



*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 AT CITY HALL,
420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, September 11, 2019**

TIME	PRE-SUB-MISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				19-230 Harbor Wholesale Foods 106,000sf Expansion 52820002000 Schelling/Stiles 3901 Hogum Bay Rd NE LI/OS-I
11:00 a.m.				
12:00 p.m.				
1:30 p.m.				19-149 City of Lacey Depot Museum/Civic Center 09950013000 Seymour/Stiles 5700 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:	19-230
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

AUG 21 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: Cris Bade, Harbor Wholesale Foods

ADDRESS: 3901 Hogum Bay Rd NE **CITY:** Lacey **STATE:** WA **ZIP:** 98516
PHONE NUMBER: (360) 754-4484 **EMAIL:** crisb@harborwholesale.com

REPRESENTATIVE: Steve Hatton, Hatton Godat Pantier

ADDRESS: 3910 Martin Way E, Suite B. **CITY:** Olympia **STATE:** WA **ZIP:** 98506
PHONE NUMBER: (360) 943-1599 **EMAIL:** steveh@hattonpantier.com

PROJECT ADDRESS: 3901 Hogum Bay Rd NE, Lacey, WA 98516		
ASSESSOR'S TAX PARCEL NUMBER(S): 52820002000		
BRIEF DESCRIPTION OF PROJECT: This project proposes to construct a 106,000 sf expansion to the existing Harbor Wholesale Foods building, as well as site improvements including additional parking and re-routing utilities.		
TOTAL ACREAGE: 17.15	TOTAL SQ. FT OF BLDG: 106,568 ssf	ZONING: LI & OS-I
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: Hogum Bay Rd NE	PROPOSED ACCESS: Hogum Bay Rd NE (Same as existing)	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 9/11/2019	TIME: 10:00 AM
--	------------------------	-----------------------

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.



City of Lacey

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

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: August 21, 2019

Project No.: _____

Project Name: Harbor Wholesale Foods

Parcel No.: 52820002000

Project Address: 3901 Hogum Bay Rd NE, Lacey, WA 98516

Applicant's Name: Cris Bade, Harbor Wholesale Foods Phone: (360) 754-4484

Applicant's Address: 3901 Hogum Bay Rd NE, Lacey, WA 98516

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 existing Harbor Wholesale Foods warehouse (200,000 sf) employes 300 people. The Harbor Wholesale Foods business license number is 141 000 222. Hours of operation are from 4 AM Sunday to 7 PM Friday (24 hours/day). Closed on Saturdays. Harbor Wholesale Foods is a food distribution warehouse.

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 Area: 17.15 ac	Number of Gas Pumps / Fueling Positions: 0
Building Size Gross Square Feet: 106,568 sf	Number of Drive-through Windows: 0
Number of Employees: 25 New Employees	Number of Service Bays: 0
Number of Parking Stalls: 164 New & 243 Existing	Number of Car Wash Stalls: 0
Number of Students / Children: 0	Number of Seats (Theaters, etc.): 0
Number of Rooms (Hotels, etc.): 0	Number of Courts / Fields / Tees: 0

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

The project proposes to expand the existing Harbor Wholesale Foods Warehouse with a 106,568 sf expansion. The proposed expansion will add 25 employees.

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature _____ Date: _____

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: _____			

HARBOR WHOLESALE FOODS EXPANSION

3901 HOGUM BAY RD NE, LACEY, WA 98516

PROJECT PROPOSAL
 NEW HARBOR WHOLESALE FOODS EXPANSION
 3901 HOGUM BAY RD NE, LACEY, WA 98516



VERTICAL DATUM
 NAD83 - CITY OF LACEY
 CONTROL STATION 34
 CORNER OF SECTION 34
 ELEVATION = 724.44'

THURSTON COUNTY

GEOMETRIC DATUM
 CITY OF LACEY
 CONTROL STATION 34
 CORNER OF SECTION 34
 ELEVATION = 724.44'



