



DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – MARCH 7, 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-22-0991
PROJECT TITLE:	Vista Views at Black Lake
REVIEW STATUS:	FEASIBILITY REVIEW RESUBMITTAL
APPLICANT(S):	Rob Rice Homes
REPRESENTATIVE(S):	Hatton Godat Pantier
OWNER(S):	Bodenhamer Trustees
LOCATION:	3717 49 th Ave. SE
PARCEL(S):	12832310700 & 12832310800
REQUEST:	Subdivide 55 acres into 184 single-family lots.
TIME:	9:00 a.m. – 10:30 a.m.

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:	10:30 a.m. – 12:00 p.m.

PERMIT #:	TUM-22-0213
PROJECT TITLE:	Velkommen Apartments
REVIEW STATUS:	FORMAL REVIEW
APPLICANT(S):	7125 Little Rock Tumwater, LLC
REPRESENTATIVE(S):	Wade Stine
OWNER(S):	Greg Piantanida
LOCATION:	7125 Littlerock Road SW
PARCEL(S):	12704430500
REQUEST:	Construct a 16-unit 5-story apartment complex
TIME:	1:30 p.m. – 3:00 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 -	DATE STAMP
22 - 0991	02/02/2024
TRM	
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): 3717 49TH AVE SW & 3825 58TH LN SW
 PROJECT NAME: Vista Views at Black Lake PARCEL NUMBER(S): 12832310700, 12832310800

APPLICANT (please print neatly)

NAME OF APPLICANT: Rob Rice Homes (Rob Rice)
 APPLICANT'S MAILING ADDRESS (COMPLETE): 1868 State Ave NE, Olympia, WA 98506
 APPLICANT'S TELEPHONE(S): (360) 354-7010 APPLICANT'S E-MAIL: rob@robricehomes.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Hatton Godat Pantier (Jeff Pantier, PLS)
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 3910 Martin Way E, Ste B, Olympia, WA 98506
 REPRESENTATIVE'S TELEPHONE(S): (360) 943-1599 REPRESENTATIVE'S E-MAIL: jeffp@hattonpantier.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Bodenhamer Trustees (Allen & Virginia)
 OWNER'S MAILING ADDRESS (COMPLETE): 22 S BARRACKS LN, SALMON, ID 83467
 OWNER'S TELEPHONE(S): _____ OWNER'S E-MAIL: _____

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

Subdivide 54.38 acres into 184 single family lots.

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

2/2/2024



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
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: _____

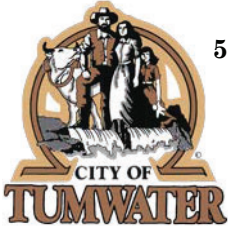
PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

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

**FORMAL SITE PLAN REVIEW
 Application**

TUM - -22-0213	DATE STAMP
TRM	02/14/2024
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): 7125 Littlerock Road SW, Tumwater, WA 98512
 PROJECT NAME: Velkommen Apartments PARCEL NUMBER(S): 12704430500

APPLICANT *(please print neatly)*

NAME OF APPLICANT: 7125 Little Rock Tumwater, LLC Attn: Greg Piantanida
 APPLICANT'S MAILING ADDRESS (COMPLETE): 12600 SE 38th Street, Suite 103, Bellevue, WA 98006
 APPLICANT'S TELEPHONE(S): 425-922-1053 APPLICANT'S E-MAIL: Greg@GpRealty.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Wade Stine
 REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 525 Columbia Street SW, Olympia, WA 98501
 REPRESENTATIVE'S TELEPHONE(S): 360-915-8775 REPRESENTATIVE'S E-MAIL: wade@tasolympia.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Greg Piantanida
 OWNER'S MAILING ADDRESS (COMPLETE): 12600 SE 38th Street, Suite 103, Bellevue, WA 98006
 OWNER'S TELEPHONE(S): 425-922-1053 OWNER'S E-MAIL: Greg@GpRealty.com

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

See attached Project Description.

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.

