



*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

MEETING DATE: **Wednesday, December 23, 2020**

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.				20-340 COLON SHORT PLAT 11801140601 SCHELLING/STILES 3019 MERIDIAN RD NE LD 0-4
11:00 a.m.				20-342 MONSON SHORT PLAT 09450005002 SEYMOUR/STILES 6300 37TH LN SE LD 0-4
1:30 p.m.				20-341 HOGUM BAY MIXED USE LLC MIXED USE PROJECT 11811120100 SEYMOUR/STILES 2555 HOGUM BAY RD NE HPBD-C
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:	20-340
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

DEC 11 2020

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: Rafael and Mary Beth Colon

ADDRESS: 5145 Illahee Lane NE	CITY: Olympia	STATE: WA	ZIP: 98516
PHONE NUMBER: 360-239-5244	EMAIL: rafaelcolon@comcast.net		

REPRESENTATIVE: TBD

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

PROJECT ADDRESS: 3019 Meridian RD NE, Olympia, WA 98516 Section: 01 Twn:18 Range: 01W Quarter SE NE SS-0653 LT 1 Doc. 006 - 408			
ASSESSOR'S TAX PARCEL NUMBER(S): 11801140601			
BRIEF DESCRIPTION OF PROJECT: TBD - 2 to 4 homes max: 2 homes (1.18 acres each with ADU's); 3 homes			
<small>Single-family Possible cul-desac No sketches at this time. Meridian Rd NE is 50 mph w/speeding traffic wanting to keep natural resources/trees on frontage to buffer for noise pollution.</small>			
TOTAL ACREAGE: 2.26	TOTAL SQ. FT OF BLDG: 98,446	ZONING: Low density 0 to 4	
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK			
EXISTING ACCESS: Phillips Lane NE		PROPOSED ACCESS: Phillips Lane NE	

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** Dec. 23 **TIME:** 9:00 a.m.

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.

Permitting Map

Home Find Identify Measure Draw Map 8

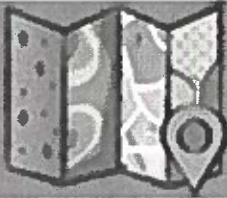
Identify Print Share Pan Zoom In Zoom Out Full County View

Basic Tools Navigation

Layers

Filter Layers... Filter

- Parcel Boundaries
- Permitting Data
- Reference Layers
 - Address Points
 - Contours 2ft 1996 (NGVD 29)
 - County Border



Permitting Map

Home Find Identify Measure Draw Map 8

Identify Print Share Pan Zoom In Zoom Out Full County View

Basic Tools Navigation

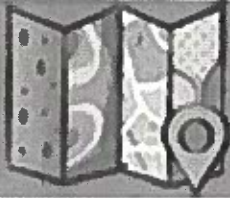
Layers

Filter Layers...

Filter

- Drainage & Basins
 - Watershed Basins
 - Green Cove Drainage Basin
 - Watersheds
 - Water Resource Inventory
- Areas (WRIA)
 - Municipal Stormwater





Permitting Map

Home

Find

Identify

Measure

Draw

Map &



Identify



Print



Share



Pan



Zoom In



Zoom Out



Full County
View

Basic Tools

Navigation

Layers

Filter Layers...

Filter

Watershed Basins >

Green Cove Drainage Basin >

Watersheds >

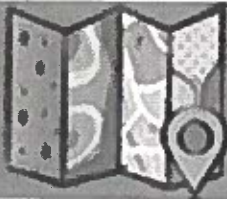
Water Resource Inventory >

Areas (WRIA)

Municipal Stormwater >

(NPDES) Permit Boundaries





Permitting Map

Home

Find

Identify

Measure

Draw

Map &



Identify



Print



Share



Pan



Zoom In



Zoom Out



Full County
View

Basic Tools

Navigation

Layers

Filter Layers...

Filter

Emergency Operations

Fire Response District

Fire Stations

Environmental & Public Health

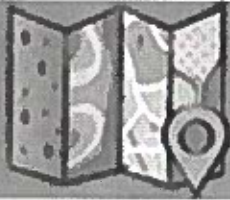
Hazards

Carlyon Landslide

Community Water System

Nisqua

LACEY
LD-0-4



Permitting Map

Home Find Identify Measure Draw Map &



Identify



Print



Share



Pan



Zoom In



Zoom Out



Full County View

Basic Tools

Navigation

Layers

Filter Layers...

