



**NOTICE OF APPLICATION**  
**Kingswood Commercial Carwash**  
Permit No. TUM-22-0576  
October 18, 2024

**Proposal:** The applicant proposes to develop a three bay car wash with associated utilities, infrastructure, parking and stormwater.

**Applicant:** KCI Commercial, Inc. 9500 Front St. S, Suite 200, Lakewood, WA 98499.

**Representative:** Tyrell Bradley, 321 Cleveland Ave SE, Suite 209, Tumwater, WA 98501.

**Location:** One parcel totaling 1.12 acres located at 6220 Tyee Drive, Tumwater, WA 98512. Tax Parcel Number 12703240401.

**Complete Application:** Application submitted: September 26, 2024. Application deemed complete: October 14, 2024.

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

**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.

**Determination of Consistency:** 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 Land Division Code, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), Tumwater Design Guidelines, 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 November 1, 2024. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Alex Baruch, 555 Israel Road SW, Tumwater, WA 98501, or email [abaruch@ci.tumwater.wa.us](mailto:abaruch@ci.tumwater.wa.us).

If you have any questions or would like additional information, please contact Alex Baruch, Associate Planner, at 360-754-4180.



TYEE RD CAR WASH  
6220 TYEE DRIVE SW  
TUMWATER, WA (CITY OF TUMWATER REVIEW)  
LDC CORP

REVISIONS:  
C. ADDED FORESTRY REPORT

DRAWING ISSUED FOR:  
AGENCY REVIEW  
DATE: JULY 10, 2024



PROJECT NO: 24069  
FILE NAME: 24069LSC  
DRAWN BY: EMK  
CHECKED BY: KLO  
X-REFS: CIVIL  
PLOT SCALE: 1:1  
DRAWING SCALES: 1:20

DRAWING CONTENTS  
**ALTERNATIVE LANDSCAPE & TREE PRESERVATION PLAN**

DRAWING NO.: **L1**  
1 OF 3  
ORIG. SHEET SIZE 22X34

PLANT LEGEND				
TREES				
SYMBOL	QTY	DESCRIPTION	SIZE	SUN / DRY
	7	Chamaecyparis nootkatensis Pendula' Weeping Alaska Cedar (REPLACEMENT TREE)	2" Cal. Min Well Formed	SUN / DRY
	9	Pinus contorta Shore Pine (REPLACEMENT TREE)	6" Ht. Min. Well Formed	SUN / DRY
	10	Hydrangea paniculata 'DVPpinky' Pinky Winky Hydrangea- Tree Form	2" Cal. Min Well Formed	SUN / WET/DRY
SHRUBS & GROUND COVERS				
SYMBOL	QTY	DESCRIPTION	SIZE	SUN / DRY
	19	Acer circinatum Vine Maple	5 Gal. Min.	SUN / DRY
	55	Iris siberica Siberian Iris	1 Gal. Min.	SUN / WET/DRY
	11	Corylus cornuta Hazelnut	1 Gal. Min.	SUN / DRY
	58	Polystichum munitum Sword Fern	1 Gal. Min.	SUN / DRY
	67	Rosa gymnocarpa Wild Rose	1 Gal. Min.	SUN / DRY
	18	Symphoricarpos albus Snowberry	1 Gal. Min.	SUN / DRY
	51	Myrica californica Pacific Wax Myrtle	5 Gal. Min. 30" HT MIN	SUN / DRY
	116	Berberis aquifolium Tall Oregon Grape	2 Gal. Min. 24" HT MIN	SUN / DRY
	75	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	2 Gal. Min. 18" HT MIN	SUN / DRY
	23	Viburnum davidii Davidii Viburnum	2 Gal. Min. 18" HT MIN	SUN / DRY
	30	Nandina domestica 'Gulf stream' Gulf Stream Heavenly Bamboo	2 Gal. Min. 18" HT MIN	SUN / DRY
	19	Calamagrostis x acutiflora 'Karl Foerster' Foerster's Feather Reed Grass	1 Gal. Min. 18" HT MIN	SUN / DRY
	64 EA	(64) Carex obnupta, (64) Scirpus acutus, (64) Scirpus microcarpus Sough Sedge, Hardstem Bulrush, Small Fruited Bulrush	4" Plug @ 1' O.C.	EMERGENTS
		Arctostaphylos uva-ursi Kinnikinnick (cover 75% min. in 4 years)	1 Gal. Triangular Spacing @ 24" O.C.	SUN / DRY
		Sunmark Pollinator Blend See species below		SUN / DRY

