



Shaping
our community
together

Community & Economic Development
420 College Street SE
Lacey, Washington 98503
(360) 491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

- The following projects will be considered on **Wednesday, April 12, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to presub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	S. Seymour, Planner T. Stiles, Public Works	Case #23-0102 – “Gateway Enterprises Hogum Bay Site” Address/Parcel: 2405 Hogum Bay Road/11811120800 Zoning: HPBD-C, Hawks Prairie Business District - Commercial Description of Proposal: Proposal is a 4.18-acre commercial site consisting of 2 hotels (~226 units) and a retail lot with open space areas & ~213 associated parking spaces.
11:00	S. Seymour, Planner T. Stiles, Public Works	Case #23-0103 – “6th Avenue Subdivision” Address/Parcel: 6239 6 th Avenue SE/48203800000 Zoning: LD, Low Density Residential District Description of Proposal: Proposal is subdividing existing 2.98-acre parcel into 3 lots
1:30		
2:30		
3:30		

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APR 04 2023

BY 23-0102

OFFICIAL USE ONLY



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

CASE NUMBER:
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: 111 Gateway Enterprises, LLC

ADDRESS: 9632 6th Way SE	CITY: Lacey	STATE: WA	ZIP: 98513
PHONE NUMBER:	EMAIL: tschung05h@gmail.com		

REPRESENTATIVE: Tyrell Bradley

ADDRESS: 1411 State Ave NE Suite 200	CITY: Olympia	STATE: WA	ZIP: 98506
PHONE NUMBER:	EMAIL: tbradley@ldccorp.com		

PROJECT ADDRESS: Not Known At This Time
ASSESSOR'S TAX PARCEL NUMBER(S): 11811120800
BRIEF DESCRIPTION OF PROJECT: Proposed project is a 4.18-acre commercial building site consisting of two hotels (~226 units) and a retail lot with open space areas and associated parking stalls (~213).
TOTAL ACREAGE: 4.18 TOTAL SQ. FT OF BLDG: 29,891 ZONING: HPBD-C
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

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

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.

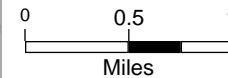


Vicinity Map

Legend

- | | |
|---|---|
| Roads - Major (Small Scale) | Capital Forest |
| - <all other values> | County Background |
| - I 5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP | Roads - Major |
| = I 5; US 101 | - <all other values> |
| - Roads (Small Scale) | - I 5 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP |
| + Railroads | = I 5; US 101 |
| □ County Border | + Railroads |
| □ Olympia Municipal Airport | □ County Border |
| □ Water Bodies (River - Small Scale) | □ Olympia Municipal Airport |
| □ Water Bodies (Other) | □ Water Bodies (River - Small Scale) |
| ■ Parks | □ Water Bodies (Other) |
| ■ Cities | ■ Parks |
| | ■ Cities |

