



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

**DATE:** September 8, 2021

**TO:** North Central Counties Local Advisory Committee (LAC)

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

**SUBJECT:** WAC 137-57-050 Site selection – LAC site review factors

Dear North Central Counties Local Advisory Committee (LAC),

The Department of Corrections (DOC) is expanding its [Work Release program](#). North Central counties (Chelan, Douglas, Kittitas) 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. As a component of siting a new Work Release facility DOC established a search committee (Selection 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.

**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 committees (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 is 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 Selection Committee 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 Selection Committee 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 Selection Committee 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 Selection Committee 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 Selection Committee finds that the zoning restrictions applicable to both sites allows for the siting of the proposed WR facilities.

**Recommendation**

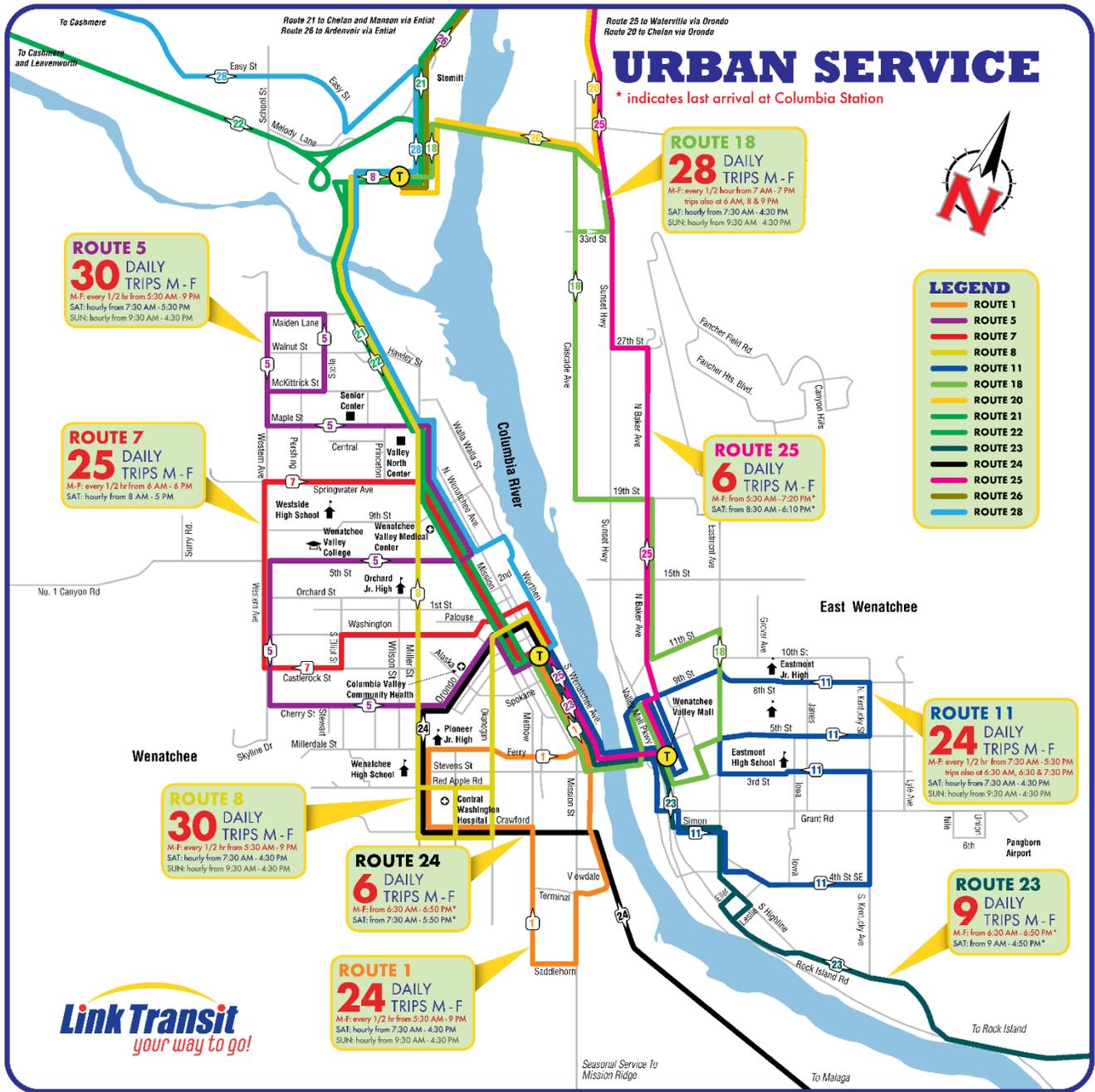
The DOC Selection Committee finds favorable information with respect to each of the (5) factors for both sites. The DOC Selection Committee requests that the LAC provide a favorable recommendation to the DOC Secretary to pursue Work Release Expansion siting at both locations.

We appreciate the time and effort of the LAC to evaluate the information presented and acknowledges any impacts to community for siting a work release facility in the City of Wenatchee.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Kucza". The signature is written in black ink on a white background.

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.



- “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,

A handwritten signature in cursive script that reads "Kris Bassett".

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> _____ one _____ buildings _____ _____ sites _____ _____ structures _____ _____ objects _____ one _____ Total
<b>Name of related multiple property listing:</b>  _____ n/a <small>Enter "N/A" if property is not part of a multiply property listing</small>		<b>Number of contributing resources previously listed in the Wenatchee Register</b>  _____

**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):**

- 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.

**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.