

**CITY OF PORT TOWNSEND
RESPONSIBLE OFFICIAL'S
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

Description of Proposal: Demolition of approximately 36,500 of the Jefferson Healthcare (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.

A construction staging/storage and worker parking area (aka the "Orchard Lot") is planned for a vacant, unaddressed off-site JHC property. This site is 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. An amended SEPA checklist was submitted on 10/3/2023 to include the proposed use and alterations of this area.

File Reference: LUP23-032

Proponent: Jefferson Healthcare
834 Sheridan St.
Port Townsend, WA 98368

Contact: Aaron Vallat
834 Sheridan St.
Port Townsend, WA 98368

Location/Legal Description: The east and south sides of the Jefferson Healthcare campus, immediately north and south of 7th Street and east of Sheridan Street. The site's main address is 834 Sheridan St. Abbreviated legal descriptions and tax parcel numbers for lands involved with the project are available in the project file.

Lead Agency: City of Port Townsend, Planning and Community Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment subject to mitigations. 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 MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 15 days from the date below. Comments or a written statement appealing the threshold determination must be filed with the Planning and Community Development Department by 4:00 p.m., Oct. 26, 2023.

Contact: John McDonagh (360) 344-3070
Planning and Community Development Department
250 Madison Street, Suite 3
Port Townsend, WA 98368

Responsible Official: Emma Bolin, AICP

Signature: _____
Emma Bolin, AICP
SEPA Responsible Official
Planning and Community Development Department

TO: All Permit and Review Authorities

ENVIRONMENTAL RECORD

The environmental review consisted of analysis based on the following documents included in the environmental record.

DOCUMENTS/ REFERENCES:

- Exhibit A: Amended and Annotated Environmental Checklist and proposal location, received 10/3/23 with the following supplemental documents and/or reports:
- Ex. A.1 – Site Plans, received 5/17/23.
 - Ex. A.2 – Stormwater Site Plan & Report, received 5/17/23.
 - Ex. A.3 - Geo-technical Reports, received 5/17/23.
 - Ex. A.4 – Transportation Impact Analysis, received 5/17/23.
 - Ex. A.5 – Hazardous Materials Survey Report, received 5/17/23.
 - Ex. A.6 – Alternative Tree Conservation and Landscaping Plan, received 7/27/23.
- Exhibit B: *Notice of Application and Pending Threshold Determination*, dated 7/5/23.
- Ex. B.1 – *Supplemental Notice of Application and Pending Threshold Determination*, dated 9/18/23
- Exhibit C: Public Comment - DAHP email dated 7/24/23.
- Exhibit D: PCD request for additional information, dated 8/1/23.
- Exhibit E: Applicant's reply to PCD request for additional information including:
- Ex. E.1 - Transportation Demand Management plan, dated 9/26/23
 - Ex. E.2 – Orchard Lot plan, dated 9/29/23
 - Ex. E.3 – Revised South Campus Vehicular Parking plan, dated 9/29/23
- Exhibit F: Public Works comments on Orchard Lot plan (Ex. E.2) deficiencies, dated 10/3/23.
- Exhibit G: Public Works comments on added pedestrian improvements needed, dated 10/10/23.
- City of Port Townsend Zoning code - Title 17 (amended April, 1997)
 - City of Port Townsend Critical Areas code – Title 19.05
 - City of Port Townsend Tree Conservation code – Title 19.06
 - City of Port Townsend Engineering Design Standards (EDS) – (1997)
 - City of Port Townsend Non-Motorized Transportation System Plan
 - City of Port Townsend Comprehensive Plan (1996)

Unless otherwise noted, the above information is available for review at the Planning and Community Development Department, 250 Madison Street, Suite 3, between the hours of 9:00 AM to 1:00 PM Monday through Thursday.

I. PROPOSAL 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.

A construction worker parking and general project staging/storage area (aka the “Orchard Lot”) is planned for a vacant, unaddressed off-site JHC-owned property. This site is located west of Cleveland St., south of 7th St. and south of the Manresa Castle Hotel. The Orchard Lot area is roughly 40,000 sf in size. An amended SEPA checklist was submitted on 10/3/23 to include the proposed use and alterations of this area.

