



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

NOTICE OF DECISION
Littlerock Road Mixed Use
Permit No. TUM-22-0189
February 15, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-22-0189, Littlerock Road Mixed Use, construction of a mixed use development including 3,811 sf of commercial and 114 residential units located at 5945 Littlerock Road SW, Tumwater, WA 98512. Thurston County Tax Parcel Numbers: 1270321600 and 12703220700.

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.



February 14, 2024

Brandon Johnson, JSA Civil, LLC

RE: Formal Site Plan Approval – TUM-22-0189
Littlerock Mixed Use
5945 Littlerock Road SW, Tumwater WA 98501

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.

PLANNING

1. Use: The proposed project is located within the General Commercial Zoning District and Aquifer Protection Overlay Zoning District. [Section 18.22.020 TMC]

Mixed use structures are a permitted use within the GC Zone District.

2. Design Guidelines: The project is subject to the commercial, mixed use and multi-family design guidelines. Please provide a narrative with each building permit outlining how each section within 2.E Building Design stating how the requirement is being met.
 - a. Pedestrian Connectivity (2.B.3 and 2.C.): The overall site plan needs to meet the requirements listed in 2.C.1 for internal pedestrian paths and circulation. Parking areas shall be limited to 180' in width without a pedestrian walkway. The pedestrian walkway should connect with major building entries and or other sidewalks where possible.
 - b. 2.B.9 Non-Residential Open Space Requirements
 - i. 1% of the ground floor of non-residential building footprint plus 1% of the site area is required as non-residential open space. The open space may be in the form of Pedestrian-Oriented Open Space (Guideline 2.C.2.1), garden, play area or other open space feature that serves both as a visual amenity and a place for human activity. Please show the location of this open space and calculation for the total required open space on the next submittal.

Design review was completed with formal site plan review and was generally consistent. Will be reviewed in more depth during the building permit review to ensure consistency and provide official approval.

3. Zoning:

Yards/Setbacks: The minimum required setbacks for the General Commercial Zoning District are as follows:

Front yard: No minimum unless structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be 20 feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by 10 feet for every story above the ground level story of the proposed new building and shall be screened from view in accordance with TMC Chapter 18.47.

Side yards: No minimum.

Rear yards: No Minimum.

Maximum attainable lot coverage is 85% of the total lot area subject to on-site parking requirements in Chapter 18.50 TMC, minimum landscaping requirements in Chapter 18.47 TMC, minimum setback requirements, and on-site stormwater management requirements as described in the city of Tumwater drainage design and erosion control manual.

These regulations appear to be addressed on the Formal Site Plan and will be verified during Site Development Grading and Building Permit review.

4. Parking:

Minimum parking requirement for mixed use structures is based on the shared or combined parking standards. This calculation is based upon the gross leasable area for each shop or business (TMC 18.50.090).

Parking stall sizes are as follows:

9' x 18' - Standard stalls

8' x 17' – Compact stalls (maximum 15% of total parking)

9' x 18' – Barrier-free

16' x 18' - Barrier-free van stalls

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.

A minimum 8-foot walkway or 6-foot walkway with 3-foot landscape strip is required between the building and the parking stalls.

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.

The parking aisle (lane) is to be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.

Section 18.50.120 TMC requires bicycle storage facilities. Residential structures require 1 short term parking space per 4 units and 1 long term bike space per unit when in-unit. Commercial uses or parking areas providing 50 or more vehicular parking spaces require 1 long term bicycle facility per 50 spaces plus 1 space per 100 additional vehicular spaces.

These regulations appear to be addressed on the Formal Site Plan and will be verified during Site Development Grading and Building Permit review.

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

A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval with the building permit. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in Section 18.40.035.D TMC.

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

These regulations will be verified during Site Development Grading and Building Permit review.

6. Landscaping: A landscaping plan shall be submitted for the required landscaping in the right-of-way, perimeter yard areas.

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.

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 TMC 18.47.050(E) 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.

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 permit and is to be implemented prior to the issuance of a Certificate of Occupancy.

Irrigation of all landscape beds is required.

These regulations appear to be addressed on the Formal Site Plan and will be verified during Site Development Grading and Building Permit review.

7. Signs: The General Commercial Zoning District allows a total of 200 sq. ft. on all faces of all signs (no more than 100 sq. ft. on one side). Separate permits are required and height restrictions apply depending on the location of the sign. [Chapter 18.44 TMC].

Wall and building mounted signs shall be limited to an area not to exceed twenty percent of the public facade, provided that the total area of signs on an individual public façade or outer wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs. In addition, no one sign may be larger than 100 square feet.

When sign permits are submitted staff will evaluate the requirements against the current sign regulations.

8. Impact Fees: Impact fees are due at the time of building permit issuance.

Impact fees will be assessed at building permit issuance and will use the current fees at the time of building permit application.

9. Notice of Application: A notice of application was issued on March 29, 2023. Comments were received by DAHP, Nisqually Indian Tribe, Squaxin Island Tribe and Jim Sedore.

Conditions listed within DAHP's approval letter under DAHP project tracking code number 2022-02-01129 shall be followed. The conditions are also listed below:

- The Historic Property Inventory (HPI) forms provided for the historic-aged structures located on the property have been reviewed and have been determined NOT Eligible for the National Register of Historic Places. Therefore, no further oversight is needed prior to demolition.
- We agree that GPR Grids 1, 2, 3, 12, and 14 should be avoided by the project. If they cannot be avoided, then the anomalies tentatively identified as human burials would require further archaeological evaluation prior to ground disturbing activities.
- We agree that archaeological monitoring should be undertaken for ground disturbance in:
 - GPR Grids 8, 9, 10, and 11, and;
 - Any ground disturbance within 50 feet of the existing cemetery fence line.

