



*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, April 27, 2022**

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

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
10:00 a.m.				22-122 Betschart Investments BLA 1180232020 Seymour/Stiles 7520/7600 Evelyne Ln NE LI
11:00 a.m.				22-123 Target Corp Drop-off improvements 375600 00100 Schelling/Stiles 3500 Marvin Rd NE LI
1:30 p.m.				22-121 Bundy Drive-thru espresso 1182123050 Fant/Stiles 4710 Lacey Blvd SE CBD5
2:30 p.m.				
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:	22-122
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

APR 6 7. 2022

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: **BETSCHART INVESTMENTS 7520 LLC**

ADDRESS: PO Box 5758 CITY: Lacey STATE: WA ZIP: 98509
PHONE NUMBER: EMAIL: mardy@mbelectricllc.com

REPRESENTATIVE: Chris Cramer- Patrick Harron and Assoc. LLC

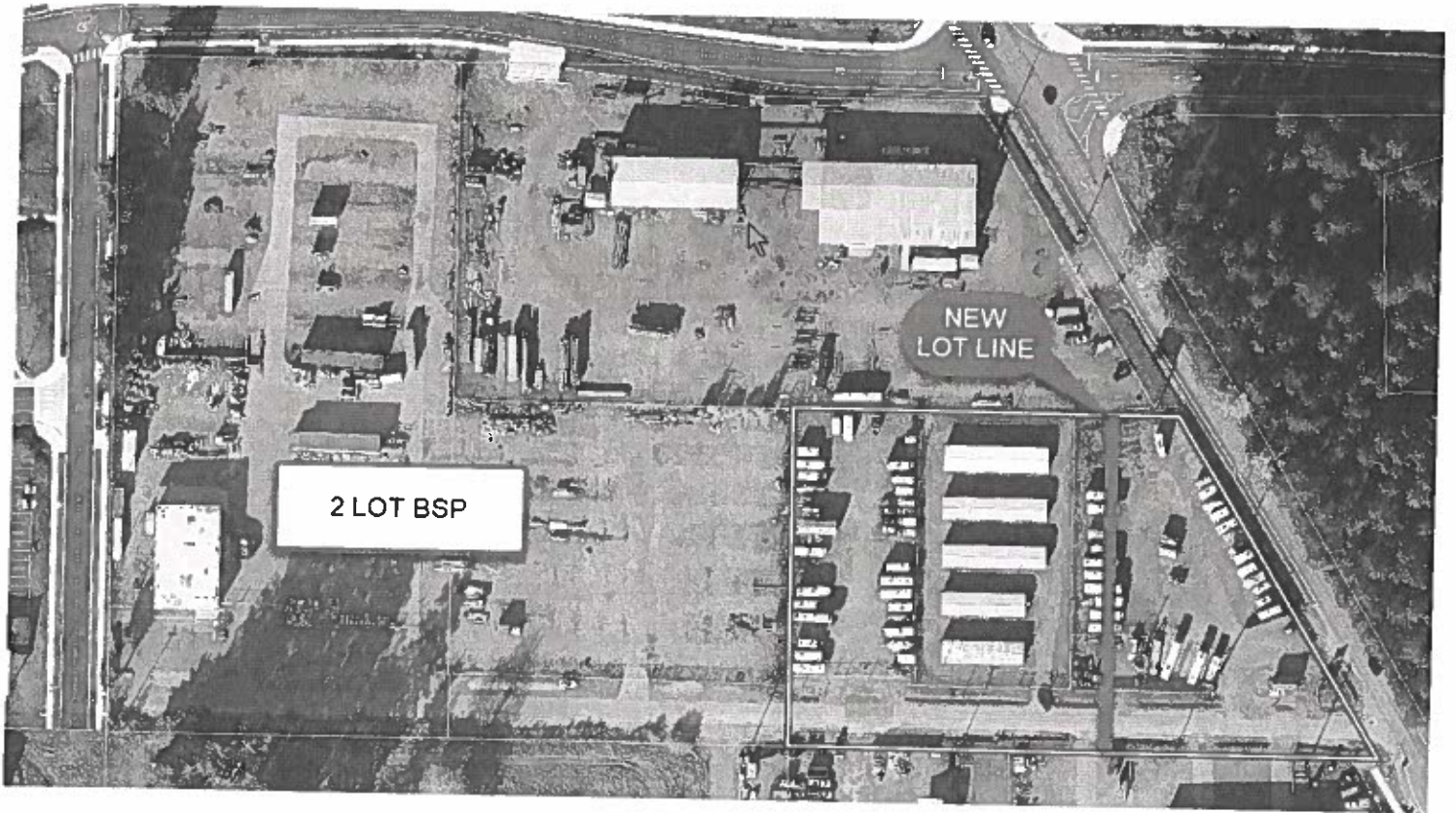
ADDRESS: 8270 28th Court NE, Suite 201 CITY: Lacey STATE: WA ZIP: 98502
PHONE NUMBER: 360.459.1102 EMAIL: chris@patrickharron.com

