



*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, July 28, 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.				21-243 11812310401 & 11812310402 8695 & 8675 Martin Way E Heritage Restoration Office buildings Fant/Stiles MHDC
11:00 a.m.				21-255 75390000400 & 75390000500 7439 Hawks Prairie Rd NE Churi Commercial Development Schelling/Stiles CCD
1:30 p.m.				21-261 11810210000 2365 Shady Glen Ct NE The Calida Group Multi-family Schelling/Stiles HD
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:	21-243
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

JUL 1 2021

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: Heritage Restoration, Inc (Kevin Godfrey, President)

ADDRESS: 1581 N National Avenue **CITY:** Chehalis **STATE:** WA **ZIP:** 98532-2210
PHONE NUMBER: 360.508.0082 **EMAIL:** kevin@firewaterstorm.com

REPRESENTATIVE: meyArchitecture, PLLC (Neil A Meyer, RA, AIA, Sr Principal)

ADDRESS: 2626 Country Club Road NW **CITY:** Olympia **STATE:** WA **ZIP:** 98502
PHONE NUMBER: 360.701.4706 **EMAIL:** meyArchitecture@comcast.net

PROJECT ADDRESS: 8695 & 8675 Martin Way E; Lacey, WA 98513
ASSESSOR'S TAX PARCEL NUMBER(S): 11812310401 & 11812310402
BRIEF DESCRIPTION OF PROJECT: 2 new service office buildings on 2 abutting parcels with associated parking and site development; this is part of a larger business development with shared access and parking.
TOTAL ACREAGE: 0.49 & 0.67 TOTAL SQ. FT OF BLDG: 4,960 & 5,120 ZONING: MHDC
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL () M.H. PARK
EXISTING ACCESS: Martin Wy E & Hoh Dr SE PROPOSED ACCESS: Utilize existing

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** 07.28.2021 **TIME:** 9:00 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.

ZONING DATA

PARCELS:
 NORTH = 11812310401
 SOUTH = 11812310402

ADDRESS:
 NORTH = 8695 MARTIN WAY E, LACEY, WA 98513
 SOUTH = 8675 MARTIN WAY E, LACEY, WA 98513

ZONE:
 MIXED-USE HIGH-DENSITY CORRIDOR (MHDC)

USES:
 RETAIL, SERVICES

SETBACKS:
 FRONT = 0-15', SIDE = 10', REAR = 15'

LOT SIZES:
 NORTH = 21,239 SF (0.49 ACRES)
 SOUTH = 28,980 SF (0.67 ACRES)

BLDG SIZE:
 ALLOWED: 15,000 SF
 PROVIDED: ±5,000 SF

BLDG COVERAGE:
 ALLOWED: 35% MAX
 NORTH = 4,960 SF (23.4%)
 SOUTH = 5,120 SF (17.7%)

DEV COVERAGE:
 ALLOWED: 60% MAX
 NORTH = 12,820 SF (60.3%)
 SOUTH = 17,275 SF (59.6%)

BLDG HT:
 ALLOWED: 45 MAX
 PROVIDED: 25, 1-STORY

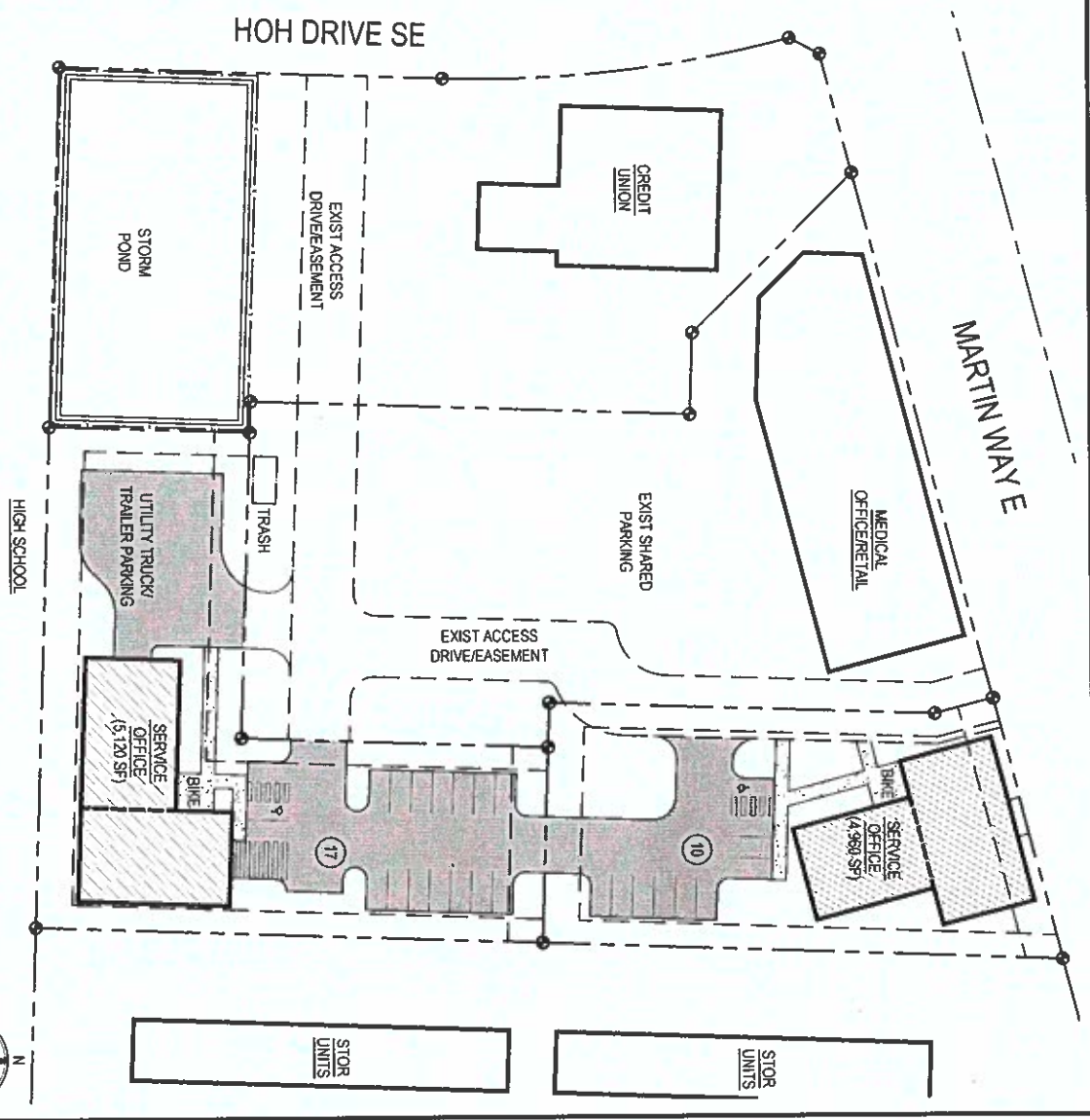
PARKING:
 REQ'D: OFFICE BLDG = 24 STALL / 1,000 SF
 BIKES = 1 / 15 AUTO STALLS (2 MIN)
 PROVIDED: 5,000 SF = 10-20 STALLS (1 ADA)
 BIKES = 2
 2-WAY TRAFFIC @ 90° = 9'X18'
 W/ 24' AISLE



