



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

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## **NOTICE OF DECISION**

**TCP Lot 1 Flex Select**

**TUM-22-1755**

**May 24, 2023**

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-22-1755 - TCP Lot 1 Flex Select for the construction of a 29,200 sf building for up to 12 tenants located at 8913 Select Court SE, Tumwater, WA 98501. Thurston County Tax Parcel Number: 80630000100.

The complete decision may be viewed on the City's website at [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us) and choosing Community Development, Permitting & Building, Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Alex Baruch, Associate Planner at [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us) or call (360) 754-4180.



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

May 19, 2023

Riley Wall  
Kaufman Construction & Development  
7908 Sweet Iron Court SE  
Tumwater, WA 98501

RE: Formal Site Plan Approval; TUM-22-1755  
TCP Lot 1 Flex Select  
29,200 sf building for up to 12 tenants  
8913 Select Court SE, Tumwater, WA 98501

Dear Mr. Wall:

On March 16, 2023, the Development Review Committee for the City of Tumwater reviewed your formal site plan application for the above referenced project.

With this letter the City grants formal site plan approval for the project.

### **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.

### **PLANNING**

1. Use: The proposed project is located within the Light Industrial (LI) Zone District and Aquifer Protection Overlay Zone District and is an outright permitted use within the zone (TMC 18.24 & 18.39).
2. Industrial Design Review Standards: The project is subject to the industrial design review standards. Please refer to Chapter 3 of the Citywide Design Guidelines. There will be a design review fee which will be 2.5% of the building permit fees. The following are a few of the highlights from Chapter 3:
  - a. Minimum 8-foot-wide walkway between the building and parking or a 3-foot wide planter strip between the building and the walkway with a 6-foot-wide walkway is required.
  - b. Weather protection for entries (minimum 50 s.f. per entry, minimum depth 5 feet).

- c. Pedestrian connections to the sidewalk is required and shall connect to the internal sidewalk adjacent to the building. Provide an access route for employee parking to employee entrance door.
- d. Solid waste: CMU enclosure with heavy-gauge metal or decay resistant wood. Gates for the enclosure shall be heavy-gauge site obscuring material.
- e. Three human scale elements near the main building entrance or where pedestrians are expected:
  - (1) Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people; (2) Public art that incorporates elements of a normal human scale (e.g., life size sculpture); (3) First floor windows; (4) Placement of smaller building elements near the principal entry; (5) Landscaping elements that meet these guidelines; (6) At least 100 square feet of Pedestrian-Oriented Open Space, as described in Guideline 3.C.2.1, for each 100 lineal feet of building facade; (7) A covered entry; (8) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least 6 feet; (9) Pedestrian scale lighting with mounting heights less than 15 feet; (10) Window treatments that extend out from the building face; (11) Balconies or decks in upper stories; and (12) Other elements that the Director determines meet the intent of these guidelines.
- f. Landscaping is required every 100' to ensure large areas of pavement/concrete are broken up with landscaping. (3.D.2.1).
- g. Architectural treatment required along all sides of the building over 100 ft long facing the ROW. Scale of large buildings (3.E.3.1) provide required features for any facade that is visible from a street. Staff considers the 73'+73' as a single wall over 100' with a horizontal modulation.
- h. These are only some of the design guideline requirements that need to be addressed, please provide an analysis addressing each of the required elements in section 3.E Building Design so it is easy to assess what building elements have been incorporated into the design.

The site plan application materials do not include building elevations. Building elevations shall be submitted with building permit application for design review. The site plan application materials do not include detail for refuse area screening. Refuse area and mechanical equipment elevations shall be submitted with building permit application for design review.

