

**Tami Merriman**

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**From:** ray@aspiri.com  
**Sent:** Thursday, January 5, 2023 1:31 PM  
**To:** Tami Merriman  
**Subject:** Tumwater Notice of Application for Yorkshire Apartments

Dear Tami Merriman;

**Just received the City of Tumwater notice of Application for Yorkshire Apartments permits. Yorkshire plans to build 1,150 apartment units between Israel Road and Tumwater Blvd. My partnership owns the property from Tumwater Blvd to Prine Drive.**

**In my opinion, this will provide affordable housing for many residents of Tumwater and accommodate many State Workers, who work directly East of I-5 within two miles of the Yorkshire Apartments. The lack of housing in the City of Tumwater would be eased with the addition of 1,150 apartment units. I want to support getting additional housing build in Tumwater.**

**Having the property developed, will also help mitigate the homeless encampments, that have been problematic of the last several years and reduce crime in the area. As yourare aware, I engaged the services of twelve Social Service Organizations, the Tumwater Police and Fire Departments and neighbors to help move homeless off this property. The safety and security of the neighborhood was enhanced by moving fifty homeless folks off the property.**

**There is an economic benefit to the City of Tumwater and addresses the growing need in the City for more affordable housing. Please approve this application for Yorkshire Apartments.**

**Best regards and God Bless,**

**Ray Aspiri  
Tumwater City Center Manage, LLC  
Managing Partner  
Ray@Aspiri.co  
Cell: 26-484-0516**

## Tami Merriman

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**To:** Jim Weber  
**Subject:** RE: Comments on Yorkshire Apartments Permit No. TUM-22-0027

Hello Mr. Weber

Thank you for contacting the City.

Please be assured that the City does consider cumulative impacts of development within the City, and will review this project under SEPA. Transportation impacts are being reviewed, and will likely result in mitigation measures. The school district is notified of all development, and we will include their comments in our review.

Please let me know if you need further information.

Thanks and have a wonderful day.

**Tami Merriman** | Permit Manager  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

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**From:** Jim Weber <[weber1925@yahoo.com](mailto:weber1925@yahoo.com)>  
**Sent:** Tuesday, January 3, 2023 9:24 AM  
**To:** Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)>  
**Subject:** Comments on Yorkshire Apartments Permit No. TUM-22-0027

City of Tumwater  
Community Development Department  
Attn: Tami Merriman  
555 Israel Road SW  
Tumwater, WA 98501  
Email: [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us)

RE: Yorkshire Apartments Permit No. TUM-22-0027

Dear Ms. Merriman,

Thank you for this opportunity to provide comments regarding the proposed Yorkshire Apartments consisting of, among other things, 1,150 apartments between Israel Road and Tumwater Blvd. I am very concerned about the impacts of large increases in both traffic and the number of children that will need to be educated at Black Hills High School, Tumwater Middle School, and Michael T. Simmons stemming from the Yorkshire Apartments. There is a lot of development happening very quickly in Tumwater and it seems like the City wants to transform Tumwater into the next Lacey. We can and must do better than that. I do not get the impression that the City of Tumwater is considering the cumulative impacts of all the development it has been approving up and down the Littlerock Road corridor. Accordingly, I suggest that this project be required to prepare an EIS to make sure that all these impacts are considered.

Thank you for considering my comments.

Sincerely,

Jim Weber  
6708 Goldcreek Dr. SW  
Tumwater, WA 98512

Email: [weber1925@yahoo.com](mailto:weber1925@yahoo.com)

## Tami Merriman

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**From:** Shaun Dinubilo <sdinubilo@squaxin.us>  
**Sent:** Tuesday, January 3, 2023 3:10 PM  
**To:** Tami Merriman  
**Subject:** RE: City of Tumwater Notice of Application TUM-22-0027

Hello Tami,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us).



Shaun Dinubilo  
Archaeologist  
Cultural Resource Department  
Squaxin Island Tribe  
200 S.E. Billy Frank Jr. Way  
Shelton, WA 98584  
Office Phone: 360-432-3998  
Cell Phone: 360-870-6324  
Email: [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)  
Email is my preferred method of communication.

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**From:** Brittaney Kelton <BKelton@ci.tumwater.wa.us>  
**Sent:** Wednesday, December 28, 2022 12:41 PM  
**Subject:** City of Tumwater Notice of Application TUM-22-0027

Good morning,

[Click here](#) to view the Notice of Application for Yorkshire Apartments. If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180 or [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us).

Thank you,

**Brittaney Kelton | Department Assistant II**  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180  
[bkelton@ci.tumwater.wa.us](mailto:bkelton@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)



## **Yorkshire Apartments**

**From** Kaleb Huston<kalebdhuston@gmail.com>  
**To** Tami Merriman<TMerriman@ci.tumwater.wa.us& gt;  
**Date** 2023/01/04 21:16  
**Subject:** Yorkshire Apartments

Hi Tami!

Will the apartment developers be required to provide a bus stop or stops? I was also wondering with all those people is the road going to be designed to be safe for those who walk and bike? Or will this be a large car dependent development?

Thank you for taking the time to answer my questions. It's exciting to see growth, I just hope it's responsible growth.

Thank you,  
Kaleb

**Tami Merriman**

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**From:** Jim Oberlander <jimo201@comcast.net>  
**Sent:** Wednesday, January 4, 2023 10:53 AM  
**To:** Tami Merriman  
**Subject:** City of Tumwater Notice of Application TUM-22-0027

This large develop need to be required to complete both sides of public streets.

(I thought the city has learned from and changed development policy after developments on Tumwater hill. Thirty years and only half streets along busy parts of Crosby and RW Johnson.)

Respectfully,

Jim Oberlander  
715 Ferry St. SW  
Tumwater, WA



**Nisqually Indian Tribe**  
**4820 She-Nah-Num Dr. S.E.**  
**Olympia, WA 98513**  
**(360) 456-5221**

January 4, 2023

To: Tami Merriman, Permit Manager  
City of Tumwater  
Community Development  
555 Israel Road SW  
Tumwater, WA 98501

**Re: TUM-22-0027**

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and requests that a cultural resources survey be required as a condition of permitting. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-528-1084  
360-456-5221 ext 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

cc: Annette Bullchild, Director, Nisqually Indian Tribe



**Nisqually Indian Tribe  
Tribal Historic Preservation Office  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

March 7, 2023

To: Tami Merriman, Permit Manager  
City of Tumwater  
Community Development  
555 Israel Road SW  
Tumwater, WA 98501

**Re: TUM-22-0027**

The Nisqually Indian Tribe's THPO has reviewed the cultural resources survey report that was provided for the above-named project and concurs with the conclusions and recommendations. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe concurs with the findings in this report, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-528-1084  
360-456-5221 ext. 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

cc: Annette Bullchild, Director, Nisqually Indian Tribe

## Tami Merriman

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**From:** Sarah <sarah.morgan206@gmail.com>  
**Sent:** Friday, January 6, 2023 6:37 PM  
**To:** Tami Merriman  
**Subject:** Apartment complex.

Hi,

Is this new 22 acre apart complex being built in Tumwater going to be affordable, or are they going to cater to people who make well over minimum wage? With the lack of affordable housing around here, I think it would be a real shame if the people who really need them get priced out. With as high as our minimum wage is in this state, it is still not nearly enough to live on.

If the apartments Go for \$1,800 ( and that's the low end) a month, that would be \$21,600 a year. A person making minimum wage could never afford to live there. They would need at least two jobs.

We need low income housing. There are too many people losing their homes, or living in places where no one should live. The situation is out of hand. Something needs to change, or our homeless problem is only going to get worse.

Please consider this when building your new apartments

Thank you,

Sarah Morgan

## Tami Merriman

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**From:** Liz & Jim Sedore <lizardgym@gmail.com>  
**Sent:** Monday, January 9, 2023 9:55 AM  
**To:** Tami Merriman  
**Subject:** Re: Comments on the Yorkshire Apartment plan

TAMI,

Thank you for confirming that you received my comments.

