



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

CERTIFICATION OF PUBLIC NOTICE

I, Tami Merriman, Permit Manager for the City of Tumwater hereby certify that public notice for the Project # TUM-23-0650, TUM-24-0108, and TUM-24-0119; Littlerock Self-Storage was given as follows:

APPLICATION

Notice of Application Published in Olympian:	February 9, 2024
Notice of Application Uploaded to Website:	February 9, 2024
Notice of Application Mailed:	February 8, 2024
Notice of Application Posted:	February 7, 2024
Posting Locations:	Edge of property facing Littlerock Road

Environmental Determination Published:	February 29, 2024
Environmental Determination Uploaded to Website:	February 28, 2024
Environmental Determination Mailed:	February 28, 2024
Environmental Determination Posted:	February 27, 2024
Posting Locations:	Edge of property facing Littlerock Road

HEARING

Notice of Public Hearing Published:	April 12, 2024
Notice of Public Hearing Uploaded to Website:	on or before April 11, 2024
Notice of Public Hearing Mailed:	on or before April 11, 2024
Notice of Public Hearing Posted:	on or before April 11, 2024
Posting Locations:	Edge of property facing Littlerock Road

The above is an accurate accounting of the public notice provided for the project.

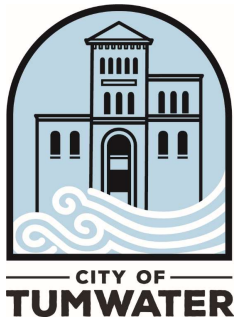
Tami Merriman

April 10, 2024



NAME, TITLE

Date



Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: (360) 754-4180

NOTICE OF APPLICATION
Littlerock Self-Storage
TUM-23-0650
February 9, 2024

Proposal: Construction of a 4-story, 898-unit self-storage facility.

Applicant: Trevor Colby, 6820 6th Avenue, Suite 201, Tacoma, WA 98406.

Representative: Brandon Johnson, JSA Civil, LLC, 111 Tumwater Blvd SE, Tumwater, WA 98501.

Location of Proposal: 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512. S 03, T 17, R 2W. Tax Parcel No's 12703211801 & 12703211802.

Complete Application: Application submitted: January 3, 2024. Application deemed complete: February 1, 2024.

Required Project Permit/Approvals: The following permits and approvals may be required: Site Plan Approval, SEPA Environmental Review, Conditional Use, Transportation Concurrence, Variance, Design Review, Landscaping, On-site Lighting, and Engineering and Building Permits.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, 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 (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required for this project and public notice will take place once the meeting date is scheduled.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on February 23, 2024. 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.

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

Published: February 9, 2024

Posted: February 9, 2024

LITTLE ROCK STORAGE CENTER

6115 LITTLE ROCK ROAD, TUMWATER, WA

LEGAL DESCRIPTION

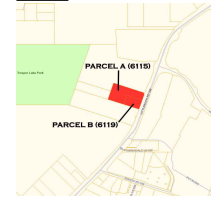
PARCEL A (S116)
 Section 23 Township 17 Range 28 Quarter 1NE
 NW 1/4 NE SW SW-2805 (1/2 Document)
 1046625 D/C PIN FOR LITTLE ROCK RD PER
 APN0388415.

PARCEL B (S116)
 Section 23 Township 17 Range 28 Quarter NE
 NW 1/4 NE SW SW-2805 1/2 Document
 006/1027 EX PIN TO LITTLE ROCK RD S914710

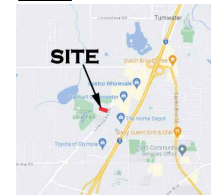
WELLHEAD PROTECTION STATEMENT

AS OF THIS FILING, THERE ARE NO KNOWN WELLS
 AND THEIR ASSOCIATED 200' PROTECTION ZONE
 WITHIN THE BOUNDARIES OF THE PROPERTY.

