



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

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**CITY OF YAKIMA
NOTICE OF APPLICATION AND PUBLIC HEARING**

DATE: March 31, 2015
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, Community Development Director
SUBJECT: Notice of Application for the proposal to replace existing baseball and practice football fields with new fields, construct a new soccer field and batting cages, remove existing tennis courts, pave new walkways, pave an existing parking lot, construct a concessions/restroom/storage building, and replace and construct new dugouts, backstops, fencing, scoreboards, flagpole, water fountain, and bleachers for West Valley Middle School in the R-1 zoning district.

NOTICE OF APPLICATION

Project Location: 1415 S 75th Avenue
Tax Parcel Number: 18132934009, 18132934404, 18132933006
Project Applicant: BORArchitecture
File Number: CL3 #002-15
Date of application: March 19, 2015
Date of determination of completeness: March 27, 2015

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received an application from BORArchitecture (applicant) on behalf of West Valley Middle School (property owners) to replace existing baseball and practice football fields with new fields, construct a new soccer field and batting cages, remove existing tennis courts, pave new walkways, pave an existing parking lot, construct a concessions/restroom/storage building, and replace and construct new dugouts, backstops, fencing, scoreboards, flagpole, water fountain, and bleachers for West Valley Middle School in the R-1 zoning district.

REQUEST FOR WRITTEN COMMENTS

Your views on the proposal are welcome. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its possible environmental impacts. All written comments received by **April 20, 2015**, will be considered prior to issuing the final recommendation on this application. Your comments on this project may be mailed to:

Joan Davenport, Community Development Director
City of Yakima Planning Division
129 North 2nd Street
Yakima, WA 98901
or e-mail your comments to: robbie.aaron@yakimawa.gov.

Please reference the applicant's name or file number(s) in your correspondence:
West Valley Middle School – CL3#002-15

NOTICE OF PUBLIC HEARING

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, May 14, 2015**, beginning at **9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days.

NOTICE OF DECISION

A copy of the Hearing Examiner's decision will be mailed to you once it is rendered. Please send any written comments for the above described project to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community & Economic Development
129 North 2nd Street
Yakima, Washington 98901

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any questions on this proposal, please call Robbie Aaron, Assistant Planner at (509) 576-6736 or e-mail at robbie.aaron@yakimawa.gov.

Other Permits Required: Building Permit

Encl.: Written Narrative, Site Plan, and Mailing Map

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

The project generally consists of athletic field site work and the construction of dugouts and a concessions/restrooms/storage building at the West Valley Middle School site located on School District property at 1500 South 75th Avenue, Yakima, Washington 98908.

The proposed project includes the following work at these individually identified parcels:

Parcel 181329-33006

- Replacement of existing baseball and practice football fields with new fields, and associated dugouts, backstops, fencing, scoreboards, flagpole, water fountain, bleachers and batting cages
- Reworking of existing practice football field and relocation of goal posts
- New asphalt or concrete paved walkways

Parcel 181329-34009

- Removal of existing tennis courts
- Construction of concession/restroom/storage building
- Asphalt paving of an existing gravel paved parking lot (89 parking spaces)

Parcel 181329-34404

- Construction of new battling cages between existing softball fields
- Construction of a soccer field with goals

The buildings will be constructed of concrete masonry unit walls and metal roofing materials which will provide durable, economical and efficient construction providing for a long life with low maintenance. These materials have been used on other school district sports fields and will help identify the facilities as a part of the West Valley School District campus.

The athletic fields would be used for the Middle School physical education classes and after school athletic programs. The fields would be primarily used between the hours of 9:00 am and 6:00 pm, which is consistent with their current hours of use. There will be no sport field lighting provided for use of fields after dark.

Construction of the proposed project is scheduled to start in late spring of 2015 with completion scheduled for late summer 2015.

The proposed scope of work is an extension of the athletic fields work previously proposed and approved in past planning submittals CL (3) #14-08 (March 4, 2009 Notice of Hearing Examiner's Decision) and SEPA 029-11, (August 23, 2011 Notice of Decision).

SEPA 029-11 included the transfer of City owned property to the school district, paving of the parking lot, demolition of the tennis courts and construction of a concessions/restrooms/storage building at parcel 181329-34009. Due to funding and scheduling issues, none of this work has yet to be completed.

CL(3) 14-08 included two softball fields, a soccer field, bleachers and a concession/restroom/storage building at parcel 181329-34404. Only the two softball fields were constructed along with the associated bleachers. Due to funding and scheduling issues, the proposed soccer field and concessions/restrooms/storage building were not yet completed.

