



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

NOTICE OF DECISION

The Rookery

Permit No. TUM-21-1198

October 30, 2023

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-21-1198 The Rookery, construction of a mixed use building including two offices and six multifamily apartment units on the property located at 6504 Capitol Blvd. SE, Tumwater, WA 98501. Thurston County Tax Parcel Number: 12702230900.

The complete decision may be viewed on the City's website at 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 or call (360) 754-4180.



October 27, 2023

Tyrell Bradley, Tessa Bradley and Roussa Cassel

RE: Formal Site Plan Approval – TUM-21-1198
The Rookery
Six multifamily apartments with approximately 2200 sf of office space on the ground floor
6504 Capitol Boulevard SE; Parcel Number: 12702230900

On June 29, 2023 the Development Review Committee for the City of Tumwater held a formal site plan review for the above referenced 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.

The proposal is to construct a 3 story mixed use structure with offices on the ground floor and residential in the upper floors.

PLANNING

1. Use: The site is located within the South Neighborhood Center of the Capitol Boulevard Community zone district, and Aquifer Protection (AQP) overlay zone. General Offices and residential are permitted uses. [18.21.030 TMC]
2. Capitol Boulevard Community Zoning District:
 - a. Lots less than ½ acre, floor area ratio (FAR) and minimum density requirements do not apply. [Section 18.21.060.B.3 TMC]
 - b. There is no maximum lot coverage
 - c. Maximum building height 50 feet. [Section 18.21.060.B.4 TMC]
 - d. Building setbacks minimum of 12 feet from curb to provide for sidewalks and landscaping with street trees. Additionally, buildings and landscape must not impede visibility sight triangles. [Section 18.21.060.E.1 TMC]
 - e. There are no side or rear yard setbacks, except for landscape, emergency access and visibility needed for safety and inter-site connectivity. [Section 18.21.060.E.2&3 TMC]

The design generally complies with the above standards with approval of the alternative landscape plan.

3. Capitol Boulevard Design Guidelines:

- a. Please review the design guidelines (<https://www.ci.tumwater.wa.us/home/showpublisheddocument/2436/635314424869430000>) to ensure all aspects are being considered. Below are some of the highlights.
- b. The site is located at a “Primary Pedestrian Oriented Cross Street.
- c. Properties fronting Capitol Boulevard must provide direct path from public sidewalk to entries, no untreated blank walls, provide pedestrian oriented open space, and transparency windows.
- d. Pedestrian oriented facades are required within 50 feet of the intersection.
- e. Parking not allowed on corners.
- f. Planter strips with street trees are required.
- g. Chain link fence over 3 feet above grade are not allowed within 15 feet of Capitol Boulevard.
- h. Provide Pedestrian access to adjacent properties and pedestrian connections.
- i. Provide vehicle connections to adjacent properties.
- j. Primary vehicle access located on side-street.
- k. Locate and screen service areas to avoid negative impacts and not visible from sidewalk. (CMU dumpster).
- l. All multi-family to provide 100 sq. ft. on-site open space per unit. Please show how this is being met on-site. See B.7.1.and subsection a.1.iii regarding the amount of open space and options for what needs to be included in that area.
- m. Design Guidelines for Capitol Boulevard Community Zone: Please provide an analysis regarding how the building meets the Capitol Boulevard design guidelines Section E. Please provide a narrative for all sections in Section E.
(<https://www.ci.tumwater.wa.us/home/showpublisheddocument/2436/635314424869430000>).

Provided narrative complies with the design guidelines; will review elevations for compliance and consistency during building permit review.

4. Lighting:

- a. Site lighting is required to be downward, not shining off the site, and fully shielded. [Section 18.40.035 TMC]
- b. Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.
- c. A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval prior to building permit approval. The plan shall show how the lighting for the site complies

with the light trespass requirements outlined in Section 18.40.035.D TMC.

- d. Light fixtures shall be limited to 24 feet in mounting height.

Proposed lighting will be reviewed in greater depth during building permit review.

5. Parking

- a. Office Space 4 stalls per 1,000 square feet.
- b. Multi-family no more than 1 stall per unit.
- c. Parking stall sizes are as follows:
 - i. 9' x 18' - Standard stalls
 - ii. 8' x 17' – Compact stalls (maximum 15% of total parking)
 - iii. 9' x 18' – Barrier-free
 - iv. 16' x 18' - Barrier-free van stalls
 - v. The parking area is to be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4" wide.
 - vi. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway or planter bed where a tree is within three feet of the curb. These need to be shown on the site plan.
 - vii. The parking aisle (lane) is to be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.
- d. Bicycle storage facilities are required for the site and shall meet the requirements of Section 18.50.120 TMC. Short term: 1 spaces per 4 units. Long term facilities 1 per 4 units.
 - i. Bike facilities are required to be covered. Show the location of the bike facilities on the formal site plan with a dedicated space in each unit meeting the ordinance requirements.

Will review bike parking in greater depth during site development grading and building permit review.

6. Signs: Section 18.44.150 TMC

- a. Signs shall be limited to a total of 200 sq. ft. in area on all faces
- b. Wall signs limited to not exceed 20 percent of the public façade
- c. Freestanding sign maximum 30 feet
- d. Pedestrian oriented signs (ninety-degree angle to the adjacent building face. The sign may either be suspended beneath a pedestrian weather protection structure or be attached to and project from the building wall)
- e. Not exceed eight square feet in area per sign face; provided, that such signs located below a pedestrian weather protection structure shall not exceed four square feet in area;
- f. One such sign is allowed for each public entry of the first floor use onto the adjacent street;
- g. The bottom of any sign of this type shall be at least nine feet above the sidewalk and shall not contain commercial messages other than the name of the use or business;

- h. The maximum height of a pedestrian-oriented sign shall not exceed fifteen feet above the sidewalk; and
- i. A pedestrian-oriented sign shall not be free-swinging and must not extend horizontally beyond the limits of a pedestrian weather protection structure.

