

City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

Amended NOTICE OF APPLICATION
Forest Park Townhomes
TUM-21-0046
August 12, 2021

Description of Proposal: To subdivide a 7.73-acre parcel into 22 multi-family lots totaling 67 dwelling units, with four open space tracts and one private roadway tract. The applicant is requesting approvals of a Preliminary Plat, Preliminary Planned Unit Development (TUM-21-0117), and a Variance from the required zoning setbacks and required open space area.

This notice is re-issued (amended) as a result of the Variance application (TUM-21-1231).

Applicant: KPFF Consulting Engineers, Attn: Mark Steepy, 612 Woodland Square Loop SE, Lacey, WA 98503.

Owner: Morningside Development Group, Attn: Tom Reynolds, P.O. Box 218, DuPont, WA 98327.

Location of Proposal: 1653 Starlight Lane SW, Tumwater, WA 98512. The site is in a portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 27, Township 18 North, Range 2 West. Parcel #55201200000.

Required Project Permit/Approvals: The following permits and approvals may be required: Preliminary Plat, Preliminary Planned Unit Development, Variance, Final Plat, Final Planned Unit Development, Design Review, On-site Lighting, and Engineering and Building Permits.

Project Permit/Approvals Issued: The following permits and approvals have been issued for the project: State Environmental Policy Act (SEPA) threshold determination, Transportation Concurrence Ruling and Formal Site Plan Approval (TUM-15-0298), Landscape Plan Approval and Site Development/Grading Permit (TUM-20-0350), Sign Permit (TUM-21-0592), Blasting Permit (TUM-20-1394), Retaining Wall and Rockery Wall Permits (TUM-20-0905 and TUM-21-0598), and NPDES Permit.

SEPA review: A Determination of Non-Significance (TUM-15-0726) was issued on January 7, 2016.

Date of Complete Application: July 30, 2021.

Determination of Consistency: At this time, no determination of consistency with City plans or standards has been made.

At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code, SEPA, Critical Areas Ordinance, Transportation Concurrency ordinance, Development Guide (street, utility and stormwater standards), International Building and Fire Codes, and NPDES standards.

Utility Providers: The City of Tumwater will provide water and sewer service. Puget Sound Energy will provide electricity and natural gas. Comcast will be the cable television provider. CenturyLink will provide telecommunication service. LeMay Pacific Disposal will provide refuse service.

Public Hearing: A public hearing is required for this project. Persons receiving this notice may receive the notice of hearing at least 10 days prior to the hearing.

Public Comment Period: The duration of comment period for this notice is 14 days. Written comments may be submitted to City of Tumwater, Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email to tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on August 26, 2021.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager at 360-754-4180.

Published: August 12, 2021

Posted: August 12, 2021



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555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

DETERMINATION OF NON-SIGNIFICANCE (DNS)
TUM-15-0726

Description of proposal: Forest Park, a 67-unit triplex development with a small office (TUM-15-0298), on approximately 7.94 acres.

Proponent: Michael Lawrence, P.O. Box 3128, Bellevue, WA 98009.

Location of proposal: The property is located on Ridgeview Loop SW, Tumwater, WA 98512, within the NW quarter of the SW quarter of Section 27, Township 18 N., Range 2 W.W.M. Parcel #55201200000.

Lead agency: City of Tumwater, Community Development Department.
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-355, the optional DNS process. No comment period is provided with this DNS pursuant to WAC 197-11-355(4)(a).

Date: January 7, 2016

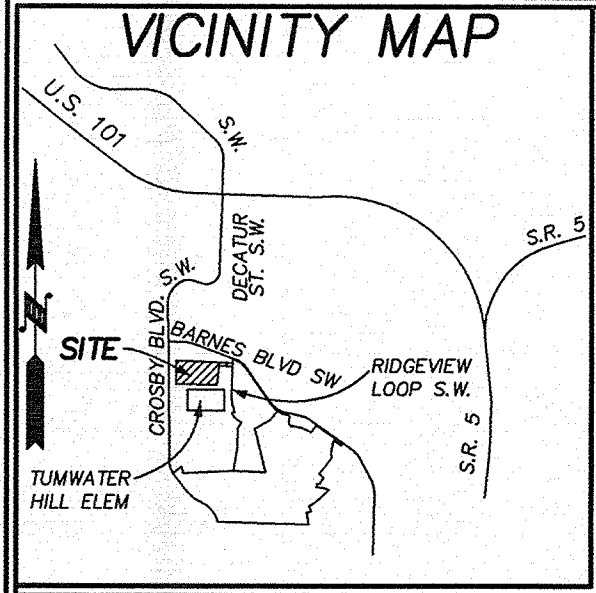
Responsible official:

