERLY DEVELOPMENT AND THE PROVISIONS OF URBAN GOVERNMENTAL SERVICES TO SUCH DEVELOPMENT.**

- I. For proposed developments which are within the urban growth boundary, but beyond municipal boundaries, the following policies should be considered:
  - A. Improvement standards for new developments proposed within urban growth areas should be jointly developed by the county and appropriate city. Standards should address such improvements as street alignment and grade, public road access, right-of-way, street improvements (which may include street width, curbs gutters, and sidewalks, etc.), sanitary sewer, storm water improvements, park and recreation facilities.
  - B. All projects will be reviewed to ensure compatibility with urban density projections of the urban comprehensive plan.
  - C. The timing of utility extensions into the urban growth area shall be consistent with the adopted capital facilities plan of the utility purveyor.
- II. Policies and procedures for establishing and monitoring level of service standards.
  - A. Existing level of service standards will be evaluated by each jurisdiction and locally acceptable level of service standards will be developed in each comprehensive pan area.
  - B. Level of service standards may differ between service areas within a given jurisdiction.
  - C. Level of service standards should be coordinated at the interface between adjacent jurisdictions.
  - D. Annual review of current levels of service and capital facilities will be made by jurisdictions.

**POLICY 3: POLICIES FOR SITING PUBLIC CAPITAL FACILITIES (INCLUDING LULU’S/NIMBY’S) THAT ARE OF A COUNTY WIDE OR STATE WIDE NATURE**

- I. Essential public facilities which are identified by the county, by regional agreement, or by the Office of Financial Management should be subject to the following siting process. When essential public facilities are proposed the local government(s) will:
  - A. Appoint an advisory County Wide Project Analysis and Site Evaluation Committee composed of citizen members selected to represent a broad range of interest groups. It will be this committee’s responsibility to develop specific siting criteria for the proposed project and to identify, analyze, and rank potential project sites. In addition the committee shall establish a reasonable time frame for completion of the task.

- B. Insure public involvement through the use of timely press releases, newspaper notices, public information meetings and public hearings.
  - C. Notify adjacent jurisdiction of the proposed project and solicit review and comment on the recommendations made by the Advisory Project Analysis and Site Evaluation Committee.
- II. No local comprehensive plan or development regulation will preclude the siting of essential public facilities, but standards may be generated to insure that reasonable compatibility with other land uses can be achieved.
  - III. In determining a local governments fair share of siting of public facilities, the Advisory County Wide Project and Site Evaluation Committee shall consider at least the following:
    - A. Existing Public Facilities and their effect on the community.
    - B. The relative potential for reshaping the economy, the environment and the community character resulting from the siting of the facility.
  - IV. Essential public facilities should not locate in Resource Lands or Critical Areas if incompatible.
  - V. Essential public facilities should not be located beyond Urban Growth Areas unless they are self-contained and do not require the extension of urban governmental services.

**POLICY 4: POLICIES FOR COUNTY WIDE TRANSPORTATION FACILITIES AND STRATEGIES**

- I. A county wide transportation plan developed pursuant to the Growth Management Act shall be consistent with the land use elements of the elements of the comprehensive plans developed for the jurisdictions within the transportation planning area.
- II. As a component of a county wide transportation plan, each comprehensive plan adopted pursuant to the Growth Management Act, will contain a transportation element which includes a financial sub-element including:
  - A. A multi-year financing plan;
  - B. An analysis of the jurisdictions ability to fund existing or potential transportation improvement which identifies existing sources, new revenue sources which may include impact fees;
  - C. If identified funding falls short, land use assumptions will be reassessed to assure that level of service standards are being met or are adjusted to be consistent with the land use element.

- III. Transportation improvements, which are identified in the transportation plan, shall be implemented concurrent with new development. Concurrent with development means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.
- IV. The countywide transportation planning effort should produce a methodology and/or tools for jurisdictions to use in evaluating the impact of development proposals and identifying related transportation improvements.
- V. The countywide transportation plan should integrate concerns of all jurisdictions and the general public within the geographic limits of the transportation plan area.
- VI. The countywide transportation plan should address:
  - A. Economic growth
  - B. Cost-effective accessibility for goods, services, and people
  - C. The quality of life issues
  - D. Alternatives which will provide convenient and safe access to employment, educational, and recreational opportunities for citizens in both urban and rural environments.
  - E. Transportation improvements necessary to provide for a balanced transportation system that will work effectively and safely over the next twenty years.
  - F. Energy efficiency in transportation systems
- VII. An integrated transportation system is conceived as a cooperatively developed, integrated system of public transportation services, road facilities, transportation system management (TSM)/demand management programs, and land use policy. The integrated system should enhance mobility by providing a range of transportation choices for the public. The Transportation Plan Element shall address air, water and land transportation facilities including but not limited to:
  - A. Airports and airstrips
  - B. Facilities related to commercial water transportation.
  - C. Major and secondary arterials and collector roadways
  - D. Transit routes
  - E. Non-motorized modes of transportation including bikeways and pedestrian routes
  - F. Railroad systems
  - G. Bridges
  - H. Truck Routes

- VIII. The Transportation Plan element will provide a summary and analysis of planning information including:
- A. Land use assumptions which provide a summary of the current population, employment by type, recreation, and comprehensive land use designations, and the ration of single and multi-family units to total housing units.
  - B. Inventory and analysis of existing services and facilities should include:
    - i. function and scope of the facility (local/regional)
    - ii. traffic and volume patterns including peak hour traffic congestion and current capacity
    - iii. jurisdiction
    - iv. accident problem areas
    - v. geometry and structural
    - vi. traffic control devices
    - vii. facility specific plans and routes
    - viii. origin and destination data and commute distance for the urban area
    - ix. methods of evaluating changes
    - x. transit facilities
    - xi. environmental and geographic limitations in the study areas.
    - xii. demand management (carpools, public transit, etc.)
  - C. Level of service standards for arterials and collectors
  - D. An analysis and forecast of future transportation needs including:
    - i. an issues assessment and prioritization for the study area and for each facility
    - ii. a forecast of future travel demand for each facility
    - iii. an analysis of deficient transportation facilities based on adopted LOS standards
    - iv. an identification of facility expansion needs
- IX. Level of service standards for arterials, collectors and transit routes should be coordinated at a countywide level.
- X. A plan designed to have services that are specific to conditions to include growth, employment diversification, environmental quality, mobility needs, and quality of life and the future environment of Chelan County. An integrated plan should help support the operations of buses, ridesharing programs, para-transit, special services within the region and coordinate services that link Chelan County to other counties.
- XI. To insure coordination in transportation planning efforts, each community and the county should participate in a Regional Transportation Planning Organization (RTPO). Such program should be implemented by way of and inter-local agreement which stresses the role of each local government in the development of its own transportation plan and be

based on the concept of the RTPPO governing body consisting of local elected officials.

**POLICY 5: POLICIES ADDRESSING THE NEED FOR AFFORDABLE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE POPULATION AND THE ADOPTION OF PARAMETERS FOR THE DISTRIBUTION OF AFFORDABLE HOUSING**

- I. The housing element of each comprehensive plan shall:
  - A. Assess current price structure and availability of housing options.
  - B. Address income statistics of the population to assess financial accessibility to existing housing inventory including owner and renter occupied.
  - C. Assess the need for additional units based upon population projections including owned, rented and shelter units and including an assessment of second home ownership.
  - D. Address the manner and the extent that demand from all segments of the housing market will be met.
  - E. Assess the ability to provide sufficient land, infrastructure and services to each housing segment including, but not limited to, government-assisted housing for low income families, manufactured housing, multi-family housing, migrant agricultural worker housing, and group homes. All segments of the housing market must be accommodated in appropriate numbers on a countywide basis.
  
- II. Individual plan should encourage regeneration of existing housing inventories with methods such as:
  - A. Permitting accessory housing or the division of existing structures in single-family neighborhoods.
  - B. Consider implementing methods of protecting the inventory of manufactured home parks and the provision of siting of manufactured homes on single-family lots.
  - C. Participating in or sponsoring housing rehabilitation programs offered by state and federal governments.
  
- III. To the extent possible each plan should promote the construction of affordable housing, particularly for low and moderate income segments of the population.
  
- IV. Consideration should be given to the provision of diversity in housing types to accommodate elderly, physically challenged, mentally impaired, and special needs segment of the population, (i.e. congregate care facilities).
  
- V. Comprehensive plans shall consider the effects of public improvement development costs on housing, including impact fees. Allowances for

exemption from impact fees for projects which enhance housing for low and moderate income householders should be considered.

- VI. Each community is encouraged to provide its fair share of housing affordable to low and moderate income households by promoting a balanced mix of diverse housing types.
- VII. Communities should evaluate densities permitted within Urban Growth Areas (UGA) to reduce the overall costs of development.
- VIII. Consideration should be given to implementing innovative regulatory strategies which provide incentives for developers to provide housing affordable to low and moderate income households.
- IX. Recognizing the shrinking role of the Federal government in providing finances for housing, local governments should consider support of the existing public housing agency and/or the development of a county wide public housing authority with a broad base of public financial support from jurisdictions.
- X. Public entities own undeveloped land in various quantities. Some consideration should be given to assembling larger parcels suitable for affordable housing development through the use of land exchanges, the establishment of land trusts/banks or other suitable vehicles. Such parcels could then be sold to a public housing agency, at less than market rates, for the development of low-income housing.

