



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
(360) 754-4180 (360) 754-4126 (FAX)
Email: cdd@ci.tumwater.wa.us

**CERTIFICATE OF
APPROPRIATENESS
Application**

TUM -

DATE STAMP

RCVD BY

Application fee: \$110.00

APPLICANT (please print neatly)

NAME OF APPLICANT: Olympia Tumwater Foundation

APPLICANT'S MAILING ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501

APPLICANT'S TELEPHONE(S): 360.943.2550

APPLICANT'S E-MAIL: otf@olytumfoundation.org

PROPERTY OWNER

NAME OF PROPERTY OWNER: Olympia Tumwater Foundation

OWNER'S MAILING ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501

OWNER'S TELEPHONE(S): 360.943.2550

OWNER'S E-MAIL: otf@olytumfoundation.org

CONTACT PERSON

NAME OF CONTACT: John Freedman

CONTACT'S MAILING ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501

CONTACT'S TELEPHONE(S): 360.481.0608

CONTACT'S E-MAIL: jfreedman@olytumfoundation.org

PROPERTY INFORMATION

PROPERTY ADDRESS (COMPLETE): 110 Deschutes Way SW, Tumwater WA 98501

LOCATION OF PROPERTY (COMMONLY KNOWN AS...): Brewery Park at Tumwater Falls, Tumwater Falls Park

ASSESSOR'S PARCEL NUMBER(S): 09470001000

SECTION / TOWNSHIP / RANGE: 26 18 2W

CURRENT ZONE CLASSIFICATION: _____

COMPREHENSIVE PLAN DESIGNATION: _____

GENERAL DESCRIPTION OF PROPOSAL (ATTACH ADDITIONAL SHEETS AND DOCUMENTATION, AS NEEDED): _____

install 10' x 10' prefab gazebo to house interpretive panels and donation kiosk

CURRENT LAND USE AND IMPROVEMENTS: Park land

PAST LAND USE OR HISTORY: shingle mill

FULL LEGAL DESCRIPTION OF SUBJECT PROPERTY (ATTACH ADDITIONAL SHEET IF NECESSARY): _____

see attached

Recognizing that Tumwater was the first American settlement on Puget Sound, and one of the industrial and commercial centers of Washington territory, the HC (Historic Commercial) zone is created to help re-establish and preserve the built environment of the Tumwater historic district as it once existed, thereby promoting the general welfare of the citizens of Tumwater and the economy of Tumwater by developing and maintaining the city's commerce and vacation-travel industry.

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING INFORMATION:

1. A complete list of all property owners and addresses as listed on records of the Thurston County Assessor within a 300-foot radius of the external boundaries of the subject property.
2. A vicinity sketch showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks, and other prominent features.

The Council, in passing upon the appropriateness of any said proposal, shall consider among other things, the extent to which the proposed building helps recreate the ambience and landscape of the historic district as it existed from 1845 to 1906, based on the following criteria:

3. A map or maps of the site at a scale not smaller than 1"=100' showing at least, but not limited to, the following items:
 - A. Site boundaries
 - B. Streets abutting the site
 - C. Proposed buildings, including dimensions, identification of types, and the number of dwelling units in each residential type
 - D. Location and dimension of all common open space
 - E. Location, dimension, and design of off-street parking facilities showing their size and locations of internal circulation and parking spaces, and points of ingress to and egress from the site
 - F. Existing buildings and indication of future use or disposition
 - G. Existing and proposed structures, indicating setback lines, including fences, culverts, bridges, roads and streets
 - H. All proposed and existing landscaping, clearly indicating type of vegetation, location of plantings, rate of growth and height maturity
 - I. All existing and proposed easements
 - J. Existing and proposed storm water drainage systems
 - K. Proposed land use and densities
 - L. The location of all loading spaces including, but not limited to, loading platforms and loading docks where trucks will load or unload
4. A written statement for development setting out detailed information concerning the following subjects as they may be involved in the development, including, but not limited to, the following items:
 - A. Proposed ownership method
 - B. Proposed operations and maintenance of the development and landscaping, and
 - C. General timetable for development
5. A floor plan
6. Building elevations
7. Provide copies of historical photographs showing ambience and landscape of the Tumwater historic district as it relates to this specific application request

WE UNDERSTAND AND AGREE WITH THE ABOVE-EXPLAINED NEED FOR THE MAP CHANGE, AND ARE CURRENT OWNERS OF THE PROPERTY WITHIN THE CITY OF TUMWATER.

