



**DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – FEBRUARY 1, 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-24-0075
PROJECT TITLE:	114 E St SW
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Riley Wall, Kaufman Construction & Development
REPRESENTATIVE(S):	Riley Wall, Kaufman Construction & Development
OWNER(S):	TPHS Property Management Inc.
LOCATION:	114 E St SW, 116 E St SW & 4015 Capital Blve SE
PARCEL(S):	62200200300, 62200200400, 62200200700, 62200200800, 62200200900 & 62200201000
REQUEST:	Review uses of existing structure
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0089
PROJECT TITLE:	Wood Apartments
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Taylor Wood
REPRESENTATIVE(S):	Taylor Wood
OWNER(S):	Zech-Owens Revocable Trust
LOCATION:	7321 Henderson Blvd SE
PARCEL(S):	12711110205
REQUEST:	Development of parcel for multifamily
TIME:	10:30 a.m. – 12:00 p.m.



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180 (360) 754-4126 (FAX)
 Email: cdd@ci.tumwater.wa.us

FEASIBILITY SITE PLAN REVIEW
Application

TUM - 24- 0075	DATE STAMP 01/12/2024
Kelly	
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): 114 E St SW & 116 E St SW & 4015 Capital Blvd SE, Tumwater, WA

PROJECT NAME: Brewery District TPHS Property Use PARCEL NUMBER(S): 62200200300, 62200201000, 62200200400, 62200200700, 62200200800, 62200200900

APPLICANT (please print neatly)

NAME OF APPLICANT: Kaufman Construction & Development

APPLICANT'S MAILING ADDRESS (COMPLETE): 7908 Sweet Iron Ct SE, Tumwater, WA 98501

APPLICANT'S TELEPHONE(S): 360-491-5230 APPLICANT'S E-MAIL: riley@kaufmancd.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Riley Wall

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 7908 Sweet Iron Ct SE, Tumwater, WA 98501

REPRESENTATIVE'S TELEPHONE(S): 360-491-5230 REPRESENTATIVE'S E-MAIL: riley@kaufmancd.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: TPHS Property Management Inc

OWNER'S MAILING ADDRESS (COMPLETE): 3025 Lybarger ST SE, Olympia, WA 98501

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

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

Review the possible uses of the existing structure of the 155 D ST SW building with a small tenant improvement.

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.

Digitally signed by Riley Wall
 DN: C=US, E=Riley@kaufmancd.com, O=Kaufman Construction, OU=Project Manager, CN=Riley Wall
 Location: Tumwater, WA
 Reason: I am approving this document
 Date: 2024.01.09 11:26:45-08'00'

Signature of Applicant/Representative _____

1.9.2024

Date _____

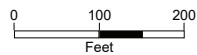
114, 116 E St and 4015 Capital Blvd SE



Legend

□ Parcel Boundaries

Scale 1: 2,563



Map Created Using GeoData Public Website

Published: 8/16/2023

Note:



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility from the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

114 E St, 116 E St and 4015 Capital Blvd Se



Deschutes subdistrict of the Brewery District zone, shall meet Dev and Design Standards listed in 18.27.080

residential, retail and restaurant uses are permitted. See TMC 18.27 for full list

Brewery District Design Guidelines 18.27.080.B

55' Max Building Height

Max Lot Coverage: subject to on-site parking requirements, minimum landscape requirements, setback requirements and stormwater management requirements

Minimum street facing setback 5' facing Cap Blvd, no minimum for other streets

Maximum street facing setback no maximum facing Cap Blvd; 15 feet maximum for other streets (see footnote 2 regarding landscaping)

Side and Rear Setback: No minimum

Minimum street facing building frontage: 50%

Residential density 20 du/acre

Parking: Shall be located to the side or rear of the building and may not be located between the building and the street.

When surface parking areas abut a public ROW parking shall be screened from view via a landscaped buffer (18.27.080.A.9)

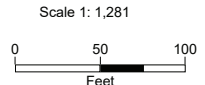
Max of one driveway/curb cut permitted per street frontage. No greater than 24' in width, whenever possible access should be provided from secondary streets or from alleys

Environmental Characteristics:
Capitol Blvd btw Deschutes River and subject property 16.28.170.D

Tree planting 12/acre

Next Step:
Feasibility Site Plan Review with preliminary layout

Legend
Label - Site Address



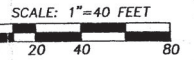
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VOL.1, PG.48



