



Community Development  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-4180

**NOTICE OF DECISION**  
**Belmont Flats at Tumwater**  
Permit No. TUM-21-1522  
October 30, 2023

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-21-1522 Belmont Flats, construction of a mixed use commercial (27,500 sf) and residential (626 units) development on the property located at multiple unaddressed lots south of the Tyee Drive Israel Rd roundabout. Thurston County Tax Parcel Numbers: 82700800401, 82700800300, 82700800201, 82700800202 and 827007702100.

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.



Community Development  
555 Israel Road SW  
Tumwater, WA 98501-6515  
Phone: 360-754-4180

October 27, 2023

Israel Investments  
Todd Hansen  
17248 March Street SW  
Tenino, WA 98589

RE: Belmont Flats – TUM-22-1522 Mixed Use Commercial/Residential, 27,500 sq. ft. commercial, 614 units, 12 live/work units.  
Formal Site Plan Approval  
Vacant land equaling approximately 15.18 acres located west of I-5 on Israel Road, south of Tyee Drive. Tax parcel numbers 82700800401, 82700800300, 82700800201, 82700800202, & 827007702100

Dear Mr. Hansen:

## **GENERAL**

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, building, fire code compliance, and engineering shall be met.

## **PLANNING**

1. Comprehensive Plan: The City of Tumwater Comprehensive Plan identifies the properties associated with this project as General Commercial (GC) zone district within the Littlerock Neighborhood and Littlerock Road Sub-Area Plan. The proposal is consistent with the intent of the Comprehensive Plan.

The proposal is in line with the Comprehensive Plan and sub-area plans.

2. Use: The proposed project is to construct three mixed use buildings to include 626 residential apartment units (12 live/work spaces) and 27,500 sq. ft. of commercial space. The project is located in the General Commercial Zoning District and Aquifer Protection Overlay Zoning District. Mixed use structures means a building that includes an appropriate combination of multiple uses located inside a single structure. A mixed use structure is characterized as a structure where a variety of different living activities (live, work, shop and play) are in close proximity (walking distance) to residents.

The proposal meets the requirements of mixed use structures.

3. Densities: The GC zone doesn't list a minimum or maximum density for mixed use buildings.

4. Impervious Coverage: The GC zone district allows a maximum impervious coverage of 85 percent.

The proposal shall not go over the maximum impervious surface amount allowed.

5. Open Space: The minimum amount of open space that shall be provided for the site is 15 percent. The calculation shall be done after taking out the right-of-way dedication. Park and open space area shall be separate and distinct from required yards, setbacks, and landscaped areas.

At least 50% of open space must be active recreation, with remaining passive recreation. Updated calculations show the stormwater facility being used to meet a portion of the active open space area. Staff will need to confirm with further stormwater design that the design can meet the required 6 months of use criteria.

As proposed the open space meets the code requirements. Will be double checked during site development grading once additional information is known about the stormwater facility.

6. Building Height: The maximum building height in the GC zone is 65 feet.

Proposed building height is 55'

7. Yards/Setbacks: There are no minimum setback requirements in the GC zone district.
8. Citywide Design Guidelines: Chapter 2 design standards for Multifamily apply to this development. A design review fee of 2.5% of the fee for the building permit will be added to the building permits. The site is located on Israel Road which is designated as a Signature Road.

Narrative analysis of design guidelines were preliminary reviewed and generally meet the requirements. Will complete a full review during the building permit submittal.

9. Postal Facilities: Consolidated postal drop off facilities shall be provided for the site.

Proposed inside structures.

10. Pedestrian Access: Pedestrian access elements will be required throughout the site, within and through parking areas, Pedestrian access shall be placed every four rows or at least every 180 feet. Access to each public road shall be provided.

Proposal meets this requirement as shown on the approved site plan.

11. Parking: The prescriptive requirement is 1.5 off-street parking stalls for each one and two bedroom dwelling unit. Studio units require 1 parking stall per unit. In addition, 1 guest stall is required for each 10 units.

