



*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, June 9, 2021**

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.				21-181 37110000500 2565 Marvin Rd NE Essence Hotel Mgmt Group 111-unit hotel Seymour/Stiles HPBD-C
11:00 a.m.				21-180 58050000902 4515 Intelco Loop SE Horizon Learning Center Classroom addition Fant/Stiles CO
1:30 p.m.				21-179 11822240200 1505 Carpenter Rd SE RooLan Health & Rehab Mobile office space Fant/Stiles MD
2:30 p.m.				21-182 11821221100 4712 Pacific Ave SE Borden Office building Fant/Stiles CBD-5
3:30 p.m.				21-185 11803410000 2929 Marvin Rd NE Slattery Properties Warehouse complex Seymour/Stiles LI-C

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MAY 21 2021



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

BY _____

OFFICIAL USE ONLY

CASE NUMBER:	21-181
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

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: **Essence Hotel Management Group**

ADDRESS: 1515 Wilmington Drive	CITY: Dupont	STATE: WA	ZIP: 98327
PHONE NUMBER: 937.684.7872	EMAIL: khalid@essencehotelgroup.com		

REPRESENTATIVE: **Kaul Design Architecture, PLLC**

ADDRESS: 1733 Ferndale Ave SE	CITY: Renton	STATE: WA	ZIP: 98058
PHONE NUMBER: 206-200-0015	EMAIL: bradkaul@kauldesignarchitecture.com		

PROJECT ADDRESS: 2565 MARVIN RD NE, LACEY
ASSESSOR'S TAX PARCEL NUMBER(S): 37110000500
BRIEF DESCRIPTION OF PROJECT: New 4-story 111 unit hotel w/ indoor pool
TOTAL ACREAGE: 1.91 TOTAL SQ. FT OF BLDG: 65,000 ZONING: HPBD-C
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: 2 existing driveways 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: June 9 TIME: 10 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.

1565 PARVIN ROAD, LACEN, 99316
 KNECHTBOOD COMMERCIAL, LLC
 Parcel: 0100000500
 8,170 SF Lot Area

PERC-2
 LANDSCAPE BUSINESS DISTRICT, ZONING

- NEW CONCRETE
 - AREA OF NEW BUILDING ADDITION
 - AREA OF NEW LANDSCAPE
- PARKING REQUIRED:
 5 STALLS
 PER HOTEL UNIT
- PARKING PROVIDED: 14 STALLS
 VAN ACCESS TO 6
 4 ACCESSIBLE
 5 STANDARD STALLS (8x18)
 5 COMPACT STALLS (8x16)



TWIN OAKS ROAD



0 1 SITE PLAN



11001 130TH AVE. SUITE 200
 BELLINGHAM, WA 98226

NO.	DATE	DESCRIPTION
1	11/15/2011	PRELIMINARY
2	01/10/2012	REVISED PER COMMENTS
3	02/10/2012	REVISED PER COMMENTS
4	03/10/2012	REVISED PER COMMENTS
5	04/10/2012	REVISED PER COMMENTS
6	05/10/2012	REVISED PER COMMENTS
7	06/10/2012	REVISED PER COMMENTS
8	07/10/2012	REVISED PER COMMENTS
9	08/10/2012	REVISED PER COMMENTS
10	09/10/2012	REVISED PER COMMENTS
11	10/10/2012	REVISED PER COMMENTS
12	11/10/2012	REVISED PER COMMENTS
13	12/10/2012	REVISED PER COMMENTS
14	01/10/2013	REVISED PER COMMENTS
15	02/10/2013	REVISED PER COMMENTS
16	03/10/2013	REVISED PER COMMENTS
17	04/10/2013	REVISED PER COMMENTS
18	05/10/2013	REVISED PER COMMENTS
19	06/10/2013	REVISED PER COMMENTS
20	07/10/2013	REVISED PER COMMENTS
21	08/10/2013	REVISED PER COMMENTS
22	09/10/2013	REVISED PER COMMENTS
23	10/10/2013	REVISED PER COMMENTS
24	11/10/2013	REVISED PER COMMENTS
25	12/10/2013	REVISED PER COMMENTS
26	01/10/2014	REVISED PER COMMENTS
27	02/10/2014	REVISED PER COMMENTS
28	03/10/2014	REVISED PER COMMENTS
29	04/10/2014	REVISED PER COMMENTS
30	05/10/2014	REVISED PER COMMENTS
31	06/10/2014	REVISED PER COMMENTS
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33	08/10/2014	REVISED PER COMMENTS
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45	08/10/2015	REVISED PER COMMENTS
46	09/10/2015	REVISED PER COMMENTS
47	10/10/2015	REVISED PER COMMENTS
48	11/10/2015	REVISED PER COMMENTS
49	12/10/2015	REVISED PER COMMENTS
50	01/10/2016	REVISED PER COMMENTS
51	02/10/2016	REVISED PER COMMENTS
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91	06/10/2019	REVISED PER COMMENTS
92	07/10/2019	REVISED PER COMMENTS
93	08/10/2019	REVISED PER COMMENTS
94	09/10/2019	REVISED PER COMMENTS
95	10/10/2019	REVISED PER COMMENTS
96	11/10/2019	REVISED PER COMMENTS
97	12/10/2019	REVISED PER COMMENTS
98	01/10/2020	REVISED PER COMMENTS
99	02/10/2020	REVISED PER COMMENTS
100	03/10/2020	REVISED PER COMMENTS

