



## Staff Report & Recommendations

Physical Therapy Northwest Partners, LLC

Type III Conditional Use Permit

(2022-031-CUP) August 24, 2022

<b>PROPOSAL:</b>	The applicant proposes an outpatient physical therapy facility at a City of La Center owned building that was formerly used as the City Hall. Outpatient clinics uses require a conditional use permit under Section 18.170.030 of the La Center Municipal Code (LCMC) in the Urban Public District (UP) zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250 requiring a public hearing and approval by the City's hearing examiner.
<b>LOCATION:</b>	<ul style="list-style-type: none"><li>▪ 214 E 4<sup>th</sup> Street, La Center, WA 98629</li><li>▪ Legal Description: Lot 1 SP 4-134 0.91 A</li><li>▪ Parcel number: 62724000</li></ul>
<b>APPLICABLE STANDARDS</b>	This staff report addresses the following standards and approval criteria: 3.35, Impact Fees; 8.60, Sign Regulations; 18.20, Administration; 18.30, Procedures; 18.170, Urban Public District (UP); 18.215, Site Plan Review; 18.250, Conditional Uses; 18.280, Off-Street Parking and Loading Requirements; 18.310, Environmental Policy; 18.320,;
<b>RECOMMENDATION:</b>	<b>APPROVAL</b> , subject to conditions

## CONTACT LIST

### OWNER

City of La Center  
214 E. Fourth Street  
La Center, WA 98629

### APPLICANT/APPLICANT'S REPRESENTATIVE

Bruce Snell  
Physical Therapy Northwest Partners, LLC  
1200 Corporate Drive, Suite 400  
Birmingham, AL 35242  
253.227.9398

### LA CENTER STAFF

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City of La Center  
210 E. Fourth Street  
La Center, WA 98629  
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[acooper@ci.lacenter.wa.us](mailto:acooper@ci.lacenter.wa.us)

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[alec.egurrola@wsp.com](mailto:alec.egurrola@wsp.com)

## I. OVERVIEW AND PROCEDURAL BACKGROUND

### Proposal

The applicant, Physical Therapy Northwest Partners, LLC, is a proposed tenant at a City of La Center (former City Hall) building for an outpatient physical therapy clinic. The applicant provides outpatient rehabilitation services, including physical therapy, occupational therapy, speech therapy, and vestibular therapy. Outpatient clinics uses, as a recommended similar use determination under La Center Municipal Code [LCMC] 18.20.040), require a conditional use permit under Section 18.170.030 of the LCMC in the Urban Public District (UP) zone where the building is located. New conditional use permits are a Type III process under LCMC 18.250. This staff report focuses on compliance with the City's conditional use permit requirements.

### Application Timeline

- The applicant filed the application materials and pre-application waiver (Exhibit A) on August 16, 2022.
- The City issued a determination of completeness on August 17, 2022.
- Notice of application was mailed to property owners within 300 feet on August 17, 2022 with the public comment period closing on August 31, 2022. At the time of publication of this staff report, no public comments had been received. If any public comments are received by the time of the public hearing, these will be entered into the record at the hearing and staff will respond to these comments as requested by the hearing examiner.

### Applicable Standards and Approval Criteria

This staff report addresses the following standards and approval criteria: 3.35, Impact Fees; 8.60, Sign Regulations; Title 12, Streets, Sidewalks, and Public Ways; Title 13, Public Utilities; 18.20, Administration; 18.30, Procedures; 18.170, Urban Public District (UP); 18.215, Site Plan Review; 18.250, Conditional Uses; 18.280, Off-Street Parking and Loading Requirements; 18.310, Environmental Policy; 18.320, Stormwater and Erosion Control; and the La Center Engineering Standards.

## II. ENGINEERING REVIEW

### Chapter 3.35 -- Impact Fees

**Findings:** Park and school impact fees do not apply as the proposal is not a residential use.

**Condition of Approval:** Traffic impact fees are typically assessed at the time of building permit application. Impact fees for sewer will not be assessed for this project as it will be located in an existing building.

**The existing use is a Government Building that consisted of the City Hall use. The new use will be a Physical Therapy Office. The closest use to this type of office, listed in the ITE Manual, is a Single Tenant Office. There are two ways to assess trips in the ITE Manual for these uses, one is by square feet, and the second is by number of employees. Since applicant listed that there will be a maximum of four employees, this method is used to determine the net peak PM hour trips between the two uses. For employees applied to the Single Tenant Office use results in 2 PM peak hour trips.**

**The number of employees when the space was used for the Government Office use, results in 2 PM peak hour trips. This results in no added PM Peak trips, so not TIF rate will be charged.**

### **Title 12 --Street, Sidewalks, and Public Ways**

*Streets, sidewalks and public ways are in place, therefore City of La Center Engineering Standards for Construction do not apply to this application.*

#### **Conditions of Approval:**

- None.

### **Chapter 13.10 -- Sewer System Rules and Regulations**

No changes to the existing sewer system are required since the building already has service..

#### **Conditions of Approval:**

- None

**Findings: Potable Water.** No changes to the existing water system are required since the building already has service.

#### **Conditions of Approval:**

- None.

### **Chapter 8.60 – Sign Regulations**

**Findings:** The applicant has indicated in their narrative that they intend to place an exterior sign for identification and wayfinding purposes for their outpatient clinic.

As a **condition of approval** the applicant shall obtain a sign permit in conformance with LCMC Chapter 8.60.

