



**DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – JANUARY 25, 2024 VIA ZOOM CONFERENCING**

**APPLICANTS AND/OR THEIR REPRESENTATIVES
ARE REQUIRED TO ATTEND THE DRC MEETING.**

*** IF YOU ARE UNABLE TO ATTEND, PLEASE NOTIFY US BY PHONING *
360-754-4180**

PERMIT #:	TUM-24-0051
PROJECT TITLE:	3939 Cleveland Addition
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Jeff Nickel
REPRESENTATIVE(S):	Jeff Nickel
OWNER(S):	Nickel Properties & Investments LLC
LOCATION:	3939 Cleveland Ave SE
PARCEL(S):	09470007000
REQUEST:	New Floor Addition (2,155 sf)
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0023
PROJECT TITLE:	Gerth Row Homes
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Michael Arnold
REPRESENTATIVE(S):	Michael Arnold
OWNER(S):	Michael Arnold
LOCATION:	213 Gerth St SW
PARCEL(S):	12834443100
REQUEST:	Construction of 3 units of row homes
TIME:	10:30 a.m. – 12:00 p.m.

PERMIT #:	TUM-24-0052
PROJECT TITLE:	Puget Sound Welding Warehouse
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Jordan Gritton, Gritton Building Co.
REPRESENTATIVE(S):	Jordan Gritton, Gritton Building Co.
OWNER(S):	Integral Properties LLC
LOCATION:	7602 Henderson Blvd SE
PARCEL(S):	12711130804
REQUEST:	936 sf addition to existing warehouse
TIME:	1:30 p.m. – 3:00 p.m.



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
 Email: cdd@ci.tumwater.wa.us

**FEASIBILITY SITE PLAN REVIEW
 Application**

TUM-24-
 0051
 Keely
 RCVD BY

DATE STAMP
RECEIVED
 JAN 16 2024
 CITY OF TUMWATER
 Community Development

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre)
 In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 3939 Cleveland Ave SW, Tumwater WA 98501

PROJECT NAME: 3939 Cleveland PARCEL NUMBER(S): 09470007000

APPLICANT (please print neatly)

NAME OF APPLICANT: Jeff Nickel

APPLICANT'S MAILING ADDRESS (COMPLETE): 4140 104th Ave SW, Olympia WA 98512

APPLICANT'S TELEPHONE(S): 360-507-3296 APPLICANT'S E-MAIL: jeff@mission-industries.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Jeff Nickel

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 4140 104th Ave SW, Olympia WA 98512

REPRESENTATIVE'S TELEPHONE(S): 360-507-3296 REPRESENTATIVE'S E-MAIL: jeff@mission-industries.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Jeff Nickel

