



**DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – FEBRUARY 8, 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-23-1260
PROJECT TITLE:	PSE Barnes Lake Substation Rebuild
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	Trevor Lessard, Puget Sound Energy
REPRESENTATIVE(S):	Trevor Lessard, Puget Sound Energy
OWNER(S):	Puget Sound Energy
LOCATION:	1697 2 nd Ave SW
PARCEL(S):	09080011003
REQUEST:	Proposed rebuild to existing Barnes Lake Substation
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0116
PROJECT TITLE:	PNW Elite Fastpitch Academy TI
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Trent Hart, Tovani Hart, PC
REPRESENTATIVE(S):	Andy Schell, Schell Foundation
OWNER(S):	Jerome E. Mylet
LOCATION:	2775 29 th Ave SW
PARCEL(S):	63050002400
REQUEST:	Tenant improvement / Change of Use
TIME:	10:30 a.m. – 12:00 p.m.

PERMIT #:	TUM-23-1551
PROJECT TITLE:	Tumwater Public Works Facility
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	Whitney Holm, SCJ Alliance
REPRESENTATIVE(S):	Marc Pevoto, TCF Architecture
OWNER(S):	City of Tumwater
LOCATION:	7842 Trails End Dr SE
PARCEL(S):	12712320300 & 12712320400
REQUEST:	Proposed new public works facility
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

FORMAL SITE PLAN REVIEW
Application

TUM - 23- 1260	DATE STAMP 01/23/2024
Kelly	
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)
Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (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): 1697 2nd Ave SW, Tumwater, WA 98512

PROJECT NAME: PSE Barnes Lake Substation Rebuild/Expansion PARCEL NUMBER(s): 09080011003

APPLICANT (please print neatly)

NAME OF APPLICANT: Trevor Lessard (on behalf of PSE)

APPLICANT'S MAILING ADDRESS (COMPLETE): 1140 N 94th St, Seattle, WA 98103

APPLICANT'S TELEPHONE(S): 206-390-9660 APPLICANT'S E-MAIL: Trevor.Lessard@pse.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Trevor Lessard

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 1140 N 94th St, Seattle, WA 98103

REPRESENTATIVE'S TELEPHONE(S): 206-390-9660 REPRESENTATIVE'S E-MAIL: Trevor.Lessard@psec.om

PROPERTY OWNER

NAME OF PROPERTY OWNER: Puget Sound Energy

OWNER'S MAILING ADDRESS (COMPLETE): PO Box 97034, Bellevue, WA 98009-9734

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

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

PSE is proposing to rebuild and expand its Barnes Lake Substation to extend the life of the station and increase the capacity of the substation necessary to meet growing demand in the area.

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

1/23/2024
Date

Signature of Port of Olympia representative (if applicable)

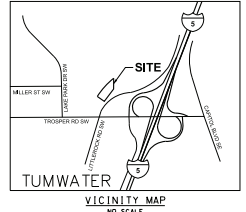
Date

Please attach the **Formal Site Plan Review submittal checklist** to this Application.



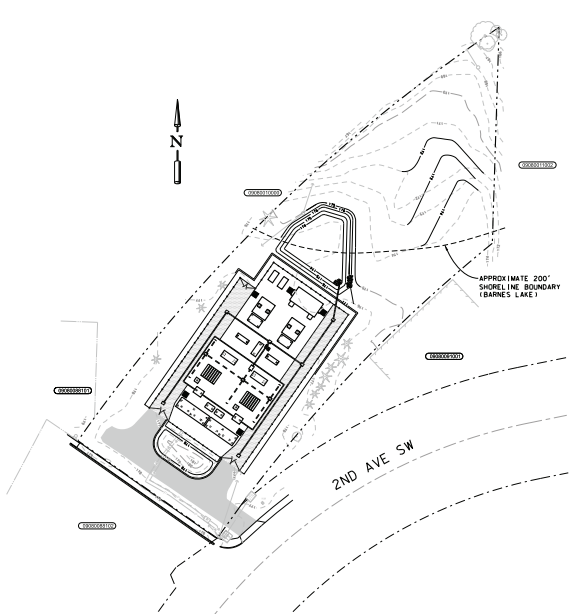
BARNES LAKE SUBSTATION

SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON



SURVEY NOTES:

