



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

## NOTICE OF APPLICATION

City of Tumwater Public Works Facility - TUM-23-1551

April 19, 2024

**Proposal:** The applicant proposes to construct a city public works facility to include a new administration building, 6 maintenance buildings, associated parking, and transportation improvements including upgrades to Trails End Drive, 79<sup>th</sup> Ave, and Old Hwy 99. Environmental review documents include a future park on Trails End Drive and transportation improvements to 79<sup>th</sup> Avenue and Old Hwy 99.

**Applicant:** City of Tumwater, 555 Israel Road SW, Tumwater, WA 98501.

**Location:** 7842 Trails End Drive SE, Tumwater, WA 98501. Parcel #12712320300.

**Complete Application:** Application deemed complete: April 15, 2024.

**Project Permit/Approvals:** The following permits or approvals may be required: Site Plan Review Approval, Transportation Concurrency, Design Review Approval, Landscape Plan Approval, On-site Lighting Approval, Site Development/Grading, Building Permits and Sign Permits.

**Environmental Documents Relating to the Project:** A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

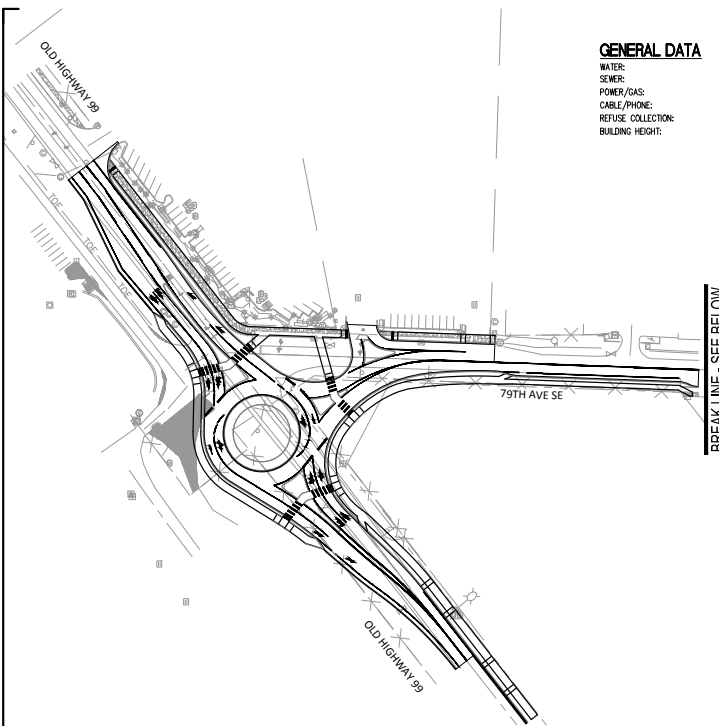
**Preliminary** No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

**Public Hearing:** A public hearing is not required for this project.

**Public Comment Period:** The 14 day comment period ends at 5:00 p.m. on May 3, 2024. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us).

Visit the City of Tumwater website to view application materials. City of Tumwater – Departments – Community Development Department – Permitting & Building – Notice of applications/SEPA Determinations – Public Works O&M Facility, or by typing: <https://www.ci.tumwater.wa.us/departments/community-development-department/permitting-building/notice-of-applications-sepa-determinations/public-works-o-m-facility>

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) or call 360-754-4180.



**GENERAL DATA**

WATER:  
SEWER:  
POWER/GAS:  
CABLE/PHONE:  
REFUSE COLLECTION:  
BUILDING HEIGHT:

CITY OF TUMWATER  
CITY OF TUMWATER  
PROJECT SOUND ENERGY  
CONCAST, CENTURYLINK, WAVE  
WASTE COLLECTION, (LEMAI)  
65'

BREAK LINE - SEE BELOW

**PROPERTY DATA**

NEW PROPERTY ADDRESS:  
BUILDING A-G: 1360 79TH AVE SE, TUMWATER, WA 98501  
BUILDING B-G: 1360 79TH AVE SE, BLDG B-G  
WEST PARCEL CURRENT ADDRESS:  
7842 TRAILS END DR SE, TUMWATER, WA 98501  
WEST PARCEL IDENTIFICATION #: 12712320400  
EAST PARCEL CURRENT ADDRESS:  
1500 79TH AVE SE, TUMWATER, WA 98501  
EAST PARCEL IDENTIFICATION #: 12712320300  
LOT NUMBER:  
WEST PARCEL SIZE: 302,450 SF (6.94 ACRES)  
EAST PARCEL SIZE: 28,460 SF (0.65 ACRES)  
GENERAL COMMERCIAL ZONE: 18.22  
PERMITTED USE: 18.22.020E  
WEST PARCEL TOTAL ACRES: +/- 6.6  
IMPERVIOUS AREA: 5.18 ACRES - 78.3%  
PERVIOUS AREA: 1.42 - 21.5%  
EAST PARCEL TOTAL ACRES: +/- 1.21 ACRES  
IMPERVIOUS AREA: .8 ACRES - 66.1%  
PERVIOUS AREA: .41 ACRES - 33.9%  
MAXIMUM STRUCTURE HEIGHT: 65'  
NEW DEVELOPMENTS WITH NON-RESIDENTIAL USES ON SITES WITH A TOTAL SITE AREA GREATER THAN 1 ACRE MUST PROVIDE OPEN SPACE EQUAL TO AT LEAST 1% OF THE GROUND FLOOR NON-RESIDENTIAL BUILDING FOOTPRINT PLUS 1% OF THE "SITE AREA".  
SIGNAGE REQUIRES SEPARATE PERMIT