Parking amounts can be reduced to 1.0 spaces per 1 – 2 bedroom dwelling unit and 1.5 spaces per 3+ bedroom unit if within one-half mile of a transit stop by sidewalk or paved path.

Parking areas are to be hardsurfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4” wide. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or landscape area.

The parking aisle (lane) for the proposed 90 degree parking is to be a minimum of 22’ 6” feet wide, however buildings over 30’ tall require a 26’ wide drive lane to accommodate fire apparatus.

Chapter 18.50.070 B. Parking spaces provided within a parking structure or underneath a building shall be exempt from maximum parking requirements.

Site plan shows appropriate parking spaces for development based on allowed reductions.

12. Bicycle Parking: Both short-term and long-term bicycle parking shall be provided at a rate of 1 bike stall per 4 dwelling units. Bicycle facilities shall meet the requirements of TMC 18.50.120 for both short term and long term. Long term bicycle storage within buildings must be separate locker type facilities. 626 units requires 157 short and 157 long term bike storage. There is an ability to convert ½ of the short term spaces to long term spaces.

Response letter states that 160 long term bike spaces will be on the first floor of the buildings and at least 157 short term bike spaces will be provided throughout the site. Staff will assess the location of the short term bike facilities during site development grading and ensure compliance with 18.50.120 regarding weather protection, lighting and bike rack detail during site development grading and building permit review.

13. Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

Lighting for the site shall meet the requirements of section TMC 18.40.035 and section 2.F.1 of the City’s Design Guidelines.

A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval with submittal of the site development/grading permit. The photometric plan shall be accompanied by specifications and detail of all exterior lighting proposed for the project. Photometric plan must show candle foot at property lines and shall be approved prior to building permit issuance.

14. Landscaping: A landscaping and irrigation plan must be submitted for the perimeter boundaries and internal parking areas. The plan must show proposed plantings, tree types and heights, and other vegetation.

An 8' type 2 perimeter landscape is required around the perimeter of the site.

Parking lot landscaping shall meet the design requirements of Chapter 18.47 and Section 2.D of the City's Design Guidelines.

Streetscape landscaping shall be required as a part of frontage improvements.

Landscaping between right-of-way and parking lot shall comply with the standards in 18.47.50.D. The label between the ROW and parking lot landscaping needs to be updated to refer to this section of code on the landscape plans.

The landscape/irrigation plan shall be approved prior to issuance of site development/grading and/or building permits.

15. Signs: A total of two hundred square feet, with sign face no larger 100 sq. ft. Wall signs not to exceed twenty percent of the public façade; freestanding up to thirty feet.
16. Pocket Gophers: A gopher exclusion letter was provided outlining how the site meets the administrative determination exemption for 30% forested properties. During the SEPA review a comment was received requesting additional information to be provided regarding the study methodology. This comment lead the applicant to complete a new gopher study. No gopher mounds were found during the second study and the commenter was satisfied by the updated information provided.
17. Trees: A forester's report/tree inventory was submitted to the City showing retention of 32 trees on site. This is a shortfall of 137 trees from the required 169 trees (20% of existing trees on site).

Replanting shall occur at a rate of 3:1 for the shortfall requiring 411 additional trees to be planted on site.

18. Transportation Concurrency: A transportation concurrency ruling was completed on June 9, 2023 identifying required mitigation related TIF fees, transportation improvements, improvements or mitigation payments for the I-5 & Tumwater Blvd intersection and Tyee Extension.
19. S.E.P.A: A Mitigated Determination of Non-Significance was issued on June 28, 2023. Comments received during the public comment period related to traffic and gopher study methodology. A response to the traffic questions satisfied the traffic comments and the gopher question was discussed in the above section related to pocket gophers.

## **BUILDING AND FIRE**

### **GENERAL**

1. A site development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three 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. This project will be considered "engineered grading." Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. 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.

