



*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 25, 2019**

TIME	PRE-SUBMISSION	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.				19-247 11833220901 4251 Stikes Dr SE <div style="display: flex; justify-content: space-between;"> Hallgren Short plat Seymour/Stiles LD 0-4 </div>
11:00 a.m.				19-245 11801240100 3200 Willamette Dr NE <div style="display: flex; justify-content: space-between;"> Vicwood Development Mixed use/MF Seymour/Stiles CCD </div>
12:00 p.m.				
1:30 p.m.				19-246 67680000000 Tract A-Common Space <div style="display: flex; justify-content: space-between;"> Park Place HOA Community garden Schelling/Stiles OS-I </div>
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:	19-247
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

SEP 10 2019

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: **Linda Hallgren**

ADDRESS: 4251 Stikes Dr SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 360-628-2408	EMAIL: linrha@yahoo.com		

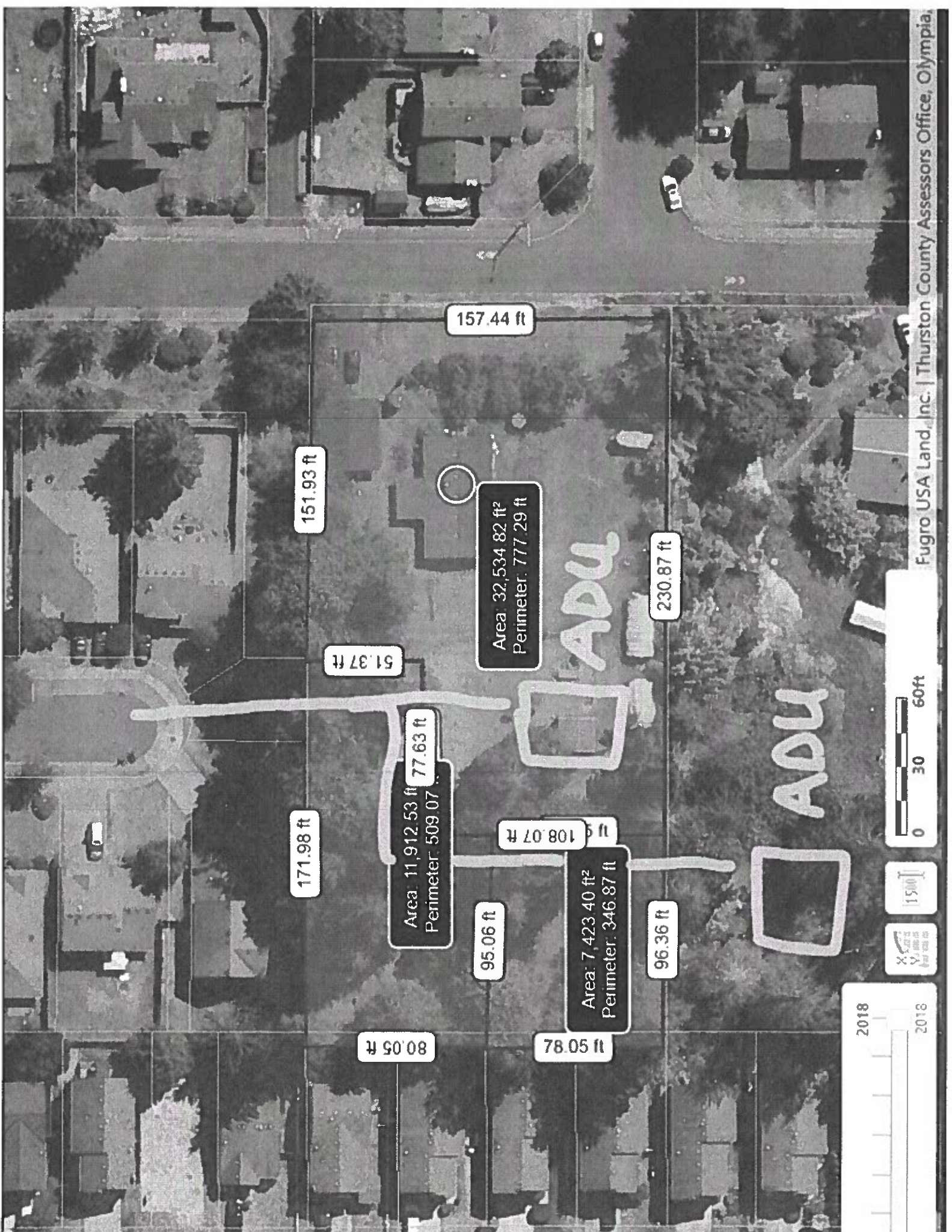
REPRESENTATIVE:

