



*Shaping  
our community  
together*

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

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## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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THE FOLLOWING PROJECTS WILL BE CONSIDERED

**VIA VIDEOCONFERENCE**

MEETING DATE: **Wednesday, February 24, 2021**

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

TIME	PRE-SUB-MISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
10:00 a.m.				
11:00 a.m.				21-51 CUZ-D INDUSTRIES SITE/BLDG IMPROVEMENTS 118222 30101 SEYMOUR /STILES 6360 CARPENTER RD SE LI-C
1:30 p.m.				21-52 KALERA PRODUCTION FACILITY HYDROPONICS TAKEOVER 118022 30000 NO PLANNER NEEDED/STILES 8000 31 <sup>ST</sup> AVE NE LI
2:30 p.m.				21-53 SLATTERY PROPERTIES 87,060SF BLDG 420800 01100 FANT/STILES 8535 COMMERCE PL DR NE LI
3:30 p.m.				



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

**OFFICIAL USE ONLY**

CASE NUMBER:	21-51
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

FEB 11 2021

***PRESUBMISSION CONFERENCE REQUEST FORM***

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO [PLANNING@CI.LACEY.WA.US](mailto:PLANNING@CI.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:** CUZ-D INDUSTRIES INC.

**ADDRESS:** 6360 CARPENTER RD SE      **CITY:** LACEY      **STATE:** WA      **ZIP:** 98503  
**PHONE NUMBER:** 360 688 1302      **EMAIL:** [ntaylor@irisgroupconsulting.com](mailto:ntaylor@irisgroupconsulting.com)

**REPRESENTATIVE:** Nick Taylor

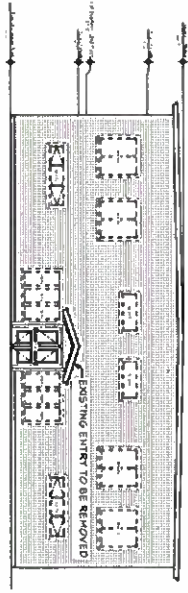
**ADDRESS:** 420 Golf Club Rd SE, Suite 200      **CITY:** Lacey      **STATE:** WA      **ZIP:** 98503  
**PHONE NUMBER:** 360 688 1302      **EMAIL:** [ntaylor@irisgroupconsulting.com](mailto:ntaylor@irisgroupconsulting.com)

<b>PROJECT ADDRESS:</b> 6360 CARPENTER RD SE LACEY, WA 98503		
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 11822230101		
<b>BRIEF DESCRIPTION OF PROJECT:</b> Site and interior/exterior building repairs and improvements.		
<b>TOTAL ACREAGE:</b> 2 acres	<b>TOTAL SQ. FT OF BLDG:</b> 7,200	<b>ZONING:</b> LI-C
<b>PROPOSED LAND USE:</b> ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK		
<b>EXISTING ACCESS:</b> Carpenter Rd		<b>PROPOSED ACCESS:</b> Carpenter Rd

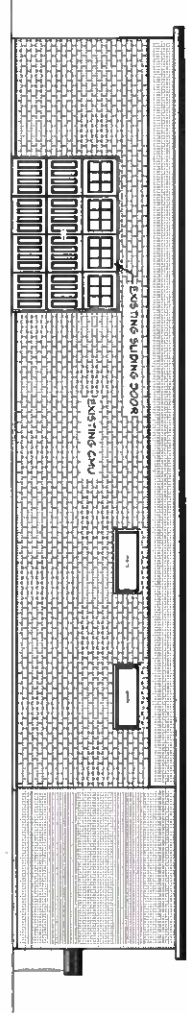
<b>INDICATE PREFERENCE FOR A MEETING DATE AND TIME:</b>		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: ASAP	TIME: ASAP

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.