### **Chapter 18.20 – Administration**

#### **18.20.040 – Interpretations**

*(2) A use that is not listed in any zone or district may be permitted by similar use determination pursuant to Type I process under LCMC 18.30.080.*

**Findings:** The proposed use of the site is an outpatient physical therapy clinic, which is a use that is not listed in the UP zone, under LCMC 18.170. Staff recommends a similar use determination for the proposed use of the site. Staff finds that the proposal has similar land use intensities as governmental buildings, which was the previous use of the site. Governmental buildings are listed as a conditional use in LCMC 18.170.030.

The proposed use would have similar or a marginal increase in traffic and parking generation than a governmental office building, the former use of the site. Using the ITE Parking Generation Manual, 5<sup>th</sup>

Edition, it has been determined that the clinic use would need 3.89 parking spaces for every 1,000 square feet whereas a governmental office building would need 2.99 parking spaces for every 1,000 square feet. The total size of the building is 1,617 square feet; therefore 6 parking spaces are required for the outpatient clinic and 5 parking spaces are required for the governmental office building. The increase in parking for clinics is marginal in comparison to governmental office buildings. The ITE Trip Generation Manual, 10<sup>th</sup> Edition, Volume 2 was used to determine weekday a.m. and p.m. peak hours of travel to compare each use. The clinic use generates 10.5 a.m. peak hour and 9.9 p.m. peak hour trips per 1,000 square feet. Governmental office buildings generate 13.8 a.m. peak hour and 9.8 p.m. peak hour trips per 1,000 square feet of use. The proposed clinic use would produce slightly fewer a.m. peak hour use and relatively similar p.m. peak hour use compared to governmental office buildings. Therefore, both parking and trips generated by the clinic use will have a marginal increase and little impact for the building. Existing parking and service driveway facilities will be sufficient for the proposed use.

For the above reasons, staff are recommending that the proposed use is similar to the “governmental buildings” land use in the UP zone and should be categorized as a conditional use in this zone. The similar use determination is a Type I procedure but is being grouped with the Type III conditional use permit with the hearing examiner having decision authority on both applications. In addition, because the use is not specifically listed as permitted or conditional, staff are affording an opportunity for public notice and input by classifying the use as conditional in this zone.

### Chapter 18.30 – Procedures

**Findings:** The application follows a Type III procedure outlined in LCMC 18.30.100 and was noticed in accordance with 18.30.050 and 18.30.120 to property owners within 300 feet, the applicant, and agencies with jurisdiction. The application was deemed complete on August 17, 2022. Type III reviews require that the City schedule a hearing before the hearing examiner within 78 days after completeness. The hearing is scheduled for August 31, 2022; therefore, meeting this requirement.

Staff find that the applicant has met the burden of proving they meet the applicable regulations or can be conditioned to do so as summarized in this staff report.

### Chapter 18.170 – Urban Public District

#### 18.170.030 – Conditional Uses

**Findings:** The proposed outpatient physical therapy clinic will be located within a City of La Center (former City Hall) building. This use is not listed in this section of LCMC; however, a similar use determination, as discussed in 18.30 of this staff report is recommended. Staff has identified governmental buildings, a listed conditional use in UP zoning, as a similar use to the proposed outpatient physical therapy clinic. The conditional use permit criteria (LCMC 18.250.040) are addressed below.

#### 18.170.040 – Development Standards

*(2) In general the dimension and development standards of the base zone shall apply. At the time of pre-application conference the director shall determine which base zone standards shall be required or whether additional standards are necessary.*

**Findings:** A pre-application was waived for this application and a signed pre-application waiver was provided with the application (Exhibit A). The building to be used by the proposed tenant was previously constructed for the City of La Center as the former City Hall. No additional exterior improvements are proposed at the time of the application, as only the change of tenant use will occur on site. The applicant intends to maintain the existing exterior conditions of the site; however, an exterior identification sign is proposed as discussed in Chapter 8.60 of this staff report.

As shown in the proposed floor plans (Exhibit A), interior modifications to the building would occur.

The base zone of the site is UP zoning, which has no development standards specific to the zone. Staff has determined that additional design standards are not necessary for this application as proposed.

## Chapter 18.215 – Site Plan Review

### *18.215.020 Applicability*

**Finding:** Site plan review applies to all changes of use, new construction, expansion, or alteration of the use of land. The applicant is not proposing any exterior new construction, or expansion or alteration of the site. However, change of use of the building is proposed. The applicant is not required to complete a site plan review as indicated in the exemptions discussed in 18.215.020.

### *18.215.020 Exemptions*

*The following are exempt from the site plan review provisions of this chapter:*

*(5) Other development determined by the planning director to be exempt because it does not result in an appreciable increase in land use activity or intensity or in an adverse impact.*

**Finding:** Staff has concluded the applicant's change of use of the site will not have an appreciable increase in land use activity or intensity. The outpatient clinic will have similar use patterns as the previous use (former City Hall) and the intensity of the outpatient clinic services will not exceed a threshold that would create an adverse impact to the site and surrounding uses. The existing access, parking, and public utilities on the site are sufficient for the proposed use and no additional improvements are required to meet the development standards and the LCMC.

## Chapter 18.250— Conditional Uses

### *18.250.010 Pre-application review*

**Finding:** Pre-application review is required for all new conditional use permit proposals. The applicant has waived the pre-application meeting and provided a signed waiver with the application. This requirement is met.

### *18.250.020 Applicant Review Process*

**Finding:** A new conditional use permit is subject to a Type III review process with a public hearing before the hearing examiner who has final decision authority. This conditional use permit is scheduled for a public hearing before the City's hearing examiner on August 31, 2022.

*18.250.030 Application contents*

**Finding:** Conditional use permit applications are required to submit all items required under 18.30.050 as determined by the director. The applicant provided all necessary review materials, and the application was deemed complete on August 17, 2022.

