

Kittitas County Community Development Services

Public Facilities Permit Application for Central Washington University Aviation Degree Expansion

PM-26-00008 CWU Aviation Expansion

Building and Site Narrative:

Building Description:

The Aviation Degree Expansion Building located at 1101 East Bowers Road in Ellensburg is a new one-story building of approximately 8,800 SF. The primary use will be for instruction spaces, offices, and preflight operation functions. Sitework will include demolition and removal of the existing Flight Instructor Office Building along with modifications to existing paved parking to the west of the building. There will be minor utility work on the airside of the AOA fence to relocate an existing storm drain. Based on the use of the building it is assumed to be a Group B occupancy and therefore the proposed construction type is Type IIB with the addition of an automatic sprinkler system.

The Aviation Degree Expansion Building will accommodate instructional space, preflight operations, offices, and gathering spaces. The instructional space includes a new 40-person classroom and a space for (3) Frasca RTD simulators. The preflight operation functions include a preflight workspace for student pilots to prepare for their flights, space for the dispatch supervisor and dispatchers, and a waiting space for student pilots to interact with the dispatchers away from other activity in the building. Open office workspace will be provided for flight instructors, with enclosed offices for the Director, Chief Flight Instructors, and FAA Designated Pilot Instructors. There will be a reception space for families and visitors with views to the airfield, meeting rooms, team study rooms, and an open study space.

Fire separation distance is of limited consequence regarding exterior wall construction and exterior openings. With 75 feet between the new building and the existing Flight Training Center, a 35-foot fire separation distance is offered to the existing FTC from an imaginary property line between the two buildings, resulting in a fire separation distance for the west wall of the new FTC Annex of 40 feet. Bowers Field is effectively a public way offering a fire separation distance of at least 30 feet for the north wall. A fire separation distance of at least 30 feet is also present for the east and south walls with the existing parking lot and public way of Bowers Road, respectively.

The new building will be near the adjacent aircraft fuel storage tanks northeast of the building. The proximity of the building to the aircraft fueling location exceeds the minimum 25-foot separation as well as the 50-foot distance to a building air intake.

Site Description:

The site for the CWU FTC Annex Building is located on a 2.35-acre parcel located on the north of the intersection of Piper Road and Bowers Road. Current development on this site consists of CWU's Flight Training Center, an out-building located at the northwest corner, an existing office building located in the central portion of the site (Flight Instructor Office), and an asphalt parking lot and a gravel parking lot located on the east and west sides of the office building, respectively. Subsurface site soils consist of existing fill and coarse-grained alluvium. The site is generally flat, with grades sloping slightly to the south. Per the geotechnical investigation, infiltration was deemed feasible and may be utilized for onsite stormwater management.

The existing office building is in poor condition and will be removed. The existing gravel lot appears to be in adequate condition but is not typical next to an institutional building. The existing asphalt parking lot appears to be in good condition. The site is currently served by existing utilities located primarily within Bowers Road. A 16-inch ductile iron water main runs along the south side of Bowers Road and is available for domestic and fire protection services. Sanitary sewer service is provided by an 8-inch PVC sewer main, also located on the south side of Bowers Road, with an existing sewer stub currently extending to the north side of the roadway, allowing for efficient connection to the new building.

Stormwater infrastructure is available along the southern edge of the property, with an existing storm collection system that connects to an infiltration swale on the south side of Bowers Road. Natural gas is available via a 4-inch polyethylene gas main located on the south side of Bowers Road. The existing utilities are available for new service connections for the new development.

There is an existing fire hydrant at the southeast corner of the site. On the north edge of the site, there is a flag pole that will be removed and a memorial that will be relocated on site. Partial demolition of the AOA fence is required to accommodate the new building.

There are no critical areas on or immediately adjacent to this site. A mapped wetland is located approximately 250 feet southeast of the site, south of Bowers Road. There are no mapped flood zones near the site.

Development Assumptions:

The new FTC Annex will have a footprint of approximately 8,800 square feet and include new 5,850 square-foot paved parking lot. The existing gravel lot to the east of the proposed building will remain. Stormwater requirements will include water quality treatment for runoff from the new parking lot and roof surface. Per coordination with the City of Ellensburg and Kittitas County, the project will be required to match discharge rates into the existing County system that currently exist today. The project may utilize infiltration trenches to offset any of the additional stormwater runoff generated in the proposed development.

Frontage improvements along Bowers Road are not anticipated, except for driveway improvements and trench restoration required for utility installation, which will include removal and replacement of sections of the existing curb, gutter, and sidewalk. The north side of Bowers Road is currently improved with curb, gutter, and sidewalk.

Clearing and grading activities are expected to be minimal. The existing building will be removed, and the gravel surfaces will be stripped to subgrade as needed to support new construction.

Temporary erosion and sediment control measures will be implemented during construction, including the installation of a construction entrance at the new parking area, perimeter silt fencing, and protection of nearby catch basins.

We anticipate reusing the existing sewer stub to serve the new building. Domestic water service and fire sprinkler service will be connected to the existing water main along Bowers Road. Each service will require a new service connection and a backflow preventer. Stormwater runoff from the new parking lot will be collected and treated prior to discharge into the existing storm system at the southern edge of the property.

Electrical service will be provided to the building from the local utility, Puget Sound Energy (PSE). The new electrical service connection will be tied to existing overhead lines along Bowers Road. A new

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utility-owned pad mount transformer will be installed on the site with buried primary and secondary lines to serve the building.

Site Improvements and Public Safety:

Upon completion of the project, the new building will significantly improve the character of the site by ensuring accessible access, adding thoughtful native landscape elements, improving parking, and establishing CWU's Aviation Program presence at Bowers Field. The new building will also allow for functional and program requirements needed by CWU's Aviation Program to be consolidated in a single location. The existing building does not meet CWU facilities standards, is in a state of disrepair, and is non-conforming to general life-safety codes. The new facility will bring an important update to the site with a fully code compliant structure built to modern standards and targeting a LEED silver rating for sustainability features. The new building is designed to complement and enhance the adjacent buildings with a complementary material and color palette. Additional site and landscape improvements will add to the welcoming character of the new development by providing raised walkways, improved accessibility, native vegetation with low shade trees, and defined building entry locations.