- All other work areas should follow a standard Inadvertent Discovery Plan, such as the one provided in Appendix A of the survey report.

10. Transportation Concurrency: A transportation concurrency memo was issued on November 29, 2023. Mitigation was incorporated into the SEPA determination.

11. SEPA: The City issued a Mitigated Determination of Non-Significance (MDNS) for public review on December 8, 2023. The conditions of the MDNS are incorporated as conditions of approval for this project.

Public comment was received by the Washington State Department of Ecology and their conditions are incorporated by reference.

12. Bonneville Power Administration (BPA) Easement: The Development Plan shall be reviewed by BPA, or a Land use Agreement which assures the right to construct and maintain the improvements shown on the Development Plans shall be submitted to the City of Tumwater prior to site development grading permit issuance.

BUILDING AND FIRE GENERAL

A Site Development/Grading permit will be required for this site. The permit application shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed civil engineer. Grading work in excess of 5000 cubic yards shall be considered “engineered grading.” The building official may require grading in quantities less than 5000 cubic yards to be engineered grading if special hazards exist. Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer or special inspectors approved by the building official. All special inspections including compaction reports are to be performed by WABO registered labs and inspectors. The engineer is responsible for providing a final inspection report and/or as-built drawings when the work is complete and ready for final inspection. IBC Appendix Chapter “J”.

Please place the following note on the site development and grading plans:

“The City of Tumwater requires that the firm providing the soils report (YOUR FIRM) conduct the site inspections as defined in the report. The City also requires that in addition to the soils engineering firm, a WABO registered special inspector with experience with soil grading be employed, by the owner, to conduct compaction testing for the building pads and the required fire lanes. The special inspector shall not be the geotechnical firm, the civil engineer of

record or an employee of the contractor.

All grading work shall be conducted in accordance with the soils report prepared by (YOUR FIRM). Compaction testing of the souls under the fire lanes and the building foundations and utility trenches shall be verified by (YOUR FIRM) and the WABO special inspector.

The owner will need to submit the name of the WABO registered firm who will conduct the special inspections, to the Building Official, prior to issuance of the site development/grading permits.

That no vertical or combustible construction will be allowed on the construction site until the fire hydrants and paved roads are installed, tested and approved by the City of Tumwater. Note: testing will also include verification of fire flow by the fire department.

2. 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
3. The proposed buildings occupancy is B/R-2 of 2018 IBC Section 3 each building will be separate permits and requirements. 2021 codes are in march of 2024
4. 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.
5. 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.
6. 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 required fire flow for this plat is derived from Appendix B of the International Fire Code. The Type VB construction and buildings sizes of 48,508 sqft. max., be required to have a fire flow of the min.3000 gallons per minute at 20 psi. This will require a current fire flow requested for this area.
2. 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.

3. Fire lines still need to be corrected, PIV and FDC are labeled wrong in places and the PIVs are shown close to the structure in some places. please provide pipe labels of Ductile Iron also.

MISCELLANEOUS

1. The addresses for this site will be as shown on documents at time of site development.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
3. 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.
4. The following permits may be required for this project:
 - Grading
 - Retaining / rockery
 - Building, including plumbing and mechanical
 - Fire sprinkler / fire suppression
 - Fire alarm
 - Sign

TRANSPORTATION AND ENGINEERING DEPARTMENT

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 City Transportation & Engineering Department. 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 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 because 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 a certificate of occupancy can be issued.
14. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
15. Materials testing shall be required at the developers or contractor's 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. including sidewalks, ADA access and crossings, 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 plus one lane. Dedication of additional right-of-way to contain the improvements is required.
2. All access to the property will be consistent with City and WSDOT standards and policies in the form of concrete commercial sections and layout.
3. ADA ramps at the intersections will need to meet current standards.

STORM

1. A drainage design and erosion control plan will be required according to City's **2022** Drainage Design and Erosion Control Manual.
2. Field data collection needs to be verified for adequacy of the proposed storm facility. At the time of Formal review, test pits were limited to the southern portion of the site near the gated emergency access. Ensure data is available to characterize the soils and establish groundwater elevations in the vicinity of the proposed facility. Per Formal SPR comment response from JSA Civil, updated geotechnical reporting will be provided prior to SDG permit submittal.
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. If the depth from the bottom of the proposed storm facility to the high groundwater elevation or other restrictive layer is less than **6-feet**, a mounding analysis will be required. **In no case can the separation be less than 3-feet.** The applicant will be responsible for the cost of a third-party review of the onsite and off-site storm water impacts and mitigations.
6. No storm drainage treatment or storage will be allowed in the right-of-way.
7. Verify all storm facility setbacks meet design criteria.
8. 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. Show the existing City water well located to the south and verify the

protective radius and any impacts from the storm drainage or any other part of this proposal.

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.
2. Extension of the gravity sewer main as shown on the site plan to provide service to this site and extend with a stub for future connection to the property line at the west boundary will be a City main with an easement.

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 City maintenance at 754-4150 for more information.
3. The 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. Connection and extension of the water main as shown on the site plan to provide service to this site and extend with a stub to a blowoff in 2 locations for future connection to the property line at the west boundary will be a City main with an easement.
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.
5. The proposed water main as shown appears to satisfy water extension and looped connection requirements for the site. Any additional hydrants needed as part of fire protection requirements may necessitate additional stubs or extensions.
6. Provide proposed water use calculations.

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 360 754-4180 or abaruch@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen achristensen@ci.tumwater.wa.us and for Engineering and Transportation questions, please contact Jeff Query jquery@ci.tumwater.wa.us.

Sincerely,

Alex Baruch, Senior Planner