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

PROJECT ADDRESS: 4251 Stikes Dr SE, Lacey, 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11833220901
BRIEF DESCRIPTION OF PROJECT: Considering selling W section to neighbor 11833220902. Want 2 viable lots. Needs to have access road off the cul-de-sac for ADU on 11833220902 and up to 3 lots at 11833220901.
TOTAL ACREAGE: 1.22 TOTAL SQ. FT OF BLDG: ZONING: 4 to 1 acre
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Stikes Dr SE from the east PROPOSED ACCESS: Stikes Dr SE from the north

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 9/25 TIME: 10:00 am (other times)

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.



151.93 ft

157.44 ft

230.87 ft

51.37 ft

Area: 32,534.82 ft²
Perimeter: 777.29 ft

171.98 ft

Area: 11,912.53 ft²
Perimeter: 509.07 ft

77.63 ft

108.07 ft

95.06 ft

Area: 7,423.40 ft²
Perimeter: 346.87 ft

96.36 ft

80.05 ft

1150.97 ft

ADU

ADU

2018



1500'

X Y Z

2018



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

OFFICIAL USE ONLY

CASE NUMBER:	19-245
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	RECEIVED

SEP 10 2019

PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: Vicwood Development Corp.

ADDRESS: 1401 Marvin Rd NE, Suite 307 # 561 **CITY:** Lacey **STATE:** WA **ZIP:** 98516
PHONE NUMBER: (360) 456-7071 **EMAIL:** richc@vicwoodusa.com

