



OFFICIAL USE ONLY



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

CASE NUMBER:	
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	RECEIVED
PW ASSIGNED:	

JUL 30 2019  
 19-204

**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: **Mindy Dang**

ADDRESS: 701 Sleater Kinney Rd. SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360.412.8192	EMAIL: hoangpham10@gmail.com		

REPRESENTATIVE: **Mike Drennon**

ADDRESS: 7711 Martin Way East	CITY: Olympia	STATE: WA	ZIP: 98502
PHONE NUMBER: 360.791.1301	EMAIL: miked@kaufmancd.com		

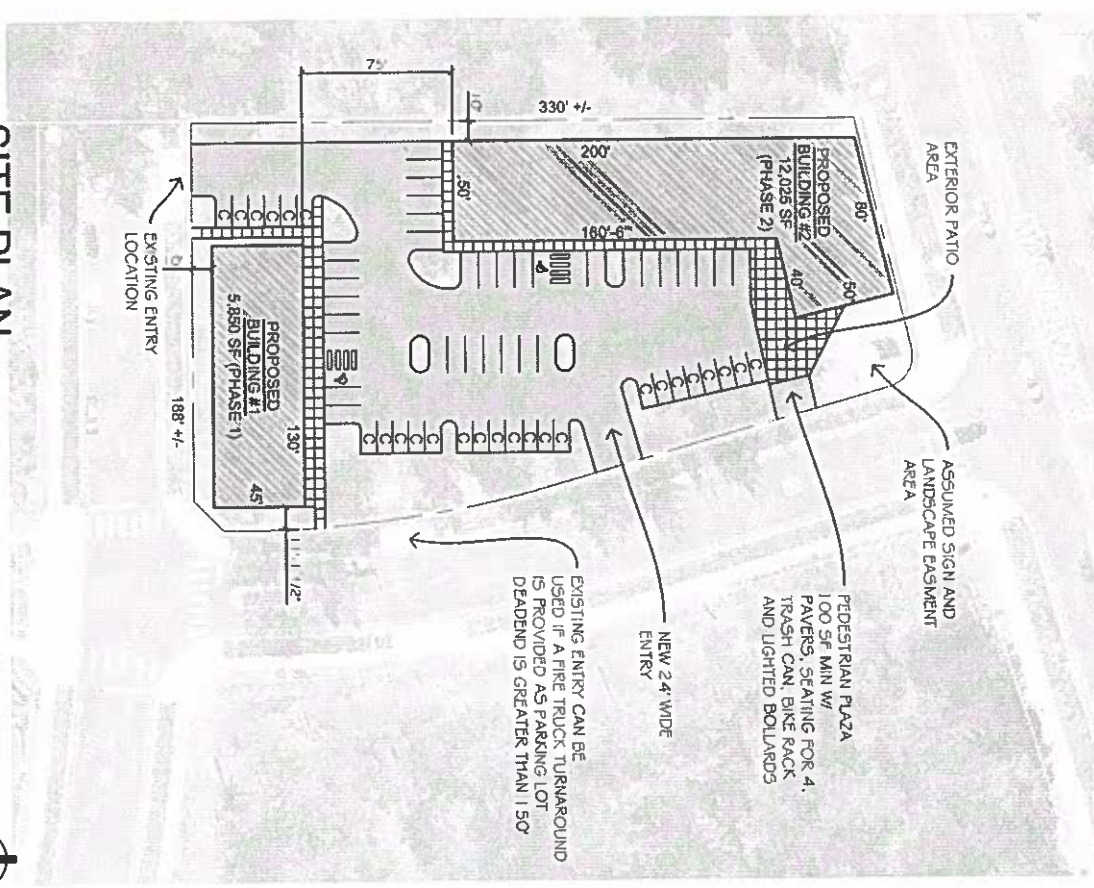
PROJECT ADDRESS: 8501 Martin Way East, Lacey, WA 98516		
ASSESSOR'S TAX PARCEL NUMBER(S): 11812330101		
BRIEF DESCRIPTION OF PROJECT: Construction of two new buildings, possibly phased as indicated on site plan attached to this application. The buildings will be for retail, office, and restaurant space.		
TOTAL ACREAGE: 1.37	TOTAL SQ. FT OF BLDG: 18,775	ZONING: MHDC
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK		
EXISTING ACCESS: One existing access.		PROPOSED ACCESS: One new access.