SUNMARK SEEDS INTERNATIONAL, INC.  
PO Box 1210  
Fairview OR 97024  
903-241-7133  
888-214-7333

Grasses 28%  
Forbs 65%  
Woods 7%

SUNMARK

Sunmark Native Pollinator Mix  
Quantity: 1 43.65 lbs.

Botanical Name	Common Name	% by Weight	Seeds per lb.	Seeds per lb. of Mix	Actual % by Seed Rate	Lbs.	Bloom Period	% Requested
Nemophila menziesii	Baby Blue Eyes	20.0%	48600	243,000	10.36%	8.73	Early	10%
Hordeum brachymerum	Meadow Barley	18.0%	18500	100,000	3.94%	6.08	Early/Mid	4%
Gentiana arisanse	Bluestem	18.0%	28836	154,200	6.13%	7.86	Mid/Late	5%
Layia platyglossa	Coastal Yidytips	13.0%	47970	369,000	10.23%	5.68	Early/late	10%
Legumina rivularis	Riverbank Lupine	10.0%	2250	22,500	0.48%	4.97	Early/Mid	1%
Composita queroson	Small Comas	7.0%	22950	215,000	4.76%	3.98	Early/Mid	5%
Oenothera capillaris	Tufted Hairgrass	4.50%	112500	250,000	23.99%	1.96	Early Mid	23%
Rutbeckia hirta	Black-Eyed Susan	2.50%	99500	1,700,000	12.89%	3.23	Mid/Late	14%
Lobularia maritima	Sweet Alyssum	2.00%	22300	1115000	4.75%	0.83	Mid/Late	5%
Achillea millefolium	Common Yarrow	1.75%	48825	279000	10.41%	0.76	Mid/Late	10%
Eriogon speciosus	Alpen Flabane	1.25%	23650	1,182,000	5.04%	0.95	Mid	5%
Holidiscus discolor	Oceanspray	0.50%	34000	6,800,000	7.23%	0.22	Early/Mid	6%
TOTALS:		100.00%	468981		100.00%	43.65		100%

