



City Hall  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-5855  
Fax: 360-754-4138

**NOTICE OF APPLICATION**  
**Kingswood Apartments**  
Permit No. TUM-21-1627  
September 30, 2022

**Proposal:** The applicant is proposing a new 181 unit apartment building with associated open space, parking, landscaping and infrastructure.

**Applicant:** Fourth Street Housing, LLC, Glenn Wells, PO Box 159, Arlington, WA 98223.

**Representative:** Glenn Wells, 324 West Bay Dr. Ste 214, Olympia, WA 98502

**Location:** 2.9 acre parcel at the east end of Bishop and Odegard Roads adjacent to Tyee Drive in Section 03, T17, 2W. Parcel # 12703240100.

**Complete Application:** Application submitted: September 9, 2022. Application deemed complete: September 23, 2022.

**Project Permit/Approvals:** The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

**Environmental Documents Relating to the Project:** A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

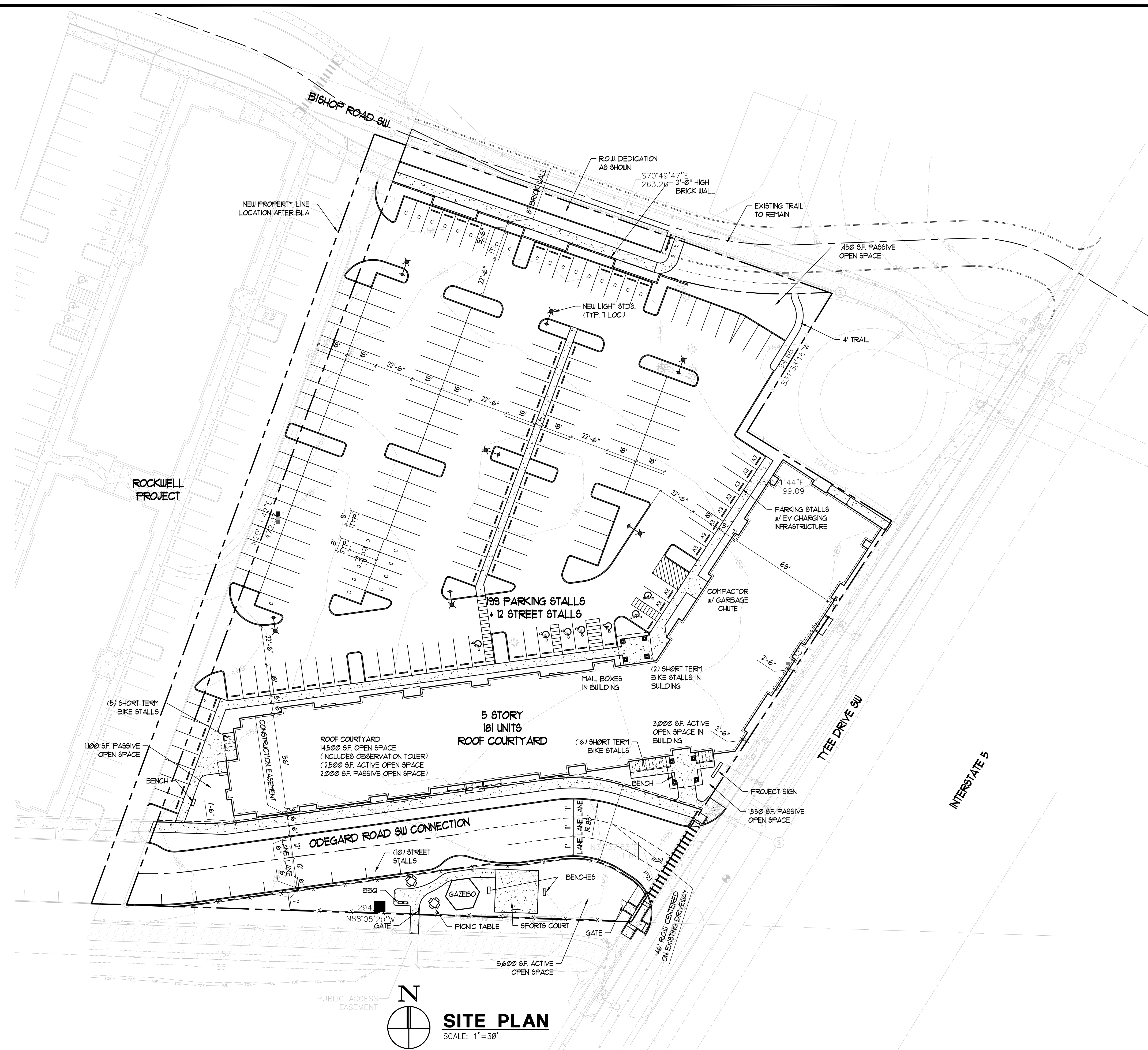
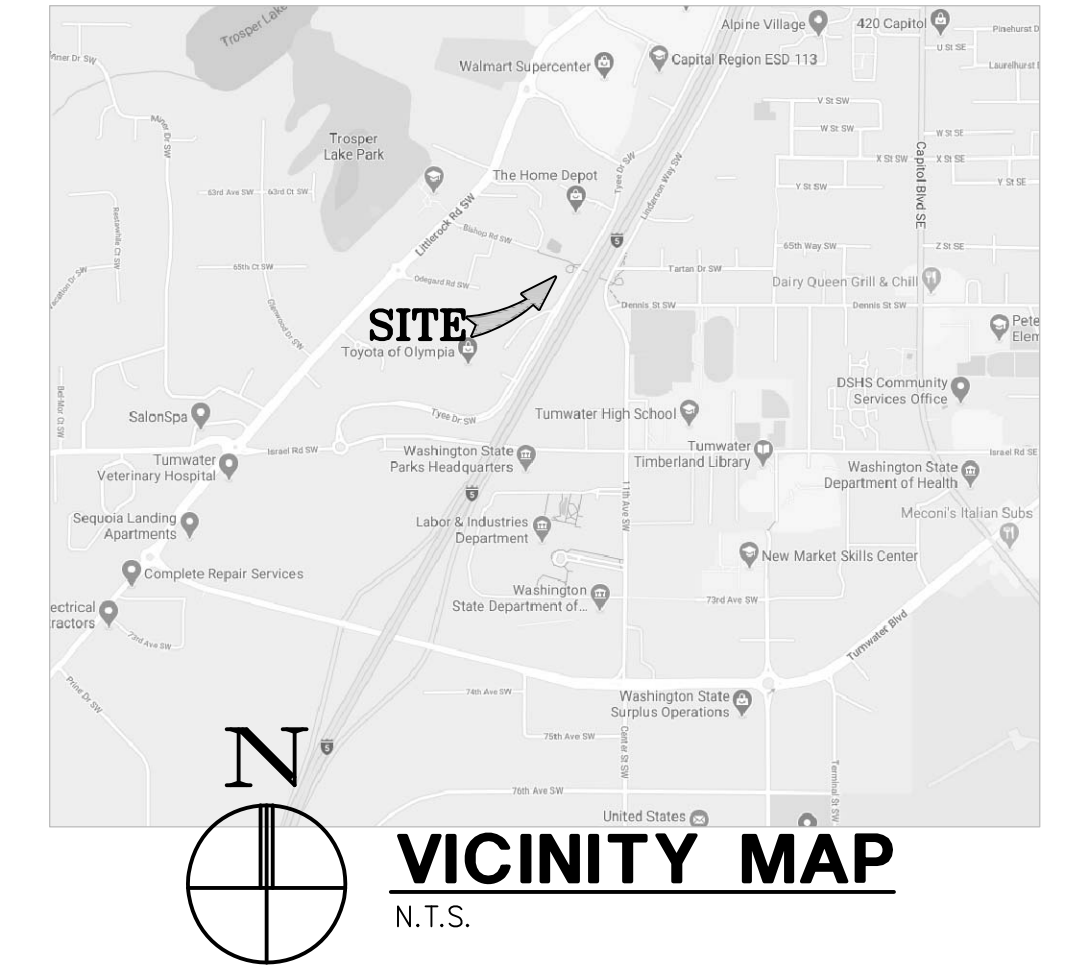
**Determination of Consistency:** No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

**Public Hearing:** A public hearing is not required for this project.

**Public Comment Period:** The 14 day comment period ends at 5:00 p.m. on October 14, 2022. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us).

If you have any questions or would like additional information, please contact Alex Baruch, Associate Planner, at 360-754-4180.

