



NOTICE OF DECISION
City of Tumwater Public Works O&M Facility
TUM-23-1551
September 12, 2024

The City of Tumwater has issued a Formal Site Plan Review Approval for project number TUM-23-1551 – Tumwater Public Works O&M Facility for the construction of a city public works facility to include a new administration building, 6 maintenance buildings, associated parking located at 7842 Trails End Drive SE, Tumwater, WA 98512, and transportation improvements to 79th Avenue and Old Hwy 99. Thurston County Tax Parcel Number: 12712320300.

The complete decision may be viewed on the City’s website at www.ci.tumwater.wa.us and choosing Community Development / Permitting & Building / Notice of Applications/SEPA Determinations.

A copy of the decision may also be obtained at the Community Development Department in City Hall at 555 Israel Road SW, Tumwater, WA 98501 during normal business hours. For additional information, please contact Tami Merriman, Permit Manager at tmerriman@ci.tumwater.wa.us or call (360) 754-4180.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us



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

September 12, 2024

Marc Pevoto, AIA
TCF Architecture PLLC
902 N 2nd Street
Tacoma, WA 98403

RE: Tumwater Public Works O&M Facility TUM-23-1551;
Construction of an administration building, and 6 maintenance buildings.
7842 Trails End Drive SE, Tumwater, WA 98501
Parcel #12712320400 & 12712320300

GENERAL

The Development Review Committee for the City of Tumwater reviewed your Formal Site Plan Review application for the above-referenced project. The City hereby approves the application subject to the conditions outlined below:

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met.

PLANNING

1. Use: The proposal is located within the General Commercial (GC) Zone District TMC 18.22, and the Aquifer Protection Overlay Zone Districts (AQP), TMC 18.39. Support facilities are a permitted use in the GC zone, and not prohibited in the AQP zone.
2. Commercial Design Review Standards: The project is subject to the commercial design review standards. Please refer to Chapter 2 of the Citywide Design Guidelines.

Preliminary elevations and narrative appear to meet the design review requirements of the Citywide Design Guidelines. Elevations shall be included with building permit submittal. Design review fees are due and payable at building permit issuance.

3. Yards/Setbacks: The General Commercial Zone does not have minimum building setbacks, however where any structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be screened from view. This

applies at the north property line. This setback does not apply when a public street separates the zoning district.

Maximum impervious surface for the site is 85%.

The formal site plan meets the setback and impervious surface requirements of the GC Zone District TMC 18.22.

4. Parking: Any use clearly similar to any of the uses listed in TMC 18.50.070 as determined by the community development director shall meet the requirement for such use. If a similarity of use is not apparent, the community development director may require a parking demand study or determine the standards that should be applied to the use in question.
 - a. Parking stall sizes are as follows:
 - 9' x 18' - Standard stalls
 - 9' x 18' - Barrier-free
 - 16' x 18' - Barrier-free van stalls
 - b. The parking area must be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4-inch wide. Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway. The parking aisle (lane) must be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.
 - c. Wheel stops shall be used adjacent to landscaped and pedestrian areas.
 - d. Bicycle storage facilities are required for the site and shall meet the requirements of TMC 18.50.120. Based on the proposed parking two short term spaces are required and one long term space is required. Please show the location of these facilities on the site plan.

Analysis of parking demand for this use shows that required parking for administrative and public use is adequate, however additional parking for staff is required. The increase in maximum parking is approved.

5. Exterior Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.
 - a. A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in TMC 18.40.035.D.
 - b. Light poles in the parking and equipment storage areas shall be limited to 24 feet in height.

Photometric plan meeting the requirements of TMC 18.40.035.D. is required at building permit submission. Lighting schedule for all exterior lighting to be included.

6. Landscaping: A preliminary landscape plan is required for formal site plan review, and a detailed landscape plan submitted with site development grading plans.
 - a. A Type-2 buffer is required on the south, east and west perimeter. The Type-2 buffer shall have a minimum 8-foot wide planter area and shall contain one tree every 25 lineal feet with no less than 50% of the trees to be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.
 - b. A Type-1 buffer is required on the north perimeter. The Type 1 buffer shall have a minimum 10-foot wide planter area and shall provide a screen of at least 6 feet in height at the time of planting that results in a noise and sight obscuring buffer.
 - c. Parking lot landscape includes specifics for landscape between parking lots and ROW (see TMC 18.47.050(D) for options), and internal buffers.
 - d. The plan must show proposed plantings, tree types and heights, and other vegetation. This plan must be submitted with the site development/grading and engineering permits and must be implemented prior to the issuance of a Certificate of Occupancy.
 - e. Irrigation of all landscape beds is required.
 - f. A landscape maintenance agreement will be required to be submitted for approval, after the landscaping is completed.