Project: SPRINGFIELD SUITES

Site Plan

NO. 1

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MAY 23 2021

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

CASE NUMBER:	21-180
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: Horizon Learning Center

ADDRESS: 4515 INTELCO Loop SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-539-5050 EMAIL: horizon.learning@yahoo.com

REPRESENTATIVE: Erik Randall

ADDRESS: 4515 INTELCO Loop SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-688-4161 EMAIL: ERIK-LLC@Rocketmail.com

PROJECT ADDRESS: 4515 INTELCO Loop SE LACEY WA 98503

ASSESSOR'S TAX PARCEL NUMBER(S): 5805000902

BRIEF DESCRIPTION OF PROJECT: ADD A DETACHED 1300 sqft Building for a school age Room

TOTAL ACREAGE: 1.49 TOTAL SQ. FT OF BLDG: 9222 ZONING: BP CO

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

EXISTING ACCESS: From Intelco Loop SE PROPOSED ACCESS: Same INTELCO Loop SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 6-9-21 TIME: 11:00
~~5/26/2021~~ ~~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: 5/7/2021 Project No.: _____
Project Name: School age Room Parcel No.: 68050000902
Project Address: 4515 INTELCO Loop SE Lacey WA 98503
Applicant's Name: Horizon Learning Center Phone: 360-688-4161
Applicant's Address: 4515 INTELCO Loop SE Lacey WA 98503

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.):

Currently we are a child care center License # 17-1404
9222 sqft Building. Open From 5:30am - 6:00pm
number of employees 33

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:	<u>1.49 acres</u>	Numbers of gas pumps/fueling positions:	<u>N/A</u>
Building Size Gross Square Feet:	<u>1,300 sq ft</u>	Number of Drive-Through Windows:	<u>N/A</u>
Number of Employees:	<u>2</u>	Number of Service Bays:	<u>N/A</u>
Number of Parking Stalls:	<u>50</u>	Number of car wash stalls:	<u>N/A</u>
Number of students/children:	<u>30</u>	Number of seats (Theaters, etc.):	<u>N/A</u>
Number of Rooms (Hotel, etc):	<u>N/A</u>	Number of Courts / Fields / Tees	<u>N/A</u>

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

We want to add a building to be able to accommodate more spots for childcare. The new building will be just for schoolage children. Child ratio will be 15/1 15 kid to 1 teacher ages 5 to 12 yrs 364 days old

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 *J. R. L.* Date: 5/7/2021

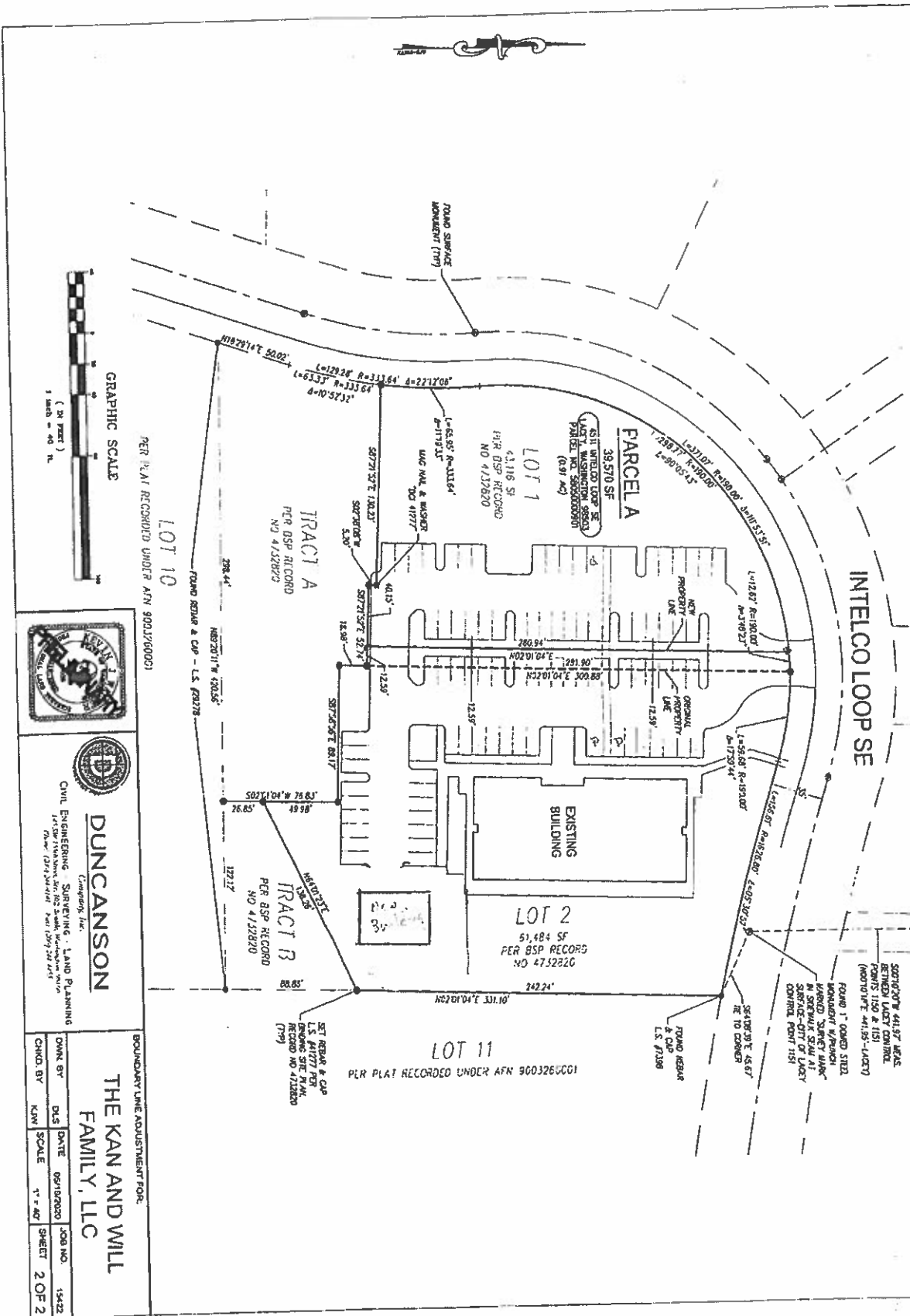
For Official Use Only:

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: _____						

CITY OF LACEY BOUNDARY LINE ADJUSTMENT # XX-XXXXXX

A PORTION OF THE NW 1/4 OF THE SE 1/4, S. 32 T. 18 N., R. 01 W., W.M.

INTELCO LOOP SE



DUNCANSON
 Consulting, Inc.
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING
 1500 1st Avenue, Suite 200, Lacey, WA 98503
 Phone: (360) 852-1111 Fax: (360) 852-1112

BOUNDARY LINE ADJUSTMENT FOR:

THE KAN AND WILL FAMILY, LLC

OWN BY	DLS	DATE	05/19/2020	JOB NO.	15432
CHKD BY	KJM	SCALE	1" = 40'	SHEET	2 OF 2

CITY OF LACEY BOUNDARY LINE ADJUSTMENT # XX-XXXXXX

A PORTION OF THE NW 1/4 OF THE SE 1/4, S. 32, T. 18, N. R. 01, W. 01, W.M.

PROPERTY INFORMATION

PARCEL A: KAN & WILL FAMILY LLC
 OWNER: 4511 INTELCO LOOP SE
 ADDRESS: LACEY, WA 98503
 PARCEL NO.: 5605000001

PARCEL B: KAN & WILL FAMILY LLC
 OWNER: 4507 INTELCO LOOP SE
 ADDRESS: LACEY, WA 98503
 PARCEL NO.: 5605000002

ACKNOWLEDGMENT

BY: MELODY WILLIAMS, MANAGER
 THE KAN AND WILL FAMILY, LLC

DATED: _____

STATE OF WASHINGTON }
 COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MELODY WILLIAMS IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON DATE STATED THAT HE WAS FULLY INFORMED OF THE CONTENTS AND PURPOSES OF THE INSTRUMENT AND THAT HE WANTED TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATE: _____ DAY OF _____ 20____

PRINT NAME _____
 NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

SURVEYOR'S CERTIFICATE

I, KEVIN J. WALKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER AND IN ACCORDANCE WITH THE REQUEST OF THE KAN & WILL FAMILY, LLC.

KEVIN J. WALKER, P.L.S.
 CERTIFICATE NO. 41038



EXISTING LEGAL DESCRIPTIONS

PARCEL A: LOT 1 OF CITY OF LACEY BINDING SITE PLAN BSN17-0001A, AS RECORDED ON JANUARY 23, 2020 UNDER RECORDING NO. 4732820 IN THURSTON COUNTY, WA.

PARCEL B: LOT 2 OF CITY OF LACEY BINDING SITE PLAN BSN17-0001A, AS RECORDED ON JANUARY 23, 2020 UNDER RECORDING NO. 4732820 IN THURSTON COUNTY, WA.

PROPOSED LEGAL DESCRIPTIONS

PARCEL A: LOT 1 OF CITY OF LACEY BINDING SITE PLAN BSN17-0001A, AS RECORDED ON JANUARY 23, 2020 UNDER RECORDING NO. 4732820 IN THURSTON COUNTY, WA.

EXCEPT FOR THE WEST 12.59 FEET OF SAID LOT 1.

PARCEL B: LOT 2 OF CITY OF LACEY BINDING SITE PLAN BSN17-0001A, AS RECORDED ON JANUARY 23, 2020 UNDER RECORDING NO. 4732820 IN THURSTON COUNTY, WA.

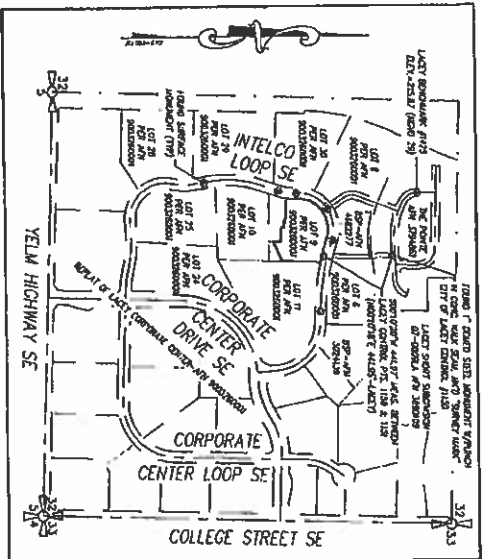
TOGETHER WITH THE EAST 12.59 FEET OF LOT 1 OF SAID BINDING SITE PLAN.