I am on the Tumwater Tree Board and I am familiar with the Urban Forest Management Plan and the review of the Ordinances.

Thanks for your service, Jim Sedore

On Mon, Jan 9, 2023 at 9:20 AM Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)> wrote:

Hello Mr. Sedore

Thank you for your comments and additional information. Your comments will be forwarded to the applicant and are part of the record.

All development in Tumwater is required to meet the minimum requirements of the Tree and Vegetation , and be consistent with comprehensive plans within the City.

Our [Urban Forestry Management Plan](#) was recently updated in March 2021 and the tree board is currently working on revisions to the Tumwater municipal code sections in regards to urban forests, and landscaping. If you are currently involved in this process, thank you so much, if you are not, we would appreciate your input and participation.

Have a great day.

**Tami Merriman** | Permit Manager

City of Tumwater Community Development

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)

[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

**From:** Liz & Jim Sedore <[lizardgym@gmail.com](mailto:lizardgym@gmail.com)>  
**Sent:** Sunday, January 8, 2023 12:00 PM  
**To:** Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)>  
**Cc:** Trent Grantham - Tumwater Tree Board Chairperson <[Trent.Grantham@scjalliance.com](mailto:Trent.Grantham@scjalliance.com)>  
**Subject:** Comments on the Yorkshire Apartment plan

TAMI MERRIMAN,

**Please reply to confirm that you received this email.**

The Olympian Newspaper reports that Tumwater is considering permitting the construction of "the biggest apartment proposal in Thurston County."

I am opposed to the magnitude of this proposal.

The Tumwater City Council established "Be a Leader in Environmental Sustainability" as one of its Strategic Priorities in the City of Tumwater Strategic Priorities 2019-2024 with the goal of "Develop new approaches to tree preservation and urban forestry management.

If the City of Tumwater permits this development as proposed, the City of Tumwater will be setting a new precedent for Tumwater, Olympia and Lacey to follow. This precedent will speed up, rather than slow down, the rapid deterioration of our environment, human health and climate change. This project conflicts with the City Council's efforts at environment sustainability and tree preservation.

The Tumwater Tree Board prepared the Tumwater Urban Forestry Management Plan with the support of stakeholders and the Community Development Department staff. The approved Urban Forestry Management Plan calls for maintaining or increasing the canopy cover of the Tumwater urban forest. The Yorkshire proposal conflicts with the Tumwater Urban Forestry Management Plan.

The Yorkshire Apartments proposal calls for the construction of 1,150 apartments with 9,000 square feet of commercial space and storage units on 22 acres of land presently covered with a full canopy of native trees and plants. This property currently provides a habitat corridor for native animals traveling from I-5 to Capitol Forest. It also provides a natural sound barrier for I-5 noise and sequesters a significant amount of exhaust generated by vehicles traveling on I-5.

As recommended by many ecologists, I recommend setting aside at least 30% of this land as undisturbed, native habitat for plants and animals. In the long term, this will be more benefit to humans than another 1,150 apartments. <https://insideclimatenews.org/news/14012020/biodiversity-treaty-climate-change-marine-sanctuary-conservation-protected-areas-wildlife-habitat-forests/>

Thank you for your service,

Jim Sedore

6833 Foster Dr. SW.

Tumwater WA 98512

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*There are no ordinary people. You have never talked to a mere mortal. Nations, cultures, arts, civilisations—these are mortal, and their life is to ours as the life of a gnat. But it is immortals whom we joke with, work with, marry, snub, and exploit—immortal horrors or everlasting splendours. - C.S. Lewis - "The Weight of Glory"*

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*There are no ordinary people. You have never talked to a mere mortal. Nations, cultures, arts, civilisations—these are mortal, and their life is to ours as the life of a gnat. But it is immortals whom we joke with, work with, marry, snub, and exploit—immortal horrors or everlasting splendours. - C.S. Lewis - "The Weight of Glory"*





**Gold Creek Property Owners Association**  
6200 Miner Drive, S.W.  
Tumwater, Washington 98512

January 8, 2023

City of Tumwater  
Community Development Department  
Attn: Tami Merriman  
555 Israel Road SW  
Tumwater, WA 98501  
Email: [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us)

RE: Yorkshire Apartments Permit No. TUM-22-0027

Dear Ms. Merriman,

The Board of Directors of the Gold Creek Property Owners Association appreciates this opportunity to provide comments on the Yorkshire Apartments proposal. We are elected by the homeowners in Gold Creek to protect and preserve the neighborhood consistent with the covenants, conditions, and restrictions adopted by the Gold Creek homeowners. We are providing these comments to you based upon our concern regarding the potential impacts of the Yorkshire Apartments proposal on the quality of life of Gold Creek residents.

**Inaccurate Claim of Excess Capacity in Fire, Emergency Aid, and Police Protection**

On page 15 of the SEPA checklist, it is asserted that: "The project will increase the need for public services such as fire, emergency aid, and police protection; however these services in place typically have the capacity for the new development. This will be determined as part of the City review." This is incorrect. There is no excess capacity. Over the past couple years, city managers from Tumwater and Olympia have been exploring ways to streamline fire and emergency aid services because of escalating costs and growth.

**Jay Burney:** Our expenses climb at a rate higher than our property tax and sales tax combined, and that 1% property tax cap certainly is a factor there that is starting to impact our ability to fund our public safety and our fire service to the level that we'd like to fund them to the level they need to serve this community well. I think everyone is talking about RFA because of declining local revenue resources.

**John Doan:** The cost of running the city over the years goes up 3% to 3.5% per year. A 1% property tax cap means we're always falling behind. In many parts of the organization, we can create efficiency, and we can do the kinds of things that get us closer to the 1%.<sup>1</sup>

It should not be up to the current taxpayers of Tumwater to pay the costs for police and fire protection and emergency stemming from new development. The developers of the Yorkshire apartments must take responsibility for the services needed by the projects they implement. Moreover, as noted by the City Managers, these costs are going up faster than the tax base can cope with.

### **Traffic Analysis Fails to Fully Consider Project Impacts**

It does not appear that the cumulative impacts of all relevant, neighboring development are being considered. For example, the traffic analysis states that pipeline volumes associated with the "adjacent 6501 Capitol Boulevard Apartments, Bishop Road Apartments, Kingswood Apartments and Kingswood Commercial projects were included in forecast analysis." (Traffic Analysis at 13). However, no mention is made of the residential development occurring along Littlerock Road south of Tumwater Blvd and north of Black Hills High School. This development south of Tumwater Blvd includes the Skyview Estates (at least 66 lots for houses with future expansion planned) and the development at 77<sup>th</sup> Way, directly across Littlerock Road from Black Hills High School (mailboxes for 136 houses). Nor is there mention of the land immediately south of the Yorkshire project site, just south of Tumwater Blvd. It is land that is zoned general commercial and is currently advertised for sale. It is foreseeable and likely that development will be proposed there soon. There also appears to be development brewing on the east side of Littlerock Road between Israel Road and Tumwater Blvd. All of these folks will want their kids to go to school and to shop at the stores near the intersection of Littlerock Road and Trospen Road. This must be considered in determining the impacts on Littlerock Road intersections from Israel Road/70<sup>th</sup> northward. Also, this growth must be considered in determining whether the Yorkshire developers should expand Tyee Dr. so that it connects Israel Road with Tumwater Blvd. Additionally, the Yorkshire developer, not the City, should pay for construction of the roundabout at Tumwater Blvd. and Tyee Dr.

The Yorkshire project will result in increased traffic and more students attending local schools. Traffic already backs up on Littlerock Road during student arrival and departure times at local schools. Also, it is not clear whether the developer has provided an estimate of the number of new students likely to reside at the Yorkshire apartments. Nor does there appear to be consideration of the extent to which existing schools have the capacity to accommodate additional students.