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: August 7 <sup>th</sup>	TIME: 9:00 AM
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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.



**A** **SITE PLAN**  
SCALE: 1" = 60'-0"



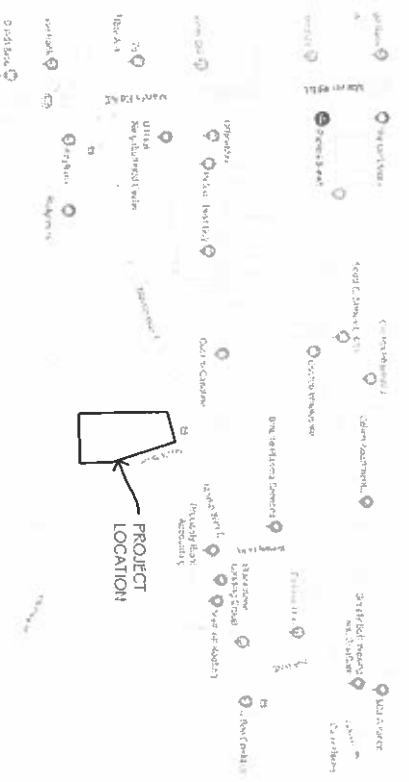
**PARCEL NUMBER:** 11812330101  
**ADDRESS:** 8501 MARTIN WAY E, LACEY, WA 98516  
**LOT SIZE:** 1.37 ACRES (59,677 SF)  
**ZONING:** MHDC (MIXED USE HIGH DENSITY CORRIDOR)  
**SETBACK REQUIREMENTS:** 15' FRONT MAX, 10' SIDE, 15' REAR,  
**BUILDING SIZE:** BUILDING 1 = 5,850 SF (NON-SPRINKLERED)  
 BUILDING 2 = 12,025 SF (SPRINKLERED)  
**TOTAL = 17,875 SF**

**OCCUPANCY:** B OCCUPANCY (SMALL BUSINESS)  
**CONSTRUCTION TYPE:** VB  
**PARKING REQUIREMENTS:** 2 MIN 4 MAX / 1,000 SF  
 36 MIN / 72 MAX (62 PROVIDED)  
 30% MIN 50% MAX COMPACT STALLS ALLOWED  
 26 COMPACTS SHOWN (42%)

**MAX BUILDING ALLOWED:** 35% (20,887 SF)  
**MAX IMPERVIOUS ALLOWED:** 65% (38,790 SF)  
**IMPERVIOUS SHOWN:** 79% (47,400 SF)  
**IMPERVIOUS 30% BONUS:** 95% (56,693 SF) ALLOWED

**LANDSCAPING:** IF PEDESTRIAN PLAZA IS ADDED  
 8' TYPE II LANDSCAPE BUFFER AT PERIMETER  
 AND LANDSCAPE ISLAND MAX OF 7 STALLS

**PHASING:** BUILDING 1 AND ENTIRE PARKING LOT TO BE  
 BUILT OUT IN PHASE 1, BUILDING 2 TO BE BUILT  
 IN PHASE 2



**8501 MARTIN WAY E**

**CONSTRUCTION & DEVELOPMENT, INC.**  
 7715 MARTIN WAY E OLYMPIA WA 98510  
 TELE: 360.491.5236 FAX: 360.491.5206  
 WWW.KAUFMANCO.COM

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: [Number]





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

OFFICIAL USE ONLY

CASE NUMBER:	19-205
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

JUL 30 2019

**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.  
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APPLICANT: **Sukh Samra**