Filter

Critical Aquifer Recharge

Areas (Agricultural)

Groundwater Concern Areas

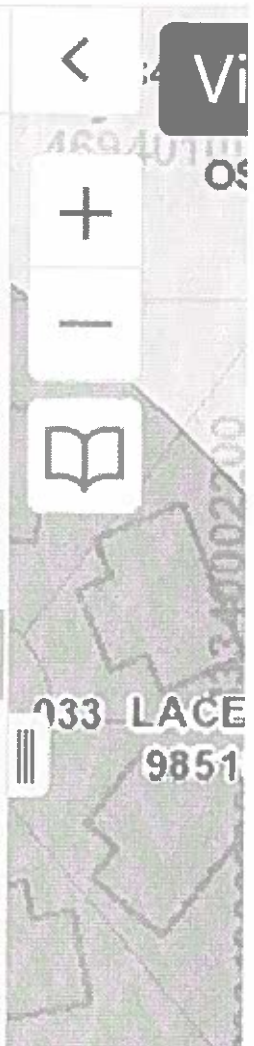
Groundwater Sensitive Areas

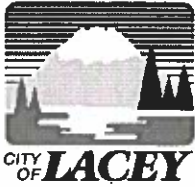
McAllister Groundwater

Sensitive Area

Watershed Protection Areas

Wellhead Protection Areas





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

OFFICIAL USE ONLY

CASE NUMBER:	20-342
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

DEC 00 2020

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: **Ross Monson**

ADDRESS: 5810 67th Ave NE	CITY: Olympia	STATE: WA	ZIP: 98516
PHONE NUMBER: 360-789-3881	EMAIL: ross@premierpowerelectric.com		

REPRESENTATIVE: N/A

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

PROJECT ADDRESS: 6300 37th Lane SE Lacey 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 09450005002
BRIEF DESCRIPTION OF PROJECT: Sub divide into 4 parcels and build homes on each parcel.
TOTAL ACREAGE: 7 TOTAL SQ. FT OF BLDG: ZONING:
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: NA PROPOSED ACCESS: NA

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 12/23/20 TIME: 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.

site plan

Legend

- Wetlands
- County Water and Sewer ULIDs
 - 1
 - 2
 - 3
 - 4
 - 5
- Parcel Boundaries
- Roads - Major (Large Scale)
- <all other values>
- 1:5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- 1:5; US 101
- 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>
- 1:5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- 1:5; US 101
- Roads

Scale 1: 8,112



Map Created Using GeoData Public Website
Published: 12/10/2020

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 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.

425.22 ft
139.53 ft
54.41 ft
62 ft
Total: 425.22 ft Total: 427.78 ft



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

RECEIVED

DEC 14 2020

OFFICIAL USE ONLY

CASE NUMBER:	20-341
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: Greg Bailey- Hogum Bay Mixed Use LLC

ADDRESS: 8270 28th Court NE, Suite 201	CITY: Lacey	STATE: WA	ZIP: 98516
PHONE NUMBER: 360.704.4486	EMAIL: greg@bgc-llc.com		

REPRESENTATIVE: Chris Cramer- Patrick Harron and Assoc. LLC

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

PROJECT ADDRESS: no assigned address, corner of Marvin Rd NE and Willamette Dr NE		
ASSESSOR'S TAX PARCEL NUMBER(S): 11811120100 , 11802430900		
BRIEF DESCRIPTION OF PROJECT: Mixed use project in 2 phases, first phase of commercial/retail/office on the western portion. Phase 2 on the east side with apartments and retail with zoning change.		
TOTAL ACREAGE: 18.13	TOTAL SQ. FT OF BLDG: 58,000	ZONING: HPBD-C
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK		
EXISTING ACCESS: none		PROPOSED ACCESS: Willamette, Marvin and Hogum Bay

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 12/23/2020 TIME: 1pm

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: 12/14/2020 Project No.: _____
Project Name: Hogum Bay Mixed Use Parcel No.: 1181120100
Project Address: corner of Willamette and Marvin Rd 11802430900
Applicant's Name: Hogum Bay Mixed Use LLC Phone: 360.704.4486
Applicant's Address: 8270 28th Court NE, suite 201, 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.):

None.

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:

18.13	Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling	Positions:	0
58,000	Building	Size	Gross	Square	Feet:	Number of Drive-through	Windows:
100	Number	of		Employees:	Number of Service	Bays:	0
966	Number	of	Parking	Stalls:	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 has 2 phases, first phase is commercial only with retail, restaurants, banks and coffee drive-thru. Second phase will be mixed use with apartments mostly and one retail location.