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

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, 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

2. The proposed building occupancy is R-2 of type V-A (1 Hour) construction. Or IIIB for 6 stories IBC Section 3. 5 story wood construction will require exit stairs to be pressurized per the WAC.
3. The building and site are required to be accessible. An accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and connecting the building and the public way. The accessible route of travel shall be shown on the engineering plans WAC 51-30
4. Where parking is provided with more than 20 required parking spaces for R-2, B occupancies, **five** percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 429.3, 429.4 and 429.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number. **Please show these on the site plan. Site Development documents shall show all underground utilities going to the EV stalls.**
5. Exterior walls are required to be of 1-hour fire-rated construction when less than 10 feet to the property line. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8.
6. 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.
7. 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 are required by code to be provided with automatic fire alarm systems, including pull stations, throughout. Most likely will require Fire pump for dry system.
2. The proposed buildings are required by code to be provided with NFPA 13 fire sprinkler systems throughout. IBC 903.3.1 Residential may be proposed for 13R per IBC 903.3.2 if not over stories requirements.
3. The applicant shall show the location of the Fire Department connection, post indicator valve, remote annunciator panel and key box on the engineering plans. Ductile iron pipe is required from the fire apparatus into the structures.
4. The required fire flow for this project is derived from Appendix B of the International Fire Code. Type 5A buildings of this size are required to have a

fire flow of 8,000 gallons per minute at 20 psi. However, based on the approval of the Fire Chief, a 50% reduction for fully sprinkled buildings allowed in Section 105.2 will be allowed for this site. Therefore, the required fire flow will be 4,000 gallons per minute at 20 psi for 4 hours. IFC 903

5. In Group R-2 occupancies containing more than 10 dwelling units or sleeping units, at least 5 percent but not less than one of the units shall be a Type A unit. All Group R-2 units on a site shall be considered to determine the total number of units and the required number of Type A units. Type A units shall be dispersed among the various classes of units. Where the sleeping units are grouped into suites, only one sleeping unit in each suite shall count towards the number of required Type A units.
6. Fire lane signs and yellow striping shall be provided on-site to identify Fire Department access roads and prohibit the obstruction thereof. IFC 503.3 (contact our office when time to paint curbs and will walk through areas)
7. 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. No exceptions. IFC 503
8. Aerial fire apparatus access road is required for this project per IFC D105. Building shall not be more than 30' away or 10' closer to the fire access road. 26' min. required for one side.

## MISCELLANEOUS

1. Each building will have a physical street address off Tyee Rd. SW. The buildings will not have letter or single number identifiers. Each apartment will be identified as Unit #.

Building A: 7022 Tyee Rd SW, unit 100 for 1st floor apartments.  
200 for 2nd floor apartments.

Building B: 7040 Tyee Rd SW, unit 100 for 1st floor apartments.  
200 for 2nd floor apartments.

Building C: 7066 Tyee Rd SW, unit 100 for 1st floor apartments.  
200 for 2nd floor apartments.

Commercial units will be assigned suite numbers

2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.



3. Fire stopping required to be inspected by WABO third party inspector.
4. Before Pre-con meeting, shall provide plan for review on how project will be meeting fire lane requirements for going vertical construction.
5. BLA's shall be completed prior to any building permits issued.
6. All building permit applications shall include architectural, structural, plumbing, mechanical and energy plans and specifications. No exceptions, and no deferrals. Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application but must be submitted before the main building permit will be issued.
7. Digital set of plans and specifications shall be submitted along with application and plan review fees.
8. The following permits may be required for this project:
  - Site Development/Grading permit
  - Building, including plumbing and mechanical
  - Fire sprinkler / fire suppression
  - Fire alarm
  - Sign
  - Swimming Pool
  - Retaining walls (WABO special required)
9. This project is required to provide for the storage of recycled materials and solid waste. The storage area shall be designed to meet the needs of the occupancy, efficiency of pick-up, and shall be available to occupants and haulers. The location of this facility shall be shown on the site plan.
10. Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless the area is protected by an approved automatic sprinkler system. IFC Section 304.3.3

## **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 2018 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. Frontage improvements are required per Tumwater Municipal Code 12.12.010. These improvements include separated sidewalks, curb and gutter, street patch, street lighting, bike lanes, street trees/landscaping and any storm drainage necessary to take care of the impervious area in the right-of-way. The applicant is responsible to the centerline of the right-of-way. Dedication of additional right-of-way to contain the improvements is required.