B VICINITY MAP
 SCALE: NTS



A PRESUBMISSION SITE PLAN
 SCALE: 1"=50'



A1

PROJECT NO.: 21006/00
DATE: 07/09/2021
SHEET: PRESUBMISSION SITE PLAN

Heritage
 restoration
 NEW HAWKS PRAIRIE FACILITY
 2100 MARTIN WAY E
 LACEY, WA 98606

MEY ARCHITECTURE
 MEY ARCHITECTURE, PLLC
 2626 COUNTRY CLUB ROAD NW | OLYMPIA, WA 98502
 360.701.4706 | MEYARCHITECTURE@COMCAST.NET



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

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: 07.12.2021

Project No.: _____

Project Name: Heritage Restoration - Hawks Prairie

Parcel No.: 11812310401 & 11812310402

Project Address: 8695 & 8675 Martin Way E; Lacey, WA 98513

Applicant's Name: Heritage Restoration, Inc (Kevin Godfrey, President)

Phone: 360.508.0082

Applicant's Address: 1581 N National Avenue; Chehalis, WA 98532-2210

Existing Use	(Not Applicable)
--------------	------------------

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.):

Vacant parcels B (north) and 2 (south) within the O Bee Credit Union Development. Access easements, shared parking, shared stormwater pond, and refuse enclosure are in-place.

Proposed Use (Include Site Plan)

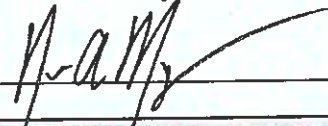
Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling Positions:	0
Building	Size	Gross	Square Feet:	Number of Drive-through	Windows: 0
Number	of	4,960 & 5,120	Employees:	Number of Service	Bays: 0
Number	of	Parking	Stalls:	Number of Car Wash	Stalls: 0
Number of Students / Children:	0		10 & 17	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):

New single-story service office buildings with permitted-use lease spaces on existing vacant sites. Sites will utilize the existing and constructed access easements off of both Martin Way E and Hoh Drive SE. Even though there is a shared parking agreement for the development, this project will provide additional on-site parking with accompanying ADA and bike stalls.

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  Neil A Meyer, RA, AIA Date: 07.12.2021

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

OFFICIAL USE ONLY

CASE NUMBER:	21-255
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

JUL 13 2021

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@C.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: **Sonia Churi**

ADDRESS: 4414 Canterwood Dr NW	CITY: Gig Harbor	STATE: WA	ZIP: 98372
PHONE NUMBER: 360.561.2950	EMAIL: chuiassets@gmail.com		

REPRESENTATIVE: **Gil Hulsmann - Abbey Road Group**

ADDRESS: PO Box 1224	CITY: Puyallup	STATE: WA	ZIP: 98371
PHONE NUMBER: 253.435.3699	EMAIL: gil.hulsmann@abbeyroadgroup.com		

PROJECT ADDRESS: 7439 Hawks Prairie Rd NE, Lacey WA 98503 / 7317 Greyhawk Lane NW 98516		
ASSESSOR'S TAX PARCEL NUMBER(S): 75390000400; 75390000500		
BRIEF DESCRIPTION OF PROJECT: Proposed land use is for the Commercial Development of the two parcels.		
TOTAL ACREAGE: 1.37	TOTAL SQ. FT OF BLDG: 13,465	ZONING: CCD
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: 34th Ave NE	PROPOSED ACCESS: extend existing road for proposed access	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 28 July 2021 TIME: 10:00 am

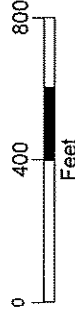
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21-143, Vicinity Map

Legend

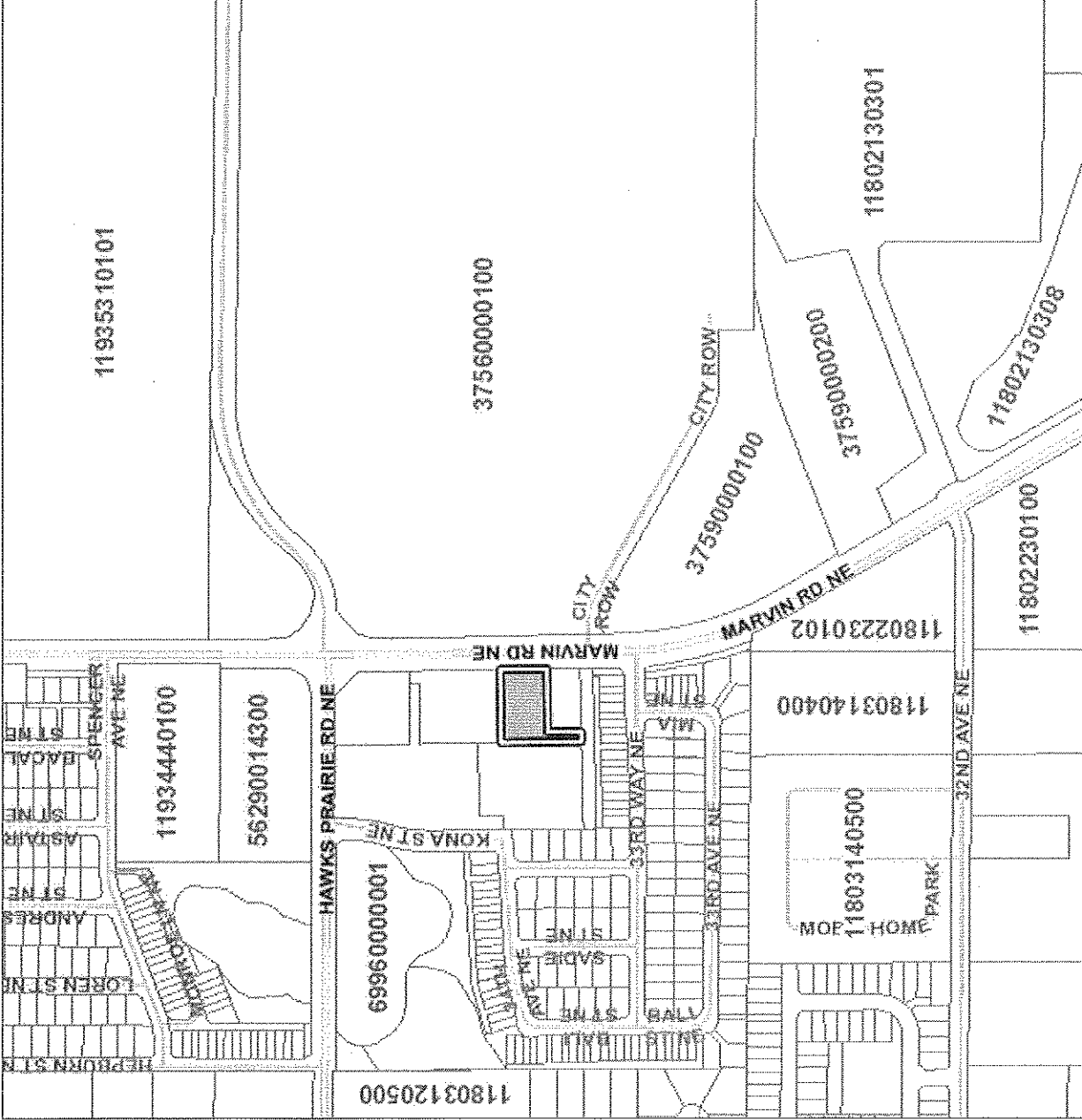
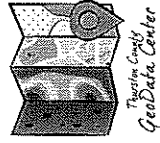
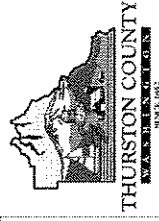
- | | |
|------------------------------------|------------------------------------|
| Label - Parcel Number | Parks |
| Parcel Boundaries | Cities |
| Roads - Major (Large Scale) | Capital Forest |
| <all other values> | County Background |
| 15 ACCESS; US 101 RAMP | Roads - Major |
| 15 ACCESS; US 101 SB OFF | <all other values> |
| 15; US 101 | 15 ACCESS; US 101 RAMP |
| Roads (Large Scale) | 15 ACCESS; US 101 SB OFF |
| Railroads | 15; US 101 |
| County Border | Roads |
| Olympia Municipal Airport | Railroads |
| Water Bodies (River - Small Scale) | County Border |
| Water Bodies (Other) | Olympia Municipal Airport |
| | Water Bodies (River - Large Scale) |

