

SALE

THE STATION AT SHELTON SPRINGS

1483 E Shelton Springs Rd Shelton, WA 98584



process
ARCHITECTURE + DESIGN

THE STATION AT SHELTON SPRINGS

MIXED-USE DEVELOPMENT FOR 88 UNITS + RETAIL

SALE PRICE \$1,800,000



Debbie Draper-Aikins
360 791 3869
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**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

SALE

THE STATION AT SHELTON SPRINGS

1483 E Shelton Springs Rd Shelton, WA 98584



PROPERTY DESCRIPTION

This PUD (Planned Unit Development) is approved for the construction of 6 total structures in 3 phases, consisting of 88 apartment/townhouses dwelling units plus a 3,000 sf commercial building located on 3 parcels encompassing 3.63 acres. Four 3-story buildings will house 84 apartment units ranging from studios to three bedrooms with one 4 unit, 3-story townhouse structure, including all associated parking, utilities, open space and landscaping. Access to the project will be from Shelton Springs Road with emergency vehicle access from US Highway 101.

The applicant has also secured and recorded Public Water and Sanitary Sewer Utility Extension Agreements with the City of Shelton. Currently there is a very limited supply of utility connections available! Property is located in an Opportunity Zone. Owners may be willing to stay involved thru building permit process and/or with investment ownership.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	88
Lot Size:	3.6 Acres
Zoning:	MU
APN:	42012-22-90081, 42012-22-90082, 42012-22-90083

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	224	7,818	17,323
Total Population	740	20,215	38,734
Average HH Income	\$86,243	\$64,146	\$61,610

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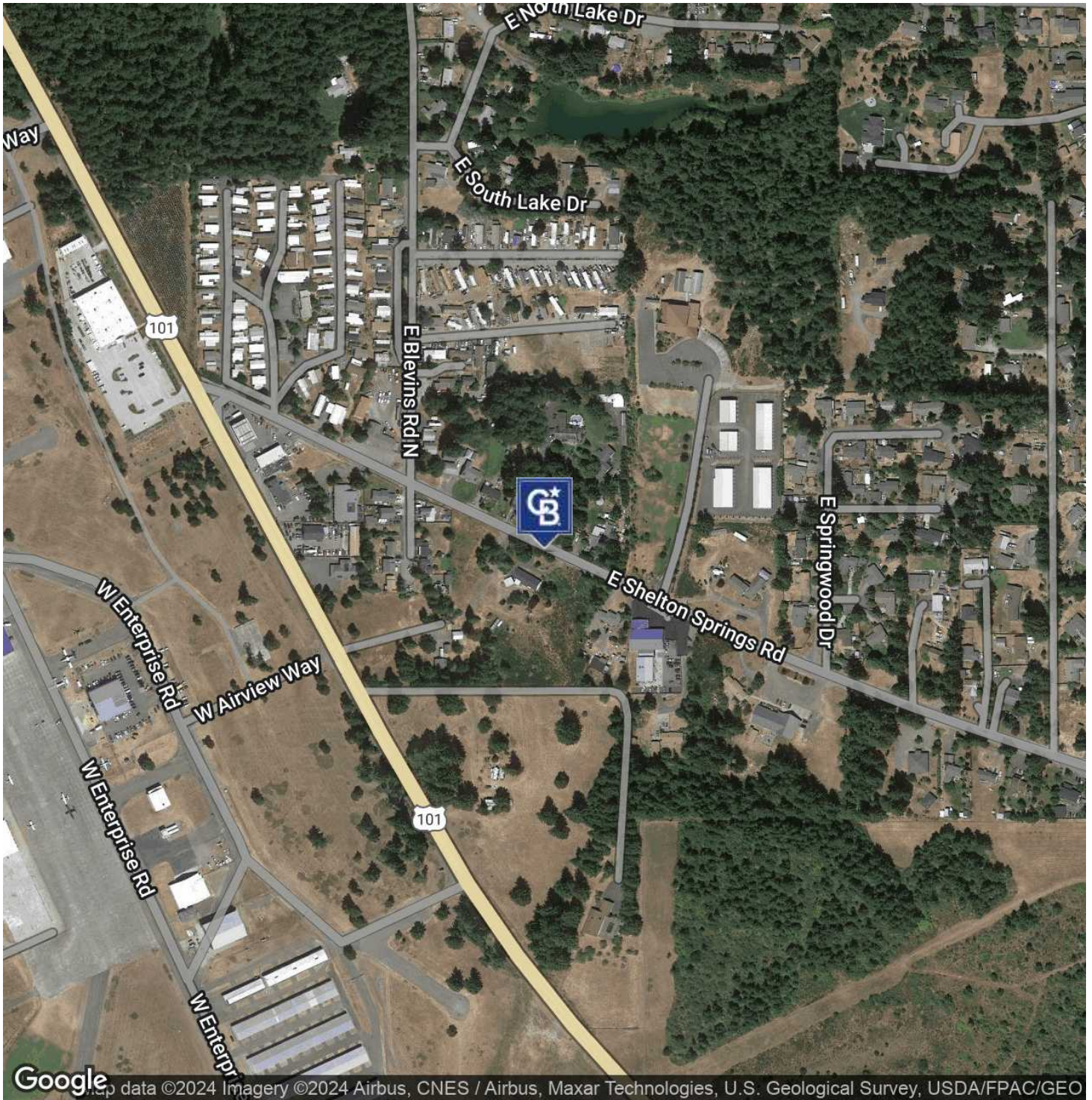