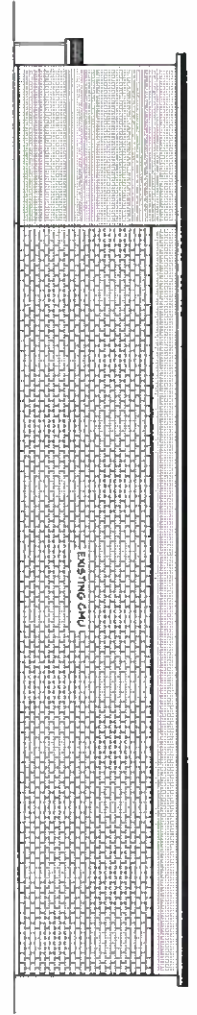




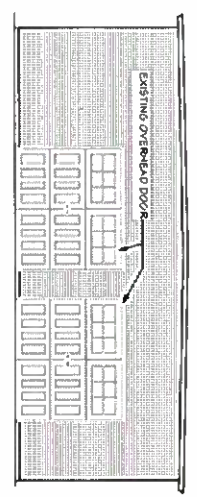
1  
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2  
EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



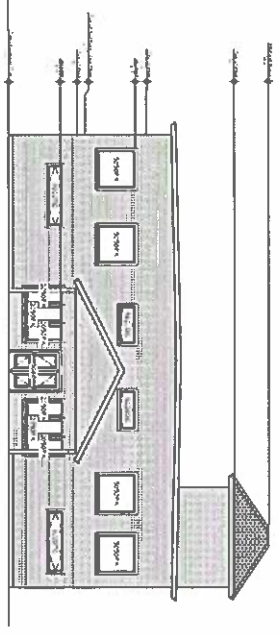
2  
EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



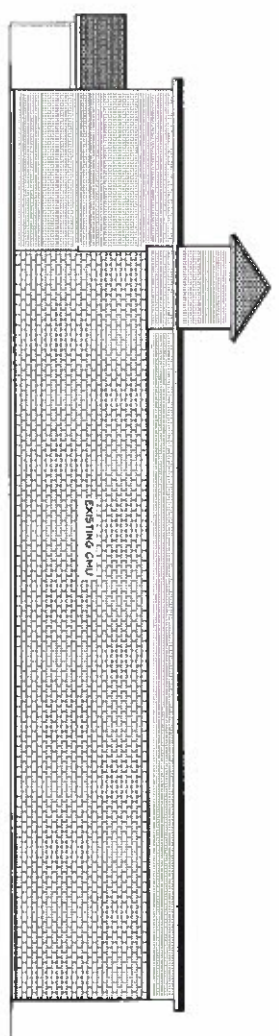
2  
EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

DATE: 2/28/23 DESIGNED BY: N/NDP DRAWN BY: N/NDP PROJECT NO: 20-099 DWG NO: A-2	<b>EXISTING ELEVATION PLAN</b> CU-Z INDUSTRIES TENANT IMPROVEMENTS #366 CARPENTER RD SE LACEY, WA 98502	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISION BY / DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE			NUMBER	DATE	REVISION BY / DESCRIPTION													 <p><b>NORTHWEST DRAFTING &amp; DESIGN CONSULTANTS, INC</b></p>
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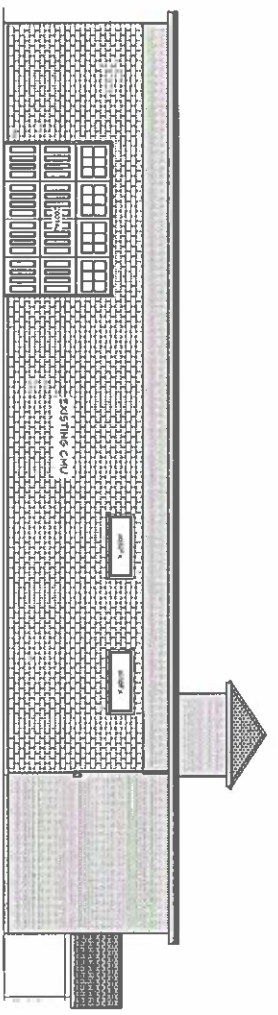




