

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

NOTICE OF APPLICATION

New Market Apartments

Permit Nos. TUM-21-1322 and TUM-23-0909

July 14, 2023

Proposal: A three lot preliminary binding site plan that includes one mixed use building and two residential buildings with 416 residential units, commercial square footage that meets the requirements set forth in 18.23.050.E, associated open space, parking, landscaping and infrastructure.

Applicant: Bob Woolf; 6808 Hawks Prairie Rd NE, Olympia WA 98516.

Representative: Glenn Wells Architect and Tyrell Bradley, 324 West Bay Dr. Ste 214, Olympia WA 98502

Location: Unaddressed parcel at the corner of New Market St. SW and 73rd Ave. SW, south of Tumwater City Hall. Tax Parcel # 82701500000.

Complete Application: Application submitted: May 31, 2023. Application deemed complete: July 11, 2023.

Project Permit/Approvals: The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Preliminary and Final Binding Site Plan, 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.

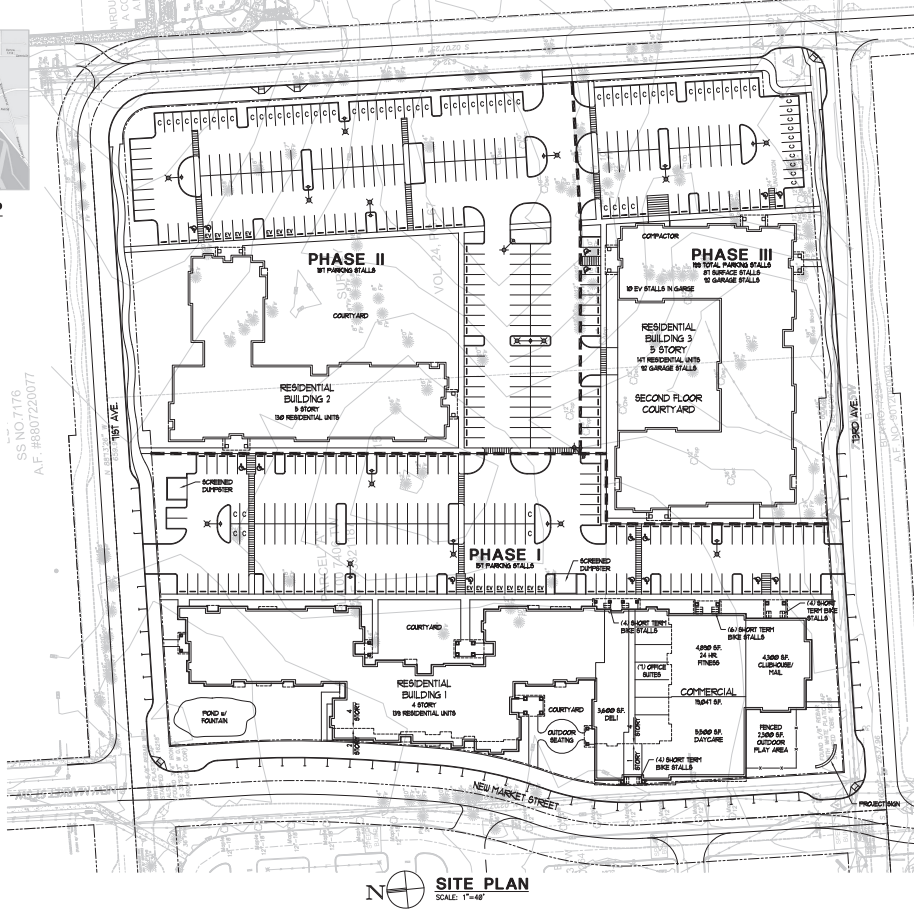
Public Hearing: A public hearing is not required for this project.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on July 28, 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.



VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1" = 40'

GENERAL DATA

PARCEL NUMBER: 870900000
LEGAL: SECTION 09 TOWNSHIP 17 RANGE 30 PLAT EAST BRIGHTON PARK RD/ORS
BLK B 1/4 - 1/4 (BLK) 266/267 10000
OWNER: VINE STREET INVESTORS LLC
APPLICANT: BOB BOOP
6808 HAWK HARBOR ROAD NE
OLYMPIA, WA 98504
CITY OF TUMWATER
TC - 1000 CENTER
FIRE SPRINKLER: YES - NFA 3
FIRE ALARM: YES
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: BUILDING 1 = 50' BUILDING 2, 3 & 4 = 42'
300 EC
COOR: 200 EC
TOTAL SR STALLS: 481 STALLS REQUIRED
305 STRUCTURED STALLS
15 STRUCTURED PARKING STALLS
4 COFFICET STALLS
EV INFRASTRUCTURE: (90) x 30 = 36 STATION

