



**DEVELOPMENT REVIEW COMMITTEE AGENDA
THURSDAY – FEBRUARY 29, 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-24-0211
PROJECT TITLE:	Tumwater RTF
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Emerald City Behavioral Health
REPRESENTATIVE(S):	Claudia Johnson
OWNER(S):	Winters Investment Limited Partnership
LOCATION:	1625 Mottman Rd SW
PARCEL(S):	73404601200
REQUEST:	Remodel building into one-story, 16 bed residential treatment facility
TIME:	9:00 a.m. – 10:30 a.m.

PERMIT #:	TUM-24-0203
PROJECT TITLE:	Holbrooks SFR
REVIEW STATUS:	FEASIBILITY REVIEW
APPLICANT(S):	Jim Holbrooks
REPRESENTATIVE(S):	Jim Holbrooks
OWNER(S):	Shirley Jose
LOCATION:	260 Roberts Rd SE
PARCEL(S):	09470030000
REQUEST:	Construction of a single-family home and detached garage
TIME:	10:30 a.m. – 12:00 p.m.

PERMIT #:	TUM-23-0872
PROJECT TITLE:	Littlerock Townhouse Village
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	Glenn Wells
REPRESENTATIVE(S):	Glenn Wells
OWNER(S):	Fourth Street Housing LLC
LOCATION:	7223 Littlerock Rd SW
PARCEL(S):	12704430901
REQUEST:	Proposed Development of 55 townhouse units
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-	DATE STAMP
0211	02/05/2024
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): 1625 Mottman Rd SW, Tumwater, WA
 PROJECT NAME: Tumwater RTF PARCEL NUMBER(S): 73404601200

APPLICANT (please print neatly)

NAME OF APPLICANT: Emerald City Behavioral Health
 APPLICANT'S MAILING ADDRESS (COMPLETE): 3713 Pacific Ave, Tacoma, WA
 APPLICANT'S TELEPHONE(S): 253 301-3865 APPLICANT'S E-MAIL: xandra@emeraldcity.health

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Claudia Johnson
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): PO Box 39460, Lakewood, WA 98496
 REPRESENTATIVE'S TELEPHONE(S): 503 515-5046 REPRESENTATIVE'S E-MAIL: xandra@emeraldcity.health

PROPERTY OWNER

NAME OF PROPERTY OWNER: Winters Investment Limited Partnership
 OWNER'S MAILING ADDRESS (COMPLETE): PO Box 2214, Tacoma WA 98401
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

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

Remodel current building into one story 16 bed Residential Treatment Facility

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.

Claudia Johnson
 Signature of Applicant/Representative

2/3/24
 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-
 0203

Kelly
 HCVD BY

DATE STAMP
RECEIVED
 FEB 09 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): 260 Roberts Rd SE Tumwater Wa 98501
 PROJECT NAME: Holbrooks PARCEL NUMBER(S): 09470030000

APPLICANT (please print neatly)

NAME OF APPLICANT: Jim Holbrooks
 APPLICANT'S MAILING ADDRESS (COMPLETE): 1905 Golden Maples Ct NW Olympia, wa 98502
 APPLICANT'S TELEPHONE(S): 360-561-8625 APPLICANT'S E-MAIL: jim@holbrookselectric.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Same as Applicant
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): _____
 REPRESENTATIVE'S TELEPHONE(S): _____ REPRESENTATIVE'S E-MAIL: _____

PROPERTY OWNER

NAME OF PROPERTY OWNER: Same as Applicant
 OWNER'S MAILING ADDRESS (COMPLETE): _____
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

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

Build a single family residence and detached garage

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.