**POLICY 6: POLICIES FOR JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS AND POLICIES PROVIDING FOR INNOVATIVE LAND USE MANAGEMENT TECHNIQUES THAT MAY INCLUDE USE OF FLEXIBLE ZONING PROCESSES (i.e. PLANNED UNIT DEVELOPMENTS, TRANSFER OF DEVELOPMENT RIGHTS, CLUSTER DEVELOPMENT DENSITY BONUS, ETC.)**

- I. City and county planning efforts will be coordinated within urban growth areas.
- II. Adjacent jurisdictions will refer current development applications for review and comment prior to public hearings to ensure consideration with adopted development standards.
- III. Each jurisdiction shall consider the implications of utilizing innovative land use management techniques in fulfilling the planning goals enumerated in the Growth Management Act including, but not limited to, planned unit development, transfer of development rights, cluster development density bonus, and the purchase of development rights.

## POLICY 7: POLICIES FOR COUNTY WIDE ECONOMIC DEVELOPMENT AND EMPLOYMENT

- I. The Economic Development element of the Comprehensive plans should be based upon a needs assessment which evaluates the following factors within the community:
  - A. An inventory of available land suitable for development of commercial and industrial use
  - B. The availability of infrastructure including transportation (air, rail, and roads) and utilities
  - C. The availability of housing to support economic growth
  - D. Analysis which evaluates the commercial and industrial sectors which are not adequately represented in the community based upon the state average and factoring in community desires.
- II. Encourage coordination and cooperation at the local and regional level to ensure consistency on economic growth considerations.
- III. Consideration should be given to diversification of the economic base to provide opportunities for economic growth in all communities on a county wide basis to ensure a healthy stable economic base.
- IV. Communities are encouraged to provide information on the community strengths, marketable factors (i.e. waterfront, quality of life considerations) availability of housing, infrastructure, contact people, etc., which can be used by the Economic Development Council to attract and/or expand commercial and industrial activities.
- V. Communities should consider establishing a local standing committee or task force to work on economic development. The committee could be responsible for preparing and maintaining the community's database, developing local goals and policies for economic development and act as the contact group to work with the Economic Development Council.
- VI. Economic development should be one of the considerations in the process if land use planning, transportation planning, infrastructure planning, and the determination of urban growth boundaries.
- VII. Commercial and industrial activities should be encouraged to locate in areas with infrastructure capacity and the potential to provide adequate, affordable housing, and/or transportation linkages to existing housing.

- VIII. Encourage the retention and growth of existing industries and businesses by promoting the establishment of commercial/industrial, research, and educational activities which support those industries and businesses.
- IX. Local government should develop criteria under which they would consider participating in infrastructure improvements needed to support economic development.

#### POLICY 8: AN ANALYSIS OF FISCAL IMPACT

- I. Each jurisdiction's Capital Facilities Plan should provide:
  - A. A plan for cooperation between public and private sectors to insure coordination of capital improvements with emphasis on the efficient provision of service at adopted levels concurrent with the demand for such service.
  - B. An inventory of existing capital facilities including locations and capacities of capital facilities.
  - C. An assessment of future needs for such capital facilities including:
    - i. The proposed locations, capacities, and costs of expanded or new facilities
    - ii. At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
    - iii. A requirement to reassess the land use element if probable funding falls short of meeting existing needs to insure consistency between the land use plan, the capital facilities plan
- II. Communities should consider the use of innovative financing strategies for capital improvements that minimize the financial cost to taxpayers and provide for the equitable assignment of costs between existing and new development.
- III. Communities should consider the imposition of an impact fee process, as provided for in ESHB 2929, to insure that new development pay its fair share of the cost of improvements necessitated by growth and contribute to the overall financing of capital improvements.
- IV. On a case by case basis, to minimize the potential economic impact of annexation activities on local government entities, consideration should be given to implementing an inter-jurisdictional analysis and process for development agreements or contracts which:
  - A. Compensate the county for loss of tax revenue, from annexation of significant industrial and commercial areas, for the effected budget cycle and/or,
  - B. Compensate the city for the cost of providing services and maintenance of infrastructure to newly annexed areas during the period



prior to the change in dispensation of full tax revenue. This may include contracting with the county to provide services to newly annexed areas during this interim period.

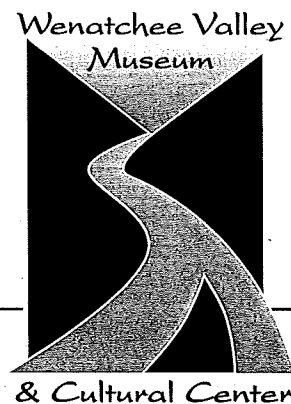
- II. Within the Urban Growth Area, capital facilities planning should encourage shared responsibilities for financing projects among and between local governments, utility purveyors, special purpose districts and the private sector.

#### POLICY 9: POLICIES RELATING TO PUBLIC EDUCATION AND CITIZEN PARTICIPATION

- I. Each community should establish procedures to ensure early and continuous participation by the public in the development and amendment of plans and implementation programs. The Citizen Participation Plan should consider:
  - A. Broad dissemination of proposals and alternatives
  - B. Opportunity for written comments
  - C. Public meetings after effective notice
  - D. Provisions for open discussion
  - E. Communication programs
  - F. Information services
  - G. Consideration of and response to public comments
- II. Each community's citizen participation process should provide opportunity to include media dissemination throughout the planning process.
- III. On a county wide basis, Citizen Advisory Committees should consider meeting locations which would be distributed throughout the county to provide maximum opportunity for public participation.
- IV. In the formation of Citizen Advisory Committees, communities should include representation from landowners; agricultural, forestry, mining, and business interests; environmental and community groups; tribal governments; special purpose districts; and other government agencies.

#### POLICY 10: POLICIES RELATING TO MONITORING, REVIEWING, AND AMENDMENT OF COUNTY WIDE PLANNING POLICIES

- I. Throughout the ongoing planning process the county or individual jurisdiction may request that the County Wide Planning Policy Drafting Committee reconvenes to discuss problems or concerns regarding specific policies as they may relate to the comprehensive plan.



January 4, 2002


Willard Aldridge  
Willard Aldridge & Associates  
408A Commercial Avenue  
Anacortes, WA 98221

Dear Will:

Congratulations! The City of Wenatchee Council has unanimously approved the Wenatchee Historic Preservation Board's recommendation to place the former Deaconess Hospital on the Wenatchee Register of Historic Places! Enclosed is a copy of the fully signed nomination for your files. I believe I mentioned there is a plaque for the Register if you desire to purchase one. The cost is \$50 and payable to the Wenatchee Valley Museum and Cultural Center. Please advise if you wish one right away as I am preparing to reorder plaques and currently have two left which have been spoken for but aren't needed right away.

We had talked about your open house this month and I have discussed the copying of the Museum's collection of materials about the old hospital with the curator. If you still want me to copy the photos on a photocopier (at this point) for the purposes of this open house, I will do so. I will keep all receipts for copying and paper materials for your reimbursement to the Museum. Please advise if you have a date that I need to work towards completing these materials for you. At this time, I am not ordering photographic copies unless you desire to do so. This would be very expensive but I have a price listing for photographic work if you wish to go this route. I'll hope to hear from you about all this.

Again, congratulations! I will look forward to working with you as your project moves ahead!

Sincerely,  
  
Kris Bassett  
Projects Coordinator

Enclosure

WENATCHEE REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. For completing Wenatchee Register of Historic Places registration form, see applicable instructions in "Guidelines for Completing National Register Forms, National Register 16." Complete each item by marking "x" in the appropriate space or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space, use continuation sheets. Type all entries.

1. NAME OF PROPERTY

Historic Name Deaconess Hospital  
Other name/site number \_\_\_\_\_

2. LOCATION

Street & Number Okanogan and Kittitas Streets \_\_\_\_\_ Not for publication  
City/town Wenatchee \_\_\_\_\_ Vicinity  
State WA Code \_\_\_\_\_ County Chelan Code \_\_\_\_\_ Zip Code 98801

3. RECOMMENDATIONS

Wenatchee Historic Preservation Board Staff Recommendations:

In my opinion, the property meets \_\_\_ does not meet \_\_\_ the Wenatchee Register criteria.

Kim Bissett 11-27-2001  
WHPB Staff Date \_\_\_\_\_ See Continuation Sheet

Wenatchee Historic Preservation Board Recommendations:

In the opinion of the Wenatchee Historic Preservation Board, the property meets \_\_\_ does not meet \_\_\_ the Wenatchee Register criteria.

Maryhew Johnson 12-5-2001  
WHPB Chair Date \_\_\_\_\_ See Continuation Sheet

4. CONSENT AND CERTIFICATION

Owner Consent for Listing

I (we) consent  do not consent  to the listing of the above property on the Wenatchee Register of Historic Places.

I (we) also certify that I am/we are the legal owner(s) of the above property.

