



February 24, 2023

Glenn Wells,
324 West Bay Drive, Suite 214
Olympia, WA 98502

RE: Kingswood Apartments
181 unit apartment building with associated landscaping, open space, road improvements, parking and infrastructure.
TUM-21-1627
Formal Site Plan Approval

Dear Mr. Wells:

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

The Development Review Committee for the City of Tumwater reviewed your formal site plan application for the above referenced project.

The City grants formal site plan review for the project subject to the conditions in this letter and attached site plan.

PLANNING

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies the properties associated with this project as Mixed Use (MU) zone district within the Littlerock Neighborhood and Littlerock Road Sub-Area Plan. The proposal is consistent with the intent of the Comprehensive Plan.
2. Use: The proposed project is to construct a 181-unit apartment complex on 2.46 acres. The project is located in the Mixed Use Zoning District and Aquifer Protection Overlay Zoning District and is a permitted use.

Multifamily housing is a permitted use in the Mixed Use zoning district.

3. Densities: The minimum density allowed in the MU zone district is 14 dwelling units per acre.

The site plan meets this requirement.

4. Impervious Coverage: The MU zone district allows a maximum impervious coverage of 85 percent.

The site plan meets this requirement at 84.8% impervious surface.

5. Open Space: The ordinance states that the minimum amount of open space that shall be provided for the site is 15 percent. Open space must provide for at least 50% active recreation. The calculation shall be done after taking out the right-of-way dedication on both Bishop Road and Odegard Road.

The City Wide Design Guidelines require that multi-family developments provide a minimum of 150 square feet of open space per unit which is greater than 15%.

The site plan meets this requirement through 21,000 sf of active open space and 6,100 sf of passive open space for a total of 27,200 sf of open space.

6. Building Height: The maximum building height in the MU zone is 50 feet or 5 stories whichever is less, unless it can be demonstrated that the building complies with TMC 18.20.060.F.1-4 (shadow casting calculations and other minimum requirements listed under the height section).

Shadow casting calculations and diagram were submitted and approved. Section F.2 is met through the architectural plans which include windows on all sides. F.3 is met as the ground floor is visually separated from upper floors through the use of architectural features such as awnings and lighting. F.4 is met through the park being designated and maintained for public use.

7. Yards/Setbacks: There are no minimum setback requirements in the MU zone district.
8. Postal Facilities: Consolidated postal drop off facilities shall be provided for the site. The location of the facilities must be coordinated and approved by the U.S. Postal Service.

Mailboxes provided inside the building.

9. Pedestrian Access: Pedestrian access elements will be required throughout the site.

The site plan meets this requirement.

10. Design Review: The site and building designs shall conform to the Citywide Design Guidelines. A detailed explanation of section 2.E: Building Design was provided and approved by staff on 11/21/2022.

Roof-mounted mechanical equipment must be located and screened so the equipment is not visible from the ground level of adjacent streets or properties within 20 feet of the structure. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby. If the adjacent street or properties are topographically higher than the lot ground level so that complete screening is not feasible, equipment location and screening should be used to hide the equipment to the maximum extent practical.

The site plan meets this requirement.

11. Parking: The prescriptive requirement is 1.5 off-street parking stalls for each one and two bedroom dwelling unit. Studio units require 1 parking stall per unit. In addition, 1 guest stall is required for each 10 units.

Parking can be reduced to 1 per 1-2 bedroom units if within ½ mile of transit stop.

The parking areas are to be hard surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4" wide. A minimum five-foot walkway is required between the building(s) and the parking stalls where applicable. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or landscape area. The parking aisle (lane) for the proposed 90 degree parking is to be a minimum of 22' 6" feet wide.

The proposed parking meets the requirements listed above.

12. Bicycle Parking: Both short-term and long-term bicycle parking are required for this development and shall be provided at a rate of 1 short term stall per 4 dwelling units and 1 long term stall per 4 dwelling units.

The facilities shall meet the requirements of TMC 18.50.120. Please show the location of long term bike storage on the floor plan. The long term bike storage must be accessible by all residents, each bicycle must be able to be individually locked or secured and bike lockers are encouraged and if used should have a see-through or view hole to discourage improper use.

Short term bike parking is being provided on site adjacent to building entrances. The ordinance allows the conversion of half the short term bike parking to long term bike

spaces. Long term bike spaces are shown on each unit's floorplan and shall be verified prior to building CO.

13. Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses. Lighting for the site shall meet the requirements of section TMC 18.40.035 and section 2.F.1 of the City's Design Guidelines. A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval with submittal of the site development/grading permit. The photometric plan shall be accompanied by specifications and detail of all exterior lighting proposed for the project. Light poles in the parking area shall be limited to 24 feet in height.

The site plan meets this requirement.

14. Landscaping: A landscaping and irrigation plan must be submitted for the perimeter boundaries and internal parking areas (type 2 landscape buffer). The plan must show proposed plantings, tree types and heights, and other vegetation. Landscaping is required between parking lots and public rights-of-way. The ordinance states that a 5' wide landscaped strip between the ROW line and parking lot is allowed with a minimum 3' high brick stone wall. The wall shall be located adjacent to but entirely outside the five-foot landscaped strip. Plant with a minimum of one shade tree per thirty-five linear feet of frontage, excluding driveway openings. Design guidelines (2.D.2.2.b) states similar information as the ordinance with specific guidance on plantings.

The site plan meets this requirement.

15. Signs: One 32-square foot monument sign is allowed at the entrance of the site off of both Odegard Road and Bishop Road. Permits are required and height restrictions apply depending on the location proposed.

When submitted staff will review the building permit for compliance with Tumwater Municipal Code. If any temporary signage is proposed please review the ordinance to ensure it complies with the applicable regulations.

16. Pocket Gophers: The pocket gopher screening provided was completed in October 2021 and will remain valid until October 2022. The pocket gopher study vests with the land use application.
17. Trees: In reviewing the forester's report submitted with this application it appears that there are not enough trees on site to qualify for the 12 trees per acre minimum. In this instance section 16.08.070.R.4 should be reviewed. This states that "in situations where a parcel of land to be developed does not meet the retention standards above in an undeveloped state, the applicant shall be

required to reforest the site to meet the applicable standard outlined above at a 1:1 ratio as a condition of project approval.

The landscape plan meets this requirement.

18. Impact Fees: Impact fees are assessed at building permit issuance. The amount of the fee will be in accordance with the adopted fee resolution in place at the time of submittal of fully complete building permit applications.

Impact fees for transportation, parks and schools are due and payable at building permit issuance.

19. Notice of Application: A notice of application was issued on September 30, 2022. Members of the community, State Agencies (WSDOT, Fish and Wildlife), Squaxin and Nisqually Indian Tribes and adjacent property owners commented during notice of application comment period. Questions were addressed by staff and the applicant during the comment period.
20. S.E.P.A.: A Mitigated Determination of Non-Significance SEPA Determination was issued on January 24, 2023. The Department of Ecology provided comment related to elements of the construction process but did not have any issues with the proposal. No appeals were filed prior to February 7, 2023 at 5pm.
21. BLA: A BLA or Lot consolidation is required prior to certificate of occupancy as the proposed construction for this project extends over the property line.

BUILDING AND FIRE

IMPORTANT NOTE: At this point in the process, no comprehensive review of construction drawings for the proposed structure(s) has been undertaken. When that review does occur, additional requirements are likely to be added to this list of conditions in order to ensure that the project conforms with all required building and fire codes.

GENERAL

1. A site development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. This project will be considered "engineered grading." Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction

testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector's reports.

In

addition as-built drawings for the site will be submitted in a PDF format.

IBC Appendix J

Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1

2. The proposed building occupancy is R-2 of type V-A (1 Hour) construction. IBC Section 3. 5 story wood construction will require exit stairs, elevator shaft to be pressurized per the WAC. Occupied roof top will need two exits and elevator to this floor.
3. We're parking is provided with more than 20 required parking spaces for R-2, B occupancies, five percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 429.3, 429.4 and 429.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number. NEED TO SHOW ALL CONDUITS ON CIVIL PLANS GOING TO SPOTS AND FUTURE SPOTS. ELECTRICAL SHALL SHOW MEETING REQUIREMENTS IN ELECTRICAL ROOM.
4. Exterior walls are required to be of 1-hour fire-rated construction (VA) Per the WAC 5 story allowance. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8.
5. Water cross connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.
6. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.