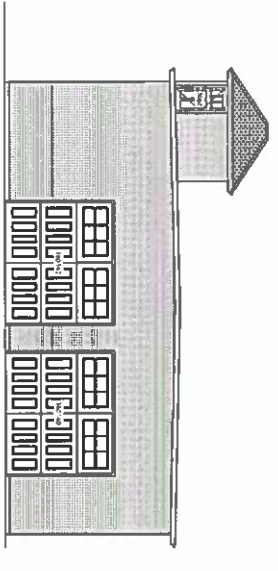
1  
PROPOSED SOUTH ELEVATION  
SCALE 1/8" = 1'-0"




2  
PROPOSED EAST ELEVATION  
SCALE 1/8" = 1'-0"



3  
PROPOSED WEST ELEVATION  
SCALE 1/8" = 1'-0"



4  
PROPOSED NORTH ELEVATION  
SCALE 1/8" = 1'-0"

<p>DATE 20-09-23</p> <p>DESIGNED BY N/ND</p> <p>DRAWN BY N/ND</p> <p>PROJECT NO. 20-099</p> <p>DWG NO. A-4</p>	<p><b>PROPOSED ELEVATION PLAN</b></p> <p>CU-Z INDUSTRIES TENANT IMPROVEMENTS</p> <p>8300 CARPENTER RD SE LACEY, WA 98502</p>	<p>REVISION TABLE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NUMBER</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISED BY / DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NUMBER	DATE	REVISED BY / DESCRIPTION													 <p><b>NORTHWEST DRAFTING &amp; DESIGN CONSULTANTS, INC.</b></p>
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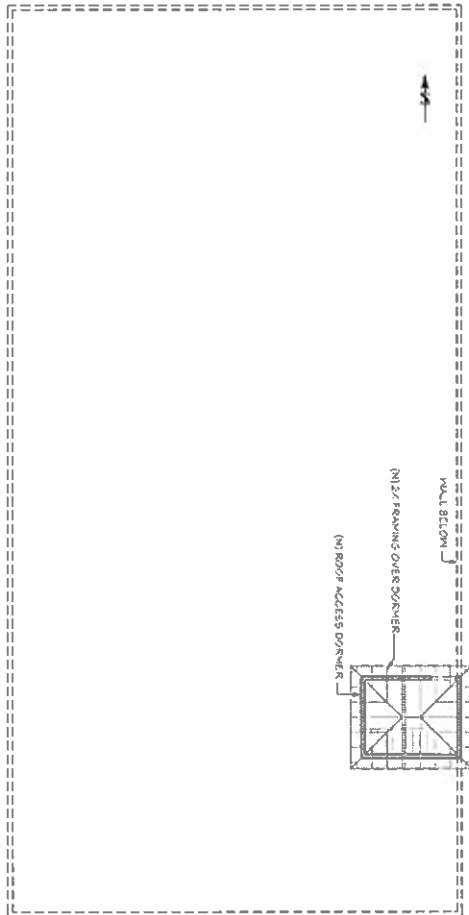




1

PROPOSED ROOF LAYOUT

SCALE: 1/8" = 1'-0"



2

PROPOSED ROOF ACCESS FRAMING PLAN

SCALE: 1/8" = 1'-0"

DATE	2/10/2011
DESIGNED BY	NAND
PROJECT NO.	20-099
DWG. NO.	A-6

**ROOF FRAMING PLAN**  
**CU-Z INDUSTRIES TENANT IMPROVEMENTS**  
 8360 CARPENTER RD SE  
 LACEY, WA 98502

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

**NORTHWEST DRAFTING & DESIGN CONSULTANTS, INC.**





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

**OFFICIAL USE ONLY**

CASE NUMBER:	24-52
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

***PRESUBMISSION CONFERENCE REQUEST FORM***

FEB 09 2021

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO [PLANNING@CI.LACEY.WA.US](mailto:PLANNING@CI.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:** David Kane (Cuhaci & Peterson Architects)