BASIS OF BEARING

BASES OF BEARING: SOUTH 00°10'20" WEST MEASURED BETWEEN CITY OF LACEY CONTROL POINTS 150 & 151, REFERENCED TO NAD83 (NORTH 00°10'18" EAST PER CITY OF LACEY).

REFERENCES

- 1) LACEY LEARNING CENTER BINDING SITE PLAN, THURSTON COUNTY RECORDING NO. 4732820
- 2) REPLAT OF LACEY CORPORATE CENTER, THURSTON COUNTY RECORDING NO. 9003260001.
- 3) THE PLATTE, THURSTON COUNTY RECORDING NO. 3794861.
- 4) CITY OF LACEY SURVEY CONTROL DATA.



DUNCANSON
 Company, Inc.

CIVIL ENGINEERING - SURVEYING - LAND PLANNING
 145 5TH AVE. S.W. STE. 102 SUITE, WASHINGTON, WASH
 PHONE (206) 244-4149 FAX (206) 244-4153

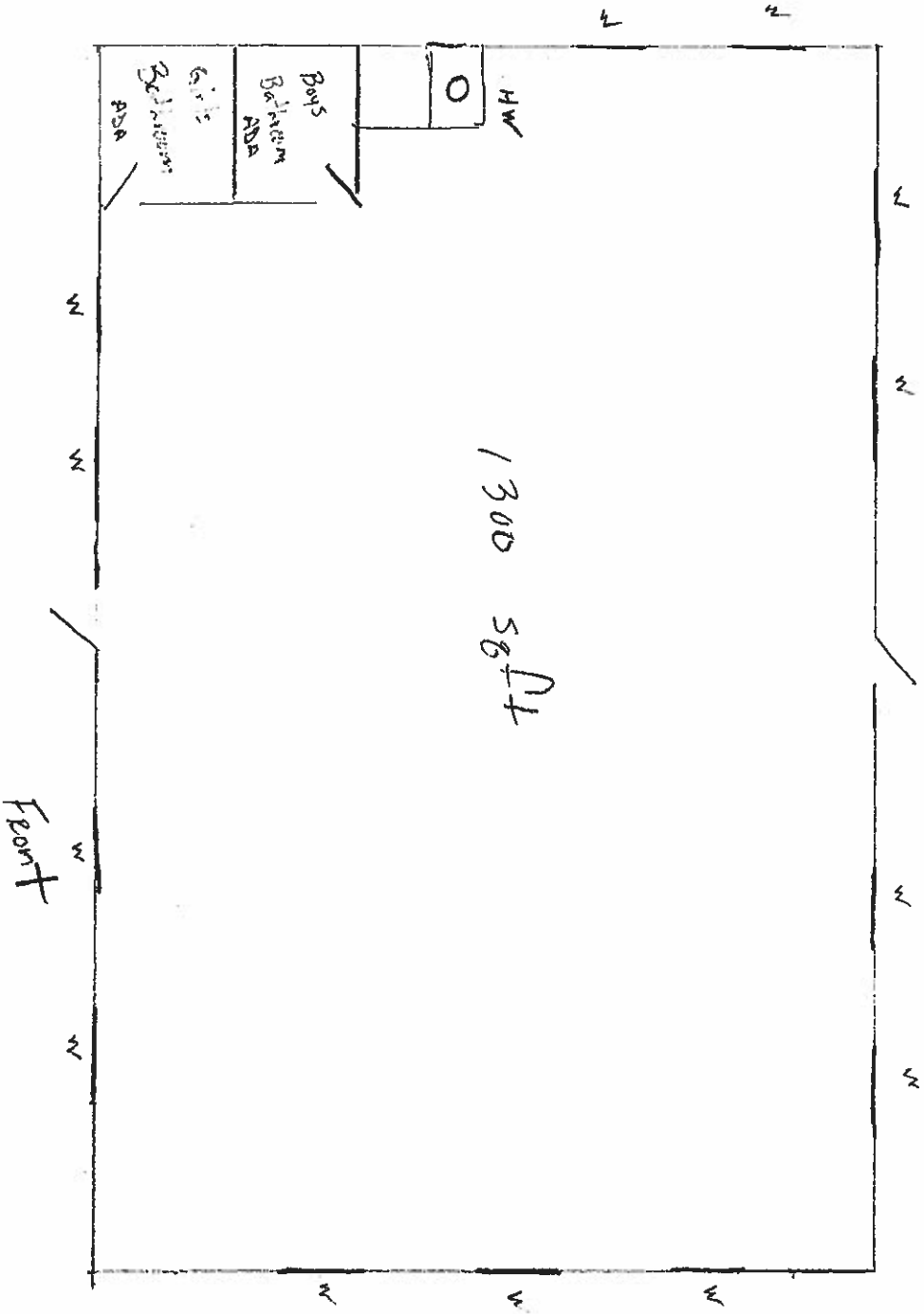
**THE KAN AND WILL
 FAMILY, LLC**

BOUNDARY LINE ADJUSTMENT FOR:

OWN. BY: DLS
 CHND. BY: KAW
 DATE: 02/19/2020
 SCALE:
 JOB NO.: 19422
 SHEET: 1 OF 2

DATE 0-12-20

Proposed Building



1300 SGT Building with 2 Bathroom and 2 sinks, Gable end at entrance to match existing buildings
 2 Exits, windows, siding, most exterior to match existing Building
 W= windows may not be this exact amount HW = Handwashing Sink