OWNER'S MAILING ADDRESS (COMPLETE): 4140 104th Ave SW, Olympia WA 98512

OWNER'S TELEPHONE(S): 360-507-3296 OWNER'S E-MAIL: jeff@mission-industries.com

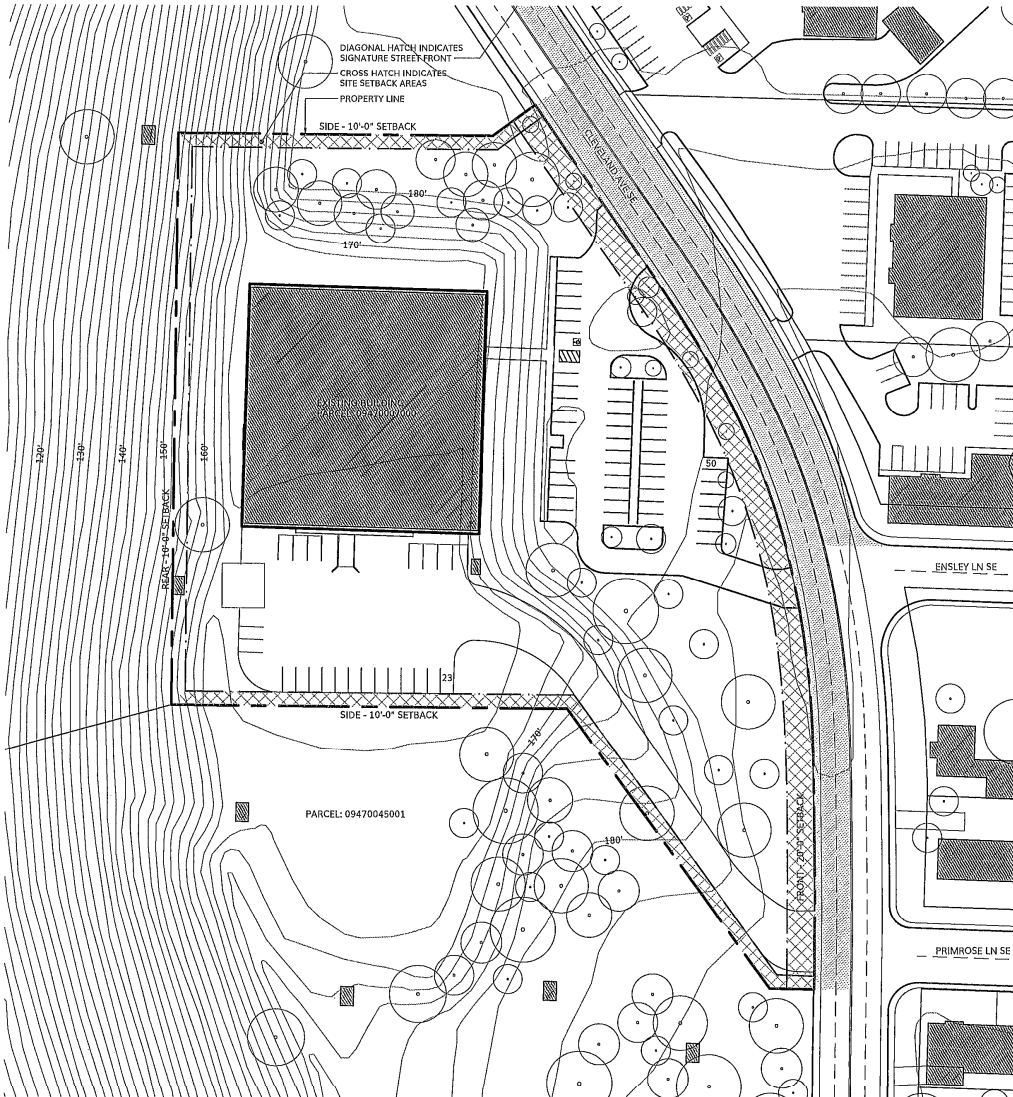
PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

2155 SF Interior Floor Addition, Facade, Soffit, Handrails and Entry Portal

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

[Signature]
 Signature of Applicant/Representative

1-16-2023
 Date



1 SITE PLAN
SCALE: 1" = 40'-0"

TMC MUNICIPAL CODE PARKING SUMMARY

REQUIRED AUTOMOTIVE PARKING SPACE COUNTS BY OCCUPANCY PER TMC FIGURE 18.50.07(1)(A):

WAREHOUSE, STORAGE: 10,000 SF OR LESS = 1 SPACE PER 2,000 SF
 10,001 SF - 20,000 SF = 10 SPACES
 +0.75 SPACES FOR EACH ADDITIONAL 2,000 SF
 MORE THAN 20,000 SF = 18 SPACES
 +0.55 SPACES FOR EACH ADDITIONAL 2,000 SF

OFFICES, GENERAL: GFA UP TO 2,000 SF = 4 SPACES PER 1,000 SF
 GFA 2,001 SF - 7,500 SF = 3.3 SPACES PER 1,000 SF
 GFA 7,501 SF - 40,000 SF = 2.8 SPACES PER 1,000 SF
 GFA > 40,000 SF = 2.3 SPACES PER 1,000 SF