Scale 1: 85,903



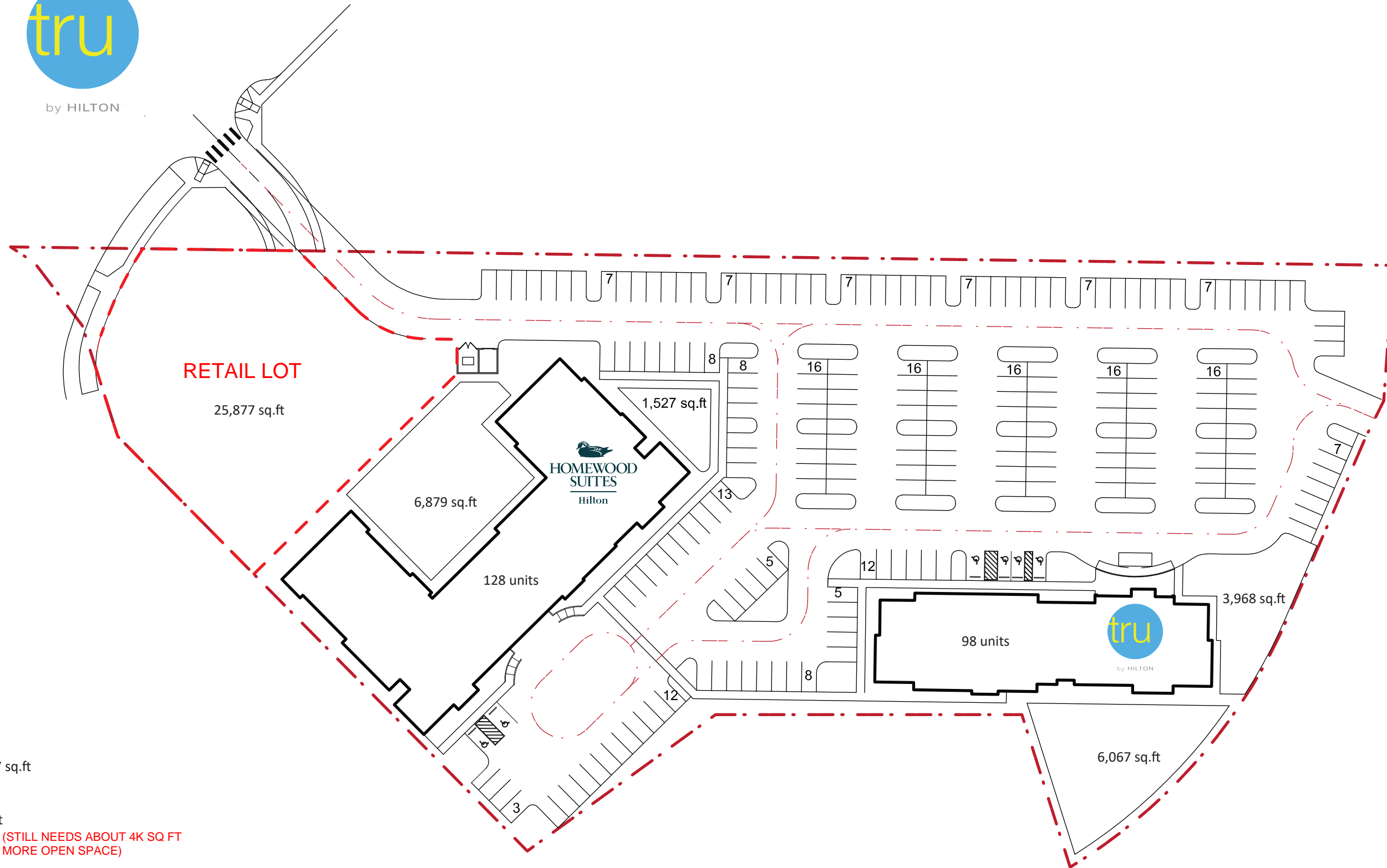
Map Created Using GeoData Public Website

Published: 4/4/2023

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 tort damages of any kind, including, but not limited to, 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 for 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.

