



*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, October 27, 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.				21-369 Intelco Loop Multi-family 216-unit MF dev 580500 00800/03000 Fant/Stiles 4512/4514 Intelco loop SE CO
11:00 a.m.				
1:30 p.m.				
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	21-369
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

OCT 13 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: Trevor Colby

ADDRESS: 6820 6th Ave. Suite 201	CITY: Tacoma	STATE: WA	ZIP: 98406
PHONE NUMBER: (253) 226-6911	EMAIL: Trevor@kciwa.com		

REPRESENTATIVE: SCJ Alliance - Tyrell Bradley

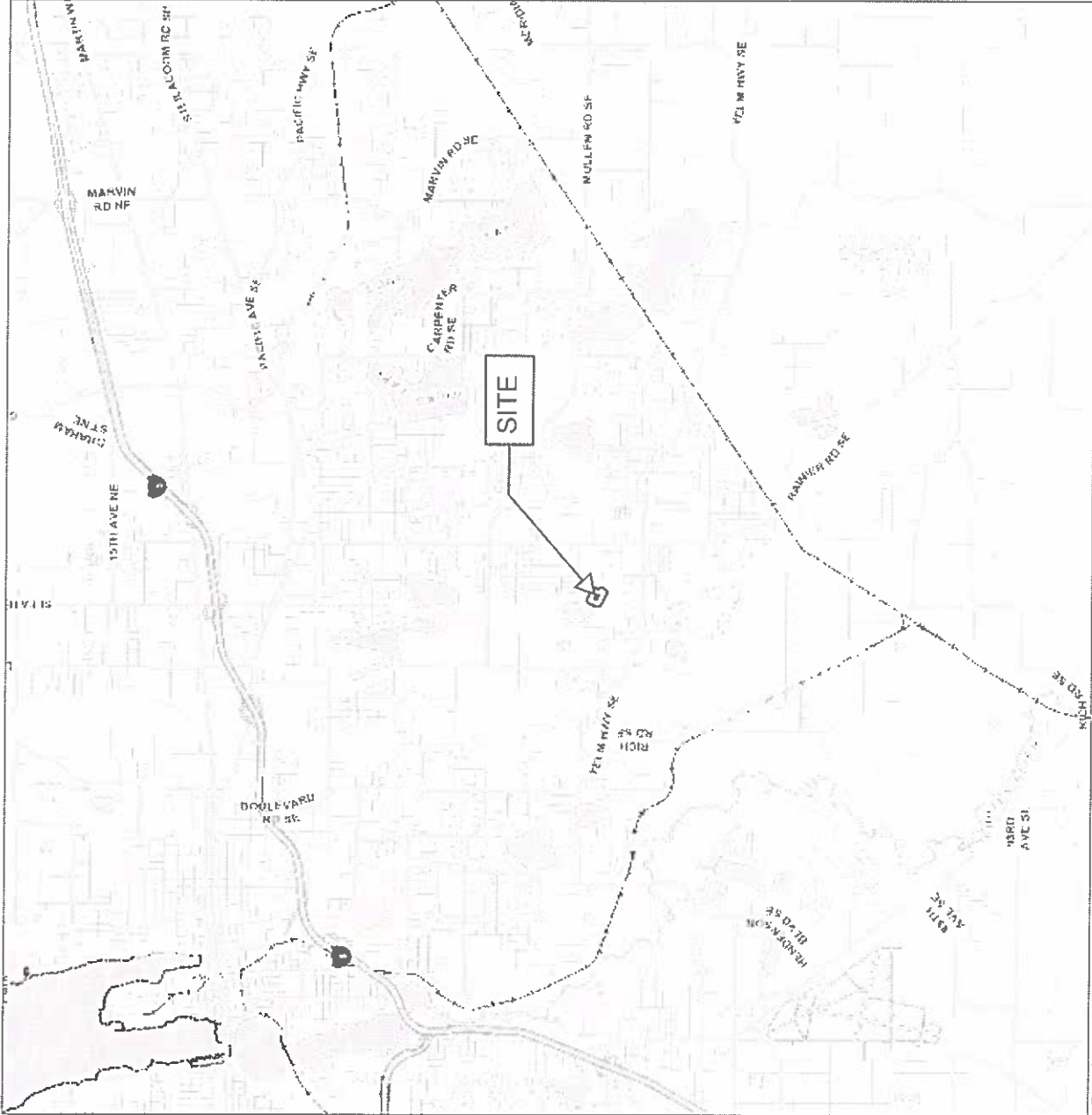
ADDRESS: 8730 Tallon Lane NE, Suite 200	CITY: Lacey	STATE: WA	ZIP: 98516
PHONE NUMBER: (360) 352-1465	EMAIL: tyrell.bradley@scjalliance.com		