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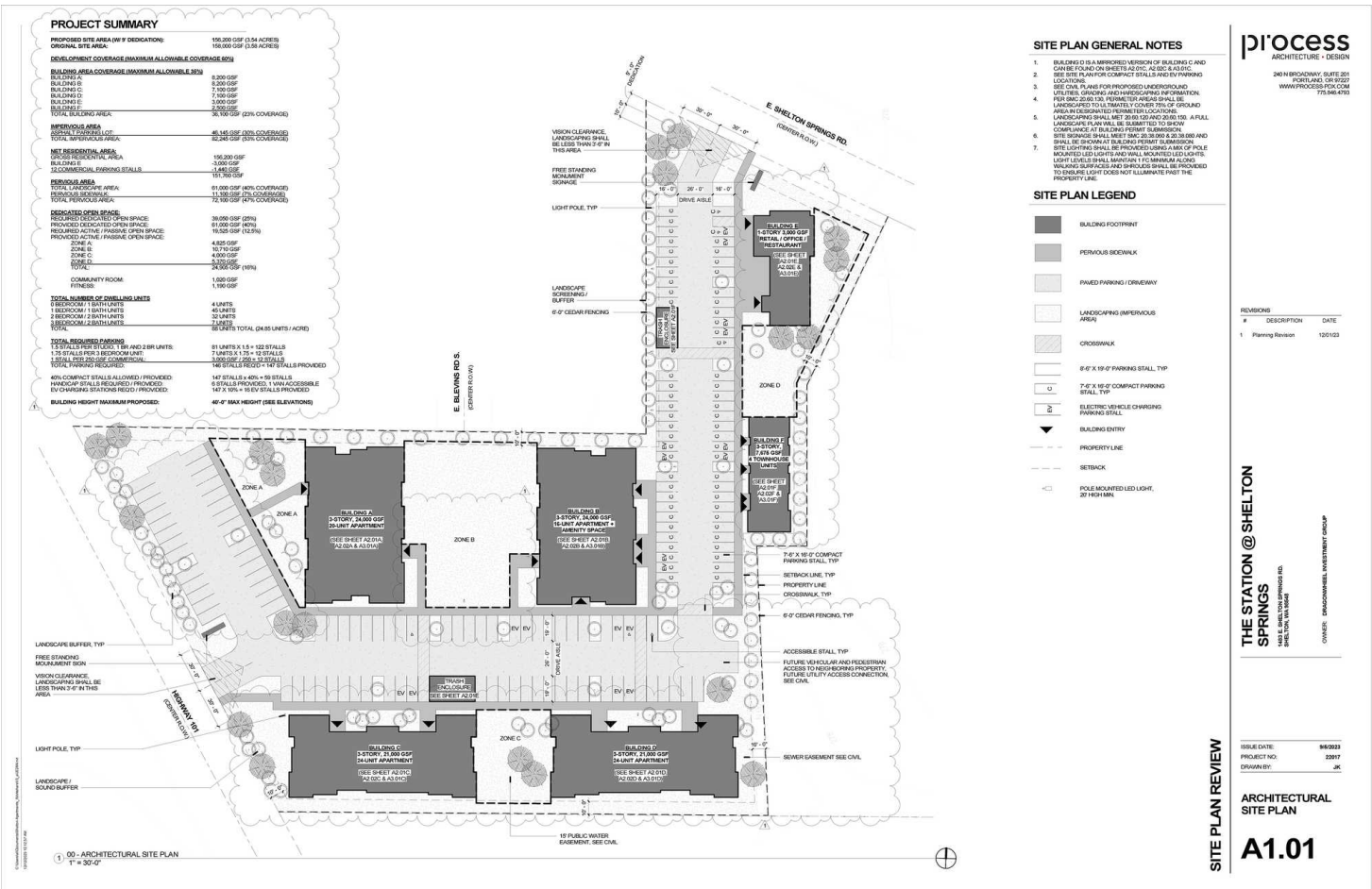