II. PUBLIC COMMENT

One (1) written public comment from the Wash. St. Department of Archeology and Historic Preservation (DAHP) was received in response to the City’s *Notice of Application and Pending SEPA Threshold Determination* (Exhibit C). To address a potential mailing error, a *Supplemental Notice of Application* was provided to adjacent property owners within 300 ft. of the subject property (Exhibit B.1). No further public comments were received in response.

III. PERMITS/APPROVALS REQUIRED

- *Final SEPA Determination*
- *Building permit approval*
- *Demolition permit approval (if sought prior to building permit issuance)*
 - Required for removal of any existing JHC structure(s) in advance of building permit issuance of the South Campus Expansion project.
- *Street and Utility Development permit (SDP) approval*
 - Required for any work involving city rights-of-way, including any new or revised utility connections (public or private); and any new or revised frontage improvements such as new sidewalks, curb, gutter and on-street landscaping.
- *Landscaping and Tree Conservation Plan approval*
 - May occur as associated with the applicable permits – e.g. street landscaping reviewed as part of the SDP process; on-site landscaping reviewed as part of building permit review process.

IV. RESPONSIBLE OFFICIAL’S CHECKLIST AMENDMENTS

The Applicant’s environmental checklist and specific Exhibits are incorporated by reference. The following discussion provides an analysis of each environmental element as defined under SEPA. Where warranted, the analysis also identifies potential environmental impacts not addressed by the environmental checklist.

A. EARTH

The environmental checklist description concerning Earth, including the applicant’s supplemental geo-technical reports (Exhibit A.3), is adequate to conduct SEPA review. The US Soil Conservation Service (SCS) *Soil Survey for Jefferson County* lists soil types on site as Clallam gravelly sandy loam, 0% to 15% slopes.

SCS describes these soils as well drained with moderate permeability above a fairly impermeable cemented till layer. Runoff from this soil type is characterized as slow to medium with an erosion

hazard of slight to moderate. Nothing about this particular soil type would preclude construction of the South Campus building or the expanded parking area.

Temporary erosion and sedimentation control measures in accordance with the City's adopted Engineering Design Standards (EDS) will be required as part of any subsequent permitting (demolition and construction of the new South Campus Expansion; clearing and grading for the new building and expanded parking; installation of any required frontage improvements). The checklist indicates 7,711 cubic yards (cy) of fill will be imported with 1,684 cy of exported earthen material. As amended, the SEPA checklist indicates 120 tons of 1.25" gravel will be placed on the Orchard Lot, As local sites authorized to accept the amount of exported soil from by this project – along with demolition-related building materials - are limited, subsequent city permits will require the applicant to indicate where exported materials will be deposited and to document those locations are authorized to accept them. So long as standard best management practices as outlined in the City's EDS are followed, along with all recommendations of applicant's geo-technical engineer, no adverse impacts related to Earth have been identified and no mitigation measures are necessary.

B. AIR

The environmental checklist description concerning Air, together with the supplemental report on hazardous materials (Exhibit A.5), is adequate to conduct SEPA review. The planned demolition and new construction, will generate temporary air emissions. The extent and type of hazardous materials associated with the planned demolition have been identified. Federal and state mandated practices for the safe removal and disposal of all hazardous materials will be followed by all demolition contractors.

Demolition and replacement of the subject structure, together the use of heavy equipment and associated vehicles, may generate non-hazardous short-term increases in local air particulate matter; however, such increases are not expected to result in a significant adverse environmental impact that requires SEPA mitigation.

After completion of the South Campus expansion, vehicle emissions and overall air quality at the site is expected to return to pre-project levels. Per the City's EDS, all mechanized equipment must be maintained in good working order to minimize emissions and any future grading work may be required to apply water as a suppressant should dust become a problem.

No adverse project impacts related to Air have been identified and no mitigation measures are necessary.

C. WATER

The environmental checklist description concerning Water, together with the applicant's Civil Stormwater Narrative (Exhibit A.2), is adequate to conduct SEPA review. A separate plan for the Orchard Lot was also provided. No regulated surface water body exists immediately within the project area and no ground water withdrawal is proposed.

Existing stormwater facilities at the site capture rooftop and paved surface runoff via a series of JHC-maintained facilities. Building downspouts, catch basins and pipes, ditches and a bio-swale all direct

runoff by gravity into an existing detention pond at the southeast property corner. From here, the detention pond allows stormwater discharges at historic rates into off-site facilities before ultimately entering Port Townsend Bay.