The final road alignment shall not conflict with the existing overhead power and shall ensure that access is not restricted for PSE to maintain the lines.

### Tyee Drive

- Corridor shall be five lanes per the Transportation Master Plan, however the City will consider three lanes pending adequacy demonstrated by a traffic engineer. A three lane option will require roundabout nodes and a landscaped center median at least 12' in width
- Design to the requirements outlined in the Chapter 4 Amendment to the Development Guide. This includes 7' bike lanes
- Storm drainage for the roads will need to be addressed outside of the right-of-way
- Two access points will be permitted onto Tyee at this time (one full access and one access restricted to right in and right out, final location of access points to be approved by the City)
- Historical street lights are required
- Show all street sections on the site plan

### Trail System

- A trail extending from Israel Rd to Tumwater Blvd is required. The City will consider using the sidewalk on the west side of Tyee Drive as meeting the trail system requirement provided the sidewalk is designed as an ADA compliant shared use path. 10' wide concrete sidewalk, 2' wide crushed rock "running" shoulders, trail signage/markings and approach warnings, a 12' wide min. landscaped buffer from the street, a narrow landscape buffer from site improvements, and pedestrian level lighting

2. Full lane overlays will be required after patching.

3. All accesses will meet city standards. Sight distance is a concern on several access points shown on the plans. Provide sight distance triangles at all access points on SDG plans.
4. Coordinate all construction phasing and access plans as required.
5. There is a street special connection (Tyee/Israel) fee of \$5,534.29 that is required to be paid as part of this project.
6. At a minimum please plan on a pedestrian and emergency vehicle connection at the Old Israel Rd segment. This may require relocation of the existing overhead utilities and their appurtenances.
8. The City will review the proposed access locations with the site development and grading plans for adequacy.

## **STORM**

1. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual (DDECM).
2. 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.
3. This project will be paying a monthly stormwater utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
4. This project is in an area of high groundwater review. The project shall confirm the max historic high groundwater elevation for the site. 6' of separation shall be required from the bottom of the stormwater facility to high groundwater or other low permeability layer. This separation may be reduced down to 3' with a successful mounding analysis reviewed and approved by the City designated third party reviewer.
5. No storm drainage treatment or storage will be allowed in the right-of-way.
6. Show all existing wells impacted by the proposal including groundwater monitoring wells and domestic water wells. Coordinate to provide any protection during construction and relocation or decommissioning to DOE standards as required.

## **SANITARY SEWER**

1. Extension of the sewer main across all frontages is required. Sewer needs to be stubbed to adjacent properties for future extension.
2. There is a sewer special connection (Tyee/Israel) fee of \$5,865.34 that is required to be paid as part of this project.
3. Any sewer main extension requires a minimum of an 8" main. Manhole spacing shall be 300' and at every intersection. An analysis shall be performed to determine if a larger diameter sewer main is necessary in Tyee Drive to accommodate this and future projects.

## **WATER**

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services 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. Please contact maintenance at 754-4150 for more information.
3. Extension of the 24" water main within the Tyee Drive alignment is required. The City may consider an oversizing agreement for this. Any other 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 for a maximum velocity of 8 feet per second. Water needs to be stubbed to adjacent properties for future extension.
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 at [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us). For questions on Building/Fire, contact Al Christensen [achristensen@ci.tumwater.wa.us](mailto:achristensen@ci.tumwater.wa.us) and for Engineering and Transportation questions, please contact Jared Crews [jcrews@ci.tumwater.wa.us](mailto:jcrews@ci.tumwater.wa.us).

Sincerely,

Alex Baruch, Planner

c. City of Tumwater Development Review Committee