Detailed landscape plan and any modification request is required as part of Site Development Grading application submittal.

7. Signs: The (GC) zone allows a total of 200 square feet on all faces of all signs. Separate permits are required and height restrictions apply depending on the location of the sign. If located within 20 feet of the front property line along Select Court, the sign can only be 42-inches in height. If it is setback beyond 20 feet from the front property line, the sign can be as tall as the proposed building, or 30-feet, whichever is less (TMC 18.44).
 - a. Wall and building mounted signs shall be limited to an area not to exceed 20 percent of the public facade, provided that the total area of signs on an individual public façade or outer wall of a building does not exceed 100 square feet. In addition, no one sign may be larger than 100 square feet.

Sign permits are required for each sign.

8. Lot Consolidation: A lot consolidation is required to be complete and recircled prior to building permit issuance.

9. Water and Sewer Availability: The City of Tumwater issued a water and sewer availability letter dated August 28, 2024.
10. Impact Fees: Transportation impact fees will be assessed at Building Permit issuance. The amount of the fee will be in accordance with the adopted fee resolution in place at the time of submittal of fully complete Building Permit applications.
11. Notice of Application: A notice of application was issued on April 19, 2024. Comments included the following:
 - ✓ Nisqually Indian Tribe requested a Cultural Study. A completed cultural assessment reviewed and approved by DAHP shall be provided prior to any onsite construction.
 - ✓ Citizen Chaffee requested more information on the future park. Response provided.
 - ✓ Citizen Lasch stated support for the project.
 - ✓ Citizen Hensley stated support for the project and requested additional information. Response provided.
12. SEPA: A Mitigated Determination of Nonsignificance was issued on June 10, 2024, and included mitigation for one (1) trip through Tumwater Boulevard/I-5 Interchange. Comments included the following:
 - ✓ Olympic Region Clean Air Authority (ORCAA) requests compliance with ORCAA requirements for asbestos and demolition, and also provides information on Notice of Construction permitting requirements for generators.
 - ✓ The Washington State Department of Ecology (ECY) provided comments regarding existing regulations and BMP's for demolition and activities that require a Construction Stormwater General Permit.
 - ✓ Citizen Partlow expressed concern for the location of stormponds in relation to an existing oak tree, and provided reference material.
13. Trees: Tree survey required. Trees to be retained, 20% or 12 per acre. TMC 16.08. Mitigation requires replacement at 3:1. Two tree survey reports were provided for this environmental review. Trees surveyed for retention do not include dead, diseased or certain trees exempted by TMC 16.08.
 - ✓ The tree survey for the future park shows 88 trees on site, with 75 retained. Minimum of 12 trees per acre equals 103 trees. The site contains less than the required 12 trees per acre, so tree replacement shall be at a 1:1 ratio to equal 103 trees..
 - ✓ The tree survey for the Public Works Facility shows 9 trees on site. Their location is such that retention is not possible. Minimum of 12 trees per acre equals 80 trees. The site contains less than the required 12 trees per acre, so tree replacement shall be at a 1:1 ratio to equal 80 trees.
14. Critical areas: Critical areas report to determine Wetland and Steep Slope Buffers.

The critical areas report dated January 2024 shows the site(s) are not located within regulatory floodways and flood plains. One (1) wetland was located on the west side of the future park land, including a steep slope. This wetland is categorized as a type II wetland, and requires a 110 foot buffer.

The site has been identified with the presence of the Mazama Pocket Gopher. The City has submitted and is working with US Fish and Wildlife on the completion of an individual habitat conservation plan for this site. This plan shall be reviewed and approved by USFW prior to any onsite construction

15. Transportation Concurrency: The City issued a concurrency ruling on May 7, 2024.

BUILDING AND FIRE

1. A Site Development/grading permit will be required for this site. The permit application shall be accompanied by the application checklist and three sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed soils engineer. Inspection of the grading shall be provided by the civil engineer and Geotechnical engineer. In addition special inspectors approved by the building official shall perform inspections of fill placement, compaction testing, and blasting. All special inspections are to be performed by WABO registered labs and inspectors who have expertise in grading and earthwork.

When the grading work is complete and ready for final inspection the civil engineer of record is responsible for providing a final inspection report which will include the geotechnical engineers and special inspector's reports. In addition as-built drawings for the site will be submitted in a PDF format. IBC Appendix J

2. Special inspectors may be required for the following types of work: concrete, bolts installed in concrete, special moment-resisting concrete, reinforcing steel and pre-stressing steel tendons, structural welding, high strength bolting, structural masonry, reinforced gypsum concrete, insulating concrete fill, special wood design, spray-applied fireproofing, piling, drilled piers and caissons, shot-crete, special (engineered) grading, excavation and filling, soils compaction testing, retaining walls and smoke-control systems. All special inspections are to be performed by WABO registered inspectors and at the expense of the owner. IBC Section 1704.1
3. Please show Cut and Fill amounts on the grading sheets.