John Freedman

Digitally signed by John Freedman
Date: 2023.02.07 15:13:18 -08'00'

SIGNATURE

John Freedman

PRINTED NAME

ADDRESS (COMPLETE): PO Box 4098, Tumwater WA 98501

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE):

SIGNATURE

PRINTED NAME

ADDRESS (COMPLETE):

DATED THIS 7 DAY OF February, 2023.

ADJACENT PROPERTY OWNERS LIST

THURSTON COUNTY PROPERTIES ONLY: ADDRESSES ARE TO BE OBTAINED FROM OFFICE OF THURSTON COUNTY ASSESSORS, BUILDING II, FIRST FLOOR

CITY OF OLYMPIA PROPERTIES ONLY: ADJACENT PROPERTY OWNERS LIST SHALL BE PREPARED BY A TITLE COMPANY FOR PARCELS WITHIN THE CITY OF OLYMPIA

PLEASE INCLUDE A LIST OF ALL PROPERTY OWNERS WITHIN 300 FEET OF EXTERIOR BOUNDARY OF THE PROPERTY INVOLVED

JACK SMITH
123 NORTH LANE
TUMWATER WA 98501

SAMPLE



Owner(s):
OLY-TUMWATER FOUNDATION

Data for Parcel No. 09470001000

Address:	PO BOX 4098
City:	TUMWATER
State:	WA, 98501
Site Address:	
Site City:	
Site Zip:	
Section:	S26182W
Abbreviated Legal:	Section 26 Township 18 Range 2W Donation Land Claim HAYS, S #60 DLC 000000 & PT CROSBY DLC & PT SUPP PLAT OF CROSBY DLC DESC IN 358/220, 367/28, 443/224 EX ANY PTN TO BE EXCEPTED, TGW ANY PTNS TO
Usecode:	76
Tax Code Area:	440
Taxable:	Yes
Annual Tax:	View Property Taxes for Parcel
Property Type:	REC
Total Acres:	15.87
Land Value:	View Assessor's Data for Parcel
Building Value:	View Assessor's Data for Parcel
Total Value:	View Assessor's Data for Parcel
Current Use:	N
Exemptions:	None
Wetlands:	Unknown
Flood Zone:	Part of the parcel is in flood zone.
Flood of 1999:	Unknown
Winter Flooding of 1996:	Unknown
High Groundwater Flood Hazards:	High Groundwater Review Area
Zoning:	HC, Highway Commercial
Commissioner District:	Tye Menser - District 3
Historic Site:	Yes - Contact Your Permitting Jurisdiction
Permitting Jurisdiction:	TUMWATER
Jurisdiction of Influence:	Same as Permitting Jurisdiction
No Shooting Zone:	No
Animal Control:	Contact Animal Services (360-352-2510).
Weed Containment Zone:	No
Landslide Hazard Review Area - Slope A:	Yes - Check with Permitting Jurisdiction
Landslide Hazard Review Area - Slope B:	Yes - Check with Permitting Jurisdiction
Landslide Hazard Review Area - Slope C, D, E:	Not mapped by GeoData
Ground Water Sensitive Areas:	No
DNR Natural Heritage Data:	Unknown
Prairie Indicator Soils:	Yes
Mazama Pocket Gopher Soils:	More Preferred, Less Preferred
Mazama Pocket Gopher:	Unknown
Mazama Pocket Gopher Service Area:	Olympia Pocket Gopher, Yelm Pocket Gopher North
Oregon Vesper Sparrow:	Unknown
Taylor's Checkerspot Butterfly:	Unknown
Oregon Spotted Frog:	Unknown
Marine Riparian Review Area - 300':	Unknown
Stream Riparian Review Area - 300':	Yes - Check with Permitting Jurisdiction
Wetland Review Area - 300':	Yes - Check with Permitting Jurisdiction
Shoreline Master Program and 100' Review Area:	Yes
FEMA Panel No.:	0169
Wellhead Protection Area:	No
Area of Groundwater Concern:	No
Elevated Nitrates:	No
Soil Type:	Indianola loamy sand, 0 to 3% slopes

