



**DEVELOPMENT REVIEW COMMITTEE AGENDA**  
**THURSDAY – SEPTEMBER 19, 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-24-1328
PROJECT TITLE:	9733 Warehouse
REVIEW STATUS:	<b>FEASIBILITY REVIEW</b>
APPLICANT(S):	Yong Yu Chen
REPRESENTATIVE(S):	Yong Yu Chen
OWNER(S):	Malcolm L. Mc Claskey
LOCATION:	9733 Lathrop Industrial Dr. SW
PARCEL(S):	58610000700
REQUEST:	Construction of six (6) 5,000 sf warehouses or three (3) 10,000 sf warehouses
TIME:	10:30 a.m. – 12:00 noon

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PERMIT #:	TUM-24-1315
PROJECT TITLE:	FC Olympia
REVIEW STATUS:	<b>FEASIBILITY REVIEW</b>
APPLICANT(S):	Trent Hart, Tovani Hart, PC
REPRESENTATIVE(S):	Andy Schell, Schell Foundation
OWNER(S):	Pyramid Investments, LLC
LOCATION:	2775 29 <sup>th</sup> Ave SW
PARCEL(S):	63050002400
REQUEST:	Change of use from storage warehouse to assembly space to accommodate indoor soccer field
TIME:	1:30 p.m. – 3:00 p.m.

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**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
1328	
Kelly	
RCVD BY	
09-11-2024	

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): 9733 Lathrop Industrial Drive SW, Tumwater, WA 98512

PROJECT NAME: 9733 PARCEL NUMBER(S): 58610000700

**APPLICANT** *(please print neatly)*

NAME OF APPLICANT: Yong Yu Chen

APPLICANT'S MAILING ADDRESS (COMPLETE): 22326 SE 20th St Sammamish WA 98075

APPLICANT'S TELEPHONE(S): 425-465-8167 APPLICANT'S E-MAIL: magicchrist12@gmail.com

**PROJECT REPRESENTATIVE**

NAME OF PROJECT REPRESENTATIVE: Yong Yu Chen

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 22326 SE 20th St, Sammamish WA 98075

REPRESENTATIVE'S TELEPHONE(S): 425-465-8167 REPRESENTATIVE'S E-MAIL: magicchrist12@gmail.com

**PROPERTY OWNER**

NAME OF PROPERTY OWNER: Yong Yu Chen Malcolm L. McClaskey

OWNER'S MAILING ADDRESS (COMPLETE): N/A 9546 Lathrop Industrial Dr SW , Tumwater WA 98512

OWNER'S TELEPHONE(S): N/A 360-705-1951 OWNER'S E-MAIL: N/A

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

Option 1, please see picture 1, we are planning to build 6 of 5,000 square feet warehouses. Or option 2, see picture 2, we can build 3 of 10,000 square feet warehouses.

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.

