



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

(360) 754-4180

Email: cdd@ci.tumwater.wa.us

FORMAL SITE PLAN REVIEW
Application

TUM - 23-

0650

Kelly

RCVD BY

DATE STAMP

12/14/2023

Application fee: \$220.00 (one acre or less); \$385.00 (greater than one acre)

Resubmittal application fee: \$80.00 (one acre or less); \$220.00 (greater than one acre)

In most cases, meetings will be scheduled on Thursdays of the following week, when applications are received prior to 5:00 p.m. on Wednesdays.

SUBJECT PROPERTY

ADDRESS OF PROPERTY (COMPLETE): 6115 & 6119 Littlerock Road SW, Tumwater, WA 98512

PROJECT NAME: Littlerock Storage Center

PARCEL NUMBER(s): 12703211802, 12703211801

APPLICANT (please print neatly)

NAME OF APPLICANT: Trevor Colby

APPLICANT'S MAILING ADDRESS (COMPLETE): 6820 6th Avenue, Suite 201, Tacoma, WA 98406

APPLICANT'S TELEPHONE(S): 253-475-4363

APPLICANT'S E-MAIL: trevor@kciwa.com

PROJECT REPRESENTATIVE

NAME OF PROJECT REPRESENTATIVE: Brandon Johnson, PE | JSA Civil, LLC

REPRESENTATIVE'S MAILING ADDRESS (COMPLETE): 111 Tumwater Blvd SE, Suite C210, Tumwater, WA 98501

REPRESENTATIVE'S TELEPHONE(S): 360-515-9600

REPRESENTATIVE'S E-MAIL: brandon.johnson@jsa-civil.com

PROPERTY OWNER

NAME OF PROPERTY OWNER: John & Donna Barckley (6115) | Laurie Mischel (6119)

OWNER'S MAILING ADDRESS (COMPLETE): 3228 Crosby Blvd SW, Tumwater, WA 98512 | 159 Spring Street, Concord, NC 28025

OWNER'S TELEPHONE(S): _____

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Construct new 4-story self-storage facility. Project includes the new multi-story self-storage building, on-site parking, covered loading area, perimeter landscaping, underground utilities, on-site stormwater facilities, and secure perimeter fencing. The project will be developed in one phase of work. The existing residences and associated structures at the site will be removed for site redevelopment.

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.

DocuSigned by:

Trevor Colby

Signature of Applicant/Representative: Trevor Colby

DocuSigned by:

Trevor Colby

12/1/2023

Date

Signature of Port of Olympia representative (if applicable)

Date

Please attach the **Formal Site Plan Review submittal checklist** to this Application.

December 13, 2023

Design Narrative – Commercial Design Guidelines

Littlerock Storage Center

A New Self-Storage Development

Tumwater, WA

Existing Site Data

Project Address: 6115/6119 Little Rock Road SW, Tumwater

Total Site Area: 1.76 Acres (~77,046 SF)

Base Zone: GC (General Commercial)

Adjacent Zones: North/West/East = Same; South = SFL

ECA: None

Max. Impervious: 85%

Base Height Limit: 65 feet

Min. Setbacks: Front/Street = 0'

Side = 0'/ 40'+ (see below)

Rear = 0'

*Where any structures or portions of structures are adjacent to any residential zoning district, the **minimum structural setback shall be twenty feet**. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be **increased by ten feet for every story above the ground level story** of the proposed new building, and shall be screened from view in accordance with TMC Chapter [18.47](#).*

Parking Ratio: 1 per 100 Units/ 3 minimum (No residential manager)

General Project Description

We would like to present our proposal for a 898-unit, 112,413 GSF self-storage facility, located on the west side of Littlerock immediately north of Tumwater Middle School. Littlerock is a Signature Road at this location (but not a Pedestrian-Oriented Street) and the project will be subject to the Commercial Design Guidelines.

There will be one 4-story building in this proposal; the building will front Littlerock from the west, across the street from the future retail development. The building facades will be highly articulated creating a high-quality aesthetic when viewed from either direction along Littlerock Road. We are proposing to eliminate one existing curb cut from the existing street frontage, relocate a second existing curb cut, and upgrade a third. The site will be secured around the perimeter with a tamper-proof high-quality black fence system, and access will be controlled through two automatic rolling security gates.

Design Guidelines Narrative

This project falls under Chapter 2: Commercial of the City-wide Design Guidelines. The following itemizes how this design meets all applicable requirements.