LEGEND

1. 1" = 10' (VERTICAL)	1. 1" = 10' (HORIZONTAL)
2. 1" = 10' (VERTICAL)	2. 1" = 10' (HORIZONTAL)
3. 1" = 10' (VERTICAL)	3. 1" = 10' (HORIZONTAL)
4. 1" = 10' (VERTICAL)	4. 1" = 10' (HORIZONTAL)
5. 1" = 10' (VERTICAL)	5. 1" = 10' (HORIZONTAL)
6. 1" = 10' (VERTICAL)	6. 1" = 10' (HORIZONTAL)
7. 1" = 10' (VERTICAL)	7. 1" = 10' (HORIZONTAL)
8. 1" = 10' (VERTICAL)	8. 1" = 10' (HORIZONTAL)
9. 1" = 10' (VERTICAL)	9. 1" = 10' (HORIZONTAL)
10. 1" = 10' (VERTICAL)	10. 1" = 10' (HORIZONTAL)
11. 1" = 10' (VERTICAL)	11. 1" = 10' (HORIZONTAL)
12. 1" = 10' (VERTICAL)	12. 1" = 10' (HORIZONTAL)
13. 1" = 10' (VERTICAL)	13. 1" = 10' (HORIZONTAL)
14. 1" = 10' (VERTICAL)	14. 1" = 10' (HORIZONTAL)
15. 1" = 10' (VERTICAL)	15. 1" = 10' (HORIZONTAL)
16. 1" = 10' (VERTICAL)	16. 1" = 10' (HORIZONTAL)
17. 1" = 10' (VERTICAL)	17. 1" = 10' (HORIZONTAL)
18. 1" = 10' (VERTICAL)	18. 1" = 10' (HORIZONTAL)
19. 1" = 10' (VERTICAL)	19. 1" = 10' (HORIZONTAL)
20. 1" = 10' (VERTICAL)	20. 1" = 10' (HORIZONTAL)
21. 1" = 10' (VERTICAL)	21. 1" = 10' (HORIZONTAL)
22. 1" = 10' (VERTICAL)	22. 1" = 10' (HORIZONTAL)
23. 1" = 10' (VERTICAL)	23. 1" = 10' (HORIZONTAL)
24. 1" = 10' (VERTICAL)	24. 1" = 10' (HORIZONTAL)
25. 1" = 10' (VERTICAL)	25. 1" = 10' (HORIZONTAL)
26. 1" = 10' (VERTICAL)	26. 1" = 10' (HORIZONTAL)
27. 1" = 10' (VERTICAL)	27. 1" = 10' (HORIZONTAL)
28. 1" = 10' (VERTICAL)	28. 1" = 10' (HORIZONTAL)
29. 1" = 10' (VERTICAL)	29. 1" = 10' (HORIZONTAL)
30. 1" = 10' (VERTICAL)	30. 1" = 10' (HORIZONTAL)
31. 1" = 10' (VERTICAL)	31. 1" = 10' (HORIZONTAL)
32. 1" = 10' (VERTICAL)	32. 1" = 10' (HORIZONTAL)
33. 1" = 10' (VERTICAL)	33. 1" = 10' (HORIZONTAL)
34. 1" = 10' (VERTICAL)	34. 1" = 10' (HORIZONTAL)
35. 1" = 10' (VERTICAL)	35. 1" = 10' (HORIZONTAL)
36. 1" = 10' (VERTICAL)	36. 1" = 10' (HORIZONTAL)
37. 1" = 10' (VERTICAL)	37. 1" = 10' (HORIZONTAL)
38. 1" = 10' (VERTICAL)	38. 1" = 10' (HORIZONTAL)
39. 1" = 10' (VERTICAL)	39. 1" = 10' (HORIZONTAL)
40. 1" = 10' (VERTICAL)	40. 1" = 10' (HORIZONTAL)
41. 1" = 10' (VERTICAL)	41. 1" = 10' (HORIZONTAL)
42. 1" = 10' (VERTICAL)	42. 1" = 10' (HORIZONTAL)
43. 1" = 10' (VERTICAL)	43. 1" = 10' (HORIZONTAL)
44. 1" = 10' (VERTICAL)	44. 1" = 10' (HORIZONTAL)
45. 1" = 10' (VERTICAL)	45. 1" = 10' (HORIZONTAL)
46. 1" = 10' (VERTICAL)	46. 1" = 10' (HORIZONTAL)
47. 1" = 10' (VERTICAL)	47. 1" = 10' (HORIZONTAL)
48. 1" = 10' (VERTICAL)	48. 1" = 10' (HORIZONTAL)
49. 1" = 10' (VERTICAL)	49. 1" = 10' (HORIZONTAL)
50. 1" = 10' (VERTICAL)	50. 1" = 10' (HORIZONTAL)