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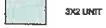






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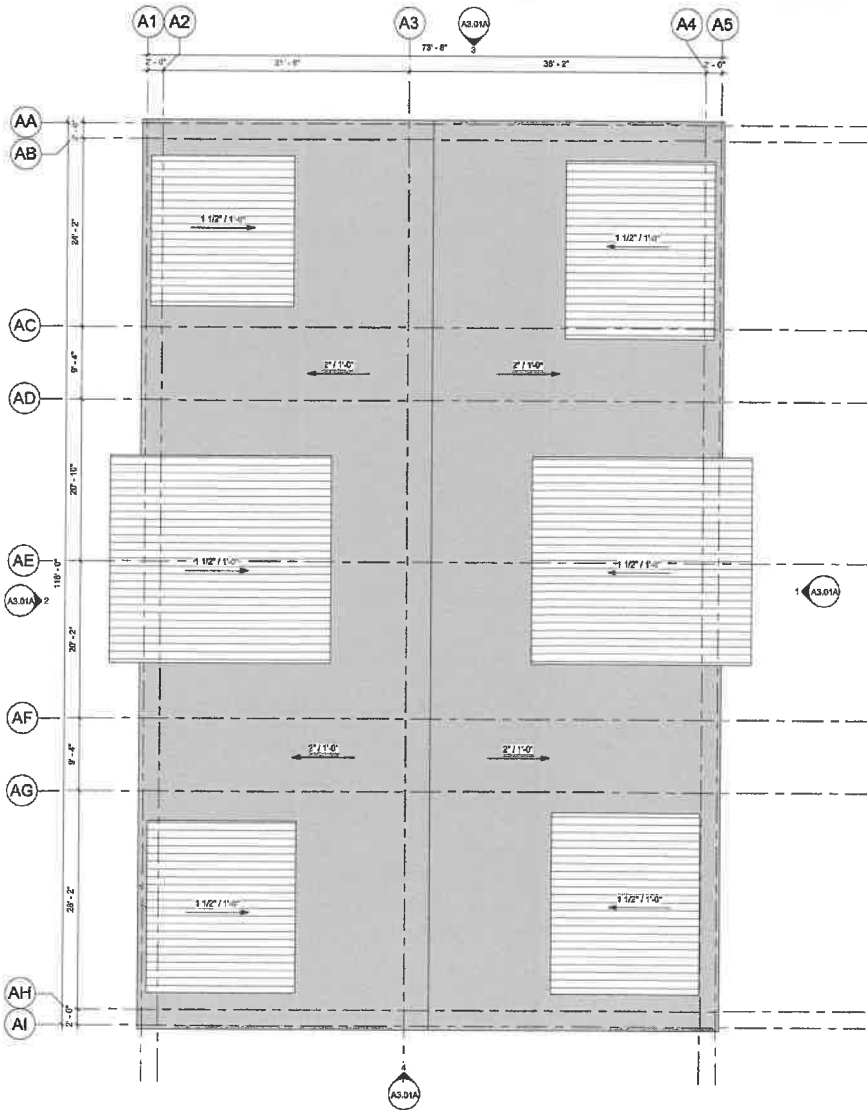
COLDWELL BANKER COMMERCIAL
 EVERGREEN OLYMPIC REALTY, INC.