OFFICE SPACE 215 ADDITION:

2155 SF ADDITION / 1,000 SF GFA = 2.155 MULTIPLIER
 2.155 MULTIPLIER x 3.3 SPACES FOR OFFICE OCCUPANCY = 7.1115 SPACES =
 8 DEDICATED PARKING SPACES FOR 2155 SF OFFICE ADDITION

(B) BUILDING OCCUPANCY:
 PLEASE REFER TO SHEET 2301 - CODE PLAN FOR ADDITIONAL INFORMATION

TOTAL WAREHOUSE: 33743 SF x 20,000 SF
 18 SPACES REQUIRED FOR FIRST 20,000 SF
 REMAINING 3743 SF / 2000 SF = 1.8715 MULTIPLIER
 1.8715 MULTIPLIER x 0.50 SPACES = 0.93575 SPACES = 1 SPACES
 19 DEDICATED PARKING SPACES FOR (B) WAREHOUSE OCCUPANTS

LABORATORY: 4000 SF
OFFICE: 4041 SF
TOTAL OFFICES, GENERAL: 8047 SF > 7501 SF < 40000 SF = 2.8 SPACES PER 1000 SF
 8047 SF / 1000 SF = 8.047 MULTIPLIER
 8.047 MULTIPLIER x 2.8 SPACES = 22.5316 SPACES =
 23 DEDICATED PARKING SPACES FOR (B) OFFICES, GENERAL

TOTAL REQUIRED PARKING:
 19 SPACES FOR (B) WAREHOUSE + 23 SPACES FOR (B) OFFICE + 8 SPACES FOR OFFICE ADDITION =
 50 TOTAL REQUIRED PARKING SPACES
 73 PARKING SPACES PROVIDED ON SITE PLAN SHOWN

REQUIRED BICYCLE FACILITIES PER TMC FIGURE 18.50.12(1)(A)

MINIMUM NUMBER OF SHORT TERM (CLASS 2) BICYCLE PARKING SPACES REQUIRED:

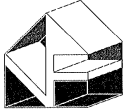
FOR PARKING AREAS OF BUILDINGS WITH LESS THAN 150 VEHICLE SPACES:
 2 SPACES OR 5% OF VEHICLE SPACES, WHICHEVER IS GREATER.

73 SPACES x 5% = 3.65 SPACES > 2 SPACES
 4 SHORT TERM BICYCLE SPACES REQUIRED ON SITE

MINIMUM NUMBER OF LONG TERM (CLASS 1) BICYCLE PARKING SPACES REQUIRED:

FOR COMMERCIAL, INDUSTRIAL & INSTITUTIONAL USES, OR PARKING AREAS WITH 50 OR MORE VEHICLE PARKING SPACES:
 2 SPACES REQUIRED PER 50 VEHICLES + 1 PER 100 ADDITIONAL VEHICLE SPACES.

73 SPACES x 50 SPACES
 2 SHORT TERM BICYCLE SPACES REQUIRED ON SITE



VITAL FORM STUDIO



Project # 2304

3939 CLEVELAND BUILDING
 3939 CLEVELAND AVE. SE, TUMWATER, WA 98501

ORIGINAL SHEET SIZE = 24 x 36
 HALF SIZE REDUCTIONS = 12 x 18
 REVISIONS:

DATE:
 12/12/2023
 PERMIT 75% PROGRESS SET



SITE PLAN
 A-101

FOR JANUARY 25, 2024



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
(360) 754-4180
Email: cdd@ci.tumwater.wa.us
FEASIBILITY SITE PLAN REVIEW
Application

TUM - 24-	DATE STAMP
0023	01-04-2024
Kerri	
RCVD BY	

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre)
In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): _____

PROJECT NAME: _____ PARCEL NUMBER(S): _____

APPLICANT (please print neatly)

