



November 22, 2022

Tyrell Bradley, SCJ Alliance

RE: Formal Site Plan Review – TUM-22-0234
Kingswood Commercial Binding Site Plan and Variance
1401 and 1551 Kingswood Dr. SW, Tumwater WA 98501

On October 27, 2022 the Development Review Committee for the City of Tumwater reviewed your preliminary site plan application for the above referenced project.

GENERAL

All requirements of the Tumwater Municipal Code (TMC) pertaining to zoning, tree protection, critical areas, building and fire code compliance and engineering standards shall be met. Please see attached red-line comments as they are referenced in these comments and may include some additional information that may be helpful.

PLANNING

1. Use: The proposed project is located within the General Commercial Zoning District and Aquifer Protection Overlay Zoning District. Restaurants (fast food and seated), automobile service stations, general retail sales, general offices, hotels and electric vehicle infrastructure are permitted uses within the zone. [Section 18.22.020 TMC]
2. Design Guidelines: The project is subject to the general design guidelines and signature road design guidelines (for a portion along Littlerock Road) for Commercial, Mixed Use and Multi-Family uses. Please provide a narrative with each building outlining how each section within 2.E Building Design stating how the requirement is being met (at building permit stage). For the buildings along the signature road please provide an additional narrative regarding the signature road requirements addressing each of the requirements. [Chapter 2 and Appendix A, City Design Guidelines and Street Designations]

Please add pedestrian cross-walks from the development across Kingswood Drive to the receiving ramps on the other side of the road.

Will be addressed at the building permit stage.

3. Zoning:

Yards/Setbacks: The minimum required setbacks for the General Commercial Zoning District are as follows:

Front yard: No minimum unless structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be 20 feet. Where structures are constructed over one story, the setback

of the structure from the adjacent property line or lines shall be increased by 10 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.

Side yards: No minimum.

Rear yards: No Minimum.

Maximum attainable lot coverage is 85% of the total lot area subject to on-site parking requirements in Chapter 18.50 TMC, minimum landscaping requirements in Chapter 18.47 TMC, minimum setback requirements, and on-site stormwater management requirements as described in the city of Tumwater drainage design and erosion control manual.

A variance is being requested for lots 3, 4 and 5 and a sign to be within the 20' setback adjacent to residential zoning district.

4. Parking:

Minimum parking requirement is Fast Food: 10 spaces per 1,000 sq ft plus 1 lane for each drive up window. See 18.43.020 for stacking requirements, Retail Use: 3.5 spaces per 1,000 sq ft, Hotel: 1 space for each room or suite and 1 space per manager's unit (banquet and meeting rooms shall provide 6 spaces for 1,000 square feet of seating area, Restaurants are figured separately if included), Automotive Service: Community Development Director may require a parking demand study or determine the standards that should be applied to the use in question.

Parking stall sizes are as follows:

9' x 18' - Standard stalls

8' x 17' – Compact stalls (maximum 15% of total parking)

9' x 18' – Barrier-free

16' x 18' - Barrier-free van stalls

The parking area is to be hard-surfaced (asphalt, concrete or turfstone) and the spaces shall be defined by white striping a minimum of 4" wide.

A minimum 8-foot walkway or 6-foot walkway with 3-foot landscape strip is required between the building and the parking stalls.

Parking spaces must utilize approved wheel stops to prevent vehicle overhang of a sidewalk or walkway or planter bed where a tree is within three feet of the curb. These need to be shown on the site plan.

The parking aisle (lane) is to be a minimum of 22' 6" feet wide. All vehicle maneuvering areas shall be paved.

Section 18.50.120 TMC requires bicycle storage facilities. Parking areas or buildings with more than 150 vehicular parking spaces require 8 short-term spaces or 3% of vehicle spaces, whichever is greater. Commercial uses or parking areas providing 50 or more vehicular parking spaces require 1 long

term bicycle facility per 50 spaces plus 1 space per 100 additional vehicular spaces.

The electric charging infrastructure on Lot 7 can be used to meet the requirements for lot 3 and the hotel's EV requirements but will need to be constructed prior to lot 3 or the hotel's CO. Each of the other lots will need to accommodate the required amount of chargers on each individual property or propose an alternative that is approved by the Building Official (needs to meet accessibility standards throughout development).

Each lot shall have the necessary parking infrastructure to accommodate the parking requirements outlined in 18.50 to ensure each lot can meet their requirements when they build out. Build-out of adjacent parking spaces can be used to accommodate this as shown on the plan.

