

*Shaping  
our community  
together*

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

**CITY  
OF LACEY**

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## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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THE FOLLOWING PROJECTS WILL BE CONSIDERED

**VIA VIDEOCONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**

MEETING DATE: **Wednesday, March 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.				<b>22-64 11811140400 8324 Quinault Dr NE</b> <b>Macritchie</b> <b>Self-storage facility Fant/Stiles GC</b>
11:00 a.m.				
1:30 p.m.				
2:30 p.m.				
3:30 p.m.				



**CITY OF LACEY**  
Community & Economic Development Department  
420 College Street SE  
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**OFFICIAL USE ONLY**

CASE NUMBER:	2164
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	FIVED

FEB 25 2022

***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:** Macritchie Storage Ventures, LLC (c/o Morgan Bullen)

**ADDRESS:** 75 Commerce Drive, PO Box 859      **CITY:** Grayslake      **STATE:** IL      **ZIP:** 60030  
**PHONE NUMBER:** 403-828-5490      **EMAIL:** mbullen@macritchie.biz

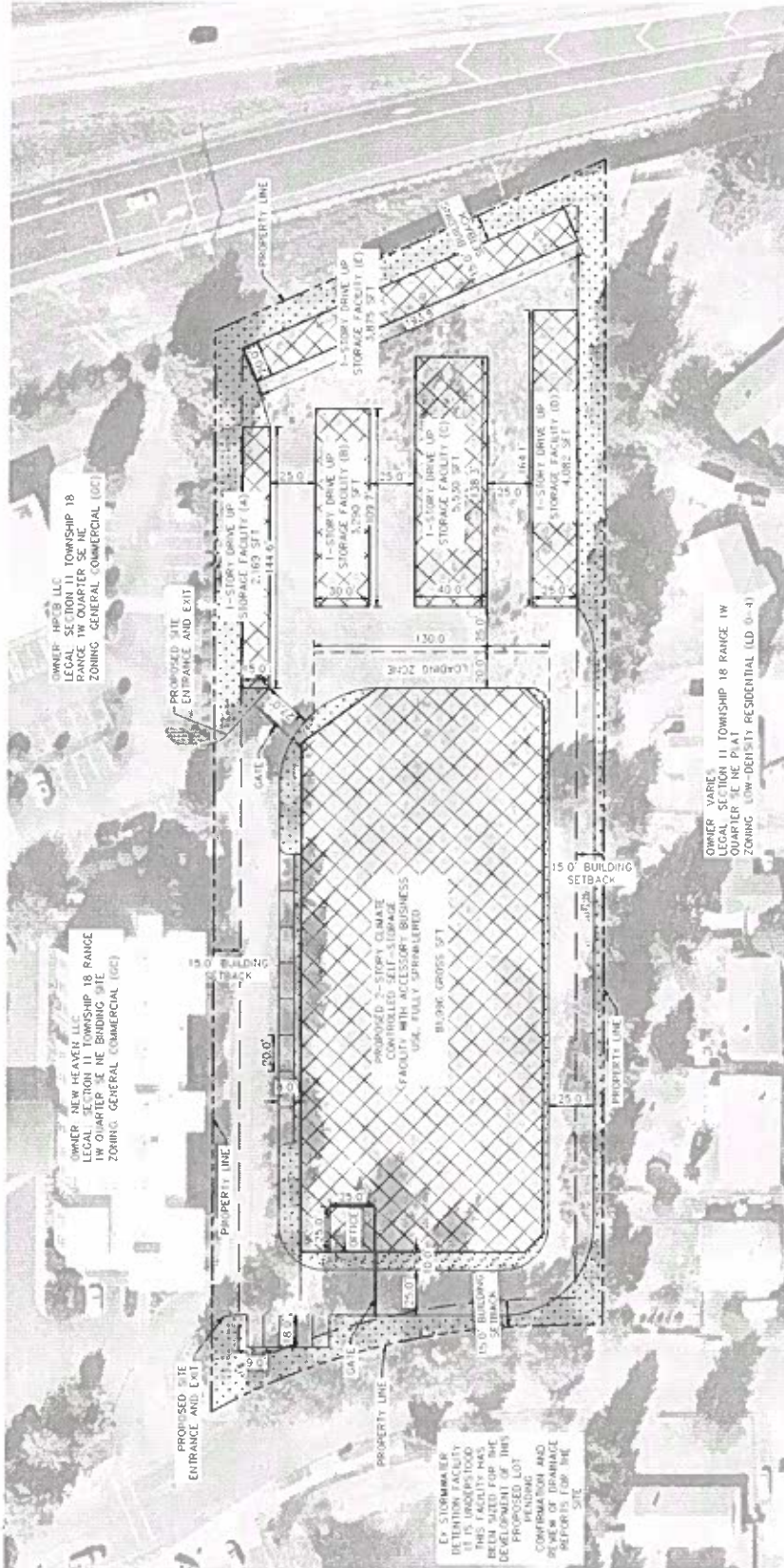
**REPRESENTATIVE:** Kimley-Horn (c/o Stephen Litsas)