*Yong Yu Chen*

September 11, 2024

Signature of Applicant/Representative

Date

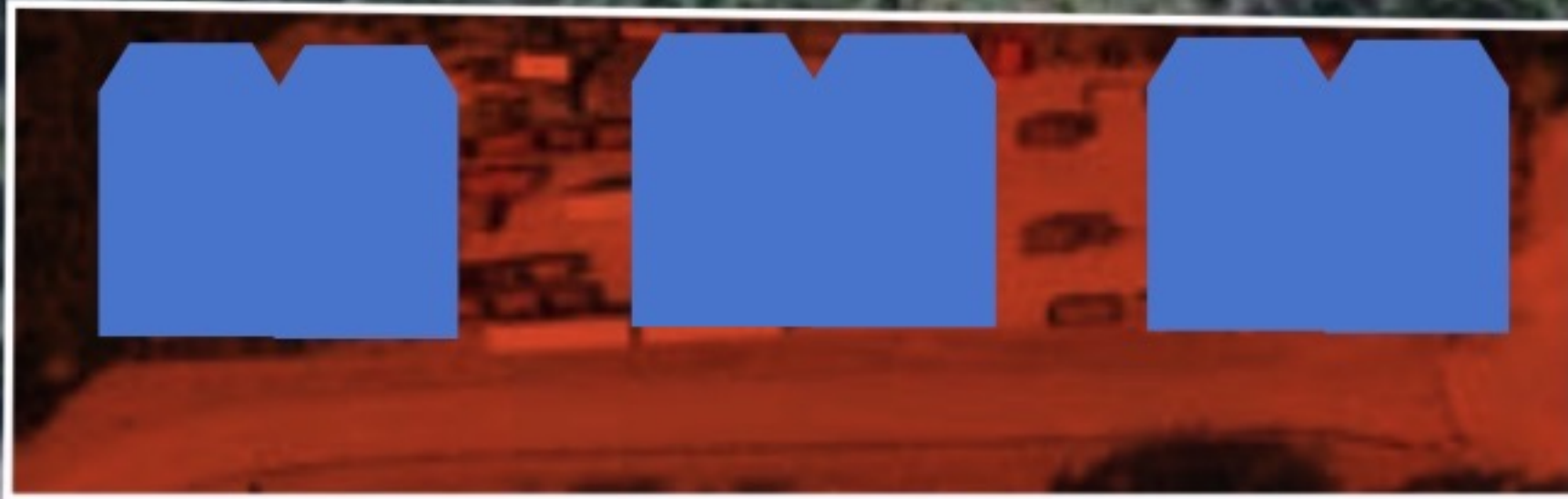
Option 1

**SUBJECT  
PROPERTY**



Option 2

SUBJECT  
PROPERTY





**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
1315	
Kelly	09/06/2024
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): \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_ PARCEL NUMBER(S): \_\_\_\_\_

***APPLICANT*** (please print neatly)

NAME OF APPLICANT: \_\_\_\_\_

APPLICANT'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

APPLICANT'S TELEPHONE(S): \_\_\_\_\_ APPLICANT'S E-MAIL: \_\_\_\_\_

***PROJECT REPRESENTATIVE***

NAME OF PROJECT REPRESENTATIVE: \_\_\_\_\_ Kate@tovanihart.com

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

REPRESENTATIVE'S TELEPHONE(S): \_\_\_\_\_ REPRESENTATIVE'S E-MAIL: \_\_\_\_\_

***PROPERTY OWNER***

NAME OF PROPERTY OWNER: \_\_\_\_\_

OWNER'S MAILING ADDRESS (COMPLETE): \_\_\_\_\_

OWNER'S TELEPHONE(S): \_\_\_\_\_ OWNER'S E-MAIL: \_\_\_\_\_

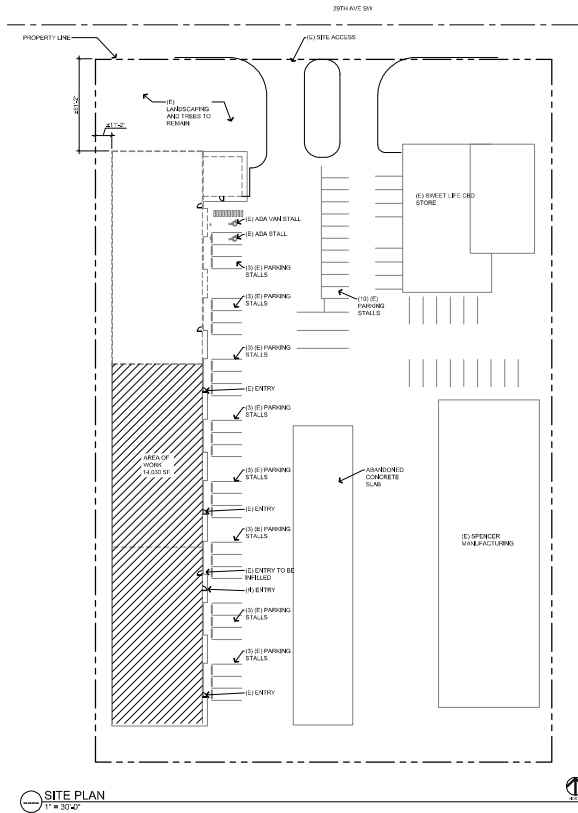
***PROJECT DESCRIPTION*** (attach additional sheets and documentation, as needed)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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



### PROJECT DESCRIPTION

Tenant improvement to occur in Suite 2-3 of 3. Change of use from storage warehouse to assembly space (A-3) for the FC Olympia Soccer club. TI includes new finishes throughout, new accessible plumbing fixtures and new arena style indoor soccer field.