5. Exterior Lighting: Site lighting shall be directed downward and inward, or other techniques may be utilized to minimize impacts on off-site uses.

A photometric lighting plan addressing all proposed exterior lighting must be submitted for review and approval. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in Section 18.40.035.D TMC.

Light fixtures shall be limited to 24 feet in mounting height.

Land use will be conditioned with the following: Exterior lighting shall be submitted for review and approval as part of the building permit submittal for each lot. The plan shall show how the lighting for the site complies with the light trespass requirements outlined in 18.40.035. Light trespass may not exceed the footcandle amount stated within 18.40.035 adjacent to residential or commercial zoned properties. Light trespass is allowed across internal property lines of the development.

6. Landscaping: A landscaping plan shall be submitted for the required landscaping in the right-of-way, perimeter yard areas.

A Type 2 buffer is required for perimeter yard areas and shall have a minimum 8-foot wide planter area and shall contain 1 tree every 25 lineal feet with no less than 50% of the trees be evergreen variety. The planter bed shall also contain shrubs and groundcover to provide 75% coverage of the area within 4 years.

The plan must also address parking lot landscaping as prescribed in Chapter 18.47 TMC. For parking areas with more than 10 parking spaces the requirements of TMC 18.47.050(E) must be met. For every ten parking spaces an eight foot by eighteen foot landscape-island must be provided. The island must include a tree and groundcover plants. The trees may be deciduous. The islands must be irrigated.

The Landscape Plan must show proposed plantings, tree types and heights, and other vegetation. This plan is to be submitted with the site

development/grading and engineering permits and is to be implemented prior to the issuance of a Certificate of Occupancy.

Irrigation of all landscape beds is required.

Please update any reference to Phase I to Site Development Grading.

Please call out landscaping screening behind dumpsters where they could be viewed from right-of-way.

Is there any desire to specify the type of screening required for drive through screening or will it be considered lot by lot?

Similarly, is there any desire to require a consistent landscaping design with the development to ensure consistency in the planting types around the perimeter type II buffer?

Please clarify what is being proposed as native super short pollinator hydroseed mix, could not find reference on the sunmarkseeds.com website.

7. Signs: The General Commercial Zoning District allows a total of 200 sq. ft. on all faces of all signs (no more than 100 sq. ft. on one side). Separate permits are required and height restrictions apply depending on the location of the sign. [Chapter 18.44 TMC].

Wall and building mounted signs shall be limited to an area not to exceed twenty percent of the public facade, provided that the total area of signs on an individual public façade or outer wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs. In addition, no one sign may be larger than 100 square feet.

Multi-tenant sign regulations may be applied to this property as outlined and allowed in TMC 18.44.155.

8. Impact Fees: Impact fees will be assessed prior to building permit issuance.
9. Transportation Concurrency: A concurrency application and trip generation and distribution diagram must be submitted with a \$100.00 fee.

The trip distribution diagram needs to show any new trips through the Tumwater Blvd./I-5 Interchange. The City will be imposing SEPA based mitigation fees per new trip that affects the Interchange.

10. Notice of Application: A notice of application is required to be issued for the project. The NOA will have a 14-day comment period.
11. SEPA: The project must be reviewed under the provisions of the State Environmental Policy Act (SEPA). Please submit the checklist and fee (\$880.00) after formal site plan review is completed.

Updated gopher study required with at an additional site visit required with next submittal.

12. Variance: A variance is being proposed to reduce the setback from Littlerock Rd where GC zoning abuts residential zoning. Staff will continue to evaluate the

documents submitted with the justification and let the applicant know if we need any additional information.

13. Planned Unit Development: A PUD is no longer required for this project, the internal driveway will need to meet the private street road design as previously discussed and will need to be recorded as a shared access easement for all parcels as a part of the final binding site plan.

BUILDING AND FIRE IMPORTANT NOTE:

At this point in the process, no comprehensive review of construction drawings for the proposed structure(s), if they exist, has been undertaken. When that review does occur, additional requirements are likely to be added to this list of conditions in order to ensure that the project conforms with all required building and fire codes.