- PURPOSE OF THIS SURVEY THIS SURVEY WAS PERFORMED DURING BETWEEN 2022 IN SUPPORT OF A PUGET SOUND ENERGY SUBSTATION PROJECT AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAN WHAT IT WAS INTENDED FOR.
 - METRODLOGY FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A TRIMBLE R102 GPS RECEIVER AND TRIMBLE S7 TOTAL STATION. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED TOLERANCE OF CLOSURE OF 1/10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 232-130-090 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).
 - RIGHT-OF-WAY SHOWN HEREON WERE CALCULATED BASED ON SURVEYED MONUMENT LOCATIONS TOGETHER WITH READILY AVAILABLE PUBLIC RECORDS.
 - PROPERTY LINES SHOWN HEREON ARE BASED ON READILY AVAILABLE PUBLIC RECORDS. RIGHT OF WAY PLANS, THURSTON COUNTY ASSESSOR INFORMATION AND GIS DATA, AS NOTED HEREON, SPECIFIC PROPERTY LINES HAVE BEEN VERIFIED TO A HIGHER LEVEL OF ACCURACY TO BE USED FOR DETERMINING EXACT LOCATION OF FEATURES IN THOSE AREAS.
 - EASEMENTS AND RESTRICTIONS SHOWN HEREON PER WASHINGTON COUNTY TITLE INSURANCE COMPANY, ORDER NO. 1489210, DATED OCTOBER 13, 2022, USED FOR LAND DESCRIPTION AND ENCUMBRANCES OF RECORD. NO FURTHER SEARCH INTO THE RECORDS WAS REQUESTED OR PERFORMED.
 - UNDERGROUND UTILITIES SHOWN REPRESENT FIELD SURVEYED POINT MARKS AS PLACED ON THE GROUND BY A UTILITY LOCATE SERVICE TOGETHER WITH AVAILABLE UTILITY AS-BUILT AND REFERENCE DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UTILITY IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION, THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
 - CONTOUR INTERVAL 1 FOOT
- HORIZONTAL DATUM**
BEARINGS AND COORDINATES SHOWN HEREON ARE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE GEODESIC BASIS IS NAD83 (2011) (2011.0) BASED UPON TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN).
- VERTICAL DATUM**
THE VERTICAL DATUM IS GNSS-DERIVED NAVD83. USING GEODESIC TIDAL CORRECTIONS WERE APPLIED TO SOLVED ELLIPSOID HEIGHTS AT CONTROL POINTS AND HELD FOR ORTHOMETRIC ELEVATIONS.



PSE ENGINEERING CONTACTS				
355 110TH AVE NE, BELLEVUE, WA, 98004				
GROUP	NAME	PHONE	EMAIL	
PROJECT MANAGEMENT	CHANTAL BANFIELD	425-465-1218	chantal.banfield@pse.com	
ELECTRICAL	ALISON KLIMA	206-914-8621	alison.klima@pse.com	
CIVIL	JACKSON KNOLL	425-580-9772	jackson.knoll@pse.com	
CONSTRUCTION MANAGEMENT	CODY SPENCE	425-466-8946	cody.spence@pse.com	
PERMITTING	TREVOR LESSARD	206-590-9660	trevor.lessard@pse.com	

LEGEND

- - - - - PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - PROPOSED SUBSTATION FENCE
- - - - - EXISTING BUILDING
- FOUNDATIONS - REF ONLY
- CATCH BASIN
- GATE VALVE
- GATE INLET
- VAULT
- - - - - PROPOSED PERFORATED SCH 80 PVC PIPE
- - - - - PROPOSED SOLID HDPE PIPE
- - - - - 175' PROPOSED CONTOUR, MAJOR
- - - - - 176' PROPOSED CONTOUR, MINOR
- - - - - 175' EXISTING CONTOUR, MAJOR
- - - - - 176' EXISTING CONTOUR, MINOR
- ▬ EXISTING ASPHALT DRIVEWAY
- ▬ GRAVEL DRIVEWAY
- ▬ TAX LOT/PARCEL NUMBER
- MONUMENT (FOUND AS NOTED)
- IRON PIPE (FOUND AS NOTED)
- REBAR (FOUND AS NOTED)
- POWER VAULT
- POWER POLE AND GUY ANCHOR
- FIRE HYDRANT
- UNKNOWN VAULT
- IRRIGATION CONTROL VALVE
- TELEPHONE CABINET
- TELEPHONE VAULT
- CABLE TV JUNCTION BOX
- DECIDUOUS TREE
- CONIFEROUS TREE