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: _____



A101 SITE PLAN

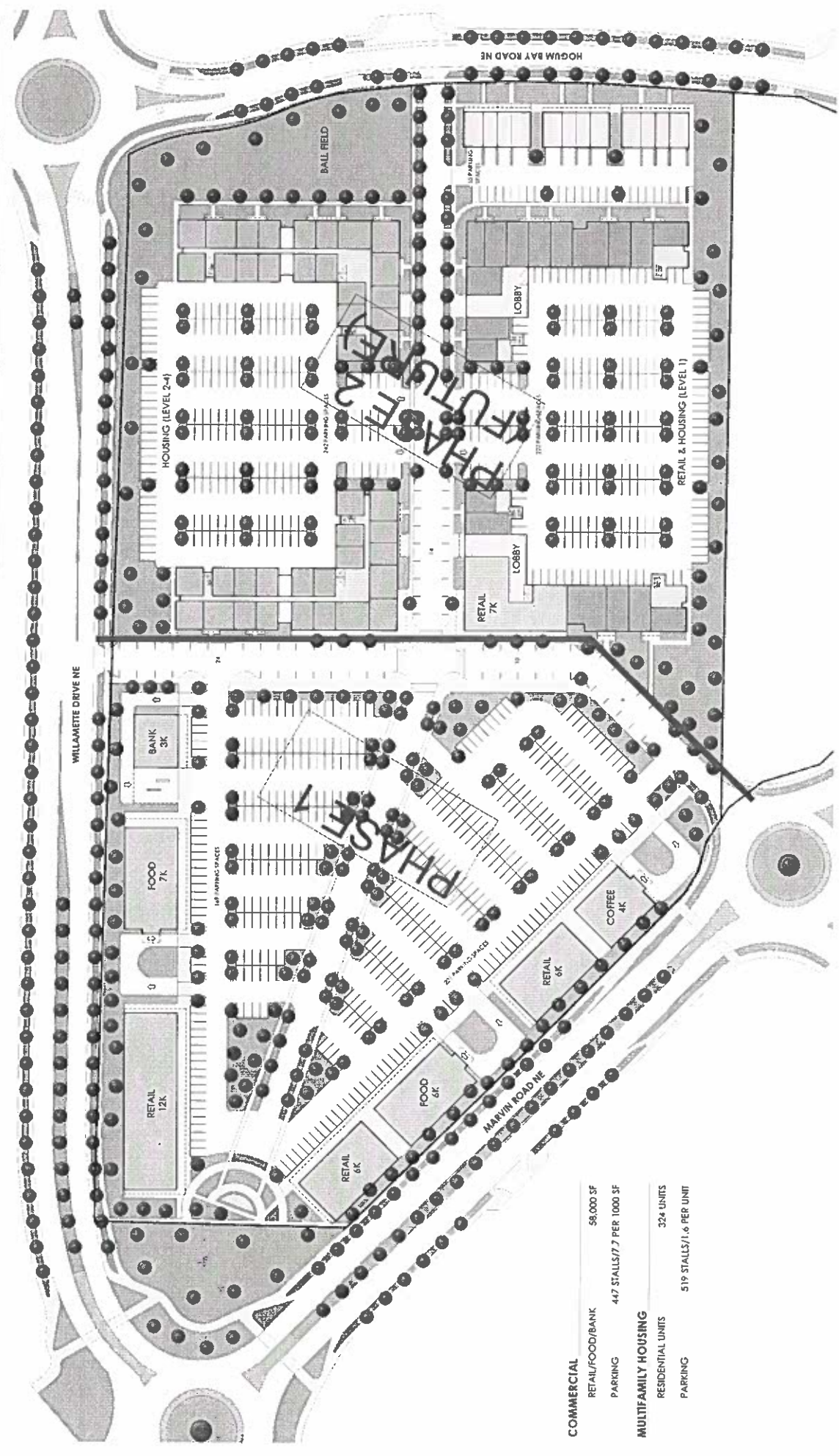


1 MASTER PLAN
11/11/20

HAWKS PRAIRIE MIXED-USE MASTER PLAN

MARVIN ROAD NE & WILLAMETTE DRIVE NE | LACEY, WA

CONCEPT DESIGN | 11/12/20



COMMERCIAL		
RETAIL/FOOD/BANK	58,000 SF	
PARKING	417 STALLS/7 PER 1000 SF	

MULTIFAMILY HOUSING		
RESIDENTIAL UNITS	324 UNITS	
PARKING	519 STALLS/1.6 PER UNIT	