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<sup>1</sup> See Olympia, Tumwater City Managers on Proposed Merger of Fire Departments (August 23, 2022), found at <https://midcolumbiainsurance.com/olympia-tumwater-city-managers-on-proposed-merger-of-fire-departments>, accessed January 7, 2023.

There is no discussion of the impacts of increased traffic at the Littlerock Rd/Walmart/Home Depot roundabout or at the lights at Costco, Fred Meyer, and Trosper Road. This is already a bottleneck at high traffic times, not all of which coincide with morning and evening peak hours. It is not unusual for Littlerock Road southbound to back up into the Walmart/Home Depot roundabout when Tumwater Middle School gets out and parents are picking up their kids around 2:30 in the afternoon. Similarly, weekend shopping traffic from the Walmart/Home Depot roundabout north gets quite thick. The traffic analysis data relies on data from counting cars during peak morning and afternoon [commuting] hours. This data does not reflect either weekend shopping traffic or afternoon school-related traffic. As a consequence, the analysis does not and cannot (without collection of additional data) reflect the actual impacts on local traffic caused by the Yorkshire apartments and other yet to be considered development.

We are concerned that the Yorkshire developer will attempt to limit access to the development to entrances along Littlerock Road and Tumwater Blvd. This will result in significant traffic impacts on Littlerock Road and undermines the point of having Tyee Dr. Not carrying Tyee Dr. through from Israel Road to Tumwater Blvd will also force traffic from developments south of Tumwater Blvd to rely on Littlerock Road. These problems don't appear to have been considered.

The assumption of a 4% compounded growth rate for "miscellaneous growth near the subject site" (Traffic Analysis at 13) does not appear to be based on the growth that is actually occurring. Moreover, under the assumption of a 4% compounded growth rate, traffic will double in 18 years. It does not appear that there is any consideration of this [not very] long term local impact in the traffic analysis or SEPA checklist.

### **Level of Service**

The traffic analysis assumes that as long as the Level of Service ratings for the intersections named in the analysis do not drop below D, then all is well. We were unable to find a discussion in the traffic analysis of what the Levels of Service actually mean to the driving experience of Tumwater residents. We do note that, according to the traffic analysis, current traffic conditions at the Littlerock Road/Israel Road/70<sup>th</sup> roundabout, are rated as Level of Service is A. (Traffic Analysis page 9, Table 3). According to the traffic analysis, projected growth (including the proposed project) over the next seven years is supposed to drive the Level of Service down from A to C. So what do these changes mean to drivers? According to the Highway Capacity Manual and AASHTO Geometric Design of Highways and Streets ("Green Book"), Levels of Service A, C and D are described as follows:

A: free flow. Traffic flows at or above the posted speed limit and motorists have complete mobility between lanes. The average spacing between vehicles is about 550 ft(167m) or 27 car lengths. Motorists have a high level of physical and psychological comfort. The effects of incidents or point breakdowns are easily absorbed. LOS A generally occurs late at night in urban areas and frequently in rural areas.

C: stable flow, at or near free flow. The ability to maneuver through lanes is noticeably restricted and lane changes require more driver awareness. Minimum vehicle spacing is about 220 ft(67 m) or 11 car lengths. Most experienced drivers are comfortable, roads remain safely below but efficiently close to capacity, and posted speed is maintained. Minor incidents may still have no effect but localized service will have noticeable effects and traffic delays will form behind the incident. This is the target LOS for some urban and most rural highways.

D: approaching unstable flow. Speeds slightly decrease as traffic volume slightly increases. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease. Vehicles are spaced about 160 ft(50m) or 8 car lengths. Minor incidents are expected to create delays. Examples are a busy shopping corridor in the middle of a weekday, or a functional urban highway during commuting hours. It is a common goal for urban streets during peak hours, as attaining LOS C would require prohibitive cost and societal impact in bypass roads and lane additions.

Based upon the development that has not been considered by the analysis, it appears safe to assume that the impacts of the Yorkshire apartments and other development are likely to drive the Level of Service at the Littlerock Road/Israel Road/70<sup>th</sup> roundabout down to Level of Service D or worse.

The forecast for 2030 afternoon peak hour level of service (Table 8, page 23) notes that there are several intersections where Level of Service will be D or worse and the Yorkshire apartments will make these problems incrementally worse. The largest traffic impact of the project, according to Table 8, is at the Littlerock Road and Israel Road roundabout, which is the intersection closest to the Gold Creek neighborhood and the roundabout most residents use to go grocery shopping or go to I-5. As noted above, this roundabout is currently at Level of Service A. After the Yorkshire apartments are fully built under Scenario 1, there will be an increase of 8.2 seconds delay and under Scenario 2 it will be a delay of 10.9 and the Level of Service rating drops to C. It is telling that there is no discussion at all of these impacts. As noted above, these impacts do not consider growth occurring along Littlerock Road south of Tumwater Blvd.

The dramatic increase of traffic at the Littlerock Road and Israel Road/70<sup>th</sup> roundabout needs to be more thoroughly examined because this is the roundabout that vehicles traveling Littlerock Road must take to shop at Home Depot, Costco, Walmart, Fred Meyer, Safeway, Walgreens, and many other local businesses. Intersections from this roundabout north to the intersection of Littlerock Road and Trosper Road will be impacted by Yorkshire residents seeking to shop (or taking their kids to and from school). As noted earlier, the traffic analysis completely fails to take the impacts on these intersections into account. The traffic analysis must consider impacts to all intersections on Littlerock Road up to and including the intersection with Trosper Road.



## Traffic Cutting Through Gold Creek Neighborhood

Some Gold Creek neighborhood residents have raised concerns about traffic using the neighborhood as a shortcut for people seeking to get to the west side of Olympia via Trosper Road/54<sup>th</sup> Avenue. This problem may be further exacerbated by higher traffic volumes on Littlerock Road.

### Conclusion

The City of Tumwater has not fully considered all the development that it is permitting along with other development that likely affects Tumwater intersections, such as the Littlerock Road/Israel Road/70<sup>th</sup> roundabout. The Yorkshire apartments traffic impact analysis is flawed and incomplete and prevents decision-makers from making a fully informed decision. In addition, the City of Tumwater appears to have made the policy decision that it's OK to drive levels of traffic service down to D. This is like aspiring to become the next Kent or Fife. Tumwater can and must do better. In many cases, there is no good solution once a city has developed itself into too much traffic. Littlerock Road was redesigned and rebuilt just a few years ago. Its capacity can't be increased without expensive widening and reconfiguring landscaping and bike paths and sidewalks, etc. Having developers pay mitigation fees does not mitigate the impacts to those of us already living here and using roads whose capacity can't be significantly increased. A better solution is to do a better job of matching development to traffic capacity. Why does Yorkshire apartments get to install six story buildings when other apartment developers have been limited to three story buildings (e.g., new complex at 1503 Bishop and the Tumwater Pointe apartments)? What growth do city planners anticipate allowing and how does that match up with the capacity of our streets (and schools, police, fire, and emergency services) to cope in a manner that does not degrade the quality of life in Tumwater? We trust our city government to come up with solutions to these questions, but the Yorkshire apartments traffic impact analysis (and the traffic Level of Service D designations) make us wonder whether our trust is misplaced.

We respectfully request the opportunity to meet with Tumwater staff to better understand the analysis that has been done, what can be done to improve it, what the appropriate level of SEPA environmental review is necessary, and to review the policy decisions of how much traffic is permissible.

Again, thank you for this opportunity to provide comments.