Scale 1: 9,096



Map Created Using GeoData Public Website
Published: 4/30/2021

Note:



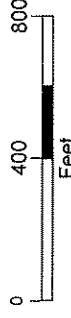
The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these 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 for damages of any kind, including, but not limited to, lost revenues or lost profits, 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 from 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.

21-143, Vicinity Map, 75390000500

Legend

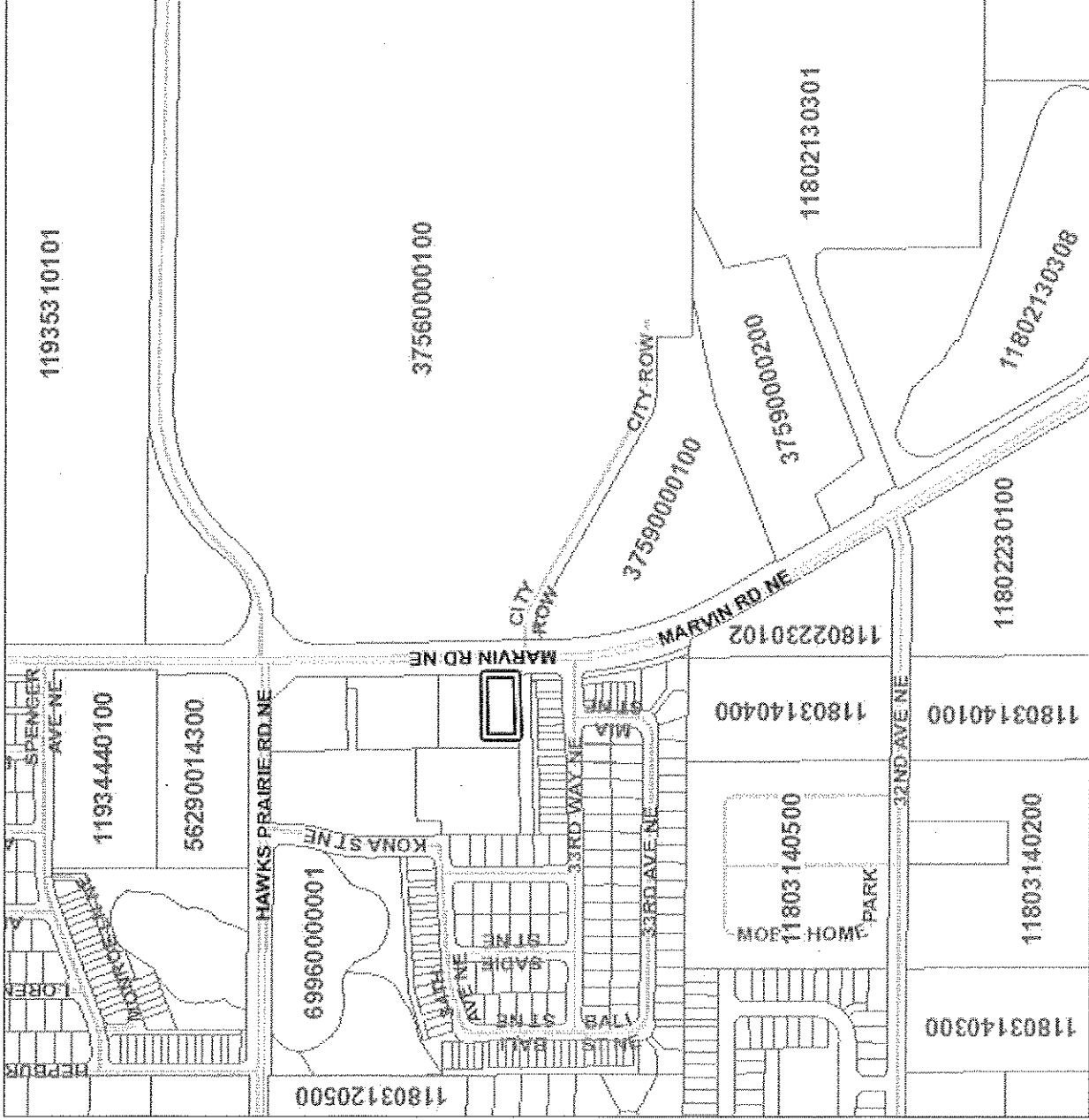
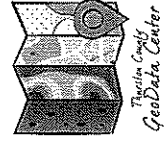
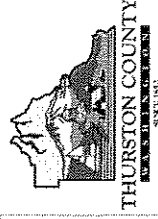
- Label - Parcel Number
- ▭ Parcel Boundaries
- ▭ Roads - Major (Large Scale)
- ▭ Roads - Major (Small Scale)
- ▭ Roads (Large Scale)
- ▭ Railroads
- ▭ County Border
- ▭ Olympia Municipal Airport
- ▭ Water Bodies (River - Small Scale)
- ▭ Water Bodies (Other)
- ▭ Parks
- ▭ Cities
- ▭ Capital Forest
- ▭ County Background
- ▭ Roads - Major
- ▭ <all other values>
- ▭ 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- ▭ 15; US 101
- ▭ 15; US 101
- ▭ Roads
- ▭ Railroads
- ▭ County Border
- ▭ Olympia Municipal Airport
- ▭ Water Bodies (River - Large Scale)

Scale 1: 9,096



Map Created Using GeoData Public Website
Published: 4/30/2021

Note:



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Abbey Road Group
 Land Development
 Services Company, LLC
 2102 E MAIN AVE, SUITE 100
 FUYALLUP, WA 98971
 (253) 435-3000, Fax (253) 440-3150