[Signature] 29 NOVEMBER 2001  
Owner Date \_\_\_\_\_ See Continuation Sheet

City of Wenatchee Certification: I, hereby certify that this property is:

\_\_\_ entered in the Wenatchee Register \_\_\_\_\_ See Continuation Sheet  
\_\_\_ determined eligible for the Wenatchee Register \_\_\_\_\_ See Continuation Sheet  
\_\_\_ determined not eligible for the Wenatchee Register  
\_\_\_ removed from the Wenatchee Register  
\_\_\_ other (explain): \_\_\_\_\_

Dennis Johnson December 13, 2001  
Signature of the local elected official Date of action

**5. CLASSIFICATION**

<b>Ownership of Property</b> <small>Check as many boxes as apply</small>  <input checked="" type="checkbox"/> private <input type="checkbox"/> public-local <input type="checkbox"/> public-state <input type="checkbox"/> public-federal	<b>Category of Property</b> <small>Check only one box</small>  <input checked="" type="checkbox"/> building <input type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	<b>Number of Resources within Property</b> <small>Do not include previously listed resources in the count</small> <b>Contributing    Noncontributing</b> _____ buildings _____ sites _____ structures _____ objects _____ Total  <b>Number of contributing resources previously listed in the Wenatchee Register</b> _____
<b>Name of related multiple property listing:</b>  _____ <small>Enter "N/A" if property is not part of a multiply property listing</small>		

**6. FUNCTION OR USE**

<b>Historic Functions</b> <small>Enter categories from instructions</small> Hospital _____ _____ _____ _____	<b>Current Functions</b> <small>Enter categories from instructions</small> Senior Housing, planned family center with Community Action Council and commercial space development _____ _____ _____
---	---

**7. DESCRIPTION**

<b>Architectural Classification</b> <small>Enter categories from instructions</small> Brutalism/International _____ _____ _____	<b>Materials</b> <small>Enter categories from instructions</small> Foundation concrete _____ Walls concrete/brick _____  Roof Flat/tar _____ Other _____ _____
---	---

**Narrative Description:**  
Describe the historic and current condition of the property on one or more continuation sheets.

See Continuation sheet.

**8. STATEMENT OF SIGNIFICANCE**

**Applicable Wenatchee Register Criteria**

Mark "X" in one or more boxes for the criteria qualifying the Property for Wenatchee Register listings.

- 1. It is associated with events that have made a significant contribution to the broad patterns of national, state, or local history.
- 2. It embodies the distinctive architectural characteristics of a type, period, style or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinction.
- 3. It is an outstanding work of a designer, builder or architect who has made a substantial contribution to the art.
- 4. It exemplifies or reflects special elements of the City's cultural, special, economic, political, Aesthetic, engineering or architectural history.
- 5. It is associated with the lives of persons significant in national, state, or local history.
- 6. It has yielded or is likely to yield important archeological information.
- 7. It is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event.
- 8. It is a birthplace or grave of a historical fixture of outstanding importance and is the only surviving structure or site associated with the person.
- 9. It is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events
- 10. It is a reconstructed building that has been executed in an historically accurate manner on the original site.
- 11. It is a creative and unique example of folk architecture and design created by persons not formally trained in architectural or design professions, and which does not fit in formal architectural or historical categories.

Areas of Significance:  
Enter categories from instructions:

- 1. First major hospital building in area.
- 2. Styles of architecture not commonly used in this area
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Period of Significance:  
1923-1948

Significant Dates:  
1923, 1948, 1963  
(1963 portion is considered "non-contributory")

Significant Person  
*Complete if criterion 5 is marked*

\_\_\_\_\_

Cultural Affiliation

\_\_\_\_\_

Architect/Builder

\_\_\_\_\_

**Narrative Statement of Significance:**

Describe the historic and current condition of the property on one or more continuation sheets.

X See Continuation sheet

9. STATEMENT OF SIGNIFICANCE

Bibliography

Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.

1993 survey of downtown/warehouse districts
N.C.W. Museum archives
Wenatchee World

Previous documentation on file (WHPB):

- x Preliminary determination of individual listing has been requested
Previously listed in the Wenatchee Register
Previously determined eligible for the Wenatchee Register
Recorded in the Wenatchee Inventory of Historic Places

Primary location of additional data:

- State Historic Preservation Office
Other State Agency: Specify
City
University
Other: Specify: Wenatchee Valley Museum and Cultural Center

Name of repository:
Historic Preservation Office

10. GEOGRAPHICAL DATA

Acreage of property

UTM References

Place additional UTM references on a continuation sheet

A 10 702650 5254400
Zone Easting Northing

B Zone Easting Northing

See continuation sheet

Verbal Boundary Description

Parcel No. 222010815618
Two, 22, Range 20, Section 10
Plat 815, Block 42

See continuation sheet

Boundary Justification

See continuation sheet

11. FORM PREPARED BY:

PROPERTY OWNER:

Name/Title: Kris Bassett, Projects Coordinator
Organization: North Central Washington Museum
Street & Number: 127 S. Mission
City/Town: Wenatchee
State: WA Zip: 98801

Name/Title: Will Aldridge
Organization: Willard Aldridge & Associates
Street & Number: 408A Commercial Avenue
City/Town: Anacortes
State: WA Zip: 98221

Additional documentation submitted with form: Check as many boxes as apply

- Continuation Sheets
Slides
Maps: USGS and/or Sketch
Other:
x Photographs (Black & White)

**WENATCHEE REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number   7   Page   2  

Site Name - Historic Deaconess

**Description**

**FORM:**

There are several styles of buildings juxtaposed to form the composite whole of this building. Construction has spanned some 40 years. The contemporary entry has a protruding cantilevered roof slab of concrete, which forms a hood for the doors. Above the door and hood are a series of glass panels, which light the flat roofed alcove. Directly behind this old wing is an international style three-story wing. To the left of the old wing is another flat roofed addition to the building. This addition is in a style called Brutalism. To the right is the hooded main entry to the hospital.

**DETAIL:**

The details of each style of construction vary from structural and ornamental on the old wing to a pure structural form on the International wing to non-existent on the Brutalistic addition. The old wing is the second stage of development; the entry is of fourth or fifth generation. Beginning from the basement of the old wing, there are a series of window vents bearing on the concrete foundation so that the foundation forms a continuous sill. Above the vents is a 1 1/2 brick rowlock radiating voussoir lintel. The first floor windows bear on a brick-on-edge slipsill and have a 1 1/2 brick rowlock radiating voussoir lintel. A concrete band and a brick-on-edge cap form a continuous lintel for the second floor window. The third floor windows have a brick-on-edge slipsill and a radiating masonry voussoir lintel. Above the lintel on the third floor is a recessed, round arched, blank concrete transom, which structurally speaking forms a discharging arch. Above the arch is a rowlock brick-on-edge border. There is a band of concrete, which forms a pseudo-cornice, which is the base for the parapet wall. The parapet wall is punctuated with an ornamental series of inset concrete rectangles. The International wing is of concrete with a sandstone and brick veneer. The walls form a segment of an arc, which is broken at one point to allow for proper setback from the street. The lines formed by the masonry, sandstone blocks and windows complement the three continuous concrete window hoods a weightlessness of pure horizontal motion. On each floor below the line of windows is a masonry apron. Each window is separated with a sandstone panel. The continuous concrete window protrudes from the building by some two feet. The masonry parapet wall above the third floor is capped with a metal flashing. To the far left of the picture is a stark addition in Brutalistic style. The style is one in which windows are minimal, and in this case non-existent. There is a 2' reveal between concrete panels that alternately advance and recede. Ornamentation is limited to textures and shadows. The last addition to the building is to the right of the old building. It includes the entry previously described. It also includes simple masonry walls and extensions, which enclose rooms and create space. The parapet wall has a concrete cap.

**CONDITION:**

The wall to the right of the picture over the hooded entry marks a point at which the building was connected to the Gellatley home (which is no longer standing). The hospital started in this home with the necessity and ability to grow into the fabric of the design. The integrity of this building has been compromised and altered since it's beginning, and in one sense is a mirror image of the changes and development of the medical profession itself.

**WENATCHEE REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section Number   8   Page   3  

Site Name - Historic Deaconess

Owner's Name: Willard Aldridge

Address: Okanogan and Kittitas

Date of Construction: 1923/1948/1963

**Statement of Significance**

In 1915, the Methodist Episcopal Church purchased the residence of John Gellatley and remodeled it into a hospital. The total cost of this transaction was \$15,000. The hospital became known as the Central Washington Deaconess Hospital. It was opened on July 13, 1915. In 1920, there was a need for an addition on to the hospital. A local fund raising drive was started and many of the local businessmen pitched in to help fund the construction of the new addition. Conrad Rose was one of these many businessmen. In 1923, the new three-story addition to the present building was completed at the costs of \$125,000. It contained space for 50 beds, but 70 could be accommodated if need be. The old part of the hospital was to be used for nursing quarters and training school. Bishop W.O. Shepard of Portland held dedication for the new addition on April 22, 1923. It was held on the hospital's lawn. In attendance was Mayor C.E. Chase, Rev. N.M. Jones of Spokane, Rev. John L. Magoon, president of the local Ministerial Association, and Dr. J.F. Patrick, president of the Chelan County Medical Association. In 1948, a three story nursing wing was added and in 1963 a wing for surgeries, physical therapy and laundry was added. The building continued to operate as a hospital until 1978. In 1978, the hospital was closed and its staff and patients were moved to the new Central Washington Hospital on Red Apple Road. At that time the architects for the new hospital were given the old hospital to sell. They in turn sold the building to Tye Morgan, a developer who let the property further deteriorate. He was later charged, along with his contractor, for illegally removing asbestos material from the building. Consequently, any further activity on the building's renovation ceased and the building was left vacant and routinely vandalized. The City of Wenatchee police and City Commissions/Council had deep concerns about the situation of this property but were unable to take on the responsibility of saving the building or reusing it with the liens that had been placed against it by the Department of Ecology. Mr. Morgan then sold the building to Will Aldridge, an architect from Port Angeles, in 1999. At this writing, (November 10, 2001) Mr. Aldridge has partially completed rehabilitating main portions of the structure for low-income senior housing.

The main significance of the building is that it was one of Wenatchee's first hospitals that served the medical needs of the surrounding communities. It's historical photos show it's time-line from earliest mansion (Gellatly) to first and last additions and documents the growth of, not only the hospital, but also serves as a reflection of the growing community.