ADDRESS: 300 Deschutes Way SW Suite 110	CITY: Tumwater	STATE: wa	ZIP: 98501
PHONE NUMBER: 3605610677	EMAIL: ssamra007@gmail.com		

REPRESENTATIVE: **Chris Cramer - Patrick Harron and Assoc.**

ADDRESS: 8270 28th Court NE, Suite 201	CITY: lacey	STATE: wa	ZIP: 98516
PHONE NUMBER: 360.459.1102	EMAIL: chris@patrickharron.com		

PROJECT ADDRESS: 9106-9140 Martin Way E		
ASSESSOR'S TAX PARCEL NUMBER(S): 11812420301, 11812420203, 11812420200, 11812420202		
BRIEF DESCRIPTION OF PROJECT: Commercial project with 2 fast food establishments (with drive thru), 1 retail building and 1 fueling station with convenience store		
TOTAL ACREAGE: 2.7	TOTAL SQ. FT OF BLDG: 17,400	ZONING: MHDC
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) 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: Aug 14	TIME: 11 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: 7/29/19 Project No.: \_\_\_\_\_  
Project Name: Martin Way Commercial Parcel No.: 11812420301  
Project Address: 9106-9140 Martin Way E  
Applicant's Name: Sukh Samra Phone: 3605610677  
Applicant's Address: 300 Deschutes Way SW, Suite 110, Tumwater 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.):

Barber shop, 1000 sf building

**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	2.7 acres	Number of Gas Pumps / Fueling Positions:	6
Building	Size	Gross	17,400 sf	Number of Drive-through Windows:	2
Number	of		35 Feet:	Number of Service Bays:	0
Number	of	Parking	62 stalls	Number of Car Wash Stalls:	0
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):

2 fast food restaurants with drive thru, 1 retail building, and 1 fueling station

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 Chris Cramer

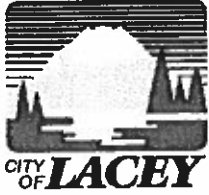
Date: 7/29/19

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:	19-206
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

RECEIVED

JUL 31 2019

**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: **Choi Sang Ho**

ADDRESS: 4061 Pacific Ave. SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360-556-6333	EMAIL: sang.choi@comcast.net		

REPRESENTATIVE: **Scott Anderson, Anderson Architecture**

ADDRESS: 120 State Ave. NE, PMB 139	CITY: Olympia	STATE: WA	ZIP: 98501
PHONE NUMBER: 360-791-8932	EMAIL: scott.andersonarchitecture@comcast.net		

PROJECT ADDRESS: Not yet determined
ASSESSOR'S TAX PARCEL NUMBER(S): 61360000900
BRIEF DESCRIPTION OF PROJECT: 2 pre-engineered steel buildings totalling 17,460 sf, with associated site work, parking and landscape, for rent to light industrial use tenants
TOTAL ACREAGE: 1.18 Acres      TOTAL SQ. FT OF BLDG: 17,460 sf      ZONING: Light Industrial
PROPOSED LAND USE: ( ) SINGLE-FAMILY    ( ) MULTI-FAMILY    ( ) INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL    ( ) M.H. PARK
EXISTING ACCESS: none      PROPOSED ACCESS: one driveway from 30th NE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 8-14-19      TIME: ~~9:00 AM~~ 1:30 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.





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

**OFFICIAL USE ONLY**

CASE NUMBER:	19-211
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

AUG 02 2019

**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: **Louws Truss, Inc.**

ADDRESS: P.O. Box 3168	CITY: Ferndale	STATE: WA	ZIP: 98248
PHONE NUMBER: 360.384.9000	EMAIL: cfiorucci@louwstruss.com		

REPRESENTATIVE: **Cheri Fiorucci / Clarence Marcoff / BJ Louws**

ADDRESS: P.O. Box 3168	CITY: Ferndale	STATE: WA	ZIP: 98248
PHONE NUMBER: 360.384.9000	EMAIL:		

PROJECT ADDRESS: 2901 Marvin Rd NE Lacey, WA 98516		
ASSESSOR'S TAX PARCEL NUMBER(S): 11802320800		
BRIEF DESCRIPTION OF PROJECT: Sales office, holding yard for wood trusses		
TOTAL ACREAGE: 2	TOTAL SQ. FT OF BLDG: 9000	ZONING: Light industrial (?)
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK		
EXISTING ACCESS: Marvin Rd NE		PROPOSED ACCESS: Same

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	8-14
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 07/24/2019 TIME: Any time before 3pm

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.





