



*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, March 23, 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.				22-81 11821240503 5030 Lacey Blvd SE Lacey Express Parking lot use Fant/Stiles CBD-5
11:00 a.m.				22-82 37110000500/400 2565/2559 Marvin Rd NE Kaylan Hospitality New hotel Fant/Stiles HPBDBC/HPBD-C
1:30 p.m.				22-83 11811430400 1120 Galaxy Dr NE Cimmarusti Holdings New retail/office bldg Seymour/Stiles GC
2:30 p.m.				
3:30 p.m.				

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

Table with 2 columns: Field Name, Value. Fields include CASE NUMBER (22-81), 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: Lacey Express

ADDRESS: 5200 Lacey Blvd. CITY: Lacey STATE: WA ZIP: 98503 PHONE NUMBER: 360-459-5884 EMAIL: lacey@expstorage.com

REPRESENTATIVE: Clifford Crase

ADDRESS: PO Box 73639 CITY: Puyallup STATE: WA ZIP: 98373 PHONE NUMBER: 253-732-5566 EMAIL: cliff@expstorage.com

Project details form including: PROJECT ADDRESS: 5030 Lacey Blvd. SE Lacey WA 98503; ASSESSOR'S TAX PARCEL NUMBER(S): 11821240503; BRIEF DESCRIPTION OF PROJECT: using for parking lot; TOTAL ACREAGE: .23; TOTAL SQ. FT OF BLDG: NA; ZONING: 91 undeveloped land; PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK; EXISTING ACCESS: Parking; PROPOSED ACCESS: Parking

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3/23/22 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.

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Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

CASE NUMBER:	22-82
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: Nick Patel; Kaylan Hospitality

ADDRESS: 11541 Nuckols Road, Suite D	CITY: Glen Allen	STATE: VA	ZIP: 23059
PHONE NUMBER: 804-935-1719	EMAIL: npatel@kalyanhospitality.com		

REPRESENTATIVE: Ivana Halvorsen; Barghausen Consulting Engineers, Inc.

ADDRESS: 18215 - 72nd Ave S	CITY: Kent	STATE: WA	ZIP: 98032
PHONE NUMBER: 425-251-6222	EMAIL: ihalvorsen@barghausen.com		

PROJECT ADDRESS: 2565 MARVIN RD NE & 2559 MARVIN RD NE
ASSESSOR'S TAX PARCEL NUMBER(S): 37110000500 & 37110000400
BRIEF DESCRIPTION OF PROJECT: Construct new 5-story 139 room "suites" hotel and associated parking.
TOTAL ACREAGE: 2.82 TOTAL SQ. FT OF BLDG: TBD ZONING: HPBC-BC and HPBD-C
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Marvin Rd / Hickory Stick Lr PROPOSED ACCESS: Same