2.B.1 Site Planning Dimensional Standards

Per Table 2.B.1-1, this project will be required to provide Public Open Space equal to at least 1% of the site area, plus 1% of building footprint.

Note: This calculation and assigned area are shown on the Site Plan.

2.B.2.2 Appearance

Per 2.B.2.2(b), this building must be located within 15' of the ROW and have:

- i. at least 50% transparency on the ground floor between 3' and 8' above grade.
- ii. Weather protection at least 4' deep.

Note: This building is as close to the ROW as possible due to a 15' utility easement, and it features 6' deep weather protection over the Leasing Office entry, and 3' deep weather protection over the ground level display windows.

2.B.2.3 Parking Orientation

Per 2.B.2.3(b), parking must be located beside, behind, underneath or above ground floor use facing the street, and is limited to 50% of the street frontage. Parking areas along the street must be screened.

Note: Parking for this building is shown on either side of the entry driveway, and both areas will be screened per 2.D.2.2. The total street frontage taken up by parking is 38' total (19% of total street frontage).

2.B.2.5 Space between building and street edge

Per 2.B.2.5(b), the maximum front setback is 10'. However, there is a 15' utility easement that runs the entire width of the street frontage on this property.

Note: This building is as close to the ROW as possible due to a 15' utility easement.

2.B.2.6 Streetscape

Per 2.B.2.6(b), there must be a minimum 5' landscape strip adjacent to the street curb, and then a minimum 6' clear sidewalk.

Note: Due to the 15' utility easement, there is sufficient room for the landscape strip and sidewalk between the building and the street. Please see civil and architectural site plans, and the Landscape Plan.

2.B.3.1 Pedestrian circulation in non-residential and mixed-use projects.

Per 2.B.3.1, pedestrian and accessible access must be provided from the street to the primary building access, accessible parking, and any public open space.

Note: This project will provide a fully accessible access route from the street to the primary building entrance, from the street to the public open space, and from the accessible parking to the primary building entrance. This will include access to the interior storage area as well as the Leasing Office. No public access or connection to adjacent properties will be allowed from inside the security perimeter.

2.B.6.1 Service Areas

Per 2.B.6., service areas shall be located to avoid all negative impacts on the street or residentially zoned properties. This project will utilize the following to minimize the impact of the associated service areas:

- i) The Customer Loading Bay is located on the north face of the building, opposite the residentially zoned property to the south.
- ii) The Customer Loading Bay is recessed into the building.
- iii) There will not be a visible trash enclosure on this property. Trash containers will be kept in the Manager's storage unit and will be rolled out to the curb for pick up.
- iv) There will not be any roof-mounted equipment on this building.
- v) All ground-mounted equipment will be screened with landscaping per 2.B.5.2.

2.B.9 Non-residential Open Space

Per 2.B.9.1, this project will provide public Open Space area equal to 1% of the site area, plus 1% of the building footprint.

Note: This calculation and assigned area are shown on the Site and Landscape Plans.

2.B.10 Site Planning for Security

Per 2.B.10.1, this project will employ standard CPTED principles for the design of the building and landscape perimeter.

2.E.1.1 Architectural Character

Per 2.E.1.1a(3), the project will add to Tumwater's design character by featuring contemporary forms and treatments that have the following aspects:

- i) High-quality aesthetic; the design features 'golden ratio' proportions**
- ii) Durability & longevity: the materials will last and look good for many decades.**
- iii) Authenticity: the materials and design application are authentic to the use (self-storage)**

2.E.2.1 Human Scale Elements

Per 2.E.2.1(a), the project will address the relationship between the building and the human body by featuring the following four (4) human scale elements:

- 5) A Covered Entry**
- 6) Spatially defining building elements: 2nd floor cantilever over entry sidewalk**
- 9) Landscaping elements to reduce the scale (three-foot-high parking screen wall, trees and ground covering along the building frontage).**
- 11) Pedestrian scale lighting will be mounted under the cantilever to illuminate the pedestrian space below.**

2.E.3.1 Scale of Large Buildings

Per 2.E.3.1, the project will address the scale of the proposed building by using the following three (3) methods of modulation:

- a) Horizontal building modulation:**
 - i. 5' x 5' notches in the upper three stories at a maximum interval of 50' on both north and south elevations**
 - ii. Includes change in materials and colors.**
- a) Change in materials with change in building plane.**
 - i. Changes in material are determined by 'golden ratio' proportions.**
 - ii. Material changes are associated with changes in building plane when appropriate.**
- b) Provide lighting fixtures within each interval.**