For the South Campus expansion aspects of the project, the city's Public Works Department has reviewed Exhibit A.2 and found it consistent with both the EDS and the 2005 Department of Ecology's Stormwater Management Manual for Western Washington (SWMM). City acceptance of Ex. A.2 is subject to final review and approval of complete engineered plans during the project's subsequent permits (i.e., building permit; Street and Utility Development permit, clearing and grading permit).

Public Works staff also reviewed Exhibit E.2 and found it inconsistent with the city's adopted EDS stormwater provisions as well as the SWMM. Specific direction on Ex. E.2 deficiencies from Public Works staff have been included in this SEPA Threshold Determination (Exhibit F).

City review and approval of stormwater plans is a standard project requirement prior to any construction. Review and approval of an engineered stormwater plan for the entire project - including the planned use of the Orchard Lot - will ensure development is consistent with City's EDS. To confirm the project will not generate adverse environmental stormwater impacts, the following mitigation measure is warranted.

- A revised engineered stormwater plan for the planned use of the Orchard Lot must be prepared by the applicant's licensed civil engineer and submitted as a supplement to the associated clearing and grading permit sought for this area (City File No. GRD23-011).

D. PLANTS

The environmental checklist description with regards to Plants is adequate to conduct SEPA review. Existing vegetation being removed for the project (at both the South Campus site and the Orchard Lot) is a combination of grasses, ornamental landscaping and mature trees. Portions of this existing vegetation will be removed as part of the new hospital building construction and to prep the Orchard Lot support area.

New or expanded development within the P-I zone (i.e., the South Campus site) must demonstrate compliance with the City's Tree Conservation code (PTMC 19.06) along with landscaping provisions for parking areas (PTMC 17.72.170) and street frontages per the City's Engineering Design Standards (EDS).

A preliminary landscaping and Tree Conservation Plan (TCP) (Exhibit A.6) was prepared and submitted with the project's building permit (City File No. BLD23-166). The Applicant's TCP seeks approval of an alternative planting scheme as allowed under PTMC 19.06.120C. The goal of an alternative plan is to retain the substantial territorial and water views from the JHC campus looking northeast, east and southeast.

The signing of a Tree Conservation Affidavit will be required by Applicant as part of the building

permit issuance (PTMC 19.06.170B). In addition, the Applicant (as property owner) must sign a Notice to Title prepared by the City and recorded with the Jefferson County Auditor prior to building occupancy (PTMC 19.06.170D). The notice provides a public record of the approved tree conservation plan; the application of PTMC 19,06 to the property; and that limitations on actions in or affecting the property may exist. Maintenance of all on-street and on-site landscaping installed will be the responsibility of the Applicant. Said maintenance obligations shall be acknowledged in the Notice to Title.

in general, the preliminary landscaping and TCP are acceptable for purposes of SEPA. Most of the existing trees in the South Campus project area will be removed to accommodate the planned construction. However, the plans are missing tree protection measures where warranted for the construction of certain South Campus features. For example, a new retaining wall is planned along the east side of the expanded eastern parking area. Trees shown for retention are located very close to this new wall, but no tree protection measures are indicated. The TCP legend includes a symbol for tree protection, but it does not appear to be used anywhere on the plan itself. To mitigate for this missing TCP requirement, the following mitigation measures is warranted:

- Revisions to the Tree Conservation Plan (TCP) that indicate the location of appropriate tree protection measures must be made and submitted for review and approval by PCD staff prior to beginning foundation work.

Plantings per the final approved plan(s) must be installed or bonded for prior to final approval for the project. In addition, the Applicant shall provide a 3-year maintenance bond (from the date permits are granted final approval) or other security acceptable to the City that guarantees the health of all approved street tree plantings. Said security must be established prior to final inspections and acceptance of the street improvements. Trees that die or become diseased within the guarantee period shall be replaced and shall initiate a subsequent 3-year period starting on the date of replacement.