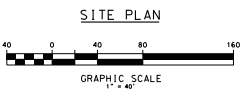
DRAWING LIST:

DRAWING NO.	SHEET NO.	TITLE
D-22015	1	SITE PLAN AND GENERAL NOTES
D-22016	1	TOPOGRAPHIC SURVEY
D-22017	1	TEMPORARY EROSION/SEDIMENT CONTROL PLAN
D-22018	1	TEMPORARY EROSION/SEDIMENT CONTROL PLAN
D-22019	1	REMOVAL PLAN
D-22020	1	GRAVING AND FENCING PLAN
D-22021	1	GRAVING SECTIONS AND DETAILS
D-22022	1-12	FENCING DETAILS
D-22023	1	DRAINAGE PLAN
D-22024	1	DRAINAGE DETAILS
D-22025	1	FOUNDATION PLAN
D-22026	1	STRUCTURAL PLAN
D-22027	1	LANDSCAPE PLAN
D-22028	1	LANDSCAPE NOTES AND PLANTING DETAILS
D-22029	1	IRRIGATION PLAN
D-22030	1	IRRIGATION NOTES AND DETAILS

SITE INFORMATION:

PROPERTY OWNER: PUGET SOUND ENERGY
 PARCEL NO: 0908001003
 ADDRESS: 1692 2ND AVE SW, TUMWATER, WA 98512
 ZONING: GC (GENERAL COMMERCIAL)

FOR THE CITY OF TUMWATER
 By: _____ Date: _____
 CITY ENGINEER
 EXPIRES ONE YEAR FROM ACCEPTANCE DATE



NO NUMBER: 111026539-10139063	SITE PLAN AND GENERAL NOTES BARNES LAKE SUBSTATION	
REVISION DESCRIPTION	DATE	SCALE: 1" = 40' - 0"
SITE PLAN REVIEW SUBMITTAL	2023.10.24	CLASS: SITE
SUBSTATION ENGINEERING DEPARTMENT	CADD NO: D-22015_01.rvt	DRAWING NO: D-22015
FILE NO: _____	SHEET NO: _____	REV NO: 1
FILE NO: _____	SHEET NO: _____	REV NO: _____



INTERNAL USE



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- 0116	DATE STAMP
Kelly	01/24/2024
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): 2775 29th Ave. SW, Tumwater WA 98512

PROJECT NAME: PNW Elite Fastpitch Academy TI PARCEL NUMBER(S): 63050002400

APPLICANT (please print neatly)

NAME OF APPLICANT: Trent Hart, Tovani Hart, PC

APPLICANT'S MAILING ADDRESS (COMPLETE): 609 A Columbia St. SW, Olympia WA 98501

APPLICANT'S TELEPHONE(S): 360-339-8274 APPLICANT'S E-MAIL: trent@tovanihart.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Andy Schell

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____

REPRESENTATIVE'S TELEPHONE(S): 253-606-0135 REPRESENTATIVE'S E-MAIL: andy@schellfoundation.org

PROPERTY OWNER

NAME OF PROPERTY OWNER: Jerome Mylet

OWNER'S MAILING ADDRESS (COMPLETE): 7674 19th St. W, Tacoma WA 98466

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

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

Tenant Improvement to occur in Suite 1 of 3. Change of use from storage warehouse to assembly space (A-3) for the PNW Elite Fastpitch Academy.

TI includes level 1 alterations, new finishes throughout, new plumbing fixture replacement, new interior batting cages. New Fire Protection to be provided by others for the entire building.

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 Signature of Applicant/Representative

1-23-2024
 Date

SITE INFORMATION

PARKING: (16) EXISTING STALLS AVAILABLE
PARKING REQ'D: NO ADDITIONAL REQUIRED.
 (2) ACCESSIBLE PARKING SYMBOLS AND SIGNS TO BE INSTALLED AT EXISTING STALLS. SEE SITE PLAN.
 IF CALCULATED PER TUMWATER MUNICIPAL CODE AS A HEALTH CLUB + 5 STALLS MIN PER 1000SF + 20 TOTAL STALLS REQUIRED.

HOURS OF OPERATION: MONDAY - FRIDAY 5:00PM - 10:00PM
 SATURDAY - SUNDAY 7:00AM - 10:00 PM
 PARENT DROP OFF AND PICK UP ONLY. (B) TOTAL STAFF AND (35) GIRLS ON SITE MAX.