PARCEL MAP



VICINITY MAP



PROJECT INFORMATION

ADDRESS:
 6115/19 LITTLE ROCK ROAD
 TUMWATER, WA
 WASHINGTON COUNTY
PARCEL NUMBERS:
 1210211802, 1210211801
DC GENERAL COMMISSION:
 77046 SF (1.77 ACRES)
WATER:
 CITY OF TUMWATER
SEWER:
 CITY OF TUMWATER

PROPOSED BUILDING:
 STORAGE (S-1)
 ACCESSORY OFFICE (B)
OCCUPANCY:
 NO. OF BLDGS:
 TOTAL BLDG AREA:
 MAX. BLDG HEIGHT:
 SERVICES:
 CORNER TYPE:
 TOTAL LINES:
 FIRE PROTECTION:

SCOPE OF WORK:
 THE PROPOSED PROJECT IS FOR ONE (1) 4-STORY BUILDING WHICH
 WILL INCLUDE AN ASSOCIATED LEASING OFFICE AND AN COVERED
 LOADING AREA. ONE OF THE EXISTING ONE-CHUTE LITTLE ROCK
 WILL BE REMOVED. ONE WILL BE REBUILT AND ONE WILL BE
 RELOCATED FOR VEHICULAR ACCESS WITH 4 NEW PARKING SPACES
 OUTSIDE THE GATE AND 5 COVERED LOADING SPACES AT THE
 RELOCATED LOADING AREA. PLEASE NOTE THE FOURTH ONE-CHUTE WILL BE EXIST
 ONLY. THE ENTIRE BUILDING AREA TO BE SPRINKLED. ALL EXISTING
 RESIDENTIAL STRUCTURES ON THE PARCELS WILL BE DEMOLISHED AS
 PART OF THIS DEVELOPMENT.

PARKING CALCULATIONS

1 SPACE PER 100 SQ. FT.
 NO RESIDENTIAL MANAGER
 TOTAL TRIP END SPACE REQUIRED
 TOTAL (10) PARKING SPACES PROVIDED
 TOTAL (4) LOADING SPACES PROVIDED

IMPERVIOUS CALCULATIONS

MAX. REE IMPERVIOUS
 TOTAL LANDSCAPE AREA: 12.143 SF
 12.143 SF / 77,046 SF = 0.158%
 ACTUAL IMPERVIOUS AREA = 0.158%

HYDROLOGY DESIGN

Stormwater flow control and water quality treatment will be in the
 form of an underground detention or infiltration system and vault type
 water quality units for enhanced treatment due to the commercial use
 of the proposed project. The project site will be designed to meet
 the requirements of the 2018 City of Tumwater Damages Design and
 Control Manual. If it is expected that infiltration can occur
 under the USGS performance standards can be met. Otherwise the
 Stormwater Management Study from List #2 will be evaluated as
 required.

SITE PLAN
PROJECT NO.
DATE
BY
FOR
APPROVED
DATE
BY
FOR
APPROVED

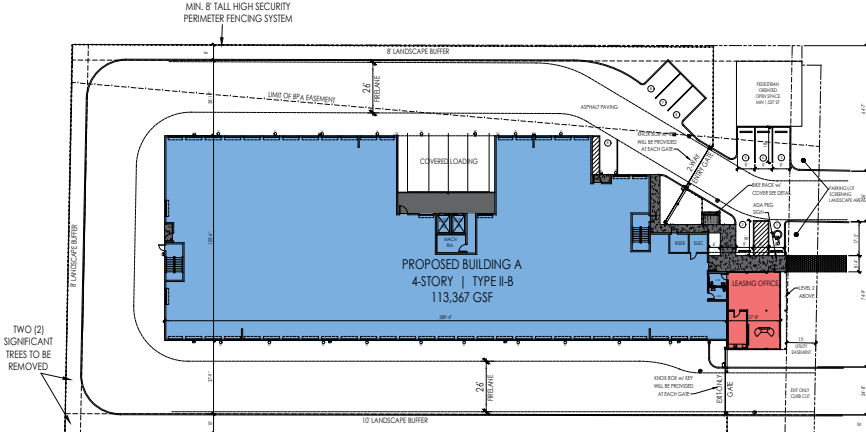
A-1

LITTLE ROCK STORAGE CENTER
A NEW SELF-STORAGE FACILITY
 6115/19 LITTLE ROCK ROAD
 TUMWATER, WA

STILL
PLAY
WUX
 206.590.7770
 47500
 Wapato, WA 98072
 stephen.bourne@comcast.net