Sincerely,



Kenneth M. Stone  
Vice President  
Gold Creek Property Owners Association

**Re: City of Tumwater TUM-22-0027 Yorkshire Apartments**

**From** Ken and Dawn Stone<stonekd@comcast.net>

**To** Tami Merriman<TMerriman@ci.tumwater.wa.us> & gt;

**Cc** Sandy Anderson<asamiam@comcast.net>, Marilyn MacDonald<mdeede@frontier.com>, Jim & Heidi Weber<weber1925@yahoo.com>

**Date** 2023/01/23 09:04

**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Thank you Tami, have a nice day!

Ken

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**From:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Date:** Monday, January 23, 2023 at 8:28 AM  
**To:** Ken & Dawn Stone <stonekd@comcast.net>  
**Cc:** Marilyn MacDonald <mdeede@frontier.com>, Jim & Heidi Weber <weber1925@yahoo.com>, Sandy Anderson <asamiam@comcast.net>  
**Subject:** RE: City of Tumwater TUM-22-0027 Yorkshire Apartments

Good Morning Ken

You are correct, you have been placed on the email list to receive further notification of actions. The applicant has submitted an updated TIA, and is crafting a response to comments received in regards to traffic. When we have received and reviewed that letter, I will forward it and the updated TIA to all commenters for review.

You are also correct in that the next step is issuing the SEPA determination. It will be a Mitigated Determination of Nonsignificance, as there will be traffic mitigation, but the scope of the mitigation is currently being reviewed, and not yet determined.

I have updated the mailing list with the GCPOA address.

Thank you for contacting me and being a part of this review.

**Tami Merriman** | Permit Manager  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

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**From:** Ken and Dawn Stone <stonekd@comcast.net>  
**Sent:** Saturday, January 21, 2023 2:54 PM  
**To:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Cc:** Marilyn MacDonald <mdeede@frontier.com>; Jim & Heidi Weber <weber1925@yahoo.com>; Sandy Anderson <asamiam@comcast.net>  
**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Hi Tami,

This is Ken Stone again, with the Gold Creek Property Owners Association (GCPOA). I am wondering, since the GCPOA submitted a comment letter on the Yorkshire Apartments proposal, if the GCPOA will be placed on a mailing list for the proposal, or otherwise notified about further actions by the city on this proposal.

I would think that one future action by the city would be to make a Determination of Significance or Nonsignificance under SEPA, or otherwise determine whether further studies are needed in order to determine the impacts of the proposal. Please correct me if I am not correct in my thinking, and let me know if I need to take specific action to be notified of further activity on the proposal.

Please note that any correspondence sent via U.S. Mail to the GCPOA should be addressed to:

Gold Creek Property Owners Association  
6200 Miner Dr SW  
Tumwater WA 98512

Thank you.

Ken Stone  
Vice President  
Gold Creek Property Owners Association

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**From:** Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)>  
**Date:** Tuesday, January 3, 2023 at 10:58 AM  
**To:** Ken & Dawn Stone <stonekd@comcast.net>  
**Subject:** City of Tumwater TUM-22-0027 Yorkshire Apartments

Hello Mr. Stone

Thanks for contacting the City. I have attached the SEPA checklist for the Yorkshire Apartments.

As you can imagine, there are several documents that reviewed as part of the SEPA checklist, some of which are too large to email.

After you have reviewed the checklist, let me know if you need any of the further studies, and I can upload them to a cloud link which you can access.

Thanks and happy new year.

**Tami Merriman** | Permit Manager  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

**Re: City of Tumwater TUM-22-0027 Yorkshire Apartments**

**From** Ken and Dawn Stone<stonekd@comcast.net>  
**To** Tami Merriman<TMerriman@ci.tumwater.wa.us>  
**Cc** Sandy Anderson<asamiam@comcast.net>, Marilyn MacDonald<mdeede@frontier.com>, Jim & Heidi Weber<weber1925@yahoo.com>  
**Date** 2023/01/21 14:54  
**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Hi Tami,

This is Ken Stone again, with the Gold Creek Property Owners Association (GCPOA). I am wondering, since the GCPOA submitted a comment letter on the Yorkshire Apartments proposal, if the GCPOA will be placed on a mailing list for the proposal, or otherwise notified about further actions by the city on this proposal.

I would think that one future action by the city would be to make a Determination of Significance or Nonsignificance under SEPA, or otherwise determine whether further studies are needed in order to determine the impacts of the proposal. Please correct me if I am not correct in my thinking, and let me know if I need to take specific action to be notified of further activity on the proposal.

Please note that any correspondence sent via U.S. Mail to the GCPOA should be addressed to:

Gold Creek Property Owners Association  
6200 Miner Dr SW  
Tumwater WA 98512

Thank you.

Ken Stone  
Vice President  
Gold Creek Property Owners Association

---

**From:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Date:** Tuesday, January 3, 2023 at 10:58 AM  
**To:** Ken & Dawn Stone <stonekd@comcast.net>  
**Subject:** City of Tumwater TUM-22-0027 Yorkshire Apartments

Hello Mr. Stone

Thanks for contacting the City. I have attached the SEPA checklist for the Yorkshire Apartments.

As you can imagine, there are several documents that reviewed as part of the SEPA checklist, some of which are too large to email.

After you have reviewed the checklist, let me know if you need any of the further studies, and I can upload them to a cloud link which you can access.

Thanks and happy new year.

**Tami Merriman** | Permit Manager  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)



## Tami Merriman

---

**From:** Mel Murray <mel.murray@tumwater.k12.wa.us>  
**Sent:** Tuesday, January 24, 2023 9:26 AM  
**To:** Tami Merriman  
**Cc:** Dena Jordan; Tanya Baker; Jesse Hadley  
**Subject:** RE: Yorkshire Apartments School Bus Stops  
**Attachments:** Yorkshire - Street Section - School Bus Stops.pdf; Yorkshire Apartments School Bus Stops 1-24-2023.pdf

Good morning Tami,

We met yesterday and we will need four stops on the future Tye Drive to pick up students. Yorkshire requires three of these four. It is difficult to tell exactly where to place them, so I added a note to contact TSD so we can have our Transportation Supervisor field locate the bus stops based on sightlines and distances from driveways. Please let me know if there are any questions.

Thank you again,

Mel Murray  
Director of Facilities  
O: (360) 709-7005  
D: (360) 709-7004  
M: (360) 280-1864

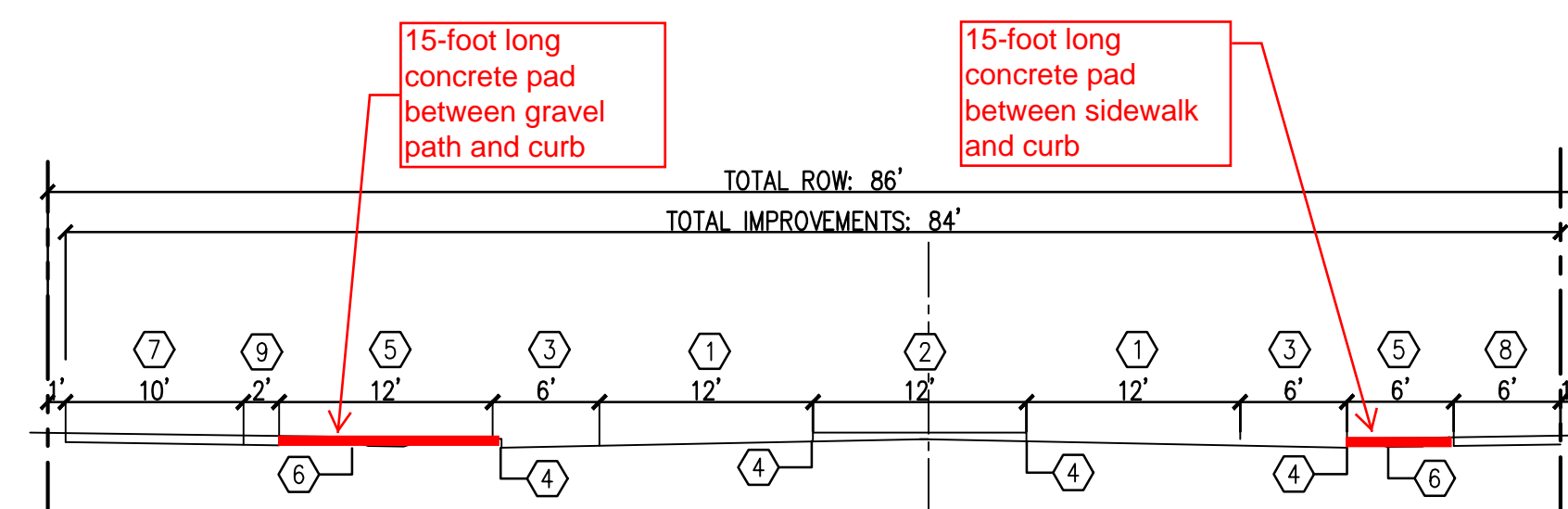
---

**From:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Sent:** Wednesday, January 11, 2023 3:30 PM  
**To:** Mel Murray <mel.murray@tumwater.k12.wa.us>  
**Subject:** Yorkshire Apartments

Hello Mel

I wanted to follow up with you on the notice of application for this 1,150 unit apartment complex. Outside of impact fees, do you have any concerns for the district? Desire or requirement for school bus stop(s)?