3. Yards/Setbacks: The minimum required setbacks for the LI zone district [TMC 18.24] are as follows:

- a. Front yard: 20 feet on Select Court
- b. Side yards: 10 feet minimum
- c. Rear yard: 10 foot minimum  
The required setback areas shall be kept free of any building or structure not exempted under TMC 18.42.040.
- d. Where structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over twenty-five feet, the setback of the structure from the adjacent property lines shall be increased by one foot for each additional foot in height above twenty-five feet in height of the proposed new building and shall have screening in accordance with TMC Chapter 18.47.

Maximum impervious surface for the site is 85%.

The site plan meets these requirement.

4. Parking: The parking proposed on the site meets the requirements for off-street parking. [TMC 18.47]
  - a. Parking stall sizes are as follows:
    - 9' x 18' - Standard stalls
    - 9' x 18' – Barrier-free
    - 16' x 18' - Barrier-free van stalls
  - b. The parking area must be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4-inch wide. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway. The parking aisle (lane) must be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.
  - c. Wheel stops shall be used adjacent to landscaped and pedestrian areas.
  - d. Parking has been reviewed and approved by the Community Development Director for a mixed use structure per 18.50.070.A and 18.50.090.
  - e. Bicycle storage facilities are required for the site and shall meet the requirements of TMC 18.50.120. Depending on the amount of parking that ends up being proposed/required at least 2 spaces or 3% of the vehicle spaces will need to be short term bike spaces. Parking lots with 50 or more vehicles require 1 long term bike space per 50 parking spaces.

Adequate parking is shown on the site plan. The bike parking is shown as covered and will also need to be lit per the ordinance requirements.

5. Exterior Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.
  - a. A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in TMC 18.40.035.D.
  - b. Light poles in the parking and equipment storage areas shall be limited to 24 feet in height.

The site plan application materials do not include lighting plan. A photometric lighting plan addressing all requirements outlined in TMC 18.40.035(D) is required to be approved prior to building permit approval.

6. Landscaping: A landscape plan, landscape plan shall be submitted for the required landscaping in the right-of-way, perimeter yard areas, and storm water pond with the site development grading permit.
  - a. A Type-2 buffer is required around the perimeter of the site. The Type-2 buffer shall have a minimum 8-foot wide planter area and shall contain one tree every 25 lineal feet with no less than 50% of the trees to be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.
  - b. The parking area landscaping must meet the requirements of TMC 18.47.
    - i. TMC 18.47.050(D) has requirements for the area between the parking area and the street. There are four options for providing landscaping within this area.
    - ii. For parking areas with more than 10 parking spaces the requirements of TMC 18.47.050(E) must be met. For every ten parking spaces an eight foot by eighteen foot landscape island must be provided. The island must include a tree and groundcover plants. The trees may be deciduous. The islands must be irrigated.
  - c. The plan must show proposed plantings, tree types and heights, and other vegetation. This plan must be submitted with the site

development/grading and engineering permits and must be implemented prior to the issuance of a Certificate of Occupancy.

- d. Irrigation of all landscape beds is required.
- e. A landscape maintenance agreement will be required to be submitted for approval, after the landscaping is completed.

The site plan application materials show appropriate landscape areas. A detailed landscape and irrigation plan are required to be approved prior to site development grading plan approval.

- 7. Signs: The Light Industrial (LI) zone allows a total of 200 square feet on all faces of all signs. Separate permits are required and height restrictions apply depending on the location of the sign. If located within 20 feet of the front property line along Select Court, the sign can only be 42-inches in height. If it is setback beyond 20 feet from the front property line, the sign can be as tall as the proposed building, or 30-feet, whichever is less (TMC 18.44).
  - a. Wall and building mounted signs shall be limited to an area not to exceed 20 percent of the public facade, provided that the total area of signs on an individual public façade or outer wall of a building does not exceed 100 square feet. In addition, no one sign may be larger than 100 square feet.

The site plan application materials do not include information on signage. Sign permit application is required for any proposed signage.

