



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

NOTICE OF APPLICATION
Patagon Self Storage - TUM-23-1905
June 19, 2024

Proposal: The applicant proposes to construct a 309 unit self storage facility with leasing office.

Applicant: Patagon Ventures, Daniel Lyman, 786 Redford Drive, Provo, UT 84604.

Location: 2800 37th Ave. SW, Tumwater, WA 98512. Parcel #63040000100.

Complete Application: Application deemed complete: June 7, 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 July 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.

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

TUMWATER AND 37TH

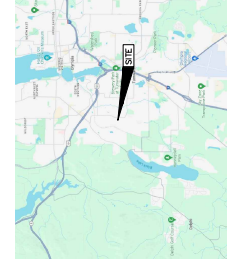
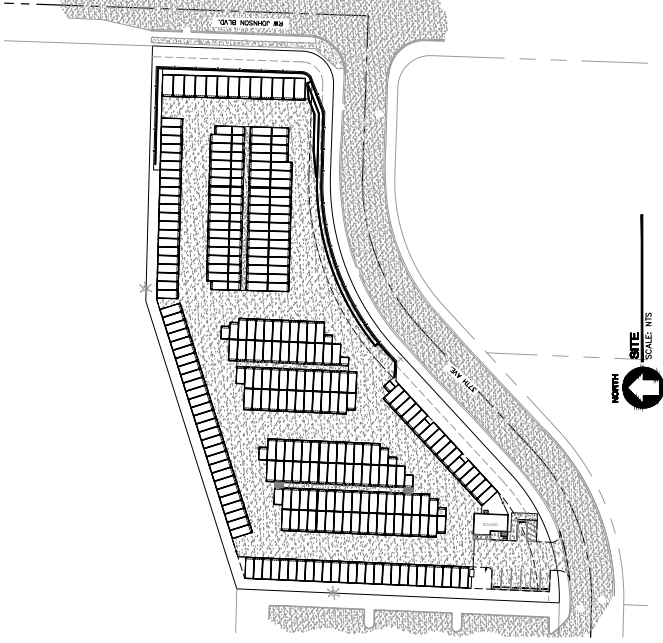
2800 37TH SW AVE TUMWATER, WA 98512
 S28 118 R2W QUARTER SE SW PLAT
 ZONING JURISDICTION TUMWATER
 PARCEL No. 63040000100
 TOTAL SITE 2.61 AC

SITE DATA / PROJECT INFORMATION	
LOT PARCEL NUMBER:	63040000100
ADDRESS:	2800 37TH AVE SW TUMWATER WA
LOT AREA:	2.6 ACRES
ZONING:	U LIGHT INDUSTRIAL
TURNOVER:	TUMWATER
MINIMUM SITE AREA:	NO MINIMUM SITE AREA
FRONT, 20' SIDE, 10' REAR:	30'
LOT COVERAGE (Maximum):	79.4%
TYPE B-FEET PERMETER YARD:	TYPE B-FEET PERMETER YARD
LANDSCAPE REQUIREMENTS:	10- FEET BETWEEN PARKING AND ROW
PROPOSED USE TYPE:	U/B
BUILDING SIZE:	534 SF
OFFICE:	3,705SF
BLOCK A:	7,100SF
BLOCK B:	3,300SF
BLOCK C:	6,200SF
BLOCK D:	6,200SF
BLOCK E:	7,485SF
BLOCK F (INCLUDES OFFICE):	5,485SF
BLOCK G:	6,230SF
BLOCK H:	3,490SF
BLOCK I:	2,525SF
BUILDING HEIGHT:	14'-6 1/2" FINISHES
OFFICE:	8 FEET
STORAGE BUILDINGS:	
PARKING REQUIREMENTS:	1 SMALL/200 UNITS + 2 STALLS FOR EMPLOYEES 1500 units - 3 JOB, 3.097-5.008 or 6 PARKING STALLS
SIZE REDUCTIONS:	2 SHORT TERM
AREA SUMMARY:	LONG TERM PROVIDED WITHIN UNITS
VEHICLE PROVISION:	2.6 ACRES
CITY OF TUMWATER:	CITY OF TUMWATER

PROJECT DESCRIPTION

WHILE PRIMARILY A SITE DEVELOPMENT PROJECT, THE PROPOSED LOCATION OFFERS THE OPPORTUNITY FOR LOCAL, PERSONALIZED SELF-STORAGE SOLUTIONS THROUGH THE UTILIZATION OF A MODULAR AND PREFABRICATED SELF-STORAGE UNIT SYSTEM WHICH IS ARRANGED IN SINGLE-LEVEL ROWS, A DESIGN REMINISCENT OF MANY EXISTING AND FAMILIAR SELF-STORAGE FACILITIES. TO ENHANCE THE PROJECT, A THOUGHTFULLY DESIGNED OFFICE BUILDING WILL BE THE FOCAL POINT OF THE PROJECT, PROVIDING OFFICE SPACE, STORAGE, AND A COMMUNAL AREA. THE PROJECT WILL ALSO INCLUDE LANDSCAPING, UTILITY, AND SIGNAGE IMPROVEMENTS TO ENHANCE THE PROPERTY EFFECTIVELY, ENSURING IT REMAINS CLEAN, WELL-LIT, AND SIGNIFICANTLY REDUCING IN TRAFFIC, UTILITIES, AND DISTURBANCES DURING BOTH THE CONSTRUCTION PHASE AND ONGOING OPERATION OF THE SELF-STORAGE FACILITY.

THE USE OF THESE FLAT PACKED SELF-STORAGE STRUCTURES IS HIGHLY EFFICIENT, ALLOWING UP TO TWENTY-FOUR 60-LABORABLE UNITS TO BE TRANSPORTED ON A SINGLE TRUCK. STORAGE IMPROVEMENTS COMPARED TO THE INDUSTRY'S PRODUCTION OF COIL TO THREE ASSEMBLED UNITS. EACH UNIT MEASURES 8'X8'X20' IN SIZE AND IS BUILT TO WITHSTAND WINDS OF UP TO 120 MPH AND SNOW LOADS OF 60 PSF ON THE ROOF. FURTHERMORE, ALL THE UNITS ARE FULLY WEATHER-RESISTANT, FEATURING CORRUGATED ROOFS FOR OPTIMAL DURABILITY AND WATER DRAINAGE, WHILE THE FLOORS ARE COATED TO INSURE A WATERPROOF, NON-SLIP, NON-TOXIC, AND NON-FLAMMABLE SURFACE. THIS INNOVATIVE APPROACH NOT ONLY ENHANCES STORAGE CAPACITY BUT ALSO DEMONSTRATES A COMMITMENT TO SUSTAINABILITY AND COST-EFFICIENCY.



VICINITY MAP - CITY
SCALE: 1/8" = 100'



VICINITY MAP - SITE
SCALE: 1/8" = 100'

STAMPS AND SIGNATURES:

DEVELOPER	PATAGON VENTURES	PATAGON
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PLANNING		
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ARCHITECT		
CONTACT: LARSEN JENSEN PH: 503-352-7868 EMAIL: LARSEN@VELEPT.COM		

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DATE: 12/13/23
 DRAWN: AMW
 CHECKED: NWS
 REVISIONS:

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TUMWATER & 37TH AVE
 SHEET NUMBER

GO.0

COVER SHEET

JOB NUMBER: A23143.10

COVER SHEET

TUMWATER AND 37TH AVE

05/07/24 FINAL TUMWATER SITE PLAN REVIEW