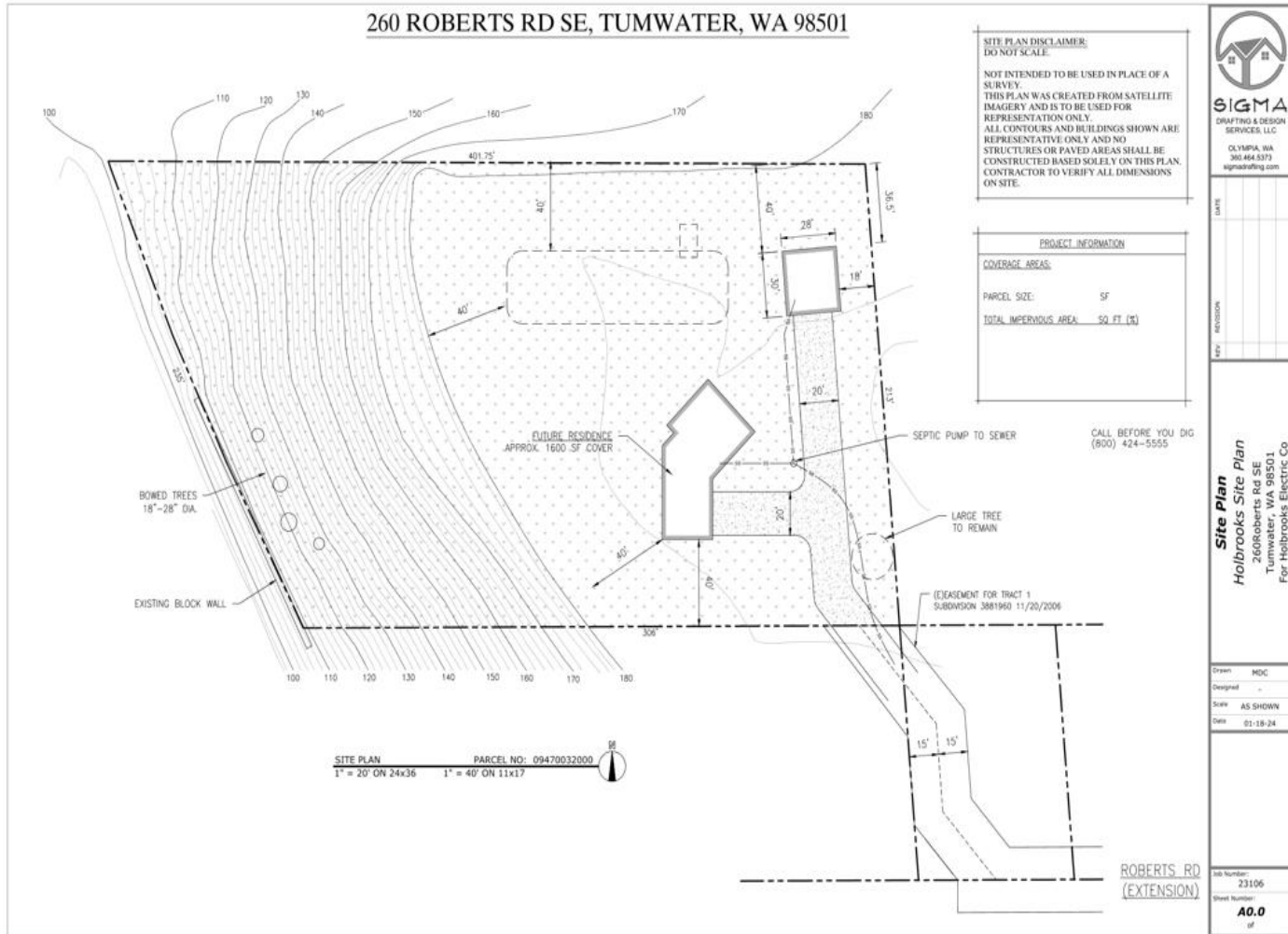
Jim Holbrooks

 Signature of Applicant/Representative

2-9-2024

 Date

Figure 2, Site Plan





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
 0872
 Kelly
 RCVD BY

DATE STAMP
 2/14/24

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): 7223 Littlerock Rd

PROJECT NAME: Littlerock Rowhouses PARCEL NUMBER(S): 12704430901, 0902, 0903, 0904

APPLICANT (please print neatly)

NAME OF APPLICANT: Fourth Street Housing, LLC

APPLICANT'S MAILING ADDRESS (COMPLETE): PO Box 159 Arlington WA 98223

APPLICANT'S TELEPHONE(S): 360-239-5971 APPLICANT'S E-MAIL: glennwellsarchitect@gmail.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Glenn Wells

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 324 West Bay Dr. Ste 214 Olympia WA 98502

REPRESENTATIVE'S TELEPHONE(S): 360-239-5971 REPRESENTATIVE'S E-MAIL: glennwellsarchitect@gmail.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Fourth Street Housing, LLC

OWNER'S MAILING ADDRESS (COMPLETE): Same as applicant

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

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

New 55 rowhouse project with garages, courtyards, visitor parking and project amenities

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.