*18.250.040 Criteria for approval, minor modifications and revocation*

*(1) The hearings examiner shall approve or approve with conditions an application for conditional use permit if he or she finds the applicant has sustained the burden of proving that:*

- a) The characteristics of the site are suitable to accommodate the proposed use and necessary mitigation of potential adverse impacts considering size, shape, location, topography and natural features;*

**Finding:** The site is zoned UP in downtown La Center and located in proximity to a broad range of retail, commercial, office, and service uses. The proposed outpatient clinic is a conditional use per a recommended similar use determination. The determined similar use is “governmental buildings or structures.” Therefore, this application is in the appropriate zone for the proposed use.

The proposed use is suitable to accommodate the existing building of the site. The outpatient physical therapy clinic will utilize the entire building space (1,617 square feet). According to information provided by the applicant, the facility will accommodate up to 3 patients/clients per hour and 15 to 25 patients/clients per day and will operate between 8 a.m. and 7 p.m. Monday through Friday. All activities and improvements will occur within the building and no exterior improvements are proposed or required. Parking is available to serve the use in front of the building and on East Fourth Street adjacent to the use and is sufficient as discussed in LCMC 18.280 below. Public utilities are sufficient to serve the use as discussed below.

The proposed use complies with applicable code standards.

- b) All required public facilities (i.e., water, sanitary waste, drainage and roads) have adequate capacity to serve the proposed use;*

**Finding: Adequacy of public facilities is demonstrated in the Engineer Review section of this staff report.** The existing building that the proposed use would occupy is currently served by public water, roads, power, and sanitary sewer. The site would be served by the existing access on East Fourth Street and use existing parking on site and street parking. No additional accommodations or facilities are required for the proposed use.

- c) The proposed use complies with the applicable requirements of the zone except as otherwise approved by variance or other means consistent with the La Center Municipal Code;*

**Finding:** The proposed use of an outpatient physical therapy clinic is a conditional use in the UP zoning district as recommended by a similar use determination. The building was previously constructed, and no exterior improvements are proposed. Also, as discussed in 18.170.040, the site meets design standards and does not require a variance to accommodate the use.

- d) The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be significantly detrimental to the health, safety or general*

*welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the city.*

**Finding:** The properties adjacent to the proposed outpatient physical therapy clinic and existing structure are zoned C-1 to the west, north, and south; areas south and east are zoned urban public facilities. The proposed use will not have undue impacts associated with lighting, noise, or odors and will comply with zoning standards. Parking spaces and access to the site are sufficient to accommodate traffic of the proposed use.

The applicant has complied or is required to comply with all relevant codes for the building prior to occupancy issuance, including the International Building Code and International Fire Code. In addition, the applicant is subject to all state laws for healthcare and physical therapy services and will need to provide a copy of a valid license issued by the Washington State Department of Health.

As a **condition of approval**, the applicant shall comply with the International Building Code and International Fire Code prior to occupancy through the issuance of a tenant improvement permit.

As a **condition of approval**, the applicant shall obtain and furnish to the City a copy of a Washington State Department of Health license for physical therapy prior to issuance of occupancy.

## Chapter 18.280 Off-Street Parking and Loading Requirements

### 18.280.010 Off-Street Parking Requirements

*Off-street parking shall be provided in compliance with Table 18.280.010. The calculation of the minimum parking space requirements shall be rounded up to the nearest whole number.*

**Finding:** The applicant’s proposed use, an outpatient physical therapy clinic, would fall under ‘Rehabilitation Facility – Outpatient’ in this section of the parking code. This use requires one space per 200 square feet of floor area, plus one space per maximum amount of employees. The square footage of the building is 1,617 square feet, which requires eight parking spaces for this type of use. The applicant’s narrative indicates a maximum of four employees will be on site, which will require an additional four parking spaces; therefore, a total of 12 parking spaces must be provided to accommodate the use of the site. There are a total of nine parking spaces, two of which are ADA stalls, existing immediately in front of the site under City ownership. The additional three parking spaces required will be provided at the new City Hall, directly south of the site. City Staff have determined that the parking facilities at City Hall have the capacity to accommodate the three parking spaces for the applicant. The applicant’s shared parking would not compromise existing parking capacities at City Hall.

A shared parking agreement is not required as the City owns both the applicant property and the City Hall property.

### 18.280.040 Loading

*(2) Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar uses shall provide off-street truck loading or unloading berths in accordance with Table 18.280.040(2):*

<b>Square Feet of Floor Area</b>	<b>Number of Berths Required</b>
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Less Than 30,000	0
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**Finding:** No loading spaces are required for an outpatient facility or similar uses.

### Chapter 18.310 Environmental Policy

**Findings:** The City has concluded that a determination under the State Environmental Policy Act (SEPA) is not required as no exterior building improvements are proposed. The proposal meets the SEPA exemption requirements in LCMC 18.310.090(3) and WAC 197-11-800(1)(b)(iv).

## III. CONCLUSIONS AND RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, **the subject application is recommended for approval, subject to the following conditions:**

### A. Engineering and Public Works

#### General Conditions

- None

### B. Land Use

#### Prior to Issuance of Occupancy

1. The applicant shall obtain a sign permit in conformance with LCMC Chapter 8.60.
2. The applicant shall comply with the International Building Code and International Fire Code prior to occupancy through the issuance of a tenant improvement permit.
3. The applicant shall obtain and furnish to the City a copy of a Washington State Department of Health license for physical therapy prior to issuance of occupancy

## IV. APPEALS

A final decision regarding a Type III application may be appealed by the applicant, applicant's representative, or by any person, agency, or firm with an interest in the matter within 14 calendar days after the hearing examiner's date of decision. Appeals shall contain all information specified in LCMC 18.30.130. The public record for this file is available at the City's Public Works Building, 210 E 4<sup>th</sup> St, La Center, Washington, between the hours of 8 a.m. and 5 p.m., Monday through Friday. Please contact Jessica Nash at 360-263-7665 for further information.