GENERAL

1. A Site Development/Grading permit will be required for this site. The permit application shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report prepared and signed by a licensed civil engineer. Grading work in excess of 5000 cubic yards shall be considered “engineered grading.” The building official may require grading in quantities less than 5000 cubic yards to be engineered grading if special hazards exist. Special hazards may include steep slopes, terracing with rockeries or multiple retaining walls. Inspection of the grading shall be provided by the civil engineer or special inspectors approved by the building official. All special inspections including compaction reports are to be performed by WABO registered labs and inspectors. The engineer is responsible for providing a final inspection report and/or as-built drawings when the work is complete and ready for final inspection. IBC Appendix Chapter “J”.

Please place the following note on the site development and grading plans:

“The City of Tumwater requires that the firm providing the soils report (YOUR FIRM) conduct the site inspections as defined in the report. The City also requires that in addition to the soils engineering firm, a WABO registered special inspector with experience with soil grading be employed, by the owner, to conduct compaction testing for the building pads and the required fire lanes. The special inspector shall not be the geotechnical firm, the civil engineer of record or an employee of the contractor.

All grading work shall be conducted in accordance with the soils report prepared by (YOUR FIRM). Compaction testing of the soils under the fire lanes and the building foundations and utility trenches shall be verified by (YOUR FIRM) and the WABO special inspector.

The owner will need to submit the name of the WABO registered firm who will conduct the special inspections, to the Building Official, prior to issuance of the site development/grading permits.

That no vertical or combustible construction will be allowed on the construction site until the fire hydrants and paved roads are installed, tested and approved by the City of Tumwater. Note: testing will also include verification of fire flow by the fire department.

2. The building and site are required to be accessible. An accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and connecting the building and the public way. The accessible route of travel shall be shown on the engineering plans WAC 51-30
3. The proposed buildings occupancy is A-2/B/R-1 of 2018 IBC Section 3 each building will be separate permits and requirements.
4. Exterior walls are required to be of 1-hour fire-rated construction when less than 10 feet to the property line. Protected openings are required when less than 5 feet to the property line. No openings are permitted less than 3 feet to the property line. IBC Section 704.8.
5. Water cross connection control shall be provided in accordance with the provision of the Plumbing Code. Cross connection control devices or assemblies must be models approved under WAC 246-290-490.
6. If water pressure at the meter exceeds 80 psi, a pressure-reducing valve will be required to be installed on the private side of the water line.

FIRE

1. The required fire flow for this plat is derived from Appendix B of the International Fire Code. The Type of construction and buildings sizes will be required to have a fire flow of the min. gallons per minute at 20 psi for each structure. This will be required as this project moves forward in the process.

MISCELLANEOUS

1. Building plans and specifications shall be prepared and stamped by an architect and engineer licensed to practice in the State of Washington.
2. All building permit applications shall include architectural, structural, plumbing, mechanical and energy plans and specifications. **No exceptions, and no deferrals.** Fire sprinkler and fire alarm permits and plans may be submitted separately from the main permit application but must be submitted before the main building permit will be issued.
3. The following permits may be required for this project:
 - Grading

- Retaining / rockery
- Building, including plumbing and mechanical
- Fire sprinkler / fire suppression
- Fire alarm
- Swimming Pools in Hotel if any
- Sign

PUBLIC WORKS

1. The applicant shall be responsible for providing the City with all costs associated with the installation of water, sewer, street and storm systems that are dedicated to the City of Tumwater.
2. All designs/construction shall comply with the City of Tumwater's Development Guide and WSDOT standards.
3. The site plan shall show all existing and proposed utilities and easements including street lights, street trees, water, sewer, storm, gas, cable, power, telephone, signage and striping.
4. All main installation, road design and storm drainage work requires engineered plans certified by a professional engineer.
5. The applicant is responsible for all plan check, inspection and connection fees.
6. Any private or public utility relocation is the responsibility of the applicant.
7. The applicant shall be responsible for the maintenance and timely repair of all public improvements for a period of 30 months following final certification by the City and shall submit a surety for maintenance equal in value to fifteen (15) percent of the total value of the required public improvements certified by the Public Works Director. Please refer to Chapter 3 of the Development Guide for further clarification.
8. Provide all easements and bills-of-sale documents with the engineered plans.
9. All legal descriptions must be accompanied with an appropriate drawing that the City Surveyor can use to verify the legal description. All engineering drawings will be set up to be printable on 24" x 36" sheets and available in PDF format.
10. The owner or owner's representative is also responsible for furnishing the City with electronic files, compatible with release 2014 or newer Auto-CAD format. Drawings shall be in TCHPN (Thurston County High Precision Network) horizontal datum. Provide individual drawings independent of x-refs. Include all non-standard font files and plot files. Also, please furnish PDF files printed

from the Auto-CAD files. A storm water maintenance agreement, utility maintenance agreement, easements and bills-of-sale will also be required.