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MAY 23 2021



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

OFFICIAL USE ONLY

Table with 2 columns: Field Name, Value. Fields include CASE NUMBER (2-179), 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: RooLan Health and Rehab

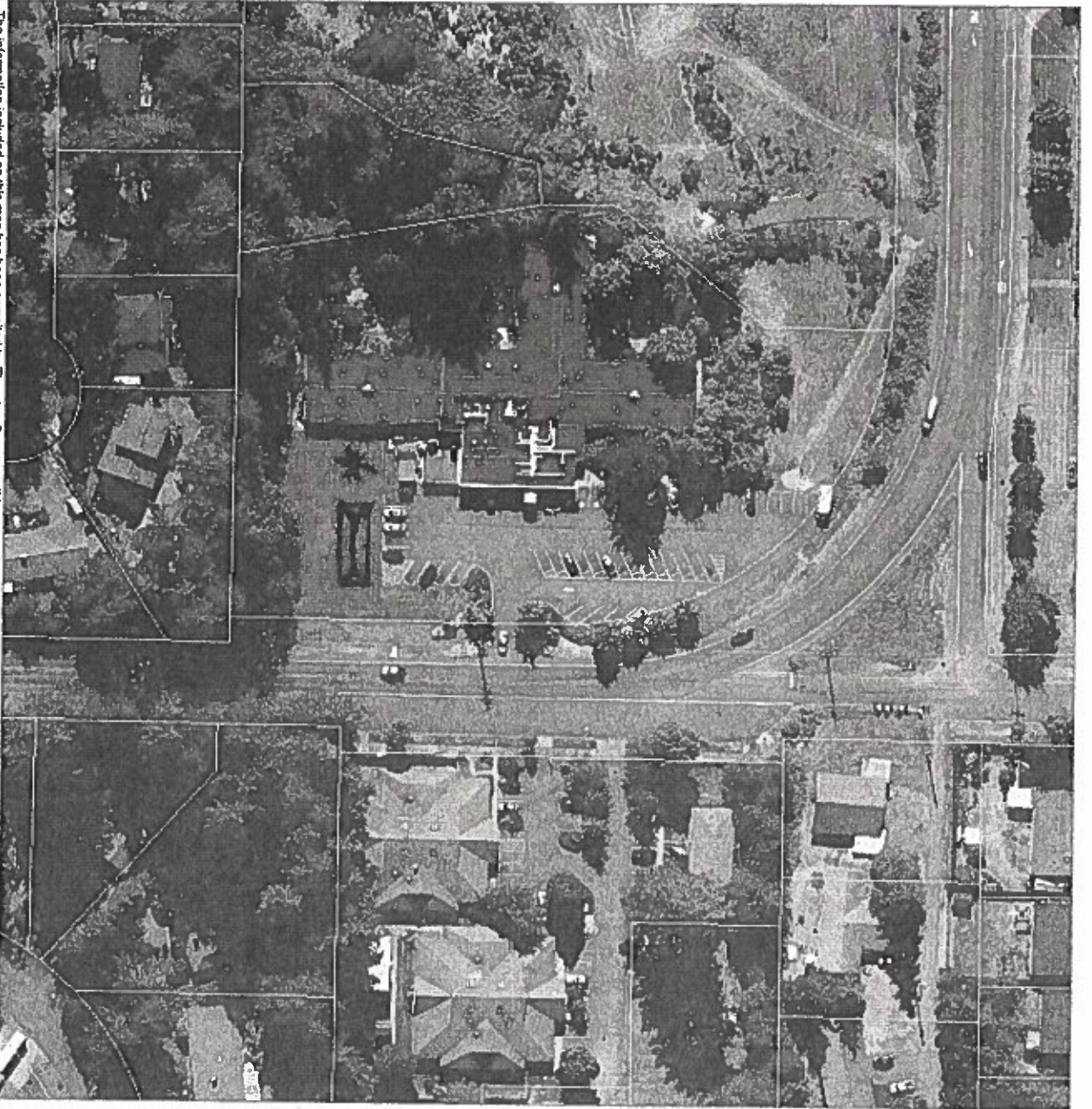
ADDRESS: 1505 Carpenter RD SE CITY: Lacey STATE: WA ZIP: 98503
PHONE NUMBER: 360-491-1765 EMAIL: mmichaels@foundationrc.com, dsmith@foundationrc.com

REPRESENTATIVE: Mark Michaels / DAN SMITH
ADDRESS: 1505 Carpenter RD SE CITY: Lacey STATE: WA ZIP: 98503
PHONE NUMBER: 360-491-1765 EMAIL: mmichaels@foundationrc.com, dsmith@foundationrc.com

Form with fields: PROJECT ADDRESS: 1505 Carpenter RD SE Lacey WA 98503; ASSESSOR'S TAX PARCEL NUMBER(S): 11822240200; BRIEF DESCRIPTION OF PROJECT: Adding a mobile office space; TOTAL ACREAGE: 2.67; TOTAL SQ. FT OF BLDG: 672; ZONING: Moderate Density; PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK; EXISTING ACCESS: Carpenter RD SE; PROPOSED ACCESS: Carpenter RD SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: AS Below 6-9-21 1:30
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 5/26/2021 TIME: 4pm

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.