Michael Matlock, AICP
Community Development Director

Contact person:

Suresh Bhagavan, (360) 754-4180
555 Israel Road SW
Tumwater, WA 98501

Appeals of this DNS must be made to the City Clerk, no later than January 13, 2016, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$175, and set forth the specific basis for such appeal, error alleged and relief requested.



FOREST PARK

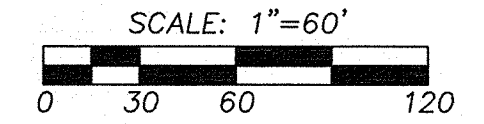
A PORTION OF THE SW 1/4 AND THE SE 1/4 OF SEC.27, TWN.18 N., RNG. 2 W., W.M.

SITE ADDRESS
RIDGEVIEW LOOP TUMWATER, WA.
PARCEL NUMBER
55201200000

INDEX TO DRAWINGS		
CE1	1 OF 4	COVER SHEET & SITE PLAN
CE2	2 OF 4	COMPOSITE UTILITY PLAN & GRADING
CE3	3 OF 4	TREE RETENTION PLAN
CE4	4 OF 4	CRITICAL AREA MAP

APPROVED FOR CONSTRUCTION

BY: CITY ENGINEER DATE:
APPROVAL EXPIRES:



VERTICAL DATUM
CITY OF TUMWATER(NVGD 1929)
BM: 6-01
N.E. CAP BOLT FIRE HYDRANT AT N.E. CORNER
OF 7TH AVE. AND LINWOOD AVE.
ELEV: 192.79

CONTOUR INTERVAL=2'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	98.55	155.72	89°37'20"
C2	167.91	196.56	67°04'15"
C3	35.00	33.41	54°41'39"
C4	715.10	59.81	4°47'32"
C5	200.00	265.16	75°57'42"
C6	200.00	82.30	23°34'41"
C7	200.00	97.77	28°00'32"
C8	200.00	96.82	27°44'16"

Line Table		
Line #	Length	Direction
L1	3.96	S74° 16' 41.03"E
L2	35.45	N19° 03' 11.11"E
L3	35.45	N25° 42' 55.38"E
L4	35.45	N32° 22' 39.66"E
L5	35.45	N39° 02' 23.94"E
L6	43.45	N45° 42' 08.22"E
L7	16.51	S09° 17' 25.58"W
L8	14.58	S13° 45' 58.33"W