NAME OF APPLICANT: _____

APPLICANT'S MAILING ADDRESS (COMPLETE): _____

APPLICANT'S TELEPHONE(S): _____ APPLICANT'S E-MAIL: _____

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: _____

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____

REPRESENTATIVE'S TELEPHONE(S): _____ REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: _____

OWNER'S MAILING ADDRESS (COMPLETE): _____

OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature of Applicant/Representative

Date



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
 Email: cdd@ci.tumwater.wa.us
FEASIBILITY SITE PLAN REVIEW
Application

TUM - 24 - 0052	DATE STAMP
Kelly	01/03/2024
RCVD BY	

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre)
 In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 7602 Henderson Blvd SE
 PROJECT NAME: Puget Sound Welding Shop Addition PARCEL NUMBER(S): 12711130804

APPLICANT *(please print neatly)*

NAME OF APPLICANT: Gritton Building Co.
 APPLICANT'S MAILING ADDRESS (COMPLETE): 3403 Steamboat Island Rd NW PMB 463 Olympia, WA 98502
 APPLICANT'S TELEPHONE(S): 360-790-6646 APPLICANT'S E-MAIL: jordan@grittonbuildingco.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Jordan Gritton
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 3403 Steamboat Island Rd NW PMB 463 Olympia, WA 98502
 REPRESENTATIVE'S TELEPHONE(S): 360-790-6646 REPRESENTATIVE'S E-MAIL: jordan@grittonbuildingco.com

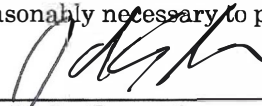
PROPERTY OWNER

NAME OF PROPERTY OWNER: James Brooks
 OWNER'S MAILING ADDRESS (COMPLETE): _____
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: james@pugetsoundwelding.com

