

NARRATIVE SUMMARY - South Sound Commerce Center

Project Description:

The project proposes a 481,241 square foot distribution center on 29.27 acres zoned Airport Related Industry (ARI). Site improvements include a sewer connection, water main and fire hydrant/system lead-ins, stormwater treatment and infiltration systems under the paved surfaces, and new landscaping, a tree protection open space area and parking areas.

The distribution center will be a single-phase project. It will be connected to City of Tumwater water and sewer systems. On-site stormwater will be collected and treated then routed to R-tanks under the paved surfaces.

The site will be landscaped meeting required perimeter buffers. Due to the amount of grading necessary to construct the project, none of the existing trees on the site can be retained.

Existing Conditions:

The existing undeveloped site located at 7847 block of Center Street SW, Tumwater WA. Lot 1 of Record of Survey filed under Thurston County Auditor's File Number 4929676. The site is located in a portion of Section 10, Township 17N, Range 2 West, W.M.

A wetland reconnaissance report and Mazama Pocket Gopher survey have been prepared for the site. The reports conclude that the site does not contain wetlands or riparian areas and no occupation of the site by pocket gophers was observed.

Directions to the Site:

The site is located off of exit 101 (Tumwater Blvd. exit) of I-5, east of the freeway. From the Tumwater Blvd. exit, head east on Tumwater Blvd. and turn right (south) on Center Street. Following Center Street to the 7900 block and the site is on the right (west).

Existing/Proposed Utilities:

The site is to be served by City of Tumwater water and sewer, electricity and natural gas, solid waste service, and phone/cable. New water and sanitary sewer connections are proposed. The building will be served with electricity and natural gas (PSE), refuse (Lemay), telephone (Lumen).