SITE DATA

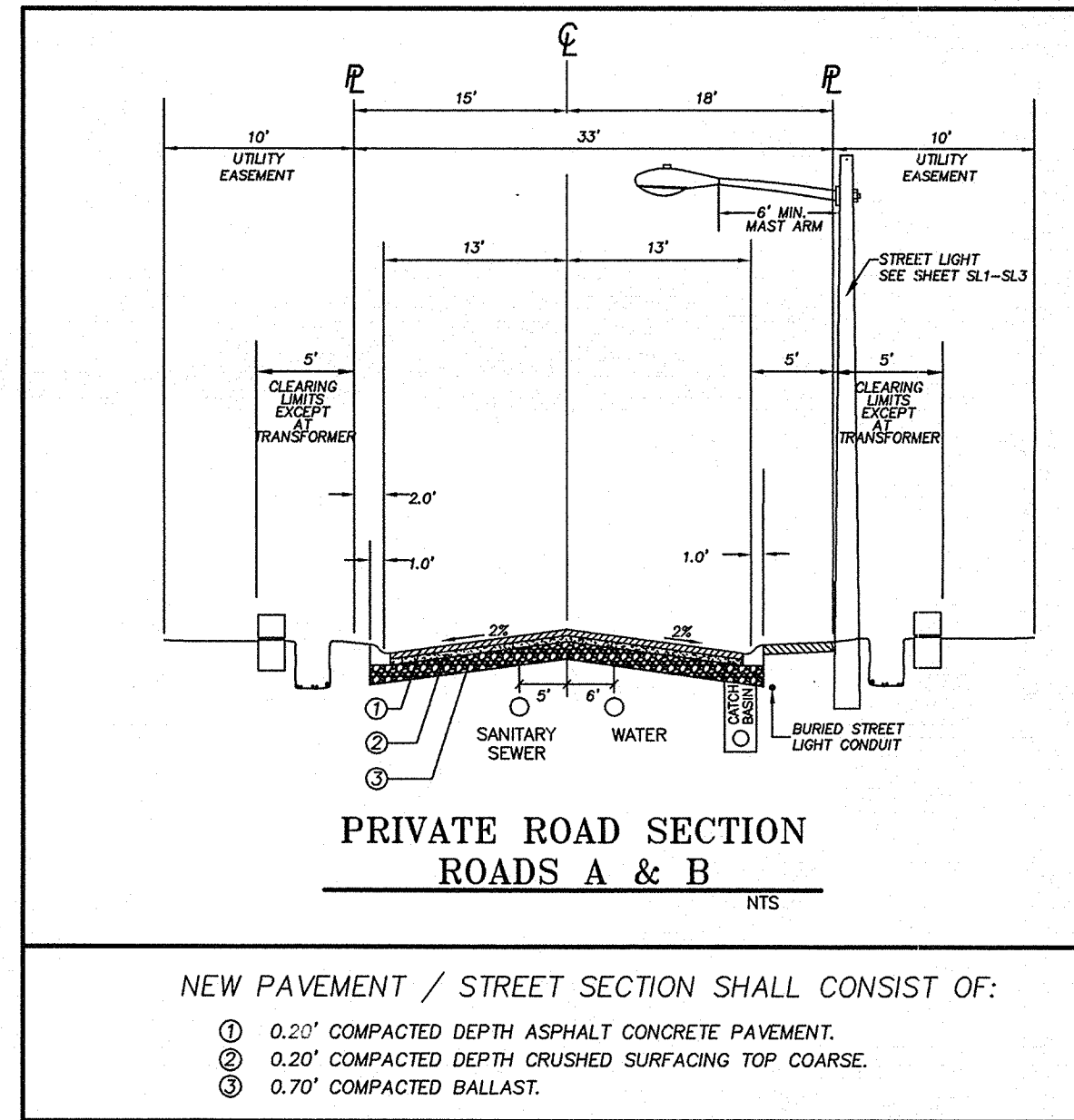
TOTAL ACREAGE:	7.94
SINGLE FAMILY UNITS:	67
OFFICES (1):	±300 S.F.
OPEN SPACE ESMTS. (4):	129,414.36 S.F.
PRIVATE ROADS:	58,852 S.F.
ZONING:	MFH
BUILDINGS:	49,300 S.F.
DRIVEWAYS:	15,900 S.F.
PENALTY:	12.7 units/AC
IMPERVIOUS COVERAGE	± 36%
WATER & SANITARY SEWER	CITY OF TUMWATER

PROPERTY DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2, 4 AND 6, SECTION 27, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST - WEST CENTERLINE OF SAID SECTION 27 WHICH BEARS SOUTH 88°18'59" EAST 784.89 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION, SAID POINT BEING THE NORTHEAST CORNER OF TRACT "K", PLAT OF SOMERSET HILL DIVISION 2-A AS RECORDED IN VOLUME 23 OF PLATS, PAGES 70 & 71, RECORDS OF THURSTON COUNTY, WASHINGTON; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT THE FOLLOWING FOUR COURSES: SOUTH 00°41'01" WEST 170.00 FEET; THENCE SOUTH 15°43'19" WEST 367.28 FEET TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 02°20'32" EAST 35.00 FEET; THENCE WESTERLY ALONG SAID CURVE 33.41 FEET THROUGH A CENTRAL ANGLE OF 54°41'35" TO THE P.C. OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS SOUTH 88°45'11" WEST 715.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE 59.81 FEET THROUGH A CENTRAL ANGLE OF 04°47'31"; THENCE SOUTH 88°18'59" EAST 503.24 FEET; THENCE NORTH 25°15'42" EAST 401.67 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 167.91 FEET; THENCE NORTHERLY ALONG SAID CURVE 196.56 FEET THROUGH A CENTRAL ANGLE OF 67°04'15" TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 99.55 FEET; THENCE SOUTHERLY ALONG SAID CURVE 155.72 FEET THROUGH A CENTRAL ANGLE OF 89°37'20"; THENCE NORTH 01°57'17" EAST 202.12 TO THE EAST - WEST CENTERLINE OF SAID SECTION 27; THENCE NORTH 88°18'59" WEST ALONG SAID EAST - WEST CENTERLINE 805.12 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.
SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.