Hydric Soil:	Unknown
Watershed:	BUDD/DESCHUTES
Water Service Area:	TUMWATER, CITY OF
Water Resource Inventory Area (WRIA):	13
School Attendance District:	TUMWATER
Elementary School:	TUMWATER HILL
Middle School:	TUMWATER
High School:	BLACK HILLS
School Taxing District:	View Assessor's Data for Parcel
Fire Response District:	Tumwater
Unconsolidated Fire Response District:	Tumwater
Fire Taxing District:	View Assessor's Data for Parcel
Medic Response District:	M5
Residential Outdoor Burning:	Residential outdoor burning is banned within the city limits and urban growth areas.
Planning Region:	3
Census Tract:	010400, 010800
Radio or Cell Tower:	No
Airport Zone:	No
Contamination:	Yes

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HISTORIC MILL

NEW VISITOR CENTER

BREWERY PARK AT TUMWATER FALLS

10/22/20



OLYMPIA
TUMWATER
FOUNDATION

A104



Quote

Quote #: 3044755 - A

Date: 1/12/23

Good Until: 1/26/23

Project Advisor

Name: Robert Imbrogno

Phone: 888-293-2339 x246

Fax: 724-444-5301

Email: Robert.Imbrogno@fifthroom.com

Customer

Ref #:

Job Name:

PO #:

Quantity	Product & Description	Unit Price	Total
1	10' x 10' Rough Cut Cedar Gable Ramada	\$13,899.00	\$13,899.00
1	Unstained	\$0.00	\$0.00
1	Cedar Shake Shingles	\$1,979.00	\$1,979.00
1	8' 8" x 8" Straight Post	\$0.00	\$0.00
1	7/12 Roof Pitch	\$0.00	\$0.00
1	Open Gable	\$0.00	\$0.00
1	No Drawings Required	\$0.00	\$0.00
0	Excluded: Ceiling, Cupola, Privacy Panel, Deck, Fan		



Subtotal	\$15,878.00
Non-profit Discount 3%	(\$476.34)
Shipping	\$1,880.00
Pre-Tax Total	\$17,281.66
Sales Tax	\$0.00
TOTAL	\$17,281.66

Billing Details

Company: Olympia Tumwater Foundation

Name: John Freedman

Address: 110 Deschutes Way SW

City: Tumwater

State: Washington

Zip Code: 98501

Phone: 360-481-0608

Email: jfreedman@olytumfoundation.org

Shipping Details

Company: Olympia Tumwater Foundation

Name: John Freedman

Address: 110 Deschutes Way SW

City: Tumwater

State: Washington

Zip Code: 98501

Phone: 360-481-0608

Email: jfreedman@olytumfoundation.org

Shipping Notes

Shipping As a kit

Method: Shipping by Motor Freight or Independent Truck

Estimated shipping 2-4 Weeks after Order

Confirmation.

Estimated transit time 2-3 days.

Payment Terms

50% down payment to start production.

