



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

## NOTICE OF APPLICATION

### **Littlerock Mixed Use**

Permit No. TUM-22-0189

March 29, 2023

**Proposal:** The applicant is proposing a mixed-use commercial (3,811sf)/residential (114 units) development with associated open space, parking, landscaping and infrastructure.

**Applicant:** MCS-Littlerock, LLC, 7908 Sweet Iron Court SE, Tumwater, WA, 98501.

**Representative:** Brandon Johnson, PE – JSA Civil, LLC; 111 Tumwater Blvd, SE, Suite C210, Tumwater, WA 98501

**Location:** 5945 Littlerock Road SW, Tumwater, WA 98512 and adjacent unaddressed lot. Tax Parcel Numbers: 1270321600 and 12703220700.

**Complete Application:** Application submitted: March 14, 2023. Application deemed complete: March 23, 2023.

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

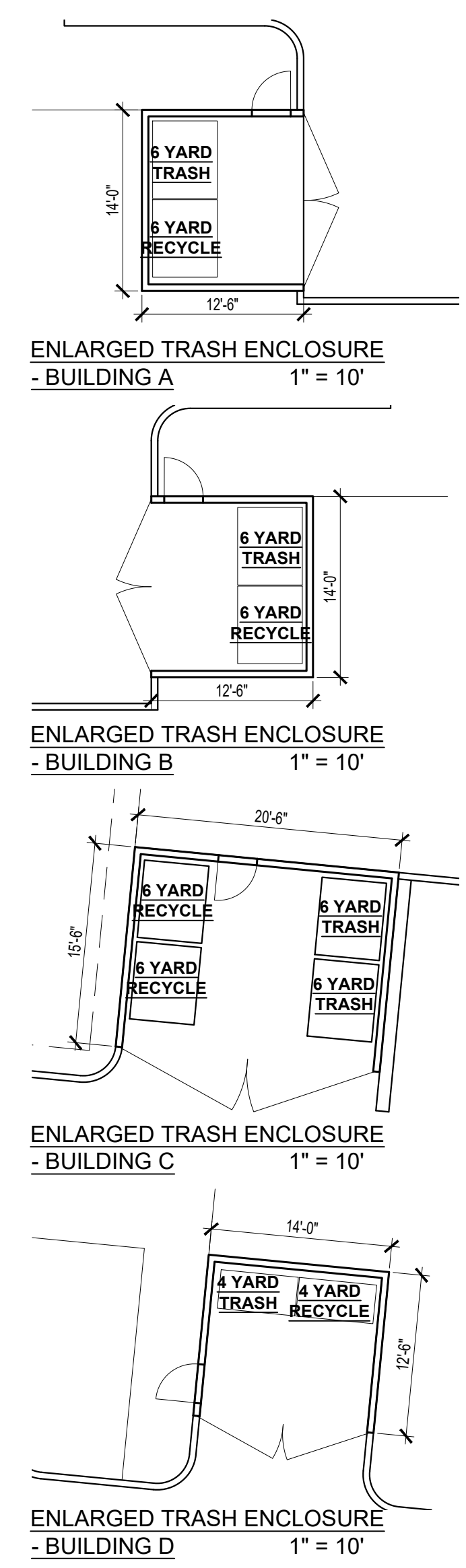
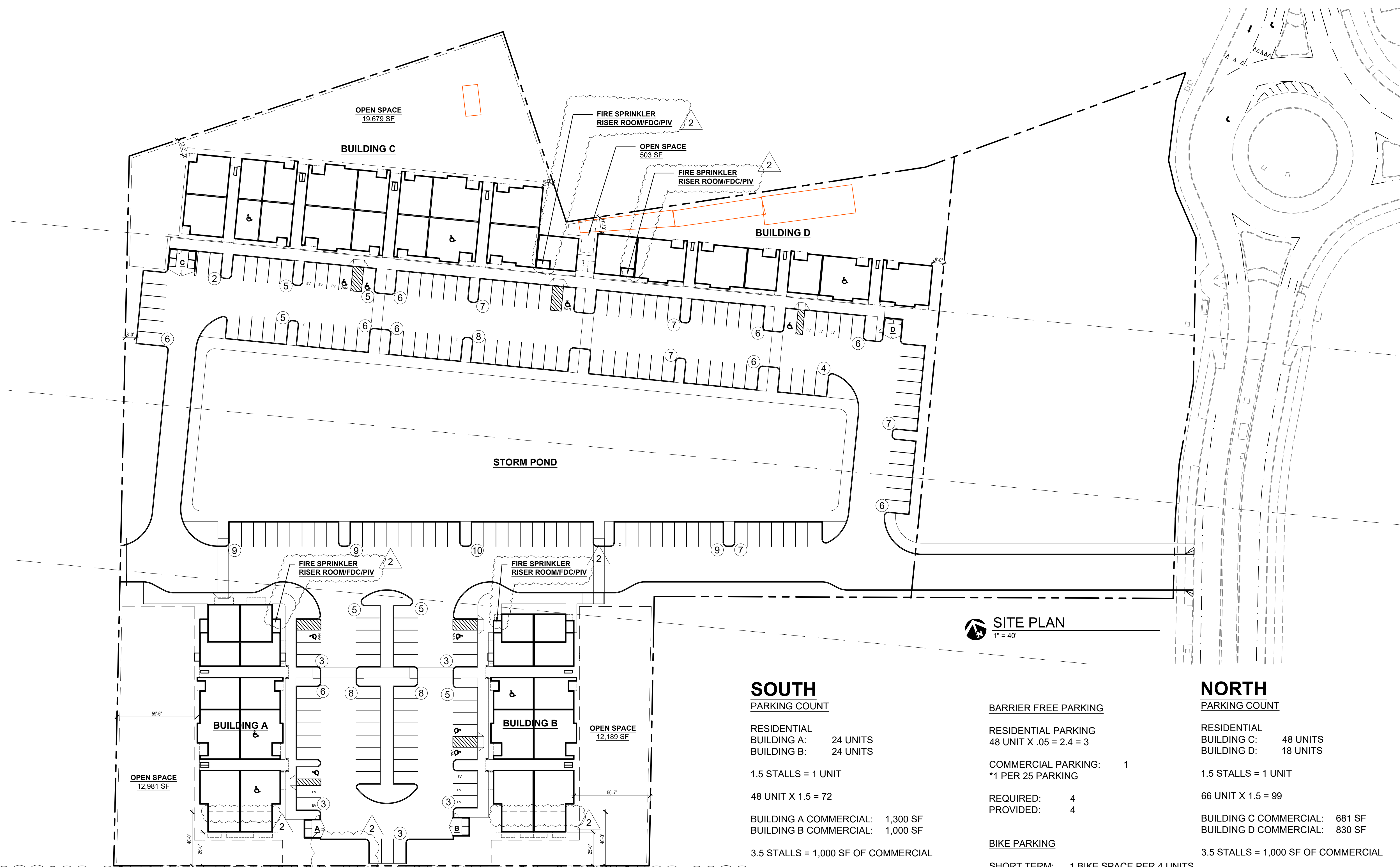
**Environmental Documents Relating to the Project:** A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

**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 as mixed use structures are a permitted use in the General Commercial Zoning District.

**Public Comment Period:** The 14 day comment period ends at 5:00 p.m. on April 12, 2023. 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.