NEW PAVEMENT / STREET SECTION SHALL CONSIST OF:
① 0.20" COMPACTED DEPTH ASPHALT CONCRETE PAVEMENT.
② 0.20" COMPACTED DEPTH CRUSHED SURFACING TOP COARSE.
③ 0.70" COMPACTED BALLAST.

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY

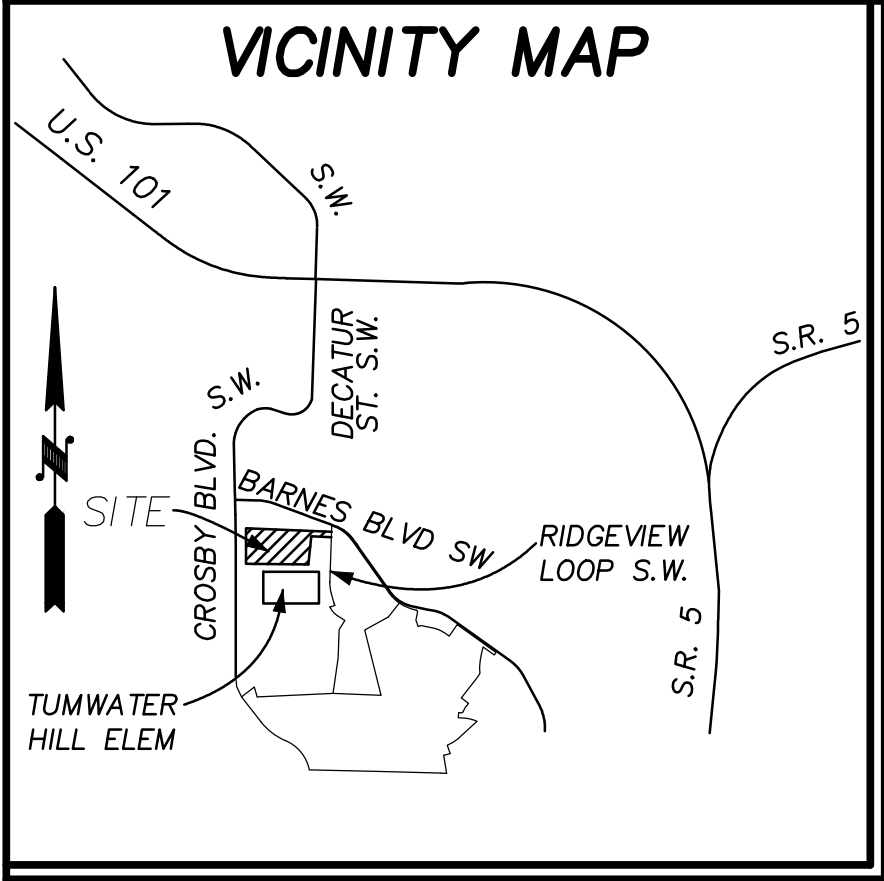
DATE
08/10/15
DRAWING NO.
7380-6CE1
SHEET 1 OF 2

NOTE: CALL 1-800-424-5555 A MINIMUM OF 48 HOURS BEFORE YOU DIG.

