



*Shaping
our community
together*

420 College Street SE
Lacey, WA 98503
360-491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

THE FOLLOWING PROJECTS WILL BE CONSIDERED

VIA VIDEOCONFERENCE – LINK WILL BE SENT PRIOR TO MEETING

MEETING DATE: **Wednesday, February 9, 2022**

SPR Team Meeting will be held on the Tuesday prior to presub meeting date

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
10:00 a.m.				22-35 651009 00100 651 Sleater Kinney Rd SE Transformco Building expansion Schelling/Stiles WD
11:00 a.m.				22-36 593201 00300 4810 Yelm Hwy SE Baskin Robbins Drive-thru Fant/Stiles CCD
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				22-37 324000 04801 6617 Shady Lane Rd SE Collins Short plat/triplex Fant/Stiles LD/SHORES



CITY OF LACEY
 Community & Economic Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	22-35
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

FEB 01 2022

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CITY.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: ARCO/Murray

ADDRESS: 1300 S El Camino Real Ste 305	CITY: San Mateo	STATE: CA	ZIP: 94402
PHONE NUMBER: 650-483-0599	EMAIL: rplatt@arcomurray.com		

REPRESENTATIVE: Richard Platt

ADDRESS: 1300 S El Camino Real Ste 305	CITY: San Mateo	STATE: CA	ZIP: 94402
PHONE NUMBER: 650-483-0599	EMAIL: rplatt@arcomurray.com		

PROJECT ADDRESS: 651 Sleater Kinney Rd SE		
ASSESSOR'S TAX PARCEL NUMBER(S): 651009 00100		
BRIEF DESCRIPTION OF PROJECT: Approximately 8,000 SF Building Expansion of old Sears building. Proposed land use is to remain commercial.		
TOTAL ACREAGE: 1.7026171	TOTAL SQ. FT OF BLDG: 74,000	ZONING: Commercial
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: Sleater Kinney Rd		PROPOSED ACCESS: Existing to remain

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)		
DATE: 2/9/22	TIME: 10:00 AM	

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.



City of Lacey
DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: _____ Project No.: _____
Project Name: Transformco Parcel No.: _____
Project Address: 651 Sleater Kinney Rd SE
Applicant's Name: ARCO/Murray Phone: 650-483-0599
Applicant's Address: 1350 S El Camino Real Ste 350, San Mateo, CA

Existing Use

- Is there an existing use on the proposed project site: Yes No
Has the existing use been vacant for more than 18 months? Yes No
Will any of the existing buildings be demolished? Yes No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

The current use of the building is commercial. It is currently un-occupied and the most recent tenant was Sears. There will be a new retail tenant occupying the existing space along with our proposed 8200 SF expansion