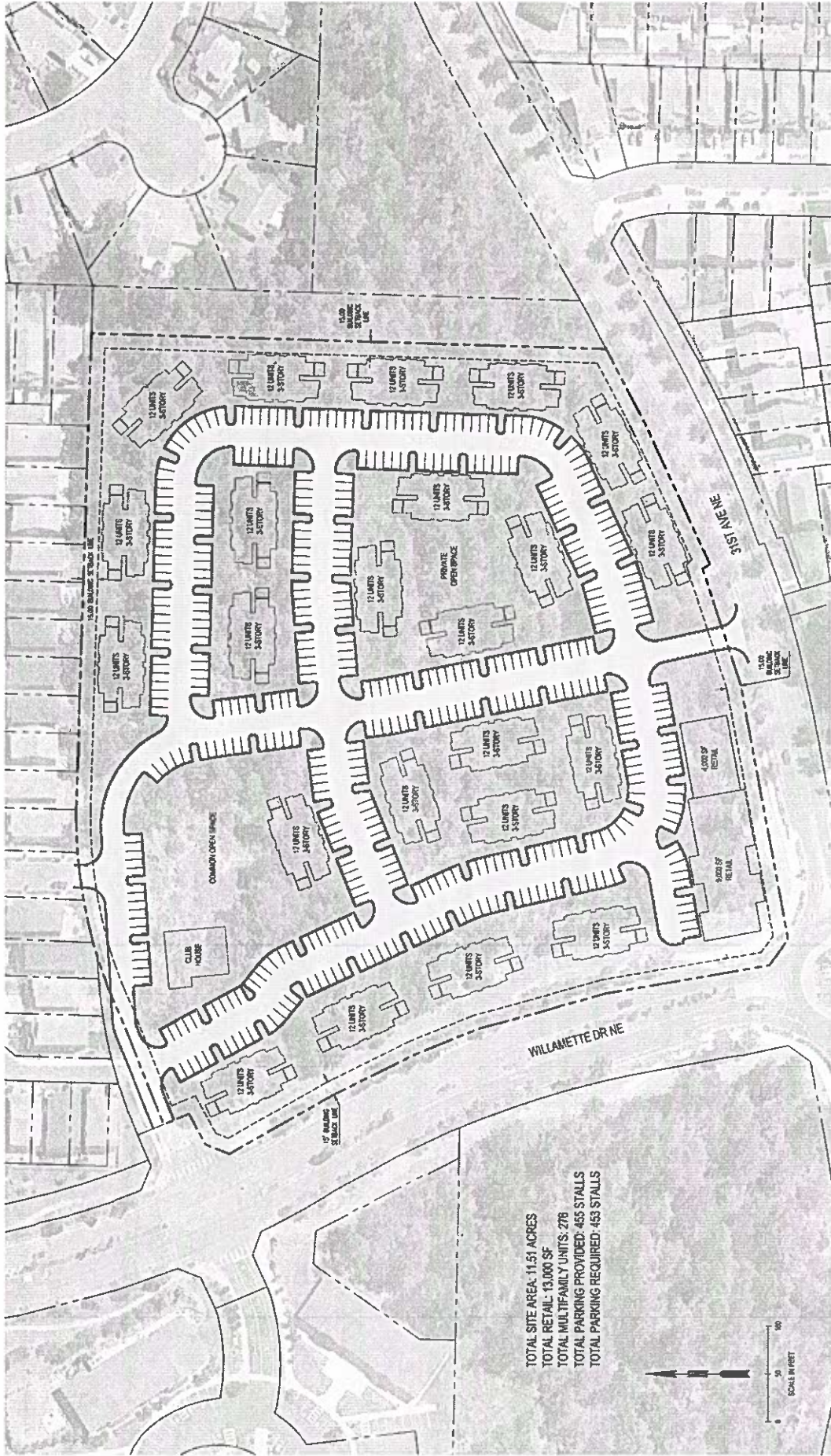
REPRESENTATIVE: SCJ Alliance - Tyrell Bradley

ADDRESS: 8730 Tallon Lane NE, Suite 200 **CITY:** Lacey **STATE:** WA **ZIP:** 98516
PHONE NUMBER: (360) 352-1465 **EMAIL:** tyrell.bradley@scjalliance.com

PROJECT ADDRESS: Not Assigned	3200 Willamette Dr NE	
ASSESSOR'S TAX PARCEL NUMBER(S):	11801240100	
BRIEF DESCRIPTION OF PROJECT: The project will consist of a mixed use of 13,000sf of retail, 276 multifamily apartment units, and a 3,500sf clubhouse to serve the development. The current proposal includes 455 parking stalls.		
TOTAL ACREAGE: 11.51	TOTAL SQ. FT OF BLDG: +/- 105,000	ZONING: Community Commercial
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: One Existing Access	PROPOSED ACCESS: One Proposed Access	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** 9/25 **TIME:** 9am

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TOTAL SITE AREA: 11.51 ACRES
 TOTAL RETAIL: 13,000 SF
 TOTAL MULTIFAMILY UNITS: 278
 TOTAL PARKING PROVIDED: 455 STALLS
 TOTAL PARKING REQUIRED: 453 STALLS



PROJECT: EX-01
 SHEET: 10F1

MERIDIAN CAMPUS
 CONCEPT SITE LAYOUT

SCJ ALLIANCE
 CONSULTING SERVICES
 8155 WILLAMETTE AVE, SUITE 200, PORTLAND, OR 97208
 P: 503.251.1000 F: 503.251.1001
 WWW.SCJALLIANCE.COM



VICINITY MAP



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

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: 9/5/2019 Project No.: _____