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B. How is the proposal compatible to neighboring properties?

The West Valley Middle School and associated sports fields located north of the school were constructed in 1996. The baseball fields located north of the Middle School have been in use since 1996. The softball fields located east of 75th Avenue were constructed in 2009. The City Park is located north of the baseball fields. The existing and proposed use of the properties as sports fields currently are compatible and will remain compatible with neighboring properties. The project is not anticipated to have any significant adverse effects on the surrounding neighborhood.

C. What mitigation measures are proposed to promote compatibility?

The proposed project will provide site amenities and building materials to tie together with the existing West Valley Middle School campus environments and enhance the neighborhood community.

D. How is your proposal consistent with current zoning of your property?

The current zoning of the proposed project site is R1 (Single-Family Residential). Table 4-1 of the Urban Area Zoning Ordinance lists "Elementary/Middle Schools" as a Type 3 permitted use and "Parks" as a Type 2 permitted use in the R-1 zone.

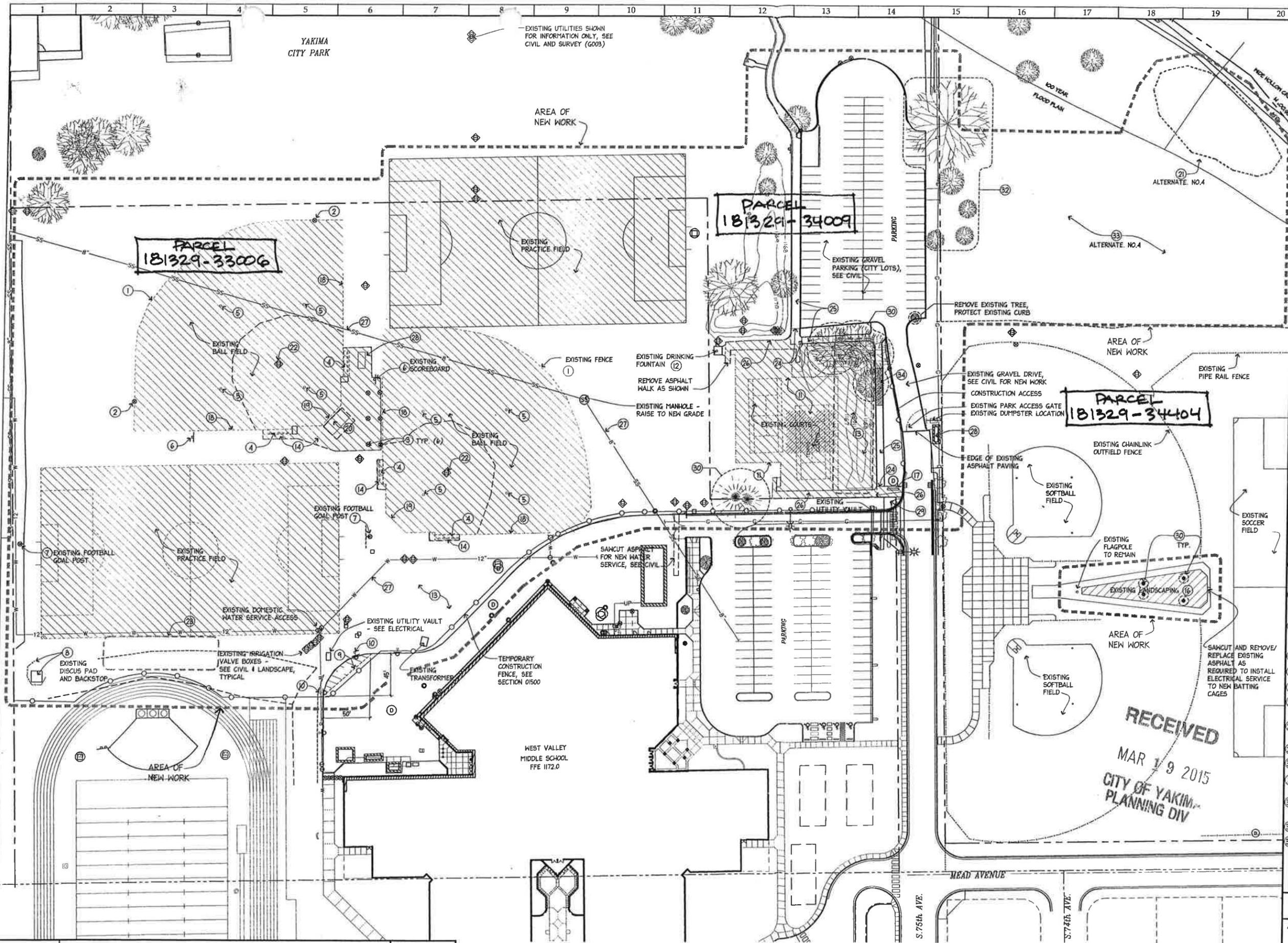
E. How is your proposal consistent with uses and zoning of neighboring properties?