---

**ADDRESS:** 550 Township Line Rd, Suite 300      **CITY:** Blue Bell      **STATE:** PA      **ZIP:** 19422

---

**PHONE NUMBER:** (215) 900-7825      **EMAIL:** david.kane@c-p.com

**REPRESENTATIVE:** David Kane (Cuhaci & Peterson Architects)

---

**ADDRESS:** 550 Township Line Rd, Suite 300      **CITY:** Blue Bell      **STATE:** PA      **ZIP:** 19422

---

**PHONE NUMBER:** (215) 900-7825      **EMAIL:** david.kane@c-p.com

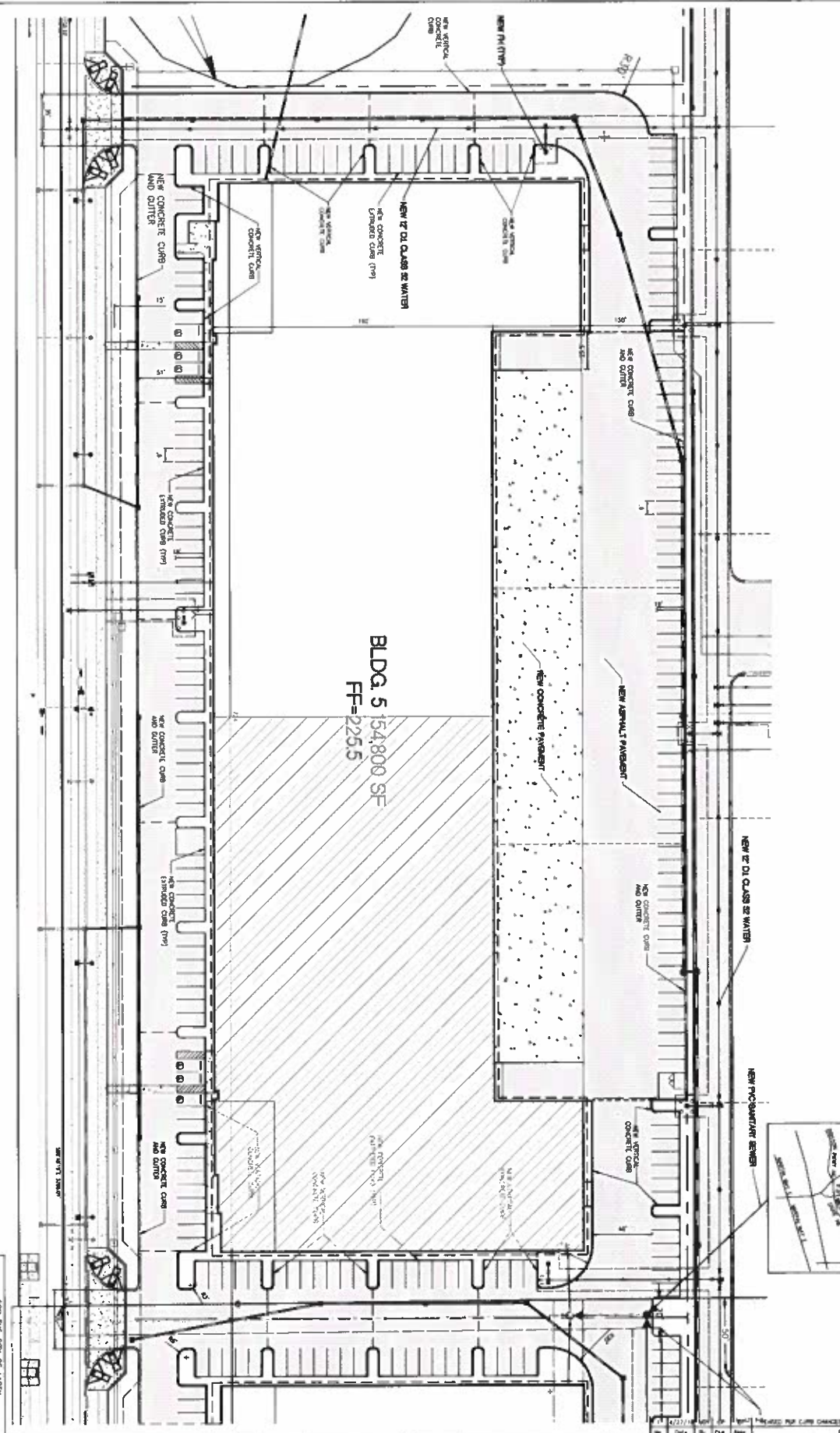
<b>PROJECT ADDRESS:</b>	<u>Hogum Bay Rd. &amp; 31st Avenue NE</u>	<u>8000 31st Ave NE</u>
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b>	<u>118021 30305</u>	<u>118022 30000</u>
<b>BRIEF DESCRIPTION OF PROJECT:</b>	<u>Interior renovation for hydroponic takeover.</u>	
<b>TOTAL ACREAGE:</b>	<b>TOTAL SQ. FT OF BLDG:</b>	<b>ZONING:</b>
<b>PROPOSED LAND USE:</b> ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK		
<b>EXISTING ACCESS:</b>	<b>PROPOSED ACCESS:</b>	

