



## DEVELOPMENT REVIEW COMMITTEE AGENDA

THURSDAY – AUGUST 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**

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PERMIT #:	TUM-22-0991
PROJECT TITLE:	Vista Views at Black Lake
REVIEW STATUS:	<b>FORMAL REVIEW</b>
APPLICANT(S):	Rob Rice Homes
REPRESENTATIVE(S):	Chris Carlson, AICP, Hatton Godat Pantier
OWNER(S):	Bodenhamer Family LLC
LOCATION:	3717 49 <sup>th</sup> Ave SW
PARCEL(S):	12832310700 & 12832310800
REQUEST:	Subdivide 55.01 acres into 186 residential lots
TIME:	9:00 a.m. – 10:30 a.m.

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PERMIT #:	TUM-24-1236
PROJECT TITLE:	WSDOT Demo
REVIEW STATUS:	<b>FEASIBILITY REVIEW</b>
APPLICANT(S):	Cam Hemmen, Paroline & Associates
REPRESENTATIVE(S):	Jeff Blachowski, Helix Design Group
OWNER(S):	Wa Dept of Transportation
LOCATION:	5702 Capitol Blvd SE & 5720 Capitol Blvd SE
PARCEL(S):	12702220800 & 12835331100
REQUEST:	Demolition of 9 buildings and 4 structures – leaving foundations and infilling basements
TIME:	10:30 a.m. – 12:00 noon

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**CITY OF TUMWATER**  
555 ISRAEL RD. SW, TUMWATER, WA 98501

(360) 754-4180

Email: [cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us)

**FORMAL SITE PLAN REVIEW**  
**Application**

TUM - 22-	DATE STAMP
0991	08/07/2024
Kelly	
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): 3717 49th Ave SW - Tumwater

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 Avenue NE, Olympia, WA 98506

APPLICANT'S TELEPHONE(S): 360-754-7010

APPLICANT'S E-MAIL: rob@robriehomes.com

**PROJECT REPRESENTATIVE**

NAME OF PROJECT REPRESENTATIVE: Hatton Godat Pantier (Chris Carlson, AICP)

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: chris@hattonpantier.com

**PROPERTY OWNER**

NAME OF PROPERTY OWNER: Allen & Virginia Bodenhamer Trustees

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)*

Vista Views at Black Lake represents a 186-lot preliminary plat comprised of 54.36 acres zoned Single-Family Low Density Residential (SFL).

The project will be built in two phases. The first phase will have 111 lots and the second phase will have 75 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.

**Chris Carlson**

Digitally signed by Chris Carlson  
Date: 2024.08.02 08:27:56 -07'00'

**08-02-2024**

Signature of Applicant/Representative

Date

Signature of Port of Olympia representative (if applicable)

Date

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





**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- 1236	DATE STAMP
Kelly RCVD BY	08/14/2024

Application fee: \$80.00 (one acre or less); \$137.50 (greater than one acre) Conceptual Site Plan Required.  
 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): 5702 & 5720 CAPITOL BOULEVARD SE

PROJECT NAME: WSDOT TUMWATER RHQ BUILDING DEMO PARCEL NUMBER(S): 12835331100 / 12702220800

**APPLICANT** (please print neatly)

NAME OF APPLICANT: Cam Hemmen

APPLICANT'S MAILING ADDRESS (COMPLETE): 5806 119th Ave SE #300, Bellevue, WA 98006

APPLICANT'S TELEPHONE(S): 425-765-0506 APPLICANT'S E-MAIL: permits@parolineassociates.com

**PROJECT REPRESENTATIVE**

NAME OF PROJECT REPRESENTATIVE: Helix Design Group | Jeff Blachowski

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 6021 12th Street E. Suite 201 Tacoma, WA. 98424

REPRESENTATIVE'S TELEPHONE(S): 253.922.9037 REPRESENTATIVE'S E-MAIL: jeffb@helixdesigngroup.net

**PROPERTY OWNER**

NAME OF PROPERTY OWNER: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

OWNER'S MAILING ADDRESS (COMPLETE): P.O. BOX 47300 OLYMPIA, WA 98504-7300

OWNER'S TELEPHONE(S): (360) 705-7356 OWNER'S E-MAIL: eric.yates@wsdot.wa.gov

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

1. Demolition of (9) buildings. Existing foundations and basements to remain. Infill basements.(4) structural.
2. Demolition of (4) structures. Existing foundations to remain.
3. Installation of fence along west side of site. Maintain security of site after building demolition.
4. Selective Site Demolition work, including civil and electrical demolition work.

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.

**MStewart**  
 Digitally signed by MStewart  
 DN: CN=MStewart  
 Date: 2024.08.09 07:58:39-07'00'  
 Signature of Applicant/Representative

8/9/2024  
 Date