51. 1" = 10' (VERTICAL)	51. 1" = 10' (HORIZONTAL)
52. 1" = 10' (VERTICAL)	52. 1" = 10' (HORIZONTAL)
53. 1" = 10' (VERTICAL)	53. 1" = 10' (HORIZONTAL)
54. 1" = 10' (VERTICAL)	54. 1" = 10' (HORIZONTAL)
55. 1" = 10' (VERTICAL)	55. 1" = 10' (HORIZONTAL)
56. 1" = 10' (VERTICAL)	56. 1" = 10' (HORIZONTAL)
57. 1" = 10' (VERTICAL)	57. 1" = 10' (HORIZONTAL)
58. 1" = 10' (VERTICAL)	58. 1" = 10' (HORIZONTAL)
59. 1" = 10' (VERTICAL)	59. 1" = 10' (HORIZONTAL)
60. 1" = 10' (VERTICAL)	60. 1" = 10' (HORIZONTAL)
61. 1" = 10' (VERTICAL)	61. 1" = 10' (HORIZONTAL)
62. 1" = 10' (VERTICAL)	62. 1" = 10' (HORIZONTAL)
63. 1" = 10' (VERTICAL)	63. 1" = 10' (HORIZONTAL)
64. 1" = 10' (VERTICAL)	64. 1" = 10' (HORIZONTAL)
65. 1" = 10' (VERTICAL)	65. 1" = 10' (HORIZONTAL)
66. 1" = 10' (VERTICAL)	66. 1" = 10' (HORIZONTAL)
67. 1" = 10' (VERTICAL)	67. 1" = 10' (HORIZONTAL)
68. 1" = 10' (VERTICAL)	68. 1" = 10' (HORIZONTAL)
69. 1" = 10' (VERTICAL)	69. 1" = 10' (HORIZONTAL)
70. 1" = 10' (VERTICAL)	70. 1" = 10' (HORIZONTAL)
71. 1" = 10' (VERTICAL)	71. 1" = 10' (HORIZONTAL)
72. 1" = 10' (VERTICAL)	72. 1" = 10' (HORIZONTAL)
73. 1" = 10' (VERTICAL)	73. 1" = 10' (HORIZONTAL)
74. 1" = 10' (VERTICAL)	74. 1" = 10' (HORIZONTAL)
75. 1" = 10' (VERTICAL)	75. 1" = 10' (HORIZONTAL)
76. 1" = 10' (VERTICAL)	76. 1" = 10' (HORIZONTAL)
77. 1" = 10' (VERTICAL)	77. 1" = 10' (HORIZONTAL)
78. 1" = 10' (VERTICAL)	78. 1" = 10' (HORIZONTAL)
79. 1" = 10' (VERTICAL)	79. 1" = 10' (HORIZONTAL)
80. 1" = 10' (VERTICAL)	80. 1" = 10' (HORIZONTAL)
81. 1" = 10' (VERTICAL)	81. 1" = 10' (HORIZONTAL)
82. 1" = 10' (VERTICAL)	82. 1" = 10' (HORIZONTAL)
83. 1" = 10' (VERTICAL)	83. 1" = 10' (HORIZONTAL)
84. 1" = 10' (VERTICAL)	84. 1" = 10' (HORIZONTAL)
85. 1" = 10' (VERTICAL)	85. 1" = 10' (HORIZONTAL)
86. 1" = 10' (VERTICAL)	86. 1" = 10' (HORIZONTAL)
87. 1" = 10' (VERTICAL)	87. 1" = 10' (HORIZONTAL)
88. 1" = 10' (VERTICAL)	88. 1" = 10' (HORIZONTAL)
89. 1" = 10' (VERTICAL)	89. 1" = 10' (HORIZONTAL)
90. 1" = 10' (VERTICAL)	90. 1" = 10' (HORIZONTAL)
91. 1" = 10' (VERTICAL)	91. 1" = 10' (HORIZONTAL)
92. 1" = 10' (VERTICAL)	92. 1" = 10' (HORIZONTAL)
93. 1" = 10' (VERTICAL)	93. 1" = 10' (HORIZONTAL)
94. 1" = 10' (VERTICAL)	94. 1" = 10' (HORIZONTAL)
95. 1" = 10' (VERTICAL)	95. 1" = 10' (HORIZONTAL)
96. 1" = 10' (VERTICAL)	96. 1" = 10' (HORIZONTAL)
97. 1" = 10' (VERTICAL)	97. 1" = 10' (HORIZONTAL)
98. 1" = 10' (VERTICAL)	98. 1" = 10' (HORIZONTAL)
99. 1" = 10' (VERTICAL)	99. 1" = 10' (HORIZONTAL)
100. 1" = 10' (VERTICAL)	100. 1" = 10' (HORIZONTAL)