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 05/07/2021

Sonia Churt
 4414 CANNWOOD DR NW, Q10 HAVOR 98032

Churt Lacey Property
 Site Plan
 7439 Hawks Prairie Rd NE
 Lacey, WA

DESIGNED BY: JMS
 DEVELOPMENT REVIEW BY:
 APPROVED BY: JCL
 DRAWN BY: JCL
 DATE: 07/20/21
 SHEET: C-010

JOB # 21-143

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. UNDETECTED UTILITIES SHALL BE PROTECTED AT THE CONTRACTOR'S RISK AND EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION.
 CALL BEFORE YOU DIG (811)
 WWW.WASHINGTON811.COM

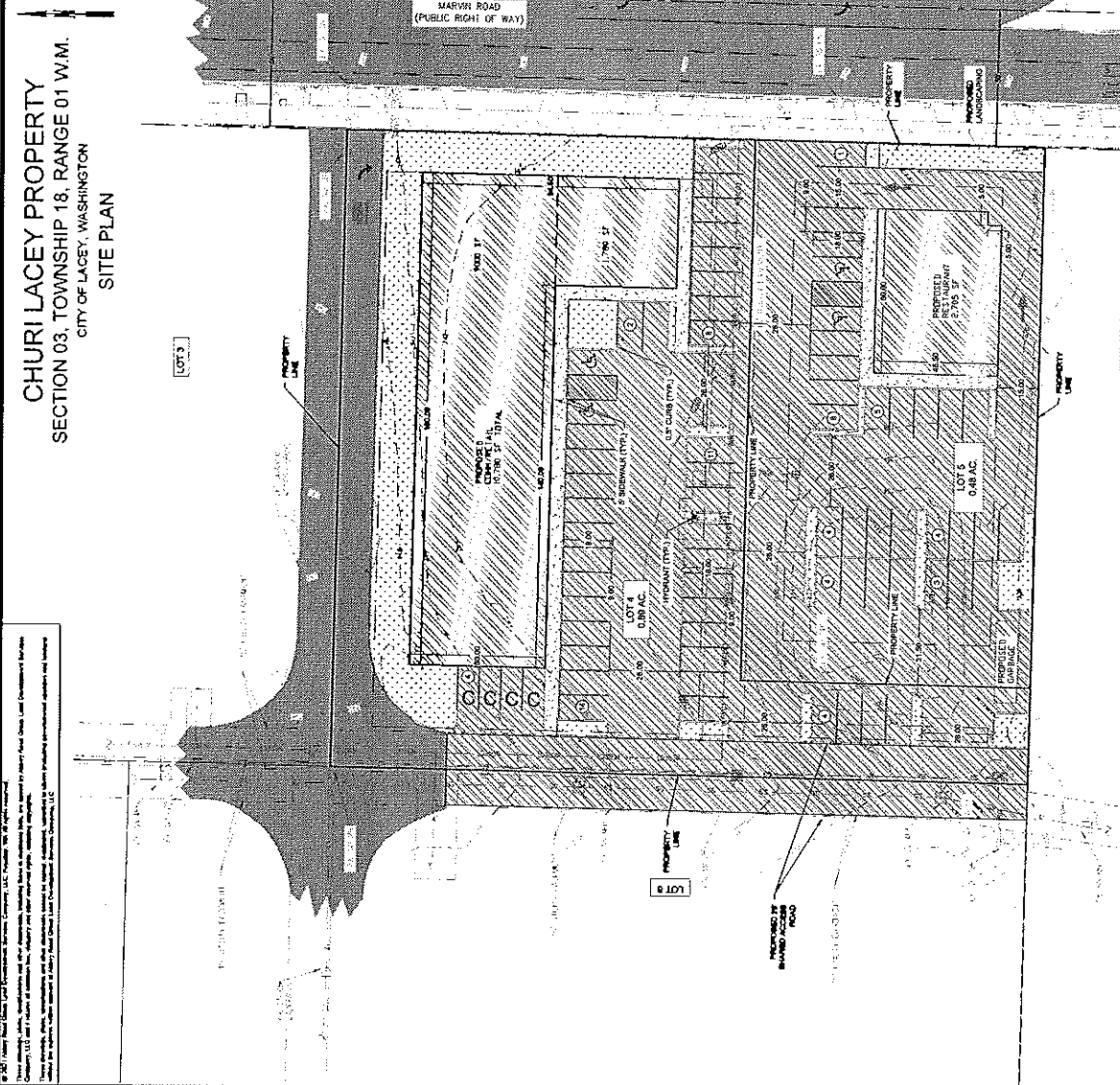
ENCLOSED MATERIALS:
 ASPHALT 2.5MTL/100 SF
 CONCRETE 1.5MTL/100 SF
 LANDSCAPE 1.0MTL/100 SF
 BUILDING FND 1.0MTL/100 SF

EXCLUDED LAND REQUIRING PARADE:
 PROVIDED TOTAL PARADE 7.0 FTALLS
 MEASURED PARADE LOT 4 - 8.0 FT/100 SF
 MEASURED PARADE LOT 5 - 8.0 FT/100 SF

CLASSIFIED MATERIALS:
 MEDICAL 2 FTALLS PER 100 SF
 RESTAURANT 1 FTALLS PER 100 SF
 METAL 3 FTALLS PER 100 SF
 BRICK 2 FTALLS PER 100 SF

GRAPHIC SCALE
 0 10 20 40
 (IN FEET)
 1 INCH = 20 FT

CHURI LACEY PROPERTY
 SECTION 03, TOWNSHIP 18, RANGE 01 W.M.
 CITY OF LACEY, WASHINGTON
 SITE PLAN



© 2021 Abbey Road Group Land Development Services Company, LLC. Fuyallup, WA. All rights reserved.
 This plan is a preliminary site plan and is not intended to be used for construction. It is subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and for protecting all utilities. The contractor shall be responsible for the accuracy of the information provided on this plan. The contractor shall be responsible for the accuracy of the information provided on this plan. The contractor shall be responsible for the accuracy of the information provided on this plan.

MEMO

Heath & Associates, Inc.
Transportation and Civil Engineering

2214 Tacoma Road
Puyallup, WA 98371
Phone: (253) 770-1401
Fax: (253) 770-1473
e-mail: heatheng@comcast.net

Date: May 15, 2008

To: Dale Severson

Subject: Lacey Commercial Scoping

Enclosed is a scoping package for the Lacey Commercial project on the southwest corner of Marvin Rd NE & Hawks Prairie Rd NE, parcel #11803100100. The City of Lacey is the lead agency on this, and Lee Padilla has requested that we forward the scoping packages to Thurston County and WSDOT as well. There is an alternative site plan that will have a significantly lower trip generation, but we are proceeding with the larger option (with the grocery store) to cover the worst case scenario. Distribution is unmodified from generic modelling of TAZ 16 provided by Lacey. Please forward scoping comments to Lee, or if you have any questions please call us.

Mark Tai
Heath and Associates, Inc.

cc: file

From: "Lee M. Padilla" <LPadilla@ci.lacey.wa.us>
To: <heatheng@comcast.net>
Subject: Lacey Commercial Scoping
Date: Wednesday, May 14, 2008 1:03:44 PM

I was unable to get a hold of anyone at the office to take care of a couple things. I am going to be out of the office until May 27th, so I'll try to do this by email.