LEGEND - FLOOR PLAN

	0X1 UNIT		2X2 UNIT		FITNESS CENTER
	1.5X1 UNIT		3X2 UNIT		LEASING OFFICE
	1X1 UNIT		COMMUNITY ROOM		TENANTS SPACE



1 A03 - BUILDING A - LEVEL 03
1/8" = 1'-0"



2 A05 - BUILDING A - T.O. ROOF
1/8" = 1'-0"

REVISIONS

#	DESCRIPTION	DATE

**THE STATION @ SHELTON
SPRINGS**
BASE: BURLINGTON SPRINGS RD.
SHELTON, WA 98644

OWNER: DRACHMANN INVESTMENT GROUP

ISSUE DATE:	9/5/2023
PROJECT NO.:	22017
DRAWN BY:	JK

SITE PLAN REVIEW

FLOOR PLAN -
BLDG A - LEVEL 3
& ROOF PLAN

A2.02A

LEGEND - FLOOR PLAN

	0X1 UNIT		2X2 UNIT		FITNESS CENTER
	1.5X1 UNIT		3X2 UNIT		LEASING OFFICE
	1X1 UNIT		COMMUNITY ROOM		TENANTS SPACE



1 A01 - BUILDING A - LEVEL 01
1/8" = 1'-0"



2 A02 - BUILDING A - LEVEL 02
1/8" = 1'-0"

REVISIONS

#	DESCRIPTION	DATE

**THE STATION @ SHELTON
SPRINGS**
CASE E. SHELTON SPRINGS, OR.
SHELTON, WA 98684

OWNER: DRAGONWHEEL INVESTMENT GROUP

ISSUE DATE:	05/2023
PROJECT NO.:	22017
DRAWN BY:	JK

FLOOR PLAN -
BLDG A - LEVEL 1
& 2

A2.01A

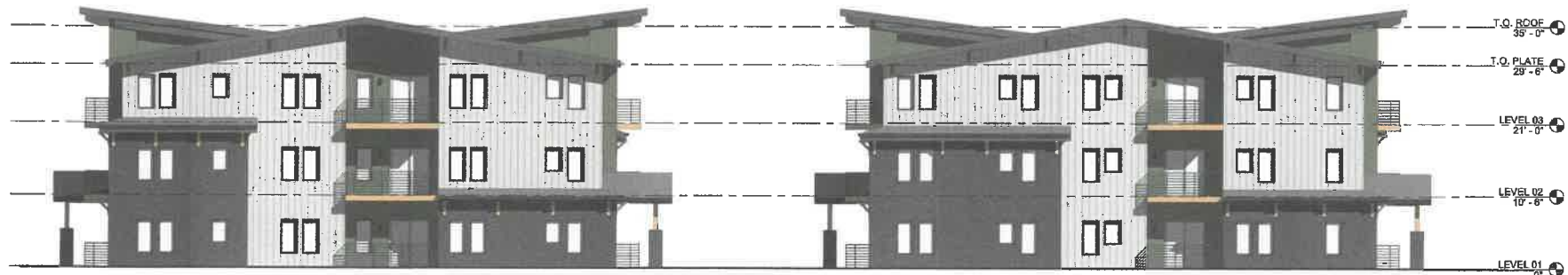
SITE PLAN REVIEW



1 BUILDING A - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A - WEST ELEVATION
1/8" = 1'-0"



4 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

3 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO PLAN FOR WINDOW AND DOOR TAGS
2. SEE SHEET A7.01 FOR OPENING SCHEDULES AND ADDITIONAL INFORMATION FOR OPENINGS.
3. ASSUME EXTERIOR CLADDING MATERIALS RETURN AT CORNERS, UNO.

EXTERIOR FINISH LEGEND

- FIBER CEMENT BOARD & BATTEN PANEL - FC-1
SIZE: 1' x 12" SPACING
COLOR: WHITE
TEXTURE: SMOOTH
MANUF: HARDIE
- FIBER CEMENT PANEL - FC-2
SIZE: 4' x 10"
COLOR: SAGE GREEN
TEXTURE: SMOOTH
MANUF: HARDIE
- BRICK VENEER - BV-1
SIZE: 3 1/2" x 2 1/2" x 7 1/2"
COLOR: CLINKER
TEXTURE: COATED, DEFORMED
MANUF: MUTUAL MATERIALS

REVISIONS

#	DESCRIPTION	DATE

**THE STATION @ SHELTON
SPRINGS**
1401 S. SHELTON AVENUE, SPRINGS RD,
SHELTON, WA 98684

OWNER: DRAGONWHEEL INVESTMENT GROUP

SITE PLAN REVIEW

ISSUE DATE: 01/29/22
PROJECT NO: 22011
DRAWN BY: JK

**BUILDING
ELEVATIONS -
BLDG A**

A3.01A



MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

January 19, 2024

James P Schweickert, P.E.
jim@dragonwheel.group

VIA Email