PROJECT ADDRESS: 4512 INTELCO LOOP SE, 4514 INTELCO LOOP SE		
ASSESSOR'S TAX PARCEL NUMBER(S): 58050000800, 58050003000		
BRIEF DESCRIPTION OF PROJECT: The project will consist of 216 multifamily apartment units, club house with interior conference center, and 378 parking stalls with primary access off Intelco Loop and Roxanna Dr .		
TOTAL ACREAGE: 8.3	TOTAL SQ. FT OF BLDG: +/- 85,000	ZONING: Community Office
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: N/A		PROPOSED ACCESS: Two Proposed Accesses

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	10
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 10/27/2021 TIME: 8am

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



Legend

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

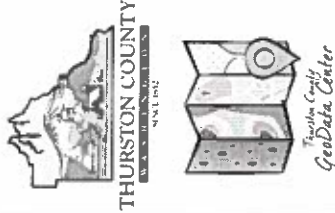
Scale 1: 120,920



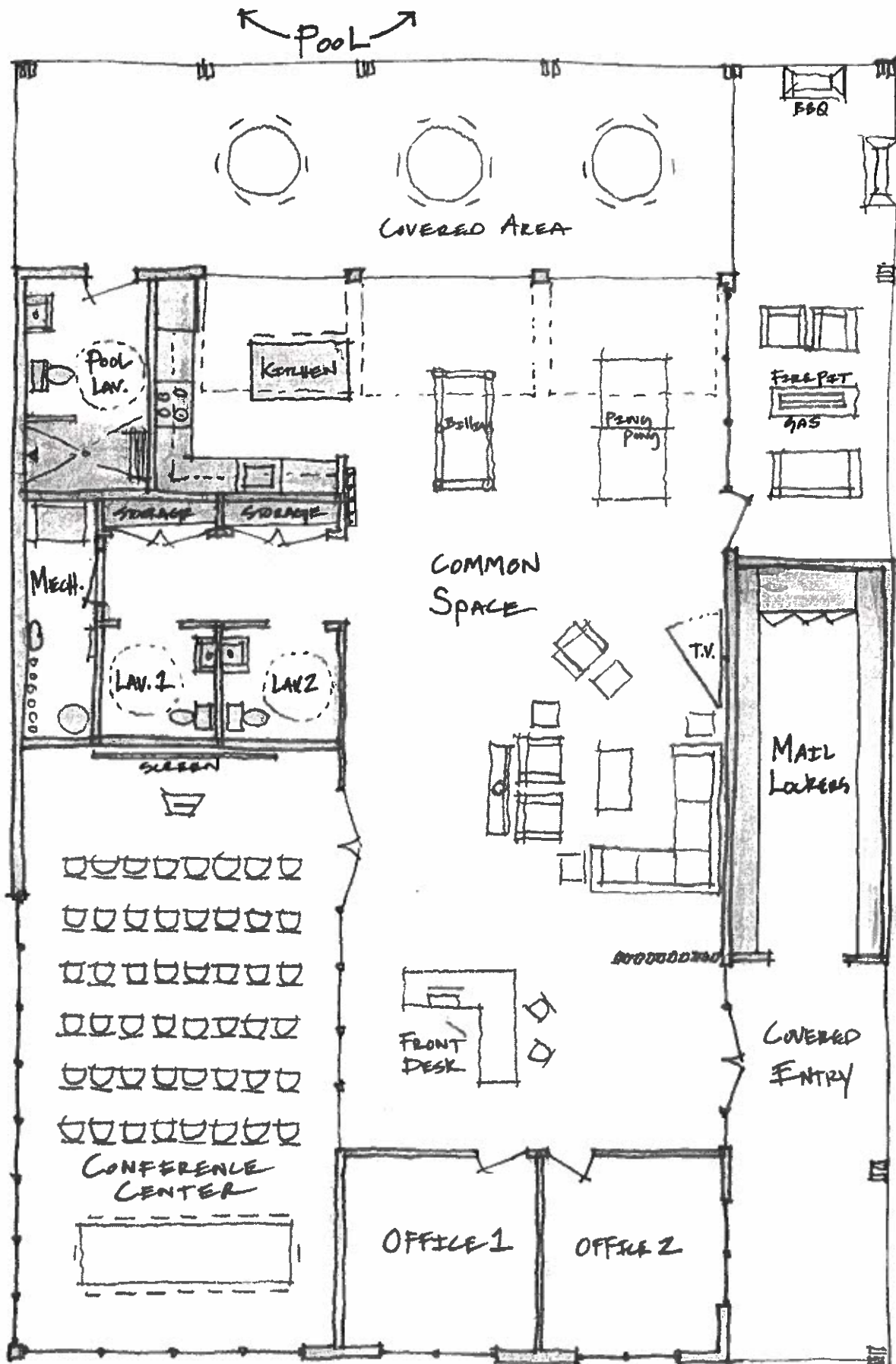
Map Created Using GeoData Public Website