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

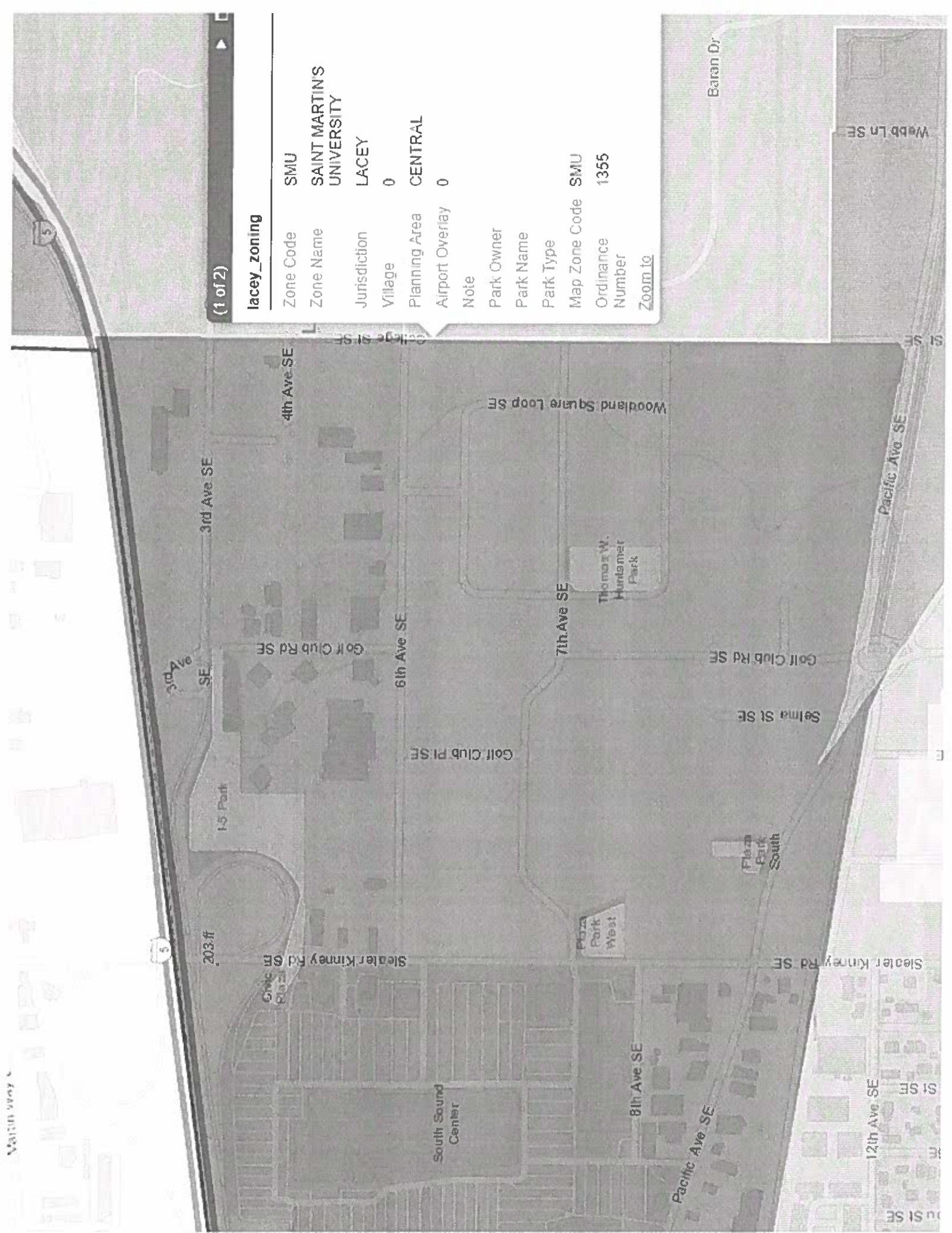
Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling Positions:
Building	Size	Gross	Feet:	Number of Drive-through Windows:
Number	of	Square	Employees:	Number of Service Bays:
Number	of	Parking	Stalls:	Number of Car Wash Stalls:
Number of Students / Children: _____				Number of Seats (Theaters, etc.): _____
Number of Rooms (Hotels, etc.): _____				Number of Courts / Fields / Tees: _____

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature *MHC* Date: 2/1/22

For Official Use Only:			
HTE	Number:	Approved	for Traffic Division By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips: _____		New PM Peak Hour Trips: _____	
Comments: _____			
Calculated by: _____			



(1 of 2)

lacey_zoning

Zone Code	SMU
Zone Name	SAINT MARTIN'S UNIVERSITY
Jurisdiction	LACEY
Village	0
Planning Area	CENTRAL
Airport Overlay	0
Note	
Park Owner	
Park Name	
Park Type	
Map Zone Code	SMU
Ordinance Number	1355
Zoom to	

Baran Dr

Webb Ln SE

12th Ave SE

Pacific Ave SE

8th Ave SE

7th Ave SE

6th Ave SE

3rd Ave SE

4th Ave SE

Golf Club Rd SE

Golf Club Rd SE

Golf Club Pl SE

Selma St SE

203 ft

Stealer Kinney Rd SE

Stealer Kinney Rd SE

I-5 Park

Plaza Park West

Plaza Park South

Thomas W. Hundemet Park

Woodland Square Loop SE

South Sound Center

Chic Plaza

Main way



**RED MOUNTAIN
DEVELOPMENT GROUP**
1234567890 STREET
MOUNTAIN, CALIFORNIA 91234
PHONE: (555) 123-4567

DATE: 10/15/2021

THIS PLAN IS THE PROPERTY OF RED MOUNTAIN DEVELOPMENT GROUP AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RED MOUNTAIN DEVELOPMENT GROUP.