- 8. Impact Fees: Section 15.50.010 TMC requires impact fees be assessed for development. Transportation impact fees will be 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.
- 9. Gophers: Title 16 TMC requires protection habitat and species of local importance. At the time of subdivision of the subject parcel in 2006, SEPA environmental review was completed, and a MDNS was issued. As part of that review, a pocket gopher mitigation plan was prepared and subsequently approved by Washington State Department of Fish and Wildlife.

The mitigation measures in the 2006 MDNS have been implemented and no further mitigation will be required for the development of this parcel.

10. Transportation Concurrency: At the time of subdivision of the subject parcel in 2006, SEPA environmental review was completed which included review of a transportation impact analysis for build out of the entire subdivision. A MDNS was issued with specific improvements and fees to mitigate traffic impacts.

The mitigation measures in the 2006 MDNS have been implemented and no further mitigation is required for the development of this parcel.

11. Notice of Application: A notice of application for this project was published in the Olympian, posted on site and mailed to property owners within 300 feet of the site on April 19, 2023. The comment period ended on May 3, 2023. Two comments were received from the Squaxin Island Tribe and Nisqually Indian Tribe stating no cultural resource concerns.
12. SEPA: A MDNS was issued for this parcel on August 3, 2006. No additional environmental review is required for this proposal.

## **BUILDING AND FIRE**

1. A Site Development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and two 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. 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.

**Please put this on the grading sheets** “All grading work shall be conducted in accordance with the soils report prepared by (YOUR FIRM). Compaction testing of the souls under the fire lanes and the building foundations and utility trenches shall be verified by (YOUR FIRM) and the WABO special inspector”.

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

2. 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, special wood design, 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
3. 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.
4. 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 occupancies are Mixed Uses. Proposed buildings will be Type IIIB construction.
3. The required fire flow for this building is derived from Appendix B of the 2018 International Fire Code (IFC). Type IIB buildings of this size are required to have a fire flow of 3,750 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction for fully sprinkled buildings allowed in Appendix B105 will be allowed for this site. Therefore, the required fire flow will be **1,875** gallons per minute at 20 psi.
4. The new hydrants/FDC locations submitted on the Formal site plan are **approved** as submitted. Any changes to the approved layout will need to be approved by the Building Official prior to installation.
5. 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.

## **MISCELLANEOUS**

1. The address for this site will remain the same, 8913 Select Court SE.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.



3. A building permit application (including shell permits) shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions**. Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application.
4. The following permits may be required for this project:
  - 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 drainage 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. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation 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. All improvements are to be completed before the plat can be recorded.
14. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
15. Testing shall be required at the developers or contractors expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction Inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.

## **STREET**

1. Street patching will be required for the project. Restoration will be per City standard detail.
2. All access to the property will be consistent with City standards and policies.

## **STORM**

1. If the depth from the bottom of the proposed facility to the high groundwater elevation or other restrictive layer is less than 6-feet, a stormwater 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.
3. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.

4. Maintenance of the on-site stormwater system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
5. 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.
6. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate for seasonal high groundwater.

### **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.
2. A sewer lift station special assessment fee of \$634.00 per ERU shall 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 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.
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 per the City of Tumwater Development Guide and current Water Comprehensive Plan.
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.

This review 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 comments, please contact me. For questions on Building/Fire, contact Al Christensen, and for Engineering questions, please contact Jared Crews. Al Christensen and I can be reached at 360-754-4180. Jared Crews can be reached at 360-754-4140. We look forward to working with you.

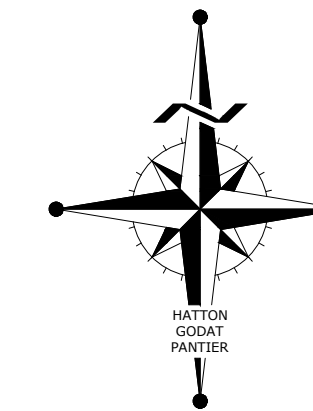
Sincerely,

Alex Baruch, Associate Planner  
[abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us)

Appeal: This administrative decision may be appealed to the hearing examiner within fourteen days of the date of this approval. See TMC Chapter 2.58, Hearing Examiner for process.