E. ANIMALS

The environmental checklist description with regards to Animals is adequate to conduct SEPA review. Port Townsend is home to a wide array of wildlife, including migratory waterfowl of the Pacific Flyway. While no priority species or their habitats have been observed directly on the subject properties, a documented bald eagle's nest is located nearby in the vicinity of 6th and Cleveland Streets. Bald eagles are no longer listed as a Washington State endangered species. They are, however, still protected under federal law. The U.S. Fish and Wildlife Service (USFWS) has the primary responsibility for managing bald eagles under the provisions of the federal Bald Eagle and Golden Eagle Protection Act, and the Migratory Bird Treaty Act. Current federal guidelines for activities that may affect bald eagles are posted on the USFWS website.

The applicant is strongly encouraged to examine the USFWS guidelines and consider filing a self-reporting action with USFWS for the project's entire scope, including use of the Orchard Lot south of Manresa Castle property. The applicant is responsible for adhering to the USFWS National Bald Eagle Management Guidelines (May 2007 or as hereafter amended) and, if required, the permittee's USFW

Bald Eagle Permit.

F. ENERGY & NATURAL RESOURCES

The environmental checklist description with regards to Energy & Natural Resources is adequate to conduct SEPA review. A range of energy sources is available for the equipment being used in the project construction (gas, diesel and hydraulic). Upon completion, electricity will be the primary energy source used by the South Campus expansion and for JHC overall. Current building and energy codes will be met by the new construction. No adverse impacts to Energy & Natural Resources are anticipated from JHC's South Campus expansion. As such, no mitigation measures are necessary.

G. ENVIRONMENTAL HEALTH

The environmental checklist description regarding Environmental Health is adequate to conduct SEPA. As required by the State Department of Health, JHC has a series of procedure manuals that provide direction to staff over the range of potential hazards a hospital may encounter. As part of the project's demolition aspects, all required hazardous material removal regulations must be adhered to including those specified by the Washington State Dept. of Health (DOH) and the Olympic Region Clean Air Authority (ORCAA). During the new construction, the use of standard construction and traffic control measures consistent with the city's EDS is required. So long as the above provisions are followed, no adverse impacts to Environmental Health are anticipated and no mitigation measures are necessary.

H. NOISE

The environmental checklist description regarding Noise is adequate for purposes of SEPA. Noise from equipment used in the demolition and construction effort will be temporary and all equipment used is required to have properly working mufflers per the city's EDS. During the project, surrounding properties would be subject to moderate increases in traffic and heavy equipment noise. During emergencies, backup power generators will be utilized that emit noise; however, sound attenuating measures are employed to minimize impacts.

Consistent with the City's EDS and PTMC 9.09.040.B (1.a), construction hours are limited to between 7 a.m. and 6 p.m. Monday through Friday and prohibited on weekends and national holidays. If requested in advance and under special circumstances, the PCD Director may grant exceptions to these construction hour limits. Work hour limitations will address to the extent feasible noise-related concerns.

If the city's EDS construction hour limits and noise reduction measures are followed, no significant long term adverse impact concerning Noise is anticipated and no mitigation measures are necessary.

I. LAND AND SHORELINE USE

The environmental checklist description of Land and Shoreline Use is adequate to conduct SEPA review. The site lies outside of shoreline jurisdiction and any confirmed critical area. JHC's South Campus expansion is located within Port Townsend's Public Infrastructure (P-I) zoning district. The Orchard Lot construction support area is in the Hospital Commercial (C-II (H)) zone.

The P-I district occurs on lands providing public utilities, facilities, and services to the community. Allowed uses include schools, libraries, public utilities, and government buildings along with their normal accessory uses. The existing JHC operations and the proposed South Campus expansion are permitted outright in the P-I zone. As proposed, the main campus construction is consistent with all applicable bulk and dimensional P-I zone requirements (PTMC 17.24.030).

The C-II(H) zone permits the clustering of interrelated and complementary health care facilities. This district accommodates medical clinics, offices, pharmacies, nursing homes, and other medical-related uses in areas close to major medical facilities. Accessory or supporting uses which provide convenience services primarily to medical facility users and employees are also allowed. Contractor offices, including on- and off- site construction yards and other temporary structures in conjunction with an approved development application are permitted outright in the C-II(H) zone as a Temporary Use (See PTMC Table 17.24.020). Contractor's offices are explicitly exempt from obtaining a Temporary Use Permit. This exemption may be renewed immediately upon expiration at the discretion of the PCD Director (PTMC 17.60.060).