PROJECT DATA

PROJECT NO. 17-15-00000

ADDRESS: 3901 HOGUM BAY RD NE, LACEY, WA 98516

OWNER: HARBOR WHOLESALE FOODS

DESIGNER: HATTON GODAT PANTIER

DATE: 11/15/2017

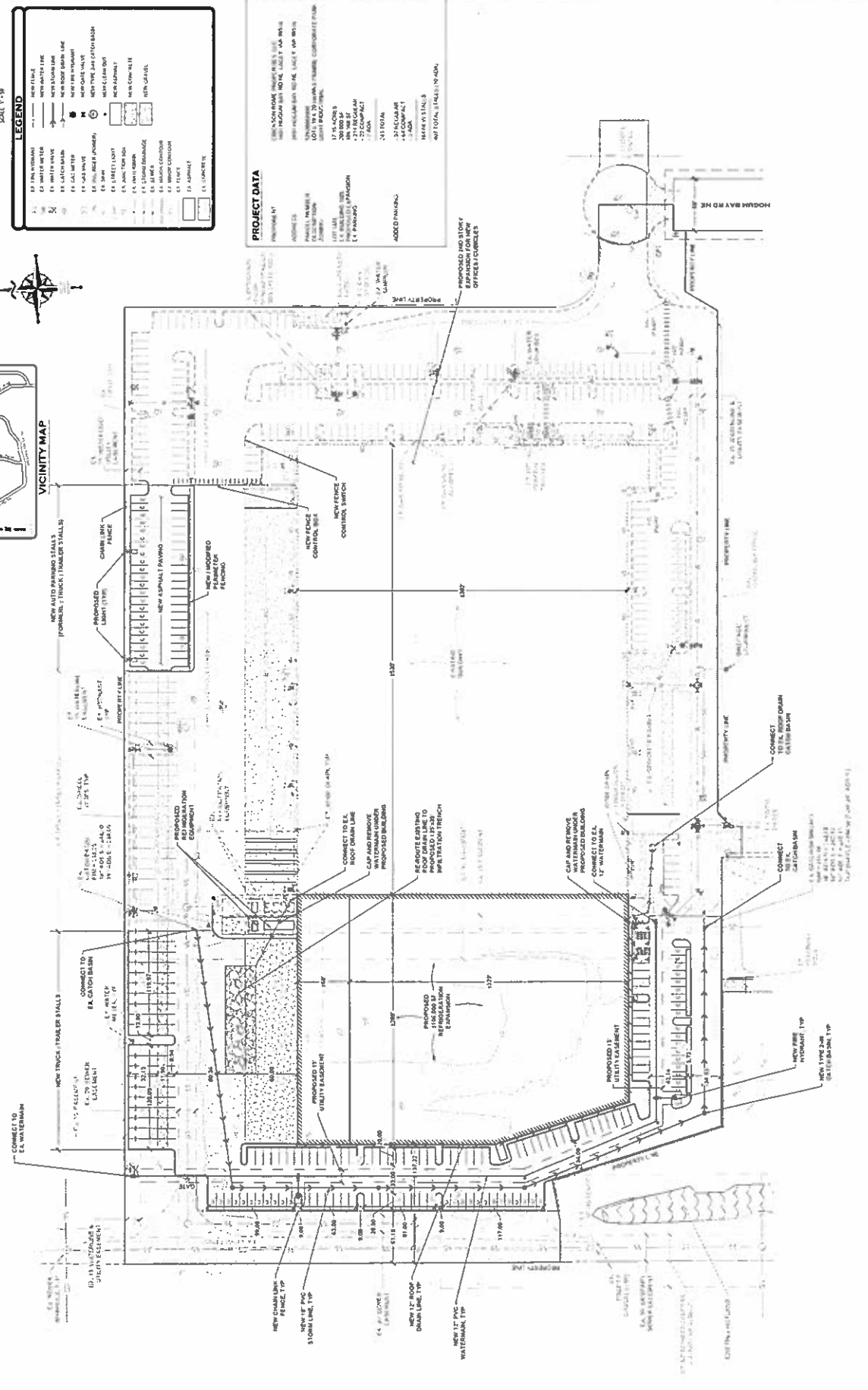
SCALE: 1" = 10'

PROJECT TOTAL: 17.15 ACRES

ADDED: 17.15 ACRES

DELETED: 0.00 ACRES

NET TOTAL: 17.15 ACRES





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

OFFICIAL USE ONLY

CASE NUMBER:	19-149
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

AUG 19 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: Ashley Smith

ADDRESS: 420 College St SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360-413-4340	EMAIL:		

REPRESENTATIVE: Ruben Nunez, KMB Architects

ADDRESS: 906 Columbia St SW #400	CITY: Olympia	STATE: WA	ZIP: 98501
PHONE NUMBER: 360-528-2772	EMAIL:		

PROJECT ADDRESS: 5700 Lacey Blvd SE			
ASSESSOR'S TAX PARCEL NUMBER(S): 09950013000, 37520000200, 11821222101 & 09950029000			
BRIEF DESCRIPTION OF PROJECT: Redevelopment of existing building and site, to include utility, site, building, and frontage improvements, keeping existing shell if possible. Increased occupancy and site traffic.			
TOTAL ACREAGE: 1.5	TOTAL SQ. FT OF BLDG: 15,000	ZONING: MHDC	CBDS
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX (X) COMMERCIAL () M.H. PARK			
EXISTING ACCESS: Lacey Blvd		PROPOSED ACCESS: Lebanon St / Lacey Blvd	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	9-11-19	
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 9/18/19	TIME: 1:00

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.