NEW FIRE HYDRANT, RISER, SPRINGERS TO BE BIDDER DESIGNED AND PROVIDED BY OTHERS.
 SEE 101 FOR EGRESS AND CODE ANALYSIS.

EXISTING SITE INCLUDES 50+ STALLS IF SHARED PARKING WITH ADJACENT BUSINESSES DURING CLOSED HOURS.

PROJECT INFORMATION

Project Address: 2775 29th Ave. SW
 Olympia, WA 98512

Parcel No.: 6305002400

Area: 3.17

Zoning: LI - Light Industrial

Codes: 2018 IEBC
 2018 IBC
 2009 ANS

Occupancy: A-3, B (Accessory)

Construction type: Existing, New work to be Type V-G. (New Fire Sprinklers to be provided for the whole building)

Stories: 2

Existing Building Area: First Floor (Area of work) 9090 sf
 Second Floor Existing 3,081 sf
 Gross Existing Area 14,409 sf

OWNER

Jerome Mylar
 P.O. Box 96457
 University Place, WA 98464

ARCHITECT

Town of Hart, DC
 800 A Columbia St. SW
 Olympia, WA 98501
 T: 360.350.8274
 F: 360.350.5814
towntofhart.com

FUTURE TENANT

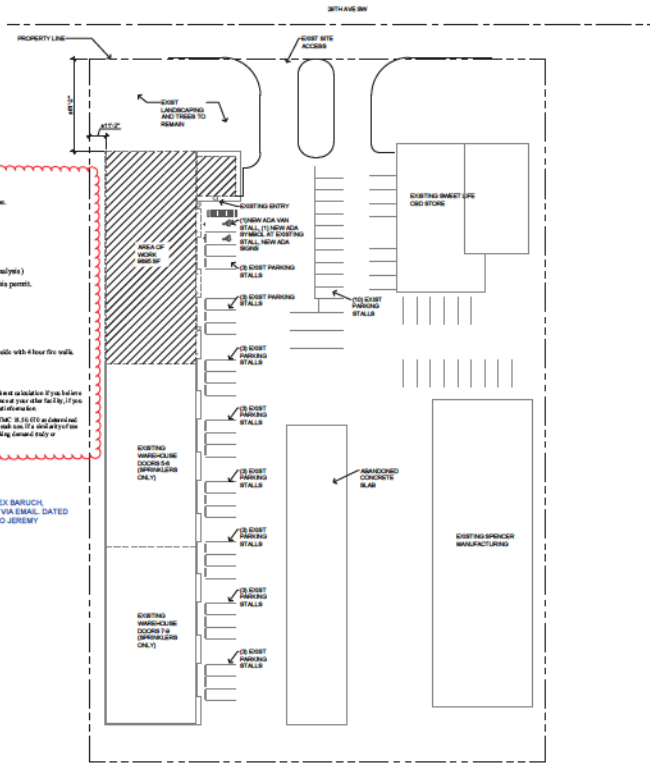
PNW Elite Fastpitch Academy
 Jeremy Taylor-Sparks
 T: 360-793-7653
pnwelitefastpitchacademy@gmail.com