Roolan

Legend

- Parcel Boundaries
- Roads - Major
- Major Roads
- Ramp
- 1:5; US 101
- Roads (Large Scale)
- Railroads
- County Border

Scale 1: 2,028



Map Created Using GeoData Public Website
 Published: 5/18/2021

Note:

** Proposed site
 of bldg.*



The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these datasets are approximate. This document is not intended for use as a survey product. ALL DATA IS EXPRESSLY PROVIDED AS IS AND WITH ALL FAULTS. Thurston County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, or real or anticipated, resulting from the use, misuse or reliance of the information contained on this map. If any portion of this map or disclaimer is missing or altered, Thurston County removes itself from all responsibility for the map and the data contained within. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map. Authorized for 3rd Party reproduction for personal use only.

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MAY 27 2021



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

OFFICIAL USE ONLY

CASE NUMBER:	4-182
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: Aaron Borden

ADDRESS: 4712 Pacific Ave Se	CITY: Lacey	STATE: Wa	ZIP: 98503
PHONE NUMBER: 360-999-8108	EMAIL: aaron@ajbservice.com		

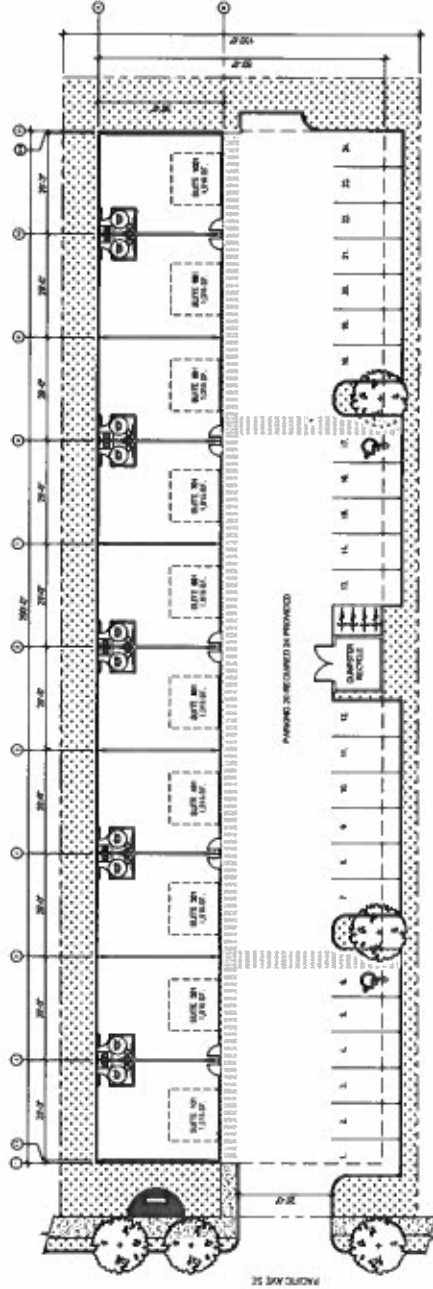
REPRESENTATIVE: Same as Above

ADDRESS:	CITY:	STATE:	ZIP:
PHONE NUMBER:	EMAIL:		

PROJECT ADDRESS: 4712 Pacific Ave Se, Lacey Wa 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11821221100
BRIEF DESCRIPTION OF PROJECT: Construction of 12K square ft building for professional services. Building to be broken up into 1K sq ft units with separate electrical metering, fire sprinklers and shared Unisex bathroom.
TOTAL ACREAGE: .72 TOTAL SQ. FT OF BLDG: 12,000+- ZONING: CBD5
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Pacific Ave PROPOSED ACCESS: Pacific Ave

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	6-9-21
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 5/26/2021 TIME: 230pm

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.



RECEIVED

MAY 23 2021



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

OFFICIAL USE ONLY

CASE NUMBER:	2-185
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: Joseph Slattery

ADDRESS: PO Box 70583	CITY: Seattle	STATE: WA	ZIP: 98127
PHONE NUMBER: 415.990.0694	EMAIL: joseph@slatteryproperties.com		

REPRESENTATIVE: Howard Jeng, Project Manager, NELSON

ADDRESS: 1200 5th Ave	CITY: Seattle	STATE: WA	ZIP: 98101
PHONE NUMBER: 206 408 8654	EMAIL: HJeng@nelsonww.com		

PROJECT ADDRESS: 2929 Marvin Rd NE, Lacey, WA 98516
ASSESSOR'S TAX PARCEL NUMBER(S): 11803410000, 11802320500, 11802320600, 11802320700, 11802320800, 11802330100, 11802340300
BRIEF DESCRIPTION OF PROJECT: Construction of (4) new warehouse, semi-conditioned, till-up concrete walls, Building areas: A) 501,150 sf B)126,000 sf C)120,000 sf G) 70,130 sf. Parking stalls provided: 1,052 auto & 102 trailer
TOTAL ACREAGE: 45.5 TOTAL SQ. FT OF BLDG: 817,280 ZONING: LI-C
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Marvin Rd/Hickory Stick Ln. PROPOSED ACCESS: Marvin Rd NE/Hickory Stick Lane NE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: 3:30
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 06/09/21 TIME: 10, 11, 1:30, 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.