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3/23/2022 TIME: 11 AM

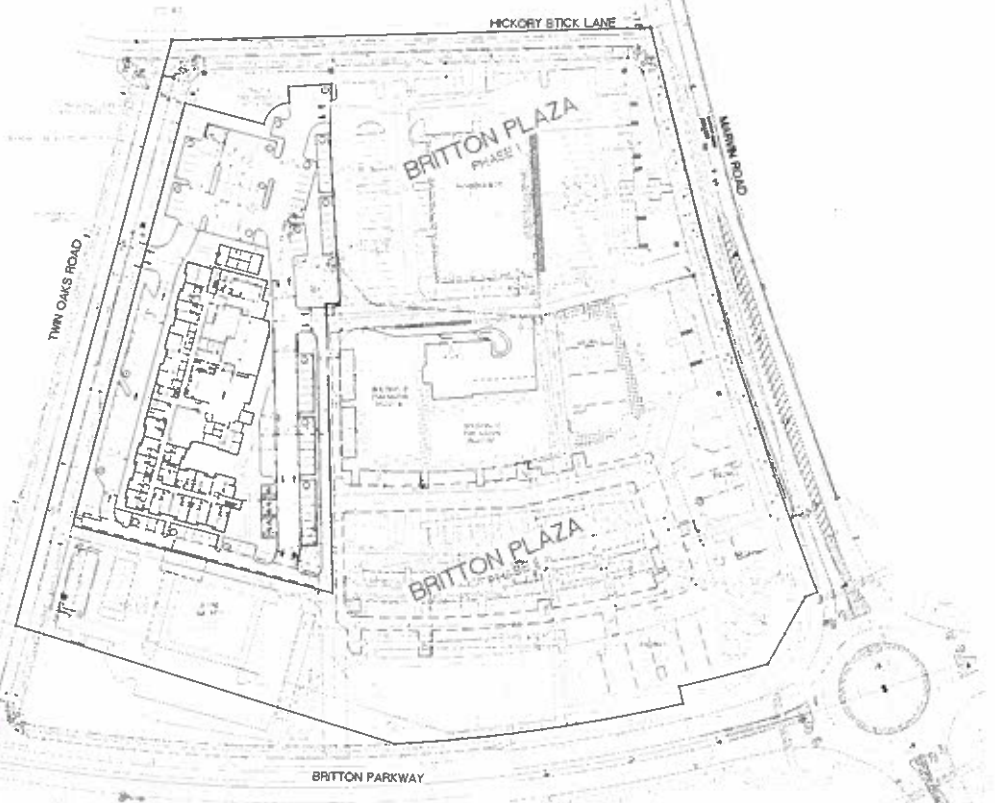
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SITE PLAN
FOR
**MARRIOTT RESIDENCE INN
AT BRITTON PLAZA**



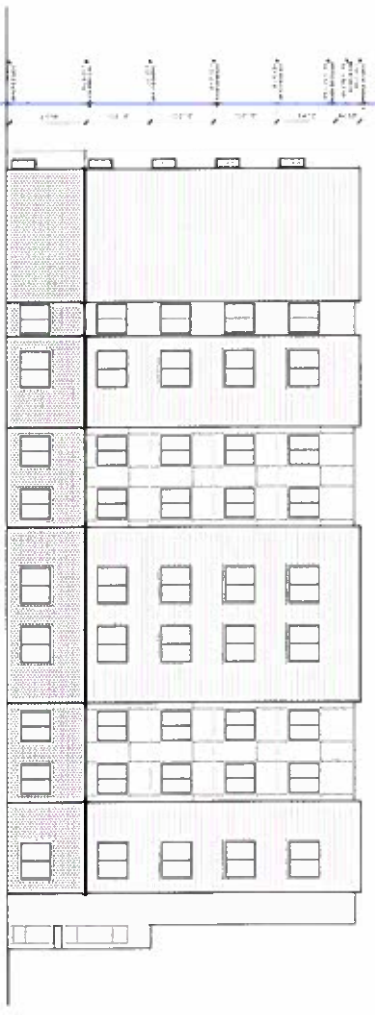
NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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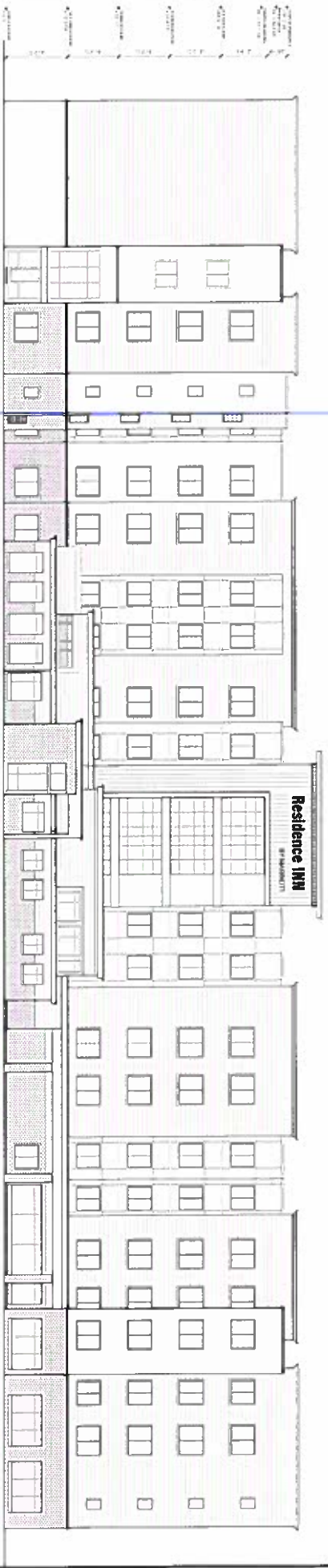