PROJECT ADDRESS:	7520 & 7600 EVELYNE LN, 3017 Marvin Rd NE				
ASSESSOR'S TAX PARCEL NUMBER(S):	11802320200, 11802320300, 11802320100				
BRIEF DESCRIPTION OF PROJECT:	Boundary Line Adjustment on 3017 Marvin, BSP for remaining lots				
TOTAL ACREAGE:	11.1	TOTAL SQ. FT OF BLDG:	34,950	ZONING:	LI
PROPOSED LAND USE:	(<input type="checkbox"/>) SINGLE-FAMILY (<input type="checkbox"/>) MULTI-FAMILY (<input type="checkbox"/>) INDUSTRIAL DUPLEX (<input type="checkbox"/>) COMMERCIAL (<input type="checkbox"/>) M.H. PARK				
EXISTING ACCESS:	Evelyn Ln		PROPOSED ACCESS:	to the north	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 4-27-22 TIME: morning

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.



2 LOT BSP

NEW LOT LINE



City of Lacey

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

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: April 7, 2022

Project No.: KH #090057000

Project Name: Target T0600 Employee Drop-off Improvements

Parcel No.: 37560000100

Project Address: 3500 Marvin Road NE, Lacey WA 98516

Applicant's Name: Kimley-Horn on behalf of Target Corporation Phone: (206) 677-8610

Applicant's Address: 1000 2nd Avenue, Suite 3900, Seattle WA 98104

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 is a Target distribution center with business license number UBI 603072514 001 0001. The existing building has a gross area of 1,796,850 SF and has ±230 employees present onsite during operational hours.

The center is operational and open to trucks during the following hours:

Saturday - Monday (0300 - 1830)

Tuesday - Friday (0300 - 1630)

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 Square Feet: Number of Drive-through Windows:
 Number of 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):

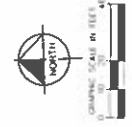
The building and site use will not be affected as a result of this project. The gross area, number of employees, and operational hours of the facility will not be affected. No additional traffic is anticipated to be generated as a result of this project, the project scope is strictly for site work to improve circulation and pedestrian access at the employee drop-off area.

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 Liz Willmot, P.E.

Date: April 7, 2022

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:	_____		



LEGEND
 - - - - - PROPERTY LINE
 - - - - - DISPOSITION SCALE

PROPOSED IMPROVEMENT AREAS	
NEW AND REPLACED IMPERVIOUS AREA	3,286 SF

HAWKS PRAIRIE ROAD NE

PROPOSED STAIRS, 7 RISERS @ 6" WITH HANDRAIL EXTENDING 18" BEYOND TOP & TOE OF STAIRS.