M. Wade Stine
Digitally signed by M. Wade Stine
 DN: C=US, E=wade@tasolympia.com, O=TAS, CN=M. Wade Stine
 Date: 2024.02.14 14:51:13-08'00'
 Signature of Applicant/Representative

2/14/2024
 Date

Signature of Port of Olympia representative (if applicable) _____ Date _____

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

SITE PLAN LEGEND

- COMPACT PARKING STALLS
- ADA PARKING STALLS
- PROPERTY LINE
- EXISTING BUILDING FOOTPRINT. REFER SURVEY FOR EXISTING STRUCTURES TO BE REMOVED WITHIN PROPERTY LINES
- NEW BUILDING FOOTPRINT (IMPERVIOUS)
- NEW CONCRETE HARDSCAPING (IMPERVIOUS)
- NEW ASPHALT HARDSCAPING (IMPERVIOUS)
- OPEN AREA
- ACTIVE RECREATION AREA
- LANDSCAPE EASEMENT
- APPARATUS TURN-AROUND EASEMENT
- FENCE LINE. HALFTONE LINES SHOW EXISTING FENCE

PARKING INFORMATION

PERMITTED PARKING SPACES (PERMITTED UNDER RCW 51.20.020)

10 UNITS @ 1.2 BEDROOMS AT 160/UNIT =	12 SPACES
4 UNITS @ 3+ BEDROOMS AT 20/UNIT =	12 SPACES
1 UNIT @ 4+ BEDROOMS AT 20/UNIT =	2 SPACES
TOTAL SPACES REQUIRED =	27 SPACES

Garage Spaces Included (1) Accessible
Covered Spaces Included (1) Van Accessible
Uncovered Space Included (1) Compact
TOTAL SPACES = 32 SPACES

ACCESSIBLE PARKING REQUIRED (RCW TABLE 10A.1)
FOR EVERY 25-50 STALLS 2 ARE REQUIRED
PROVIDED = 2 SPACES

ELECTRIC VEHICLE PARKING (EVC 429.3)
ONE OF ALL SPACES SHALL BE ELECTRICAL VEHICLE SPACES
PROVIDED = 1 SPACE
OTHER SPACES PROVIDED = 4 SPACES

SHORT TERM BICYCLE STORAGE REQUIREMENTS (RCW 18.50.120 TABLE 50.120A)
1 SPACE PER 4 UNITS =
PROVIDED = 8 SPACES

LONG TERM BICYCLE STORAGE REQUIREMENTS (RCW 18.50.120 TABLE 50.120A)
1 SPACE PER 4 UNITS =
PROVIDED = 14 SPACES (INDOOR UNITS)

METHOD OF BUILDING AND SITE LAYOUT

- GOALS:** ESTABLISH CONTROL POINTS AND PROPERTY LINES TO LOCATE BUILDINGS, PARKING LOT, CURBS, AND WALKWAYS.
- BUILDINGS 1A, 1B, 1C, GARAGES, COVERED PARKING STRUCTURES, PARKING STALLS, AND WALKWAYS SHALL BE ORIENTED PARALLEL TO NORTH PROPERTY LINE. PLACEMENT DIMENSIONS SHALL BE OFFSET FROM NORTH PROPERTY LINE AND PROPERTY CORNERS AS SHOWN ON SITE PLAN.
 - BUILDING 2 RELATED SIDEWALKS SHALL BE ORIENTED WITH A 30 DEGREE ROTATION FROM THE SOUTH PROPERTY LINE. ALIGNMENT OF THE SIDEWALK BUILDING PLACEMENT SHALL BE AT THE INTERSECTION PAVO COLUMN GRID INTERSECTION SHALL BE PLACE AT CORNER POINTS WITH DIMENSIONS OFFSET FROM SOUTH PROPERTY LINE AND FROM PROPERTY CORNER AS SHOWN ON SITE PLAN.