Balance due prior to shipping

Notes

*Includes Non-Profit Discount = 3% Off Base Cost

*Footprint Drawings Available = Additional \$99

*Spec Drawings Available = Additional \$399

*Stamped Engineered Drawings Available = Additional \$1799

• Fasteners: All Fasteners Included

Donation Kiosk

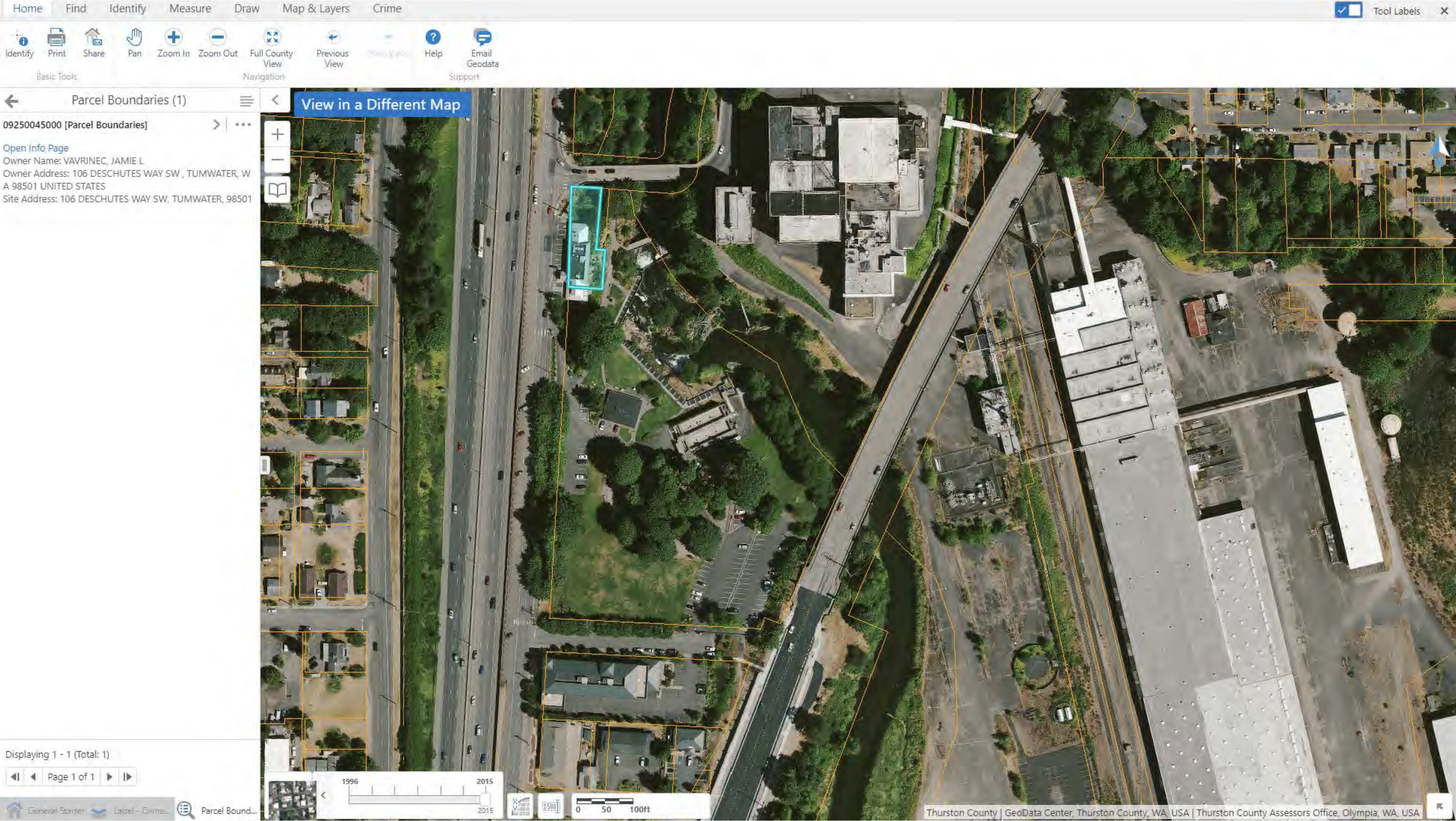
ITEM	COST	NOTES
Gazebo	\$17,300	10' x 10' rough cut cedar with cedar shingles
Concrete	1,000	12' x 12' pad, need permits
Electric	6,500	Reliable, power to kiosk and trail
Trenching	1,000	Jose with trencher
Labor	1,000	Gazebo construction outside labor
Permits	1,000	City of Tumwater
Donation Station	5,500	2% + \$.30 per swipe,
Total	\$32,300	
Obee donation	<10,000>	
WDFW contribution	<10,000>	
OTF cost	\$12,300	

250,000 park visitors / 3 per car = 83,300 cars per year

5% donate @ \$3 per visit = 4,200 x \$3 = **\$12,600 per year**







Parcel Boundaries (1)

09250045000 [Parcel Boundaries]

[Open Info Page](#)
Owner Name: VAVRINEC, JAMIE L
Owner Address: 106 DESCHUTES WAY SW , TUMWATER, W A 98501 UNITED STATES
Site Address: 106 DESCHUTES WAY SW, TUMWATER, 98501

Identify Print Share Pan Zoom In Zoom Out Full County View Previous View Next View Help Email Geodata Support

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Parcel Boundaries (1)

62200100100 [Parcel Boundaries]

[Open Info Page](#)
Owner Name: BENNETT-THOMAS LLC
Owner Address: 300 DESCHUTES WAY SW # 200 , OLYMPIA, WA 98501
Site Address: 300 DESCHUTES WAY SW, TUMWATER, 98501



Displaying 1 - 1 (Total: 1)

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General Starter Label - Owne... Parcel Bound...

View in a Different Map

+

-

📖

1996

2015

2015

0

30

60ft

Thurston County | GeoData Center, Thurston County, WA, USA | Thurston County Assessors Office, Olympia, WA, USA