2.E.6.1 Design Details

Per 2.E.6.1, the project will include the following three (3) design features:

- a) **Distinctive Rooflines: All Parapet coping will be a contrasting color and be min 8" wide.**
- c) **Decorative light fixtures: Two-way sconce lights will at regular intervals on the exterior**
- d) **Decorative building materials: Integral-color masonry in both split-face and ground-face**

2.E.7.1 Materials

Per 2.E.7.1, the project will address the metal siding design as follows:

- a) **Metal siding will be more than 25% of the facades.**
 - a. **All metal siding will be neutral "earth tone" colors.**
 - b. **Contrasting trim will be used where appropriate.**
 - c. **A continuous base of decorative CMU will be provided.**

2.E.9.1 Principal Building Entrances

All required enhancements will be provided.

Per 2.E.9.1(h), the project will include the following enhancement at the principal building entry:

(2) Special Paving: the sidewalk approach from the street sidewalk to the main Leasing Office entry will be stamped and stained to resemble decorative tile work.

This concludes our proposal. We look forward to your responses.

Sincerely,

Stephen Bourne
Site+Plan+Mix LLC



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

| | |
|---------|------------|
| TUM - | DATE STAMP |
| 24-0108 | 01-30-2024 |
| TRM | |
| RCVD BY | |

Application fee: \$2,090.00

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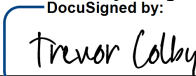
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PROJECT DESCRIPTION (attach additional sheets and documentation, as needed)

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DocuSigned by:

 Signature of Applicant/Representative

10/6/2023

Date

Please attach the **Conditional Use Permit submittal checklist** to this Application.



CITY OF TUMWATER
555 ISRAEL RD. SW, TUMWATER, WA 98501
 (360) 754-4180
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VARIANCE
Application

TUM -

DATE STAMP

RCVD BY

Application fee: \$1000.00

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DocuSigned by:

Trevor Colby

Signature of Applicant: EB8664DBCBD437...

10/6/2023

Date

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

JSA CIVIL

Engineering | Planning | Management

November 22, 2023

City of Tumwater
Attn: Ms. Tami Merriman, Permit Manager
555 Israel Road SW
Tumwater, WA 98501

Re: Littlerock Storage Center: TUM-23-0650
Building Setback Reduction

Dear Ms. Merriman,

The purpose of this letter is to request a variance from the development standards that are defined in Tumwater Municipal Code (TMC) 18.22.050 Development Standards, Section D. The variance is being requested for the Littlerock Storage Center project at 6115 & 6119 Littlerock Road.

Description of Variance Request

Tumwater Municipal Code Section 18.22.050(D) requires a minimum structural setback of 20 feet from the property line when general commercial development abuts a single-family zone, and where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building. This variance proposal requests the building setbacks on the south property line be reduced.

The Littlerock Storage Center development project proposes construction of a new 4-story (+/- 45' high) commercial self-storage facility +/- 47'9" from the south property line abutting the Tumwater Middle School campus.

Findings of Fact

The City's Variance Checklist includes the following findings of fact, which must be met by the project:

- A. That special conditions exist which are peculiar to the land, such as size, shape, topography, or location, not applicable to other lands in the same district, and that literal interpretation of the provisions of this Code would deprive the property owners of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Code.

Response: The project site is surrounded by General Commercial (GC) zoned properties to the north, east, and west. The property to the south is zoned Single-Family Low Density Residential (SFL). The special conditions that exist for the proposed development are that the SFL property to the south contains the Tumwater Middle School, a public-school facility. The primary access for the Middle School is also located at the north end of the campus, immediately along the project's southern property line. The school campus does not contain any residential units, and has minimal to no potential for development of single-family homes in the future.

- B. That the special conditions and circumstances are not the result of actions of the applicant.

Response: There are no special conditions or circumstances that are a result of the actions of the applicant.

- C. That the granting of the variance requested will not confer a special privilege to the property that is denied to other lands in the same district.

Response: Granting of the variance will not confer a special privilege to the property. The variance seeks to loosen regulations which are set in place for the typical areas where General Commercial and Single-Family Zones meet. However, the existing use on the adjacent SFL-zoned property is not for purposes of residential use and it is unlikely that the school campus will be redeveloped for new single-family homes.