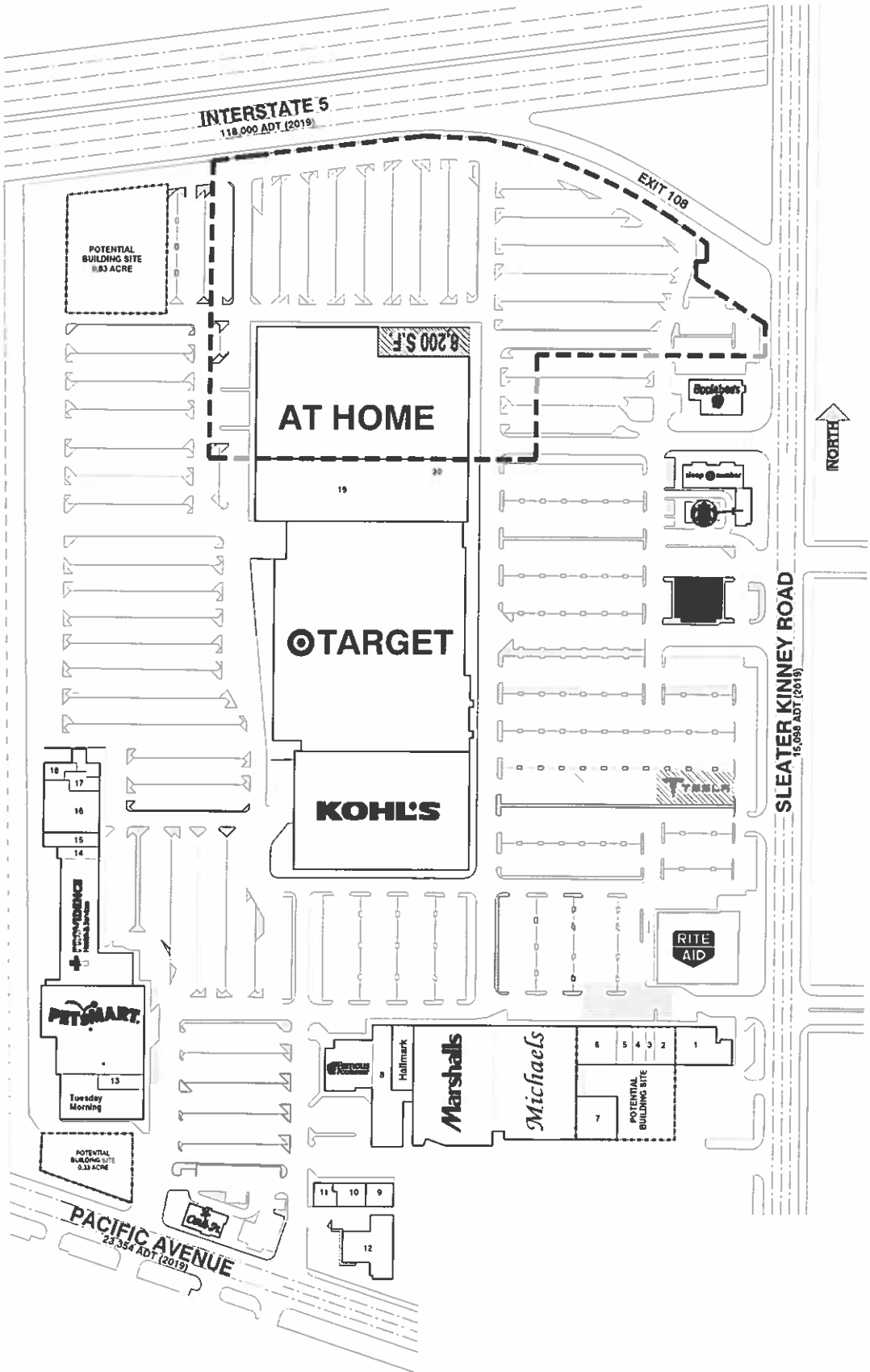
LACEY, WA

LACEY, WA

DATE: 10/15/2021
BY: [Signature]
SCALE: 1" = 100'
PROJECT NO: [Number]
SHEET NO: [Number]

SITE PLAN

AS-2



Leah Bender

From: Platt, Richard <rplatt@arcomurray.com>
Sent: Tuesday, February 1, 2022 4:37 PM
To: CD-Planning
Subject: Pre-submission Conference Request Form
Attachments: PRE-2_Presubmission_Application.pdf; Zonning Map.PNG; 8200 add only Lacey WA.PDF; CTRAFF-2_Commercial_Traffic_Generation_Worksheet.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hi Leah!

Please see the attached documents for the pre-submission conference. We are hoping for February 9th at 10:00 AM as we blocked that time out with our team and they are available. Please confirm as soon as possible – I did leave a message for Sarah to discuss the agenda! We will have a traffic engineer on the call to discuss the Cities requirement.

Thank you and feel free to contact me at 650-483-0599!

Richard Platt

Project Manager

ARCO/Murray | [vCard](#)

650-483-0599

www.arcomurray.com

RECEIVED

JAN 19 2022

OFFICIAL USE ONLY