# TUMWATER COMMERCE PLACE - LOT 1 - FORMAL SITE PLAN

8913 SELECT CT SE, TUMWATER, WA 98512



**CITY OF TUMWATER**

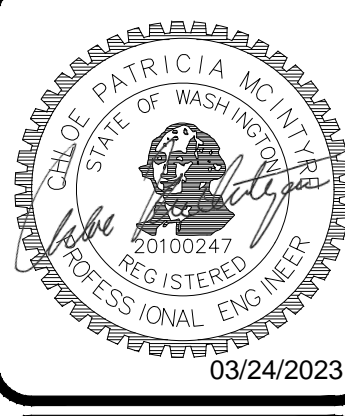
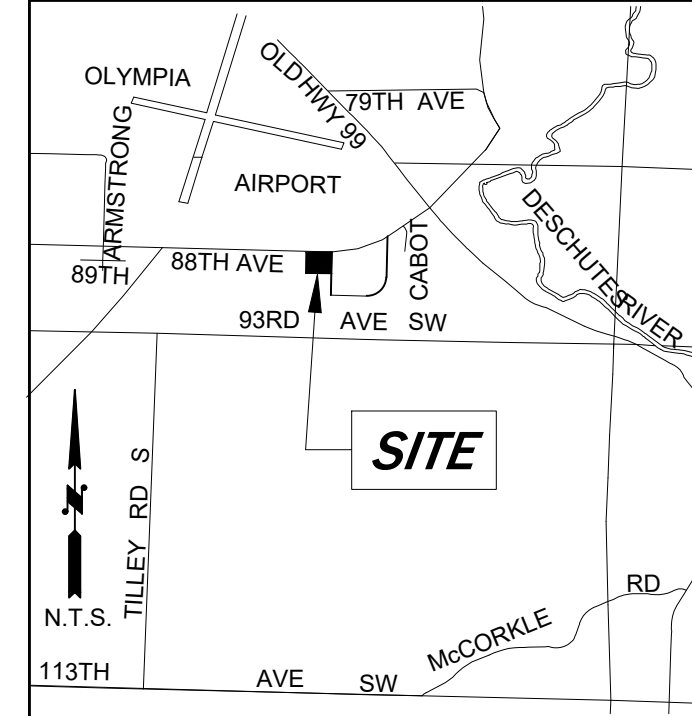
**VERTICAL DATUM - NGVD 29**  
 THURSTON COUNTY HIGH PRECISION CONTROL NETWORK CONTROL POINT NO. 1340, SURFACE MONUMENT 2" BRASS DISC STAMPED WITH PUNCH MARK AND 28073, A THE CENTER OF CUL-DE-SAC, SELECT COURT, SE. NGVD 29 ELEVATION=210.98

**MERIDIAN HORIZONTAL DATUM**  
 PLAT OF TUMWATER COMMERCE PLACE RECORDED UNDER AUDITOR'S FILE NUMBER 4159577.

SCALE: 1" = 20'

DESIGNED BY: CPM  
 DRAWN BY: BSN  
 CHECKED BY: CPM  
 DATE: MARCH 2023  
 SCALE: 1" = 20'  
 V N/A

**PROJECT PROPONENT**  
 KAUFMAN CONSTRUCTION & DEVELOPMENT  
 7908 SWEET IRON CT SE, TUMWATER, WA 98501  
 CONTACT: RILEY WALL  
 (360) 491-5230