**SOUTH PARKING COUNT**

RESIDENTIAL  
 BUILDING A: 24 UNITS  
 BUILDING B: 24 UNITS

1.5 STALLS = 1 UNIT  
 48 UNIT X 1.5 = 72

BUILDING A COMMERCIAL: 1,300 SF  
 BUILDING B COMMERCIAL: 1,000 SF

3.5 STALLS = 1,000 SF OF COMMERCIAL  
 2.3 X 3.5 = 8.05 = 9

TOTAL PARKING REQUIRED: 81  
 TOTAL PARKING PROVIDED: 96

5% EV PARKING  
 96 PARKING X .05 = 4.8 = 5 EV PARKING

REQUIRED: 5  
 PROVIDED: 5

**SITE PLAN**  
 1" = 40'

**NORTH PARKING COUNT**

RESIDENTIAL  
 BUILDING C: 48 UNITS  
 BUILDING D: 18 UNITS

1.5 STALLS = 1 UNIT  
 66 UNIT X 1.5 = 99

BUILDING C COMMERCIAL: 681 SF  
 BUILDING D COMMERCIAL: 830 SF

3.5 STALLS = 1,000 SF OF COMMERCIAL  
 1.51 X 3.5 = 5.28 = 6

TOTAL PARKING REQUIRED: 105  
 TOTAL PARKING PROVIDED: 105

5% EV PARKING  
 105 PARKING X .05 = 5.25 = 6 EV PARKING

REQUIRED: 6  
 PROVIDED: 6

**BARRIER FREE PARKING**

RESIDENTIAL PARKING  
 66 UNIT X .05 = 3.3 = 4

COMMERCIAL PARKING: 1  
 \*1 PER 25 PARKING

REQUIRED: 5  
 PROVIDED: 5

**BIKE PARKING**

SHORT TERM: 1 BIKE SPACE PER 4 UNITS  
 LONG TERM: 1 PER UNIT

REQUIRED:  
 SHORT TERM: 66 UNITS / 4 = 16.5 = 17  
 LONG TERM: 66

PROVIDED:  
 SHORT TERM: 18  
 LONG TERM: 66

**OPEN SPACE REQUIREMENT**

OPEN SPACE REQUIREMENT: 15% OF SITE AREA  
 COMMERCIAL OPEN SPACE REQUIREMENT: 1% OF COMMERCIAL AREA + 1% OF SITE

1% OF COMMERCIAL = 3,811 SF X .01 = 38.11 SF  
 1% OF SITE = 281,740 SF X .01 = 2,817.4 SF

REQUIRED:  
 6.47 ACRE = 281,740 SF X 15% = 42,261 SF + 2,817.4 SF = 45,078.4 SF

PROVIDED: 45,352 SF

2018 WSBC DATA CHART		2018 WSBC DATA CHART		2018 WSBC DATA CHART		2018 WSBC DATA CHART	
BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING A	BUILDING B	BUILDING C	BUILDING D
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
OCCUPANCY R-2, B	OCCUPANCY R-2, B	OCCUPANCY R-2, B	OCCUPANCY R-2, B	OCCUPANCY R-2, B	OCCUPANCY R-2, B	OCCUPANCY R-2, B	OCCUPANCY R-2, B
TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA	TYPE OF CONSTRUCTION TYPE VA
SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)	SPRINKLER SYSTEM NFPA 13R (RESIDENTIAL) NFPA 13 (COMMERCIAL)
LEVEL 1 10,158 SF	LEVEL 1 9,807 SF	LEVEL 1 16,804 SF	LEVEL 1 7,554 SF	LEVEL 2 9,767 SF	LEVEL 2 9,460 SF	LEVEL 2 15,852 SF	LEVEL 2 6,654 SF
LEVEL 2 9,047 SF	LEVEL 3 9,460 SF	LEVEL 3 15,852 SF	LEVEL 3 6,654 SF	GROSS FLOOR AREA [SF] 28,972 SF	GROSS FLOOR AREA [SF] 28,727 SF	GROSS FLOOR AREA [SF] 48,508 SF	GROSS FLOOR AREA [SF] 20,862 SF

Date:	08/15/2022
By:	WC
Description:	PRELIMINARY SITE PLAN SUBMITTAL PRELIMINARY SITE PLAN REVIEW RESPONSE 27 FORMAL SITE PLAN REVIEW RESPONSE

**LITTLEROCK ROAD MIXED-USE**  
 5945 LITTLEROCK RD SW  
 TUMWATER, WA

**veer**  
 ARCHITECTURE PLLC

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SITE PLAN

SHEET NO.  
**A101**  
 202201

2023-03-14 FORMAL SITE PLAN REVIEW RESPONSE