**GROSS BUILDING AREAS**

BUILDING A	2,997 SF
EXTERIOR COVERED AREA	805 SF
GROUP A-2	8,353 SF
GROUP B	12,155 SF
BUILDING B	1,171 SF
GROUP S	12,022 SF
BUILDING C	13,193 SF
GROUP S-2	4,218 SF
GROUP S-1	9,739 SF
GROUP S-1	123 SF
BUILDING D	14,090 SF
GROUP S-2	10,964 SF
GROUP S-2	10,964 SF
BUILDING E	10,964 SF
GROUP B	456 SF
GROUP S-1	1,374 SF
GROUP S-2	2,103 SF
GROUP S-2	3,933 SF
BUILDING F	11,284 SF
GROUP S-1	11,284 SF
BUILDING G	4,720 SF
GROUP S-2	4,720 SF
GRAND TOTAL	70,329 SF

**SITE AREAS**

PROPOSED IRC CONSTRUCTION TYPE:  
BUILDING A - TYPE V-B  
BUILDINGS B-G - TYPE II-B  
NUMBER OF PARKING SPACES:  
WEST CREW/SECURE PARKING - 17  
WEST STAFF/VISITOR PARKING - 44  
EAST EMPLOYEE PARKING - 44  
EAST FUTURE PARKING - 50  
TOTAL PARKING SPACE COUNT - 155

PERCENT OF SITE COVERED WITH IMPERVIOUS SURFACES  
PARCEL 12712320400: 78.3%  
PARKING LOT PORTION OF PARCEL 12712320300: 0.41%

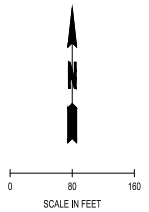
ZONING: GENERAL COMMERCIAL

**ROW AREAS**

ROW AREA: 25.22 ACRES  
ROW LANDSCAPING: 5.87 ACRES  
ROW PAVING AREA: 8.16 ACRES  
ROW SIDEWALK: 0.39 ACRES  
ROW TOTAL IMPERVIOUS AREA: 8.55 ACRES

