

TO: City of Tumwater Hearing Examiner
FROM: Alex Baruch, Senior Planner
DATE: August 28, 2024
SUBJECT: New Market Landing TUM-23-0909, Preliminary Binding Site Plan

1) Recommended Action:
Staff recommends approval of the Preliminary Binding Site Plan subject to the conditions outlined in this staff report.

2) Background:
Applicant requests approval to construct 416 apartments with over 19,000 sq.ft. of commercial space in a phased development.

3) Alternatives:

- Approve Case No. TUM-23-0909 with recommended conditions
- Approve Case No. TUM-23-0909 with amended conditions
- Deny Case No. TUM-23-0909
- Remand Case No. TUM-23-0909 to staff for further analysis

4) Attachments:

- Exhibit 1. Staff Report 08-20-2024
- Exhibit 2. Binding Site Plan and Application Materials
- Exhibit 3. Vicinity Map
- Exhibit 4. Zoning Map
- Exhibit 5. Public Notice Certification 08-16-2024
- Exhibit 6. Notice of Application 07-14-2023
- Exhibit 7. Mitigated Determination of Non-significance with SEPA Checklist 03-29-2024
- Exhibit 8. Public Hearing Notice 08-16-2024
- Exhibit 9. Notice of Application Public Comments
- Exhibit 10. SEPA Public Comments
- Exhibit 11. Transportation Concurrency Determination 02-16-2024
- Exhibit 12. Preliminary Drainage Report 01-13-2023
- Exhibit 13. Water Sewer Availability 01-17-2023
- Exhibit 14. Traffic Impact Analysis 06-22-2023
- Exhibit 15. Forester Report 09-30-2022
- Exhibit 16. Gopher Report 10-14-2022
- Exhibit 17. Preliminary Civil Plans 06-12-2023
- Exhibit 18. Town Center Road Design
- Exhibit 19. Chapter 18.23 TC Town Center Zone District and Design Guidelines
- Exhibit 20. Narrative on Building Design and Guidelines 06-21-2023
- Exhibit 21. Elevations from First Building Permit Submittal