STATE OF WASHINGTON  
**DEPARTMENT OF CORRECTIONS**  
**OFFICE OF THE SECRETARY**  
P.O. Box 41101 • Olympia, Washington 98504-1101

October 7, 2021

**TO:** DOC Work Release Expansion Site Selection Committee  
North Central Counties Work Release Expansion Local Advisory Committee

**FROM:** Cheryl Strange, Secretary 

**SUBJECT:** North Central Counties Work Release Expansion Site Selection Recommendations

I have received and reviewed the information and recommendation from you to grant preliminary approval to proceed with siting efforts at the two locations under consideration in Wenatchee. The two sites are located at:

Chelan County Regional Jail (CCRJ) Annex – 401 Washington St., Wenatchee, WA, and,  
Deaconess Building – 300 Okanogan Ave., Wenatchee, WA

I am hereby providing preliminary approval consistent with [\(WAC\) 137-57-050 – Site selection](#) for you to proceed as set forth in [\(WAC\) 137-57-060 – Public notice, hearing requirements](#), with efforts to site work release operations at both locations. Please keep me informed and let me know if I can somehow to assist your efforts.

While I know that this work is not yet completed, I want to convey my sincere appreciation to each of the Local Advisory Committee Members for their steadfast efforts and dedication to this siting process since this work began in October 2019. Your continued support of this work and success to date is yet another a demonstration of how the Department cannot succeed in our mission without the involvement and support of local stakeholders such as yourselves.

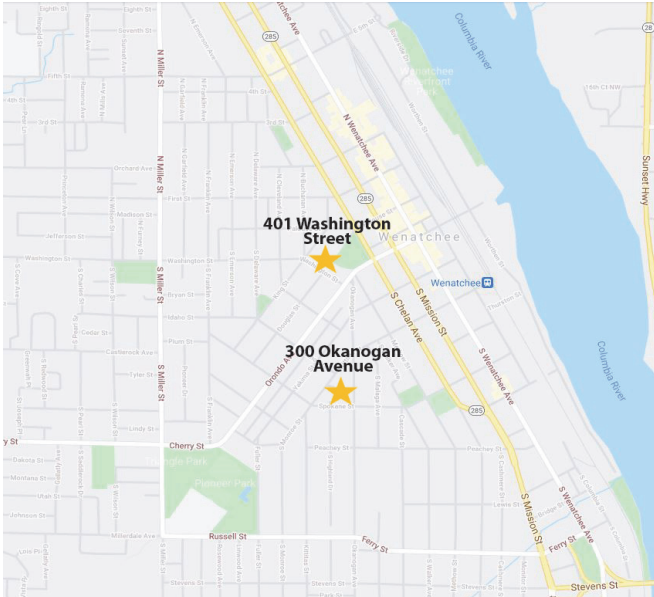


**Date: Wednesday, October 27, 2021**

**Time: 6:00 — 8:00pm**

**Location: Virtual event\***

**\*Registration is required in order to receive the virtual meeting link. See more information on back of card.**



# Notice of Second Public Hearing

The Washington State Department of Corrections will hold a second virtual public hearing to consider the potential siting of two properties in Chelan County for a work release facility.

The hearing is open to the public.

**Chelan County  
Regional Jail Annex  
401 Washington St.**



**Deaconess Building  
300 Okanogan Ave.**

Please visit [go.usa.gov/x6z7k](https://go.usa.gov/x6z7k) or utilize the below QR code to learn more about the work release facility siting process and to register to attend or to participate in the second virtual public hearing. Registration is required in order to receive the virtual meeting link.



Site locations under consideration for a work release facility are located at:

**Chelan County Regional Jail Annex**  
**401 Washington St.**

**Deaconess Building**  
**300 Okanogan Ave.**

*Department of Corrections*  
*PO Box 41126*  
*Olympia, WA 98504*

PRESORTED  
FIRST CLASS MAIL  
US POSTAGE PAID  
WA STATE DEPT  
OF ENTERPRISE SRVCS  
98501

**Appendix I: Communications Timeline through second public hearing**

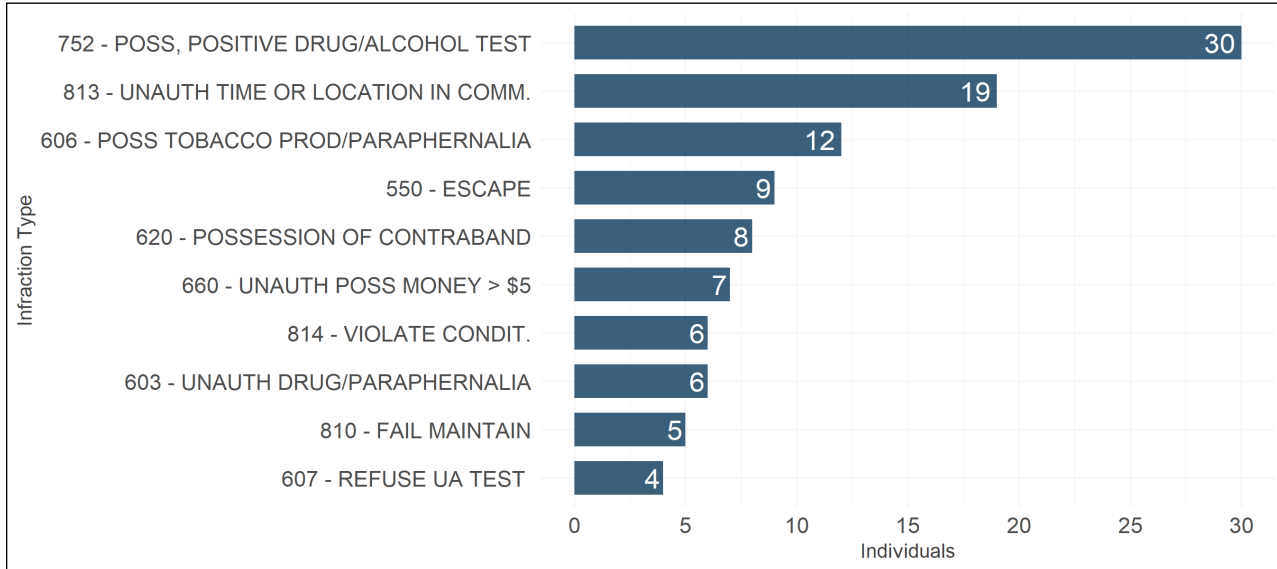


<b>COMMUNICATIONS UPDATES</b>	
<i>10/27/2021</i>	Second virtual public hearing per WAC 137-57-050. Recording and presentation will be made available on DOC website.
<i>9/29/2021</i>	Information Session held at the Deaconess Building with conceptual designs shared. Both the 300 Okanogan and 401 Washington sites were discussed and mitigation strategies explored.
<i>9/8/2021</i>	Local Advisory Committee meeting via Skype, due to COVID-19.
<i>8/11/2021</i>	First virtual public hearing per WAC 137-57-050. Recording and presentation is available on DOC website.
<i>6/9/2021</i>	Local Advisory Committee meeting via Skype, due to COVID-19.
<i>4/14/2021</i>	Local Advisory Committee meeting via Skype, due to COVID-19.
<i>3/25/2021</i>	Pre-Application Meeting with City of Wenatchee.
<i>3/10/2021</i>	Local Advisory Committee meeting via Skype, due to COVID-19.
<i>2/10/2021</i>	Project lead sent email to community members & LAC's that The Work Release Expansion Project is starting up again, and the project is moving forward.
<i>6/17/2020</i>	Project lead sent email to community members & LAC's that the Work Release Expansion Project is paused until further notice.

6/10/2020	Local Advisory Committee meeting via Skype, due to COVID-19.
5/13/2020	Local Advisory Committee meeting via Skype, due to COVID-19.
4/15/2020	Local Advisory Committee meeting via Skype, due to COVID-19.
3/24/2020	Project Lead conference call with Wenatchee Mayor Frank Kuntz, Executive Services Director Laura Merrill, and Police Chief Steve Crown. RFP responsive sites were discussed as short and long-term options. City staff posed the possibility that either Grant County or the City of East Wenatchee be considered as potential locations in the event multiple long-term sites were a consideration. A next update was planned for the City Council agenda for May.
3/11/2020	Local Advisory Committee meeting via Skype, due to COVID-19.
2/12/2020	Local Advisory Committee meeting held in Chelan County.
1/15/2020	Local Advisory Committee meeting held in Chelan County.
11/13/2019	Local Advisory Committee meeting held in Chelan County.

**Appendix J: Statewide Summary of Most Frequent Infractions**

The below chart is provided to show the statewide summary of 10 most frequent infraction types leading to termination of residents' stay at Work Release (2021).



**Appendix K: Trip Reduction Plan**

WA Department of Corrections  
Work Release at 300 Okanogan Avenue, Wenatchee WA  
February 24, 2022

**Trip Reduction Plan for CUP-21-07- Washington State Department of Correction Work Release**

**Site Location**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

**Facility and Design**

Bicycle Storage: By providing bicycle storage, the facility encourages employees and residents to secure bicycles for commute trips. Outdoor bicycle parking is provided at the north section of the recessed entry plaza. Per the Chelan-Douglas Wenatchee Valley Bicycle Master Plan, Spokane Street, just one block south of the site, is designated as a bike lane. Kittitas Avenue is also included as a shared street in the Bicycle Master Plan, which links North and South Wenatchee through both bike lanes and shared streets. The Bicycle Master Plan also links Wenatchee to East Wenatchee, across the Columbia River.