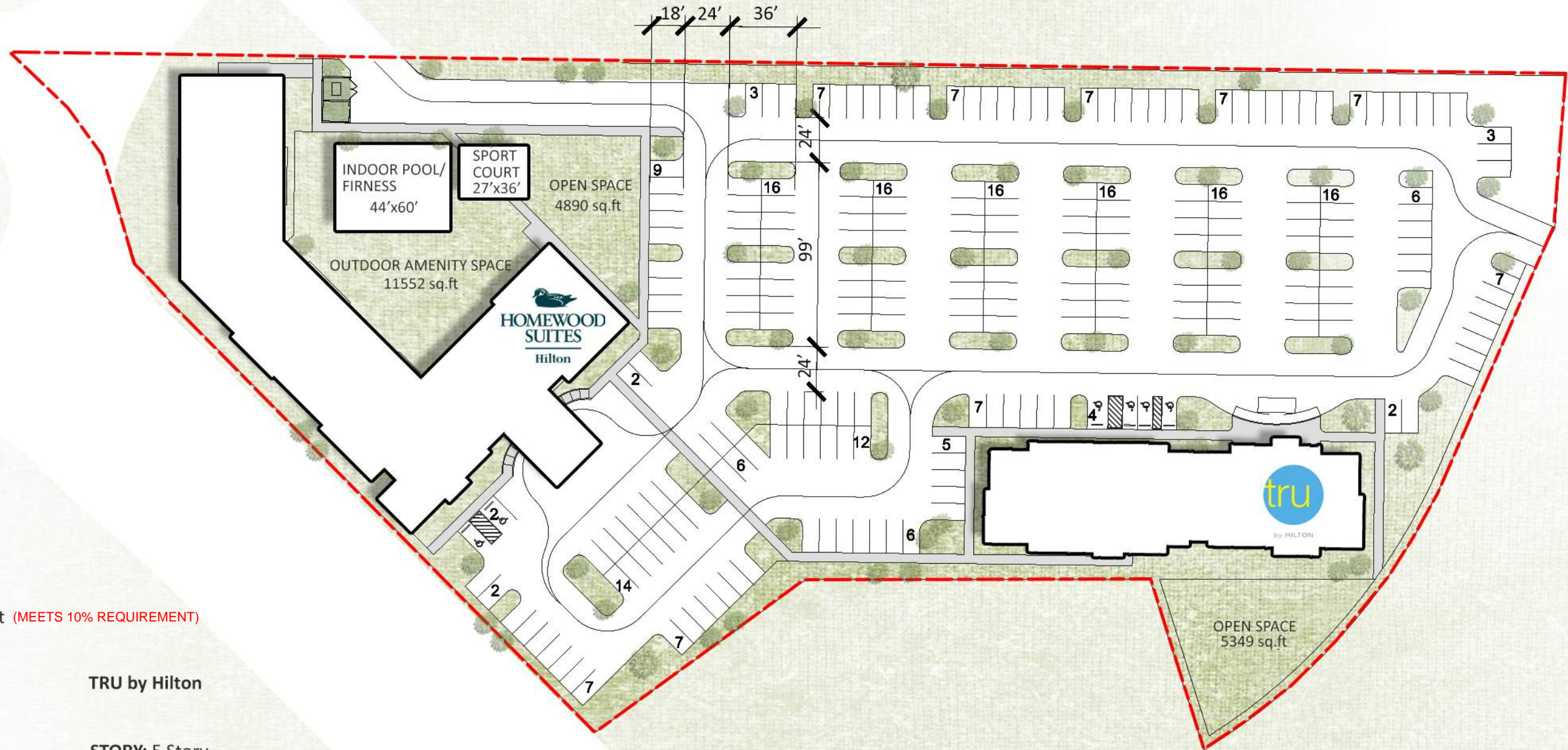


SITE SIZE: 204,907 sq.ft

OPEN SPACE
AREA: 18,441 sq.ft
PERCENTAGE: 8% (STILL NEEDS ABOUT 4K SQ FT MORE OPEN SPACE)

UNIT: 226 UNITS (24 UNITS DOWN FROM ORIGINAL DESIGN)
PARKING: 213 STALLS (22 STALLS DOWN FROM ORIGINAL DESIGN)

HOMEWOODS	TRU
STORY: 5 STORY	STORY: 4 STORY
UNIT: 128 UNITS	UNIT: 98 UNITS



SITE SIZE: 204907 Sq.ft
PARKING: 235 stalls
OPEN SPACE: 27359 Sq.ft (MEETS 10% REQUIREMENT)

HOMWOOD SUITES
 by Hilton

STORY: 4 Story
UNIT: 123 Units
TOTAL: 83316 Sq.ft

TRU by Hilton

STORY: 5 Story
UNIT: 127 Units
TOTAL: 54585 Sq.ft

HOMWOOD SUITES & TRU HOTEL BY HILTON Lacey, WA

SCALE 1/64" = 1'-0"

Site Plan Study 01/30/2023

ORIGINAL DESIGN





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

**COMMERCIAL
 TRAFFIC
 GENERATION
 WORKSHEET**

Date: April 4, 2023

Project No.: _____

Project Name: Hogum Bay Commercial

Parcel No.: 11811120800

Project Address: Not Known At This Time

Applicant's Name: Antony Chung Phone: _____

Applicant's Address: 9632 6th Way SE, Lacey WA, 98513

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: <u>N/A</u>
Building	Size	Gross	Feet:	Number of Drive-through	Windows: <u>N/A</u>
Number	of	of	Employees:	Number of Service	Bays: <u>N/A</u>
Number	of	Parking	Stalls:	Number of Car Wash	Stalls: <u>N/A</u>
Number of Students / Children:		<u>N/A</u>		Number of Seats (Theaters, etc.): <u>N/A</u>	
Number of Rooms (Hotels, etc.):		<u>226</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 is a 4.18-acre commercial building site that will consist of two hotels (~226 units) and a retail lot with open space areas and associated parking stalls (~213).

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 *Jaynell E. Bradley* Date: April 4, 2023

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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APPLICANT: **Axe Engineering Services**

ADDRESS: 851 Coho Way Ste 306	CITY: Bellingham	STATE: WA	ZIP: 98225
PHONE NUMBER: 360-922-0549	EMAIL: erin@axeengineering.com		

REPRESENTATIVE: Erin Russell, PE

ADDRESS: 851 Coho Way Ste 306	CITY: Bellingham	STATE: WA	ZIP: 98225
PHONE NUMBER: 360-393-8418	EMAIL: erin@axeengineering.com		

PROJECT ADDRESS: 6239 6th Ave SE, Lacey WA, 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 48203800000
BRIEF DESCRIPTION OF PROJECT: Potential Buyers of property are interested in subdividing exst. 2.98 Ac Parcel according to the permitted uses outlined in COL Municipal Code 16.13.020
TOTAL ACREAGE: 2.98 TOTAL SQ. FT OF BLDG: N/A ZONING: Low Density Residential
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: 6th Ave SE PROPOSED ACCESS: 6th Ave SE

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

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