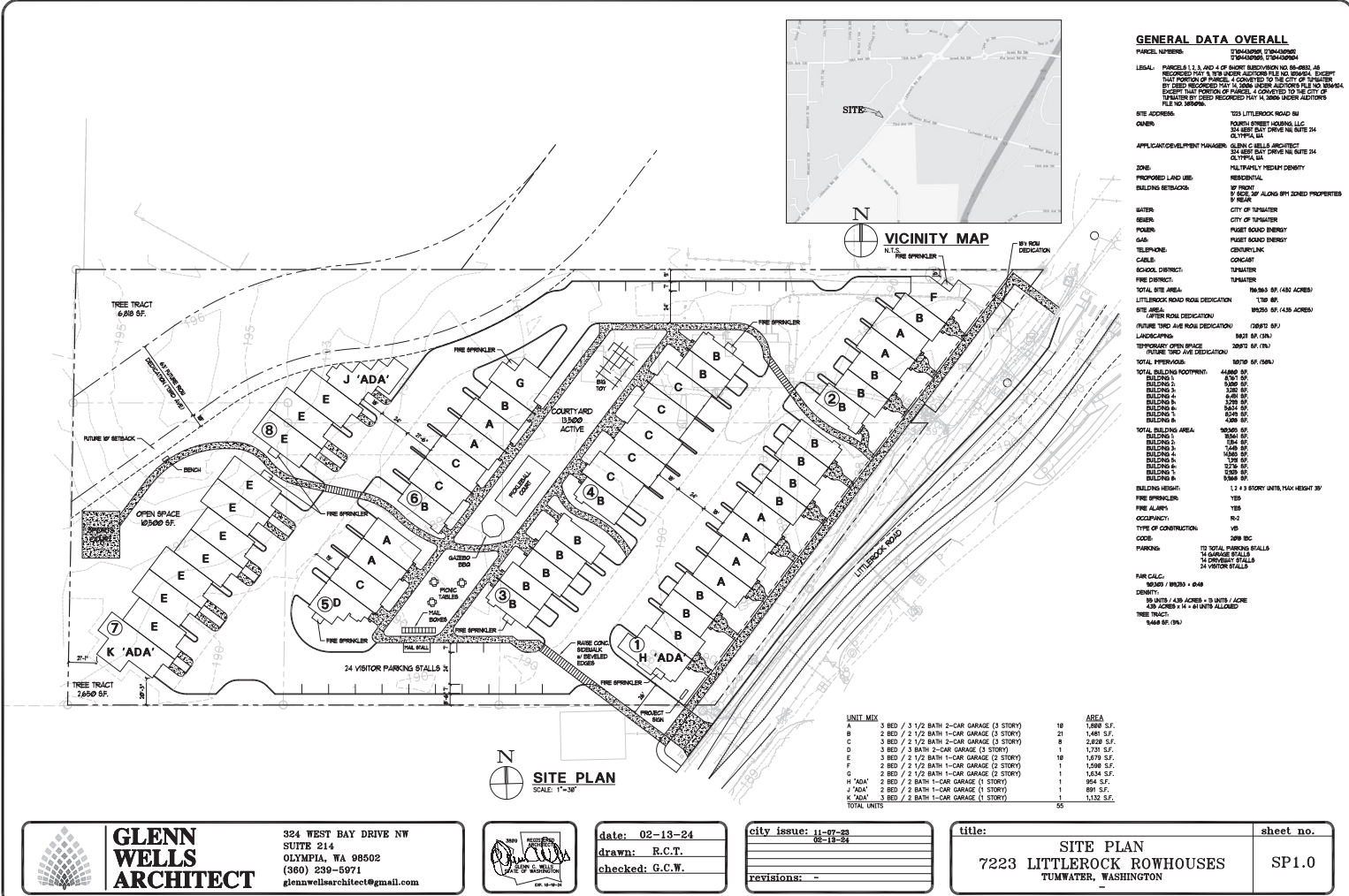
[Signature]
 Signature of Applicant/Representative

2-13-24
 Date

 Signature of Port of Olympia representative (if applicable)

 Date

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



GENERAL DATA OVERALL

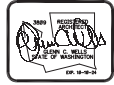
PARCEL NUMBER: 123 LITTLE ROCK ROAD NW
 TOWN: TUMWATER, WASHINGTON
 LEGAL: PARCELS 1, 3, 4 AND 4 OF SHORT RECORDS NO. 88-0842, 43
 RECORDED FOR 1/2 ACRES AND PARCELS 2 AND 5
 OF SHORT RECORDS NO. 88-0842, 43 RECORDED FOR 1/2 ACRES
 EXCEPT THAT PORTION OF PARCELS 4 CONVERTED TO THE CITY OF TUMWATER
 BY DEED RECORDED FOR 1/2 ACRES AND PARCELS 2 AND 5
 EXCEPT THAT PORTION OF PARCELS 4 CONVERTED TO THE CITY OF
 TUMWATER BY DEED RECORDED FOR 1/2 ACRES UNDER AUDITORS
 FILE NO. 203678.