Site Area	71,876
Building Footprint Area	20,718
Total Open Space Required	1,037

New Building Area			
4-story Building A			
	Load Out	HEAT	SPRINKLER
Area	1,100	26,790	26,790
Line 1	1,100	26,790	26,790
Line 2	1,100	26,790	26,790
Line 3	1,100	26,790	26,790
Line 4	1,100	26,790	26,790
Line 5	1,100	26,790	26,790
Line 6	1,100	26,790	26,790
Line 7	1,100	26,790	26,790
Line 8	1,100	26,790	26,790
Line 9	1,100	26,790	26,790
Line 10	1,100	26,790	26,790
Line 11	1,100	26,790	26,790
Line 12	1,100	26,790	26,790
Line 13	1,100	26,790	26,790
Line 14	1,100	26,790	26,790
Line 15	1,100	26,790	26,790
Line 16	1,100	26,790	26,790
Line 17	1,100	26,790	26,790
Line 18	1,100	26,790	26,790
Line 19	1,100	26,790	26,790
Line 20	1,100	26,790	26,790
Line 21	1,100	26,790	26,790
Line 22	1,100	26,790	26,790
Line 23	1,100	26,790	26,790
Line 24	1,100	26,790	26,790
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Line 62	1,100	26,790	26,790
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Line 64	1,100	26,790	26,790
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Line 68	1,100	26,790	26,790
Line 69	1,100	26,790	26,790
Line 70	1,100	26,790	26,790
Line 71	1,100	26,790	26,790
Line 72	1,100	26,790	26,790
Line 73	1,100	26,790	26,790
Line 74	1,100	26,790	26,790
Line 75	1,100	26,790	26,790
Line 76	1,100	26,790	26,790
Line 77	1,100	26,790	26,790
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Line 83	1,100	26,790	26,790
Line 84	1,100	26,790	26,790
Line 85	1,100	26,790	26,790
Line 86	1,100	26,790	26,790
Line 87	1,100	26,790	26,790
Line 88	1,100	26,790	26,790
Line 89	1,100	26,790	26,790
Line 90	1,100	26,790	26,790
Line 91	1,100	26,790	26,790
Line 92	1,100	26,790	26,790
Line 93	1,100	26,790	26,790
Line 94	1,100	26,790	26,790
Line 95	1,100	26,790	26,790
Line 96	1,100	26,790	26,790
Line 97	1,100	26,790	26,790
Line 98	1,100	26,790	26,790
Line 99	1,100	26,790	26,790
Line 100	1,100	26,790	26,790



1 PROPOSED SITE PLAN
 SCALE: 1" = 20' 0"



MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Littlerock Self-Storage
Permit No. TUM-23-0650
February 26, 2024

Description of Proposal: The applicant is proposing to construct a 4-story, 898-unit self-storage facility. Construction will include associated frontage improvements, parking, infrastructure, utilities and lighting.

Applicant: Trevor Colby, 6820 6th Avenue, Suite 201, Tacoma, WA 98406.

Representative: Brandon Johnson, JSA Civil, LLC, 111 Tumwater Blvd SE, Tumwater, WA 98501.

Location of Proposal: 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512. S 03, T 17, R 2W. Tax Parcel No's 12703211801 & 12703211802.

Lead agency: City of Tumwater, Community Development Department.

The lead agency for this proposal has determined that, as conditioned, 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 MDNS assumes that the applicant will comply with all City ordinances and development standards governing the type of development proposed, including but not limited to, street standards, storm water standards, high groundwater hazard areas ordinance standards, water and sewer utility standards, critical areas ordinance standards, tree protection standards, zoning ordinance standards, land division ordinance standards, building and fire code standards, and level of service standards relating to traffic. These ordinances and standards provide mitigation for adverse environmental impacts of the proposed development.

Condition of Approval for mitigating environmental impacts:

Findings:

1. The Tumwater Boulevard/I-5 northbound ramps intersection currently operates at LOS F during both peak periods for the northbound left-turn movement. The project is projected to add one trip to this intersection. The City has recently developed a SEPA improvement project for the Tumwater Boulevard/I-5 interchange that include intersection improvements at the northbound I-5 ramps intersection, with a peak hour per trip impact fee of \$4,219 for each trip entering the interchange area.

Mitigation Measures:

1. Prior to issuance of the Building Permit:
 - a. Construct a roundabout at the northbound Interstate 5 On/Off Ramp and Tumwater Boulevard intersection; or
 - b. Voluntarily pay a mitigation fee of \$4,219 per peak trip generated by this project (3) under RCW 82.02.020 to be used as described herein:

Tumwater Boulevard/I-5 Interchange: The City's planned transportation improvements at the Tumwater Boulevard/I-5 interchange include converting the interchange to a roundabout diamond interchange by replacing the southbound on/off ramp signal and northbound stop controlled intersections with roundabouts. If the subject development has trips to the interchange before the roundabout is constructed, a temporary signal will be required.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted no later than March 14, 2024, by 5:00 p.m.