PARKING CALCULATION:
PHASE I: (24) BLDG. 1 (BEDROOM) 1 (2) BEDROOM 1 (1) STALL = 104 STALLS
(PRODUCT IS WITHIN 10% OF TRANSIT STOP)
(2) 3 BEDROOM 1 (2) STALL = 10 STALLS
(1) GUEST FOR EVERY 30 UNITS = 14 STALLS
(3) STALLS REQUIRED < 101 OK
PHASE II + III: (24) BLDG. 1 (BEDROOM) 1 (2) BEDROOM 1 (1) STALL = 104 STALLS
(PRODUCT IS WITHIN 10% OF TRANSIT STOP)
(2) 3 BEDROOM 1 (2) STALL = 10 STALLS
(1) GUEST FOR EVERY 30 UNITS = 14 STALLS
(3) STALLS REQUIRED < 101 OK
ALL PHASE: (87) BLDG. 1 (BEDROOM) 1 (2) BEDROOM 1 (1) STALL = 381 STALLS
(PRODUCT IS WITHIN 10% OF TRANSIT STOP)
(2) 3 BEDROOM 1 (2) STALL = 10 STALLS
(1) GUEST FOR EVERY 30 UNITS = 14 STALLS
(4) STALLS REQUIRED < 395 OK

SITE AREA CALCULATIONS

SITE AREA (BEFORE REDEVELOPMENT)	PHASE I	PHASE II	PHASE III	TOTAL
TOTAL SITE AREA	16446 SF	54283 SF	80255 SF	354484 SF
BUILDING FOOTPRINT	25887 SF	23668 SF	38469 SF	87624 SF
RESIDENTIAL FOOTPRINT	32349 SF	23668 SF	17335 SF	73352 SF
COMMERCIAL FOOTPRINT	7641 SF	0 SF	0 SF	7641 SF
PARKING GARAGE FOOTPRINT	0 SF	0 SF	20336 SF	20336 SF
TOTAL BUILDING AREA	33528 SF	23668 SF	58805 SF	116001 SF
RESIDENTIAL AREA	34490 SF	39440 SF	25365 SF	99295 SF
COMMERCIAL AREA	7641 SF	0 SF	0 SF	7641 SF
PARKING GARAGE AREA	0 SF	0 SF	20336 SF	20336 SF
TOTAL LANDSCAPING	34339 SF (24%)	34338 SF (24%)	1496 SF (0%)	69173 SF (24%)
LANDSCAPING REQUIRED	22971 SF (16%)	36465 SF (16%)	5248 SF (7%)	64684 SF (16%)
TOTAL HYPERGROSS AREA	18457 SF (17%)	81980 SF (15%)	64775 SF (6%)	249212 SF (70%)
HYPERGROSS PER SQUARE FOOT CALC.	18475 SF (16%)	82000 SF (16%)	64848 SF (8%)	309244 SF (86%)

46 UNITS / 23364 + 78 DENY
46 UNITS / 48 ACRES = 0.9 UNITS / ACRE
MINIMUM FIRST FLOOR COVERAGE CALCULATION
10891 + 12546 + 17335 + 95600 = 126412 / 95600 = 1.32

OPEN SPACE CALCULATIONS

	PHASE I	PHASE II	PHASE III	TOTAL
RESIDENTIAL UNITS	114	102	81	297
OPEN SPACE REQUIRED:	14376 SF	15600 SF	10200 SF	30176 SF
UNITS * 150 SF ADD (7% COFF.) = 8% ETC FOR COMMERCIAL SPACES	17118 SF	15600 SF	10200 SF	32918 SF
OPEN SPACE PROVIDED:	23415 SF	24481 SF	1176 SF	49072 SF
ACTIVE OPEN SPACE	12600 SF	12600 SF	1600 SF	26800 SF
PUBLIC OPEN SPACE	10515 SF	13081 SF	876 SF	24472 SF

UNIT MIX	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL
3 BED / 2 BATH w/ DEN	1	-	-	1
2 BED / 2 BATH w/ DEN	4	18	14	36
2 BED / 2 BATH	22	14	13	49
1 BED / 1 BATH w/ DEN	36	34	19	89
1 BED	17	5	36	58
STUDIO w/ DEN	11	24	21	62
STUDIO	15	28	24	67
STUDIO	7	23	18	48
TOTAL UNITS	139	130	147	416

**GLENN WELLS ARCHITECT**
234 WEST BAY DRIVE NW
SUITE 214
OLYMPIA, WA 98502
(360) 239-5971
glennwellsarchitect@gmail.com



date: 10-20-22
drawn: R.C.T.
checked: G.C.W.

city issue: 01-18-23
revisions: -

title: SITE PLAN NEW MARKET NEW MARKET STREET AND 73RD AVENUE TUMWATER, WASHINGTON	sheet no.: SP 1.0
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