First off, I recommend proceeding with only the grocery scoping. That way we only have one scoping and TIA. If they decide to go with the pharmacy, we can adjust the mitigation proportionally. The risk in going with the pharmacy is that if they decide to go with the grocery store, we would need to go through the scoping and TIA process again, since there are significantly more trips.

Second, more copies of the scoping are needed for routing to the other jurisdictions. When you decide on which option to go with, you are welcome to send them to the following agencies since I will be out of the office:

Kevin Hughes
Thurston County
Roads & Transportation
2000 Lakeridge Dr SW
Building #1
Olympia, WA 98502-6045

Dale Severson
WSDOT Olympic Region
PO Box 47440
Tumwater, WA 98504-47440

Lee Padilla
Transportation Engineer
City of Lacey
(360) 412-2891

TRAFFIC IMPACT ANALYSIS SCOPING INFORMATION

Project Title: Lacey Commercial (Grocery)
Project Description: Shopping Center/Grocery/Gas Station/Coffee Shop
Location: South side of Hawks Prairie Rd NE, West side of Marvin Rd NE
 Parcel 11803100100

Trip Generation:

Quantity	Land Use Code	Description	Daily Gen Rate	AM Rate	PM Rate	Pass-By Rate
42.443 tgsf	820	Shopping Center	42.94	1.03	3.75	34%
45.924 tgsf	850	Supermarket	102.24	3.25	10.45	36%
2 tgsf	934	Fast Food w/ Drive Thru (coffee)	496.12	53.11	34.64	50%
12 fuel pos	946	Serv Sta w/ Conv Mart & Car Wash	152.84	10.64	13.33	56%

Total PM Peak Hour Trips: 868 (437 Enter/431 Exit)
Total AM Peak Hour Trips: 427 (237 Enter/190 Exit)
Total Daily Trips: 9344
Pass-By Rate: see Trip Generation table
Primary PM Peak Hour Trips: 537 (270 Enter/267 Exit)
Horizon Year: 2011
Ambient Growth: 4%
Pipeline Projects: As instructed by jurisdiction

Major intersections receiving 20 or more PM peak hour trips:

Marvin Rd NE & Hawks Prairie Rd NE	Marvin Rd NE & Willamette Dr/Britton Pkwy
Marvin Rd NE & I-5 N Ramps	Marvin Rd NE & I-5 S Ramps
Marvin Rd NE & Quinault Dr NE	Marvin Rd NE & Martin Way E
Marvin Rd SE & Steilacoom Rd SE	Carpenter Rd NE & Hawks Prairie Rd NE
Carpenter Rd NE & Draham St NE	Britton Pkwy NE & Carpenter Rd NE
Carpenter Rd NE & Martin Way E	Carpenter Rd SE & Pacific Ave SE
College St SE & Martin Way E	Sleater-Kinney Rd NE & Martin Way E
Johnson Pt & Southbay & Hawks Prairie	Sleater-Kinney Rd NE & Southbay Rd NE
Southbay Rd NE & Lilly Rd NE	Entrances

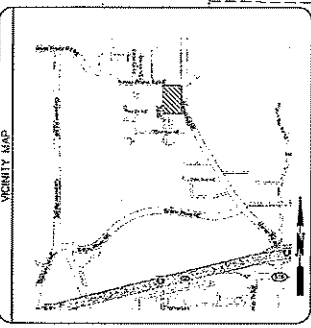
Trip distribution shown in Figure 1 is generally based on TAZ 16 modeling output provided by the City of Lacey.

Traffic Consultant: Greg Heath
 Heath & Associates, Inc.
 2214 Tacoma Rd.
 Puyallup, WA 98371
 253 770-1401
 253 770-1473 Fax

Project Developers: Abbey Road Group LLC
 923 Shaw Rd, Suite A
 Puyallup, WA 98371
 253 435 3699
 253 446 3159 Fax

LACEY COMMERCIAL
 SEC. 03/TWP. 18/RGE. 01 W., W.M.
 SITE PLAN - GROCERY OPTION

GRAPHIC SCALE
 1" = 100'
 1" = 200'



SUBMITTALS:
 PART 1: PRELIMINARY SITE PLAN WITH NOTES
 PART 2: CONSTRUCTION CONTRACT DOCUMENTS
 PART 3: CONSTRUCTION CONTRACT DOCUMENTS
 PART 4: CONSTRUCTION CONTRACT DOCUMENTS
 PART 5: CONSTRUCTION CONTRACT DOCUMENTS
 PART 6: CONSTRUCTION CONTRACT DOCUMENTS
 PART 7: CONSTRUCTION CONTRACT DOCUMENTS
 PART 8: CONSTRUCTION CONTRACT DOCUMENTS
 PART 9: CONSTRUCTION CONTRACT DOCUMENTS
 PART 10: CONSTRUCTION CONTRACT DOCUMENTS

NO. OF UNITS

NO.	DESCRIPTION	NO. OF UNITS
1	PHASE 1	100
2	PHASE 2	100
3	PHASE 3	100
4	PHASE 4	100
5	PHASE 5	100
6	PHASE 6	100
7	PHASE 7	100
8	PHASE 8	100
9	PHASE 9	100
10	PHASE 10	100
TOTAL		1000