Date: February 29, 2024

Responsible Official:



Michael Matlock, AICP
Community Development Director

Contact person: Tami Merriman, Permit Manager
555 Israel Road SW
Tumwater, WA 98501
tmerriman@ci.tumwater.wa.us

Appeals of this MDNS must be made to the City of Tumwater Community Development Department, no later than March 20, 2024, by 5:00 p.m. All appeals shall be in writing, be signed by the appellant, be accompanied by a filing fee of \$2,000.00 and set forth the specific basis for such appeal, error alleged and relief requested.

LITTLE ROCK STORAGE CENTER

6115 LITTLE ROCK ROAD, TUMWATER, WA

LEGAL DESCRIPTION

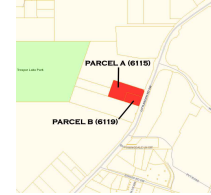
PARCEL A (S1163)
 Section 23 Township 17 Range 28 Quarter 1NE
 NW 1/4 NE SW SW-2805 (1/2 Document)
 1046625 D/C PIN FOR LITTLE ROCK RD PER
 APN0388415.

PARCEL B (S1169)
 Section 23 Township 17 Range 28 Quarter NE
 NW 1/4 NE SW SW-2805 1/2 Document
 006/1027 EX PIN TO LITTLE ROCK RD S914710

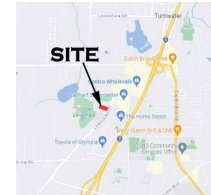
WELLHEAD PROTECTION STATEMENT

AS OF THIS FILING, THERE ARE NO KNOWN WELLS
 AND THEIR ASSOCIATED 200' PROTECTION ZONE
 WITHIN THE BOUNDARY OF THE PROPERTY.

PARCEL MAP



VICINITY MAP



PROJECT INFORMATION

PARCELS:
 6115/1619 LITTLE ROCK ROAD
 TUMWATER, WA
 PARCEL NUMBERS:
 1210211802, 1210211801
 DC: GENERAL COMMERCIAL
 SITE AREA:
 77046 SF (1.77 ACRES)
 MAPER:
 CITY OF TUMWATER
 SENIOR:

PROPOSED BUILDING:
 STORAGE B-11
 ACCESSORY OFFICE (B)
 NO. OF BLDGS:
 TOTAL BLDG AREA:
 112,413 GSF
 457.4 STORES
 SERVICES:
 67.25 TO 35.25 ZONE (SOUTH)
 CORNER TYPE:
 8.8
 TOTAL LINES:
 FIRE PROTECTION:
 FULLY SPRINKLED CH 13

SCOPE OF WORK:
 THE PROPOSED PROJECT IS FOR ONE (1) 4-STORY BUILDING WHICH
 WILL INCLUDE AN ASSOCIATED LEASING OFFICE AND AN COVERED
 LOADING AREA. ONE OF THE EXISTING ONE-CHUTE LITTLE ROCK
 WILL BE REMOVED. ONE WILL BE REBUILT AND ONE WILL BE
 RELOCATED FOR VEHICULAR ACCESS WITH 1-600 PARKING SPACES
 OUTSIDE THE GATE AND 5 COVERED LOADING SPACES AT THE
 RELOCATED LOADING. PLEASE NOTE THE FOURTH CHUTE WILL BE EXIST
 ONLY. THE ENTIRE BUILDING AREA TO BE SPRINKLED. ALL EXISTING
 RESIDENTIAL STRUCTURES ON THE PARCELS WILL BE DEMOLISHED AS
 PART OF THIS DEVELOPMENT.

PARKING CALCULATIONS

1 SPACE PER 100 SQ. FT.
 NO RESIDENTIAL MANAGER
 TOTAL TRIP END SPACE REQUIRED
 TOTAL (10) PARKING SPACES PROVIDED
 TOTAL (4) LOADING SPACES PROVIDED

IMPERVIOUS CALCULATIONS

MAX REES IMPERVIOUS
 TOTAL LANDSCAPE AREA: 12,143 SF
 12,143 SF / 77,046 SF = 15.8%
 ACTUAL IMPERVIOUS AREA = 84.2%

HYDROLOGY DESIGN

Stormwater flow control and water quality treatment will be in the
 form of an underground detention or infiltration system and vault type
 water quality units for enhanced treatment due to the commercial use
 of the proposed project. The project site will be designed to meet
 the requirements of the 2018 City of Tumwater Damage Design and
 Breaker Control Manual. If it is expected that infiltration can occur
 under the USGS performance standards can be met. Otherwise the
 Stormwater Management Study from List #2 will be evaluated as
 required.