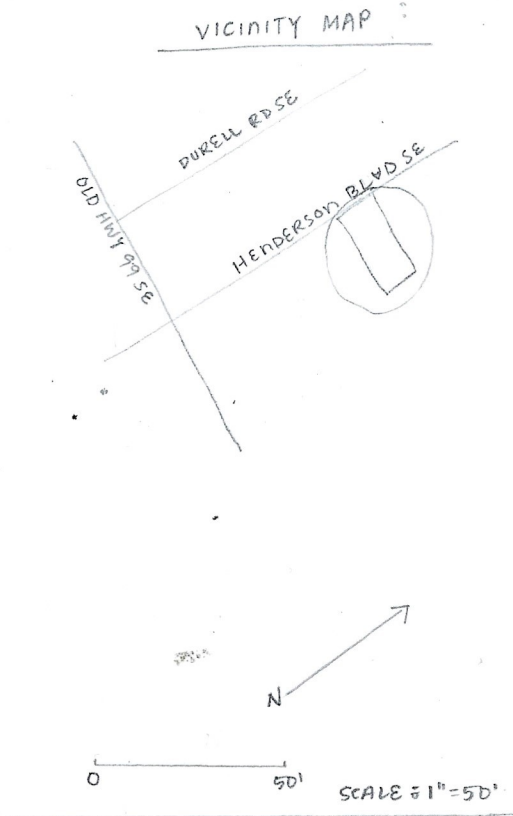
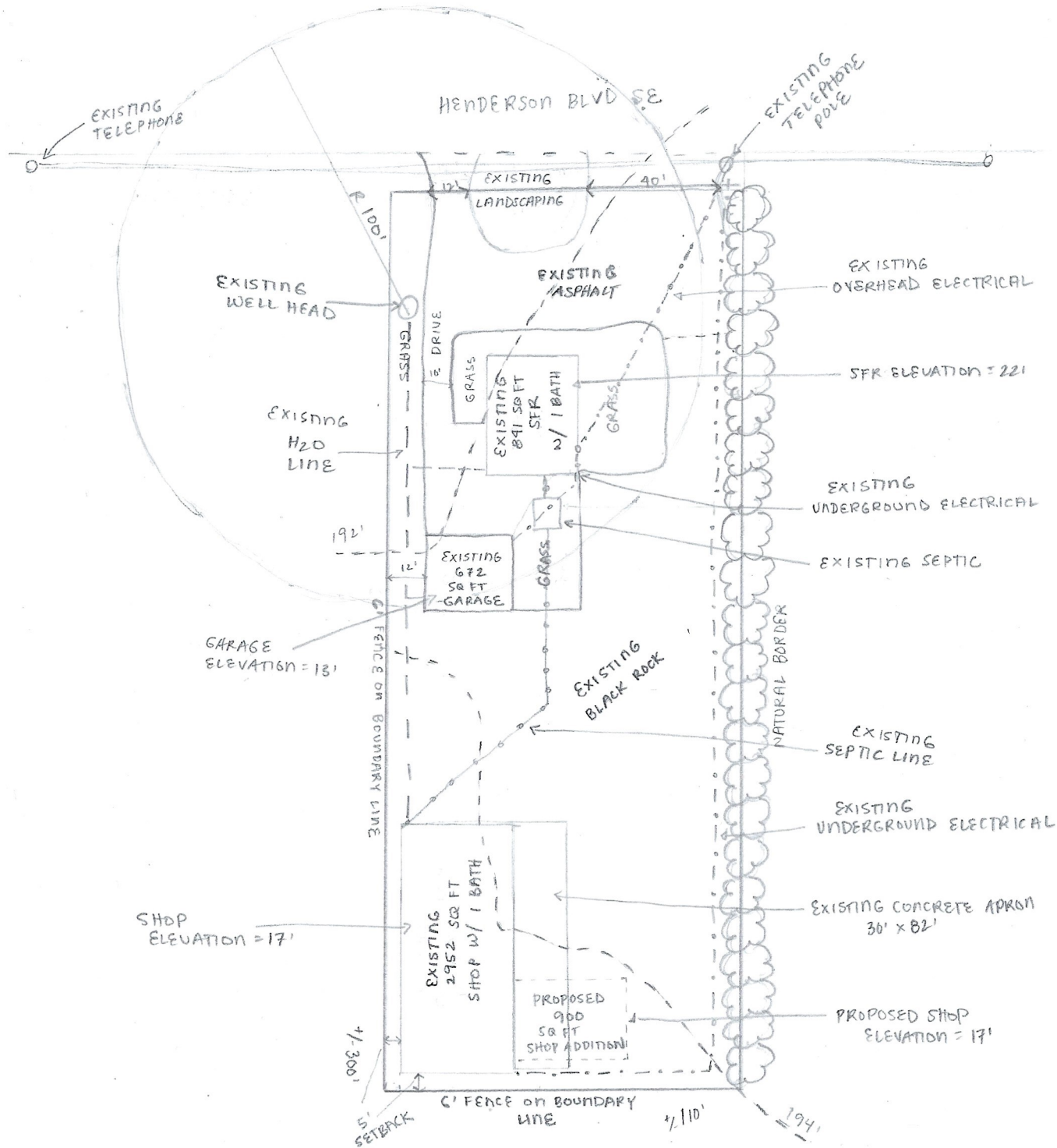
PROJECT DESCRIPTION *(attach additional sheets and documentation, as needed)*

Build a 936 sq ft shop addition to the current Puget Sound Welding shop. Shop addition does not include heated space or plumbing.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.


 Signature of Applicant/Representative

1/3/2024
 Date



GRITTON BUILDING CO

- TP# 12711130804
- ADDRESS: 7602 - A HENDERSON BLVD SE TUMWATER, WA 98501
- ZONE: LI
- TOTAL ACRES: 0.75
- BUILDING COVERAGE / LOT AREA: 5,365 / 33,000 = 16.25%
- TYPE OF CONSTRUCTION: COMMERCIAL SHOP ADDITION
- OCCUPANCY TYPE: EMPLOYEES OF PUGET SOUND WELDING