CONNECT TO EXISTING SIDEWALK

CONCRETE SIDEWALK PER COL STD DWG 4-9

CONCRETE CURB AND GUTTER PER COL STD DWG 4-14

ENERGY DISSIPATER 4'x4' QUARRY SPALLS

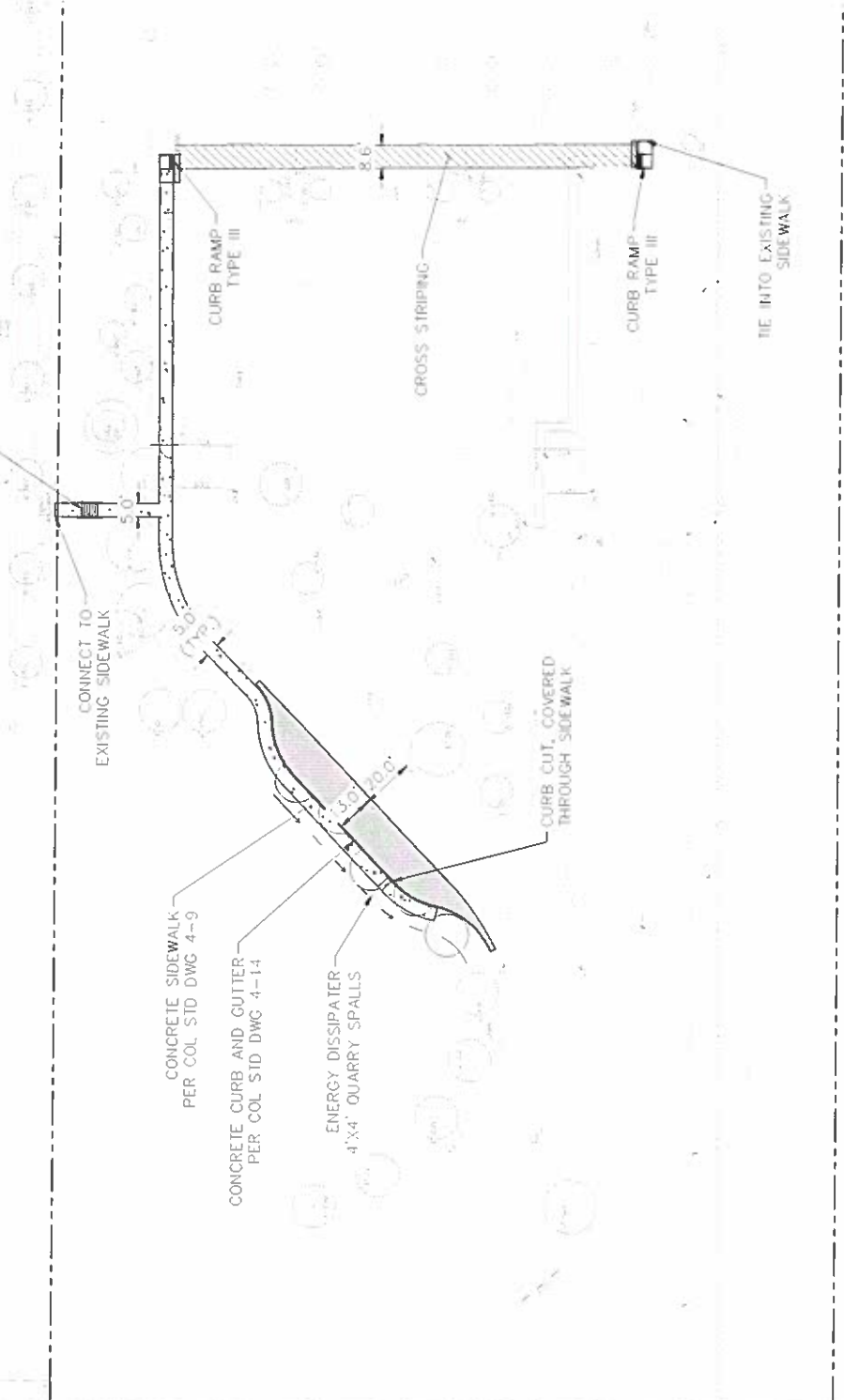
CURB CUT, COVERED THROUGH SIDEWALK

CURB RAMP TYPE III

CROSS STRIPING

CURB RAMP TYPE III

TIE INTO EXISTING SIDEWALK



PROJECT NARRATIVE

A narrative has been provided below to describe the proposed improvements and the project's compliance with each of the following development standards and/or guidelines.