Published: 10/13/2021

Note:



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INTELCO LOOP MULTIFAMILY CONFERENCE CENTER AND CLUBHOUSE

October 7, 2021

SCALE 1/8"=1'-0"

1508 FOURTH AVE E OLYMPIA, WA 98506 | T 360-570-0626 | © Copyright 2015



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

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: October 13, 2021

Project No.: _____

Project Name: Intelco Loop Multifamily

Parcel No.: 58050000800, 58050003000

Project Address: 4512 INTELCO LOOP SE, 4514 INTELCO LOOP SE

Applicant's Name: Trevor Colby Phone: (253) 226-6911

Applicant's Address: 6820 6th Ave. Suite 201 Tacoma, WA 98406

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/Atttt
Number of Students / Children:			Number of Seats (Theaters, etc.):		
N/A			N/A		
Number of Rooms (Hotels, etc.):			Number of Courts / Fields / Tees:		
N/A			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):

The project will consist of 216 multifamily apartment units, club house with interior conference center, and 378 parking stalls with primary access off Intelco Loop and Roxanna Dr .

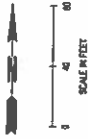
I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature *Jynell E. Bradley* Date: October 13, 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: _____			

CHEHALS WESTERN TRAIL

OPEN SPACE



TOTAL SITE AREA: 8.26 ACRES
 TOTAL MULTIFAMILY UNITS: 218
 TOTAL PARKING PROVIDED: 378 STALLS
 TOTAL PARKING REQUIRED: 321 STALLS
 OPEN SPACE: 0%



CLUBHOUSE WITH CONFERENCE CENTER.
 CONFERENCE CENTER SHALL ONLY BE
 AVAILABLE FOR USE BY TENANTS OF THE
 APARTMENT COMPLEX AND OWNERS WITHIN
 LUCY CROSSCROSS

INTELCO LOOP SE

ROXANNA DR SE

INTELCO LOOP MULTIFAMILY
 CONCEPT SITE LAYOUT

DATE: OCTOBER 2011

SCJ ALLIANCE
 CONSULTING SERVICES
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 SCJALLIANCE.COM