W:\Commercial\Clients\Glenn Wells - Kingswood Apartments\201042 - Kingswood Apartments\201042 - SP01.0 24x36 TEMP.dwg, 9/19/2022 9:35:29 AM, TODD JACKSON Drafting Services (360) 956-0885



**GENERAL DATA**

	ACTUAL:	CODE REQD:	ROW DEDICATION:
PARCEL NUMBER:	12103240200		
LEGAL:	SECTION 3, TOWNSHIP 11 N, RANGE 2 W WM.		
OWNER:	FOURTH STREET HOUSING, LLC		
APPLICANT:	FOURTH STREET HOUSING, LLC PO BOX 159 ARLINGTON, WA 98223		
WATER:	CITY OF TUMWATER		
SEWER:	CITY OF TUMWATER		
ZONE:	MU		
TOTAL SITE AREA:	135,191 SF.		21,141 SF.
REMAINING SITE AREA:	114,044 SF.		
BUILDING FOOTPRINT:	25,844 SF.		
TOTAL BUILDING AREA:	130,491 SF.		
FIRST FLOOR:	25,844 SF.		
FIRST FLOOR CANOPIES:	1,222 SF.		
SECOND FLOOR:	25,875 SF.		
THIRD FLOOR:	25,954 SF.		
FOURTH FLOOR:	25,954 SF.		
FIFTH FLOOR:	25,640 SF.		
BUILDING HEIGHT:	55'-0" OK w/ SOLAR STUDY	50' OR 5 STORIES MAX.	
SET BACKS ZONE MU:	4'-6"	NO MIN. FRONT YARD	
	1'-6"	NO MIN. SIDE YARD	
	11'-0"	NO MIN. REAR YARD	
FIRE SPRINKLER:	YES - NFPA 13		
FIRE ALARM:	YES		
OCCUPANCY:	R-2		
TYPE OF CONSTRUCTION:	VA w/ STAIR PRESSURIZATION		
CODE:	2018 IBC		
TOTAL LANDSCAPING:	17,384 SF. (15.2%)	17,107 SF. (15%) MIN.	5,237 SF.
PAVING AREA:	64,495 SF.		12,753 SF.
TOTAL IMPERVIOUS AREA:	96,660 SF. (84.8%)	96,337 SF. (85%) MAX.	15,910 SF.
TOTAL UNITS:	(181) UNITS + (10) STORAGE UNIT		
UNIT MIX:	(41) STUDIO (40) STUDIO w/ DEN (68) 1 BEDROOM (9) 1 BEDROOM w/ DEN (18) 2 BEDROOM (4) 2 BEDROOM w/ DEN		
OPEN SPACE:	21,200 SF.	181 x 150 = 27,150 SF. REQUIRED	
ACTIVE OPEN SPACE:	21,000 SF.		
PASSIVE OPEN SPACE:	6,100 SF.		
PARKING:	TOTAL 199 STALLS 110 STANDARD STALLS 42 STREET STALLS 23 COMPACT STALLS (15%) EV INFRASTRUCTURE (199 x .05 = 10 STATIONS)	198 STALLS REQUIRED	
PARKING CALCULATION:	(181) STUDIOS, 1 BEDROOM + 2 BEDROOM x 1 STALL = 181 STALLS (PROJECT IS WITHIN 1/2 MILE OF TRANSIT STOP) + 1 GUEST FOR EVERY 10 UNITS = 18 STALLS 198 STALLS REQUIRED < 199 OK		
BIKE PARKING:	SHORT TERM: LONG TERM:	181 UNITS / 4 = 45 x .05 = 23 STALLS 181 UNITS / 4 = 45 + 22 = 67 STALLS REQUIRED 181 LONG TERM STALLS PROVIDED (1 STALL IN EACH UNIT)	
FAR CALC:	130,491 / 114,044 = 1.14		
DENSITY:	181 UNITS / 2.62 ACRES = 69 UNITS / ACRE OK	MIN. 14 UNITS / ACRE	

**GLENN WELLS ARCHITECT**

324 WEST BAY DRIVE NW  
SUITE 214  
OLYMPIA, WA 98502  
(360) 239-5971  
glennwellsarchitect@gmail.com

3809 REGISTERED ARCHITECT

GLENN C. WELLS  
STATE OF WASHINGTON

date: 04-01-22

drawn: R.C.T.

checked: G.C.W.

city issue:

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revisions: 07-22-22  
09-09-22

title:

**SITE PLAN**

**KINGSWOOD APARTMENTS**

TUMWATER, WASHINGTON

sheet no.

**SP1.0**