VICINITY MAP



GENERAL INFORMATION

SITE AREA
 1,581,919 SF (36.50 ACRES)

BUILDING AREA
 74,130 SF BUILDING "A"
 120,000 SF BUILDING "B"
 20,130 SF BUILDING "C"
 70,130 SF BUILDING "D"
 817,200 SF TOTAL

ZONE
 LFC - LIGHT INDUSTRIAL COMMERCIAL

PARKING
 BUILDING A
 88 STALLS (7%) 35,000 SF OFFICE @ 1,400 SF
 565 STALLS (37%) 166,000 SF WARE @ 17,000 SF
 554 TOTAL STALLS REQUIRED

488 STALLS PROVIDED
 51 TRAILER STALLS PROVIDED

BUILDING B
 132 STALLS (10%) 17,000 SF OFFICE @ 1,400 SF
 113 STALLS (9%) 11,400 SF WARE @ 17,000 SF
 145 TOTAL STALLS REQUIRED

160 STALLS PROVIDED
 50 TRAILER STALLS PROVIDED

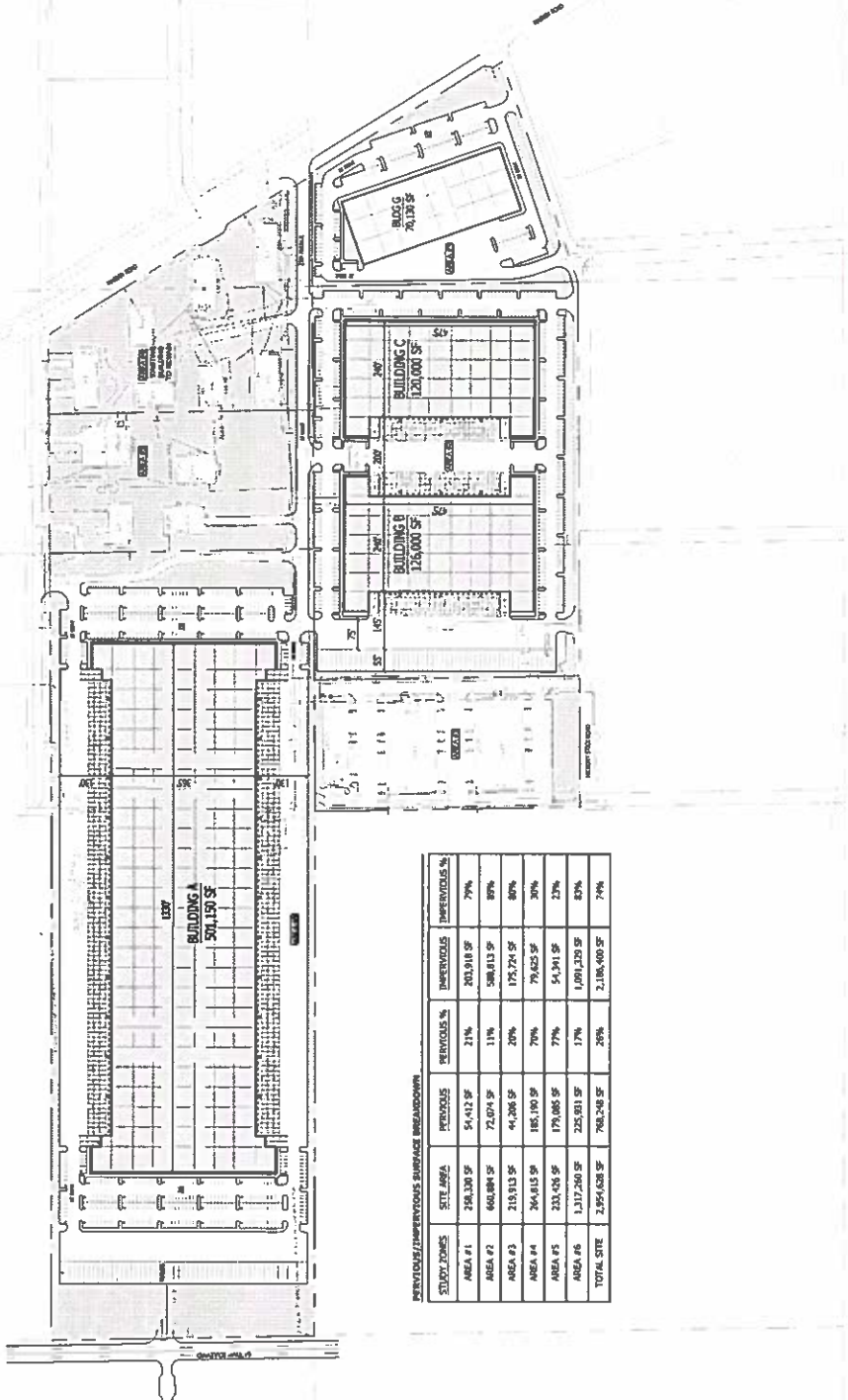
BUILDING C
 30 STALLS (10%) 12,000 SF OFFICE @ 1,400 SF
 108 STALLS (8%) 108,000 SF WARE @ 17,000 SF
 138 TOTAL STALLS REQUIRED