NO. OF UNITS

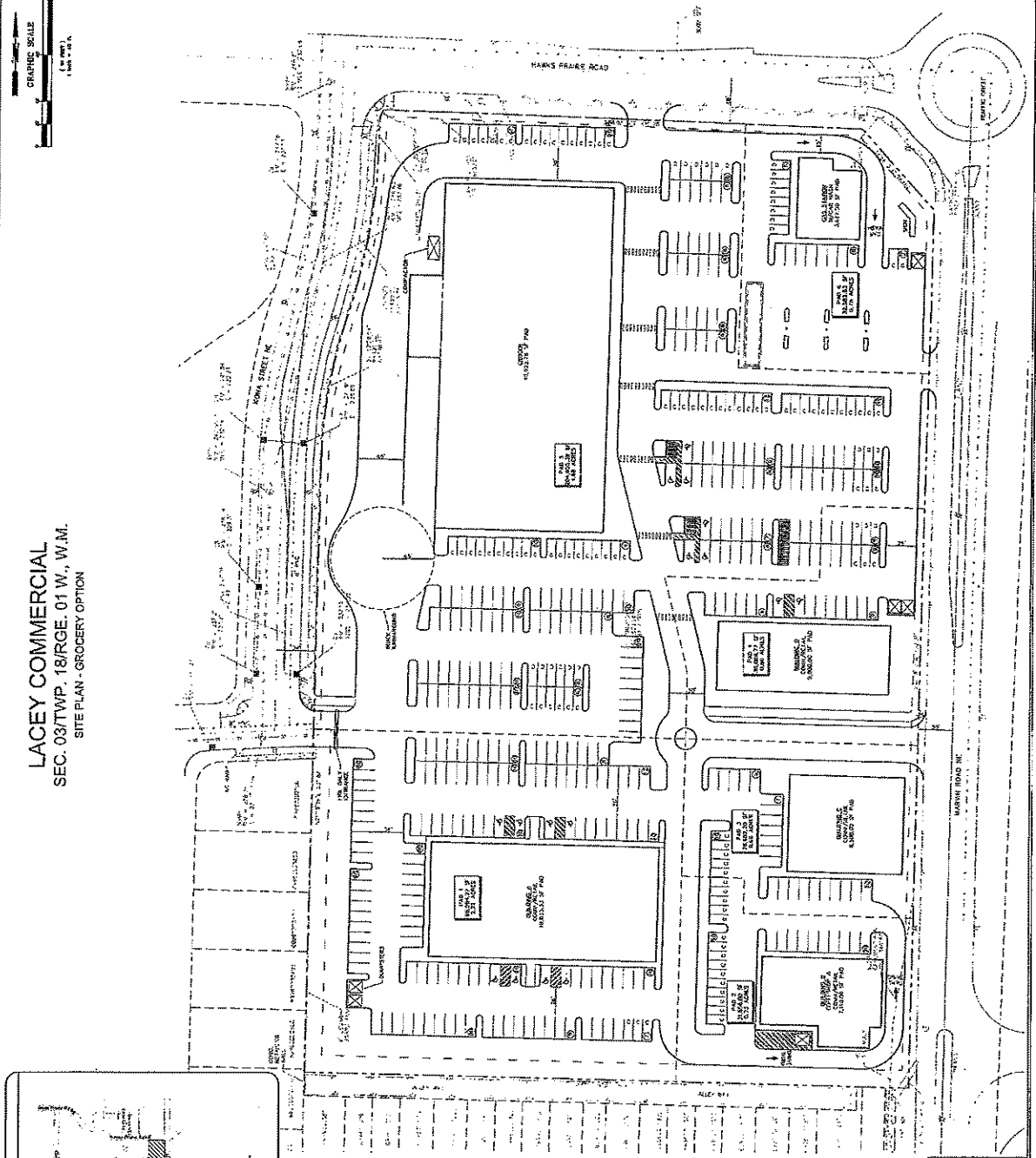
NO.	DESCRIPTION	NO. OF UNITS
1	PHASE 1	100
2	PHASE 2	100
3	PHASE 3	100
4	PHASE 4	100
5	PHASE 5	100
6	PHASE 6	100
7	PHASE 7	100
8	PHASE 8	100
9	PHASE 9	100
10	PHASE 10	100
TOTAL		1000

NO. OF UNITS

NO.	DESCRIPTION	NO. OF UNITS
1	PHASE 1	100
2	PHASE 2	100
3	PHASE 3	100
4	PHASE 4	100
5	PHASE 5	100
6	PHASE 6	100
7	PHASE 7	100
8	PHASE 8	100
9	PHASE 9	100
10	PHASE 10	100
TOTAL		1000

NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE (IPC).
 2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
 5. ALL SIGNAGE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SIGNAGE CODE (SC).

Abbey Road Land Development Company 923 SHAW ROAD, SUITE A PUYALLUP, WA 98372 (253) 435-8898, Fax (253) 466-3159	Jeff & Jolene Holmes 17515 65th Ave Ct E. Puyallup, WA 98375	Lacey Commercial Site Plan Grocery Option Lacey, WA
	DEVELOPMENT REVIEW BY HEALTH DEPARTMENT DESIGNED BY GR HANSEN APPROVED BY GR HANSEN DRAWN BY DAVID JENNISON DATE: 1/18/2008 SHEET: 1	JOB #: 07-138 NETWORK DATE: 1/18/2008 TIME: 10:00 AM



RECEIVED

JUL 27 2021



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

OFFICIAL USE ONLY

CASE NUMBER:	21-261
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: The Calida Group - Bill Hardt Development Partner - Pacific Northwest Group

ADDRESS:	5000 Carillon Point, Suite 400	CITY:	Kirkland	STATE:	WA	ZIP:	98033
PHONE NUMBER:	(425) 576-4041	EMAIL:	bhardt@thecalidagroup.com				

REPRESENTATIVE: BLRB Architects - Nicholas Radon/Project Manager, Jessica Archer/Project Architect

ADDRESS:	1250 Pacific Avenue, Suite 700	CITY:	Tacoma	STATE:	WA	ZIP:	98402
PHONE NUMBER:	(253) 627-5599	EMAIL:	nradon@blrb.com or jarcher@blrb.com				

PROJECT ADDRESS:	2365 Shady Glen CT NE, Lacey, WA 98516						
ASSESSOR'S TAX PARCEL NUMBER(S):	118-1021-0000						
BRIEF DESCRIPTION OF PROJECT:	23 multifamily apt buildings with a total of 552 units. Mix of 1-2 bedrooms, with 2 amenity buildings, on-site parking.						
TOTAL ACREAGE:	29.64	TOTAL SQ. FT OF BLDG:	560,418 SF	ZONING:	High-Density Residential		
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:	Britton Pkwy NE			PROPOSED ACCESS:	Britton Pkwy NE & Birdseye Ave NE		

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 7/28/21 TIME: 11am 1:30

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: 7/20/2021

Project No.: _____

Project Name: Britton Place North

Parcel No.: 118-1021-0000

Project Address: 2365 Shaqdy Glen CT NE, Lacey, WA 98516

Applicant's Name: BLRB Architects - Nicholas Radon/Project Manager,
Jessica Archer/Project Architect

Phone: (253) 627-5599

Applicant's Address: 1250 Pacific Avenue, Suite 700, Tacoma, WA 98402

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.):

Mostly undeveloped brush and trees. City of Lacey sewer lift station at west side of property.

Britton Place North
2365 Shaqdy Glen CT NE, Lacey, WA 98516

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:

29.64 acres Project Site Gross Acres: Number of Gas Pumps / Fueling Positions: 0
560,418 sf Building Size Gross Square Feet: Number of Drive-through Windows: 0
7-10 on-site Number of Employees: Number of Service Bays: 0
828 stalls Number of Parking Stalls: Number of Car Wash Stalls: 0
Number of Students / Children: n/a Number of Seats (Theaters, etc.): 0, n/a
Number of Rooms (Hotels, etc.): n/a Number of Courts / Fields / Tees: 0, n/a

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

Apartment Homes, 23 buildings with 552 units, 1-2 bedrooms. 2 Amenity Buildings with Pools.
Parking stalls, open space for residents.