PROJECT SCOPE

This project proposes improvements to the employee drop-off area on the north side of the existing Target distribution facility located at 3500 Marvin Road NE, Lacey WA 98516. Proposed improvements include:

- A 13' wide, ±100' long drop-off lane to allow for traffic picking up or dropping off employees to pull away from the flow of traffic while employees enter or exit the vehicle.
- A 5' wide sidewalk, measured from the back of existing curb, adjacent to the new drop-off lane and existing curb on the northern side of the parking area.
- A 5' wide sidewalk connecting the proposed sidewalk at the back of curb to the existing sidewalk in Hawks Prairie Road right-of-way. This sidewalk is anticipated to require 7 steps and a handrail to accommodate the grade difference.
- A pedestrian access gate through the existing secure fence.
- Two new curb ramps and a striped ±9' wide pedestrian pathway across the existing parking area. A total of 5 parking stalls will be removed to accommodate this path.

The demolition scope of this project includes:

- Demolition of existing curb at location of new drop-off lane and curb ramps to accommodate construction.
- Sandblasting existing striping both at location of proposed striped pedestrian walkway and existing striped pedestrian walkway to be replaced with proposed improvements.
- Removing 5 trees with a diameter of 4" each to accommodate addition of the drop-off lane.
 - Proposed landscape plan, to be developed with the Site Plan Review submittal, will take these trees into consideration and follow City of Lacey codes to meet onsite landscaping requirements.
- Relocation of existing light pole to accommodate addition of the drop-off lane.
- Relocation or resetting of existing telecommunications handholes to accommodate addition of the sidewalk behind existing curb.

COMPREHENSIVE PLAN

This site is located within the Hawks Prairie Planning Area of the City of Lacey Comprehensive Plan. The proposed improvements align with Goal #3 of this area in the plan, "Support the Hawks Prairie Area as a local hub for light industrial development and employment center." The project scope will improve the conditions of access for employees in the existing industrial use by preventing back-ups while cars are loading/unloading passengers with a designated drop-off area and by providing a more distinguished pedestrian access path across the parking lot, which will increase employee safety.

STREET PLAN

Based on the Classification Plan in the City of Lacey Transportation Plan, Hawks Prairie Road is considered a collector and a truck route. The proposed improvements will not be affecting the vehicular connection to Hawks Prairie Road, but a new pedestrian connection directly from the sidewalk in the ROW into the site will be established. From a traffic perspective, the proposed improvements will improve internal circulation by allowing loading/unloading vehicles to utilize the drop-off area and get out of the drive aisles, but the peak number and times of employee and delivery trucks will be unaffected by this project scope. No adverse effects to Hawks Prairie Road are anticipated as a result of this project.

STORM RUNOFF AND RETENTION

The scope of this project is considered a redevelopment, with a total area of new plus replaced hard surface area of ±3,300 SF. The preliminary grading and drainage concept for these improvements is to grade the drop-off area such that it drains to the new curb line, where stormwater runoff will discharge into the lawn area through a curb cut, where it will infiltrate. The new sidewalk will be graded to drain onto the existing hard surface of the drive aisles, where existing drainage patterns will be preserved to sheet flow to existing inlets.

Based on the City of Lacey Stormwater Design Manual, this project is required to comply with Core Requirements #1 – 5. A brief description of how each of these core requirements will be addressed is defined below.

Core Requirement #1: Preparation of Stormwater Site Plans

- A Drainage Plan will be prepared and submitted with the Site Plan Review process, which will detail the proposed drainage patterns and stormwater infrastructure.

Core Requirement #2: Construction Stormwater Pollution Prevention

- Because this project will result in more than 2,000 SF of new plus replaced hard surface area, a SWPPP will be prepared and submitted in the Site Plan Review process that will detail the erosion and sediment control onsite during construction.

Core Requirement #3: Source Control of Pollution

- Source Control BMPs, as defined by Chapter 9 of Volume IV of the 2014 Ecology Manual, will be evaluated for feasibility onsite and included in the Stormwater Site Plans where relevant.

