



NOTICE OF APPLICATION
Tumwater 30 - TUM-22-1608
August 21, 2023

Proposal: Construction of a 5-Story 42 unit multi-family apartment, with associated infrastructure.

Applicant: Jeff Mortenson, PO Box 15251, Tumwater, WA 98511

Representative: Brandon Johnson, PE, JSA Civil, LLC, 111 Tumwater Blvd SE, Suite 210, Tumwater, WA 98501.

Location: 723 Israel Road SW, Tumwater, WA 98501, Tax Parcel No's: 82700300101, 82700300106, and 827003100107

Permits/Approvals: The following may be required: Site Plan Review Approval, Environmental Review (SEPA Determination), Design Review Approval, Landscape Plan Approval, Transportation Concurrency Ruling, Site Development/Grading and Building Permits.

Date of Complete Application: August 16, 2023

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: At this time, no determination of consistency with City plans or standards has been made. At a minimum, this project will be subject to the following regulations: Tumwater Comprehensive Plan, Zoning Code, Shoreline Master Program, Wetland Protection Ordinance, Fish and Wildlife Habitat Protection Ordinance, Tree Protection Ordinance, and Development Guide (street, utility and storm water standards), and International Building and Fire Codes.

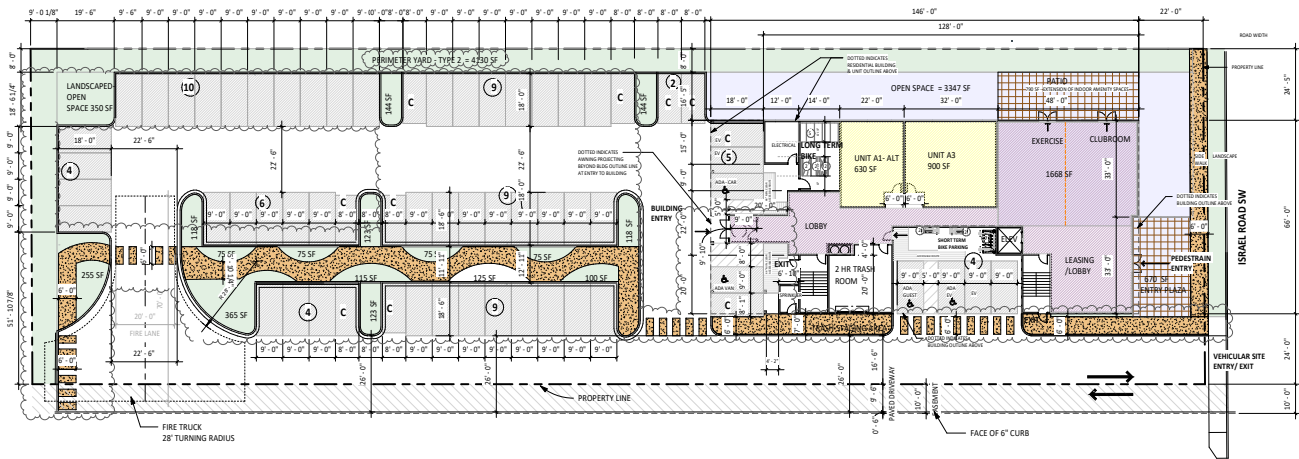
Public Hearing: No public hearing is required for this project.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on September 5, 2023. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email to tmerriman@ci.tumwater.wa.us.

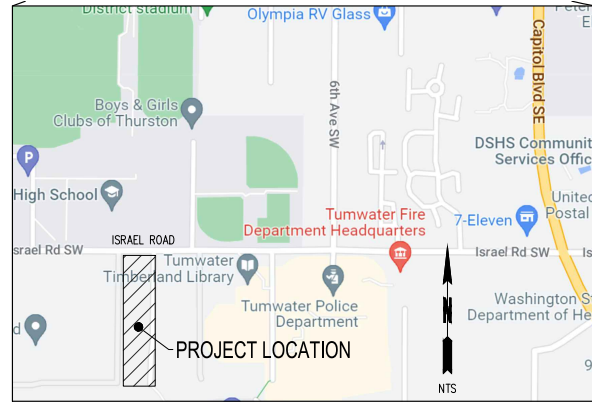
If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

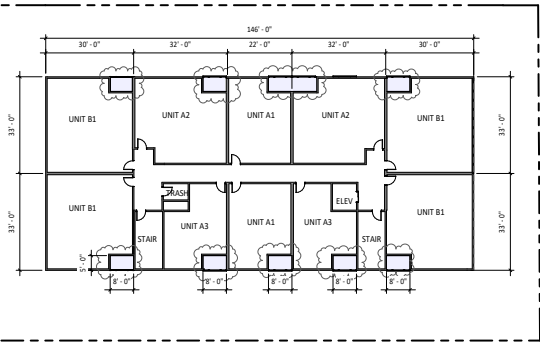
www.ci.tumwater.wa.us



1 GRADE LEVEL - SITE PLAN
SCALE: 1" = 20'-0"



2 RESIDENTIAL LEVELS 2 THRU 5
SCALE: 1" = 20'-0"



ZONING:
TOWN CENTER ZONING

SITE AREA:
45,760 SF (1.05 ACRES)