FIRE

1. The proposed buildings are required by code to be provided with automatic fire alarm systems, including pull stations, throughout.
2. WABO third party special inspection is required on this project for Fire stopping installation and testing addition to the normal required third party inspections.
3. The proposed buildings are required by code to be provided with NFPA 13 fire sprinkler systems throughout. IBC 903.2.8. (WAC adding a story to a wood construction structure.)
2. The applicant shall show the location of the Fire Department connection, post indicator valve, remote annunciator panel and key box on the engineering plans. Ductile iron pipe is required from the fire apparatus into the structures.
3. The required fire flow for this project is derived from Appendix B of the International Fire Code. Type 5A buildings of this size are required to have a fire flow of 4,500 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction for fully sprinkled buildings allowed in Section 105.2 will be allowed for this site. Therefore, the required fire flow will be 2,250 gallons per minute at 20 psi. IFC 903
4. In Group R-2 occupancies containing more than 10 *dwelling units* or *sleeping units*, at least 5 percent but not less than one of the units shall be a *Type A unit*. All Group R-2 units on a *site* shall be considered to determine the total number of units and the required number of *Type A units*. *Type A units* shall be dispersed among the various classes of units. Where the *sleeping units* are grouped into suites, only one *sleeping unit* in each suite shall count towards the number of required *Type A units*.
5. Fire lane signs and **yellow** striping shall be provided on-site to identify Fire Department access roads and prohibit the obstruction thereof. IFC 503.3
6. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical or combustible construction. **No exceptions.** IFC 503

MISCELLANEOUS

1. The building will have a physical street address of 1450 Odegard Road SW. Each apartment will be identified as Unit #.

Example: 1450 Odegard Rd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
300 for 3rd floor apartments.

2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
3. All building permit applications shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions, and no deferrals.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application but must be submitted before the main building permit will be issued.
4. Digital set of plans and specifications shall be submitted along with application and plan review fees.
5. The following permits may be required for this project:
 - Site Development/Grading permit
 - Building, including plumbing and mechanical
 - Fire sprinkler / fire suppression
 - Fire alarm
 - Sign

ENGINEERING

GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping.
4. All main installation, road design and storm drainage work requires engineered plans certified by a professional engineer.

5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2017 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. The vertical datum required to be used is NGVD29. No exceptions.

STREET

1. Frontage improvements are required per Tumwater Municipal Code 12.12.010. These improvements include 6' separated sidewalks, curb and gutter, street patch, street lighting, street trees/landscaping and any storm drainage necessary to take care of the impervious area in the right-of-way. Dedication of additional right-of-way to contain the improvements is required.

Tyee Drive

- Street trees and landscaping.
- Historic street light. Possibly at the intersection.
- Storm drainage at intersection.
- Bike crossing.

- Widen south curb return and sidewalk to a minimum 10' for bikes to access trail. Additional dedication is needed.
- Pull fence back from Tyee.

Odegard Road

- Continue section from the west and provide three lanes at intersection.
- Historic Street lights.

Bishop Road

- Design and build half-street improvements within the City property and ROW to Tyee Drive.
- Crown at center line.
- Use 25' dedication and move retaining wall out of ROW.
- Remove asphalt pathway and build road to center line.
- Design storm system for full half street section.
- No access will be taken off the half-street improvements and the road will be properly barricaded. No parking at the barricades.
- Historic Street lights.
- Street trees, landscaping and irrigation.

2. Full lane overlays will be required after patching on Tyee Drive.
3. A street special connection of \$442,623.78 (Tyee Drive) is required to be paid at building permit issuance.
4. TWB I/C voluntary mitigation. TRPC trip distribution to include Tyee connection from Israel Road to Tumwater Boulevard.
5. Please verify the vehicle turning movement for SB Tyee to WB Odegard. This needs to accommodate school busses and emergency vehicles.
6. Structural sections for all roadways to meet the Chapter 4 Amendment of the Development Guide.
7. Remove the crosswalk to the park in Odegard. Pedestrian access to the park can occur at Tyee Drive.

STORM

1. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
2. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.

3. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
4. If the depth from the bottom of the proposed detention facility to the high groundwater elevation or other restrictive layer is less than 6-feet, a mounding analysis will be required. The applicant will be responsible for the cost of a third party review of the onsite and offsite storm water impacts and mitigations.

SANITARY SEWER

1. The professional engineer will need to provide calculations of the maximum monthly sanitary sewer discharge from the site. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.

The apartment units will receive a 30% discount on the sanitary sewer connection fees.

2. A sanitary sewer special connection of \$39,794.32 (Tyee Drive) and \$32,090.04 (Bishop Road) are required to be paid at building permit issuance.

WATER

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490. Please contact maintenance at 754-4150 for more information.
3. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed for a maximum velocity of 8 feet per second.
4. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.
5. A water main special connection of \$23,100.40 is required to be paid at building permit issuance.