876 ADDRESS: 123 LITTLE ROCK ROAD NW
 OWNER: POWER STREET HOLDING LLC
 324 WEST BAY DRIVE NW SUITE 214
 OLYMPIA WA
 APPLICANT/DEVELOPMENT MANAGER: GLENN WELLS ARCHITECT
 324 WEST BAY DRIVE NW SUITE 214
 OLYMPIA WA
 ZONE: MULTIFAMILY MEDIUM DENSITY
 PROPOSED LAND USE: RESIDENTIAL
 BUILDING FOOTPRINT: 37,900 SF
 114 3 STORY UNITS, 1700 HEIGHT 37'
 BUILDING RETROFIT: 0 SF
 WATER: CITY OF TUMWATER
 SEWER: CITY OF TUMWATER
 POWER: PUGET SOUND ENERGY
 GAS: PUGET SOUND ENERGY
 TELEPHONE: CENTURIALINK
 CONDOM: CONDOM
 SCHOOL DISTRICT: TUMWATER
 FIRE DISTRICT: TUMWATER
 TOTAL SITE AREA: 16,940 SF (435 ACRES)
 LITTLE ROCK ROAD DEDICATION: 1,700 SF
 676 AREA DEDICATION: 8,935 SF (435 ACRES)
 AVENUE 190D AVE ROSE DEDICATION: (0 SF)
 LANDSCAPING: 3,621 SF (3%)
 TEMPORARY OPEN SPACE: 3,621 SF (3%)
 AVENUE 190D AVE DEDICATION: (0 SF)
 TOTAL FUTURE FOOTPRINT: 44,869 SF
 BUILDING 1: 4,700 SF
 BUILDING 2: 3,300 SF
 BUILDING 3: 4,400 SF
 BUILDING 4: 5,424 SF
 BUILDING 5: 5,248 SF
 BUILDING 6: 4,000 SF
 TOTAL BUILDING AREA: 30,592 SF
 CARS: 8,544 SF
 BUILDING 1: 1,640 SF
 BUILDING 2: 1,480 SF
 BUILDING 3: 1,920 SF
 BUILDING 4: 2,376 SF
 BUILDING 5: 2,384 SF
 BUILDING 6: 1,944 SF
 BUILDING HEIGHT: 114 3 STORY UNITS, 1700 HEIGHT 37'
 FIRE SPROINKLER: YES
 FIRE ALARMS: YES
 OCCUPANCY: R-2
 TYPE OF CONSTRUCTION: 10
 CODES: 2009 IBC
 PARKING: 21 TOTAL PARKING SPACES
 24 GARAGE SPACES
 24 VISITOR STALLS
 FAR CALC: 8000 / 16235 = 0.49
 DENSITY: 80 UNITS PER ACRE = 8 UNITS PER ACRE
 435 ACRES = 114 = 81 UNITS ALLOWED
 TREES: 11
 5.446 SF (3%)

UNIT MIX

UNIT MIX	AREA
A 3 BED / 3 1/2 BATH 3-CAR GARAGE (3 STORY)	18 1,500 S.F.
B 2 BED / 2 1/2 BATH 1-CAR GARAGE (3 STORY)	21 1,481 S.F.
C 3 BED / 2 1/2 BATH 1-CAR GARAGE (3 STORY)	6 2,208 S.F.
D 3 BED / 3 BATH 2-CAR GARAGE (3 STORY)	1 1,731 S.F.
E 3 BED / 2 1/2 BATH 1-CAR GARAGE (2 STORY)	10 1,679 S.F.
F 2 BED / 2 1/2 BATH 1-CAR GARAGE (2 STORY)	1 1,008 S.F.
H 'ADA' 2 BED / 2 1/2 BATH 1-CAR GARAGE (2 STORY)	1 1,634 S.F.
J 'ADA' 2 BED / 2 BATH 1-CAR GARAGE (1 STORY)	1 864 S.F.
K 'ADA' 2 BED / 2 BATH 1-CAR GARAGE (1 STORY)	1 891 S.F.
L 'ADA' 3 BED / 2 BATH 1-CAR GARAGE (1 STORY)	1 1,132 S.F.
TOTAL UNITS	55

GLENN WELLS ARCHITECT
 324 WEST BAY DRIVE NW
 SUITE 214
 OLYMPIA, WA 98502
 (360) 239-5971
 glennwellsarchitect@gmail.com



date: 02-13-24
 drawn: R.C.T.
 checked: G.C.W.

city issue: 11-07-23
 02-13-24

revisions: -

title: **SITE PLAN**
7223 LITTLE ROCK ROWHOUSES
 TUMWATER, WASHINGTON

sheet no. **SP1.0**