**INDICATE PREFERENCE FOR A MEETING DATE AND TIME:** 2.10.21 or 2.24.21 @ 1:00pm EST

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      **DATE:** 2.10 / 2.24      **TIME:** 1:00pm EST

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.

**BUILDING 5 SITE/UTILITY PLAN**  
 A PORTION OF THE NW 1/4 OF SEC. 2, T14N 18 N, R11W, W14,  
 CITY OF LACEY, THURSTON COUNTY, WASHINGTON



BLDG 5 154,800 SF  
 FF=2255



CALL BEFORE YOU DIG A  
 MINIMUM OF 48 HOURS  
 PRIOR TO ANY EXCAVATION  
 OR

CONTRACT DATA  
 18215 72ND AVENUE SOUTH  
 LACEY, WA 98532  
 (253) 251-6222  
 (253) 251-6782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

FOR THE CITY OF LACEY  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PUBLIC WORKS REVIEWER  
 Plans Expire Two Years from Above Date

Job Number  
**17830**



18215 72ND AVENUE SOUTH  
 LACEY, WA 98532  
 (253) 251-6222  
 (253) 251-6782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

Designed by: \_\_\_\_\_  
 Drawn by: \_\_\_\_\_  
 Checked by: \_\_\_\_\_  
 Approved by: \_\_\_\_\_  
 Date: 08/28/2018

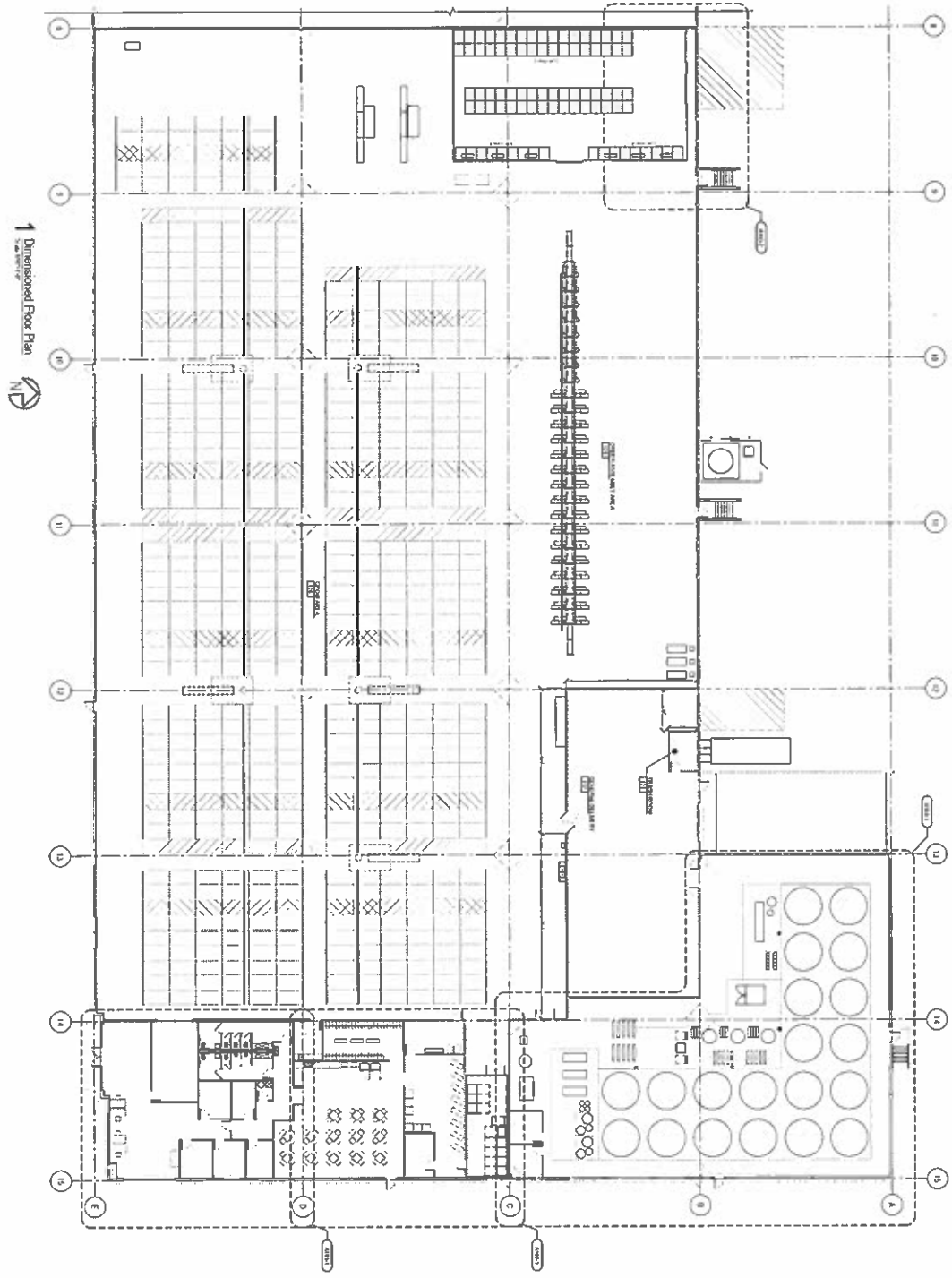
Scale  
 Horizontal  
 1"=50'  
 Vertical  
 N/A