**PARKING PROVIDED**

LONG TERM: 1  
SHORT TERM: 2

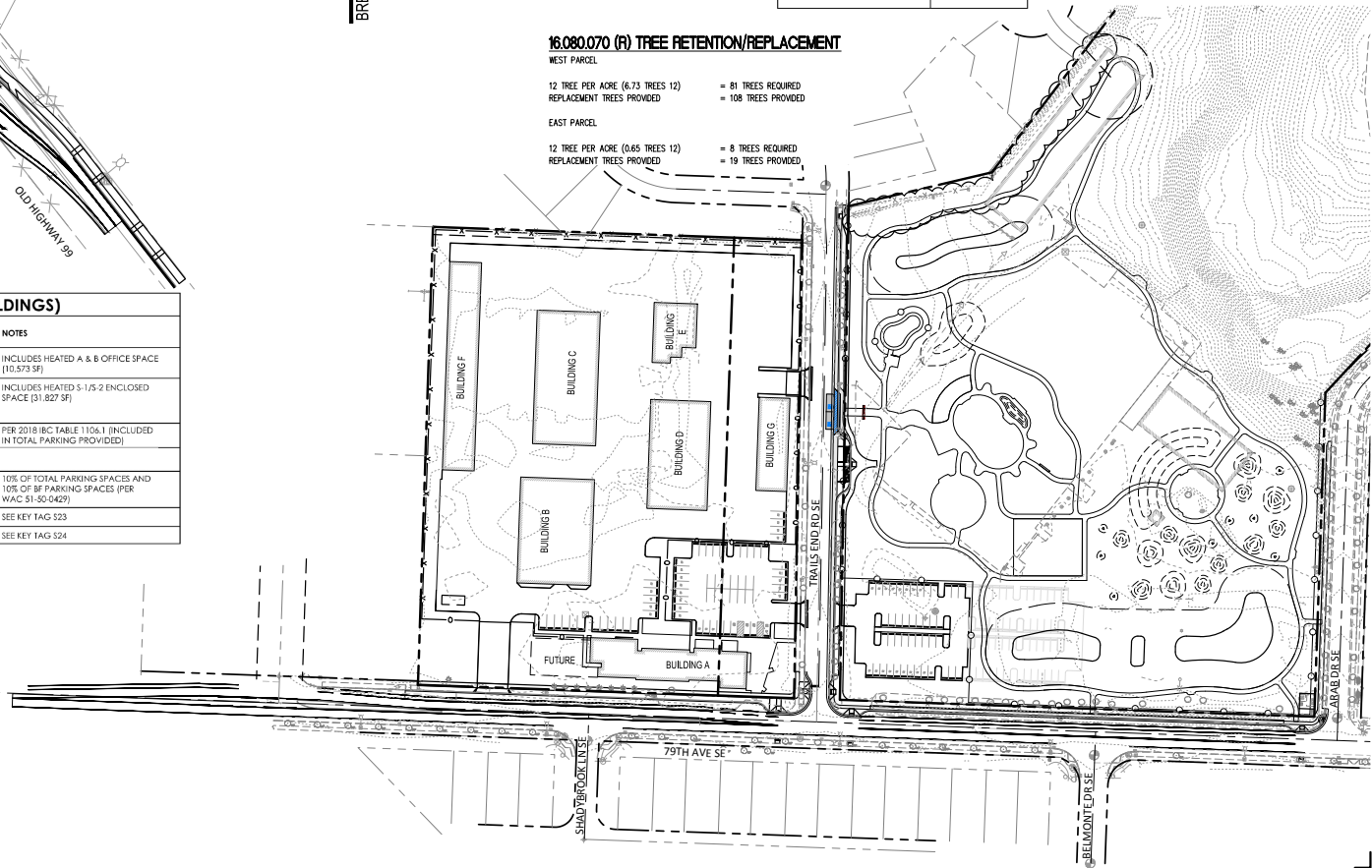


**16,080.070 (R) TREE RETENTION/REPLACEMENT**

WEST PARCEL  
12 TREE PER ACRE (6.73 TREES 12) = 81 TREES REQUIRED  
REPLACEMENT TREES PROVIDED = 108 TREES PROVIDED  
EAST PARCEL  
12 TREE PER ACRE (0.65 TREES 12) = 8 TREES REQUIRED  
REPLACEMENT TREES PROVIDED = 19 TREES PROVIDED

PARKING ANALYSIS (ALL BUILDINGS)			
PARKING STALL COUNT	REQUIRED BY TUMWATER MUNICIPAL CODE 18.50.070 (A)	PROVIDED	NOTES
PUBLIC STALLS FOR VISITORS & STAFF PARKING (9'x18' MIN SIZE) ON WEST AND EAST PARCELS	53 STALLS PER 1,000 SF OF OFFICE SPACE AND OCCUPANCY = 103,973 SF = 53 PUBLIC STALLS 51% WAREHOUSE/STORAGE REQUIRES 15 SPACES FOR PER 20K SF + ADD'L 0.5 FOR EACH ADD'L 1,000 SF + 13,807 SF OF 24 HOUR BLDG	84	INCLUDES HEATED A & B OFFICE SPACE (110,973 SF) INCLUDES HEATED S-1/S-2 ENCLOSED SPACE (51,827 SF)
BARRIER FREE 9'x18 (BF)	4 (INCLUDED IN TOTAL)	4	PER 2018 IRC TABLE 1106.1 (INCLUDED IN TOTAL PARKING PROVIDED)
<b>TOTAL PARKING</b>	<b>63 REQUIRED</b>	<b>88</b>	
ELECTRIC CHARGING STATIONS (EV) (INFRASTRUCTURE ONLY)	10%(55)=4 (EV) 10%(4 BF)=1 (EV) = 7 REQ'D	7	10% OF TOTAL PARKING SPACES AND 10% OF BF PARKING SPACES (PER WAC 51-50-0429)
REQUIRED BICYCLE PARKING SPACES	2 SHORT TERM 1 LONG TERM	2 1	SEE KEY TAG 523 SEE KEY TAG 524

BREAK LINE - SEE ABOVE

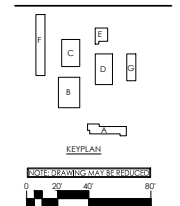


Project Title  
CITY OF TUMWATER  
7842 TRAILS END DR SE  
TUMWATER, WA 98501

Project Numbers  
2023-012

Issue & Revision Dates

CONSTRUCTION DOCUMENTATION  
NOT FOR CONSTRUCTION



Sheet Title  
**OVERALL SITE PLAN**

Drawn By: M. LOPEZ  
Checked By: K. HOPKINS

Sheet Number

**EX-01**

Sheet Number 1 of 1  
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