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Community Development Department
420 College Street SE
Lacey, WA 98503
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Table with 2 columns: Field Name, Value. Fields include CASE NUMBER (22-36), RELATED CASE NUMBERS, PLANNER ASSIGNED, and PW ASSIGNED.

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APPLICANT: KEIR VONDRUSKA, ARCHITECT (KVArchitecture Company)

ADDRESS: 2002 224TH PL NE CITY: SAMMAMISH STATE: WA ZIP: 98074
PHONE NUMBER: 425-260-0413 EMAIL: KVONDRUSKA@KVA-ARCH.COM

REPRESENTATIVE: LARA PHARMER

ADDRESS: PO BOX 997 CITY: SNOQUALM STATE: WA ZIP: 98065
PHONE NUMBER: 425-765-6425 EMAIL: LARA@MKPS.NET

Project details section including PROJECT ADDRESS (4810 YELM HWY SE), ASSESSOR'S TAX PARCEL NUMBER(S) (59320100300), BRIEF DESCRIPTION OF PROJECT (INSTALL DRIVE THRU WINDOW FOR BASKIN ROBBINS - ICE CREAM STORE, REVISE LANDSCAPING, ADA PARKING STALL RELOCATION), TOTAL ACREAGE (1/8), TOTAL SQ. FT OF BLDG (1200SF), ZONING (CCD), PROPOSED LAND USE (COMMERCIAL), and EXISTING/PROPOSED ACCESS (FROM PARKING LOT / SEE SITE PLAN).