**Tami Merriman | Permit Manager**  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180  
[tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

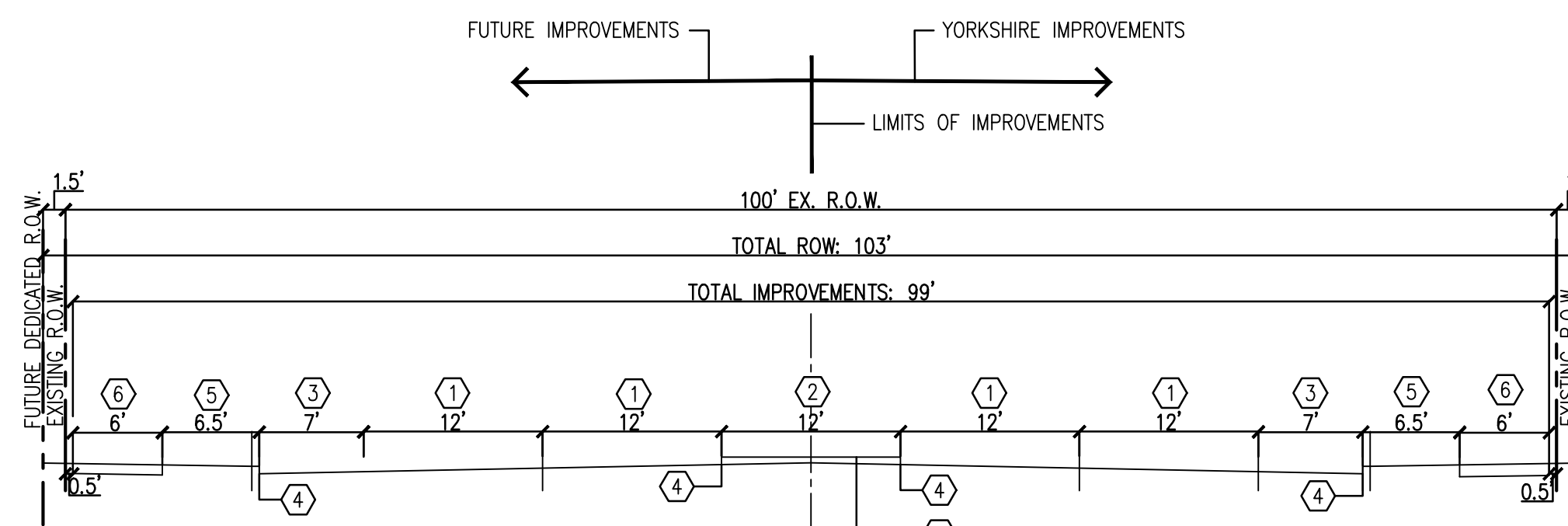


**SECTION A-A NOTES**

1. 12' TRAVEL LANES
2. 12' INTERMITTENT TURN LANE/PLANTER STRIP
3. 6' BIKE LANE
4. CEMENT CONCRETE CURB AND GUTTER
5. PLANTER STRIP
6. PROPOSED BIORETENTION CELL, SEE GR-SHEETS FOR LOCATIONS
7. CEMENT CONCRETE SIDEWALK SHARED USE PATH
8. CEMENT CONCRETE SIDEWALK
9. 2' WIDE CRUSHED ROCK RUNNING SHOULDER

**TYEE DRIVE SECTION A-A**

1"=10'



**SECTION B-B NOTES**

1. 12' TRAVEL LANES
2. 12' INTERMITTENT TURN LANE/PLANTER STRIP
3. 7' BIKE LANE
4. CEMENT CONCRETE CURB AND GUTTER
5. PLANTER STRIP
6. CEMENT CONCRETE SIDEWALK
7. CENTER MEDIAN TO BE CONSTRUCTED IN THE FUTURE BY OTHERS

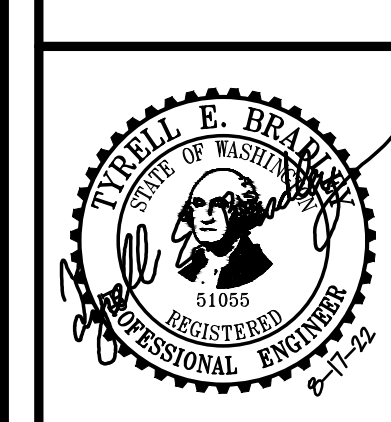
**TUMWATER BLVD. SECTION B-B**

1"=10'

NO.	DATE	DESCRIPTION	BY

**LDC** Surveying Engineering Planning  
 Woodinville Olympia Kent  
 1411 State Avenue NE #200  
 Olympia, WA 98506  
 T 425.806.1869 F 425.482.2893  
 www.LDCcorp.com

GLENN WELLS  
**YORKSHIRE**  
 ROADWAY SECTIONS



JOB NUMBER: C22169  
 DRAWING NAME: C22-169-SP-01  
 DESIGNER: R.WEEDEN  
 DRAFTING BY: A.WHITE  
 DATE: 08/17/2022  
 SCALE: AS NOTED  
 JURISDICTION: TUMWATER, WA

**SP-05**  
 SHEET 6 OF 14

Drawing File: \\c:\work\2022\C22-169\_Yorkshire\Drawings\Preliminary\C22-169-SP-01.dwg Plotted: Aug 16, 2022 - 1:54pm

Call 2 Business Days Before You Dig  
**811 or 1-800-424-5555**  
 Utilities Underground Location Center

**UTILITY NOTE**  
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

**DISCLAIMER**  
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MTN2COAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

**SEE SHEET SP-01 FOR PHASE LIMITS**

**SITE INFORMATION**

PARCEL NUMBER: 12704440103, 12704441300, 12704440100  
 SECTION: 4, TOWNSHIP 17 N, RANGE 2 W W.M.  
 OWNER: FOURTH STREET HOUSING, LLC  
 APPLICANT: FOURTH STREET HOUSING, LLC  
 PO BOX 159  
 ARLINGTON, WA 98223  
 CITY OF TUMWATER  
 CITY OF TUMWATER  
 WATER: PUGET SOUND ENERGY  
 SEWER: COMCAST, CENTURYLINK, WAVE  
 POWER / GAS: WASTE CONNECTIONS (LEMA)  
 CABLE / PHONE: G06  
 REFUSE COLLECTION: YES  
 FIRE ALARM: YES - NFPA 13  
 OCCUPANCY: R-2  
 TYPE OF CONSTRUCTION: VA  
 BUILDING HEIGHT: 65'  
 CODE: 2018 IBC

PARKING: TOTAL 1,342 STALLS 1,220 STALLS REQUIRED  
 899 STANDARD STALLS  
 120 STRUCTURED PARKING STALLS  
 6 GARAGE STALLS  
 317 COMPACT STALLS  
 EV INFRASTRUCTURE (1,342 x .05 = 68 STATIONS)