Core Requirement #4: Preservation of Natural Drainage Systems and Outfalls

- Existing hard surface area within the project area drains to inlets on an existing storm line on the south side of the drop-off loop and parking lot. Based on the available asbuilt information and historical civil plans, this storm line runs east parallel to the building, where it turns south and discharges to the existing detention pond on the southeast

corner of the site. The proposed improvements will maintain this drainage pattern and outfall point.

Core Requirement #5: On-Site Stormwater Management

- Stormwater management BMPs for Lawn and Hard Surfaces will be evaluated for feasibility and included in the Stormwater Site Plan where relevant.

SHORELINE MASTER PROGRAM

The Shoreline Master Program is not relevant to this project as the site is not located on or near a shoreline.

ZONING

The site is currently zoned Light Industrial, and the existing use is consistent with that zoning. No changes to the zoning or use of the site are proposed with this project.

AVAILABILITY OF WATER/SEWER

The proposed improvements will not increase demand for water or sewer, as the building is not proposed to be modified in any way. The existing distribution center onsite is currently being served with water and sewer services able to meet the site's demands, and that condition will be maintained after the proposed improvements have been constructed.

There is an existing fire hydrant close to the project area onsite that will remain in service throughout construction and will not be affected by the proposed improvements.

DEVELOPMENT CONCEPTS

A site plan has been prepared and included with this submittal that represents the proposed improvements summarized in this project narrative.

ENVIRONMENTAL IMPACT

This project scope is anticipated to have minimal environmental impacts. No environmentally sensitive areas are present within the project area, and a SWPPP prepared for the Site Plan Review will detail the construction BMPs that will be implemented during construction to prevent erosion and sediment runoff.

