

CITY OF PORT TOWNSEND
SUPPLEMENTAL NOTICE OF APPLICATION AND PENDING SEPA THRESHOLD DETERMINATION
APPLICATIONS BLD23-166 (building permit) and LUP23-032 (SEPA Review)

Applicant/Proposal: Jefferson Healthcare (JHC) South Campus Replacement and Expansion Project

Dates: Application: 5/17/23
Determined Complete: 6/14/23
Notice of Application: 7/5/23
Supplemental Notice of Application 9/18/23

NOTE: To address a potential mailing error, this Supplemental Notice of Application is being provided to adjacent property owners within 300 ft. of the subject property. A revised date for the receipt of any additional written comments as set out below. The city's SEPA Responsible Official will include and address any comments received in issuing a SEPA Determination.

Description: Demolition of approximately 36,500 of the JHC building (aka the 1965 addition) and replacing it with an approximately 56,000 sf addition. New surface parking would be created south of the new building addition with an expanded parking area east of JHC's existing building. No change in vehicular access points to JHC are proposed by the completed project.

Construction staging and storage is planned for a vacant, off-site JHC property located west of Cleveland St., south of 7th St. and the Manresa Castle Hotel. This off-site staging and storage area is roughly 40,000 sf in size.

Location: The JHC main campus is located at 834 Sheridan Street, lying east of Sheridan St. between 7th and 10th Sts.

Special studies or plans that have been or will be supplied include: an environmental checklist (annotated) with property description; a site plan; a drainage plan; a geo-technical report; an updated Traffic Impact Analysis (TIA); a Hazardous Materials Survey; and the annotated SEPA checklist from JHC's 2014 capital project. To supplement the drainage plans, a drainage report copied from the submitted building permit (BLD23-116) was added by staff to the current SEPA review file. Other permits (including other agencies) not included in the application, to the extent known by the City, will include a building permit and a Street and Utility Development Permit (SDP), a on-street and on-site landscaping plan prepared consistent with the city's Tree Conservation standards (PTMC 19.06), a clearing & grading permit (if sought prior to a demolition/building permit or earth moving within the off-site staging/storage area), authorization from the Olympic Region Clean Air Agency (ORCAA), a Food Service permit from the local health department; and State Department of Health (DOH) approval.

Location of Documents Available for Review: City of Port Townsend
Planning and Community Development Dept.
250 Madison Street, Suite 3
Port Townsend, WA 98368

Contact:

John McDonagh, Senior Planner
(360) 344-3070

Environmental Review: The proposal is subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA) and the City's SEPA implementing regulations (PTMC 19.04). Any person(s) may submit comments, receive notice of and participate in any hearings, request a copy of the SEPA application and the threshold decision once made, and appeal the Final SEPA determination. The initial comment period expires **October 9, 2023**. Written comments must be received by the Planning and Community Development Department no later than 4:00 p.m., same date.

A statement of consistency with all applicable provisions of city code including but not limited to the underlying P-I zoning district (PTMC 17.24), parking standards (PTMC 17.72), Tree Conservation (PTMC 19.06) and the City's Comprehensive Plan will be made following review of the application.

A final decision on the application will be made within 120 days of the date of the Determination of Completeness.