



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

**COMPREHENSIVE PLAN
MAP AMENDMENT
Application**

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1848
Kelly
RQWD BY

DATE STAMP
RECEIVED
DEC 06 2021
CITY OF TUMWATER
COMMUNITY DEVELOPMENT

Application fee: \$1,500.00

APPLICANT (please print neatly)

NAME OF APPLICANT: Fourth Street Housing, LLC
APPLICANT'S MAILING ADDRESS (COMPLETE): 324 West Bay Dr. Suite 214 Olympia WA 98502
APPLICANT'S TELEPHONE(S): 360-239-5971 APPLICANT'S E-MAIL: glennwellsarchitect@gmail.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: Estate of Marvin Beagles
OWNER'S MAILING ADDRESS (COMPLETE): 7223 Littlerock Rd SW
OWNER'S TELEPHONE(S): 360-870-8661 (representative) OWNER'S E-MAIL: kathyholt@johnlscott.com

CONTACT PERSON

NAME OF CONTACT: Glenn Wells
CONTACT'S MAILING ADDRESS (COMPLETE): 324 West Bay Dr. suite 214 Olympia WA 98502
CONTACT'S TELEPHONE(S): 360-239-5971 CONTACT'S E-MAIL: glennwellsarchitect@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS (COMPLETE): xx23 Littlerock Rd
LOCATION OF PROPERTY (COMMONLY KNOWN AS...): The three adjacent properties to the south of 7223 Littlerock Rd. SW

ASSESSOR'S PARCEL NUMBER(S): 12704430901, 02 & 03
SECTION / TOWNSHIP / RANGE: 04/17/2W CURRENT ZONE CLASSIFICATION: SFM sfm COMPREHENSIVE PLAN DESIGNATION: SFM

GENERAL DESCRIPTION OF PROPOSAL (ATTACH ADDITIONAL SHEETS AND DOCUMENTATION, AS NEEDED): Rezone the three parcels under cons from SFM to MFM, which matches the adjacent parcel at 7223 Littlerock Rd. See rezone narrative.

CURRENT LAND USE AND IMPROVEMENTS: Vacant

PAST LAND USE OR HISTORY: See Attached

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

CURRENT COMPREHENSIVE PLAN LANGUAGE (IF APPLICABLE): _____

Verbiage as stated in 2.2.3

NEW COMPREHENSIVE PLAN LANGUAGE: _____

Verbiage as stated in 2.2.4

EXISTING LAND USES (IF APPLICABLE): Vacant

EXPLANATION OF NEED FOR CHANGE: To increase density in an area that has the infrastructure to support it.

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 site plan drawing or drawings at a scale of not less than 1"=200' which shall include or show:
 - 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

Initiated By:

_____ Planning Commission (Date of initiation _____).

_____ City Council (Date of initiation _____).

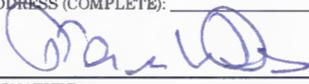
Property owners as follows:

I (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.

Authentisign
Lavonne Anundson 12/02/2021
 SIGNATURE 12/02/2021 7:49:30 PM PST

 As Personal Representative

Lavonne Anundson (personal rep)
 PRINTED NAME

ADDRESS (COMPLETE): _____

 SIGNATURE

Glenn Wells (Applicant)
 PRINTED NAME

ADDRESS (COMPLETE): 324 West Bay Dr suite 214 Olympia WA 98502

SIGNATURE _____

PRINTED NAME _____

ADDRESS (COMPLETE): _____

DATED THIS _____ DAY OF _____, 20_____.

ASSIGNMENT OF CONTRACT

The undersigned, Monolith Holdings, LLC (“Monolith”), and Fourth Street's Housing, LLC (“Fourth Street”) hereby acknowledge and agree and follows:

WHEREAS, Monolith is party as “Buyer” to the Commercial & Investment Real Estate Purchase and Sale Agreement (the “Contract”) executed on or about August 28, 2021. Under the terms of the Contract, Monolith has agreed to purchase certain real property bearing Tax Parcel No(s): 12704430904, 12704430901, 12704430902 and 12704430903 in Thurston County, WA (the “Property”); and,

WHEREAS, Monolith desires to assign the Contract to Fourth Street.