- D. That the granting of the variance will not be materially detrimental to the public fare or injurious to the property of improvements of the vicinity and zone in which the subject property is situated.

Response: By granting the variance, it will not be materially detrimental to the public welfare or injurious to the property of improvements in the vicinity and zone in which the subject property is located. The proposed development is a conditional use in the General Commercial zone; however, it is not anticipated to produce noise, odor, or emission that could be considered a nuisance.

- E. That the reasons set forth in the application justify the granting of the variance, and that the variance, if granted, would be the minimum variance that will make possible the reasonable use of the land.

Response: Allowing the building to be constructed at a +/- 3' reduced setback of +/- 47' from the south property line is the minimum variance possible to reasonably accommodate for the special conditions that exist on-site due to the adjacent property zoned SFL and used as a public-school campus.

Please contact me directly with any questions or comments at brandon.johnson@jsa-civil.com.

Respectfully,



Brandon Johnson, PE
Principal
JSA Civil, LLC



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

VARIANCE
Application

TUM -

DATE STAMP

RCVD BY

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DocuSigned by:

Signature of Applicant: E080664DBCBD437...

10/6/2023

Date

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



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

VARIANCE (ZONING)
Submittal Checklist

| | |
|---------|------------|
| TUM - | DATE STAMP |
| | |
| RCVD BY | |

APPLICANT INFORMATION (please print neatly)

NAME OF APPLICANT: **Trevor Colby**

SUBJECT PROPERTY INFORMATION

ADDRESS OF PROPERTY (COMPLETE): **6115 & 6119 Littlerock Road SW, Tumwater, WA 98512**

In order to deviate from the specific requirements of the zoning ordinance for a proposed development, a submittal for a zoning Variance shall consist of all items on this checklist unless waived by Staff.

| A. APPLICATION | N/A | Provided | Staff |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Provide a complete and signed (by owner or authorized representative) application and applicable fee. | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. SEPA checklist and applicable fee. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Written statement for development setting out detailed information concerning, but not limited to, the following findings of fact: | | | <input type="checkbox"/> |
| a. That special conditions exist which are peculiar to the land, such as size, shape, topography, or location, not applicable to other lands in the same district, and that literal interpretation of the provisions of this Code would deprive the property owners of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Code. | | <input checked="" type="checkbox"/> | |
| b. That the special conditions and circumstances are not the result of actions of the applicant. | | <input checked="" type="checkbox"/> | |
| c. That the granting of the variance requested will not confer a special privilege to the property that is denied other lands in the same district. | | <input checked="" type="checkbox"/> | |
| d. That the granting of the variance will not be materially detrimental to the public fare or injurious to the property of improvements of the vicinity and zone in which the subject property is situated. | | <input checked="" type="checkbox"/> | |
| e. That the reasons set forth in the application justify the granting of the variance, and that the variance, if granted, would be the minimum variance that will make possible the reasonable use of the land. | | <input checked="" type="checkbox"/> | |
| 4. Five copies of the proposed site plan(s). | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. One reduced copy (11"x17") of the site plan(s). | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| B. SITE PLAN | N/A | Provided | Staff |
| 1. The site plan(s) shall be on a minimum of 18"x24" to a maximum of 24"x36" sheet(s) drawn to a scale of no more than 1"=20' and no less than 1"=100', unless otherwise approved by the City. The plan(s) shall be a drawing of the entire contiguous parcel(s) showing the following: | | | <input type="checkbox"/> |
| a. Date, scale and north arrow. | | <input checked="" type="checkbox"/> | |