This approval does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if

ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the Planning issues please contact me. For questions on Building/Fire, contact Al Christensen, and for Engineering questions, please contact Jared Crews. Al and I can be reached at 360.754.4180. Jared can be reached at 360.754.4140

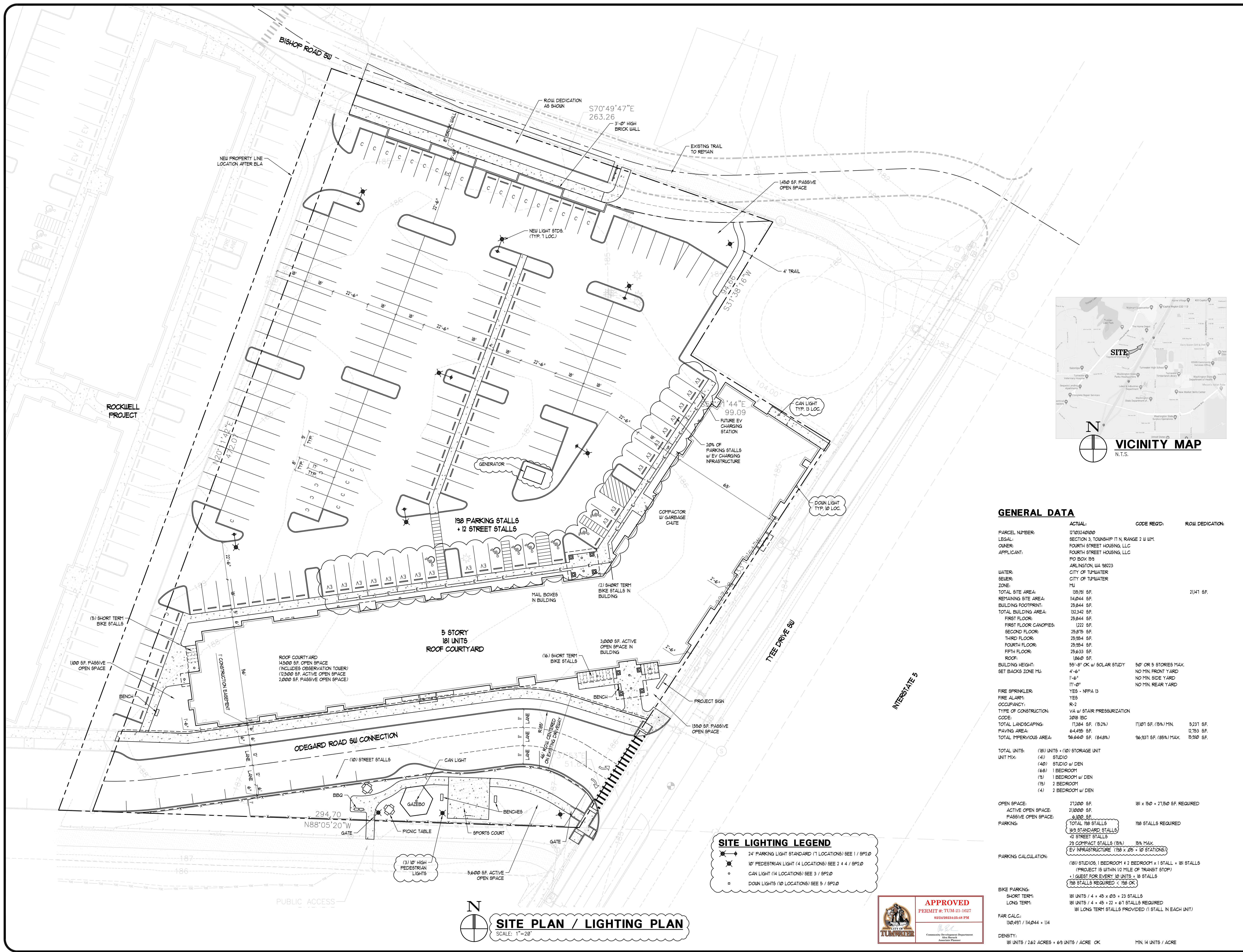
Sincerely,
Alex Baruch
Associate Planner

c: File: TUM-21-1627

APPEAL NOTICE:

Any person aggrieved by the decision of the City of Tumwater to issue formal site plan approval may file an administrative appeal with the Tumwater City Clerk's Office within fourteen days of this decision. Any appeal(s) shall be in writing, be accompanied with a complete Administrative Appeal application signed by the appellant and filing fee of \$100.00. The written appeal shall set forth the basis of the appeal, error(s) alleged and relief requested and be submitted no later than 5:00 PM on March 14, 2023.