Sign permits are required for any proposed signs and will be reviewed once submitted.

7. Landscape

- a. A landscaping plan, landscape plan review application, shall be submitted for the required landscaping in the right-of-way, perimeter yard areas prior to site development grading approval.
 - i. A Type 2 buffer is required for perimeter yard areas and shall have a minimum 8-foot wide planter area and shall contain 1 tree every 25 lineal feet with no less than 50% of the trees be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.
 - ii. The plan must also address parking lot landscaping as prescribed in Chapter 18.47 TMC. For parking areas with more than 10 parking spaces the requirements of Section 18.47.050(E) TMC 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. Parking lots shall be screened from the right-of-way per 18.47.050.D. Please show how it meets that requirement.
 - iii. The Landscape Plan must show proposed plantings, tree types and heights, and other vegetation. This plan is to be submitted with the site development/grading and engineering permits and is to be implemented prior to the issuance of a Certificate of Occupancy.
 - iv. Irrigation of all landscape beds is required.
- b. Alternative landscape plan can be provided per 18.47.060 due to the tight space constraints.

Community Development Director reviewed the design and agrees with the proposed alternative landscape plan as submitted. Will be formally reviewed and approved during site development grading review.

- 8. Consolidated Mail Drop-off: Please show on the site development grading and building plans where consolidated mail drop-off will be located.
- 9. Mazama Pocket Gopher: No study is required as the property shows evidence of previous disturbance when looking at site imagery (Administrative Determination 3.b.1).

10. Impact Fees: 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.
11. Notice of Application: A notice of application was issued on September 7, 2023. Many comments from neighbors were received relating to traffic, noise and garbage. Those comments were responded to by Staff. Another comment by the neighboring business (Tumwater Eye Care) requested an opportunity to discuss the 3' setback for the proposed building adjacent to their property as it relates to maintaining the building without trespassing on the Eye Center property. The applicant and Eye Center owner met and discussed a resolution that both property owners were happy with.
12. SEPA: Not required as cut/fill of soil is under 250 cubic yards total.
13. Water and sewer: Water and sewer availability certificate from the City of Tumwater has been received.

BUILDING AND FIRE:

GENERAL

1. 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
2. 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.
 - a. 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

3. 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
4. The proposed buildings occupancy is Mixed-use R-2/B of 2018 IBC Section 3
5. The proposed buildings are required by code to be protected with NFPA 13 or 13R fire sprinkler systems throughout. IBC 903.2.8.
6. 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. Parapet is required.
7. 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.
8. 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.
2. 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.
3. The required fire flow for this project is derived from Appendix B of the International Fire Code. Type 5B buildings of this size are required to have a fire flow of 3,000 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 1,500 gallons per minute at 20 psi. IFC 903
4. 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*.

5. Aerial fire apparatus access shall be provided for building that measure more than 30 feet in height per IFC section D105. When proposing carports refer to this section for design.
6. Placement of the hydrants shall be coordinated with the Building Safety Official. Fire hydrant locations shall be shown on the engineering and landscape plans. IFC 501
7. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department, made serviceable by the Public Works Department prior to any vertical or combustible construction. **No exceptions.** IFC 503

MISCELLANEOUS

1. Each building will have a physical street address off Capitol Blvd SW, assigned by the Building & Fire Official. This will be done at Site Development review.
 - a. Each apartment will be identified as Unit #.
Example: XXXX Capitol Blvd SW, unit 100 for 1st floor apartments.
200 for 2nd floor apartments.
2. 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.
3. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
4. The following permits are required for this project:
 - Site Development/Grading permit
 - Building, including plumbing and mechanical
 - Fire sprinkler
 - Fire alarm
 - Sign
5. 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.
6. 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

TRANSPORTATION & ENGINEERING DEPT

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 most current 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 closeout documents including easements, right of way dedications, utility installation forms, bills-of-sale documents, and any other required legal documents at the appropriate time prior to securing final acceptance.
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. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
14. 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 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.
2. Undergrounding of the overhead utility lines along Z street is required.
3. All access to the property will be consistent with City standards and policies.

STORM

1. A drainage design and erosion control plan will be required to meet the City's 2022 Drainage Design and Erosion Control Manual requirements.
2. Demonstrate no new additional impervious is generated on the frontage or that the new improvements don't adversely affect the existing storm in the City Right of Way. This can be updated in the Drainage Report with the other items that have not been provided to date (SWPPP, Soil Management Plan, etc)

3. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
4. 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.
5. Test pits needed for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pit groundwater elevation data needs to be collected between December and April to accommodate for seasonal high groundwater unless other available information can be deemed acceptable.

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.

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.
3. 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 Formal Review does not provide the benefit of vesting, which is currently not allowed until the time a complete Building Permit application is submitted. Therefore, if ordinance changes occur during the life of this review, your project must conform to those new requirements.

If you have any questions regarding Planning issues, contact me at 360-754-4180 or abaruch@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen at 360-754-4180 or achristensen@ci.tumwater.wa.us. For Engineering questions, contact Jeff Query at 360-754-4140 or jquery@ci.tumwater.wa.us.

Sincerely,

Alex Baruch