For an appeal regarding a decision subject to a Type III process, the Finance Director/City Clerk shall schedule a public hearing to be held by the City Council not more than 35 days from the date a complete appeal was timely filed. Notice and a staff report shall be provided, a public hearing shall be conducted, and a decision shall be made and noticed regarding the appeal, LCMC 18.030.130(4).

Ethan Spoo, AICP  
Consulting City Planner

Anthony Cooper, PE  
City Engineer

Alec Egurrola  
Consulting City Planner

Bryan Kast  
Public Works Director

## V. Exhibits

### **Exhibit A – Application Materials**

1. Preapplication Waiver
2. Master Land Use Application
3. Conditional Use Permit Narrative
4. Application Materials

### **Exhibit B – Staff Report**

1. Trip Generation

# Exhibit A.1



## CITY OF LA CENTER PRE-APPLICATION WAIVER

### "STATEMENT OF UNDERSTANDING"

Pursuant to Section 18.30.020 of the La Center Municipal Code, all applications subject to Type II, III, or IV review are subject to pre-application review to discuss the requirements for formal application for development within the city. At the pre-application meeting, the applicant may discuss their proposal with staff and ask questions regarding the approval standards.

As an alternative, the applicant may request and the director may waive the pre-application review process. If a waiver is approved, the applicant may proceed with submittal of a formal application without the benefit of a pre-application meeting. The City discourages waiver of the pre-application process, because it may increase the maximum time for technically complete status and may increase the risk that the application will be rejected or processing will be delayed.

I have read and understand the above statement.

Tax Lot(s): \_\_\_\_\_

APPLICANT: Physical Therapy Northwest Partners, LLC

*Physical Therapy Northwest Partners, LLC*

*[Signature]*  
\_\_\_\_\_  
APPLICANT'S SIGNATURE  
*Bryan Bargarner, CFO*

*08/17/22*  
\_\_\_\_\_  
DATE

### For Staff Only

Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_ Related Files: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Exhibit A.2

# Master Land Use Application



City of La Center, Planning Services  
210 E. 4th Street  
La Center, WA 98629  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)  
Ph. 360.263.7665 Fax: 360.263.7666  
[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

## Property Information

Site Address 214 E. 4th Street, La Center, WA 98629

Legal Description Lot 1 SP 4-134 0.91A

Assessor's Serial Number 62714000

Lot Size (square feet) \_\_\_\_\_

Zoning/Comprehensive Plan Designation \_\_\_\_\_

Existing Use of Site \_\_\_\_\_

## Contact Information

### APPLICANT:

Contact Name Bruce Snell

Company Physical Therapy Northwest Partners, LLC

Phone (253) 227-9398 Email bsnell@benchmarkpt.com

Complete Address 1200 Corporate Drive, Suite 400, Birmingham, AL 35242

Signature *Bryan Berganier*  
(Original Signature Required) Bryan Berganier, CFO

### APPLICANT'S REPRESENTATIVE:

Contact Name Same as above

Company \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Complete Address \_\_\_\_\_

Signature \_\_\_\_\_  
(Original Signature Required)

### PROPERTY OWNER:

Contact Name \_\_\_\_\_

Company \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Complete Address \_\_\_\_\_

Signature \_\_\_\_\_  
(Original Signature Required)

## Development Proposal

Project Name \_\_\_\_\_

Type(s) of Application Conditional Use Permit \_\_\_\_\_

\_\_\_\_\_

Previous Project Name and File Number(s), if known \_\_\_\_\_

\_\_\_\_\_

Pre-Application Conference Date and File Number \_\_\_\_\_

\_\_\_\_\_

Description of Proposal See attached. \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

### Office Use Only

File # \_\_\_\_\_

Planner \_\_\_\_\_

Received By \_\_\_\_\_

Fees: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # \_\_\_\_\_

Notes \_\_\_\_\_





**AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES**

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant Physical Therapy Northwest concerning the following Project:

Project address: Parcel #: \_\_\_\_\_

Project/permit review: \_\_\_\_\_

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

**IT IS SO AGREED:**

Physical Therapy Northwest Partners,  
Applicant

By: *Lynn Taylor*  
Bryan Barbanieri

Title: CEO

Date: 02/17/22

City of La Center

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Exhibit A.3

## Conditional Use Permit - Physical Therapy Northwest Partners, LLC

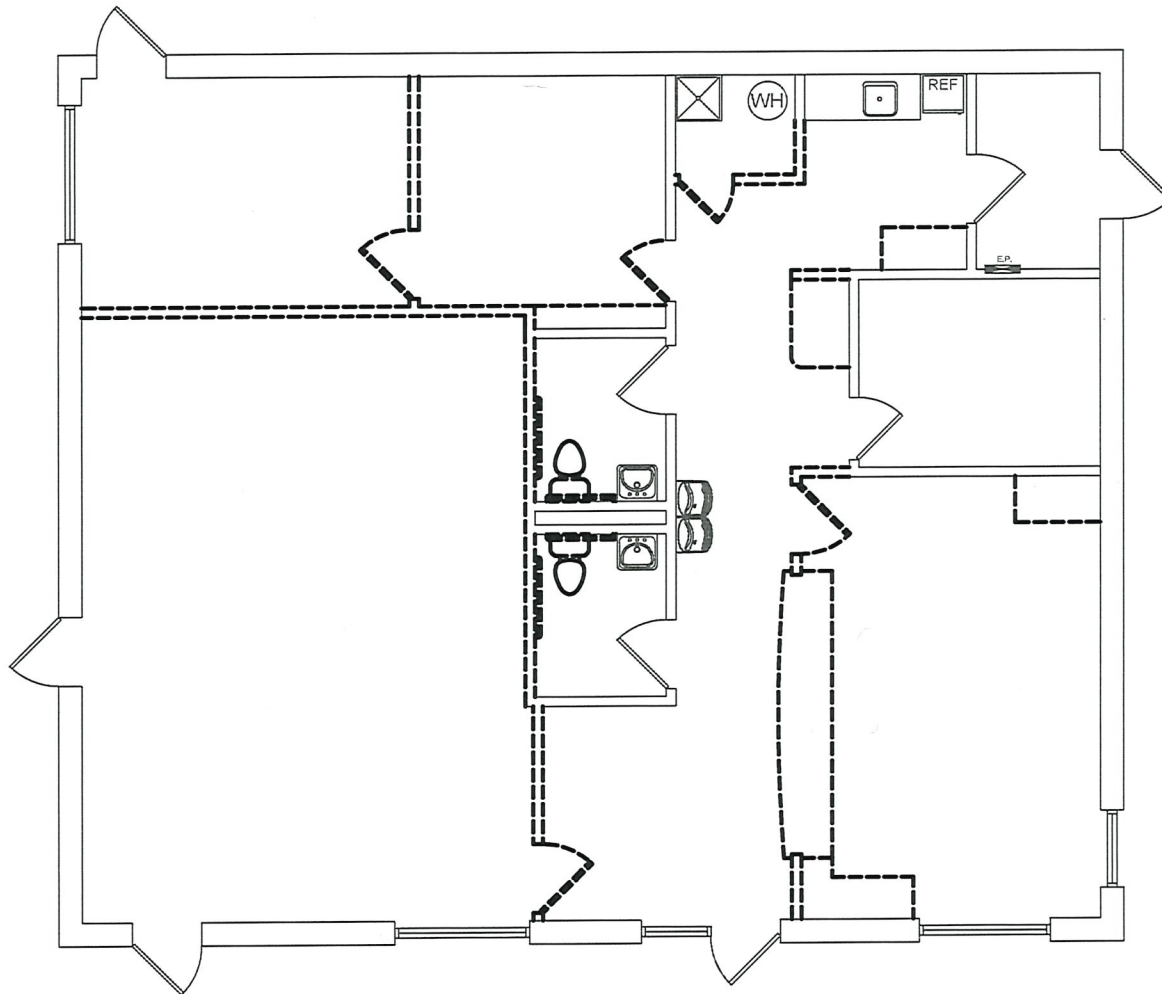
### Description of Proposal

Physical Therapy Northwest Partners, LLC d/b/a PT Northwest Physical Therapy (“PT Northwest”) provides outpatient rehabilitation services including physical therapy, occupational therapy, speech therapy and vestibular therapy. PT Northwest does not provide any alcohol or drug rehabilitation services. We intend to operate from 8:00 a.m. to 7:00 p.m. Monday through Friday. We will have from two (2) to four (4) employees at this location daily. We expect our patient/client volume to be up to three (3) patients/clients per hour with fifteen (15) to twenty (25) visits per day.

Other than installing an exterior identification sign on the building, we will not be making any revocations to the exterior of the building. The current utilities serving the building will be adequate for our needs and no additional utility services will be needed.

Our intent is to provide a valuable and convenient service to the La Center and surrounding community.