Project Name: Vicwood Development - Lacey Parcel No.: 11801240100

Project Address: Not Assigned

Applicant's Name: Vicwood Development Corp. Phone: (360) 456-7071

Applicant's Address: 1401 Marvin Rd NE, Suite 307 # 561, 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 N/A
- Will any of the existing buildings be demolished? Yes No N/A

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.):

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:

See description below

Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling	Positions: N/A
Building	Size	Gross	Feet:	Number of Drive-through	Windows: N/A
Number	of	Square	Employees:	Number of Service	Bays: N/A
Number	of	Parking	Stalls:	Number of Car Wash	Stalls: N/A
Number of Students / Children: <u>N/A</u>				Number of Seats (Theaters, etc.): <u>N/A</u>	
Number of Rooms (Hotels, 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):

The project site is approximately 11.51 acres and will consist of a mixed use of 13,000sf of retail, 276 multifamily apartment units, and a 3,500sf clubhouse to serve the development. The current proposal includes 455 parking 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 *Dynell E. Bradley* Date: 9/5/2019

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: _____			



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OFFICIAL USE ONLY

CASE NUMBER:	19-246
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	RECEIVED
PW ASSIGNED:	

SEP 04 2019

PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: **Mark Walker**

ADDRESS: 5475 Park Place Loop SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: (425) 327-5548	EMAIL: mark@sustrue.com		

REPRESENTATIVE: **Park Place HOA - Board President**

ADDRESS: (same as above)	CITY:	STATE:	ZIP:
PHONE NUMBER:	EMAIL:		

PROJECT ADDRESS: Park Place Loop Tract "A" - Common Space		
ASSESSOR'S TAX PARCEL NUMBER(S): 676 800 8000		
BRIEF DESCRIPTION OF PROJECT: Turn this tract into a community garden for owners		
TOTAL ACREAGE: 3,3	TOTAL SQ. FT OF BLDG: 100	ZONING: Farm
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: through park		PROPOSED ACCESS: off Mullen Rd.

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 9/25/2019	TIME:

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Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

Referred to Tree Protection
 Professional on: _____

**REQUEST FOR REVIEW BY
 TREE PROTECTION PROFESSIONAL**

I would like to have the trees on my property reviewed by the city's Tree Protection Professional.

Address of Property: Park Place Loop Tract "A"

Assessor's Tax Parcel Number: _____

Property Owner's Name: Park Place HOA

Mailing Address: 5475 Park Place Loop SE

City, State, Zip: Lacey, WA 98503

Daytime Telephone: (425) 327-5548

Size of Lot: 3.3 acra _____ Number of Existing Trees: 20+

Number of Trees to be Removed: 5 (Cannot exceed five trees in 36 months)

I understand that the cost of this service will be paid by me at the rate of \$80 per hour, see table below for exceptions. I understand that the cost of this service is in addition to any normal permit fees.

Applicant	Forester's Recommendation	Party Responsible for Payment
Homeowner	Minimum of one tree defined as hazard tree (LMC 14.32.030(1))	City
Homeowner	No trees analyzed that would meet definition of hazard tree	Homeowner
Homeowner's/Condo Owner's Association	Minimum of one tree defined as hazard tree	City
Homeowner's/Condo Owner's Association	No trees analyzed that would meet definition of hazard tree	Homeowner's Association
Commercial (Including Multifamily)	Any	Commercial

Maui L...
 Applicant's Signature

Sept. 4, 2019
 Date

Chain link fence to lot 19

20ft gate

TRACT "A"

Lot 19

10x10 tool shed

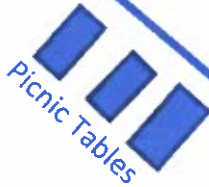


Chain link fence w/ five foot gate

Lot 15

AMPHITHEATER

FIRE PIT



Picnic Tables

PARK

COMMUNITY GARDEN

Park Place Loop HOA sponsored/owned

(rough draft)