CALL 611 A MIN OF 48
HOURS BEFORE YOU DIG


<p>22232</p>	<p>For MARVIN ROAD PHASE II, LLC 801 VALLEY AVENUE NW SUITE A POTLUP, WA 98371 (253) 386-3900</p>	<p>DATE: 11/11/11 SCALE: AS SHOWN SHEET NO. 1 OF 1</p>	<p>Borghausen Consulting Engineers, Inc. 1825 7th Avenue South Wash, WA 98033 253-852-1825 borghausen.com</p>
<p>THIS IS A PORTION OF SECTION 2, TWP 04 N, R12 E, S14 W SITE PLAN MARRIOTT RESIDENCE INN AT BRITTON PLAZA</p>		<p>DATE: 11/11/11 SCALE: AS SHOWN SHEET NO. 1 OF 1</p>	



2 SIDE ELEVATION
AS01



1 FRONT ELEVATION
AS01



ARCHITECT
NITIN KULKARNI
ARCHITECTS
1001 10th Ave
San Francisco, CA 94103

Residence INN
BY MARRIOTT

DEVELOPMENT BY
KALYAN HOSPITALITY

LOCATION: MARKET ST
SAN FRANCISCO, CA



DATE: 4.10.22, 2022

No.	DATE	DESCRIPTION
1	JAN 21 2022	CONCEPT DESIGN
2	JAN 24 2022	SCHEMATIC DESIGN
3	JAN 27 2022	PRELIMINARY DESIGN
4	4.10.22 2022	FINAL DESIGN