An electronic copy of the Administrative Appeal form can be found on the City of Tumwater's website: <https://www.ci.tumwater.wa.us/home/showdocument?id=3653>



GENERAL DATA

	ACTUAL:	CODE REQ'D:	ROW DEDICATION:
PARCEL NUMBER:	17103240100		
LEGAL:	SECTION 3, TOWNSHIP 11 N, RANGE 2 W WM		
OWNER:	FOURTH STREET HOUSING, LLC		
APPLICANT:	FOURTH STREET HOUSING, LLC		
FO BOX:	193		
ARLINGTON, WA:	98723		
CITY OF TUMWATER:			
CITY OF TUMWATER:			
ZONE:	M1		21,411 SF.
TOTAL SITE AREA:	135,191 SF.		
REMAINING SITE AREA:	114,044 SF.		
BUILDING FOOTPRINT:	29,844 SF.		
TOTAL BUILDING AREA:	132,342 SF.		
FIRST FLOOR:	29,844 SF.		
FIRST FLOOR CANOPIES:	1,222 SF.		
SECOND FLOOR:	29,915 SF.		
THIRD FLOOR:	29,954 SF.		
FOURTH FLOOR:	29,954 SF.		
FIFTH FLOOR:	29,633 SF.		
ROOF:	1,860 SF.		
BUILDING HEIGHT:	55'-8" OK w/ SOLAR STUDY	50' OR 5 STORIES MAX.	
SET BACKS ZONE M1:	4'-6"	NO MIN. FRONT YARD	
	1'-6"	NO MIN. SIDE YARD	
	17'-0"	NO MIN. REAR YARD	
FIRE SPRINKLER:	YES - NPPA B		
FIRE ALARM:	YES		
OCCUPANCY:	R-2		
TYPE OF CONSTRUCTION:	VA w/ STAIR PRESSURIZATION		
CODE:	2018 IBC		
TOTAL LANDSCAPING:	11,384 SF. (8.2%)	11,071 SF. (8%) MIN.	5,231 SF.
PAVING AREA:	64,495 SF.		12,753 SF.
TOTAL IMPERVIOUS AREA:	96,660 SF. (84.8%)	96,931 SF. (85%) MAX.	15,300 SF.
TOTAL UNITS:	(181) UNITS + (10) STORAGE UNIT		
UNIT MIX:	(41) STUDIO (40) STUDIO w/ DEN (68) 1 BEDROOM (9) 1 BEDROOM w/ DEN (19) 2 BEDROOM (4) 2 BEDROOM w/ DEN		
OPEN SPACE:	21,200 SF.	181 x 150 + 21,150 SF. REQUIRED	
ACTIVE OPEN SPACE:	21,000 SF.		
PASSIVE OPEN SPACE:	6,100 SF.		
PARKING:	TOTAL 198 STALLS 163 STANDARD STALLS 42 STREET STALLS 29 COMPACT STALLS (18%) 18% MAX. EV INFRASTRUCTURE (198 x 25' + 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 < 198 OK		
BIKE PARKING:	SHORT TERM: LONG TERM:	181 UNITS / 4 + 45 x 25 = 23 STALLS 181 UNITS / 4 + 45 + 22 + 61 STALLS REQUIRED 181 LONG TERM STALLS PROVIDED (1 STALL IN EACH UNIT)	
FAR CALC.:	130,491 / 14,044 + 14		
DENSITY:	181 UNITS / 262 ACRES = 69 UNITS / ACRE OK	MIN. 14 UNITS / ACRE	

SITE LIGHTING LEGEND

- 24' PARKING LIGHT STANDARD (7 LOCATIONS) SEE 1 / SP2.0
- 10' PEDESTRIAN LIGHT (4 LOCATIONS) SEE 2 + 4 / SP2.0
- CAN LIGHT (14 LOCATIONS) SEE 3 / SP2.0
- DOWN LIGHTS (10 LOCATIONS) SEE 5 / SP2.0



SITE PLAN / LIGHTING PLAN
SCALE: 1"=20'

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

GLENN WELLS ARCHITECT

city issue: 09-29-22
date: 04-01-22
drawn: R.C.T.
checked: G.C.W.

SITE PLAN
KINGSWOOD APARTMENTS
XX00 TYEE DRIVE
TUMWATER, WASHINGTON 98512

sheet no. SP 1.0

title:

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