The proposed project is compatible with existing and projected land uses as it is simply a rework and expansion of the existing sports facilities at the West Valley Middle School campus which are currently in operation. This proposal merely continues and expands the established pattern of use.

F. How is your proposal in the best interest of the community?

The existing facilities that are being replaced by the new proposed project are currently inadequate and no longer suitable for use. This proposal is in the best interest of the community because it will serve to provide updated sports fields that will be available for school district use as well as use by the general public. The community as a whole should benefit from, rather than be harmed by, the proposed project.

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DEMOLITION NOTES

- 1 REMOVE EXISTING 4 FT FENCE WITH MESH AND SAFETY PADS - SALVAGE TO OWNER.
- 2 REMOVE EXISTING FOUL LINE POSTS AND FOOTINGS - SALVAGE TO OWNER.
- 3 REMOVE EXISTING BATTING CAGE POSTS.
- 4 REMOVE EXISTING DUGOUT BENCH & STRUCTURE.
- 5 REMOVE EXISTING BASE PLATES AND PITCHING PLATE - SALVAGE TO OWNER.
- 6 REMOVE EXISTING SCORE BOARD AND SALVAGE TO OWNER (TO BE RETURNED TO PEPSI CORP.)
- 7 REMOVE EXISTING FOOTBALL GOAL POST AND CONCRETE FOOTING. CUT STEEL POST FLUSH WITH CONCRETE AND INSTALL IN NEW LOCATION. FILL HOLE AND COMPACT TO GRADE.
- 8 EXISTING CONCRETE PAD & CHAINLINK TO REMAIN.
- 9 SAWCUT AND REMOVE PORTION OF EXISTING ASPHALT AS SHOWN.
- 10 REMOVE EXISTING BASKETBALL STANDARD AND REINSTALL AT NEW LOCATION, SEE SHEET A002.
- 11 REMOVE EXISTING TENNIS COURT, ASPHALT PAVING, BENCHES, NETS AND PERIMETER FENCING.
- 12 REMOVE EXISTING DRINKING FOUNTAIN AND CONCRETE PAD AND CAP PLUMBING AT THE EXISTING SHUT-OFF VALVE. - SEE CIVIL AND LANDSCAPE DRAWINGS.
- 13 REMOVE EXISTING LANDSCAPE BERM AND RE-GRADE TO MATCH ADJACENT AREA - SEE LANDSCAPE DRAWINGS.
- 14 REMOVE EXISTING CONCRETE AND ASPHALT PAVING BETWEEN FIELDS AND AROUND DUGOUTS AS SHOWN.
- 15 NOT USED
- 16 NOT USED
- 17 REMOVE EXISTING BICYCLE RACK AND REINSTALL IN NEW LOCATION AT CONCESSION STAND AREA, SEE SHEET A002.
- 18 REMOVE EXISTING 8 FT CHAIN LINK FENCE, POSTS AND FOOTINGS. REMOVE CONCRETE FROM POSTS AND SALVAGE FENCE FABRIC, POSTS AND ACCESSORIES TO OWNER.
- 19 REMOVE EXISTING 24 FT +/- CHAINLINK BACKSTOP AND POSTS.
- 20 REMOVE EXISTING BLEACHERS AND SALVAGE FOR REUSE.
- 21 REMOVE LIMBS UP TO 21 FT AND UNDERGROWTH VEGETATION AT EXISTING TREE LINE AS REQUIRED FOR NEW SOCCER FIELD LOCATION.
- 22 REMOVE EXISTING DOMESTIC WATER CONNECTION AND CAP PLUMBING BELOW GRADE. - SEE CIVIL AND LANDSCAPE DRAWINGS.
- 23 REMOVE PORTION OF BERM AT TRACK AS REQUIRED FOR NEW GRADES. - SEE LANDSCAPE DRAWINGS.
- 24 SAWCUT EXISTING ASPHALT WALK AS SHOWN.
- 25 EXISTING WALK TO REMAIN.
- 26 REMOVE EXISTING ASPHALT WALK.
- 27 EXISTING UNDERGROUND UTILITIES TO REMAIN, UNLESS OTHERWISE NOTED.
- 28 EXISTING STORAGE CONTAINER TO BE RELOCATED BY OWNER.
- 29 EXISTING ACCESSIBLE CURB RAMP TO REMAIN.
- 30 EXISTING TREES TO BE REMOVED.
- 31 NOT USED
- 32 REMOVE EXISTING TREES, BRUSH AND DEBRIS TO BRING AREA TO GRADE.
- 33 GRUB AREA FOR NEW SOCCER FIELD.
- 34 SAWCUT AND REMOVE PORTION OF EXISTING ASPHALT WALK AS NEEDED FOR ENTRANCE TO WORK AREA, COORDINATE LOCATION AND SIZE WITH CIVIL.