**Slattery Properties**  
4039 21st Ave W, Suite 306  
Seattle, WA 98199  
Phone: 206-217-9514  
Fax:

© Commercial Brokers  
Association  
ALL RIGHTS RESERVED  
Form: MT\_NNN  
Multi-Tenant NNN Lease  
Rev. 3/2011  
Page 23 of 24



**LEASE AGREEMENT**  
Multi Tenant Triple Net (NNN Lease)

**EXHIBIT B**

{Legal Description of the Property}

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING WESTERLY OF THE MARVIN ROAD RIGHT OF WAY. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LACEY BY DEED RECORDED MARCH 21, 2016 UNDER AUDITOR'S FILE NO. 4492284.

*SM*



# City of Lacey

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

## COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 07.02.2019 Project No.: \_\_\_\_\_  
Project Name: 2901 Marvin Rd NE Parcel No.: 11802320800  
Project Address: 2901 Marvin Rd NE Lacey, WA 98516  
Applicant's Name: Louws Truss, In.c Phone: 360.384.9000  
Applicant's Address: P.O. Box 3168 Ferndale, WA 98248

### 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.):

Louws Truss, Inc. will use the property located at 2901 Marvin Rd NE in Lacey as a sales office and a holding yard for wood trusses manufactured off-site.  
The building is 9,000 sq ft and is situated on approximately 2 acres.  
We will have less than 10 employees at this location.  
Louws Truss, Inc. will operate approximately between the hours of 6:30 am and 5 pm.

**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 Building Number	Site Size of	Gross Square Feet	Acres:	Number of Employees:	Number of Gas Pumps / Fueling Drive-through Service	Positions: Windows: Bays:
Number of Students / Children:	Number of Rooms (Hotels, etc.):	Number of Parking Stalls:	Number of Stalls:	Number of Car Wash Stalls:	Number of Seats (Theaters, etc.):	Number of Courts / Fields / Tecs:

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 are not developing anything new on this property. We are using the existing format as a sales office and holding yard for our trusses.

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 *G. J. ...* Date: 07.02.2019

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



RECEIVED

AUG 05 2019

OFFICIAL USE ONLY



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

CASE NUMBER:	19217
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

**PRESUBMISSION CONFERENCE REQUEST FORM**

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APPLICANT: Martin Moreno/Tacos California  
 ADDRESS: 800 Sleather-Kinney Rd SE CITY: Lacey STATE: Wa ZIP: 98503  
 PHONE NUMBER: 360-480-3974 EMAIL: Tacoscalifornia@msn.com

REPRESENTATIVE: Martin Moreno  
 ADDRESS: 1302 Tracey Ln. SE CITY: Lacey STATE: Wa ZIP: 98503  
 PHONE NUMBER: 360-480-3974 EMAIL: Tacoscalifornia@msn.com

PROJECT ADDRESS:	<u>800 Sleather-Kinney Rd. SE Lacey Wa 98503</u>		
ASSESSOR'S TAX PARCEL NUMBER(S):	<u>11817431001</u>		
BRIEF DESCRIPTION OF PROJECT:	<u>Ratio Deck</u>		
TOTAL ACREAGE:	<u>.31</u>	TOTAL SQ. FT OF BLDG:	<u>2853'</u>
ZONING:	<u>Retail 53</u>		
PROPOSED LAND USE:	<input type="checkbox"/> SINGLE-FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> M.H. PARK		
EXISTING ACCESS:	PROPOSED ACCESS:		

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)    DATE: 8-14-19 TIME: Any time

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