**LEGEND**

- PROPERTY LINE
- LOT LINE
- PHASE LINE
- PROPOSED BUILDING
- SHARED ACCESS EA

PHASE 1 AREA  
 PHASE 2 AREA  
 PHASE 3 AREA  
 PHASE 4 AREA

**CONSTRUCTION NOTES**

- RIGHT OF WAY
- ACCESSIBLE PATH
- ACCESSIBLE PARKING
- TRASH COMPACTOR LOADING

Please contact Tumwater School District before placing concrete for bus stops for field verification of locations

**GENERAL NOTES**

- SEE SP SHEETS FOR PEDESTRIAN ACCESS ROUTES
- SEE UT SHEETS FOR PROPOSED EASEMENTS
- SEE GR AND UT SHEETS FOR PROPOSED UTILITY PHASES
- SEE SHEET SP-05 FOR PROPOSED ROADWAY SECTIONS
- SEE SP SHEETS FOR ALL PROPOSED INGRESS/EGRESS TO THE SITE
- THERE ARE NO WELLS LOCATED WITHIN 200 FT. FROM THIS SITE
- THERE WILL BE NO SEPTIC SYSTEMS OR RESERVE AREAS PROPOSED FOR THIS SITE. ALL UNITS WILL BE SERVED TO THE CITY'S SEWER SYSTEM.
- THERE ARE NO WETLANDS, RIPARIAN AREAS, GEOLOGICALLY HAZARDOUS AREAS, OR FLOOD HAZARD AREAS WITHIN THIS SITE.

**SITE AREAS:**

TOTAL PARCEL AREA: 1,024,482 S.F.  
 TOTAL RIGHT OF WAY DEDICATION: 127,153 S.F.  
 TOTAL LAND SWAP AREA: 49,219 S.F.  
 TOTAL PROJECT AREA REMAINING: 946,548 S.F.  
 LOT 1: 222,227 S.F.  
 LOT 2: 155,694 S.F.  
 LOT 3: 132,418 S.F.  
 LOT 4: 41,685 S.F.  
 LOT 5: 134,710 S.F.  
 LOT 6: 155,617 S.F.  
 LOT 7: 15,989 S.F.  
 LOT 8: 124,932 S.F.  
 LOT 9: 32,277 S.F.  
 BUILDING FOOTPRINT: 274,158 S.F. (29%)  
 LANDSCAPING REQUIRED: 141,982 S.F. (15%)  
 PAVING AREA: 351,928 S.F.  
 TOTAL IMPERVIOUS AREA: 672,390 S.F.  
 MAXIMUM IMPERVIOUS: 804,566 S.F. (71%)  
 FAR CALC: 1,165,030/946,548 = 1.23  
 DENSITY: 1150 UNITS/21.73 ACRES = 53 UNITS/ACRE

School Bus stop - 15' long concrete pad between gravel path and curb

Two school bus stops - 15' long gravel pad between gravel path or sidewalk and curb

**PROPOSED USE**

LOT 1: MULTI FAMILY  
 LOT 2: MULTI FAMILY  
 LOT 3: MULTI FAMILY

**ROW AREA**

ROW AREA: 127,153 S.F.  
 ROW LANDSCAPING: 28,256 S.F.  
 ROW PAVING: 81,236 S.F.  
 ROWS: 99,897 S.F.

LOT 2: 196 STALLS	(6) EV STALLS
LOT 3: 173 STALLS	(9) EV STALLS
LOT 4: 71 STALLS	(4) EV STALLS
LOT 5: 169 STALLS	(9) EV STALLS
LOT 6: 168 STALLS	(9) EV STALLS
LOT 7: 4 STALLS	(1) EV STALLS
LOT 8: 296 STALLS	(10) EV STALLS IN GARAGE
LOT 9: 28 STALLS	(5) EV STALLS
TOTAL: 1,342 STALLS	(68) EV STALLS

PROJECT WILL RECORD SHARED ACCESS AND PARKING AGREEMENT ON ALL PARCELS

**BIKE PARKING:**

LOT 1, BUILDING 1:	SHORT TERM: 240 UNITS / 4 = 60 x 0.5 = 30 STALLS	LONG TERM: 240 UNITS / 4 = 60 x 30 = 90 STALLS
LOT 2, BUILDING 2:	SHORT TERM: 176 UNITS / 4 = 44 x 0.5 = 22 STALLS	LONG TERM: 176 UNITS / 4 = 44 x 22 = 66 STALLS
LOT 3, BUILDING 3:	SHORT TERM: 154 UNITS / 4 = 39 x 0.5 = 20 STALLS	LONG TERM: 154 UNITS / 4 = 39 x 19 = 58 STALLS
LOT 4, BUILDING 4:	SHORT TERM RESIDENTIAL: 42 UNITS / 4 = 11 x 0.5 = 6 STALLS	SHORT TERM COMMERCIAL: 2 STALLS
SHORT TERM TOTAL:	6 + 2 = 8 STALLS	
LONG TERM RESIDENTIAL:	42 UNITS / 4 = 11 + 5 = 16 STALLS	
LONG TERM COMMERCIAL:	1 STALL	
LONG TERM RESIDENTIAL:	16 + 1 = 17 STALLS	
LOT 5, BUILDING 5:	SHORT TERM: 160 UNITS / 4 = 40 x 0.5 = 20 STALLS	LONG TERM: 160 UNITS / 4 = 40 x 20 = 60 STALLS
LOT 6, BUILDING 6:	SHORT TERM: 160 UNITS / 4 = 40 x 0.5 = 20 STALLS	LONG TERM: 160 UNITS / 4 = 40 x 20 = 60 STALLS
LOT 7, BUILDING 7 SELF STORAGE:	SHORT TERM: 2 STALL	LONG TERM: 1 STALL
LOT 8, BUILDING 8:	SHORT TERM: 218 UNITS / 4 = 55 x 0.5 = 28 STALLS	LONG TERM: 218 UNITS / 4 = 55 x 27 = 82 STALLS
LOT 9, CLUBHOUSE:	SHORT TERM: 1 STALL	LONG TERM: 1 STALL

**REQUIRED OPEN SPACE**

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)  
 PROJECT AREA: 217 AC (946,548 S.F.)  
 OVERALL OPEN SPACE REQUIRED: 15%  
 PHASE 1: LOT 1: 150 x 240 = 36,000 S.F.  
 LOT 2: 150 x 176 = 26,400 S.F.  
 PHASE 2: LOT 3: 150 x 154 = 23,100 S.F.  
 LOT 4: 150 x 42 = 6,300 S.F.  
 LOT 5: 150 x 160 = 24,000 S.F.  
 PHASE 3: LOT 6: 150 x 160 = 24,000 S.F.  
 LOT 7: NA  
 LOT 8: 150 x 218 = 32,700 S.F.  
 PHASE 4: LOT 9: NA  
 TOTAL: #172,500 S.F.

**REQUIRED TREE TRACT FOR OVERALL DEVELOPMENT**

5% OF THE GROSS AREA: 1.09 AC  
 AREA PROVIDED: 1.13 AC (5.25%)

**OPEN SPACE CALCULATIONS**

RESIDENTIAL UNITS: 1150  
 DATE: 12/14/2022  
 DRAFTING BY: A.WHITE  
 DATE: 12/14/2022  
 SCALE: 1" = 80'  
 SURVEILLANCE: TUMWATER, WA

REVISIONS

NO.	DATE	DESCRIPTION

Surveying Engineering Planning  
 Kent  
 Olympia, WA 98501  
 4115 S. Olympia, WA 98506  
 1-800-898-3889  
 www.LDCcorp.com

GLENN WELLS  
**YORKSHIRE**  
 PRELIMINARY BINDING SITE PLAN



JOB NUMBER: C22169  
 DRAWING NAME: 022169-05-01  
 DESIGNER: R.WEDEN  
 DATE: 12/14/2022  
 SCALE: 1" = 80'  
 SURVEILLANCE: TUMWATER, WA

**BSP-01**

**Call 2 Business Days Before You Dig**  
 811 or 1-800-424-5555  
 Utilize Underground Location Center

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SEE SHEET SP-01 FOR PHASE LIMITS

SEE SHEETS SP-02 THROUGH SHEETS SP-04 FOR ENLARGED VIEWS

## Tami Merriman

---

**To:** C. Persons; Brittaney Kelton  
**Subject:** RE: City of Tumwater Notice of Application TUM-22-0027

Hello Charlotte  
Thanks for the request. I have added you name to this project email list.  
Thanks

**Tami Merriman | Permit Manager**  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180  
[tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

**From:** C. Persons <cpeople2u@gmail.com>  
**Sent:** Thursday, December 29, 2022 3:47 PM  
**To:** Brittaney Kelton <BKelton@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Subject:** Re: City of Tumwater Notice of Application TUM-22-0027

Hi Tami and Brittaney --

Please let me know when the public hearing will be for this project.