FIRE

1. Plans propose (1) large "B" occupancy building and (6) S-1 buildings built to III-B construction with an office in some (B). Each building will have separate permits.
2. All new larger building shall have approved radio coverage for emergency responders within the building. IFC 510

3. The onsite hydrant are approved in proposed locations, please place FDC and PIV as close to the riser room are next to the hydrant. Please label them and show ductile iron going to the all Riser Rooms and out to FDC. There are building with just water going to them, please complete for SDG permit.
4. The required fire flow for this building is derived from Appendix B of the International Fire Code. Type III-B buildings of this size are required to have a fire flow of 1,500 gallons per minute at 20 psi. 13,900 sqft. Proposed.
5. Fire hydrants and paved access roads shall be installed, tested for fire flow by the Fire Department and made serviceable by the Public Works Department prior to any vertical construction. **No exceptions.** IFC 503
6. Gates blocking access to the site for fire department equipment shall be provided with a Knox Padlock. (Main entrance gate, fence at front of building restricting access to the rear of structure for fire fighters). Please label these on the plans.
7. Restrooms will be required to meet the min. fixture count per WAC 51-50-2900 for the proposed structure due to office space in storage buildings.

MISCELLANEOUS

1. The address for this site will be 1360 79th Ave SE for main office and all other structures will be labeled B-G on building with 8" letters.
2. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington. Steel structure will require separate engineered foundation to be added to plans.
3. A building permit application (including shell permits) shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application.
4. The following permits may be required for this project:
 - Fire sprinkler
 - Generator
 - Fire alarm
 - Sign

ENGINEERING AND TRANSPORTATION

GENERAL

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm drainage systems that are dedicated to the City of Tumwater.

2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping. Provide street sections showing dimensions of existing and proposed improvements. Include the line sizes on the water and sewer mains and services. All rockeries proposed shall also be shown on the site plan.
4. All street construction, main installation and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the City Transportation & Engineering Department. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City can use to verify the legal description. All engineering drawings will be on 24" x 36" paper sheets.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2018 or newer Auto-CAD format. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed from the Auto-CAD files 300 DPI or greater. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.
11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan.
12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. All improvements are to be completed before a certificate of occupancy can be issued.

14. The City vertical and horizontal control datum is NGVD 29 and NAD 83(HARN) / Washington South U.S. Survey Feet respectively.
15. Testing shall be required at the developers or contractor's expense. The testing shall be ordered by the developer or contractor and chosen testing lab shall be approved by the City Construction inspector. Testing shall be done on all materials and construction as specified in the WSDOT/APWA Standard Specifications and with frequency as specified in the current City of Tumwater Development Guide.
16. Reconcile all plans to ensure they are representative of the latest information available as it relates to proposed street and drainage information for the City's frontage and park projects.

STREET

1. Frontage improvements are required per Tumwater Municipal Code 12.12.010.

Understanding frontage improvements are shown on this project for reference only, it is important to establish the correct section and represent accordingly in these plans. Improvements to 79th Avenue include but are not limited to a 36' half Right of Way section with a 5.5-6' dedication (TBD), 23' of pavement, 0.5' curb and gutter, 6' planter strip, 6' sidewalk and 0.5'± space behind the walk. Structural roadway sections will need to be verified and implemented on the Site Development and Grading plans. The street lighting will also be reviewed for adequacy on 79th Avenue as part of the frontage.

2. This project is required to convert the existing overhead utilities underground along its frontage.
3. All access to the property will be consistent with City and WSDOT standards and policies in the form of concrete commercial sections and layout.
4. ADA ramps at the intersections will need to meet current standards.

STORM

1. A drainage design and erosion control plan will be required meeting the City's 2022 Drainage Design and Erosion Control Manual. Since only the building drywells are infiltrating onsite, with the remainder of the storm going to the park site, some form of an abbreviated report and C-SWPPP will likely be appropriate here. Provide sizing calculations for the drywells based on qualifying soils information. Confirm whether a construction stormwater general permit will be required for this site based on triggers and DOE requirements.
2. Maintenance of the on-site storm water systems will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
3. This project will be paying a monthly stormwater utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.

4. Test pits conducted for stormwater design will comply with the 2022 Drainage Design and Erosion Control Manual for location and frequency. Test pits will be conducted between December and April to accommodate seasonal high groundwater.
5. Additional coordination will be required for site storm water discharging offsite to the adjacent City Park project to the east. Show the latest storm layouts for the park project that affect this site as they become available. Advance preliminary drainage report data would be helpful as well.
6. Verify all storm facility setbacks meet design criteria.