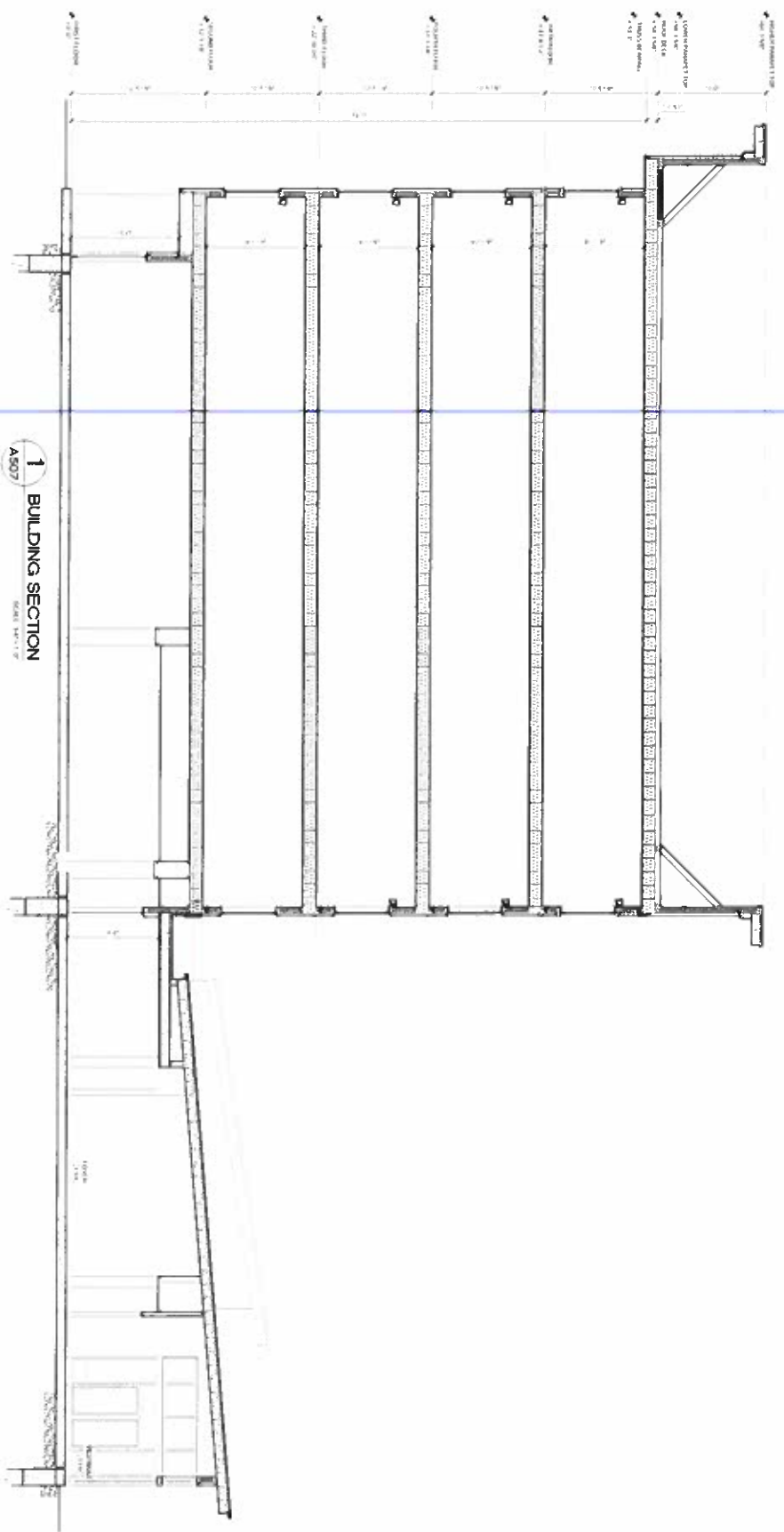
SHEET
A-501

BUILDING ELEVATIONS

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BY

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NOTE: 1.000 IS 1/8" UNLESS OTHERWISE SPECIFIED



ARCHITECT
NITIN KULKARNI
 ARCHITECTS
 1001/1002/1003

Residence INN
 A DEVELOPMENT BY MARRIOTT
 1001/1002/1003

A DEVELOPMENT BY
KALYAN HOSPITALITY



NO.	DATE	DESCRIPTION
1	JAN 21 2022	ISSUED FOR PERMIT
2	JAN 24 2022	ISSUED FOR PERMIT
3	JAN 27 2022	ISSUED FOR PERMIT

A-507
 BUILDING SECTION

THIS DRAWING IS THE PROPERTY OF KALYAN HOSPITALITY. NO PART OF THIS DRAWING, REPRODUCTION, COPIES OR THIS DRAWING SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KALYAN HOSPITALITY.

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Lacey, WA 98503
(360) 491-5642

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APPLICANT: Cimmarusti Holdings

ADDRESS: 620 N. Brand Suite 402 CITY: Glendale STATE: CA ZIP: 91203
PHONE NUMBER: 323-674-0203 ext. 126 EMAIL: ralph@cimmarustiholdingsllc.com

REPRESENTATIVE: Garner Miller, MSGS Architects

ADDRESS: 510 Capitol Way S CITY: Olympia STATE: WA ZIP: 98501
PHONE NUMBER: 360-943-6774 x 112 EMAIL: garnerm@msgsaarch.com