# Exhibit A.4



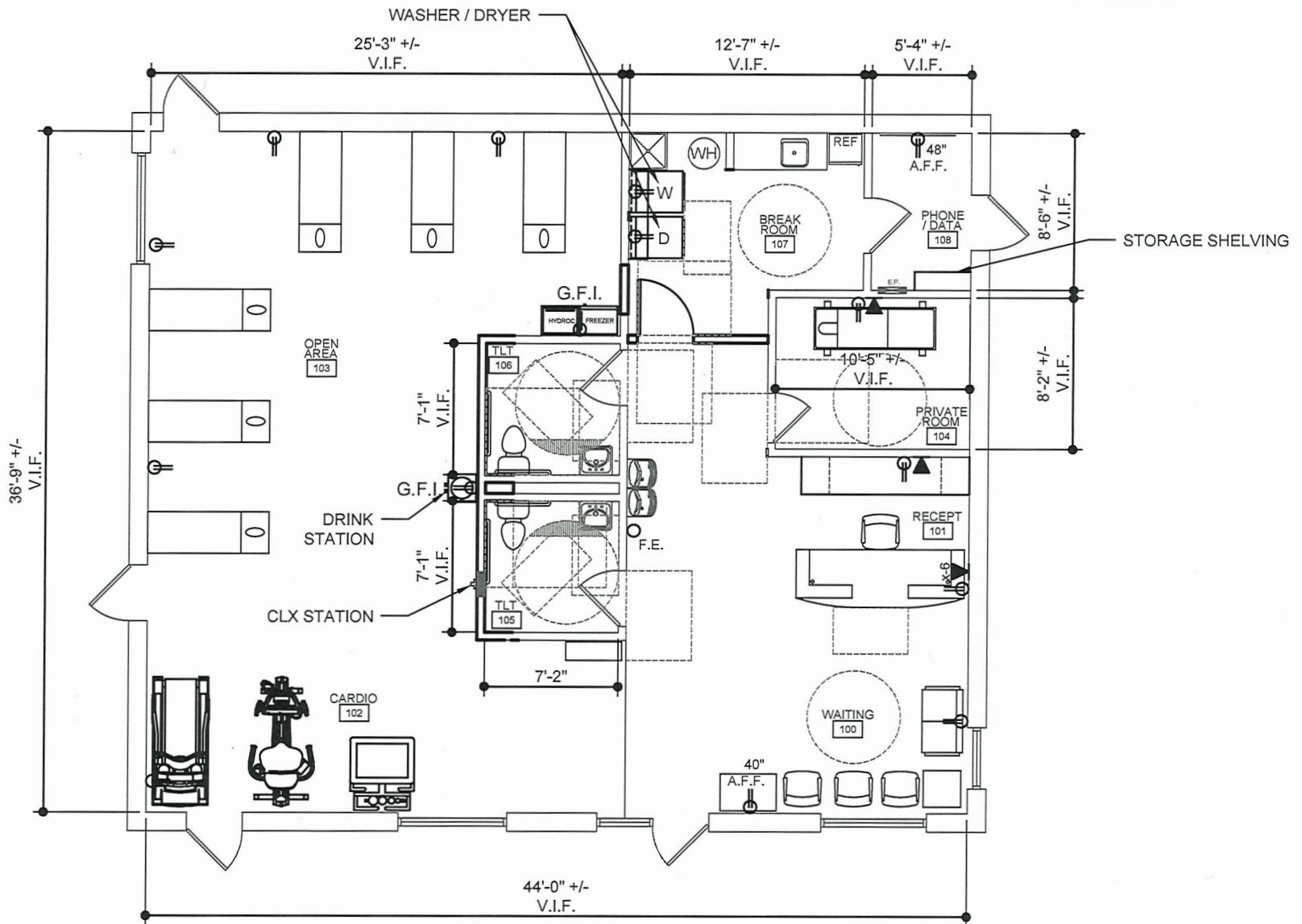
**A-DEMO**

ISSUED 15 AUG 2022  
 CLINIC NUMBER: TBD

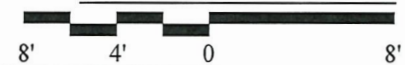
LA CENTER, WA TENANT IMPROVEMENTS  
 214 E 4TH ST  
 LA CENTER, WA 98629-5430



THE DWGS / INFORMATION CONTAINED ON THIS SHEET ARE THE COPYRIGHTED PROPERTY OF BENCHMARK REHAB PARTNERS. NO DUPLICATION OR DISSEMINATION IN WHOLE OR IN PART IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM BENCHMARK REHAB PARTNERS. DOCUMENTS ARE BASED ON EXISTING CONDITIONS AND OWNER PROVIDED INFORMATION. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK. BENCHMARK REHAB PARTNERS ASSUMES NO LIABILITY FOR ACCURACY OF EXISTING INFORMATION.



# FLOOR PLAN



1

**A-NEW**  
 ISSUED 15 AUG 2022  
 CLINIC NUMBER: TBD

LA CENTER, WA TENANT IMPROVEMENTS  
 214 E 4TH ST  
 LA CENTER, WA 98629-5430



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# Downtown Physical Therapy - Existing Conditions



