



**Youth & Family Link**  
**Proposed Kelso Satellite Facility**  
1107 S 4<sup>th</sup> Ave  
Kelso, WA 98626

**PROJECT NARRATIVE**

**APPLICANT**

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

**PROPOSED PROJECT**

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

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

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

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

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



## EXISTING RESIDENCE

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

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

## EXISTING CONDITIONS

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

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

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

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

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

## PROPOSED IMPROVEMENTS

### Site

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



## Exterior

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

## Access

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

## Basement

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

## Attic

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

## Main Level

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



## PROPOSED CONSTRUCTION SCHEDULE & IMPACTS

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

### Schedule

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

### Safety

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

### Hours of Operation

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

### Traffic Impact

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

Prepared for Youth & Family Link,

Michael Howard  
JH Kelly  
General Foreman, Carpenter, Detailer