For: **HOGUM BAY LOGISTICS CENTER**  
**HOGUM BAY ROAD AND 31ST**  
**LACEY, WASHINGTON**


Title: **BUILDING 5 SITE/UTILITY PLAN**  
 FOR  
**HOGUM BAY LOGISTICS CENTER - BUILDING 5**

21052



1 Dimensioned Floor Plan

- General Notes:**
1. SEE ALL NOTES ON OTHER SHEETS AND VICES.
  2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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  9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

A100	PROJECT NO. 12345	DATE 12/31/2011	DRAWN BY J. Smith	CHECKED BY K. Jones	PROJECT NAME <b>Kalera Production Facility</b> 8302 11th Avenue NE Building 5 Lacey, Washington 98516	CLIENT NAME <b>Kalera, Inc.</b> 8440 Trapwood Drive, Suite 110-123-124 Orlando, Florida 32827 c/o Mr. Joshua M. Collins	 <b>Cullaci &amp; Peterson</b> Architects Engineers Planners ORLANDO • PHILADELPHIA	2600 Maitland Center Parkway, Suite 200 Maitland, FL 32751 P (407) 661-9100 F (407) 661-9101 <a href="http://www.cyp.com">www.cyp.com</a>
	<b>Sheet Title</b> Dimensioned Floor Plan					Project # 12345-100-100-100-100-100-100		

21-52



RECEIVED

FEB 16 2021



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

OFFICIAL USE ONLY

CASE NUMBER:	2153
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

**PRESUBMISSION CONFERENCE REQUEST FORM**

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.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: Slattery Properties c/o: Mike Slattery

ADDRESS: PO Box 70538	CITY: Seattle	STATE: WA.	ZIP: 98127
PHONE NUMBER: 206-217-9514	EMAIL: mike@slatteryproperties.com		

REPRESENTATIVE: Nelson Worldwide c/o: Todd Schutz

ADDRESS: 1200 Fifth Avenue, Suite 1300	CITY: Seattle	STATE: WA	ZIP: 98101
PHONE NUMBER: 206-408-8645	EMAIL: tschutz@nelsonww.com		