Therefore, Monolith and Fourth Street agree to such assignment under the following terms and conditions:

1. For good and valuable consideration, the receipt of which is hereby acknowledged, Monolith hereby assigns all right, title and interest in, to and under the Contract to Fourth Street.
2. Fourth Street accepts such assignment and agrees to perform all of the obligations of Buyer under the Contract and to hereafter be bound by the terms of the Contract.

Executed this 28th day of September, 2021

Fourth Street’s Housing, LLC

By:  Glenn Wells 09/29/2021
9/29/2021 4:00:06 PM PDT

Title: member

Monolith Holdings, LLC

By:  Zach Kosturos 09/30/2021
9/30/2021 9:19:16 AM PDT

Title: manager

LITTLEROCK REZONE

WRITTEN NARRATIVE

October 19, 2021

The rezone application applies to three parcels currently zoned SFM. They are adjacent to 7223 Littlerock Rd SW, which is currently a single-family house and zoned MFM. The MFM site and the three SFM parcels are all owned by the same entity and are being sold in one transaction. These four lots will be redeveloped into a multi-family residential project by Fourth Street Housing, LLC (FSH).

The comprehensive plan designation for the SFM lots is Single-Family Medium Density Residential, which has a minimum density of 6 units per acre and a maximum of 9 residential units per acre. The conversion to Multi-Family Medium Density would change the density to a minimum 9 residential units/acre to 15 units/acre, which would include a transfer of development rights. Additional units could be developed per acre if an affordable residential element is included.

The three SFM lots are a combined 2.76 acres and would yield a density of 25 units under the current zone. If the parcels were rezoned to MFM, the density potential would increase to between 39 units and 55 units depending on transfer of development rights and the number of affordable units provided.

The purpose of this rezone application is to extend the MFM zoning one parcel to the south, which would allow additional density in an area that could support it. In addition, the parcels under consideration have a great many existing mature trees, which would make the transition to the SFM zone to the south better than the current SFM/MFM boundary.

There is an historic lack of residential units in Thurston Co and all of western Washington due to a number of conditions; Lack of residential construction during the recession, high number of people moving into the county, delayed response by developers, and lack of developable sites not encumbered by critical areas, such as steep slopes, wetlands and gophers. This combination has caused a spike in rents, which has placed a tremendous burden on people trying to find safe, affordable housing.

FSH was formed as a company to develop Merritt Manor, an 82-unit affordable housing project on Martin Way in Olympia. It is one of the few wholly private-sector affordable housing projects in the state. Rents at MM are well below 60% of the Thurston Co Median Income level.

Creating additional density on these three parcels makes sense on a number of levels: The parcels are located on an arterial road that can support this density. They are across the Street from Tumwater Blvd, which accesses both north and south bound movements to I-5. The new I-5 bridge project at Tumwater Blvd provides a great deal of additional capacity and anticipates increased growth in this area. The zone across Littlerock Rd SW is MU, which has a much higher density and is more compatible with a MFM zone than the existing SFM zone. Providing additional density in this area is much more desirable than many other areas in the city and county. MFM is a medium density project and as such will have the advantage of maintaining a tremendous amount of open space and existing trees on site, resulting in a higher quality project.



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Parcel descriptions

TPN :12704430901

Parcel 1 of Short Subdivision No. SS-0832, as recorded May 9th, 1978, under Auditor's File No. 1036924, Thurston County, Washington. Subject to easements and conditions of record.

TPN :12704430902

Parcel 2 of Short Subdivision No. SS-0832, as recorded May 9th, 1978, under Auditor's File No. 1036924, Thurston County, Washington. Subject to easements and conditions of record.

TPN :12704430903

Parcel 3 of Short Subdivision No. SS-0832, as recorded May 9th, 1978, under Auditor's File No. 1036924, Thurston County, Washington. Subject to easements and conditions of record.

TPN :12704430904

Parcel 4 of Short Subdivision No. SS-0832, as recorded May 9th, 1978, under Auditor's File No. 1036924, Thurston County, Washington. Subject to easements and conditions of record.

Parcel History

Parcel was subdivided in 1978 through the short subdivision process to create the 4 existing lots. Parcel 4 has been built on.

Parcels 1-3 remain undeveloped.