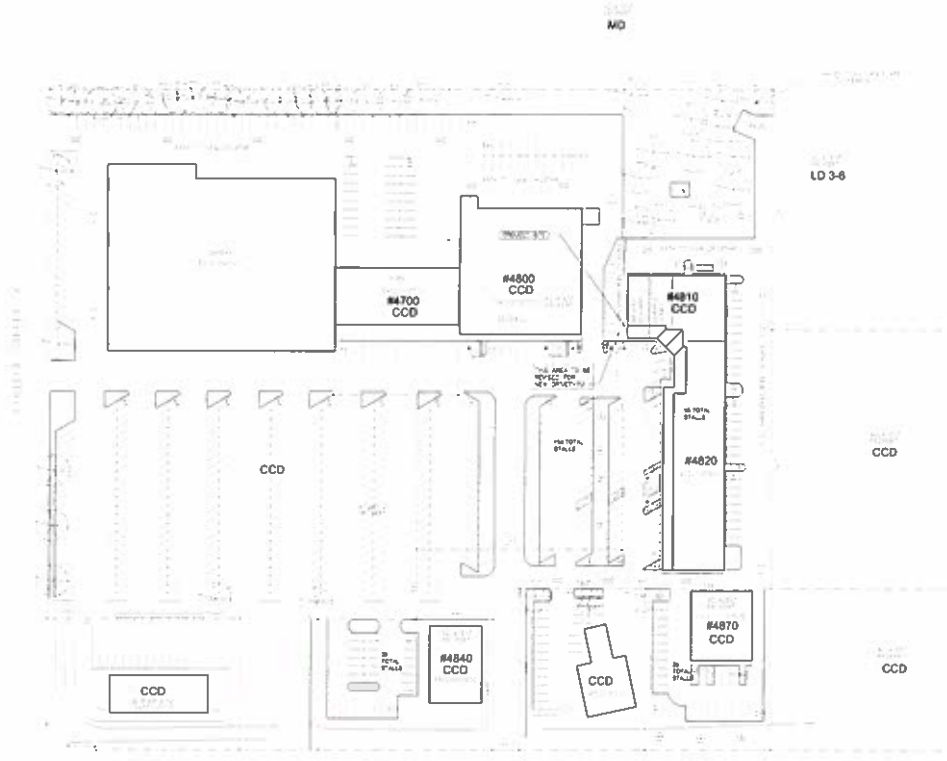
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VICINITY MAP



SITE



Site / Building Data

SECTION 3
 LACEY, WA 98503
 COUNTY OF THURSTON
 LACEY AREA 1021000 DEED AREA
 EASTWIND COMMERCIAL BUILDING FOOTPRINT AREA # 48 2150
 YEAR BUILT 1988
 ZONE COMMUNITY COMMERCE, DISTRICT

General Notes

- 1. CALL LOCAL UTILITIES BEFORE ANY WORK.
- 2. CONSTRUCTION REGULATIONS 1100-001-0100, 1100-001-0110, 1100-001-0120.

Legal Description

SECTION 3, 1021000 DEED AREA
 EASTWIND COMMERCIAL BUILDING FOOTPRINT AREA # 48 2150
 LACEY, WA 98503

1 - EXISTING SITE PLAN



NOT A SURVEY THIS IS AN EXISTING SITE PLAN.
 REPRESENTATIVE OF THE SITE PLAN AND NOT A SURVEY.
 FOR MORE EXACT AND ACCURATE INFORMATION



LITTLE PRAIRIE CENTER -
 DRIVE THRU STUDY
 4810 YELM HWY SE
 LACEY, WA 98503

A1.01



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APPLICANT: Leonard and DeAnn Collins

ADDRESS: 1617 Shady Lane SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-455-4224 EMAIL: len217@juno.com

REPRESENTATIVE: Self

ADDRESS: CITY: STATE: ZIP:

PHONE NUMBER: EMAIL:

PROJECT ADDRESS: 1617 Shady Lane SE

ASSESSOR'S TAX PARCEL NUMBER(S): 32400004801

BRIEF DESCRIPTION OF PROJECT: subdivide per ordinance no. 1612 to build triplex rental unit. Remove all large fir trees.