## Legend

### All Roads

- Interstate or State Route
- Arterial
- Collector
- Private or Other

## Notes:

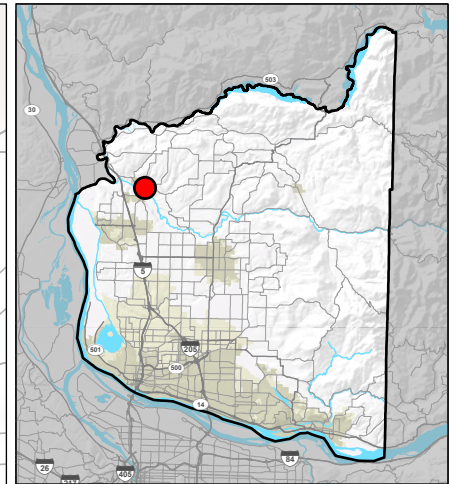
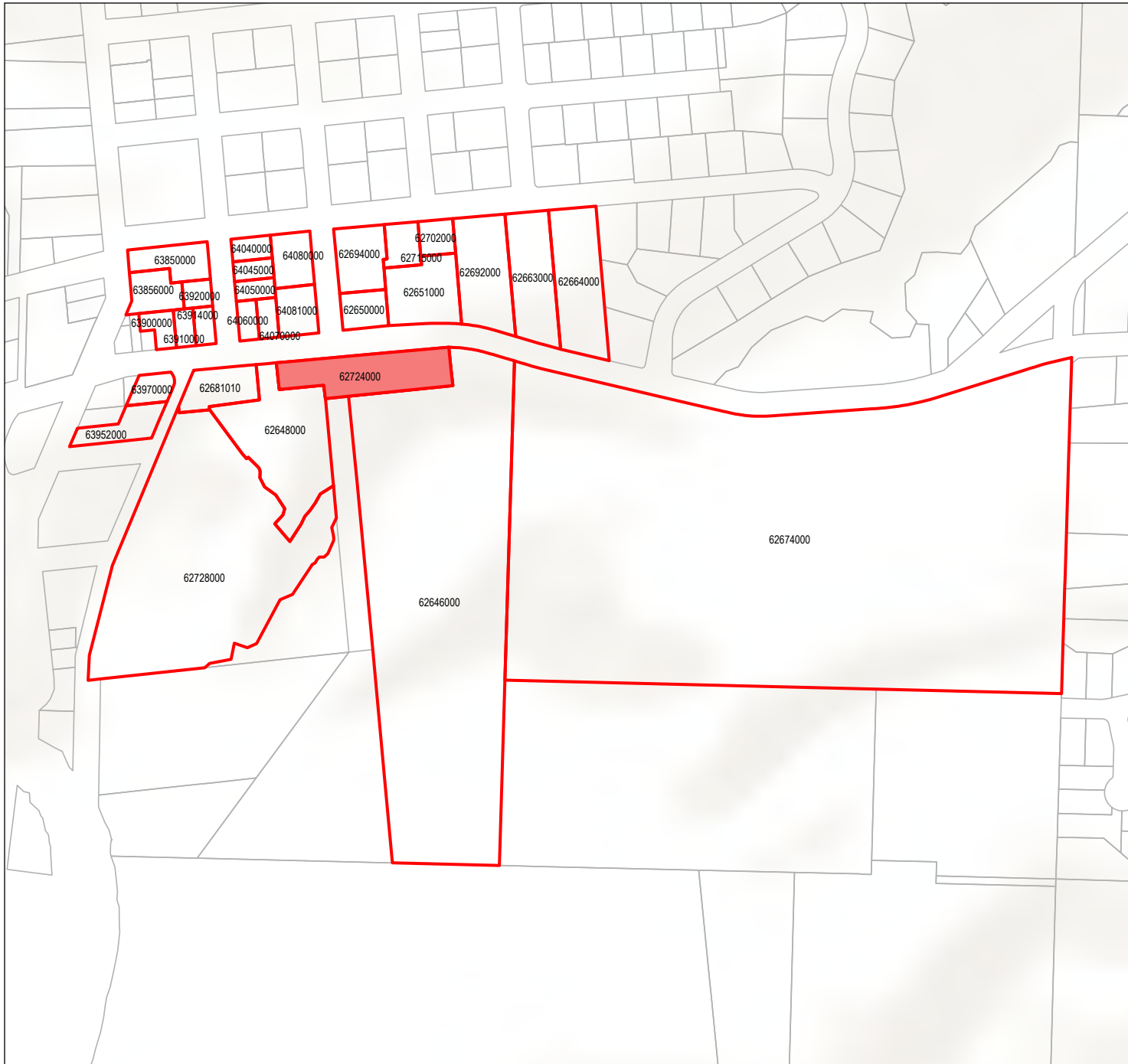
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83.3 0 41.67 83.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

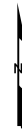
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



**PID(s): 62724000,  
300-Foot Buffer**

**KEY**

- Subject Property
- Buffer Selection
- Parcels



*NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.*





Owner Name	Mailing Address
CHANG BRIAN & CHANG MEEYEO	13904 NW 53RD AVE, VANCOUVER, WA, 98685
CHASE RICHARD & CHASE AMY	35216 NE 23RD AVE, LACENTER, WA, 98629
CHASE RICHARD K & CHASE AMY K	35216 NE 23RD AVE, LACENTER, WA, 98629
CHASE RICHARD K & CHASE AMY R	35216 NE 23RD AVE, LA CENTER, WA, 98629
CITY OF LA CENTER	214 E 4TH ST, LA CENTER, WA, 98629
CITY OF LACENTER	214 E 4TH ST, LACENTER, WA, 98629
CLARK-COWLITZ FIRE RESCUE	911 N 65TH AVE, RIDGEFIELD, WA, 98642
CLARK COUNTY LEGACY LANDS	4700 NE 78TH ST, VANCOUVER, WA, 98665
DOLLAR VORA & SHAFER CASEY	7107 NW MT LAKE WAY, VANCOUVER, WA, 98665
GENTEEL INVESTMENTS LLC	PO BOX 1434, VANCOUVER, WA, 98668
LA MART LLC	127 E 4TH ST, LA CENTER, WA, 98629
LACENTER SCHOOL DIST #101	PO BOX 168, LACENTER, WA, 98629
LATHAM CHRISTIAN	438 E 5TH ST, LACENTER, WA, 98629
LEWIS RIVER TELEPHONE CO	525 JUNCTION RD, MADISON, WI, 53717
LEWIS RIVER TELEPHONE CO INC	PO BOX 218, LACENTER, WA, 98629
LIMA JOAQUIN	325 W 6TH ST, LA CENTER, WA, 98629
MARSHALL ELIZABETH G	414 E 5TH ST, LA CENTER, WA, 98629
MURPHY LIMITED PARTNERSHIP	PO BOX 1990, LACENTER, WA, 98629
STENBERG ERIC & STENBERG TRUDY	209 E 4TH ST, LACENTER, WA, 98629

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**Number of Records** 19

**Number of Pages** 1

**Date Created** 8/11/2022

**Employee** *Bob Pool*

**Employee Name** Bob Pool

CLARK COUNTY LEGACY LANDS  
4700 NE 78TH ST  
VANCOUVER, WA 98665

CITY OF LA CENTER  
214 E 4TH ST  
LA CENTER, WA 98629

GENTEEL INVESTMENTS LLC  
PO BOX 1434  
VANCOUVER, WA 98668

GENTEEL INVESTMENTS LLC  
PO BOX 1434  
VANCOUVER, WA 98668

LATHAM CHRISTIAN  
438 E 5TH ST  
LACENTER, WA 98629

DOLLAR VORA & SHAFER CASEY  
7107 NW MT LAKE WAY  
VANCOUVER, WA 98665

LACENTER SCHOOL DIST #101  
PO BOX 168  
LACENTER, WA 98629

LEWIS RIVER TELEPHONE CO  
525 JUNCTION RD  
MADISON, WI 53717

MARSHALL ELIZABETH G  
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LACENTER, WA 98629