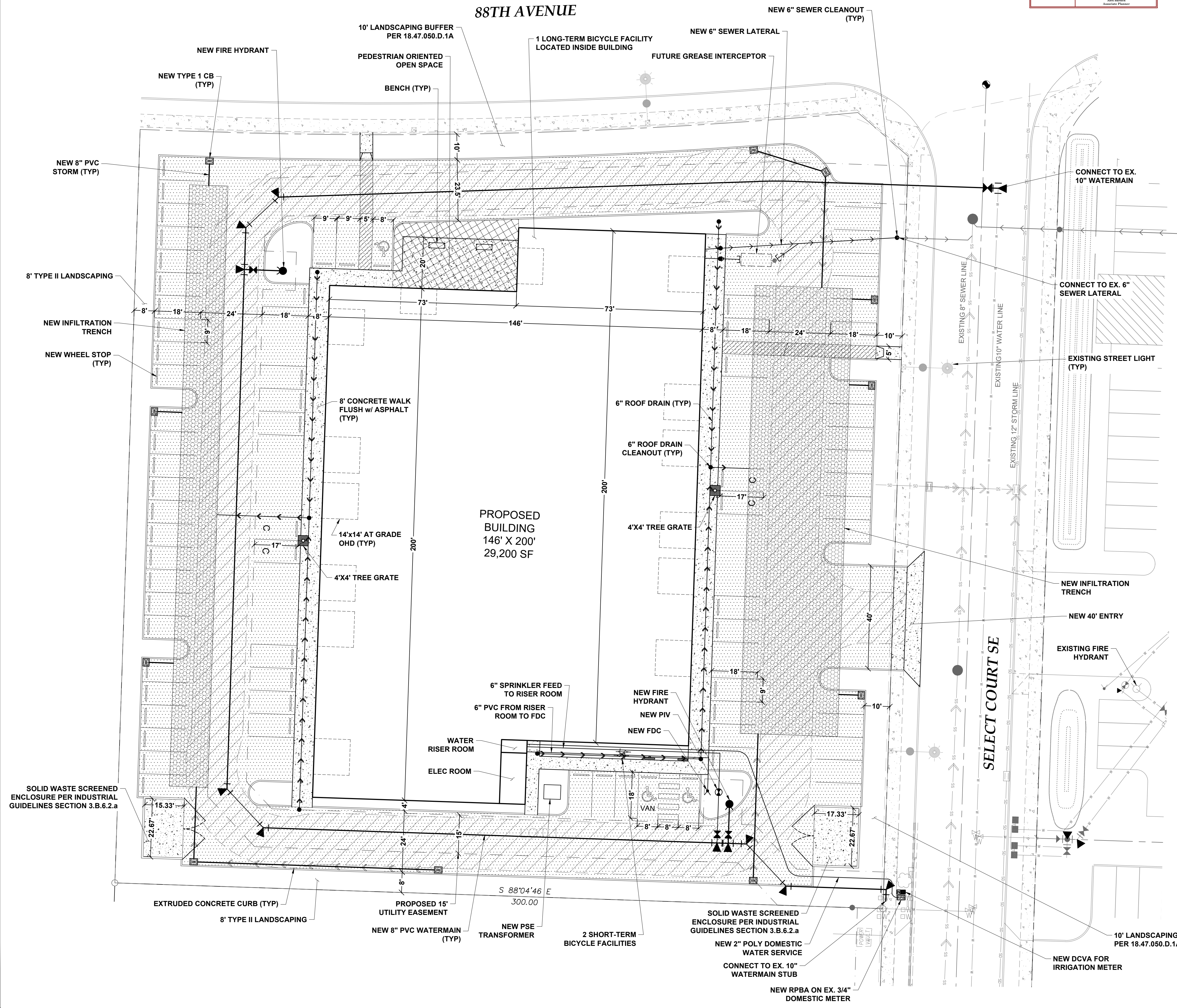
**HATTON GODAT PANTIER AND SURVEYORS**  
 3910 MARTIN WAY E SUITE B  
 OLYMPIA, WA 98506  
 TEL: 360.943.1599 FAX: 360.357.6299  
 hattonpantier.com