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 *ALAK* 2021.07.20 12:24:43-07'00' Date: _____

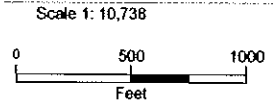
For Official Use Only:			
HTE	Number:	Approved for Traffic Division	By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips:	_____	New PM Peak Hour Trips:	_____
Comments:	_____		
Calculated by:	_____		



Parcel #: 118-1021-0000
 Site Address: 2365 Shaqdy Glen Ct NE,
 Lacey, WA 98516

- Legend**
- Label - Parcel Number
 - Parcel Boundaries
 - Roads - Major
 - ⋯ Major Roads
 - ⋯ Ramp
 - ⋯ 15; US 101
 - ⋯ Roads (Large Scale)
 - Railroads
 - County Border

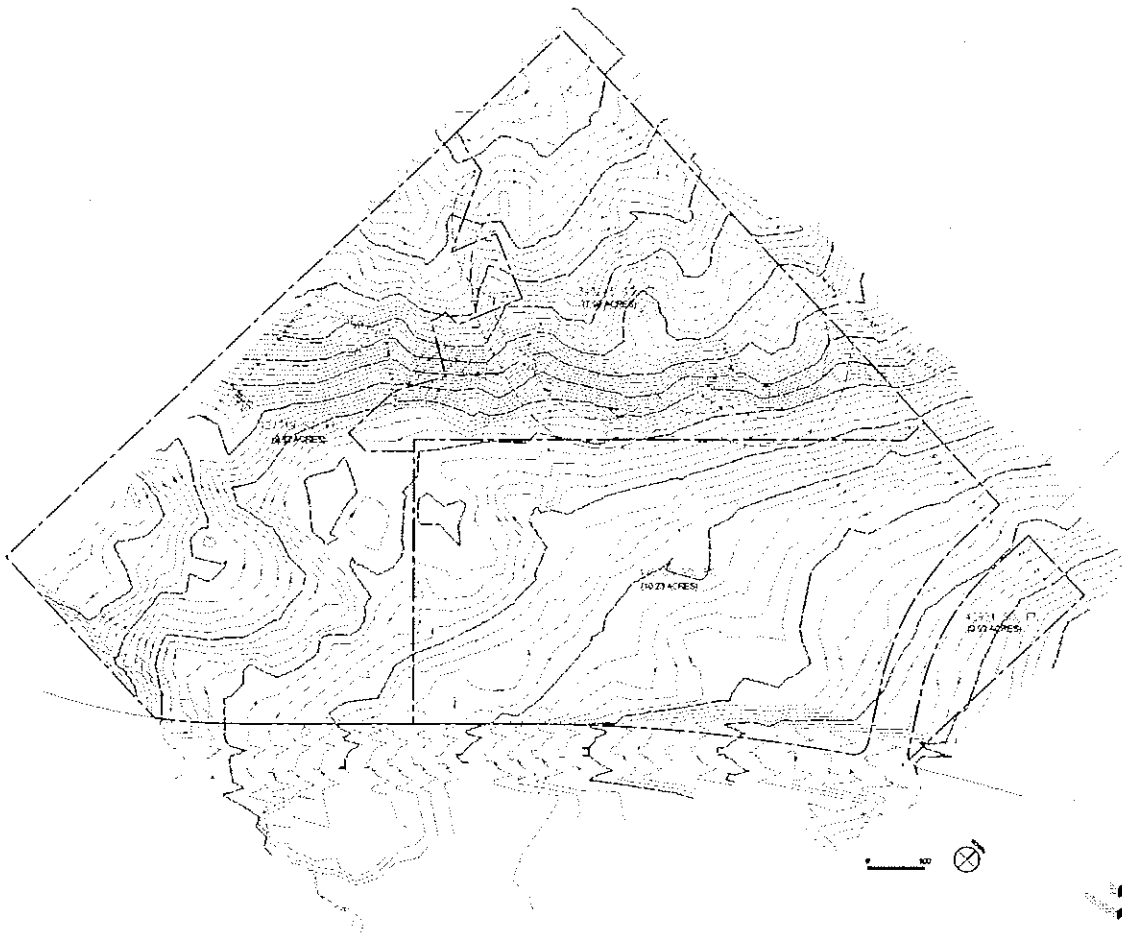
VICINITY MAP/ PARCEL MAP
 BRITTON PLACE NORTH



Map Created Using GeoData Public Website
 Published: 7/7/2021
 Note: 2365 Shaqdy Glen Ct NE,
 Lacey, WA 98516



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, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, now 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 from 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.



