



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

NOTICE OF APPLICATION
Belmont Flats at Tumwater
Permit No. TUM-21-1522
April 21, 2023

Proposal: The applicant is proposing a mixed-use commercial (27,500 sf)/residential (626 units) development with associated open space, parking, landscaping and infrastructure.

Applicant: Israel Investments Attn: Todd Hansen 17248 Marsh St. SW, Tenino, WA 98589.

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

Location: Multiple unaddressed lots. Tax Parcel Numbers: 82700800401, 82700800300, 82700800201, 82700800202 and 827007702100.

Complete Application: Application submitted: March 17, 2023. Application deemed complete: April 12, 2023.

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

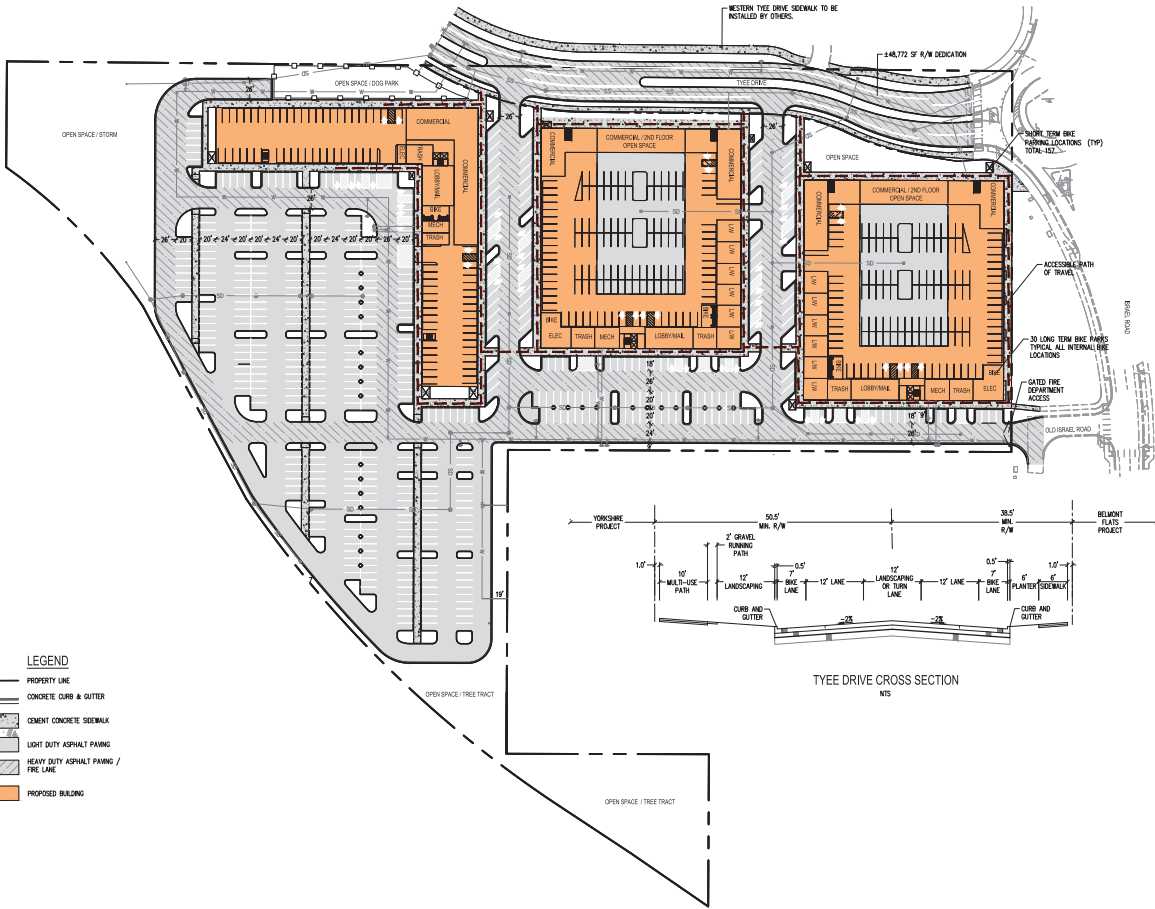
Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

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 May 5, 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.

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



SITE DATA

TWP	8270080400 - 2.19 ACRES
	8270080300 - 9.94 ACRES
	8270080200 - 0.92 ACRES
	8270080100 - 2.16 ACRES
	8270070200 - 0.85 ACRES
TOTAL ACREAGE:	16.16 ACRES
TOTAL ACREAGE (MINUS ROW DEDICATION):	14.06 ACRES
SITE COVERAGE:	10.83 ACRES (78%)
OPEN SPACE:	3.13 ACRES (22%)
BUILDING HEIGHT:	55 FT

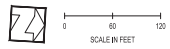
PROPOSED USE

ALL BUILDINGS

COMMERCIAL	37,500 SF
LINE/WORK	12 UNITS
STUDIO	116 UNITS
1 BED	280 UNITS
2 BED	208 UNITS
3 BED	12 UNITS
628 TOTAL RESIDENTIAL UNITS	

PARKING DATA

COMMERCIAL (2.5/1000 SF)	96
STUDIO (1 PER UNIT)	116
1 BED (1 PER UNIT)	280
2 BED (1 PER UNIT)	208
3 BED (1.5 PER UNIT)	18
GUEST (1 PER 10 UNITS)	87
LIVE/WORK (3 PER UNITS)	30
TOTAL REQUIRED	833
TOTAL PROVIDED	839
TOTAL EV	84 (100%)
TOTAL ACCESSIBLE	48



01/17/2023 1:38 PM JSA CIVIL 1000 HANCOCK ROAD - 3RD FLOOR WILMINGTON, DE 19801
 303.428.1111 | www.jsacivil.com | JSA CIVIL 1000 HANCOCK ROAD - 3RD FLOOR WILMINGTON, DE 19801