PROJECT ADDRESS: 8535 Commerce Place Dr. NE
ASSESSOR'S TAX PARCEL NUMBER(S): 42080001100
BRIEF DESCRIPTION OF PROJECT: Construction of a +/- 87,060 sf semi-conditioned, tilt up concrete shell building and associated site work.
TOTAL ACREAGE: +/- 11.98      TOTAL SQ. FT OF BLDG: 87,060      ZONING: L1 - Light Industrial
PROPOSED LAND USE: ( ) SINGLE-FAMILY   ( ) MULTI-FAMILY   ( ) INDUSTRIAL DUPLEX   ( ) COMMERCIAL   ( ) M.H. PARK
EXISTING ACCESS: NA      PROPOSED ACCESS: NA

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 02/24/21      TIME: 2:30 pm

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.



# NELSON

1200 Fifth Avenue, Suite 1300  
Seattle, WA 98101

## Project Narrative:

The project is situated in a parcel of land approximately 11.98 acres, located along Commerce Place Dr. There is an existing tilt-up concrete industrial building located on the same site. Slattery Properties intends to develop a second (new) tilt-up concrete semi-conditioned shell building totaling approximately 87,060 sf. There is a possibility that we divide the lot into two separate lots with a lot line running between the existing building and the new development as shown on the attached site plan. Nelson requests preliminary review of the site plan by the various City departments with feedback on the following questions.

1. Confirm SEPA requirements for this site.
2. Please confirm all required permits and provide an estimate of all associated permit fees.
3. Confirm the location, size, and capacity of existing storm, sanitary, and/or side sewer services available to serve the site.
4. Please confirm the storm drainage for this site is still accounted for in the regional infiltration facility.
5. Please confirm water quality requirements for the proposed project.
6. Confirm existing water supply piping size, location, and connection to water main.
7. Confirm any known upgrades to water meter(s) to serve the proposed project.
8. Confirm fire protection system water flow capacity to serve the proposed project.
9. Confirm fire hydrant and/or fire department connection locations to serve the proposed project.
10. What frontage improvements are required if any are required along Commerce Place Drive
11. Confirm that a separate site plan review application is not required for this development.
12. Confirm MEP and Fire Protection can be submitted as deferred submittals.
13. Confirm parking ratio requirements for warehouse to be 1/1000 and 1/400 sf for office.
14. Please confirm all landscape setbacks are accurate.
15. Please confirm impervious and pervious area requirements. If a new property line is not established does the impervious/pervious area requirements pertain to the entire site or just the new development?
16. If a new property line is added between the existing building and the new development as shown in the attached site plan, can we provide a 60' "no build" easement between the two buildings (30' on each side of the property line) and use this to achieve the 60' yard requirement for unlimited area buildings?

### Project Contact/Applicant:

Todd Schutz  
Project Manager

### Owner:

Mike Slattery

NELSON  
Office 206 408 8500  
Direct 206 408 8645  
TSchutz@nelsonww.com  
WWW.NELSONWORLDWIDE.COM

Slattery Properties  
PO Box 70538  
Seattle, WA. 98127  
206-217-9524  
mike@slatteryproperties.com