BRITTON NORTH // LACEY, WASH // 10' TOPOGRAPHY CONTOURS

JULY 07, 2021

 THE CALIDA GROUP
Extraordinary Living

BLRB architects
10000A 1ST AVENUE S.E., TACOMA, WA 98402

PHASE 1

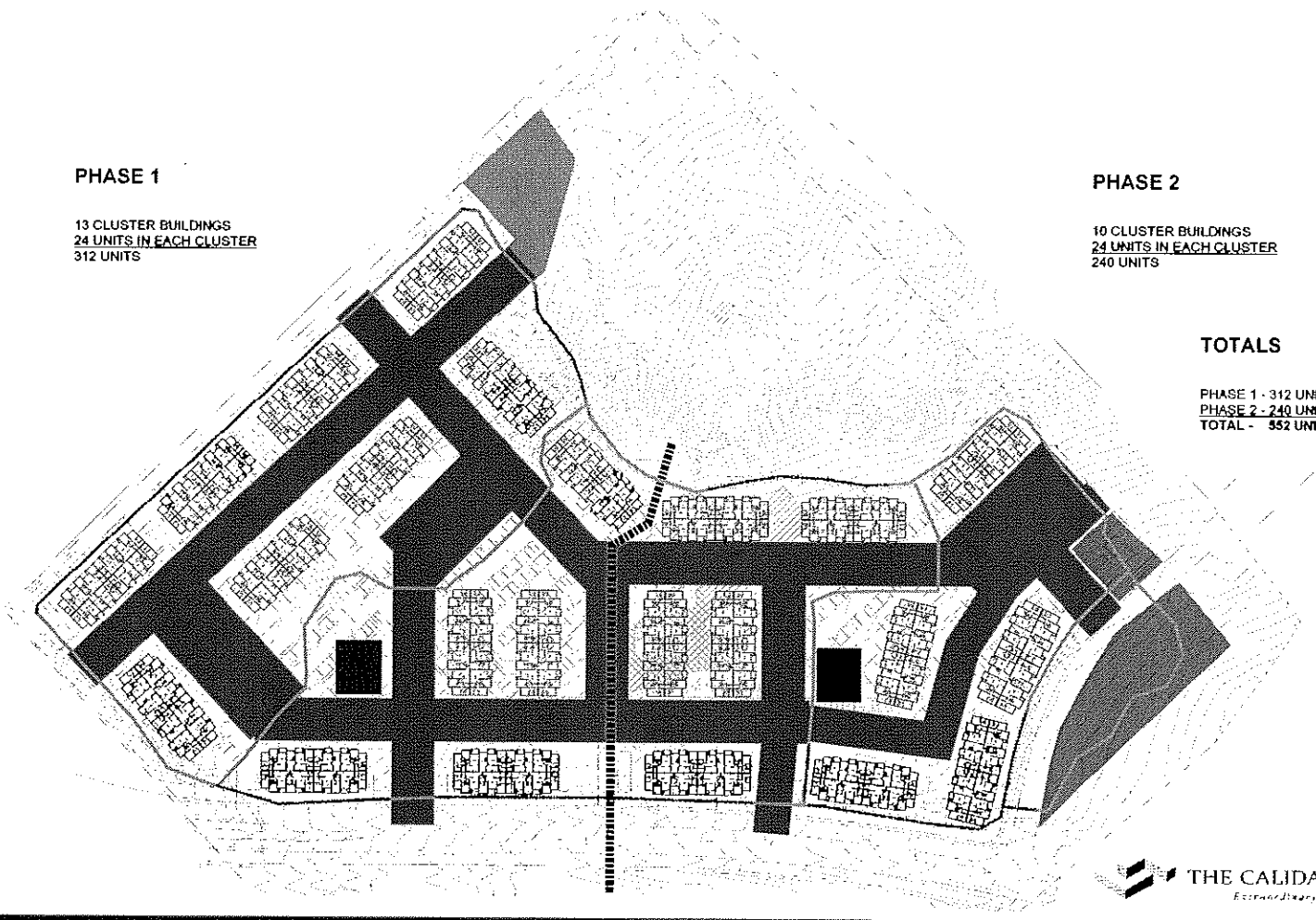
13 CLUSTER BUILDINGS
24 UNITS IN EACH CLUSTER
312 UNITS

PHASE 2

10 CLUSTER BUILDINGS
24 UNITS IN EACH CLUSTER
240 UNITS

TOTALS

PHASE 1 - 312 UNITS
PHASE 2 - 240 UNITS
TOTAL - 552 UNITS



BRITTON NORTH



Pre-App Meeting Questions and Notes

Date: 7/20/2021
To: City of Lacey - Sarah Schelling
From: e2k Consulting, BLRB Architects, Parametrix
Re: Britton Place North – 2365 Shaqdy Glen Ct NE, Lacey, WA 98516
Parcel No: 118-1021-0000
Jurisdiction: City of Lacey
Present:

1. Zoning

- a. Existing (including any overlay districts): High Density Residential (LMC 16.18)
- b. Use Defined: Multifamily Housing – Apartments with Amenity Buildings
- c. Affordable Housing Requirements?
 - i. Required:
 - ii. Code Section to reference:

2. Land Use Process and Schedule:

- a. Which groups will make decisions?
- b. Specific meeting schedule for each group:
- c. Approval Process?
- d. Appeals or waiting period?
- e. Are approvals contingent upon any outside agency approvals (State, DOT)?
- f. Is platting required?
 - i. What is the process and schedule?
 - ii. When can we record the Plat?
- g. When do we get a physical address if not already given?

3. Streets/Access/Traffic

- a. Traffic impact or noise study required?
- b. Road improvements required?

- i. Britton Parkway Frontage Improvements, should we assume grind/overlay for these improvements or new asphalt?
 - ii. Will the Britton/Western intersection need signal improvement?
 - iii. Can we assume 2 accesses to project off Britton Parkway?
 - c. Additional agency reviews, i.e., county/state?
 - d. Any transit stops the project will need to provide? Public Transit or School Bus? Shelter?
- 4. Utilities/Drainage/Grading/Water**
- a. LOTT lift station access requirements lift station (if any)?
 - b. Can sewer outfall to development in the northeast?
 - c. Approvals Required?
 - d. Additional studies required? i.e. tree, survey, wetlands?
 - e. Buried or overhead utilities that require relocation?
 - f. Is there a tree removal ordinance?
 - i. Is there required mitigation for tree removal?
 - ii. Who is the contact for the City/County Forester?
 - g. Additional agency reviews, i.e., county/state/federal?
- 5. Neighborhood Outreach**
- a. HOA contacts?
 - b. Level of community involvement?
 - c. Neighborhood Meeting Required or Optional?
- 6. Permits and fees**
- a. SDCs / Impact Fees?
 - i. Water – How Calculated?
 - ii. Sewer – How Calculated?
 - iii. Storm – How Calculated?
 - iv. Traffic – How Calculated?
 - v. Parks – How Calculated?

vi. Schools – How Calculated?

vii. Other – How Calculated?

- b. Connection fees for utilities?
- c. Options to reduce Impact Fees?
- d. Applicable building codes for Permits?
- e. Building Review times? Expedited review available?
- f. Land Use or other Approval Required for submission?
- g. Is the review in-house or performed by a third party?
- h. Who should we contact about building plan submission requirements?
- i. When can we pull an early Grading Permit – if needed?
- j. How often is the fee schedule updated?

7. Site/Building Design

- a. Design review / architectural standards? LMC 14.23.080 – Design Criteria for Multi-Family Housing, conformance determined by Design Review Board or Director?
- b. Parking ratio? Reduction Available
- c. Density / F.A.R.?
- d. Height – how is it measured?
- e. Minimum suite size?
- f. Buffer and setbacks?
 - i. The previous pre-application notes state “All residential projects, whether single or multi-family, which abut a boulevard, an arterial, or any class collector street shall be required to establish a buffer from such streets. The buffer must be a separate tract of land, 20-feet in width, within the subdivision and is to be maintained by the homeowners association.” Does this apply to both Britton and Birdseye? Additionally, it states “Immediately adjacent to the public Right of Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details)”. Are the 10-foot joint utility easement and the 20-foot buffer tract allowed to overlap?
- g. Open spaces?
- h. Lot coverage maximum?

8. Misc/Other

- a. Site specific issues/ i.e., historic, archeological issues?
- b. Overlay districts i.e., historic, aquifer protection?
- c. Additional agency review, i.e., state / fed
- d. Other sensitive issues? i.e. previous development attempts.
- e. Onsite detention required?
- f. Green Building Requirements?

9. **Fire**

- a. Comments on proposed site?
- b. Is Fire a separate review or included in the building review? Who performs the fire review?
- c. Are standpipes required?
- d. Minimum access drive width?
- e. Preferred FDC location?

Transmittal

BLRB architects
1250 Pacific Avenue
Suite 700
Tacoma, Washington 98402
p| 253.627.5599
www.BLRB.com

To: Sarah Schelling
City of Lacey/Community & Economic
Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

Attention: Sarah Schelling/City of Lacey

Project: Britton Place North
2365 Shaqdy Glen Ct NE, Lacey, WA 98516

Job Number: 1824P

We are sending you

- | | | | |
|---|---------------------------------------|---|---------------------------------|
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Contract | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Samples | |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Reproducible | <input type="checkbox"/> Specification | |

Submittal	Quantity	Date	DWG #	Description
PDF	1	7/21/21		Presubmission Conference Request Form
PDF	1	7/20/21		Commercial Traffic Generation Worksheet
PDF	1	7/20/21		Thurston County Parcel Map/Vicinity Map
PDF	1	7/7/21		Site Plan with 10' Contours
PDF	1	4/16/21		Site Plan
PDF	1	7/21/21		Presubmission Meeting Questions

These are transmitted as checked below

- | | | |
|--|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit copies for approval |
| <input type="checkbox"/> For Your Use | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Submit [#] copies for distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for Corrections | <input type="checkbox"/> Return [#] corrected prints |
| <input checked="" type="checkbox"/> For Review and Comment | <input type="checkbox"/> Revise and Resubmit/Work May Not Proceed | |
| <input type="checkbox"/> FOR BIDS DUE: | | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN |

Comments:

Please find the Presubmission Conference Request Form for the Britton Place North Apartment Project. Please contact me or Nicholas Radon if you have any questions on the included information.

Copy to:

Nicholas Radon – BLRB
Gregory Elmore – e2k Consulting
Bill Hardt – The Calida Group

Jessica Archer, AIA
Project Manager
253.627.5599 | Tacoma
BLRB architects
TACOMA | SPOKANE | PORTLAND | BEND
BLRB.com