Designated vanpool spots: (2) stalls will be designated with signage to give preferential parking to carpool vehicles. This will encourage employees to reduce trips by carpooling. Note that DOC vanpool policy has been suspended due to COVID-19 but is expected to be reinstated once restrictions are lifted.

EV Charging Stations: Per DOC requirements, (2) EV charging stations and designated stalls will be provided at the south lot. This will encourage commuters to invest in electric vehicles that reduce carbon emissions.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

**Incentive Strategies**

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Bus Pass Programs: DOC will provide bus passes or reduced fare bus passes to residents on a case-by-case basis to encourage mass transit ridership to approved places of employment or training.

**Appendix L: LAC Sample Meeting Presentation**



# Work Release Expansion Project

North Central Counties

November 2021





# Agenda

## Meeting Objectives:

- Introductions and Review Contacts
- Review Second Public Hearing
- Review Project Timeline
- Review Site Selection Process
- Review Site Specific Progress
- Review LAC Responsibilities
- Next Steps, Questions & Closing

Time	Topic	Lead
4:00 – 4:10	Introductions & Review Contacts	Mike Schindler, <i>Facilitator</i>
4:10 – 4:20	Second Public Hearing	Mark Kucza, <i>DOC Reentry Division Senior Administrator, Project Lead</i>
4:20 – 4:30	Project Timeline	Mark Kucza
4:30 – 4:40	Site Selection Steps	Tony Lindgren, <i>KMB architects Consultant</i>
4:40 – 4:50	Site Specific Progress	Tony Lindgren
4:50 – 5:00	Local Advisory Committee (LAC) Responsibilities	Mark Kucza
5:00 – 5:30	Next Steps, Questions & Closing	Mike Schindler

Mike Schindler, *Facilitator*

# Introductions and Review Contacts

## LAC Member Contact Information

Last Name	First Name	Representation	Email	Primary Phone
Crown	Steve	Wenatchee Police	<a href="mailto:scrown@wenatcheewa.gov">scrown@wenatcheewa.gov</a>	509-888-4201
Logan	Tim	Wenatchee DOC	<a href="mailto:telogan@doc1.wa.gov">telogan@doc1.wa.gov</a>	509-431-0025
Moraga	Sebastian	Community Advocate	<a href="mailto:Moraga.svstar@gmail.com">Moraga.svstar@gmail.com</a>	509-885-7535
O'Neill	Kristi	Work Source - Community Liaison	<a href="mailto:kroneill@esd.wa.gov">kroneill@esd.wa.gov</a>	
Overbay	Kevin	Chelan Commissioner	<a href="mailto:kevin.overbay@co.chelan.wa.us">kevin.overbay@co.chelan.wa.us</a>	509-667-6215
Romine	Lisa	Skills Source	<a href="mailto:lisar@skillsource.org">lisar@skillsource.org</a>	509-663-3091
Shull	Mike	Hospitality Ministries	<a href="mailto:southwind30@gmail.com">southwind30@gmail.com</a>	949-629-0566

Mike Schindler, *Facilitator*



## DOC Second Public Hearing Summary

---

Wednesday, October 27 from 6:00 – 8:00pm

- 8 community members provided public comment at the hearing
- 3 community members provided written comment prior to the hearing
- Majority of comments were in support of the program and specifically the Deaconess Building location
- Some comments in opposition of the Deaconess location
  
- *Link to Public Hearing presentation and video recording:*
- <https://doc.wa.gov/about/business/capital-planning/capacity-work-release.htm#north-central>

# Project Timeline Review

---

August 11	DOC First Public Hearing ( <a href="#">RCW 72.65.220</a> )
September 8	North Central Counties (Chelan) LAC meeting <ul style="list-style-type: none"><li>-LAC confirm/make recommendation to Secretary (<a href="#">WAC 137-57-050</a>)</li><li>-Secretary gives/denies preliminary approval of sites selected</li></ul>
September 24	Notice of October 27 - DOC Second Public Hearing via Facebook
September 29	Deaconess Building Information Session 4-6pm
October 15	Official notice of DOC Second Public Hearing sent to stakeholders
October 27	DOC Second Public Hearing ( <a href="#">RCW 72.65.220</a> )
November 10	Conditional Use Permit (CUP) submitted to the City of Wenatchee for the Deaconess Building

## Site Selection Steps

---

- RCW 72.65.220 Facility siting process
- WAC 137-57-060 Public notice, hearing requirements
  - After the Secretary gives preliminary approval to a site, the Department shall either apply for or assist others in applying for any permits which may be required by local zoning laws with respect to the operation of a work/training release facility.
  - After the required zoning permits, if any, have been obtained, and the Secretary has considered the comments expressed by members of the public during any zoning process or during the public hearing conducted by the Department, the Secretary may grant or withhold final approval of the proposed site.

## Site Specific Progress

Deaconess Building - 300 Okanogan Ave.

Chelan County Regional Jail Annex - 401 Washington St.

---

### **300 Okanogan Ave.**

- Conditional Use Permit (CUP) is required in the Residential Mixed Use (RMU) zoning district. Conditional uses are uses which may have adverse impacts upon or be incompatible with other land uses in a neighborhood, and the purpose of the review and permitting process is to determine whether the use meets the established criteria, and to allow the Hearing Examiner to impose any other conditions reasonably required to allow the proposed use or activity.

### **401 Washington St.**

- CUP is not required.

## Site Specific Progress

Deaconess Building - 300 Okanogan Ave.

---

# Conditional Use Permit (CUP) timeline

November 10, 2021	Application submitted
December 8, 2021	28 day to determine that application is complete (WCC 13.07.050)
December 22, 2021	14 days to issue notice of application (WCC 13.09.080)
April 21, 2022	120 days +/- to issue notice of decision (WCC 13.09.90)
May 1, 2022	10 day reconsideration period (WCC 13.09.060)

## Local Advisory Committee (LAC) Responsibilities

# LAC Role and Activities

---

- Act in the best interest of public
- Develop an understanding of the community's concerns and sensitivities
- Active engagement and regular attendance throughout siting process
- Have an accurate understanding of DOC's role, charge, and limitations
- Advocate for DOC program and site within your community
- Support the work release program's mission and activities



# Next Steps & Questions

---

- Next Steps
- Open discussion
- Action items

# Closing

---

- Local Advisory Committee materials
  - On DOC website: <https://doc.wa.gov/about/business/capital-planning/capacity-work-release.htm>
  - Materials available within 2 weeks
- Email questions
  - North Central Counties
  - [docwrexpandnc@doc1.wa.gov](mailto:docwrexpandnc@doc1.wa.gov)
- Next Meeting
  - To be determined
  - Typically occurs recurring 2nd Wednesday of each month.

---

*Thank you!*

**March 15, 2022**

The property owner of 300 Okanogan Avenue submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

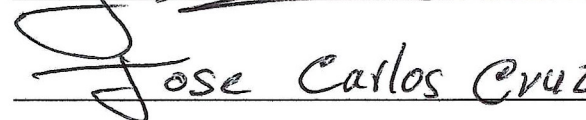
Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:

 (signature)

 (print name)

Cruz Rental LLC

March 15, 2022

The commercial tenant signed below submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:

John A B Black (signature)

JOHN A B BLACK (print name)

River View Insurance LLC

March 15, 2022

The commercial tenant signed below submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:

 (signature)

JEFF Schwab (print name)

Calhom & Schwab

**March 15, 2022**

The commercial tenant signed below submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

#8, bus stop on subject parcel, at Okanogan Avenue

#5 and #24, at Orondo Ave and Idaho Street

#A, at S. Chelan Avenue and Spokane Street.

Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:

Juan Carlos Ponce (signature)

Juan Carlos Ponce (print name)

Royal Prestige

**March 15, 2022**

The commercial tenant signed below submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:



\_\_\_\_\_ (signature)

**Allyson Fredericksen**

\_\_\_\_\_ (print name)

Columbia Legal Services



**March 15, 2022**

The commercial tenant signed below submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:



\_\_\_\_\_ (signature)

César E. Torres, Executive Director \_\_\_\_\_ (print name)

Northwest Justice Project

March 15, 2022

The commercial tenant signed below submits the below Trip Reduction Plan to satisfy WCC 10.60.070(2) as recommended meaningful ways to reduce reliance on automobiles. This letter shall serve as written consent for proposed overall site parking reduction as related to the Conditional Use Permit for the WA DOC Work Release Project at the South Wing of the Deaconess Site.

**Trip Reduction Plan for Commercial Tenants at 300 Okanogan Avenue.**

Proximity to Public Transit: To encourage use of public transit and reduce single trips, the site is located within ¼ mile (approximately 10 minutes of walking time) of four bus lines:

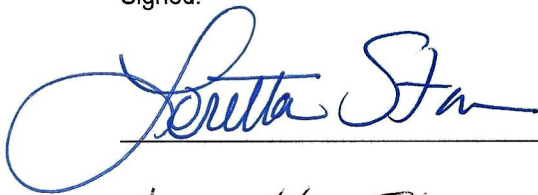
- #8, bus stop on subject parcel, at Okanogan Avenue
- #5 and #24, at Orondo Ave and Idaho Street
- #A, at S. Chelan Avenue and Spokane Street.

Remote Work Incentive: High speed internet is provided for tenant use in order to promote telecommuting.

Informational Displays: Within the public entry lobby and other common areas, bulletin boards will provide residents and visitors with transit schedules and bicycle routes.

Bus Shelter: A new bus shelter will be installed curbside at the existing bus stop on Okanogan Avenue, to encourage ridership and provide weather protection during inclement weather.