The surrounding zoning includes additional C-II (H) zoning to the south, north and west (across Sheridan Street). Some of this C-II (H) land is developed while other portions are still vacant. East, northeast and southeast of the site is zoned R-II (Single-Family Residential) and developed consistent with the designation. C-II (General Commercial) zoning exists west of the site (Manresa Castle hotel) and to the southwest across Sheridan Street (Castle Hill shopping complex).

The proposed development and uses within each of the zoning districts involved are consistent with the purpose and intent of the respective districts. No adverse impacts to Land and Shoreline Use have been identified so no related mitigation measures are necessary.

J. HOUSING

The environmental checklist description with regards to Housing is adequate to conduct SEPA review. No housing units exist on the site, none are being removed or created. The underlying Public Infrastructure (P-I) zone does not allow for residential uses unless if used as employee housing. Housing is allowed on the upper floors of project lands zoned Hospital Commercial (C-II (H)); however, no multi-story construction is proposed by this project on C-II (H) lands.

No adverse impacts to Housing have been identified by construction of the South Campus expansion project. As such, no mitigation measures related to Housing are necessary.

K. AESTHETICS

The environmental checklist description concerning Aesthetics, together with its supplemental plans showing architectural design and conceptual elevations, is adequate to conduct SEPA review. The South Campus expansion is within the city's Public Infrastructure (P-I) zone. Unlike new or expanded development inside the city's commercial and multi-family zones, P-I zone development is not

subject to a code-mandated design review process. New structures are limited to the applicable bulk, height and scale measures in effect at the time a building permit is deemed complete.

So long as site development is generally consistent with the submitted plans and all required landscaping installed, no adverse impacts to Aesthetics have been identified and no mitigation measures are needed.

L. LIGHT AND GLARE

The environmental checklist description of Light and Glare is generally adequate to conduct SEPA review but still warrant mitigation. At present, details on specific building exterior and parking area lighting have been deferred. Off-street parking area lights must be designed and arranged to prevent any nuisance or hazard to passing traffic. Anywhere a parking facility shares a common boundary with residentially zoned land, the fixtures shall be shaped and directed to shield light from such neighboring property (PTMC 17.72.150N). As for exterior lighting on the new South Campus building itself, none has been selected as of the time of this SEPA review. To ensure exterior lighting does not create adverse impacts, the following mitigation measures are required:

- Exterior lighting proposed on and around the South Campus building must be approved by PCD staff as part of the building permit review and issuance; however, the PCD Director may authorize further deferral in the submittal of exterior lighting (including parking lot standards). The project is required to utilize fully cut off light fixtures and ensure light “spillage” does not occur onto adjoining properties. The Applicant is strongly encouraged to keep parking area light poles limited to a maximum of 17’ in height above ground surface (including any light pole base). If, once installed, any lighting is found to be performing in violation of the above mitigations, the PCD Department may require JHC to take corrective action.

M. RECREATION

The environmental checklist description regarding Recreation is adequate to conduct SEPA review. No formal public or private parks are in the immediate area surrounding the JHC campus; however, numerous walking paths, sidewalks and trails are nearby. Upon completion, the JHC site will have improved pedestrian circulation per mitigation identified under Transportation.

No recreational facilities or activities will be displaced by the completed South Campus expansion or on any nearby JHC owned properties (e.g., the Orchard Lot). As such, no mitigation measures related to Recreation are necessary.

N. HISTORICAL AND CULTURAL RESOURCES

The environmental checklist description concerning Historical and Cultural Resources is adequate for this SEPA review. Planned demolition activities at the site (i.e., removal of the 1965 building) were reviewed by the Washington State DAHP. Per their review, the planned demolition was not found to be eligible for listing on either the state or National register (Ex. C).

No cultural or historical resources are known to exist on the site; however, if such resources are

discovered during clearing and grading, work shall be stopped immediately and both the PCD Director and DAHP shall be contacted. Work may not resume until approval is obtained from the PCD Department. No adverse impact to Historic or Cultural resources has been identified and no mitigation measures are necessary.

