



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501

Email: cdd@ci.tumwater.wa.us
 (360) 754-4180

VARIANCE
Application

TUM - 22-

0070

Kelly

RCVD BY

DATE STAMP

01/07/22

Application fee: \$1000.00

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 4300 Capitol Blvd, SE Tumwater, WA 98501

PROJECT NAME: Craft District II, LLC

PARCEL NUMBER(S): 33870000400

APPLICANT (please print neatly)

NAME OF APPLICANT: John Peters

APPLICANT'S MAILING ADDRESS (COMPLETE): 2840 Black Lake Blvd SW #C, Tumwater, WA 98512

APPLICANT'S TELEPHONE(S): 360.790.8570

APPLICANT'S E-MAIL: rdp.peters@gmail.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Megan Johnson

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 1916 Jefferson Ave, Tacoma, WA 98402

REPRESENTATIVE'S TELEPHONE(S): 253.248.6060

REPRESENTATIVE'S E-MAIL: mjohnson@fergusonarch.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: John Peters

OWNER'S MAILING ADDRESS (COMPLETE): 2840 Black Lake Blvd SW #C, Tumwater, WA 98512

OWNER'S TELEPHONE(S): 360.790.8570

OWNER'S E-MAIL: rdp.peters@gmail.com

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

(4) 3-story type V-B apartments (R-2) for a total of 95 dwelling units and 1 leasing office. 127 off-street parking
surface parking stalls will be provided and (3) trash enclosures. See attached for proposed variance narrative.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission to any and all employees and representatives of the City of Tumwater and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

John Peters
 Signature of Applicant

1/4/2021

Date

Please attach the **Variance submittal checklist** to this Application.

December 20, 2021

City of Tumwater
555 Israel Road SW
Tumwater WA 98501

RE: Variance Application
Craft District II Apartments
4302, 4312, 4408, 4422 Capitol Blvd SE
Tumwater, WA 98501

To Whom it May Concern,

We are requesting a variance for the above property for the following sections of the Tumwater Municipal Code Title 18. All sections not mentioned here have been met with compliance.

18.27.080.A.5 Ground Floor Residential Units. When ground floor residential units are provided on a street-facing building facade within ten feet of the street-facing property line, ground floor entries to individual units must be provided. Ground floor unit entries must be oriented and directly connected to the sidewalk, as required in subsection (A)(3)(a) of this section. The unit entrance must be accessed via a raised stoop or porch measuring a minimum of three feet and no more than four feet six inches above grade. Building entrances to street-facing, ground floor residential units must provide an awning or canopy, or must be set back behind the front building facade a minimum of two feet.

Proposed Deviation: Due to the vehicular nature of Capitol Boulevard, and the 12' easement between the face of the proposed buildings and the sidewalk, it is proposed that ground floor entrances *not* be required at individual units. The main access to the units is from the parking lot (east) side of the building, and there is no parking along the Capitol (west) side of the property that would require pedestrian access from this side of the building. In lieu of direct entrances from the street-facing façade, courtyard paths are provided between each building which will allow pedestrians to easily pass from west to east in order to gain access to the main unit entries.

18.27.080.A.6 Building Frontage. See Table 18.27.050 for minimum street-facing building frontage required within the minimum and maximum street-facing setback area.

- a. Properties fronting more than one public street are required to meet the minimum building frontage requirements along both street frontages, and in so doing must locate the building in the corner of the property within the maximum street-facing setback of both streets.

Table 18.27.050: Development Standards

Subdistrict	Maximum Building Height	Maximum Lot Coverage	Setbacks (7)			Minimum Rear Setback	Minimum Street-Facing Building Frontage (3)	Minimum Residential Net Density (4)
			Minimum Street-Facing Setback	Maximum Street-Facing Setback	Minimum Side Setback			
Deschutes	55 feet (12)	—	5 feet facing Capitol Blvd.; no minimum for other streets	No maximum facing Capitol Blvd.; 15 feet maximum for other streets (2)	No minimum	No minimum	50%	20 du/acre
		-1						

Proposed Deviation: A significant portion of parcel 33870000400 restricts placement of parking elements due to steep slope conditions. Therefore, it is proposed that the required street-facing frontage at Tumwater Valley Dr. be reduced to a minimum of 30% to allow placement of adequate parking. That portion of parking facing Tumwater Valley Dr. will be screened with a landscape buffer to reduce the visual impact of parking.

18.27.080.B.2.d Corner Treatments. Buildings located at the corner of two streets shall locate the primary building entry at or within twenty feet of the corner of the building. In addition, these buildings shall address the corner through one of the following methods, as illustrated in Figure 18.27.080.B.3:

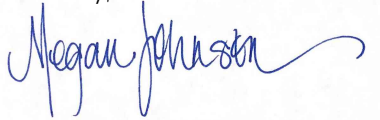
- i. Set back the corner of the building, such that it creates a plaza or forecourt space in front of the building entrance;
- ii. Provide a chamfered (or forty-five-degree “cut”) corner, or a rounded building corner;
- iii. Provide increased building height (and associated roof forms) at or within twenty feet of the corner of the building.

Proposed Deviation: Due to the limited amount of commercial space (the only commercial space being a leasing office at the corner of Capitol Boulevard and Tumwater Valley Drive), a full corner treatment as described above would inhibit the overall building design and rhythm along Capitol Boulevard. In lieu of a full height corner treatment (setting back the full height of the building at the corner, chamfering the full corner, or increasing the building height at the corner), a cut back and full storefront is proposed at the first floor only to indicate a commercial space entrance. It is proposed that this space be covered and have a clear path to the entry to differentiate it from the residential unit portion(s) of the buildings.

18.42.130.A Open Space. For new residential developments in which the majority of the dwelling units will be multifamily dwellings or rooming houses, or five or more dwelling units as rowhouses or townhomes, and the land is not being divided, a minimum of fifteen percent of the gross site area shall be set aside for park and open space area, with 50% active and 50% passive recreation. Open space areas are required to be separate from required yards, setbacks, and landscaping areas.

Proposed Deviation: 30% of the site (43,950sf) is a wooded steep slope, including a wetland buffer. Due to these constraints, it is prohibitive to satisfy the open space requirements while also fulfilling the setback, frontage and parking requirements. Therefore, it is proposed that an active play area be installed on the central eastern portion of the property as well as a 500-700 foot long pedestrian trail through the mature forested wetland buffer to access the 0.5-mile jogging/walking trail network and athletic facilities on the neighboring parcels. The connection trail will be installed subject to City requirements.

Sincerely,



Megan Johnson
Project Architect