UNIT INFORMATION

BUILDING 1A	3,664 SF
1 BEDROOM UNIT	724 SF x 1
1 BEDROOM UNIT	720 SF x 1
3 BEDROOM UNITS	(1,085 SF) x 3
BUILDING 1B	3,664 SF
1 BEDROOM UNIT	724 SF x 1
1 BEDROOM UNIT	720 SF x 1
3 BEDROOM UNITS	(1,085 SF) x 3
BUILDING 1C	3,664 SF
1 BEDROOM UNIT	724 SF x 1
1 BEDROOM UNIT	720 SF x 1
3 BEDROOM UNITS	(1,085 SF) x 3
BUILDING 2	8,014 SF
2 BEDROOM UNITS	1,754 SF x 2
TOTAL UNITS AREA	14,008 SF
TOTAL NUMBER OF UNITS	16

SITE FEATURES

GARAGES	1,738 SF
2 CAR (W/ 1 ADA)	450 SF
4 CAR	931 SF
COVERED CAR PARKING	2,133 SF
2 CAR	465 SF
2 CAR (W/ 1 VAN ADA)	1,197 SF
COVERED BIKE PARKING	140 SF
4 BIKE	70 SF x 2
TOTAL AREA	4,012 SF

DESIGN TEAM

- PROPERTY OWNER:**
 FOSTER POINT TUMWATER, LLC
 12602 SE 38TH STREET, SUITE 103
 BELLEVUE, WA 98006
 CONTACT: CHRIS PANDEVANDA
 PHONE: 425.920.1053
 EMAIL: CHRIS@FOSTERPOINT.COM
- ARCHITECT/INTERIOR DESIGN:**
 THOMAS ARCHITECTURE STUDIOS
 122 COLUMBIA ST. | OLIVIA, WA 98521
 CONTACT: RONALD THOMAS
 PHONE: 360.915.8775
 EMAIL: RONALD@TAS.COM
- CIVIL ENGINEER:**
 LDC 3145 AVE. HE
 OLIVIA, WA 98520
 CONTACT: BOB ARVISO
 PHONE: 360.434.2062
 EMAIL: BOB@ARVISOCCORP.COM
- LANDSCAPE ARCHITECT:**
 SUTALLANCE
 805 TULLOCH AVE. NE, STE 200
 LACRY, WA 98116
 CONTACT: JEFF CLANDER
 PHONE: 360.352.1442
 EMAIL: JEFF@SUTALLANCE.COM
- STRUCTURAL ENGINEER:**
 FCL STRUCTURAL DESIGN
 1520 PACIFIC AVE. SUITE 701
 TACOMA, WA 98402
 CONTACT: JEFF KLEN
 PHONE: 252.386.5779
 EMAIL: JEFF@FCLSTRUCTURAL.COM