GENERAL NOTES

- A. COORDINATE WITH CIVIL, LANDSCAPING AND ELECTRICAL DRAWINGS FOR ALL DEMOLITION WORK.
- B. SEE SHEET L1.0 FOR GRADING.
- C. SEE SHEETS C002 AND L2.0 FOR SYMBOL LEGEND.

**WEST VALLEY MIDDLE SCHOOL
BALL FIELD IMPROVEMENTS
SITE PLAN
EXISTING/DEMOLITION**

PROJECT NO. 1024
DRAWN BY
DATE 03/18/15
REVISION
SHEET NO.

A001

WEST VALLEY SCHOOL DISTRICT NO. 28
YAKIMA, WASHINGTON

BORA
BoR Architecture
1920 N. 16th Avenue, Suite 200
Yakima, Washington 98902
P: (509) 454-3299 - F: (509) 454-5274
www.borarch.com

REGISTERED ARCHITECT
ALEX G. OFFER
STATE OF WASHINGTON
5399

A1 SITE PLAN - EXISTING
1"=100'-0"



YAKIMA CITY PARK

SHEET NOTES

- 1 8 FT HIGH FENCE
- 2 12 FT HIGH FENCE
- 3 6 FT HIGH FENCE
- 4 2'-6" HIGH LOWER BACKSTOP
- 5 30 FT HIGH UPPER BACKSTOP
- 6 8 FT HIGH X 8 FT LONG GUARD GATE AT BULLPEN. PROVIDE CONCRETE PAD AT LATCH SIDE FOR CANE BOLT.
- 7 INSTALL SCOREBOARD, PROVIDED BY OTHERS
- 8 BATTING CAGE, SEE LANDSCAPE DRAWINGS
- 9 DRINKING FOUNTAIN
- 10 FLAG POLE
- 11 RELOCATE AND INSTALL EXISTING BLEACHER WITH (2) 1'-6"X1'-6"X10'-0" LONG CONCRETE GRADE BEAM WITH (2) #5 CONT., FLUSH WITH ASPHALT. COORDINATE LOCATION FOR ATTACHMENT OF BLEACHERS. (BASE BID)
- 12 NEW ASPHALT PAVING/WALK
- 13 (2) 12 FT SWINGING GATES
- 14 EXISTING TRANSFORMER, SEE ELECTRICAL DRAWINGS.
- 15 NEW ASPHALT PAVING - SEE PAVING DETAILS ON COOS.
- 16 REINSTALL BASKETBALL STANDARDS WITH NEW FOOTINGS
- 17 RE-INSTALL EXISTING FOOTBALL GOAL POSTS, SEE G/L4.2.
- 18 REINSTALL EXISTING BICYCLE RACK AS SHOWN.
- 19 NEW BLEACHER WITH (2) 1'-6"X1'-6"X10'-0" LONG CONCRETE GRADE BEAM WITH (2) #5 CONTINUOUS, FLUSH WITH ASPHALT. COORDINATE LOCATION FOR ATTACHMENT OF BLEACHERS. (BASE BID)
- 20 NEW BLEACHERS AND GRADE BEAMS FOR BLEACHERS. (ALTERNATE NO. 2)
- 21 INSTALL SOFT COVER ON EXISTING MANHOLE.
- 22 SERVICE ACCESS - SEE CIVIL.
- 23 REPLACE ASPHALT TO MATCH ADJACENT SURFACES WHERE REMOVED FOR ELECTRICAL INSTALLATION.
- 24 INSTALL ASPHALT TO BE FLUSH WITH ADJACENT SURFACE AFTER INSTALLATION OF UTILITIES.