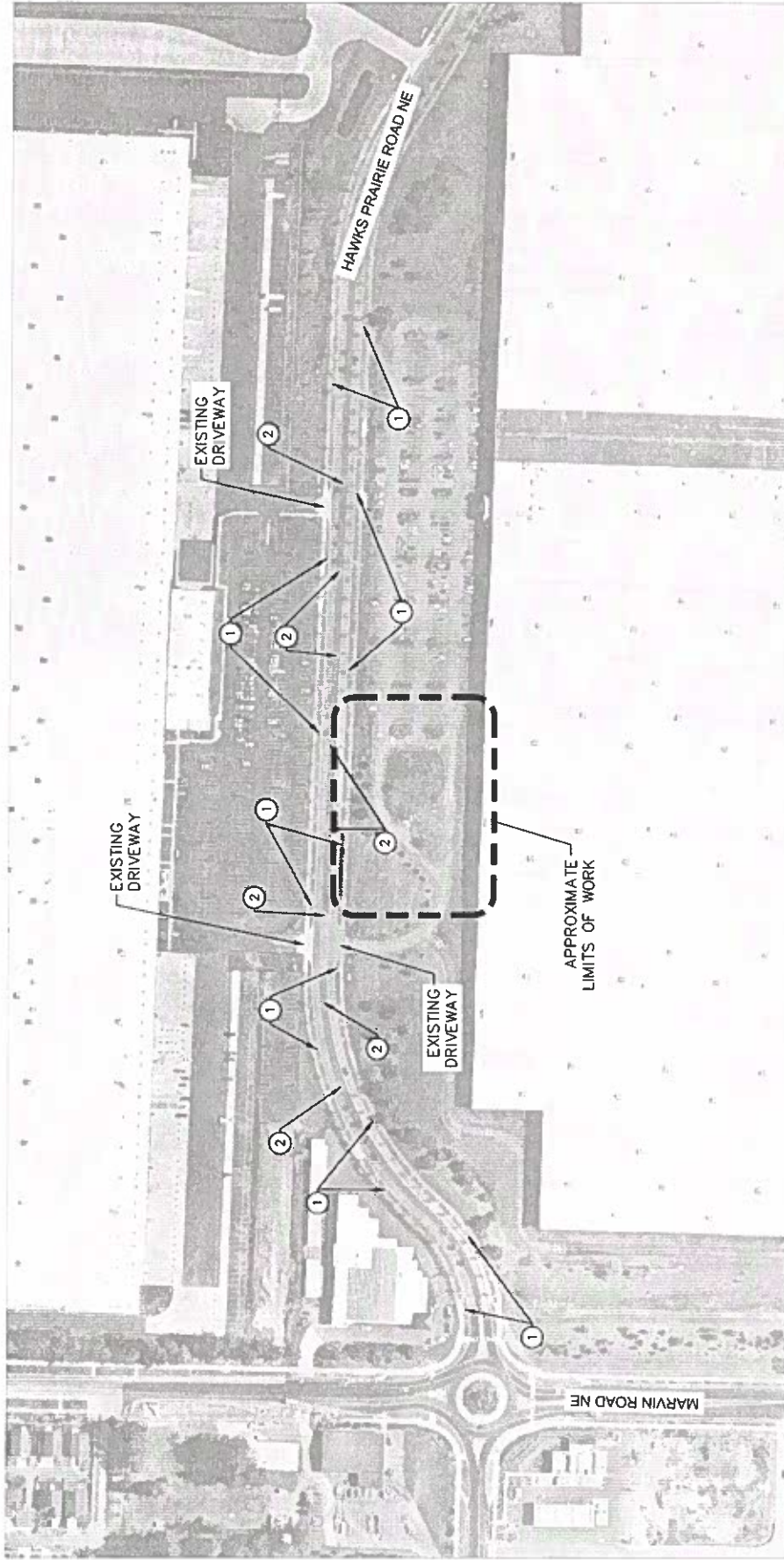
PARKING

The proposed site improvements will remove 5 existing stalls, and we do not anticipate any traffic or parking impacts. The project proposes no building additions or modifications and no increase in building gross square footage, and it is assumed that the existing parking count is compliant with the City of Lacey Municipal Code that was active when the building was constructed.

QUESTIONS FOR PRESUBMITTAL CONFERENCE STAFF

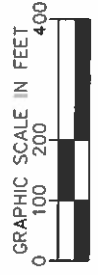
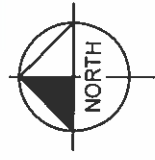
The applicant would request to discuss the following questions with Staff at the Presubmittal Conference:

1. Based on the proposed scope of work, after Site Plan Formal Review, what permits need to be obtained to start construction?
2. What are the anticipated review timelines for Site Plan Review and other required permits?