21.53

**LEGEND**

- POTENTIAL OFFICE
- WAREHOUSE

**VICINITY MAP**

**GENERAL INFORMATION**

**ZONE**  
L1 - LIGHT INDUSTRIAL

**SITE AREA**  
299,242 SF (6.87 ACRES)

**BUILDING AREA**  
87,060 SF

**BUILDING CLEAR HEIGHT**  
32' CLEAR

**PARKING:**

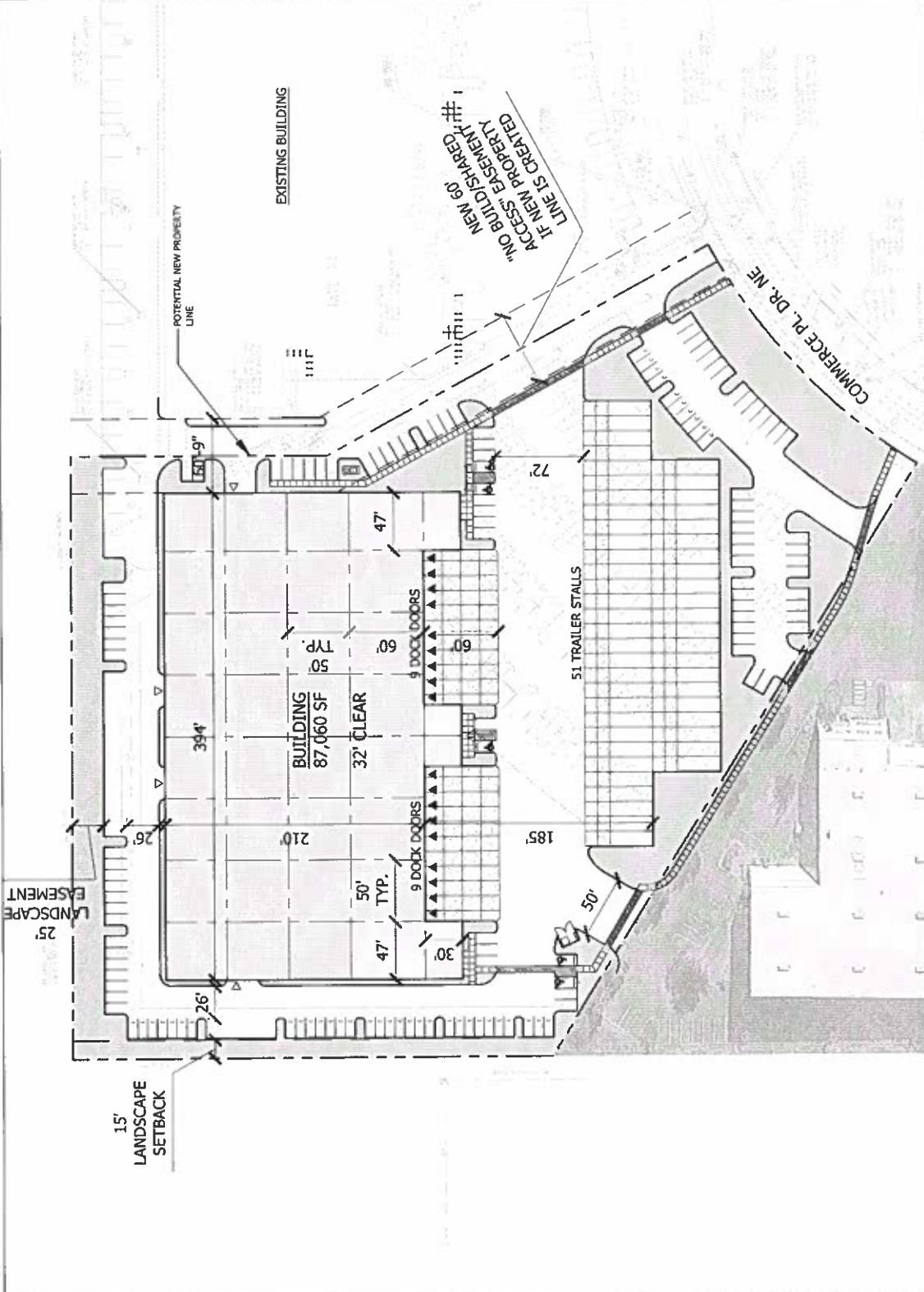
- 22 STALLS - (10%) 8,706 SF OFFICE @ 1/1,000
- 79 STALLS - (90%) 78,354 SF W/USE @ 1/1,000
- 101 TOTAL STALLS REQUIRED

**DOCK DOORS**

- 135 STALLS PROVIDED
- 51 TRAILER STALLS PROVIDED

**▼ 18 DOCK DOORS**  
**▽ 04 DRIVE-IN DOORS**

**ELECTRICAL REQUIREMENTS:**  
3,000 AMP - 3 PHASE ELECTRICAL SERVICE PROVIDED



**SLATTERY PROPERTIES**



**MERIDIAN CAMPUS - LOT 11**  
LACEY, WASHINGTON  
01/29/21 1"=80'

**NELSON**

21-53