O. TRANSPORTATION

The environmental checklist description concerning Transportation, together with the applicant's Traffic Impact Analysis (Exhibit A.4) and Transportation Demand Management (TDM) plan (Exhibit E.1) are adequate to conduct SEPA review. The City's Public Works Department has reviewed Ex.A.4, accepts the Traffic Impact Analysis and utilizes its conclusions in mitigating the need for certain non-motorized transportation improvements. The TDM plan (Ex. E.1) is also accepted by Public Works and must be implemented as presented.

Frontage Improvements

The main JHC campus is adjacent to and addressed off of Sheridan Street, a city maintained arterial. Sheridan Street intersects with Sims Way (SR 20) which is approximately 1,000 feet to the south. As documented in Ex. A.8, there is no indication that the new South Campus expansion will generate additional trips that require off-site mitigation to the Sims/Sheridan intersection.

City standard arterial frontage improvements already exist along Sheridan Street as it runs immediately adjacent to the JHC campus. The completed frontage improvements include concrete sidewalk, curb and gutter, a bicycle lane, a buffer lane for landscaping, transit pull out and shelter and improved pedestrian crossings of intersecting streets within the City's project area.

7th Street runs adjacent to the JHC campus on the south side. This City maintained hardsurfaced roadway connects to Sheridan Street for JHC, as well as for nearby residential properties and the Manresa Castle Hotel. Frontage improvements (primarily concrete sidewalk) were completed by JHC along a portion of 7th Street as part of their 2014/2015 ESSB project. The South Campus project would continue these improvements to JHC's driveway serving the eastern parking areas.

Engineered plans for all right-of-way improvements must be designed in accordance with the City's Engineering Design Standards (EDS). The final engineered design must be prepared and submitted with a completed Street and Utility Development permit (SDP) application. Unless otherwise approved by the Public Works Director, the required SDP must be reviewed and approved by the city prior issuance of the ESS building permit. Once approved, the improvements must be installed or bonded for prior to final building permit occupancy.

Cleveland Street south of 7th St. as it leads to the Orchard Lot is in particularly poor condition.

To address both on- and -off site vehicular aspects of the project (i.e., demolition and replacement of the 1965 building and the satellite Orchard Lot use), the following mitigation measures are necessary:

- As part of the project (i.e., the South Campus building and Orchard Lot use), the Applicant is

responsible for the repair and restoration of any damaged street section to an “as good as or better than existing” condition. City staff will photo document facilities where the potential exists for damage by heavy construction traffic.

Transit

JHC is presently served by Jefferson Transit via a stop and shelter located along Sheridan Street.

Non-Motorized Transportation and Facilities

Sheridan Street and 7th Street are both identified in the City's Non-Motorized Transportation Plan (NMTP) as corridors that should have appropriate pedestrian facilities in place. As noted previously, such facilities are already installed along Sheridan Street and are partially installed along JHC's 7th Street frontage. 7th Street will have additional pedestrian facilities installed as part of the South Campus expansion.

The Traffic Impact Analysis (Ex. A.4) describes a need for additional non-motorized improvement connecting 7th Street to the existing sidewalk on Cleveland and 10th Sts. through the eastern parking area. At present, this connection is not shown on the submitted plans. A memorandum from Public Works staff outlining this connection is detailed in *Exhibit G* and is adopted as SEPA mitigation for the project.

- A non-motorized connection from 7th Street to the intersection of Cleveland and 10th Sts. must be designed and submitted for review and approval by Public Works and PCD staff. An acceptable routing of this non-motorized connection is provided by Public Works staff in **Ex. X** to this SEPA determination. Once approved, this non-motorized connection must be installed or bonded for prior to building occupancy.

Parking

On-site parking requirements are governed by PTMC 17.72 – Off-Street Parking and Loading. Per PTMC 17.72.070, when there are two or more uses in the same building, the total off-street parking requirement is the sum of the requirement for each use computed separately. Calculations for the various uses that comprise JHC's operations yield a total main campus requirement of 342 vehicular spaces. A revised on-site parking plan submitted 9/29/23 (Exhibit E.3) indicates a total of 357 vehicular spaces will be provided. These include ADA and electric vehicle parking that meet building code standards.