**ADDRESS:** 4582 S Ulster Dr, Suite 1500      **CITY:** Denver      **STATE:** CO      **ZIP:** 80209  
**PHONE NUMBER:** 720-647-6231      **EMAIL:** stephen.litsas@kimley-horn.com

<b>PROJECT ADDRESS:</b> 8324 Quinault Drive NE, Lacey 98516
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 11811140400
<b>BRIEF DESCRIPTION OF PROJECT:</b> Conversion of vacant paved and gravel lot into a proposed 100,000 sf self-storage facility
<b>TOTAL ACREAGE:</b> 3.03-ac <b>TOTAL SQ. FT OF BLDG:</b> 100,942 <b>ZONING:</b> GC (General Commercial)
<b>PROPOSED LAND USE:</b> ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
<b>EXISTING ACCESS:</b> Quinault Dr NE <b>PROPOSED ACCESS:</b> Quinault Dr NE

**INDICATE PREFERENCE FOR A MEETING DATE AND TIME:**  
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      **DATE:** 3/9/22      **TIME:** Flexible

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.



OWNER: HORN LLC  
 LEGAL SECTION 11 TOWNSHIP 18  
 RANGE 1W QUARTER SE NE  
 ZONING: GENERAL COMMERCIAL (GC)

OWNER: NEW HEAVEN LLC  
 LEGAL SECTION 11 TOWNSHIP 18  
 RANGE 1W QUARTER SE NE  
 ZONING: GENERAL COMMERCIAL (GC)

OWNER: VASER  
 LEGAL SECTION 11 TOWNSHIP 18  
 RANGE 1W QUARTER SE NE  
 ZONING: LOW-DENSITY RESIDENTIAL (LD 0-4)

EXISTING STORAGE DETENTION FACILITY IS TO BE REMOVED. THIS FACILITY HAS BEEN MAINTAINED FOR THE DEVELOPMENT OF THIS PROJECT. LOT CONFIRMATION AND REVIEW OF DRAINAGE RECORDS FOR THE SITE.

**GENERAL NOTES:**

1. LOCATED SOUTH OF 15' AND EAST OF 15' BUILDING SETBACKS. ALL UTILITIES, INCLUDING PROPOSED WATER AND SANITARY, SHALL BE MAINTAINED AND PROTECTED.
2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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**STORAGE FACILITY (A) - 2,163 SF**

- DRIVE-UP STORAGE "A": 2,163 SF
- DRIVE-UP STORAGE "B": 3,290 SF
- DRIVE-UP STORAGE "C": 5,500 SF
- DRIVE-UP STORAGE "D": 4,082 SF
- DRIVE-UP STORAGE "E": 3,875 SF
- TOTAL DRIVE-UP: 18,946 SF

**STORAGE FACILITY (E) - 3,875 SF**

- CLIMATE CONTROLLED BUILDING 81,998 SF

**TOTAL GFA: 100,946 SF**



GRAPHIC SCALE IN FEET  
 0 10 20 30 40

FEBRUARY 17, 2022



SELF STORAGE - LACEY - CONCEPTUAL SITE PLAN  
 40,998 SF CLIMATE CONTROLLED BUILDING, 18,946 SF DRIVE-UP UNITS

# Kimley»Horn

2/25/2022

City of Lacey  
Community & Economic Development Department  
420 College Street SE  
Lacey, WA 98503

## Self-Storage – Lacey: Letter of Introduction

Dear City of Lacey Planner,

Kimley-Horn is pleased to submit this Letter of Introduction on behalf of our Client, Macritchie Storage Ventures, for the Pre-Application process for the "Self-Storage – Lacey" project (herein referred to as the "Project"). The site is located at 8324 Quinault Drive NE.

The Project is to be a Self-Storage development consisting of approximately 3.03 acres of land. The entire site is intended to be developed in one singular phase. It is understood from verbal conversations that the detention facility to the south of Quinault Drive has been designed to accommodate the stormwater detention requirements from this site. We seek clarity from the City on this assumption.