BORA
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1220 N. 16th Avenue, Suite C
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www.boraarch.com

BORA
BORA Architecture

REGISTERED ARCHITECT
SHERBORNE UNIVERSITY
STATE OF WASHINGTON

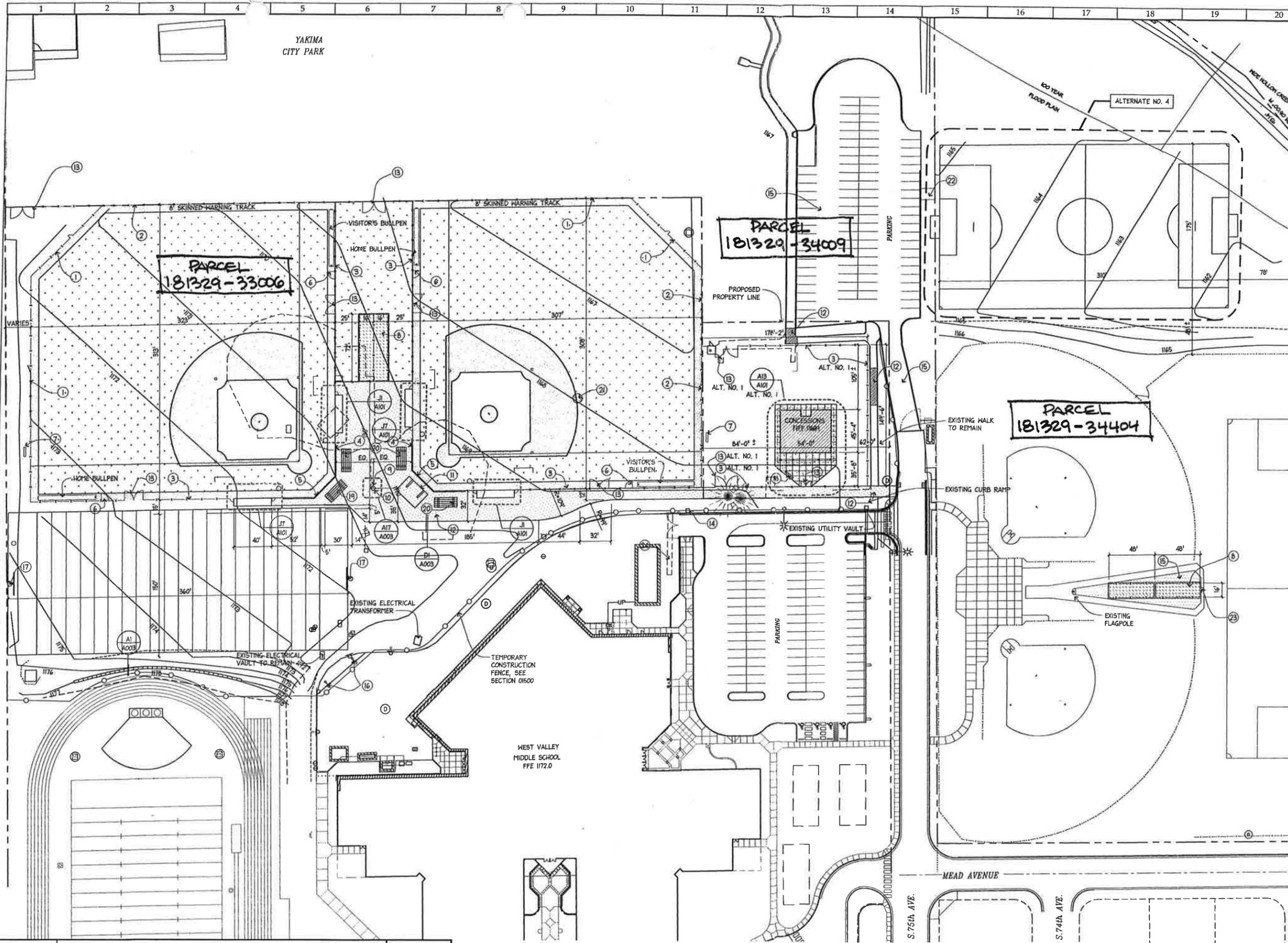
SITE PLAN
NEW BALL FIELDS

WEST VALLEY MIDDLE SCHOOL
BALL FIELD IMPROVEMENTS
WEST VALLEY SCHOOL DISTRICT, NO. 28
YAKIMA, WASHINGTON

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A002



A1 SITE PLAN - NEW BALL FIELDS

1"=100'-0"