City parking code also requires 2 on-site bicycle spaces, plus 1 additional bicycle space for every 10 vehicle spaces (PTMC 17.72.080). No specific calculations for any existing or proposed bicycle parking were provided with the environmental checklist or in Ex. E.3. As with vehicle parking, calculations and code-compliant provisions for bicycle parking shall be demonstrated prior to issuance of the project building permit. Minimum design standards for bicycle parking are found in PTMC 17.72.180. Development of an area that offers covered or partially enclosed bicycle parking is identified as one strategy of the TDM plan (Ex. E.1). To mitigate for the missing bicycle parking calculations, the following mitigation is warranted:

- A bicycle parking plan with calculations that demonstrate the required number of bicycle parking spaces is provided must be presented for review and approval by PCD staff prior to building permit issuance. The submitted bicycle parking plan must indicate bicycle rack locations along with a preliminary design for a covered or partially enclosed shelter as described in the Transportation Demand Management (TDM) plan. The bicycle racks used must be a design that supports the bicycle frame (similar to the racks already in use on the JHC campus) and not just the wheel.

P. PUBLIC SERVICES

The environmental checklist description concerning Public Services is adequate to conduct SEPA review. No increases in public services beyond those anticipated by the City's Comprehensive Plan are expected. One goal of the South Campus expansion project is to improve and increase hospital services for East Jefferson County residents.

No adverse impacts to Public Services from either the South Campus expansion project or use of the Orchard Lot during construction were identified and no mitigation measures are needed.

Q. UTILITIES

The environmental checklist description regarding Utilities is adequate. Public water, sewer and stormwater facilities already exist in the adjoining City rights-of-way and serve the JHC campus. Public water along with an abandoned water tap exists at the Orchard Lot for use in erosion control; however, paid activation for this service may be necessary prior to its use. Private utilities for phone, cable and electricity are also in place that serve the JHC campus. Any new or revised connections to existing systems necessary for the South Campus project can be accommodated without adverse environmental impacts.

Given the above analysis, no mitigation measures related to Utilities are needed.

**REQUIRED MITIGATION MEASURES FOR
Jefferson Healthcare South Campus Expansion Project
FILE NO. LUP23-032
October 11, 2023**

The environmental review indicates a probability of adverse environmental impacts from the proposal which can be mitigated to a level below significant. The following measures are intended to mitigate those impacts as disclosed during SEPA review.

PRIOR TO CONVERSION OF THE ORCHARD LOT FOR USE AS WORKER PARKING AND STAGING/STORAGE

1. The Applicant shall revise the Orchard Lot temporary improvement plan consistent with the comments provided by Public Works staff (Ex. F).

GENERAL (APPLICABLE TO BOTH THE SOUTH CAMPUS DEVELOPMENT AND THE ORCHARD LOT USE).

2. The Applicant is responsible for the repair and restoration of any damaged street section to an “as good as or better than existing” condition. City staff will photo document facilities where the potential exists for damage by heavy construction traffic.

FOR THE SOUTH CAMPUS BUILDING

3. Exterior lighting proposed on and around the South Campus building must be approved by PCD staff as part of the building permit review and issuance; however, the PCD Director may authorize further deferral of exterior lighting (including parking lot standards). The project is required to utilize fully cut off light fixtures and ensure light “spillage” does not occur onto adjoining properties. The Applicant is strongly encouraged to keep parking area light poles limited to a maximum of 17’ in height above ground surface (including any light pole base). If, once installed, any lighting is found to be performing in violation of the above mitigations, the PCD Department may require JHC to take corrective action.
4. Revisions to the Tree Conservation Plan (TCP) that indicate the location of appropriate tree protection measures must be made and submitted for review and approval by PCD staff prior to beginning foundation work.
5. A non-motorized connection from 7th Street to the intersection of Cleveland and 10th Sts. must be designed and submitted for review and approval by Public Works and PCD staff. An acceptable routing of this non-motorized connection is provided by Public Works staff in Ex. G to this SEPA determination but other options for these improvements may exist. Once approved, this non-motorized connection must be installed or bonded for prior to building occupancy.
6. A bicycle parking plan with calculations that demonstrate the required number of bicycle parking spaces is provided must be presented for review and approval by PCD staff prior to building permit issuance. The submitted bicycle parking plan must indicate bicycle rack locations along with a preliminary design for a covered or partially enclosed shelter as described in the Transportation Demand Management (TDM) plan.. The bicycle racks used must be a design that supports the bicycle frame (similar to the racks already in use on the JHC campus) and not just the wheel.