Seeding Rate: 1.00 PLS lbs. per 1000 sq. ft.  
43.65 PLS lbs. per acre

Price per lb. \$ 51.51  
Total Sale Price \$ 2,246.74

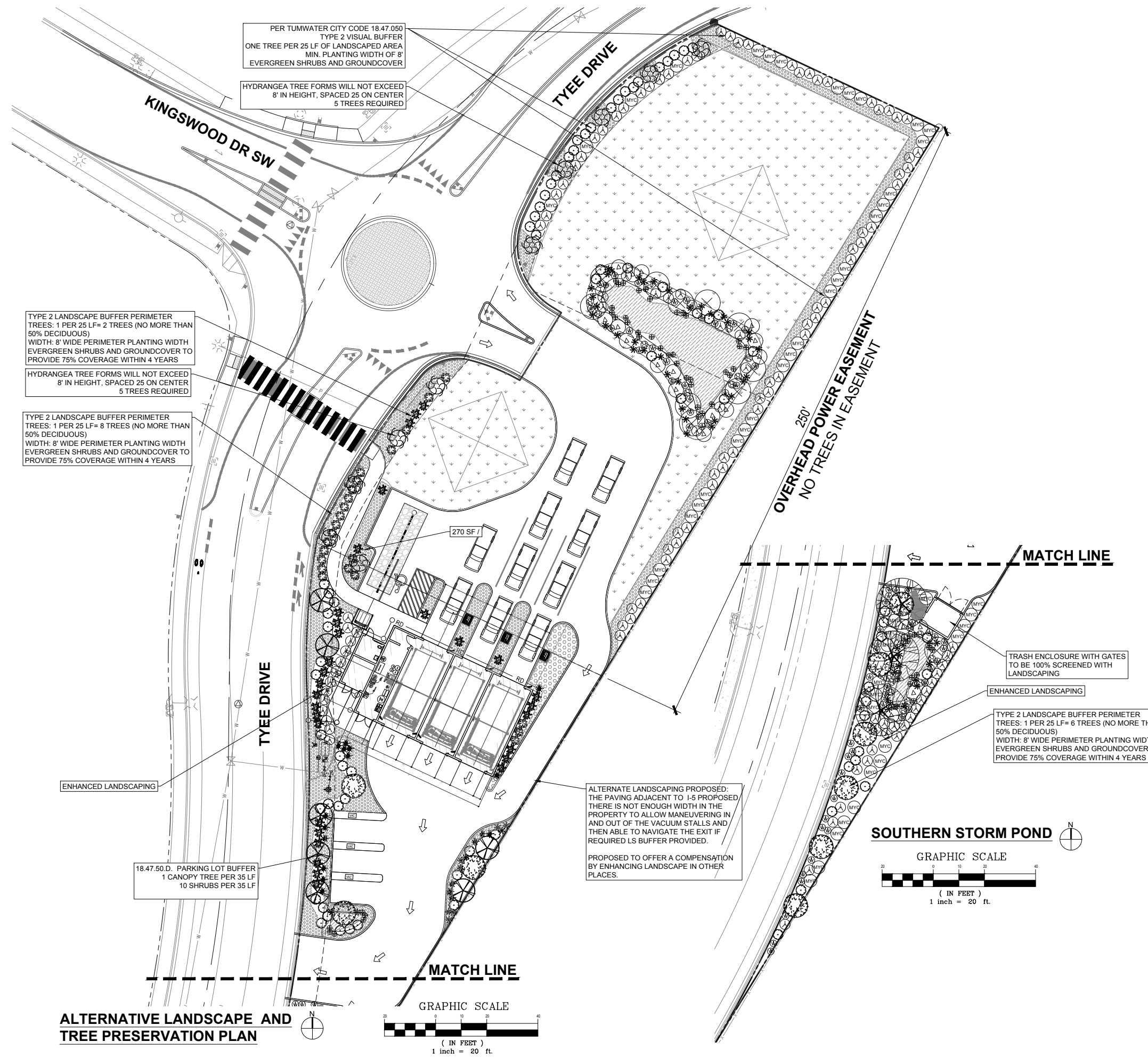
Lawn Bloomers is a beautifully designed wildflower grass mixture. Wildflowers make up over 70 percent of this mix and will provide the habitat to encourage pollinators to do their thing. Native plants attract more native pollinators and can serve as larval host plants for some species of pollinators.

**ALTERNATIVE LANDSCAPE PLAN NARRATIVE:**

AN ALTERNATIVE LANDSCAPE PLAN IS SOUGHT FOR APPROVAL AS THE MAJORITY OF THIS SITE IS UNDER OVERHEAD POWER AND UNDERGROUND UTILITY EASEMENTS. TREES OVER 15' IN HEIGHT ARE NOT PERMITTED WITHIN THE EASEMENTS. THERE ARE CURRENTLY NO TREES ON SITE. IT IS PROPOSED TO PROVIDE TREES WHERE POSSIBLE OUTSIDE OF UTILITY EASEMENTS AND LOW GROWING 'TOPIARY' TYPE TREES WITHIN THE EASEMENTS THAT WILL BE MAINTAINED AT UNDER 15' HEIGHT.

ADDITIONALLY, THE DRIVE AROUND ALONG THE SOUTH PROPERTY LINE - ADJACENT TO I-5 REQUIRES ENCROACHMENT INTO THE REQUIRED 5' WIDE LANDSCAPE PERIMETER BUFFER. IT IS PROPOSED TO PROVIDE ENHANCED LANDSCAPING AS NOTED ON THE PLANS.

REQUIRED 13 REPLACEMENT TREES INCORPORATED INTO THE LANDSCAPE PLANTING PLAN. SEE FORESTRY REPORT ON SHEET L3



**ALTERNATIVE LANDSCAPE AND TREE PRESERVATION PLAN**