SITE PLAN
PROJECT NO.
10 NOVEMBER 2023
FORMAL SITE PLAN REVIEW

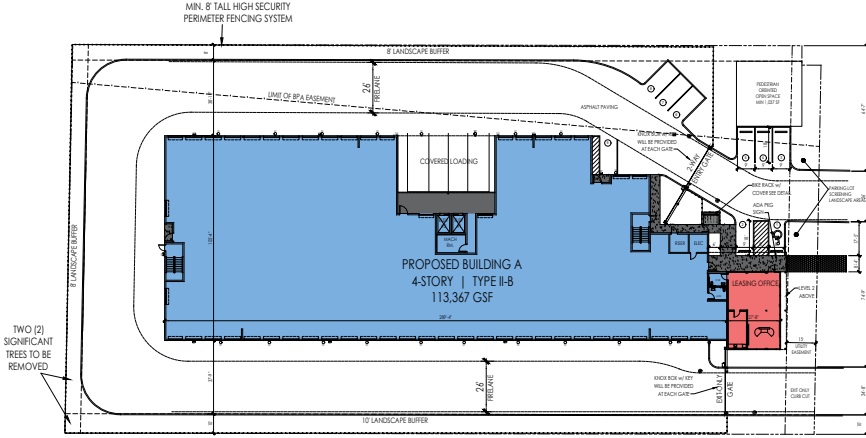
A-1

LITTLE ROCK STORAGE CENTER
A NEW SELF-STORAGE FACILITY
6115/1619 LITTLE ROCK ROAD
TUMWATER, WA

**STILL
 PLAY
 KILL**
 www.mwae.com
 206.590.7770
 47500
 Wapato, WA 98072
 stephen.bourne@comcast.net

Site Area	77,046
Building Footprint Area	20,718
Total Open Space Required	1,037

New Building Area		4-story Building A		TOTAL	
Load Out	20,718	20,718	20,718	20,718	20,718
Load In	1,037	1,037	1,037	1,037	1,037
Load Through	20,718	20,718	20,718	20,718	20,718
Load Through	20,718	20,718	20,718	20,718	20,718
Total Enclosed Area	112,413	112,413	112,413	112,413	112,413
Total Project GSF - All Bldgs	112,413	112,413	112,413	112,413	112,413



1 PROPOSED SITE PLAN
 SCALE: 1" = 20' 0"



NOTICE OF PUBLIC HEARING
Littlerock Self-Storage SPR, Conditional Use and Variance
April 12, 2024

NOTICE IS HEREBY GIVEN that the City of Tumwater Hearing Examiner will conduct a public hearing at or about 6:00 p.m. on **Wednesday, April 24, 2024**, for consideration of the following items:

Case #'s: TUM-23-0650, TUM-24-0108, and TUM-24-0119.

Description of Proposal: Construction of a 4-Story 898-unit self-storage facility with leasing office and a request for variance from required zoning setbacks.

Applicant: Trevor Colby, 3228 Crosby Blvd SW, Tumwater, WA 98512

Location of Proposal: 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512

The public hearing will be held both virtually via Zoom and in person at Tumwater City Hall.

ATTEND in Person

Tumwater City Hall, 555 Israel Rd. SW, Tumwater, WA 98501.

WATCH Online

Go to <http://www.zoom.us/join>, and enter the Webinar ID: 860 9326 5651 and Passcode 84354.

LISTEN by Telephone

Call (253) 215-8782, listen for the prompts, and enter the Webinar ID: 860 9326 5651 and Passcode 84354.

The City of Tumwater Hearing Examiner will hear testimony from interested parties in person or via computer audio or by telephone. To provide comments via computer audio or by telephone you must register in advance:

https://us02web.zoom.us/webinar/register/WN_nLp6NFCTRuGROSRV9kxqg

After registering, you will receive a confirmation email containing information about joining the webinar.

Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501

www.ci.tumwater.wa.us

Written comments may be submitted to City of Tumwater, Community Development Department, 555 Israel Road SW, Tumwater, WA 98501, or by email at tmerriman@ci.tumwater.wa.us, and must be received by 5:00 p.m. on Wednesday, April 24, 2024. Verbal testimony will be received during the hearing either virtually, or in person.

The staff report for this request will be available for review at least five business-days prior to the public hearing. If you have any questions or would like additional information, please contact Tami Merriman at 360-754-4180.

Do not publish below this line

Published: April 12, 2024

Posted: April 12, 2024