COVER SHEET & SITE PLAN

PROPOSED: ROBERT HIGHLY PH. 425-242-0084
5903 106TH AVE. NE
KIRKLAND, WA. 98033
email: lawrence@roberthighly.com
CONTACT: MICHAEL LAWRENCE PH: (425) 698-9722

DATE
08/10/15
DRAWING NO.
7380-6CE1
SHEET 1 OF 2



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	99.55	155.72	89°33'36"
C2	167.91	196.56	67°07'13"
C3	35.00	33.41	54°41'39"
C4	715.10	59.81	4°47'32"

FOREST PARK

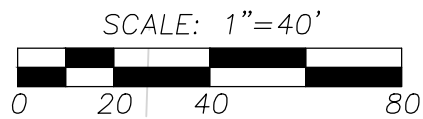
A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SEC. 27, T.18N., R.2W., W.M.
CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

CONTRACTOR TO CALL UTILITY UNDERGROUND
LOCATE AT 811 48 BEFORE PROCEEDING WITH ANY
CONSTRUCTION. PROTECT EXISTING UTILITIES

PLAT NOTES:

- UNIT 8 DECKS SHALL BE ALLOWED TO OVERHANG DRAINAGE EASEMENT PROVIDED THAT THE DECKS SHALL BE REMOVED AND REPLACED AT THE COST OF THE OWNER SHOULD WORK BE REQUIRED WITHIN DRAINAGE EASEMENT. THIS LANGUAGE TO BE ADDED TO FINAL PLAT DOCUMENTATION FOR DRAINAGE EASEMENT.

PARCEL#
12827240300
(MFM ZONED)



SITE DATA

SITE AREA: 7.73 ACRES (336,708 SQUARE FEET)
ZONING: MFM (MIN 9 UNITS/AC - MAX 15 UNITS/AC)
DWELLING UNITS: 67 UNITS (22 BUILDINGS)
CLUBHOUSE: 1 (WITHIN LOT 2)
LOTS: 22 (MULTI-FAMILY)
SMALLEST LOT SIZE: 0.13 AC (5,554 SF) - LOT 8
OPEN SPACE TRACTS: 2.96 AC (128,920 SF) [38.3% OF SITE]
REQUIRED OPEN SPACE: 1.16 AC (50,506 SF) [15% OF SITE]
TREE RETENTION AREA: 1.25 AC (54,536 SF)
ROAD TRACT: 1.34 AC (58,187 SF)
CRITICAL AREAS: 1.50 AC (65,218 SF)
NET DEVELOPABLE AREA: 4.89 AC (213,303 SF)
NET DENSITY: 13.7 UNITS/AC

SITE ADDRESS

XXX RIDGEVIEW LOOP S.W., TUMWATER

PARCEL NUMBER

55201200000 (7.73 ACRES)

ROADWAY LENGTHS

STARLIGHT LANE: 1,080'
MOONLIGHT LANE: 550'

UTILITIES:

WATER & SEWER

CITY OF TUMWATER
MATT WEBB (360) 754-4140

POWER/GAS

PUGET SOUND ENERGY
AMY TOUSLEY (888) 225-5773

CABLE/TELEPHONE

CENTURY LINK
ALEX JUANZEWS (253) 851-1236

STORMWATER

PRIVATE

REFUSE/RECYCLE

LEMAY PACIFIC DISPOSAL
(360) 923-0111

SCHOOL DISTRICT

TUMWATER SCHOOL DISTRICT
(360) 709-7000

APPLICANT/CIVIL ENGINEER

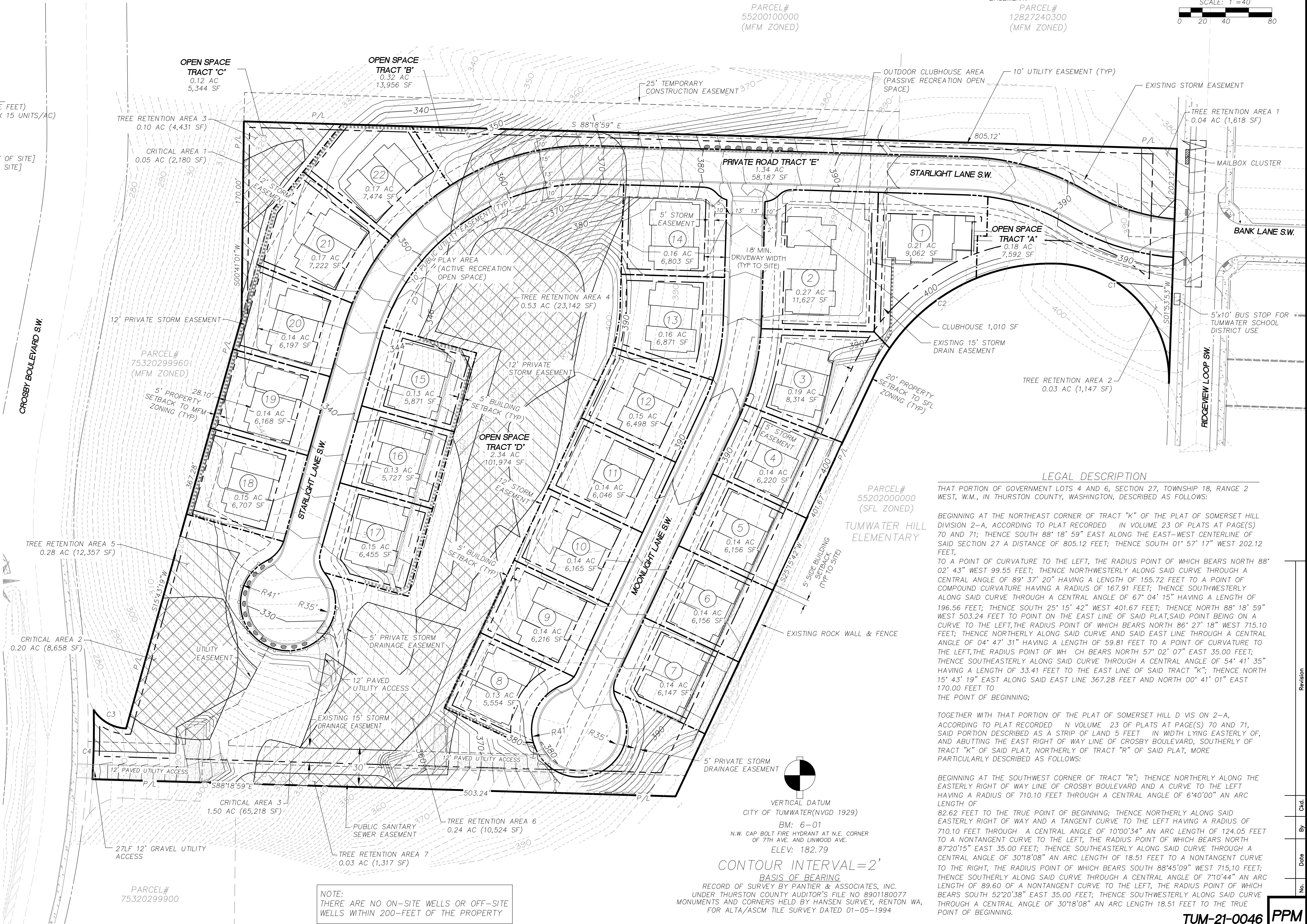
KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE,
SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: MARK STEEPY, P.E.
EMAIL: MARK.STEEPY@KPFF.COM

OWNER

MORNINGSIDE DEVELOPMENT GROUP, LLC
P.O. BOX 218
DUPONT, WA 98327
TEL: (206) 283-9364
CONTACT: TOM REYNOLDS
EMAIL: TOMREYNOLDS@MSDEVELOPMENTGROUP.COM

LEGEND

	PROPERTY LINE
	PROPERTY SETBACK LINE
	BUILDING SETBACK LINE
	TRACT LINE
	EASEMENT LINE
	LOT LINE
	RIGHT OF WAY LINE
	STEM WALL
	ROCK WALL
	BLOCK WALL
	DITCH
	CRITICAL AREA
	TREE PROTECTION AREA
	OVERLAPPING CRITICAL/TREE AREA



LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 4 AND 6, SECTION 27, TOWNSHIP 18, RANGE 2 WEST, W.M., IN THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "K" OF THE PLAT OF SOMERSET HILL DIVISION 2-A, ACCORDING TO PLAT RECORDED IN VOLUME 23 OF PLATS AT PAGE(S) 70 AND 71; THENCE SOUTH 88° 18' 59" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 27 A DISTANCE OF 805.12 FEET; THENCE SOUTH 01° 57' 17" WEST 202.12 FEET;