Signed:



\_\_\_\_\_ (signature)

Loretta Stover

\_\_\_\_\_ (print name)

The Center for Alcohol & Drug Treatment

**Attachment B: Public and Agency Comments**

**From:** [Brian Brett](#)  
**To:** [Stephen Neuenschwander](#)  
**Subject:** Re: City of Wenatchee - CUP-2021-07 Dept of Corrections Work Release Program - Notice of Application and Request for Comment  
**Date:** Monday, December 20, 2021 10:13:07 AM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stephen,

The Fire District does not have any comments regarding CUP-21-07.

Thank you,

Brian Brett  
Fire Chief  
Chelan County Fire District #1  
Douglas County Fire District #2  
W (509) 662-4734  
C (509) 860-3275

On Fri, Dec 17, 2021 at 9:32 AM Stephen Neuenschwander  
<[SNeuenschwander@wenatcheewa.gov](mailto:SNeuenschwander@wenatcheewa.gov)> wrote:

The City of Wenatchee has received a Conditional Use Permit Application and are requesting comments from agencies and special districts. **Comments should be submitted by 5:00 pm on January 3, 2022.**

	<b>Project File No.:</b>	CUP-21-07
	<b>Project Location:</b>	300 Okanogan St (APN 22201053010, 22201053001)
<b>Applicant:</b>		State of Washington Department of Corrections
	<b>Owner:</b>	Cruz Rental, LLC
	<b>Application Date:</b>	November 19, 2021
<b>Determination of Complete Date:</b>		December 16, 2021
<b>Notice of Application Date:</b>		December 20, 2021
<b>Comment Deadline:</b>		<b>January 3, 2022</b>

**Proposed Project Description:** An application for a Conditional Use Permit (CUP) to expand the Work Release program in Chelan County and the City of Wenatchee. This Application proposes siting a 120-bed work release facility in the South wing of the former Deaconess Hospital Building located at 300 Okanogan St to serve both male and female residents. The structure would remain intact, with the addition of exterior walls at the floorplate of the mechanical mezzanine to increase usable space. The proposed work would include adding fire protection and life safety systems that meet current code to all floors of the building. The ground floor would have the main entry and visitor waiting area, staff offices, the main resident dining room and flexible rooms for resident programming. The second and third floors would house approximately 60 residents each in sleeping rooms that can accommodate 1, 2, or 4 residents, required shower and restroom facilities, and a dayroom. The second floor would accommodate both women and men. Taking up half of the second floor, the women's unit would accommodate approximately 30 residents with dedicated shower and bathroom facilities. The rest of the second floor would be for male residents, with dedicated shower and bathroom facilities. The third floor would be exclusively for male residents, with the required shower and bathroom facilities. The property is listed on the Wenatchee Register of Historic Places.

**Application Materials:** May be found on the City of Wenatchee Public Notice Portal: <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>. Please contact Stephen Neuenschwander, Planning Manager, at (509) 888-3285 or [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) for additional information.

**SEPA Review:** The Washington State Department of Corrections issued a Determination of nonsignificance (DNS) on accordance with WAC 197-11 on August 17, 2021.

**Public Review and Comment Period and Public Hearing:** PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED, and will be accepted through 5:00pm on **January 3, 2022**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Written comments must be submitted to the Department of Community Development, 1350 McKittrick Street, Suite A, Wenatchee, WA 98801; Attention: Stephen Neuenschwander or by email to [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov).

*Stephen Neuenschwander*

*Planning Manager*

City of Wenatchee Community Development Department

1350 McKittrick St., PO Box 519

Wenatchee WA, 98807-0519

Phone: (509) 888-3285 | Fax: (509) 888-3201

Web: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

**PUBLIC DISCLOSURE NOTICE:** This e-mail is public domain. Any correspondence from or to this e-mail account may be public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

## Stephen Neuenschwander

---

**From:** Benjamin Hodges <baahodges30@gmail.com>  
**Sent:** Wednesday, December 22, 2021 8:48 AM  
**To:** Stephen Neuenschwander  
**Subject:** CUP-21-07

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Neuenschwander,

I live directly across from the Deaconess building and would like to begin this email by stating that I am 100% against this project and would be extremely sad to see it move forward any further.

Here are my concerns;

To begin with, the notice of application was sent out within less than ten days for public feedback. To top it off it was sent out during one of the busiest holidays leaving even less time for public action.

The notice itself was bogged down with technical jargon predominately concerning renovations to the building. It was not spelled out clearly that we will be LIVING ACROSS FROM A PENITENTIARY in the notice, which is the most pertinent information for us, the neighborhood.

My partner and I bought our house about a year ago with the intention of starting a family. That is not something we feel safe doing now that this plan is in effect.

The APE is within city limits.

We have spent thousands of dollars in renovations to our house, this proposed action would effectively make that time, money, and effort amount to very little. Because we all know property value will plummet the second this project goes into effect.

Our general feeling to this project is confusion, and distrust. Any information as to how to move further towards halting this project would be appreciated.

- Concerned Citizen

## Stephen Neuenschwander

---

**From:** ameyer@wrhd2o.com  
**Sent:** Thursday, December 23, 2021 8:13 AM  
**To:** Stephen Neuenschwander  
**Subject:** Re: City of Wenatchee - CUP-2021-07 Dept of Corrections Work Release Program - Notice of Application and Request for Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Stephen,  
Thank you for the opportunity to review CUP-21-07. Wenatchee Reclamation District has no concerns.

Alice Meyer  
Secretary

On 2021-12-17 9:31 am, Stephen Neuenschwander wrote:

> The City of Wenatchee has received a Conditional Use Permit  
> Application and are requesting comments from agencies and special  
> districts. Comments should be submitted by 5:00 pm on January 3,  
> 2022.  
>  
> Project File No.: CUP-21-07  
>  
> Project Location: 300 Okanogan St (APN  
> 22201053010, 22201053001)  
>  
> Applicant: State of  
> Washington Department of Corrections  
>  
> Owner: Cruz Rental, LLC  
>  
>  
> Application Date: November 19, 2021  
>  
> Determination of Complete Date: December 16, 2021  
>  
> Notice of Application Date: December 20, 2021  
>  
> Comment Deadline: January 3, 2022  
>  
> Proposed Project Description: An application for a Conditional Use  
> Permit (CUP) to expand the Work Release program in Chelan County and  
> the City of Wenatchee. This Application proposes siting a 120-bed  
> work release facility in the South wing of the former Deaconess  
> Hospital Building located at 300 Okanogan St to serve both male and



> female residents. The structure would remain intact, with the addition  
> of exterior walls at the floorplate of the mechanical mezzanine to  
> increase usable space. The proposed work would include adding fire  
> protection and life safety systems that meet current code to all  
> floors of the building. The ground floor would have the main entry and  
> visitor waiting area, staff offices, the main resident dining room and  
> flexible rooms for resident programming. The second and third floors  
> would house approximately 60 residents each in sleeping rooms that can  
> accommodate 1, 2, or 4 residents, required shower and restroom  
> facilities, and a dayroom. The second floor would accommodate both  
> women and men. Taking up half of the second floor, the women's unit  
> would accommodate approximately 30 residents with dedicated shower and  
> bathroom facilities. The rest of the second floor would be for male  
> residents, with dedicated shower and bathroom facilities. The third  
> floor would be exclusively for male residents, with the required  
> shower and bathroom facilities. The property is listed on the  
> Wenatchee Register of Historic Places.

>  
> Application Materials: May be found on the City of Wenatchee Public  
> Notice Portal:  
> <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNotice>  
> eHome [1]. Please contact Stephen Neuenschwander, Planning Manager, at  
> (509)  
> 888-3285 or [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) for additional  
> information.

>  
> SEPA Review: The Washington State Department of Corrections issued a  
> Determination of nonsignificance (DNS) on accordance with WAC 197-11  
> on August 17, 2021.

>  
> Public Review and Comment Period and Public Hearing: PUBLIC COMMENT ON  
> THIS PROPOSAL IS ENCOURAGED, and will be accepted through 5:00pm on  
> January 3, 2022. Agencies, tribes, and the public are encouraged to  
> review and comment on the proposed project. Written comments must be  
> submitted to the Department of Community Development, 1350 McKittrick  
> Street, Suite A, Wenatchee, WA 98801; Attention: Stephen  
> Neuenschwander or by email to [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov).

>  
> \_Stephen Neuenschwander\_

>  
> \_Planning Manager\_

>  
> City of Wenatchee Community Development Department

>  
> 1350 McKittrick St., PO Box 519

>  
> Wenatchee WA, 98807-0519

>  
> Phone: \_\_ (509) 888-3285 | Fax: (509) 888-3201

>  
> Web: [www.wenatcheewa.gov](http://www.wenatcheewa.gov) [2]

>

> PUBLIC DISCLOSURE NOTICE: This e-mail is public domain. Any  
> correspondence from or to this e-mail account may be public record.  
> Accordingly, this e-mail, in whole or in part, may be subject to  
> disclosure pursuant to RCW 42.56, regardless of any claim of  
> confidentiality or privilege asserted by an external party.  
>  
>  
>  
> Links:  
> -----  
> [1]  
> <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNotic>  
> eHome  
> [2] <http://www.wenatcheewa.gov>

## Stephen Neuenschwander

---

**From:** Cliff Burdick  
**Sent:** Monday, December 27, 2021 3:09 PM  
**To:** Stephen Neuenschwander  
**Subject:** RE: City of Wenatchee - CUP-2021-07 Dept of Corrections Work Release Program - Notice of Application and Request for Comment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Stephen,

Building Comments:

Project shall comply with all applicable building, plumbing, mechanical, fire, energy and accessibility codes.