### PROJECT INFORMATION

Project Address: 2775 28th Ave, SW  
Olympia, WA 98512

Parcel No.: 63050002400

Acres: 3.17

Zoning: U1 - Light Industrial

Codes: 2021 IBC  
2021 IRC  
2009 ANSI

Occupancy: A-3, B (Accessory)

Construction type: Existing. New work to be Type V-B, Sprinklered

Stories: 1

Existing Suites 2-3 Area: 14,030 sf

Existing Building Area: 24,416 sf

Parking: (16) existing stalls available

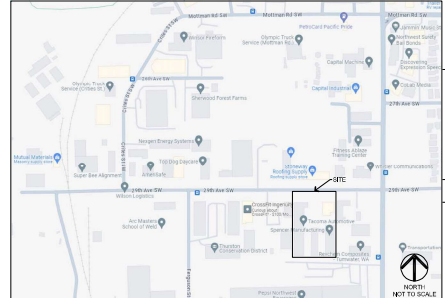
Parking req'd: no additional required

Calculated per Turnwater municipal code: health club = 5 stalls min per 1000sf = 50 total stalls required.

The existing site includes 50+ stalls of shared parking with adjacent businesses during closed hours.



### VICINITY MAP



**FC OLYMPIA**  
Mylet Feasibility Study  
2775 28th Avenue SW  
Turnwater, WA 98512

**NOT FOR CONSTRUCTION**

DATE: 2024-02-11  
REVISIONS: NONE  
DATE: 09/06/2024  
SHEET NO: 2

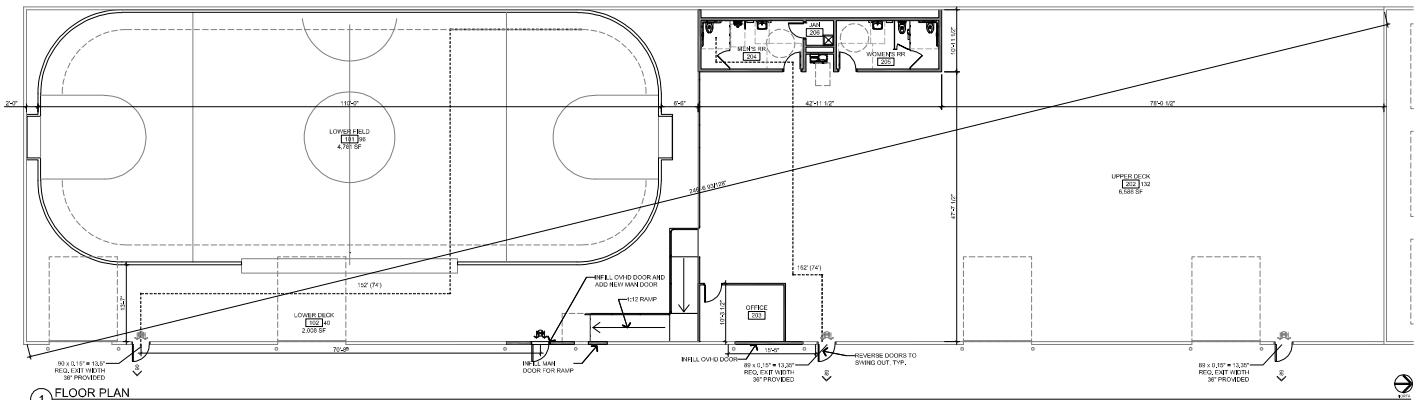
SCHEMATIC DESIGN  
SITE PLAN

**A010**

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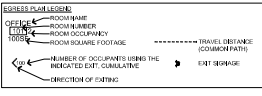
**TOVANI HART**  
 808 A. COLUMBIA ST., SW  
 OLYMPIA, WA 98501  
 P 360.336.0271 • F 360.250.9814



**1 FLOOR PLAN**  
 1/8" = 1'-0"

**SITE INFORMATION**

NET SF:	14,030
OCCUPANCY:	A-1
OCCUPANTS PER SF:	268
FUTURE COUNT PER OCCUPANCY:	WORKERS: 3 VAC. 1 LAY METS: 3 VAC. 1 LAY
MAXIMUM TRAVEL DISTANCE:	297
MAXIMUM COMMON PATH DISTANCE:	77



**FC OLYMPIA**  
 Mylet Feasibility Study  
 2775 29th Avenue SW  
 Tumwater, WA 98512

**NOT FOR CONSTRUCTION**

DATE: 2024-02-1  
 REVISION: NONE  
 DATE: 09/05/2024  
 SHEET: 01

SCHEMATIC DESIGN  
 FLOOR PLAN