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LACENTER, WA 98629

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LACENTER, WA 98629

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VANCOUVER, WA 98685

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LA CENTER, WA 98629

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LA CENTER, WA 98629

CITY OF LACENTER  
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LACENTER, WA 98629

CITY OF LACENTER  
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LACENTER, WA 98629

CLARK-COWLITZ FIRE RESCUE  
911 N 65TH AVE  
RIDGEFIELD, WA 98642

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LACENTER, WA 98629

CHASE RICHARD K & CHASE AMY K  
35216 NE 23RD AVE  
LACENTER, WA 98629

STENBERG ERIC & STENBERG TRUDY  
209 E 4TH ST  
LACENTER, WA 98629

CLARK-COWLITZ FIRE RESCUE  
911 N 65TH AVE  
RIDGEFIELD, WA 98642

CHASE RICHARD K & CHASE AMY R  
35216 NE 23RD AVE  
LA CENTER, WA 98629

PID	Situs Address			
62646000		WA		0
62648000	210 E 4TH ST	LA CENTER	WA	98629
62650000	419 E CEDAR AVE	LA CENTER	WA	98629
62651000	419 E CEDAR AVE UNIT A201	LA CENTER	WA	98629
62663000	438 E 5TH ST	LA CENTER	WA	98629
62664000	514 E 5TH ST	LA CENTER	WA	98629
62674000	700 E 4TH ST	LA CENTER	WA	98629
62681010	200 E 4TH ST	LA CENTER	WA	98629
62692000	414 E 5TH ST	LA CENTER	WA	98629
62694000	419 E CEDAR AVE UNIT B102	LA CENTER	WA	98629
62702000	404 E 5TH ST	LA CENTER	WA	98629
62715000	314 E 5TH ST	LA CENTER	WA	98629
62724000	214 E 4TH ST	LA CENTER	WA	98629
62728000	100 E 4TH ST	LA CENTER	WA	98629
63850000	170 E 5TH ST	LA CENTER	WA	98629
63856000	415 ASPEN AVE	LA CENTER	WA	98629
63900000	121 E 4TH ST	LA CENTER	WA	98629
63910000	127 E 4TH ST	LA CENTER	WA	98629
63914000			WA	0
63920000	420 E BIRCH AVE	LA CENTER	WA	98629
63952000			WA	0
63970000			WA	0
64040000			WA	0
64045000			WA	0
64050000	409 E BIRCH AVE	LA CENTER	WA	98629
64060000	203 E 4TH ST	LA CENTER	WA	98629
64070000	209 E 4TH ST	LA CENTER	WA	98629
64080000	414 E CEDAR AVE	LA CENTER	WA	98629
64081000	219 E 4TH ST	LA CENTER	WA	98629

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**Employee** *Bob Pool*

**Employee Name** Bob Pool

Occupant PID 62648000  
210 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 62650000  
419 E CEDAR AVE  
LA CENTER, WA 98629

Occupant PID 62651000  
419 E CEDAR AVE UNIT A201  
LA CENTER, WA 98629

Occupant PID 62663000  
438 E 5TH ST  
LA CENTER, WA 98629

Occupant PID 62664000  
514 E 5TH ST  
LA CENTER, WA 98629

Occupant PID 62674000  
700 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 62681010  
200 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 62692000  
414 E 5TH ST  
LA CENTER, WA 98629

Occupant PID 62694000  
419 E CEDAR AVE UNIT B102  
LA CENTER, WA 98629

Occupant PID 62702000  
404 E 5TH ST  
LA CENTER, WA 98629

Occupant PID 62715000  
314 E 5TH ST  
LA CENTER, WA 98629

Occupant PID 62724000  
214 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 62728000  
100 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 63850000  
170 E 5TH ST  
LA CENTER, WA 98629

Occupant PID 63856000  
415 ASPEN AVE  
LA CENTER, WA 98629

Occupant PID 63900000  
121 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 63910000  
127 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 63920000  
420 E BIRCH AVE  
LA CENTER, WA 98629

Occupant PID 64050000  
409 E BIRCH AVE  
LA CENTER, WA 98629

Occupant PID 64060000  
203 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 64070000  
209 E 4TH ST  
LA CENTER, WA 98629

Occupant PID 64080000  
414 E CEDAR AVE  
LA CENTER, WA 98629

Occupant PID 64081000  
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LA CENTER, WA 98629

# Exhibit B.1

Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

(copyrights, Institute of Transportation Engineers)

Bld area Per 1000 SF

1617 SF 1.6

Description/ITE Code	Units					Expected Units	Total Generated Trips			Total Distribution of Generated Trips						Impact fee Unit	Impact fee	Notes
		AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By			
		Single Tenant Office Bldg 715	KSF <sup>2</sup>	89%	11%		15%	85%	1.6	19	3	3	3	0	0			
Single Tenant Office Bldg 715	Employees	89%	11%	15%	85%	4.0	15	2	2	2	0	0	0	2	0	\$7,561	\$15,122	
Government Office Building 730	KSF <sup>2</sup>	84%	16%	31%	69%	1.6	111	10	2	8	2	0	1	1	0	\$7,561		City Hall
Government Office Building 730	Employees	84%	16%	74%	26%	4.0	48	4	8	3	1	0	6	2	0	\$7,561	\$15,122	

Net trips \$0.00