SITE PLAN KEYED NOTES LEGEND

- ① FIRE HYDRANT LOCATIONS
- ② PSE SUB-MOUNTED TRANSFORMER
- ③ EXISTING HULL TO BE REMOVED
- ④ EXISTING ACCESSORY STRUCTURE PROVIDED BY OTHERS
- ⑤ 11x22 SCREENED WASTE ENCLOSURE. SEE DETAIL 1/A-102.0 FOR ADDITIONAL INFORMATION
- ⑥ SHORT TERM BICYCLE PARKING. PROVIDE GERO, ARC RACK, OR SIMILAR. SEE SHEET A-102.0 DETAIL # 2.3 FOR ADDITIONAL INFORMATION.
- ⑦ GARDEN BED ACCESSORY STRUCTURE PROVIDED BY OTHERS
- ⑧ ELECTRIC VEHICLE CHARGING STATION
- ⑨ INFRASTRUCTURE FOR FUTURE ELECTRIC CHARGING STATION
- ⑩ RV AND FOC. SEE CIVIL FOR ADDITIONAL INFORMATION
- ⑪ EXISTING POWER POLE
- ⑫ LOCATION OF RESIDENTIAL BUILDING ENTRY DEFINED WITH EXPOSED AGGREGATE CONCRETE PAVEMENT FINISH
- ⑬ LOCATION OF BUILDING ADDRESS NUMBER
- ⑭ PEDESTRIAN SCALE LIGHTS
- ⑮ PRIVATE GARAGE. SEE A-103.0 FOR ADDITIONAL INFORMATION
- ⑯ COVERED PARKING. SEE DETAIL A-104.0 FOR ADDITIONAL INFORMATION
- ⑰ MAILBOX KIOSK. CENTER STRUCTURE BETWEEN BUILDINGS 1B AND 1C. SEE DETAIL 4.5
- ⑱ 4.0 IN. A-105.0 FOR ADDITIONAL INFORMATION
- ⑲ MONUMENT SIGN: 42" (MAX) HEIGHT, 32 SF (MAX.) AREA. SEPARATE PERMIT
- ⑳ TREE PROTECTION AREA. SEE FORESTER REPORT AND CIVIL FOR FENCING
- ㉑ LOCATION
- ㉒ PLAY AREA
- ㉓ EXISTING FENCE. DEMOLISH AS REQUIRED FOR VEHICLE DRIVEWAY AND TURNAROUND
- ㉔ PSE EASEMENT
- ㉕ NEW TREE (TYPICAL) SEE FORESTER REPORT AND LANDSCAPE
- ㉖ EXISTING TREES TO REMAIN (TYPICAL) SEE LANDSCAPE DRAWINGS
- ㉗ EXISTING TREES TO BE REMOVED (TYPICAL) SEE LANDSCAPE DRAWINGS
- ㉘ ELECTRIC METERS, TELEPHONE AND CABLE CONNECTION
- ㉙ PROPOSED DRIVEWAY AND FIRE APPARATUS TURNAROUND EASEMENT
- ㉚ SCHOOL BUS WAITING PAD. VERIFY AND COORDINATE WITH TUMWATER SCHOOL DISTRICT
- ㉛ FIRE RISER ROOM
- ㉜ MACHINERY PROPERTY LINE. SEE BUILDING FLOOR PLANS AND ELEVATIONS
- ㉝ NOT USED
- ㉞ PROPOSED LANDSCAPE EASEMENT
- ㉟ POWER AND TELEPHONE EASEMENT. REFER TO SURVEY
- Ⓜ EXISTING STRUCTURES. REFER TO CIVIL EXISTING CONDITIONS PLAN FOR EXISTING STRUCTURES TO BE REMOVED WITHIN PROPERTY LINES
- Ⓝ EXISTING FENCE AT PROPERTY LINE (HALFTONE). REFER TO SURVEY
- Ⓞ NEW FENCE AT PROPERTY LINE (HALFTONE). REFER LANDSCAPE PLAN FOR DETAILS
- Ⓟ UTILITY EASEMENT INSIDE PROPERTY. REFER TO CIVIL PLANS

VICINITY MAP



PROJECT INFORMATION

APPLICANT & REPRESENTATIVE: SEE DESIGN TEAM CONTACT INFORMATION
TAX PARCEL NUMBER: 1274480000
ADDRESS: 7125 LITTLE ROCK ROAD SW, TUMWATER, WA, 98521

SECTION, TOWNSHIP, RANGE: 04, 17, 2W

ZONING: MF4 (MULTI-FAMILY MEDIUM DENSITY)
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL

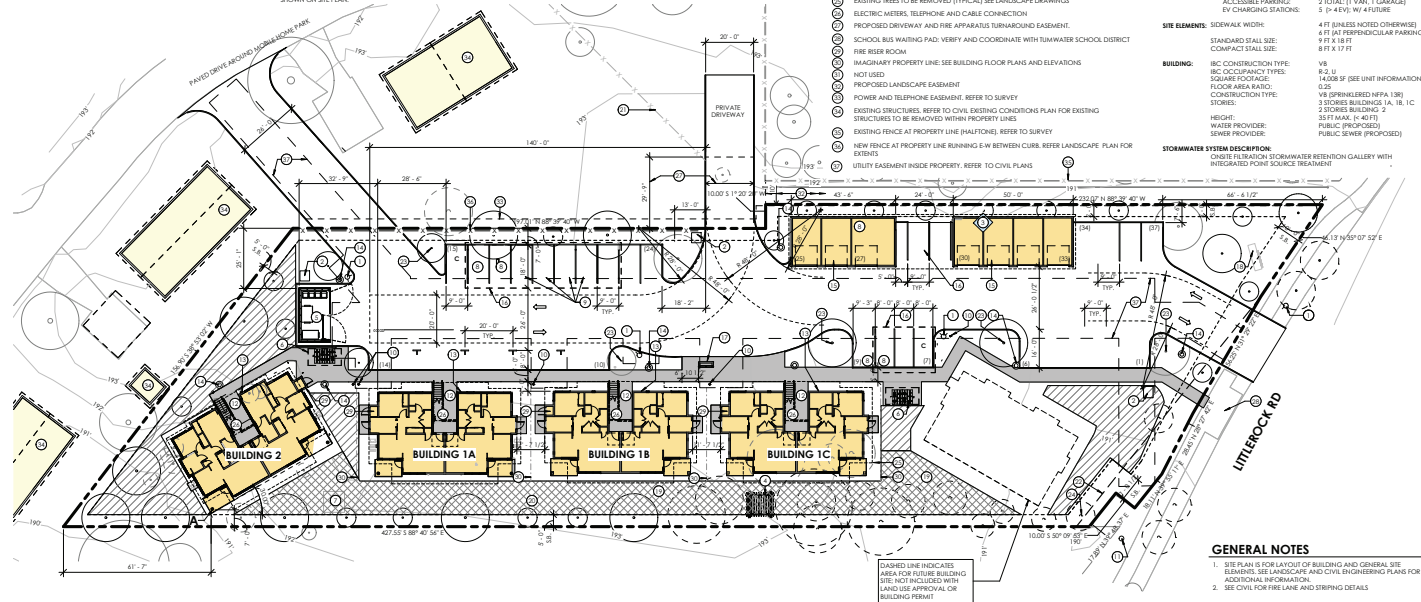
SITE: SITE AREA: 55,875 SF (1.28 ACRES)
 DENSITY: 14 UNITS/ACRE = 16 UNITS (4-17 UNITS)
 BUILDING AREA: 34,949 SF = 62,285 (4-70%)
 TOTAL IMPERVIOUS COVERAGE: 30,136 SF = 54,495
 TOTAL LANDSCAPE AREA: 8,889 SF = 15,915 (4-15%)
 OPEN AREA: 4,738 SF = 8,225 (4-10%)
 ACTIVE RECREATION AREA:

PARKING: SEE PARKING INFORMATION
 ACCESSIBLE PARKING: 2 TOTAL (1 VAN, 1 GARAGE)
 BY CHARGING STATIONS: 2 (4 LEVEL, W/ FUTURE)

SITE ELEMENTS: SIDEWALK WIDTH: 4 FT (BASED ON NOTED OTHERWISE)
 STANDARD STALL SIZE: 9 FT x 18 FT
 9 FT x 17 FT

BUILDING: IRC CONSTRUCTION TYPE: 1B
 IRC OCCUPANCY TYPES: 2
 FLOOR AREA RATIO: 0.25
 CONSTRUCTION TYPE: 2
 STORES: 3
 HEIGHT: 35 FT (MAX. (4-40 FT))
 WATER PROVIDER: PUBLIC (PROPOSED)
 PUBLIC SEWER (PROPOSED)

STORMWATER SYSTEM DESCRIPTION:
 ON-SITE DETENTION/STORMWATER RETENTION GALLERY WITH INTEGRATED POINT SOURCE TREATMENT



1 SITE PLAN
1" = 20'-0"

GENERAL NOTES

- SITE PLAN IS FOR LAYOUT OF BUILDING AND GENERAL SITE ELEMENTS. SEE LANDSCAPE AND CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.
- SEE CIVIL FOR FENCE LINE AND SPRING DETAILS