PROJECT ADDRESS: 1120 GALAXY DR NE
ASSESSOR'S TAX PARCEL NUMBER(S): 11811430400
BRIEF DESCRIPTION OF PROJECT: New 2 story 6,500 SF retail/office building located on existing Tree Tract within The Landing Phase 2. Note- removed Tree Tract area to be mitigated within The Landing Phase 1 parcel.
TOTAL ACREAGE: 1.78 TOTAL SQ. FT OF BLDG: 6,500 ZONING: GC, General Commercial
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (x) COMMERCIAL () M.H. PARK
EXISTING ACCESS: Martin Way PROPOSED ACCESS: Martin Way

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3/23 TIME: 1:30 pm

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

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: 3-9-2022 Project No.: _____
Project Name: New Building on Tree Tract Parcel No.: 11811430400
Project Address: 1120 GALAXY DR NE
Applicant's Name: Garner Miller MSGS Architects Phone: 360-943-6774x112
Applicant's Address: 510 Capitol Way S Olympia WA 98501

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.):

This project will construct a 2 story building of approximately 6,500 SF on an existing vacant portion of this parcel that is currently designated as a Tree Tract. The building will likely be used for 3,500 SF of retail on the ground floor and 3,000 SF of office on the second floor. Tenants are unknown at this time. Number of employees, hours of operation to be determined.

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	1.78 Acres:	Number of Gas Pumps / Fueling	Positions: 0
Building	Size	Gross	Square 6,500 Feet:	Number of Drive-through	Windows: 0
Number	of	Unknown	Employees:	Number of Service	Bays: 0
Number	of	Parking 154	Stalls:	Number of Car Wash	Stalls: 0
Number of Students / Children:			0	Number of Seats (Theaters, etc.): 0	
Number of Rooms (Hotels, etc.):			0	Number of Courts / Fields / Tees: 0	

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  Date: 3/9/22

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: _____						



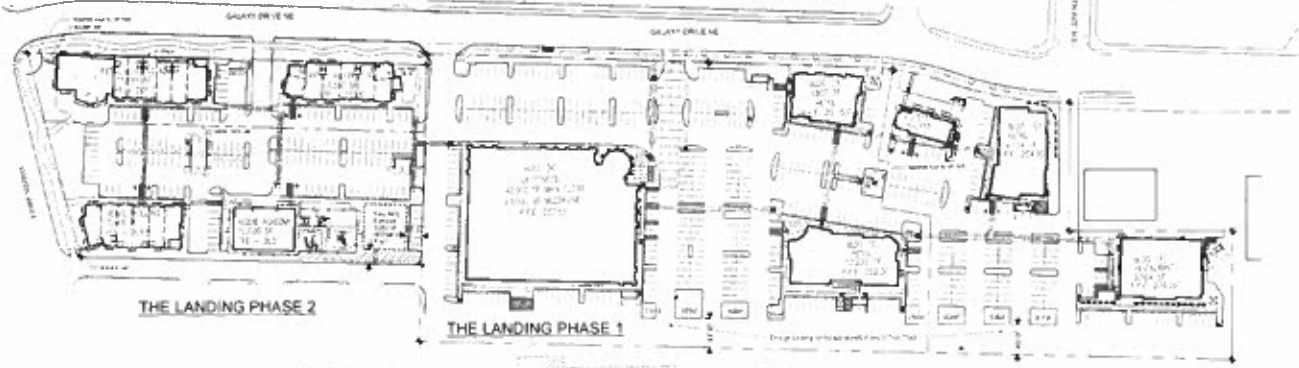
BUILDING PLAN



BUILDING CONCEPT



SITE MAP



- | | |
|---|--|
| <p> Total Footprint Area (sq ft)
 Area reserved for future use (sq ft)
 Total Area (sq ft) </p> | <p> 1,171,000
 1,171,000
 1,171,000 </p> |
|---|--|
- | | |
|--|---|
| <p> New Building
 Existing Building </p> | <p> [Symbol]
 [Symbol] </p> |
|--|---|
- | | |
|---|---|
| <p> Existing Parking (Phase 2)
 Proposed New Parking (Phase 1) </p> | <p> 154
 9 </p> |
|---|---|

1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

2/12/12 11:18 AM 100% Final Review - 100% 1/1/12