**LEGEND**

- EX. HYDRANT
- EX. WATER METER
- EX. WATER VALVE
- EX. FDC
- EX. HIGH MAST STREET LIGHT
- EX. CATCH BASIN
- EX. SEWER CLEANOUT
- EX. SEWER MANHOLE
- EX. GRAVITY SEWER
- EX. STORM/ROOF LINE
- EX. WATER LINE
- EX. EDGE OF PAVEMENT CENTERLINE
- EX. PAVEMENT
- EX. SIDEWALK
- NEW HYDRANT ASSEMBLY
- NEW WATER VALVE
- NEW ROOF DRAIN CLEANOUT
- NEW TYPE 1 CATCH BASIN
- NEW SEWER LATERAL
- NEW STORM DRAIN LINE
- NEW ROOF DRAIN LINE
- NEW WATERMAIN
- NEW WATER SERVICE
- RIGHT OF WAY
- UTILITY EASEMENT
- PROPERTY / LOT LINE
- NEW PAVEMENT
- NEW SIDEWALK
- NEW INFILTRATION TRENCH

**SITE DATA**

LOT ADDRESS:	8913 SELECT COURT SE (LOT 1 OF TUMWATER COMMERCE PLACE)
APPLICANT:	RILEY WALL (KAUFMAN CONSTRUCTION & DEVELOPMENT) 7908 SWEET IRON CT SE, TUMWATER, WA 98501 (360) 491-5230
REPRESENTATIVE:	RILEY WALL (KAUFMAN CONSTRUCTION & DEVELOPMENT) 7908 SWEET IRON CT SE, TUMWATER, WA 98501 (360) 491-5230
PARCEL NUMBER:	80630000100
SECTION:	S14172W
LEGAL DESCRIPTION:	SECTION 14 TOWNSHIP 17 RANGE 2W QUARTER SE & NE PLAT TUMWATER COMMERCE PLACE LT 1 DOCUMENT 4159577
LOT SIZE:	89,807 SF (2.06 ACRES)
PROPOSED USE/OCCUPANCY:	UNKNOWN
SETBACKS:	FRONT=20', SIDE=10', REAR=10'
BUILDING SIZE:	29,200 SF
FLOOR AREA RATIO:	29,200 / 89,807 = 32.51%
BUILDING HEIGHT:	26'-1"
IBC CONSTRUCTION TYPE:	IIIB, FULLY SPRINKLERED
PARKING REQUIREMENTS:	USE: MIXED USE PER TMC FIGURE 18.50.070(A) WAREHOUSE: 21,150 SF - 18 STALLS + 0.5 PER EACH ADDITIONAL 2,000 SF = 19 STALLS OFFICE: 4,400 SF - 3.3 STALLS PER 1,000 SF = 15 STALLS RESTAURANT: 3,650 SF - 10 STALLS PER 1,000 SF = 37 STALLS TOTAL PARKING REQUIRED = 71 STALLS PARKING PROVIDED = 74 STALLS (10% INCREASE ALLOWED PER TMC 18.50.075.A) 67 REGULAR STALLS 4 COMPACT STALLS 3 ADA STALLS
BICYCLE FACILITIES:	2 SHORT-TERM 1 LONG-TERM
IMPERVIOUS AREA:	75,413 SF (75,413/89,807) = 83% (85% MAXIMUM)
ZONING:	LI (LIGHT INDUSTRIAL)
WATER PROVIDER:	CITY OF TUMWATER
SEWER PROVIDER:	CITY OF TUMWATER



DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

**TUMWATER COMMERCE PLACE - LOT 1**  
 8913 SELECT CT SE, TUMWATER, WA 98512

**FORMAL SITE PLAN**

A PORTION OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

AGENCY NO. TUM-22-1755  
 SHEET: 1 OF 1  
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 INDEX: 22-065 formal-sp  
 JOB: 22-065