SANITARY SEWER

1. The professional engineer will need to provide calculations of the maximum monthly sanitary sewer discharge from the site. The City reserves the right to check the actual use in the future and charge additional connection fees if the actual use is greater than the estimated amount.
2. Provide Oil / Water separation for the decant facility and maintenance areas or other where vehicle servicing or similar takes place per the building code. Verify the appropriate discharge pipe sizing.
3. All onsite sewers to be private. Provide cleanouts on all sewer mains at the right of way for future City maintenance of the line to the City main.
4. All connection fees are due at the time of building permit issuance.
5. Sewers 6" or less connecting to a City manhole only require a lateral tap versus a new manhole.

WATER

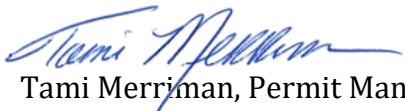
1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490.
3. A water main extension and additional fire hydrants will be required onsite to provide adequate fire flow depending on the final building type and configuration.
4. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed per the City of Tumwater Development Guide and current Water Comprehensive Plan.

5. Verify the layout for all of the FDC / PIV lines are coordinated and correct for each building.
6. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.
7. Consider consolidating meters and service connections if possible after calculations and demand has been determined.
8. All City mains, hydrants and meters onsite will need easements.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the planning comments, please contact me at tmerriman@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen, achristensen@ci.tumwater.wa.us, and for Transportation and Engineering questions, please contact Jeff Query at 360-754-4140 or e-mail at jquery@ci.tumwater.wa.us. Al and I can be reached at 360.754.4180.

Sincerely,



Tami Merriman, Permit Manager

- c. City of Tumwater Development Review Committee

Appeal: This administrative decision may be appealed to the hearing examiner within fourteen days of the date of this approval. See TMC Chapter 2.58, Hearing Examiner for process.

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: 78.5%
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

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 B	1,171 SF
GROUP S-1	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	14,080 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
BUILDING F	3,933 SF
GROUP S-1	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

PROPERTY DATA

NEW PROPERTY ADDRESS:
BUILDING A: 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:
1300 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%

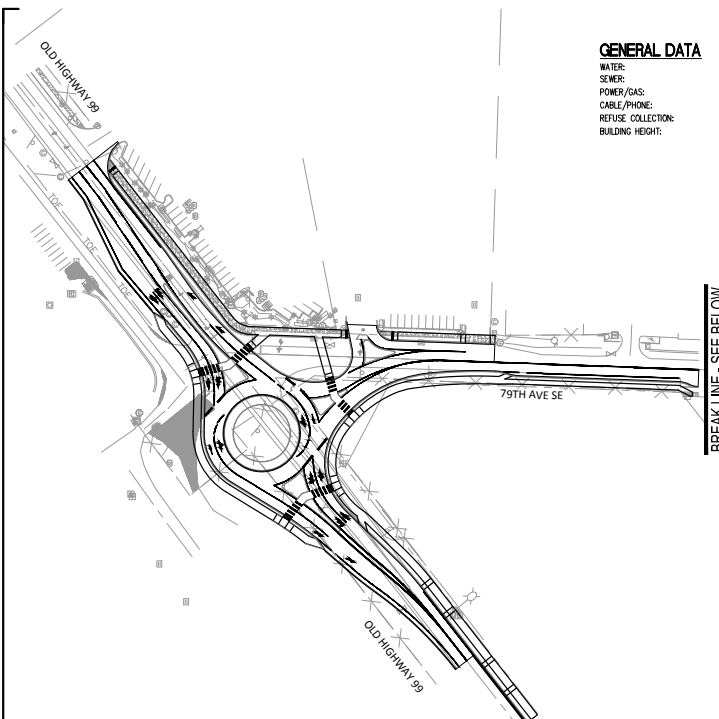
MAXIMUM STRUCTURE HEIGHT: 65'

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

GENERAL DATA

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

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



BREAK LINE - SEE BELOW

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 (A8 OCCUPANCY) = 103 STALLS = 12 REQUIRED STALLS 51/2 WAREHOUSE/STORAGE REQUIRES 15 SPACES FOR PER 20K SF + ADDL 0.5 FOR EACH ADDL 1,000 SF + 18 ADDL SF @ 24 REQUIRED STALLS	84	INCLUDES HEATED A & B OFFICE SPACE (110,973 SF) INCLUDES HEATED S-1/S-2 ENCLOSED SPACE (3) 827 SF
BARRIER FREE 9'x18 (BF)	4 (INCLUDED IN TOTAL)	4	PER 2018 IRC TABLE 1106.1 (INCLUDED IN TOTAL PARKING PROVIDED)
TOTAL PARKING	63	88	ALL STALLS IN EXCESS OF THE 63 REQUIRED STALLS ARE FOR PARK USE
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