Project Vicinity Map

CL3#002-15



Related Projects:

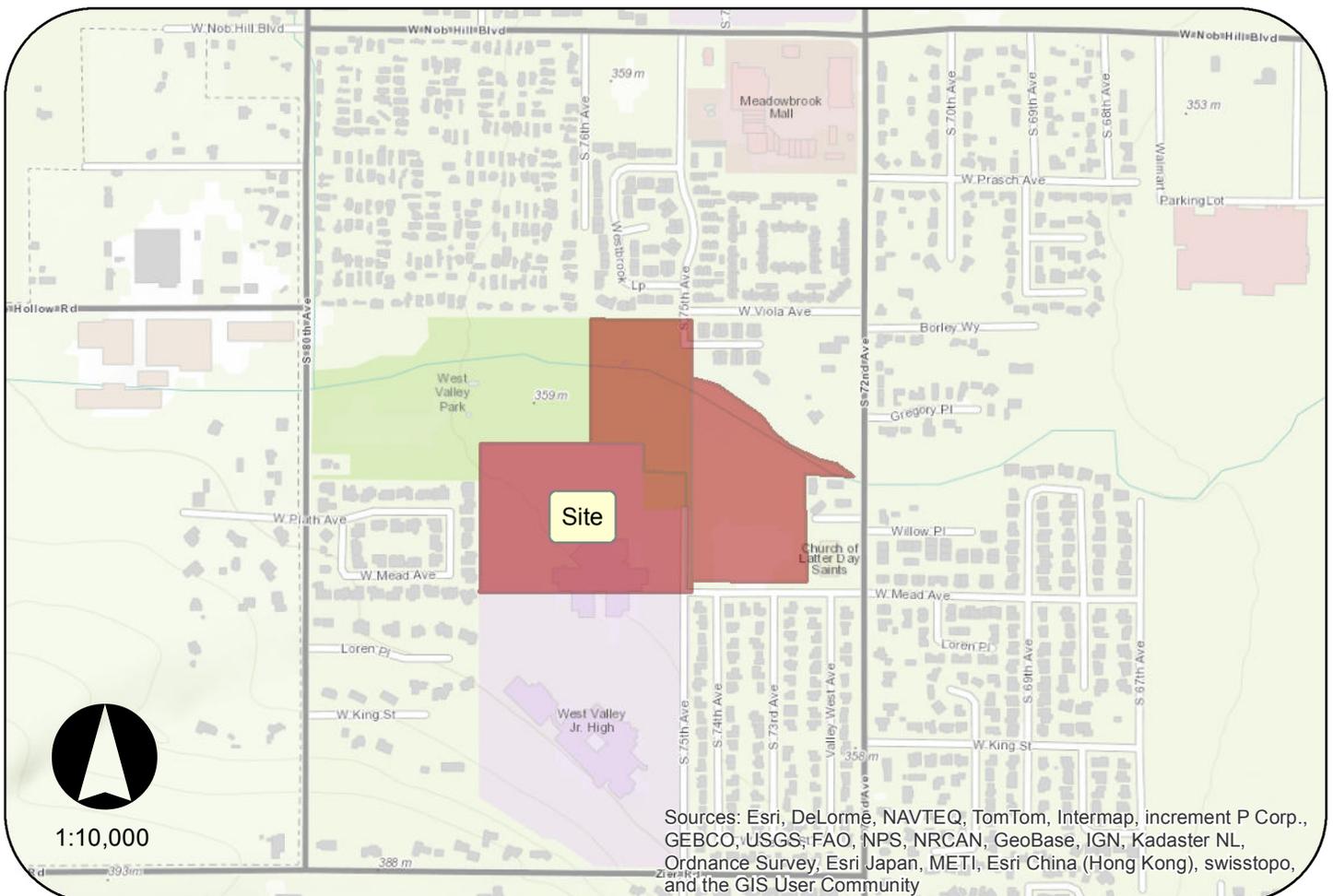
Applicant: BOR ARCHITECTURE PLLC

Location: 1415 S 75TH AVE

Thursday - 03/19/2015 - 03:14:46

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: Proposal to replace existing baseball and practice football fields with new fields, construct a new soccer field and batting cages, remove existing tennis courts, pave new walkways, pave an existing parking lot, construct a concessions/restroom/storage building, and replace and construct new dugouts, backstops, fencing, scoreboards, flagpole, water fountain, and bleachers for West Valley Middle School in the R-1 zoning district.

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.