FIRE PROTECTION/FIRE ALARM/MECHANICAL/ELECTRICAL

Bidder Design, Deferred Submittals

CIVIL ENGINEER

TBD

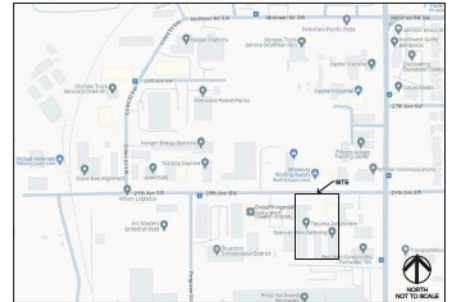


- BUILDING REQUIREMENTS**
- Change of use from S-1 or 2 to A-3 per IEBC 2018 chapter 10
 - Fire protection required, sprinkled, hydrant, FDIC, RVV Extended water line.
 - Civil plan site development permit showing the above items.
 - ADA A.A. accessible
 - ADA A.Parking
 - Restrooms ADA
 - Site ground plan/working, mechanical with architectural drawings (code Analyst)
 - Mechanical installed without correct permits will need to be added to site permit.
 - Office meet energy code
 - Left storage, if needed to try proposed meat provide site
 - Alarm system
 - Commercial remodel for change of use
- Consider to use granite, metal to expose space up to 750 sq. feet to create separation inside with floor tile walk to create 4 separate buildings
13. Review existing parking spaces to determine if for future.
14. Health club required to have 1/8" of
15. Not sure if this is the exact amount we would go by but need to consider a GRB and a violation if you believe it is not allowed from what is stated in the ordinance. Please see your representative prior to the City, if you have concerns about how many parking spaces are needed on site to make that determination.
16. (1) - Utilized Down Any roadways within 500 feet of the site to be TMC. If 16.1 (1) is approved, the necessary development plan should meet the requirements for such use. If not approved, the necessary development plan may require a parking demand study or alternative transportation plan should be applied to the use in question.

COMMENTS FROM ALEX BARUCH, ASSOCIATE PLANNER VIA EMAIL, DATED NOVEMBER 21, 2023 TO JEREMY TAYLOR-SPARKS

1 SITE PLAN
 T' = 3/4" = 1'

VICINITY MAP



PNW ELITE FASTPITCH ACADEMY
PNW ELITE FASTPITCH ACADEMY
TENANT IMPROVEMENTS
 2775 29TH AVE SW, SITE 1
 TUMWATER, WA 98512

NOT FOR CONSTRUCTION

DATE: 01/18/2024
 DRAWN BY: JML/PJT
 CHECKED BY: JML/PJT

SCHEMATIC DESIGN
 SITE PLAN

A010



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180

Email: cdd@ci.tumwater.wa.us

FORMAL SITE PLAN REVIEW
Application

TUM - 23- 1551	DATE STAMP
Kelly	01/25/2024
RCVD BY	

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)
Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (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): 7842 Trails End Dr SE, Tumwater, WA 98501

PROJECT NAME: O&M Facility PARCEL NUMBER(S): 12712320400, 12712320300

APPLICANT (please print neatly)

NAME OF APPLICANT: SCJ Alliance

APPLICANT'S MAILING ADDRESS (COMPLETE): 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

APPLICANT'S TELEPHONE(S): 360.352.1465 APPLICANT'S E-MAIL: whitney.holm@scjalliance.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: TCF Architecture

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 902 N 2nd Street, Tumwater, WA 98403

REPRESENTATIVE'S TELEPHONE(S): 253.572.3993 REPRESENTATIVE'S E-MAIL: Marc@tcfarchitecture.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: City of Tumwater

OWNER'S MAILING ADDRESS (COMPLETE): 555 Israel Road SE, Tumwater, WA 98501

OWNER'S TELEPHONE(S): 360.754.5855 OWNER'S E-MAIL: DCarney@ci.tumwater.wa.us

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

See project description in attachment 1. The site plan can be found as attachment 2.

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.

Kelcie Hopkins

Signature of Applicant/Representative

1/25/2024

Date

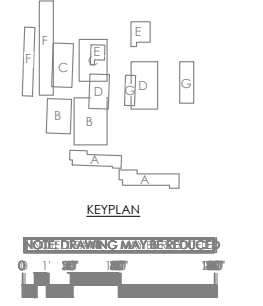
Signature of Port of Olympia representative (if applicable)

Date

Please attach the **Formal Site Plan Review submittal checklist** to this Application.

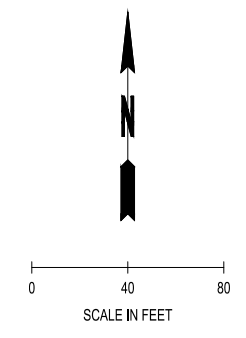
ATTACHMENT 1: PROJECT DESCRIPTION

The project includes two parcels on the west and east side of Trails End Rd SE. The west parcel includes a seven-building campus consisting of an Administration building (Bldg A) for Public Works Staff and visitors and six secure maintenance buildings (Bldgs B-G) with shop facilities, material and equipment storage, vehicle maintenance including enclosed canopies for vehicle storage and secure crew parking. The west parcel also includes a paved public plaza, paved parking for forty-four (44) staff and visitor vehicles, paved parking for seventeen (17) crew vehicles and landscaping throughout. The east parcel includes paved parking for forty-four (44) cars and reserves space for fifty (50) future parking stalls with the remainder of the parcel set aside for future park space for City of Tumwater.