Sincerely,

Cliff



Cliff Burdick, C.B.O.  
Building and Fire Code Official  
Community Development Department  
1350 McKittrick Street, Suite A  
Wenatchee, WA 98801  
Telephone: (509) 888-3257  
Web: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

PUBLIC DISCLOSURE NOTICE: This e-mail is public domain. Any correspondence from or to this e-mail account may be public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

---

**From:** Stephen Neuenschwander  
**Sent:** Friday, December 17, 2021 9:32 AM  
**To:** Alice Meyer <ameyer@wrhd2o.com>; alicia.hankins@chelanpud.org; catherine.lorbeer@co.chelan.wa.us; Chris Hanson <CHanson@WenatcheeWA.Gov>; Cliff Burdick <CBurdick@WenatcheeWA.Gov>; Donald Nelson <DNelson@WenatcheeWA.Gov>; karen.capuder@colvilletribes.com; Gary Owen <GOwen@WenatcheeWA.Gov>; Glen DeVries <GDeVries@WenatcheeWA.Gov>; 'Thompson, Michael' <thompson.m@wenatcheeschools.org>; Gwen Clear - Ecology <crosepacoordinator@ecy.wa.gov>; 'jessica@yakama.com'; Goodwill, John <John.Goodwill@chelanpud.org>; Justen Harkness - Charter <Justen.Harkness@charter.com>; Ron Andrus - USPS <ronald.g.andrus@email.usps.gov>; rpeters@wvc.edu; Tammy Fisher <Tammy.Fisher@chelanpud.org>; ty.marshall@charter.com; Brian Brett (bbrett@chelancountyfire.com) <bbrett@chelancountyfire.com>; jessica\_lally@yakama.com; Corrine\_Camuso@yakama.com; Jim Brown <Jim.Brown@co.chelan.wa.us>; sydney.hanson@dahp.wa.gov; Jeff Wilkens <jeff@chelan-douglas.org>; riley@chelan-douglas.org; Steve Crown <SCrown@WenatcheeWA.Gov>; Edgar Reinfeld

<EReinfeld@WenatcheeWA.Gov>

**Subject:** City of Wenatchee - CUP-2021-07 Dept of Corrections Work Release Program - Notice of Application and Request for Comment

The City of Wenatchee has received a Conditional Use Permit Application and are requesting comments from agencies and special districts. **Comments should be submitted by 5:00 pm on January 3, 2022.**

**Project File No.:** CUP-21-07  
**Project Location:** 300 Okanogan St (APN 22201053010, 22201053001)  
**Applicant:** State of Washington Department of Corrections  
**Owner:** Cruz Rental, LLC  
**Application Date:** November 19, 2021  
**Determination of Complete Date:** December 16, 2021  
**Notice of Application Date:** December 20, 2021  
**Comment Deadline:** **January 3, 2022**

**Proposed Project Description:** An application for a Conditional Use Permit (CUP) to expand the Work Release program in Chelan County and the City of Wenatchee. This Application proposes siting a 120-bed work release facility in the South wing of the former Deaconess Hospital Building located at 300 Okanogan St to serve both male and female residents. The structure would remain intact, with the addition of exterior walls at the floorplate of the mechanical mezzanine to increase usable space. The proposed work would include adding fire protection and life safety systems that meet current code to all floors of the building. The ground floor would have the main entry and visitor waiting area, staff offices, the main resident dining room and flexible rooms for resident programming. The second and third floors would house approximately 60 residents each in sleeping rooms that can accommodate 1, 2, or 4 residents, required shower and restroom facilities, and a dayroom. The second floor would accommodate both women and men. Taking up half of the second floor, the women's unit would accommodate approximately 30 residents with dedicated shower and bathroom facilities. The rest of the second floor would be for male residents, with dedicated shower and bathroom facilities. The third floor would be exclusively for male residents, with the required shower and bathroom facilities. The property is listed on the Wenatchee Register of Historic Places.

**Application Materials:** May be found on the City of Wenatchee Public Notice Portal: <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>. Please contact Stephen Neuenschwander, Planning Manager, at (509) 888-3285 or [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) for additional information.

**SEPA Review:** The Washington State Department of Corrections issued a Determination of nonsignificance (DNS) on accordance with WAC 197-11 on August 17, 2021.

**Public Review and Comment Period and Public Hearing:** PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED, and will be accepted through 5:00pm on **January 3, 2022**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Written comments must be submitted to the Department of Community Development, 1350 McKittrick Street, Suite A, Wenatchee, WA 98801; Attention: Stephen Neuenschwander or by email to [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov).

**Stephen Neuenschwander**

***Planning Manager***

City of Wenatchee Community Development Department

1350 McKittrick St., PO Box 519

Wenatchee WA, 98807-0519

Phone: (509) 888-3285 | Fax: (509) 888-3201

Web: [www.wenatcheewa.gov](http://www.wenatcheewa.gov)

PUBLIC DISCLOSURE NOTICE: This e-mail is public domain. Any correspondence from or to this e-mail account may be public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

**From:** [Amanda Racus](#)  
**To:** [Stephen Neuenschwander](#)  
**Subject:** Deaconess inmate halfway house  
**Date:** Thursday, December 30, 2021 7:03:27 PM

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a parent of a child that goes to Columbia Elementary School, and I do not feel safe with the halfway house or whatever it is supposed to be going in right down the street, Wenatchee's crime rate has already gone up in the last year. I do not believe that our community would benefit from this and I feel that the kids around this would be in jeopardy!

Sincerely,  
A concerned parent and citizen  
Amanda Racus  
509-881-0805



more renovations, property values going up. I do not believe this is the right place to house convicts out on work release. Please please write to the city at [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) and tell them you do not want this in the heart of our town. Please spread this around. Cheers.



Department of Community Development  
1350 McKittrick Street, Suite A  
Wenatchee, WA 98801  
(509) 888-3256

### Notice of Application

<b>Project File No.:</b>	CUP-21-07
<b>Project Location:</b>	300 Okanogan St (APN 22201053010, 22201053001)
<b>Applicant:</b>	State of Washington Department of Corrections
<b>Owner:</b>	Cruz Rental, LLC
<b>Application Date:</b>	November 19, 2021
<b>Determination of Complete Date:</b>	December 16, 2021
<b>Notice of Application Date:</b>	December 20, 2021

**Proposed Project Description:** An application for a Conditional Use Permit (CUP) to expand the Work Release program in Chelan County and the City of Wenatchee. This Application proposes siting a 120-bed work release facility in the South wing to serve both male and female residents. The structure would remain intact, with the addition of exterior walls at the floorplate of the mechanical mezzanine to increase usable space. The proposed work would include adding fire protection and life safety systems that meet current code to all floors of the building. The ground floor would have the main entry and visitor waiting area, staff offices, the main resident dining room and flexible rooms for resident programming. The second and third floors would house approximately 60 residents each in sleeping rooms that can accommodate 1, 2, or 4 residents, required shower and restroom facilities, and a dayroom. The second floor would accommodate both women and men. Taking up half of the second floor, the women's unit would accommodate approximately 30 residents with dedicated shower and bathroom facilities. The rest of the second floor would be for male residents, with dedicated shower and bathroom facilities. The third floor would be exclusively for male residents, with the required shower and bathroom facilities. The



News Feed



Marketplace



Groups



News



Notifications



Menu



Department of Community Development  
1350 McKittrick Street, Suite A  
Wenatchee, WA 98801  
(509) 888-3256

## Notice of Application

**Project File No.:** CUP-21-07  
**Project Location:** 300 Okanogan St (APN 22201053010, 22201053001)  
**Applicant:** State of Washington Department of Corrections  
**Owner:** Cruz Rental, LLC  
**Application Date:** November 19, 2021  
**Determination of Complete Date:** December 16, 2021  
**Notice of Application Date:** December 20, 2021

**Proposed Project Description:** An application for a Conditional Use Permit (CUP) to expand the Work Release program in Chelan County and the City of Wenatchee. This Application proposes siting a 120-bed work release facility in the South wing to serve both male and female residents. The structure would remain intact, with the addition of exterior walls at the floorplate of the mechanical mezzanine to increase usable space. The proposed work would include adding fire protection and life safety systems that meet current code to all floors of the building. The ground floor would have the main entry and visitor waiting area, staff offices, the main resident dining room and flexible rooms for resident programming. The second and third floors would house approximately 60 residents each in sleeping rooms that can accommodate 1, 2, or 4 residents, required shower and restroom facilities, and a dayroom. The second floor would accommodate both women and men. Taking up half of the second floor, the women's unit would accommodate approximately 30 residents with dedicated shower and bathroom facilities. The rest of the second floor would be for male residents, with dedicated shower and bathroom facilities. The third floor would be exclusively for male residents, with the required shower and bathroom facilities. The property is listed on the Wenatchee Register of Historic Places.

**Application Materials:** May be found on the City of Wenatchee Public Notice Portal: <https://ci-wenatchee-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome>. Please contact Stephen Neuenschwander, Planning Manager, at (509) 888-3285 or [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov) for additional information.

**SEPA Review:** The Washington State Department of Corrections issued a Determination of nonsignificance (DNS) on accordance with WAC 197-11 on August 17, 2021.

**Permits Required:** The subject application and building permits are required prior to occupancy.

**Public Review and Comment Period and Public Hearing:** PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED, and will be accepted through 5:00pm on **January 3, 2022**. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Written comments must be submitted to the Department of Community Development, 1350 McKittrick Street, Suite A, Wenatchee, WA 98801; Attention: Stephen Neuenschwander or by email to [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov).