TO A POINT OF CURVATURE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 88° 02' 43" WEST 99.55 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 37' 20" HAVING A LENGTH OF 155.72 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 167.91 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67° 04' 15" HAVING A LENGTH OF 196.56 FEET; THENCE SOUTH 25° 15' 42" WEST 401.67 FEET; THENCE NORTH 88° 18' 59" WEST 503.24 FEET TO POINT ON THE EAST LINE OF SAID PLAT, SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 86° 27' 18" WEST 715.10 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EAST LINE THROUGH A CENTRAL ANGLE OF 04° 47' 31" HAVING A LENGTH OF 59.81 FEET TO A POINT OF CURVATURE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 57° 02' 07" EAST 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54° 41' 35" HAVING A LENGTH OF 33.41 FEET TO THE EAST LINE OF SAID TRACT "K"; THENCE NORTH 15° 43' 19" EAST ALONG SAID EAST LINE 367.28 FEET AND NORTH 00° 41' 01" EAST 170.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE PLAT OF SOMERSET HILL D VIS ON 2-A, ACCORDING TO PLAT RECORDED IN VOLUME 23 OF PLATS AT PAGE(S) 70 AND 71, SAID PORTION DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH LYING EASTERLY OF, AND ABUTTING THE EAST RIGHT OF WAY LINE OF CROSBY BOULEVARD, SOUTHERLY OF TRACT "K" OF SAID PLAT, NORTHERLY OF TRACT "R" OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "R"; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CROSBY BOULEVARD AND A CURVE TO THE LEFT HAVING A RADIUS OF 710.10 FEET THROUGH A CENTRAL ANGLE OF 6°40'00" AN ARC LENGTH OF 82.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY AND A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 710.10 FEET THROUGH A CENTRAL ANGLE OF 10°00'34" AN ARC LENGTH OF 124.05 FEET TO A NONTANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 87°20'15" EAST 35.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'08" AN ARC LENGTH OF 18.51 FEET TO A NONTANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 88°45'09" WEST 715.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°10'44" AN ARC LENGTH OF 89.60 OF A NONTANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 52°20'38" EAST 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°18'08" AN ARC LENGTH 18.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL#
55200100000
(MFM ZONED)

PRIVATE ROAD TRACT 'E'
1.34 AC
58,187 SF

PARCEL#
55202000000
(SFL ZONED)

TUMWATER HILL
ELEMENTARY

VERTICAL DATUM
CITY OF TUMWATER(NVGD 1929)
BM: 6-01
N.W. CAP BOLT FIRE HYDRANT AT N.E. CORNER
OF 7TH AVE. AND LINWOOD AVE.
ELEV: 182.79

CONTOUR INTERVAL=2'
BASIS OF BEARING

RECORD OF SURVEY BY PANTIER & ASSOCIATES, INC.
UNDER THURSTON COUNTY AUDITOR'S FILE NO 8901180077
MONUMENTS AND CORNERS HELD BY HANSEN SURVEY, RENTON WA,
FOR ALTA/ASCM TILE SURVEY DATED 01-05-1994

NOTE:
THERE ARE NO ON-SITE WELLS OR OFF-SITE
WELLS WITHIN 200-FEET OF THE PROPERTY

JOB NUMBER	10182000048	DATE	8/2/2021
SCALE	HORIZ.: 1" = 40'	VERT.: N/A	FIELD BOOK
DESIGNED: WED	DRAWN: NLA	CHECKED: TPA	APPROVED: MRS
APPLICANT:			
MORNINGSIDE DEVELOPMENT GROUP, LLC P.O. BOX 218 DUPONT, WA 98327 PHONE: (206) 283-9364			
Consulting Engineers kpff 612 Woodland Square Loop SE, Suite 100 Lacey, Washington 98503 (360) 292-7230 Fax (360) 292-7231			
Revision	By	Date	No.
PRELIMINARY PLAT MAP			
DRAWING NO.			
7380CS1			
1 OF 1			