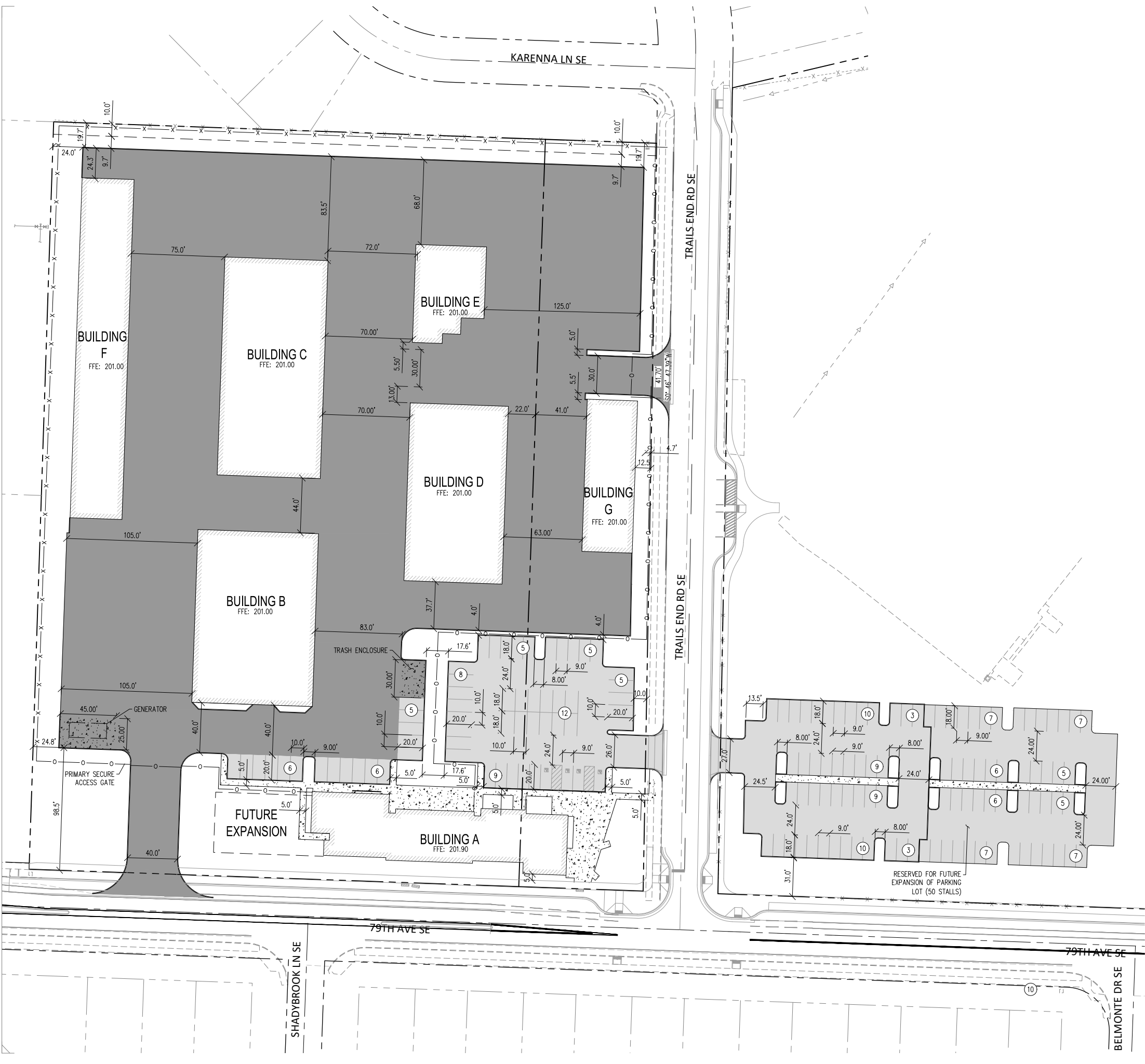
**SITE
 IMPROVEMENT
 PLAN**

C3.00



LEGEND

	RIGHT-OF-WAY
	PROPERTY LINE
	PROPOSED BUILDING
	STALL COUNT
	CEMENT CONCRETE TRAFFIC CURB
	CONCRETE SIDEWALK
	LIGHT DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	HEAVY DUTY CONCRETE PAVING



4/30/2010 3:35:37 PM