Charlotte Persons

On Wed, Dec 28, 2022 at 12:42 PM Brittaney Kelton <[BKelton@ci.tumwater.wa.us](mailto:BKelton@ci.tumwater.wa.us)> wrote:

Good morning,

[Click here](#) to view the Notice of Application for Yorkshire Apartments. If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180 or [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us).

Thank you,

**Brittaney Kelton | Department Assistant II**

City of Tumwater Community Development

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180

[bkilton@ci.tumwater.wa.us](mailto:bkilton@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

## Tami Merriman

---

**From:** Arthur Saint <arthur.saint@co.thurston.wa.us>  
**Sent:** Tuesday, January 24, 2023 7:47 AM  
**To:** Tami Merriman  
**Cc:** Mary Heather Ames  
**Subject:** RE: City of Tumwater Notice of Application TUM-22-0027

Thank you for the opportunity to review this. We have no comments.

**FUTURE OUT OF OFFICE: JANUARY 31<sup>st</sup> – FEBRUARY 5<sup>th</sup>**

### Arthur Saint, PE

Civil Engineer | Thurston County Public Works | Development Review Section  
3000 Pacific Avenue SE | Suite 100 | Olympia, WA 98501  
Ph: 360.867.2043 | [arthur.saint@co.thurston.wa.us](mailto:arthur.saint@co.thurston.wa.us)

---

**From:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Sent:** Tuesday, January 10, 2023 11:04 AM  
**To:** Arthur Saint <arthur.saint@co.thurston.wa.us>  
**Cc:** Mary Heather Ames <MHAmes@ci.tumwater.wa.us>  
**Subject:** RE: City of Tumwater Notice of Application TUM-22-0027

Hi Arthur

Please see attached. This is the TIA submitted with application. Our Transportation Manager Mary Heather Ames is working the applicant on an updated TIA, but it is not submitted yet. If you have any questions, please chat with Mary Heather.

Thanks

**Tami Merriman | Permit Manager**  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)  
[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

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**From:** Arthur Saint <[arthur.saint@co.thurston.wa.us](mailto:arthur.saint@co.thurston.wa.us)>  
**Sent:** Tuesday, January 10, 2023 10:48 AM  
**To:** Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)>  
**Subject:** FW: City of Tumwater Notice of Application TUM-22-0027

When submitted I would appreciate a look at any traffic studies submitted for review.

Thank you.

**FUTURE OUT OF OFFICE: JANUARY 31<sup>st</sup> – FEBRUARY 5<sup>th</sup>**

### Arthur Saint, PE

Civil Engineer | Thurston County Public Works | Development Review Section  
3000 Pacific Avenue SE | Suite 100 | Olympia, WA 98501

**From:** Delicia Durden <[delicia.durden@co.thurston.wa.us](mailto:delicia.durden@co.thurston.wa.us)>

**Sent:** Wednesday, December 28, 2022 2:56 PM

**To:** Arthur Saint <[arthur.saint@co.thurston.wa.us](mailto:arthur.saint@co.thurston.wa.us)>; Ramiro Chavez <[ramiro.chavez@co.thurston.wa.us](mailto:ramiro.chavez@co.thurston.wa.us)>; Joshua Cummings <[joshua.cummings@co.thurston.wa.us](mailto:joshua.cummings@co.thurston.wa.us)>; Brett Bures <[brett.bures@co.thurston.wa.us](mailto:brett.bures@co.thurston.wa.us)>; Christina Chaput <[christina.chaput@co.thurston.wa.us](mailto:christina.chaput@co.thurston.wa.us)>

**Subject:** FW: City of Tumwater Notice of Application TUM-22-0027

---

**From:** Brittany Kelton <[BKelton@ci.tumwater.wa.us](mailto:BKelton@ci.tumwater.wa.us)>

**Sent:** Wednesday, December 28, 2022 12:41 PM

**Subject:** City of Tumwater Notice of Application TUM-22-0027

Good morning,

[Click here](#) to view the Notice of Application for Yorkshire Apartments. If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180 or [tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us).

Thank you,

**Brittany Kelton | Department Assistant II**

City of Tumwater Community Development

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180

[bkelton@ci.tumwater.wa.us](mailto:bkelton@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

## Yorkshire Apartments

**From** Conrad Nygren<conradn@nycoconstruction.net>;  
**To** Tami Merriman<TMerriman@ci.tumwater.wa.us>;  
**Date** 2023/02/28 14:30  
**Subject:** Yorkshire Apartments  
**Attachments:** image001.png

Tami –

I have been following the Yorkshire apartments project closely in town and would like to know who the owner / builder is so I can reach out and bid some of this work. We are a local Concrete Construction Company in the area and I would really like to land some of this work.

Any and all information that you can send my way is greatly appreciated.

Thanks,

**Conrad Nygren | VP Preconstruction**

*(360) 951-4911*







**Nisqually Indian Tribe  
Tribal Historic Preservation Office  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

March 7, 2023

To: Tami Merriman, Permit Manager  
City of Tumwater  
Community Development  
555 Israel Road SW  
Tumwater, WA 98501

**Re: TUM-22-0027**

The Nisqually Indian Tribe's THPO has reviewed the cultural resources survey report that was provided for the above-named project and concurs with the conclusions and recommendations. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe concurs with the findings in this report, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-528-1084  
360-456-5221 ext. 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

cc: Annette Bullchild, Director, Nisqually Indian Tribe

**Re: City of Tumwater TUM-22-0027 Yorkshire Apartments**

**From** Ken and Dawn Stone<stonekd@comcast.net>  
**To** Tami Merriman<TMerriman@ci.tumwater.wa.us& gt;  
**Cc** Sandy Anderson<asamiam@comcast.net>, Marilyn MacDonald<mdeede@frontier.com>, Jim & Heidi Weber<weber1925@yahoo.com>  
**Date** 2023/04/05 10:19  
**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Thanks Tami.

Ken

---

**From:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Date:** Wednesday, April 5, 2023 at 10:12 AM  
**To:** Ken & Dawn Stone <stonekd@comcast.net>  
**Cc:** Marilyn MacDonald <mdeede@frontier.com>, Jim & Heidi Weber <weber1925@yahoo.com>, Sandy Anderson <asamiam@comcast.net>  
**Subject:** RE: City of Tumwater TUM-22-0027 Yorkshire Apartments

Hello Ken

The applicant is updating their TIA and will be proposing a new phasing plan. At this time, I don't have an update.

Thanks for checking in.

**Tami Merriman | Permit Manager**  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180  
[tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

---

**From:** Ken and Dawn Stone <stonekd@comcast.net>  
**Sent:** Friday, March 31, 2023 3:49 PM  
**To:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Cc:** Marilyn MacDonald <mdeede@frontier.com>; Jim & Heidi Weber <weber1925@yahoo.com>; Sandy Anderson <asamiam@comcast.net>  
**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Hi Tami,

Just checking in with you before our HOA annual meeting in April – are there any updates on the Yorkshire Apt proposal?

Thanks.