MARCH 2010
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LEGEND

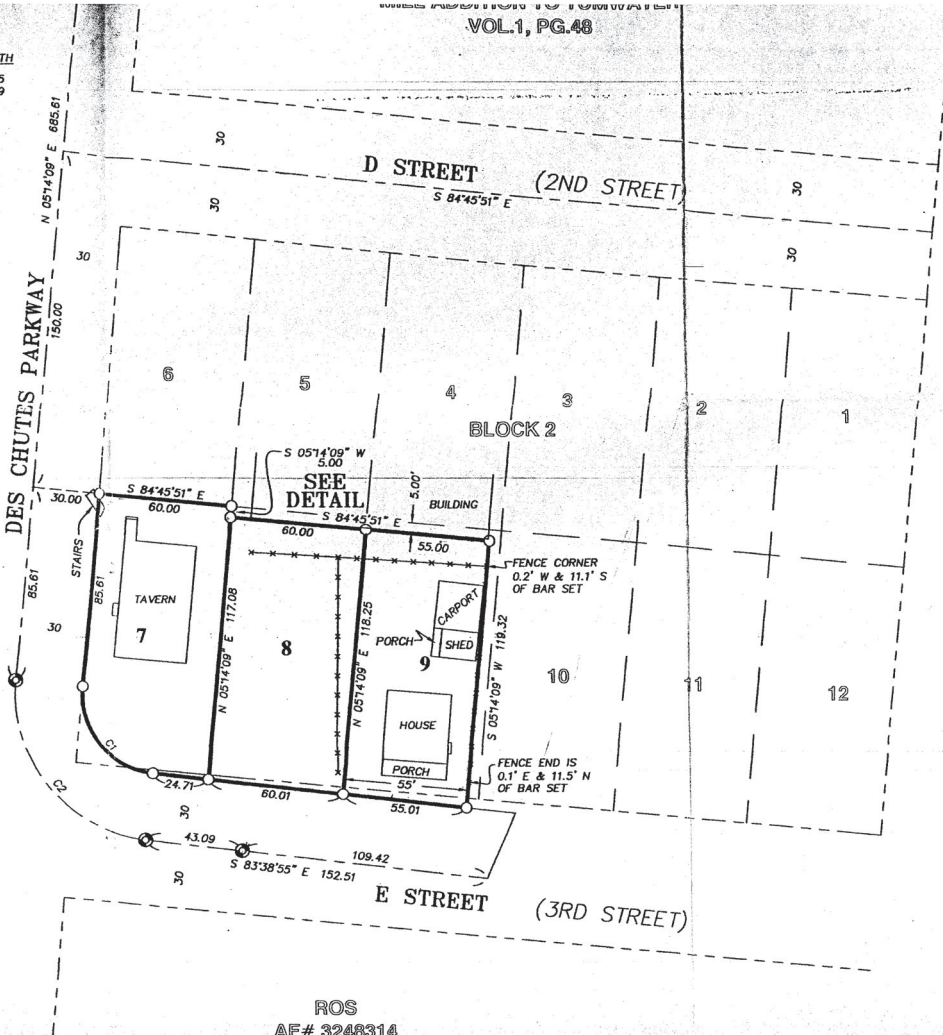
- ⊙ FOUND CASED MONUMENT
- SET 1/2" BAR & CAP LS 33138

BASIS OF MERIDIAN

RECORD OF SURVEY RECORDED UNDER AUDITOR'S
FILE NO. 3248314, RECORDS OF THURSTON COUNTY,
WASHINGTON

SURVEY PROCEDURE

THIS SURVEY WAS COMPLETED WITH A FIVE SECOND
TOTAL STATION AND FIELD TRAVERSE ACCURACY
MEETS OR EXCEEDS THOSE PRECISION STANDARDS
STATED IN WAC 332-130-090

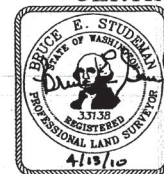


ROS
AF# 3248314

BRACY & THOMAS

LAND SURVEYORS
1520 IRVING ST. SW, SUITE B
TUMWATER, WASHINGTON 98512
(360) 357-5593

CERTIFICATE OF SURVE



THIS MAP CORRECTLY REPRESENTS
MADE BY ME OR UNDER MY DIRECT
CONFORMANCE WITH THE REQUIREMENTS
THE SURVEY RECORDING ACT AS SET
OF WILLIAM VAN MIEGHEM I
Bruce E. Studman DATA
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER LS 33138

CERTIFICATE OF AUDIT

FILED FOR RECORD THIS 21st DAY OF April, 2010
MINUTES PAST 12 O'CLOCK P.M., AND RECORDED UNDER
FILE NUMBER 4146812, AT THE REQUEST OF BRACY & THOMAS

K. Wynn BY *M. Reese*
THURSTON COUNTY AUDITOR DEPUTY



CITY OF TUMWATER
 555 ISRAEL RD. SW, TUMWATER, WA 98501
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 Email: cdd@ci.tumwater.wa.us
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SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 7321 Henderson Blvd SE Tumwater, WA 98501
 PROJECT NAME: Wood Apartments PARCEL NUMBER(S): 12711110205

APPLICANT (please print neatly)

NAME OF APPLICANT: Taylor Wood
 APPLICANT'S MAILING ADDRESS (COMPLETE): 2105 18th Ave SE Olympia, WA
 APPLICANT'S TELEPHONE(S): (360) 878-7615 APPLICANT'S E-MAIL: taylorwood42@gmail.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Taylor Wood
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 2105 18th Ave SE Olympia, WA 98501
 REPRESENTATIVE'S TELEPHONE(S): (360) 878-7615 REPRESENTATIVE'S E-MAIL: taylorwood42@gmail.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: ZECH-OWENS REVOCABLE TRUST
 OWNER'S MAILING ADDRESS (COMPLETE): 75301 MONTECITO DR Indian Wells, CA 92210
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

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

Currently this is raw land that I am in the process of buying - My plan is to develop multifamily units with an attractive aesthetic
 This project would consist of 2 bed/1 bath units ideally, with a focus on attainable rental rates and local management.
 Based on the MFM zoning, we are allowed a maximum of 15 units per acre and my goal would be to maximize the allowable land.

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.

T Wood
 Signature of Applicant/Representative

01/16/2024
 Date