11. Site plan modifications may occur as a result of the engineering review process. For engineering issues, the approved engineering plans take precedence over the approved site plan. Other engineering related items may be discovered throughout the review and construction of the project and will need to be addressed by the engineer and applicant as required.
12. Please note on the plans that the PLS responsible for the surveying of the project must obtain a permit from DNR before any monuments are disturbed.
13. The vertical datum required to be used is NGVD29.

STREET

1. Frontage improvements are required per Tumwater Municipal Code 12.12.010. These improvements include street lighting, street trees/landscaping and any storm drainage necessary to take care of the impervious area in the right-of-way. The applicant is responsible to the centerline of the right-of-way.

The frontage on Littlerock and Kingswood Drive will require the irrigation system to be modified so that this Binding Site Plan maintains the landscaping, irrigation and is responsible for a separate water meter and the monthly charges associated with the water use.

Kingswood Drive may require additional street lights. The street lights will match the existing post lights (pedestrian, historic/ornamental style). Field verify existing lights and the spacing. The existing street light at the intersection of Kingswood Drive and the new access will need to be relocated.

2. Full lane overlays will be required after patching.
3. All accesses will meet city standards. Provide an engineering safety analysis of the intersection on Kingswood Drive. Evaluate whether pedestrian crossing needs are met with the new access.
4. Additional engineered sight distance calculations/evaluation may be needed from what was shown on Sheet SP-01 at the new Kingswood access. Are the existing street trees to the northwest an issue with the new access?
5. Provide supporting information for the ability to use the Home Depot access easement on the south boundary of the project.

6. Provide supporting information that safety issues are addressed for the drive through locations shown by the existing BPA towers on Lot 1 and 3 (screening, protective safety barriers, etc).
7. Do buildings 1, 2 and 3 and the roof tops, signage, structures meet separation requirements form the overhead lines for EMF output, etc.? Are the wire elevations known and in safe proximity from all proposed features?

STORM

1. A drainage design and erosion control plan will be required according to City's 2022 Drainage Design and Erosion Control Manual.
2. Maintenance of the on-site storm water system will be the responsibility of the property owner and a maintenance agreement will be recorded against the property.
3. This project will be paying a monthly storm water utility fee based on the amount of impervious surface per Tumwater Municipal Code 13.12.060.
4. If the depth from the bottom of the proposed detention facility to the high groundwater elevation or other restrictive layer is less than 6-feet, storm water modeling will be required. The applicant will be responsible for the cost of a third party review of the onsite and off-site storm water impacts and mitigations.
5. Identify the existing line shown stubbing through the upper end of the detention pond. If this is a storm feature please account for it. This triangular area to the east of the pond showing these features is also included in Basin 3 of the storm report.
6. The September 2022 Drainage Report is still under review. Comments will be provided during the SDG permit process. Nothing significant to report at this time.

SANITARY SEWER

1. Verify a gravity sewer main will work from the connection point. It is estimated at 5.1' deep at the existing manhole connection. The existing cleanout elevation that is stubbed to the site is unknown and will need to be field verified..

WATER

1. The project must meet minimum fire flow requirements.
2. Back flow prevention is required on all fire services and irrigation services and in accordance with the AWWA Cross Connection Control Manual. A reduced pressure backflow assembly is required on all commercial domestic services per WAC 246-290-490. Please contact maintenance at 754-4150 for more information.

3. Any water main extension will require a minimum of an 8" system. The main size will depend on the fire flow requirements for this project. The system shall be designed for a maximum velocity of 8 feet per second.
4. Water meters need to be placed in the public right-of-way or clustered on site within an easement. The professional engineer will need to provide calculations on the maximum instantaneous water demand and size of the meter for the project.

This review does not provide the benefit of vesting, which is currently not allowed until the time a completed building permit application is submitted. Therefore, if ordinance changes occur during the life of this approval, your project must conform to those new requirements prior to the issuance of building permits.

If you have any questions regarding the Planning comments please contact me at 360 754-4180 or abaruch@ci.tumwater.wa.us. For questions on Building/Fire, contact Al Christensen achristensen@ci.tumwater.wa.us and for Engineering and Transportation questions, please contact Matt Webb mwebb@ci.tumwater.wa.us or Jeff Query jquery@ci.tumwater.wa.us.

Sincerely,

Alex Baruch, Associate Planner