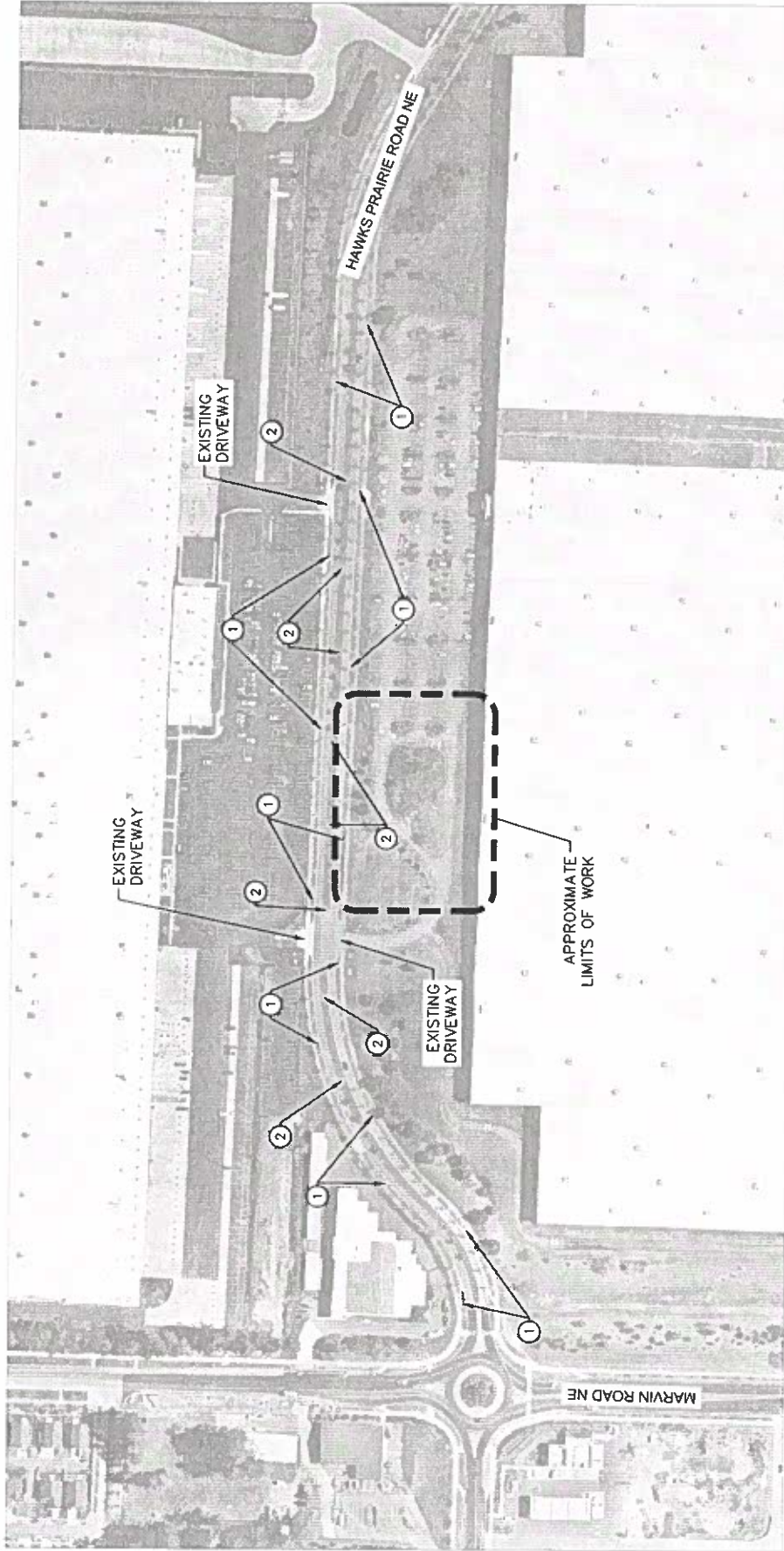


KEYNOTES

- ① EXISTING FIRE HYDRANT
- ② EXISTING STREET LIGHT

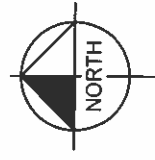


VICINITY MAP



KEYNOTES

- ① EXISTING FIRE HYDRANT
- ② EXISTING STREET LIGHT



VICINITY MAP



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

RECEIVED

APR 14 2022

OFFICIAL USE ONLY

CASE NUMBER	22-121
RELATED CASE NUMBERS	
PLANNER ASSIGNED:	
PW ASSIGNED	

BY _____
PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: Crystal Bundy
 ADDRESS: 11349 Summit Lake^{rd NW} CITY: Olympia STATE: W ZIP: 98502
 PHONE NUMBER: 360-280-2929 EMAIL: Crystalbundy@comcast.net

REPRESENTATIVE: Bill Turner - CTC Engineering
 ADDRESS: 4405 7th Ave SE Ste 301 CITY: Lacey STATE: WA ZIP: _____
 PHONE NUMBER: 360-491-6900 EMAIL: billtp52@gmail.com

PROJECT ADDRESS: 4714 & 4710 Lacey Blvd S.E. Lacey, WA 98503
 ASSESSOR'S TAX PARCEL NUMBER(S): 11821230500
 BRIEF DESCRIPTION OF PROJECT: drive thru espresso stand in front of car wash.
 TOTAL ACREAGE: 0.53 TOTAL SQ. FT OF BLDG: 600 aprox ZONING: CB D-5
 PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (x) COMMERCIAL () M.H. PARK
 EXISTING ACCESS: Off Lacey Blvd. PROPOSED ACCESS: Same as current

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 4/27 TIME: afternoon

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