RE: The Station @ Shelton Springs - APN 42012-22-90081, 82, 83

Dear Mr. Schweickert,

Mason County Community Development has made an Administrative Determination that the Community Development Director may administratively allow for modified calculations for the required on-site parking in MCC 17.08- Parking Standards.

Mason County Code (MCC) addresses the administrative standards of 17.08:

17.08.050 – Administrative Standards

The Mason County Community Development Director or her/his designee shall be the administrator of this ordinance.

Whenever, in the course of administration and enforcement of this ordinance, it is found desirable to make any administrative decision, unless other standards are provided in this Chapter, the decision shall be made so that the result will not be in contrast with the intent and purpose of this Chapter, nor detrimental to adjoining properties.

Currently, MCC 17.08.090 requires two(2) parking spaces per dwelling unit for Multi-Family Homes. In the review of The Station @ Shelton Springs, it was determined the City of Shelton standard of parking which is 2 spaces per first unit plus 1.5 per each additional two-bedroom unit or 1.75 for each additional three-bedroom unit was appropriate for the site and not detrimental to adjoining properties.

This criterion is intended to ensure that there is adequate parking on the site. If you have any questions regarding this Administrative Decision, do not hesitate to contact me.

Sincerely,

Kell Rowen, Director, Department of Community Development



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

MASON COUNTY
Planning Division of Community
Development
615 W. Alder St. Bldg. 8, Shelton, WA 98584
360-427-9670 ext 352

DETERMINATION OF NONSIGNIFICANCE (WAC 197-11-34) SEP2023-00005

Description of Proposal: Code amendments related to the use of City of Shelton's PUD and development standards when project proposals require City Services within the Shelton UGA

Proponent: MASON COUNTY

Location of Proposal: Shelton Urban Growth Area

Parcel Number: 420022190010

Legal Description:

Lead Agency: Mason County

Planner: Kell Rowen

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 upon request.