Variance (zoning) Submittal Checklist

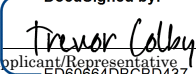
| B. SITE PLAN (CONTINUED) | N/A | Provided | Staff |
|---|-------------------------------------|-------------------------------------|--------------|
| b. Section, Township, Range and Sheet Number. | | <input checked="" type="checkbox"/> | |
| c. Vicinity Map showing location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks and other prominent features. | | <input checked="" type="checkbox"/> | |
| d. Boundaries of the parcel(s) included in the application. | | <input checked="" type="checkbox"/> | |
| e. Location and dimensions of any existing and proposed easements and right-of-way for public services or utilities contained within the parcel(s). | | <input checked="" type="checkbox"/> | |
| f. Location of: | | | |
| - All existing (and if proposed to remain or be removed) and proposed structures, and distances to property lines. | | <input checked="" type="checkbox"/> | |
| - Size (square footage) and height of each building (existing and proposed). | | <input checked="" type="checkbox"/> | |
| - All on-site and off-site wells (within 200 feet) with their protective radii. If there are no on-site or off-site wells, a statement to that effect must be placed on the site plan. | | <input checked="" type="checkbox"/> | |
| - On-site septic systems and reserve areas. | | <input checked="" type="checkbox"/> | |
| - On-site utilities including existing and proposed storm-drainage systems. <input type="checkbox"/> | | <input checked="" type="checkbox"/> | |
| - All parking spaces. | | <input checked="" type="checkbox"/> | |
| - Percent of site covered with impervious surfaces. | | <input checked="" type="checkbox"/> | |
| - Permanent features which will have an impact upon the application, such as all existing or platted streets, utility rights-of-way, etc. <input type="checkbox"/> | | <input checked="" type="checkbox"/> | |
| - Wetlands with associated buffers. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| - Riparian areas with associated buffers. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| - Identified geological hazardous areas. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| - Designated flood hazard areas with reference to the FIRM map and panel number | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| g. Project Information block shall also be placed on the face of the site plan as follows: | | | |
| - Applicant: name, address, telephone. | | <input checked="" type="checkbox"/> | |
| - Representative: name, address, telephone. <input type="checkbox"/> | | <input checked="" type="checkbox"/> | |
| - Assessor's parcel number(s). | | <input checked="" type="checkbox"/> | |
| - Size (square footage) and height of each building (existing and proposed). | | <input checked="" type="checkbox"/> | |
| - Total area (acreage and square-footage) of parcel. | | <input checked="" type="checkbox"/> | |
| - Proposed use (single-family, duplex, etc.). | | <input checked="" type="checkbox"/> | |
| - Number of parking spaces. <input type="checkbox"/> | | <input checked="" type="checkbox"/> | |
| - Critical areas including buffers (acreage and square footage). <input type="checkbox"/> | | <input checked="" type="checkbox"/> | |
| - Zoning. | | <input checked="" type="checkbox"/> | |
| - Water provider. | | <input checked="" type="checkbox"/> | |
| - Sewer provider. | | <input checked="" type="checkbox"/> | |
| - Electricity provider. | | <input checked="" type="checkbox"/> | |

Variance (zoning) Submittal Checklist

| B. SITE PLAN (CONTINUED) | N/A | Provided | Staff |
|---|-------------------------------------|-------------------------------------|--------------------------|
| - Telephone provider. | | <input checked="" type="checkbox"/> | |
| - Gas provider. | | <input checked="" type="checkbox"/> | |
| - Refuse collection, including recycling. | | <input checked="" type="checkbox"/> | |
| - School District. | | <input checked="" type="checkbox"/> | |
| - Cable/TV provider. | | <input checked="" type="checkbox"/> | |
| 2. Five full-size copies of a conceptual utility plan on a minimum of 18"x24" to a maximum of 24"x36" sheet(s) drawn to a scale of no more than 1"=20' and no less than 1"=100', unless otherwise approved by the City. The plan shall include the location of existing and proposed water mains, fire hydrants (on-site and off-site with adjacent street right-of-way), sewer mains, water laterals/meters, sewer laterals, proposed grinder pump systems (if applicable), proposed sewer pump station (if applicable), storm water collection and retention/detention systems, and street lights (public and private). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| C. OTHER DOCUMENTS | N/A | Provided | Staff |
| 1. Wetland Report, prepared in accordance with TMC 16.28.140.C. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Fish and Wildlife Habitat Protection Plan, prepared in accordance with TMC 16.32.090. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Geologically Hazardous Areas Report, prepared in accordance with TMC 16.20.050. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D. ELECTRONIC SUBMITTAL | N/A | Provided | Staff |
| 1. Submitting online: Upload documents, naming them with the project address and document name (project address – application, checklist, plans, etc). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| Submitting in person: USB drive containing apps, checklist, plans, reports, etc. as outlined under B and C above, in PDF-file format. Maximum format shall be 300 dpi. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

In accordance with TMC 14.02.070.A.1, prior to acceptance of the zoning Variance application, the applicant must complete Preliminary and Formal Site Plan Review.

I verify that all required documents associated with this application have been submitted.

DocuSigned by:

 Signature of Applicant/Representative
 ED60664DBCBD437...

10/6/2023
 Date