TOTAL ACREAGE: 0.5 TOTAL SQ. FT OF BLDG: 2688 ZONING: low density 0-4

PROPOSED LAND USE: SINGLE-FAMILY MULTI-FAMILY INDUSTRIAL DUPLEX COMMERCIAL M.H. PARK

EXISTING ACCESS: private driveway PROPOSED ACCESS: private driveway

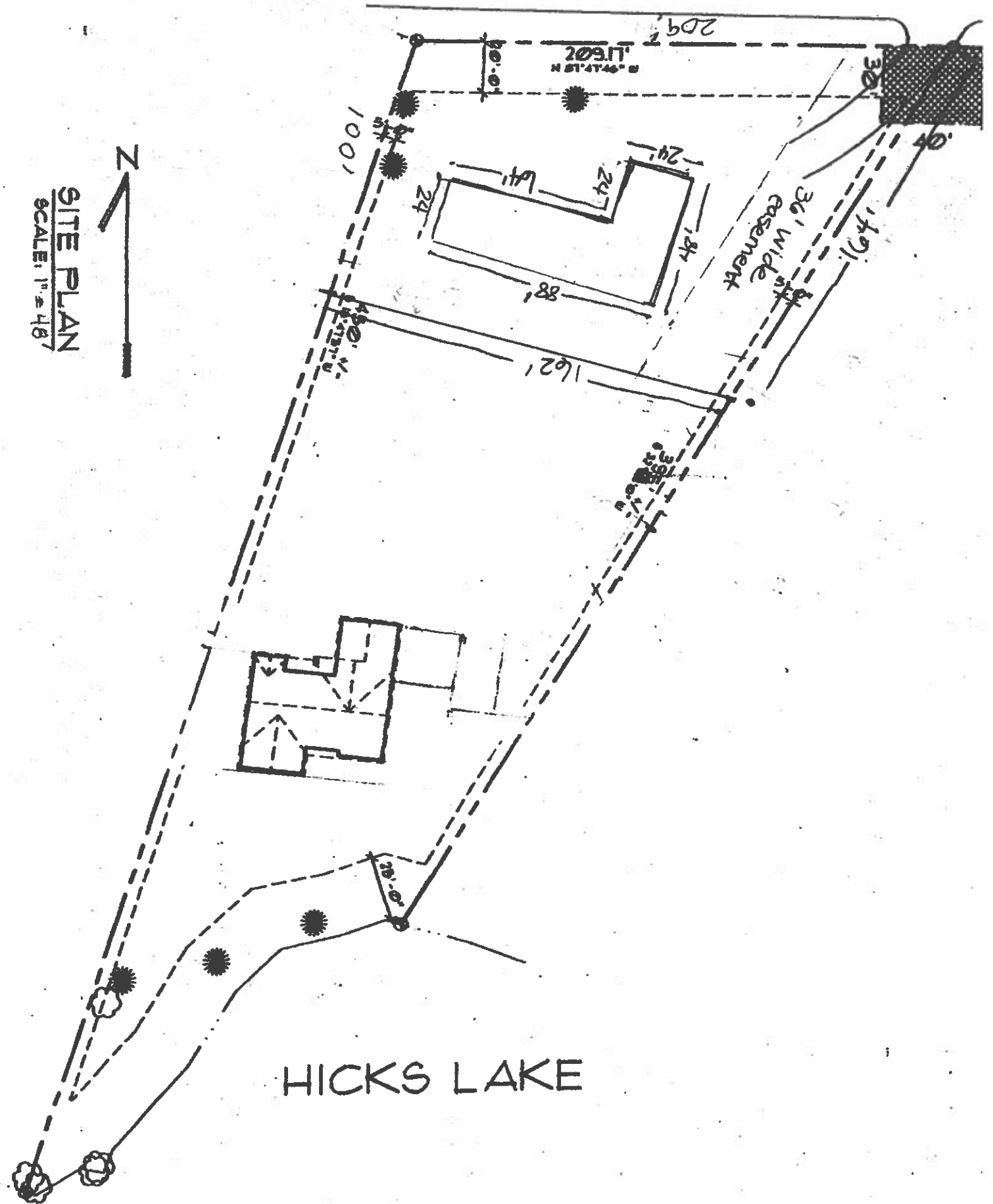
INDICATE PREFERENCE FOR A MEETING DATE AND TIME: Feb 9th or Feb 23, 2022

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: TIME: 11:00

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SHADY LANE S.E.

SITE PLAN
SCALE: 1" = 48'



HICKS LAKE