Please contact the planner at 360-427-9670 x352 with any questions. This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date shown below, when the determination is final. Comments must be submitted to the Dept. of Community Development, 615 W Alder St, Shelton WA 98584 by: 01/25/2023 Appeal of this determination must be filed with a 14-day period following this final determination date, per Mason County Code Chapter 15.11 Appeals.

Authorized Local Government Official

Date

PROPOSED SITE AREA (W/ 9' DEDICATION):	156,200 GSF (3.54 ACRES)
ORIGINAL SITE AREA:	158,000 GSF (3.58 ACRES)

DEVELOPMENT COVERAGE (MAXIMUM ALLOWABLE COVERAGE 60%)

BUILDING AREA COVERAGE (MAXIMUM ALLOWABLE 35%)

BUILDING A:	8,200 GSF
BUILDING B:	8,200 GSF
BUILDING C:	7,100 GSF
BUILDING D:	7,100 GSF
BUILDING E:	3,000 GSF
BUILDING F:	2,500 GSF
TOTAL BUILDING AREA:	36,100 GSF (23% COVERAGE)

IMPERVIOUS AREA

ASPHALT PARKING LOT:	46,145 GSF (30% COVERAGE)
TOTAL IMPERVIOUS AREA:	82,245 GSF (53% COVERAGE)

NET RESIDENTIAL AREA:

GROSS RESIDENTIAL AREA	156,200 GSF
BUILDING E	-3,000 GSF
12 COMMERCIAL PARKING STALLS	-1,440 GSF
	151,760 GSF

PERVIOUS AREA

TOTAL LANDSCAPE AREA:	61,000 GSF (40% COVERAGE)
PERVIOUS SIDEWALK:	11,100 GSF (7% COVERAGE)
TOTAL PERVIOUS AREA:	72,100 GSF (47% COVERAGE)

DEDICATED OPEN SPACE:

REQUIRED DEDICATED OPEN SPACE:	39,050 GSF (25%)
PROVIDED DEDICATED OPEN SPACE:	61,000 GSF (40%)
REQUIRED ACTIVE / PASSIVE OPEN SPACE:	19,525 GSF (12.5%)
PROVIDED ACTIVE / PASSIVE OPEN SPACE:	

ZONE A:	4,825 GSF
ZONE B:	10,710 GSF
ZONE C:	4,000 GSF
ZONE D:	5,370 GSF
TOTAL:	24,905 GSF (16%)

COMMUNITY ROOM:	1,020 GSF
FITNESS:	1,190 GSF

TOTAL NUMBER OF DWELLING UNITS

0 BEDROOM / 1 BATH UNITS	4 UNITS
1 BEDROOM / 1 BATH UNITS	45 UNITS
2 BEDROOM / 2 BATH UNITS	32 UNITS
3 BEDROOM / 2 BATH UNITS	7 UNITS
TOTAL	88 UNITS TOTAL (24.85 UNITS / ACRE)

TOTAL REQUIRED PARKING

1.5 STALLS PER STUDIO, 1 BR AND 2 BR UNITS:	81 UNITS X 1.5 = 122 STALLS
1.75 STALLS PER 3 BEDROOM UNIT:	7 UNITS X 1.75 = 12 STALLS
1 STALL PER 250 GSF COMMERCIAL:	3,000 GSF / 250 = 12 STALLS
TOTAL PARKING REQUIRED:	146 STALLS REQ'D < 147 STALLS PROVIDED

40% COMPACT STALLS ALLOWED / PROVIDED:	147 STALLS x 40% = 59 STALLS
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HANDICAP STALLS REQUIRED / PROVIDED:
ACCESSIBLE
EV CHARGING STATIONS REQ'D / PROVIDED:

6 STALLS PROVIDED, 1 VAN

147 X 10% = 16 EV STALLS PROVIDED

BUILDING HEIGHT MAXIMUM PROPOSED:

40'-0" MAX HEIGHT (SEE ELEVATIONS)