The facility will consist of a two-story 81,996 square foot (40,998 gsf per floor) climate controlled self-storage building, drive aisle, and visitor/tenant parking stalls. An office will be provided interior to the climate-controlled storage building. In addition, 18,946 sf of drive-up storage is proposed around the back of the facility.

A service road currently runs through the site, service the Best Western and Casino. This will be retained and utilized as a shared-drive between all three properties.

The site will have one primary point of access, from Quinault Drive NE, via the existing driveway for the Best Western. We seek clarification from the City of Lacey if any off-site improvements will be required as part of this project.

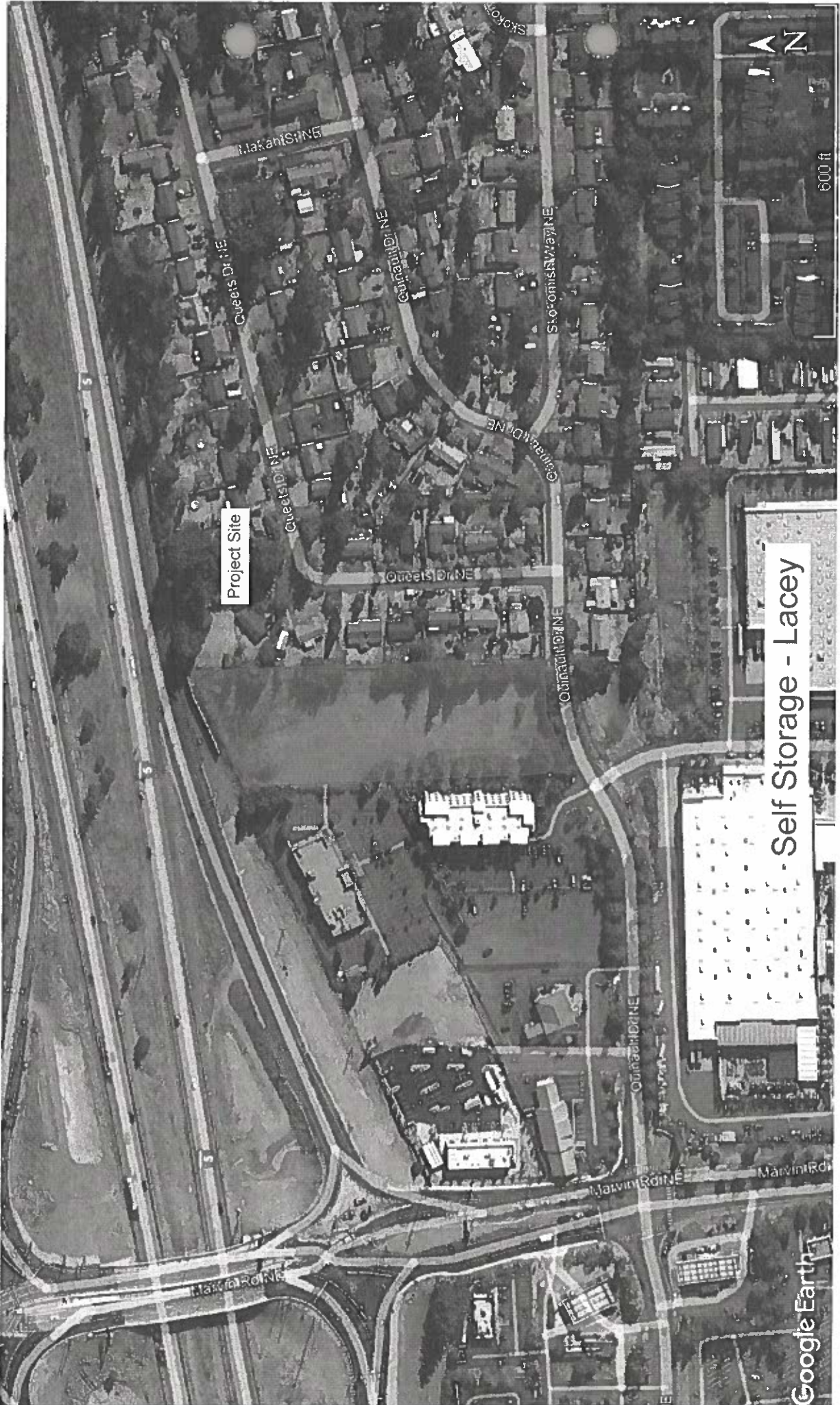
The above-described use will adhere to the codes and requirements outlined within the City's design standards. We are excited to bring this project to the City.

Thank you for your time and consideration.

Sincerely,



Stephen Litsas  
Kimley-Horn



Project Site

Self Storage - Lacey

600 ft



Google Earth