250 STALLS PROVIDED
 0 TRAILER STALLS PROVIDED

BUILDING D
 140 STALLS 70,130 SF RETAIL @ 21,000 SF
 140 TOTAL STALLS REQUIRED

177 STALLS PROVIDED

TOTAL SITE
 177 TOTAL STALLS REQUIRED
 145 TOTAL STALLS PROVIDED
 140 TOTAL TRAILER STALLS PROVIDED



PERVIOUS/IMPERVIOUS SURFACE BREAKDOWN

STUDY ZONE	SITE AREA	PERVIOUS	PERVIOUS %	IMPERVIOUS	IMPERVIOUS %
AREA #1	218,130 SF	51,412 SF	21%	203,918 SF	79%
AREA #2	660,804 SF	72,074 SF	11%	588,813 SF	89%
AREA #3	210,913 SF	41,206 SF	20%	175,724 SF	80%
AREA #4	264,615 SF	185,100 SF	70%	79,625 SF	30%
AREA #5	333,426 SF	179,085 SF	54%	54,341 SF	16%
AREA #6	1,317,360 SF	235,831 SF	18%	1,081,529 SF	82%
TOTAL SITE	2,854,630 SF	768,248 SF	27%	2,116,400 SF	73%



HILL BETTI - PRELIMINARY SITE PLAN (OPTION 6)
 LACEY, WASHINGTON
 05/27/2021

NELSON

SLATTERY
 PROPERTIES



1200 Fifth Avenue, Suite 1300
Seattle, WA 98101

May 26, 2021

City of Lacey
Community & Economic Development Department
420 College St SE
Lacey, WA 98503
(360 491-5642
Planning@ci.lacey.wa.us

RE: Pre-Application Conference Questions

Project Data:

Jurisdiction: City of Lacey, WA
Parcel number: 11803410000, 11802320500, 11802320600,
11802320700, 11802320800, 11802330100, 11802340300
Address: 2929 Marvin Rd NE, Lacey, WA 98516
Zoning classification: LI-C
Use: Anticipated use: Distribution, warehouse, manufacturing and product assembly with building G
anticipated for retail use.
Site area: 45.5 acres; see attached site plan.
Building area: Building A - 501,150 sf
Building B- 126,000 sf
Building C- 120,000 sf
Building G - 70,130 sf. sf
Parking required: 977 auto stalls
Parking provided: 1,052 auto stalls
Trailer stalls provided: 102 stalls

Project Narrative:

The proposed project is situated in a parcel of land approximately 45.5 acres, located on the intersection of Marvin Rd NE/Hickory Stick Lane NE, Lacey, WA.

Slattery Properties intends to develop (4) tilt-up concrete semi-conditioned shell building; approximately a total of 817,280 sf with binding site plan to segregate buildings into separate lots. The project will be in multiple phases with the first phase being the 501,150sf facility and the remaining buildings to follow over 2 to 3 years. Refer to attached site plan.



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Seattle, WA 98101

The scope of the proposed project includes all necessary fill & grade and shell construction along with landscaping, utility and improvements needed to complete the project. Slattery Properties requests City feedback on our proposed site plan at HBPP. Terra Associates, the Geotech Engineer, has completed extensive soil testing information on the sub-surface conditions and has completed winter water monitoring at the site and have determined that UIC installation will be required to provide adequate storm water infiltration management. The anticipated location of the UIC is in the mid and the west portions of the site.

Nelson requests preliminary review of the site plan by the City Staff departments with feedback on the following questions.

Land Use & Planning questions:

1. Confirm parking ratio requirements for warehouse and office.
2. Confirm any additional land use permits that will be required, submittal process and required documents, review timing and application/permit fees.
3. Confirm that the proposed site plan and use shown is acceptable and will be supported by the county as part of the SEPA review process.
4. Confirm building and landscape setbacks around the site as shown on the proposed site plan are accurate and meet county requirements.
5. Confirm zoning and applicability to proposed site plan.
6. Confirm any significant development requirements or constraints associated with development of the site based on the proposed site plan and building area.
7. Confirm any assessments, significant fees, or mitigation fees associated with development of the site based on the proposed development.
8. Based on the proposed development proposal, please provide your best estimate of the timing and steps to process the SEPA determination, building and site work permits based on the current county workload.

Civil Engineering & Site Development questions:

9. Based on established site conditions, confirm UIC wells requirements for storm water management, since the draft plan to-be updated by civil, outlines possible UIC well locations.
10. Confirm the specific storm drainage and flood plain development requirements for the project.
11. Confirm landscape and tree preservation/retention requirements.
12. Confirm the location, size and capacity of existing water and sanitary sewer services available to serve the site and confirm the available fire flow to the site.
13. Confirm any required frontage road improvements or any other roadways or intersections.
14. Confirm that the proposed access points as shown on the proposed site plan are acceptable.

Building code questions:

15. Confirm permitting building permit process, requirements and estimated review times

NELSON

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16. Confirm deferred submittal requirement for the building permit including MEP, Fire Protection and structural.
17. Please confirm building permit fee table.

Fire Department questions:

18. Confirm water main location.
19. Confirm existing water supply piping size, location, and connection to water main.
20. Confirm any known upgrades to water meter(s) to serve the proposed project.
21. Confirm fire department access is acceptable as shown and any specific site requirements.
22. Confirm fire flow available to the site and fire hydrant spacing requirements.
23. Confirm fire permits that will be required, submittal process, review and timing and application/permit fees.

Project Applicant:

Joseph Slattery
Slattery Properties
joseph@slatteryproperties.com
Mob. 415.990.0694
PO Box 70583
Seattle, WA 98127-0583

Project Architect/Representative:

Howard Jeng, Project Manager
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