DENSITY:
MIN. REQUIRED 30 D.U./ACRE
PROPOSED 46.2 D.U./ACRE

GROSS BUILDING FLOOR AREA LEVEL 1 = 6372 SF
GROSS BUILDING FLOOR AREA LEVEL 2-5 = 38,544 SF

TOTAL BUILDING AREA = 44,976 SF

HEIGHT:
ALLOWED: 55'
PROPOSED: 55'

SETBACK REQUIRED:
FRONT: 0
SIDE: 0
REAR: 0

SETBACK PROPOSED:
FRONT: 10'-0"
SIDE: 24'-0" / 24'-5"
REAR: 270'-6"

UNIT COUNT LEVELS 1 THRU 5

1 BEDROOM	A1	660 SF = 8
1 BEDROOM	A1-ALT	630 SF = 1
1 BEDROOM + DEN	A2	930 SF = 8
1 BEDROOM	A3	960 SF = 8
2 BEDROOM	B1	990 SF = 16
TOTAL =		42 UNITS

OPEN SPACE REQUIREMENT (TMC 17.17.120):
15% OF THE SITE = 45,760 X .15 = 6,864 SF
OPEN SPACE REQUIRED: 6,864 SF

MULTIFAMILY OPEN SPACE REQUIREMENT PER DESIGN GUIDELINES - 2.8.1.8.2.B.B
150 SF PER DWELLING UNIT
150 X 42 = 6,300

TOTAL OPEN SPACE PROVIDED: 7304 SF

690 SF - ENTRY PLAZA WITH LANDSCAPING WITH BENCHES LANDSCAPE - CONNECTION WITH PUBLIC RIGHT OF WAY - PASSIVE

3347 SF - OPEN SPACE WITH LANDSCAPING & OUTDOOR PLAY AREA & RECREATION, ACTING AS EXTENSION OF RESIDENTIAL. AMENITY SPACE ALSO PROVIDING CONNECTION WITH SIDEWALK APPROX - 2200 SF - ACTIVE RECREATION

1600 SF - BALCONIES CAN COUNT TOWARDS 50 % OF REQUIRED OPEN SPACE.
40 UNITS X 40 SF = 1600 SF

1667 SF - ON SITE INDOOR RECREATION COUNTS AS 25 % (1716 SF ALLOWED TO BE COUNTE OF REQUIRED OPEN SPACE)
(1667 SF AREA PROVIDED FOR CLUBROOM & EXERCISE - ACTIVE RECREATION)

G. FOR ALL RESIDENTIAL SUBDIVISIONS, AT LEAST FIFTY PERCENT OF THE AREA SET ASIDE FOR PARK AND OPEN SPACE AREA MUST BE FOR ACTIVE RECREATION, WITH THE REMAINDER SET ASIDE FOR PASSIVE RECREATION.

50 % X 7360 = 3680 SF ACTIVE RECREATION REQUIRED
2200 SF + 1667 SF = 3,867 ACTIVE PROVIDED

18,47,050 - PARKING LANDSCAPE
IF THE AREA CONTAINS MORE THAN FIFTY BUT NO MORE THAN ONE HUNDRED PARKING SPACES, AT LEAST TWENTY-FIVE SQUARE FEET LANDSCAPE DEVELOPMENT MUST BE PROVIDED FOR EACH PARKING STALL PROPOSED.

62 STALLS = 65 X 20 = 1,240 SF AREA MINIMUM LANDSCAPING REQUIRED

LANDSCAPING PROVIDED = 350 SF + 255 SF + (118 X 2 = 236 SF) + ((123 X 2 = 246 SF) + (144 X 2 = 288 SF) + (75 X 4 = 300 SF) + (125 X 2 = 250 SF) + 100 SF = 2005 SF

PERIMETER YARD LANDSCAPE = 4130 SF

PARKING DATA - VEHICULAR

REQUIRED 1.0 STALLS / UNIT (PROXIMITY TO TRANSIT)

42 UNIT X 1 = 42 STALLS
1 GUEST STALL / 10 UNITS
42 UNIT / 10 = 5

TOTAL PARKING REQUIRED: 47
TOTAL PARKING PROVIDED: 62

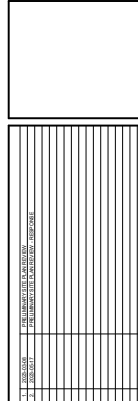
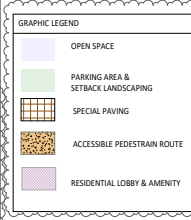
5 % STALLS EV = 4 REQUIRED
4 EV STALLS PROVIDED INCLUDES 1 ADA - EV

BIKE PARKING REQUIREMENT

SHORT TERM: 1 SPACE / 4 UNITS = 11
LONG TERM: 1 SPACE / 4 UNITS = 11

PROPOSED BIKE PARKING
SHORT TERM 11
PROVIDED AT GRADE & WALL MOUNTED

LONG TERM 11
CLASS 1 BIKE LOCKERS IN BIKE ROOM



TUMWATER 30

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SITE PLAN

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2025-05-15 PRELIMINARY SITE PLAN REVIEW RESPONSE