Ken Stone  
Vice President  
Gold Creek Property Owners Association

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**From:** Tami Merriman <TMerriman@ci.tumwater.wa.us>  
**Date:** Monday, January 23, 2023 at 8:28 AM  
**To:** Ken & Dawn Stone <stonekd@comcast.net>  
**Cc:** Marilyn MacDonald <mdeede@frontier.com>, Jim & Heidi Weber <weber1925@yahoo.com>, Sandy Anderson <asamiam@comcast.net>  
**Subject:** RE: City of Tumwater TUM-22-0027 Yorkshire Apartments

Good Morning Ken

You are correct, you have been placed on the email list to receive further notification of actions. The applicant has submitted an updated TIA, and is crafting a response to comments received in regards to traffic. When we have received and reviewed that letter, I will forward it and the updated TIA to all commenters for review.

You are also correct in that the next step is issuing the SEPA determination. It will be a Mitigated Determination of Nonsignificance, as there will be traffic mitigation, but the scope of the mitigation is currently being reviewed, and not yet determined.

I have updated the mailing list with the GCPOA address.

Thank you for contacting me and being a part of this review.

**Tami Merriman | Permit Manager**  
City of Tumwater Community Development  
555 Israel Rd SW | Tumwater, WA 98501  
(360) 754-4180 | [TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)

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**From:** Ken and Dawn Stone <[stonekd@comcast.net](mailto:stonekd@comcast.net)>  
**Sent:** Saturday, January 21, 2023 2:54 PM  
**To:** Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)>  
**Cc:** Marilyn MacDonald <[mdeede@frontier.com](mailto:mdeede@frontier.com)>; Jim & Heidi Weber <[weber1925@yahoo.com](mailto:weber1925@yahoo.com)>; Sandy Anderson <[asamiam@comcast.net](mailto:asamiam@comcast.net)>  
**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Hi Tami,

This is Ken Stone again, with the Gold Creek Property Owners Association (GCPOA). I am wondering, since the GCPOA submitted a comment letter on the Yorkshire Apartments proposal, if the GCPOA will be placed on a mailing list for the proposal, or otherwise notified about further actions by the city on this proposal.

I would think that one future action by the city would be to make a Determination of Significance or Nonsignificance under SEPA, or otherwise determine whether further studies are needed in order to determine the impacts of the proposal. Please correct me if I am not correct in my thinking, and let me know if I need to take specific action to be notified of further activity on the proposal.

Please note that any correspondence sent via U.S. Mail to the GCPOA should be addressed to:

Gold Creek Property Owners Association  
6200 Miner Dr SW  
Tumwater WA 98512

Thank you.

Ken Stone  
Vice President  
Gold Creek Property Owners Association

---

**From:** Tami Merriman <[TMerriman@ci.tumwater.wa.us](mailto:TMerriman@ci.tumwater.wa.us)>  
**Date:** Tuesday, January 3, 2023 at 10:58 AM  
**To:** Ken & Dawn Stone <[stonekd@comcast.net](mailto:stonekd@comcast.net)>  
**Subject:** City of Tumwater TUM-22-0027 Yorkshire Apartments

Hello Mr. Stone

Thanks for contacting the City. I have attached the SEPA checklist for the Yorkshire Apartments.

As you can imagine, there are several documents that reviewed as part of the SEPA checklist, some of which are too large to email.

After you have reviewed the checklist, let me know if you need any of the further studies, and I can upload them to a cloud link which you can access.

Thanks and happy new year.

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[www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

**Re: City of Tumwater TUM-22-0027 Yorkshire Apartments**

**From** Ken and Dawn Stone<stonekd@comcast.net>  
**To** Tami Merriman<TMerriman@ci.tumwater.wa.us& gt;  
**Cc** Sandy Anderson<asamiam@comcast.net>, Marilyn MacDonald<mdeede@frontier.com>, Jim & Heidi Weber<weber1925@yahoo.com>  
**Date** 2023/03/31 15:49  
**Subject:** Re: City of Tumwater TUM-22-0027 Yorkshire Apartments

Hi Tami,

Just checking in with you before our HOA annual meeting in April – are there any updates on the Yorkshire Apt proposal?

Thanks.

Ken Stone  
Vice President  
Gold Creek Property Owners Association

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Ken Stone  
Vice President  
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City of Tumwater  
Community Development Department  
Attn: Tami Merriman  
555 Israel Road SW  
Tumwater, WA 98501  
Email: tmerriman@ci.tumwater.wa.us

*Bonham*

**RECEIVED**  
JUL 12 2023  
CITY OF TUMWATER  
Community Development

RE: Yorkshire Apartments Amended Application

Dear Ms. Merriman,

The Gold Creek Property Owners Association appreciates this opportunity to provide comments on the Yorkshire Apartments' amended application. Unfortunately, it appears that our comments on the initial application (Yorkshire Apartments Permit No. TUM-22-0027) submitted on January 8, 2023, remain all too relevant. Accordingly, we reiterate and incorporate them by reference. On the one hand, the revised traffic analysis appears to take into consideration many of the various developments that have been recently approved that were not included in the previous analysis. On the other hand, the revised traffic analysis fails to consider the need of all these new residents in these new developments to shop for groceries and other necessities and for their kids to go to school. Again, one cannot reasonably assess the traffic impacts of new development without examining how that development will affect traffic around schools, grocery stores, and other retail establishments that Tumwater residents need to patronize.

We respectfully request a meeting to discuss the City of Tumwater's process for assessing the impacts of new development on traffic and public services, including schools, fire, and police.

Thank you again for this opportunity to provide comments.

Sincerely,



Beau Wilson

President

Gold Creek Property Owners Association

*Beau Wilson 360-701-5101  
Jim Weber 360-870-9004*

**RE: Yorkshire TIA**

**From** weber1925<weber1925@yahoo.com>  
**To** Alex Baruch<ABaruch@ci.tumwater.wa.us>, Tami Merriman<TMerriman@ci.tumwater.wa.us& gt;  
**Cc** Beau Wilson<beau.monique.mark@gmail.com> ;, Ken Stone<stonekd@comcast.net>  
**Date** 2023/07/19 17:15  
**Subject:** RE: Yorkshire TIA

Thank you, Tami. We e look forward to speaking with you.  
Jim Weber

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Tami Merriman <TMerriman@ci.tumwater.wa.us>  
Date: 7/19/23 4:59 PM (GMT-08:00)  
To: Jim Weber <weber1925@yahoo.com>, Alex Baruch <ABaruch@ci.tumwater.wa.us>  
Cc: Beau Wilson <beau.monique.mark@gmail.com>  
Subject: Yorkshire TIA

Mr. Weber

I wanted to reach out to you to let you know that I have received your letters, and they have been forwarded to our Transportation Manager, Mary Heather. Mary Heather has been out ill, and just returning to the office this week.

She is reviewing the updated Yorkshire TIA in detail and I hope to have a more detailed discussion with her soon. I will reach out to you when I know that she has had an opportunity to review the TIA in detail.

Thanks.

**Tami Merriman | Permit Manager**

City of Tumwater Community Development

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180

[tmerriman@ci.tumwater.wa.us](mailto:tmerriman@ci.tumwater.wa.us) | [www.ci.tumwater.wa.us](http://www.ci.tumwater.wa.us)

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**From:** Jim Weber <weber1925@yahoo.com>

**Sent:** Wednesday, July 12, 2023 1:14 PM

**To:** Tami Merriman <TMerriman@ci.tumwater.wa.us>; Alex Baruch <ABaruch@ci.tumwater.wa.us>

**Cc:** Beau Wilson <beau.monique.mark@gmail.com>

**Subject:** Comments on Yorkshire and Belmont Flats projects

Dear Ms. Merriman and Mr. Baruch,

We were advised by Brittany at the front desk that it would be best to submit our comments electronically. Accordingly, please find attached the comments of the Gold Creek Property Owners Association on the Yorkshire and Belmont Flats apartment projects. Due to the logistics of assembling our comments and the commonalities between the projects, the comments for both projects are contained in one file. We would welcome the opportunity to try to resolve our differences.

Sincerely,

Jim Weber

Architectural Control Committee

Gold Creek Property Owners Association

(360) 870-9004 (mobile)