**Review Process:** The application will be processed following the procedures for a Type III quasi-judicial review as provided for in WCC (Wenatchee City Code) Chapter 13.09. The development regulations that will be used for project mitigation and provide consistency with the type of land use for the proposed site include the following Titles of the Wenatchee City Code: Title 13, "Administration of Development Regulations;" Title 12, "Environmental Protection;" Title 10, "Zoning;" Title 9, "Public Services;" Title 7,



## Stephen Neuenschwander

---

**From:** Tina Collins <tscollins67@hotmail.com>  
**Sent:** Sunday, January 2, 2022 6:02 PM  
**To:** Stephen Neuenschwander; Stephen Neuenschwander  
**Subject:** Department of corrections-Old Deaconess Hospital

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 2, 2022

Dear Sir-Madam:

I am writing to convey my alarm at hearing that the home of parents is being considered as a residence for a work-release program. The announcement did not say what would happen to the low-income elderly or disabled who live in the old Deaconess Hospital building. My parents live there and fall into the latter category.

I believe it would be a poor idea to have criminals reside with the elderly who could be vulnerable, easy targets.

It is admirable that you want to assist work-release inmates, but it should not be at the expense of the low-income and disabled elderly who already live there.

I would like to know what the plan is for the current residents moving forward.

Thank you for your attention to this important matter.

Sincerely,

Tina Collins

Rachael Howard Pashkowski  
1105 Columbine St.  
Wenatchee, WA 98801

January 3, 2022

VIA EMAIL – [sneuenschwander@wenatcheewa.gov](mailto:sneuenschwander@wenatcheewa.gov)

Department of Community Development  
ATTN: Stephen Neuenschwander  
1350 McKittrick Street, Suite A  
Wenatchee, WA 98801

Re: Work Release Facility at 300 Okanogan Ave/Deaconess Building  
Project File No. CUP-21-07

To Whom It May Concern:

I am writing to express my support for the location of a work release facility in the Deaconess Building located at 300 Okanogan Avenue, in Wenatchee, Washington.

I work at an office located in the Deaconess and I believe its use is consistent with the neighborhood, and likely to lead to increased safety and security at this location. For many years, the wing that is proposed for development has been unoccupied. It has been a magnet for graffiti and drug use. There has been more than one break-in to that section of the building, which has resulted in people gaining unauthorized access to the occupied parts of the building and theft. I believe that the increased security associated with a work release facility will reduce crime in the area.

The residential use of the Deaconess as a work release facility is not significantly different than the residential in-patient drug and alcohol treatment center across the street, or Colonial Vista – the rehab and long-term care facility just a couple of blocks further up Okanogan Avenue. The Department of Corrections does not propose a new building, but rather to revitalize an existing building. The planned landscaping, and the addition of windows and new fencing will improve the character of the neighborhood. The proposed residents of the work release will not include an influx of children who might strain the local schools. Most of the proposed residents are native to the greater Wenatchee area and would be returning to live in the area within a few months of the beginning of their residence at the work release.

I further support a work release facility in the Deaconess because I believe it is vital to reestablishing community connections for people who will return to their Wenatchee homes after completing the terms of their confinement. The work release provides access to employment, helps people establish medical care and access social services, and provides greater opportunity to bond with their families. These connections in turn help people into housing instead of homelessness. The jobs they are required to seek will help support their families, and generally move their lives in a positive direction. As a result, the work release does significant good by reducing homelessness, substance addiction, and recidivism, thereby closing the revolving door to prison. It is in Wenatchee's interest that the greatest number of our residents possible have access to these benefits when they are preparing for release from prison.

The Deaconess is an ideal location. It is easily accessible by bus lines and Columbia Station, close to Columbia Valley Community Health, close to the courts, walking distance to WorkSource and DSHS offices, and co-located with low-income legal services that can help residents resolve outstanding civil legal problems.

I look forward to a successful outcome for this conditional use permit

Sincerely,

A handwritten signature in blue ink, appearing to read "Rachael Howard Pashkowski". The signature is fluid and cursive, with a large initial "R" and "H".

Rachael Howard Pashkowski

## Stephen Neuenschwander

---

**From:** Jeffris, Janette <jeffris.janette@wenatcheeschools.org>  
**Sent:** Monday, January 3, 2022 2:58 PM  
**To:** Stephen Neuenschwander  
**Cc:** Gordon, Paul  
**Subject:** CUP 21-07 Response  
**Attachments:** Work Release Program Response.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Stephen-

You should find the Wenatchee School District's response for public comment on matter CUP 21-07 Work Release Program Facility.

Please let us know if you have any questions!

**Janette Jeffris** | Executive Director of Business & Finance | Wenatchee School District | O: 509.663.8162 Ext. 33228 |

---

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party. The information contained in this email is intended only for the use of the individual or entity named in the body of the communication. **Any dissemination, distribution or copying of this communication is strictly prohibited.**



# Wenatchee School District

235 Sunset Ave. Wenatchee, WA 98801  
(509) 663-8161  
wenatcheeschools.org

January 3, 2022

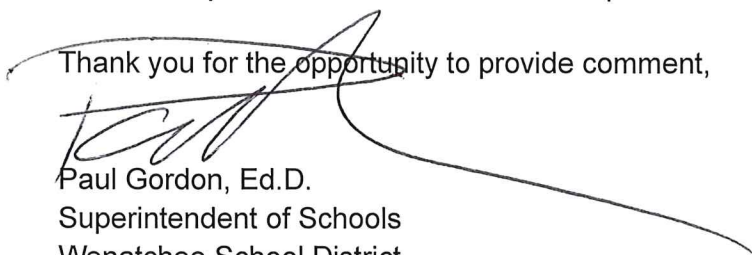
Dear Stephen Neuenschwander,

The Wenatchee School District received information regarding an application for Conditional Use Permit for a Work Release program facility at 300 Okanogan St. The number one focus for our District is always the safety of our students and staff. The location of this proposed facility is roughly 400 yards away from Columbia Elementary School which serves roughly 350 students.

The District has concerns about the proximity of the facility to one of our schools. Columbia Elementary is a designated walking school, which means that all students who attend are either dropped off or walk to/from school. We request that any information pertaining to applicable City Ordinances or other restrictions specific to location of these types of facilities in proximity to a K-12 school building be shared with the District and taken into consideration by the City.

We also request to be informed of status updates on this matter (CUP 2021-07) moving forward.

Thank you for the opportunity to provide comment,



Paul Gordon, Ed.D.  
Superintendent of Schools  
Wenatchee School District

## Stephen Neuenschwander

---

**From:** Denise Farley <denisedfarley@gmail.com>  
**Sent:** Monday, January 3, 2022 9:38 AM  
**To:** Stephen Neuenschwander  
**Subject:** Work Release Facility Wenatchee Deaconess Building

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live on Kittitas street just a block away from the Deaconess Building. I do agree a work release is a good program. However, I don't believe it should be put in a neighborhood. Especially our neighborhood, I've lived here for 9 years and it is finally getting cleaned up and people are restoring these old homes and making it a beautiful neighborhood to live in, which it was not when I first purchased my home, I personally had a drug house across the street and had to put up with addicts everyday coming and going night and day not knowing if my children or myself would have to interact with them. I believe if this program is brought into our neighborhood it will bring down the area's safety and the homes value.

We are all trying to clean up this historic part of town. We take pride in our homes and neighborhood and feel this will work against this . I know there are plenty of outer lying buildings that can be used for this purpose not needing to be put right in the heart of the city. I don't agree with either location.

Please let me know what are the next steps in deciding on location. I don't think a lot of the homeowners were aware of this coming into our neighborhood. Hopefully there will be more information given out prior to making a final decision.

This is a huge impact on our neighborhood and not for the good.

Thank you

D Farley

## Stephen Neuenschwander

---

**From:** Addy Hink <hinkaddy@gmail.com>  
**Sent:** Friday, January 7, 2022 3:21 PM  
**To:** Stephen Neuenschwander  
**Subject:** deacones building

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the City of Wenatchee. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am incredibly worried about the new plans to put 120 convicts into the Deaconess building. The building is right in the middle of a residential area with lots of children always walking to the library and park. I am all for rehabilitation but not where so many people are raising families, why take that risk?

I read about the WA work release program and the study they did on it which said that only 56% do not get in trouble again and 1/4 actually do something to be put back in jail. That would mean directly across from my house in Kittitas where my partner and I spent our life savings to buy a house in this market to start a family, there will be 30 people every year that will do something bad enough to go back to jail. I do not believe that this location should be that spot and am horrified that the city would let this happen. That building gets tagged enough as is, as well as the fences on my street and we are trying so hard to get rid of the gangs and trouble in our neighborhood and now because someone wants to make a ton of money, the city is going to let them ruin our community we have been working on improving so hard.

McGlinns where I am the manager has a single woman closing every night of the week, my staff is incredibly upset to learn less than a quarter mile away there will be 120 convicts that could at any time break the rules and leave the building and walk past mcglinns. Can you guarantee they will follow their set rules? Can you guarantee they won't break the law again risking my staff staying open late to serve the community?

If you were in my shoes, what would you do? Where are all those convicts going to go smoke away from their building, across the street in front of all the residential houses?

I believe that the annex that I was told is sitting empty and ready to hold people, maybe less people but still works, is a better solution.

Please please please do what's better for our city and our community and protect the people who have spent their lives here and giving back instead of okaying this and someone making a ton of money.

Addy Hink  
509-860-8389