



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, December 28, 2022**
- **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	R. Fant, Planner  T. Stiles, Public Works	<b>Case #22-0218 – “Pacific Business Park Lot 1”</b> <b>Address/Parcel:</b> Near Pacific & College/67020047061 <b>Zoning:</b> CBD-5, Central Business District 5 <b>Description of Proposal:</b> new single-story 4,500 SF structure with 25 parking stalls
11:00	S. Seymour, Planner  T. Stiles, Public Works	<b>Case #22-0217 – “7600 Evelyne/3017 Marvin Warehouse”</b> <b>Address/Parcel:</b> 7600 Evelyn/11802320300 <b>Zoning:</b> LI-C, Light Industrial Commercial <b>Description of Proposal:</b> Warehouse
1:30	S. Seymour, Planner  T. Stiles, Public Works	<b>Case #22-0214 – “Ulery Street Business Suites”</b> <b>Address/Parcel:</b> 1070 Ulery Street SE/09950002000 <b>Zoning:</b> CBD-4, Central Business District 4 <b>Description of Proposal:</b> 12,750 SF Commercial Shell with multiple units
2:30	R. Fant, Planner  T. Stiles, Public Works	<b>Case #22-0213 – “Cobb Multifamily”</b> <b>Address/Parcel:</b> 4521 & 4527 13 <sup>th</sup> Avenue SE/61500300300 & 61500300400 <b>Zoning:</b> MD, Moderate Density Residential <b>Description of Proposal:</b> Exploring Multifamily Options on two adjacent parcels
3:30		



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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: **EMNAH, LLC**

ADDRESS: 5411 Peninsula Dr. SE	CITY: Olympia	STATE: WA	ZIP: 98513
PHONE NUMBER: 360-570-1084	EMAIL: doreendenitz@gmail.com		

REPRESENTATIVE: Glenn Wells

ADDRESS: 324 West Bay Dr. Ste 214	CITY: Olympia	STATE: WA	ZIP: 98502
PHONE NUMBER: 360-230-5971	EMAIL: glennwellsarchitect@gmail.com		

PROJECT ADDRESS: Pacific Business Park lot 1
ASSESSOR'S TAX PARCEL NUMBER(S): 6702XXXXXXX
BRIEF DESCRIPTION OF PROJECT: New single-story 4,500 SF retail/restaurant with 25 parking stalls
TOTAL ACREAGE: .6 acres      TOTAL SQ. FT OF BLDG: 4,500      ZONING: CBD4
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: Pacific Ave      PROPOSED ACCESS:

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 12-15-22      TIME: 9:00
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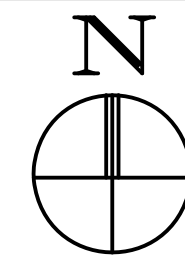
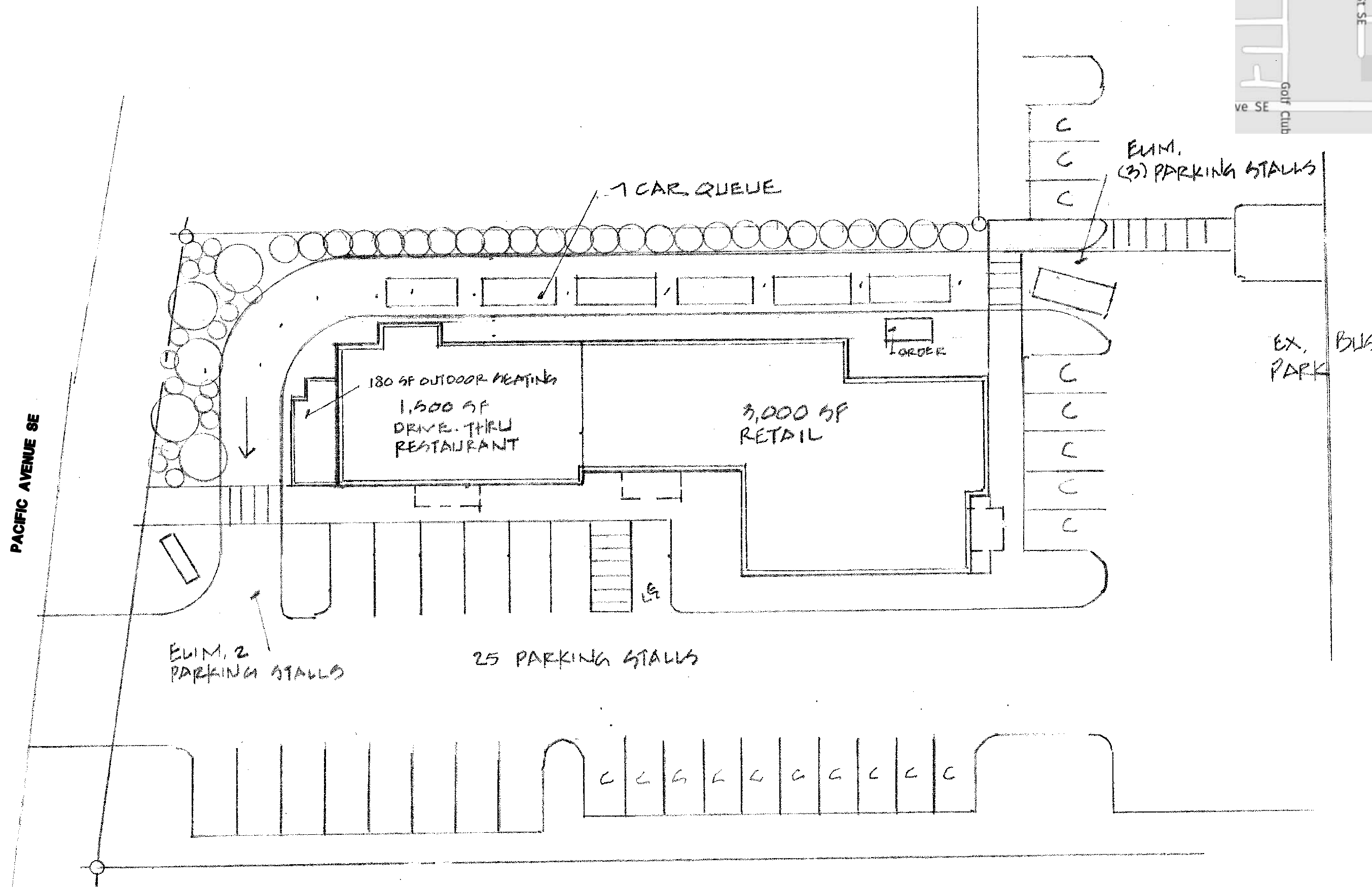
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# PACIFIC BUSINESS PARK

## BUILDING 1

### PACIFIC AVENUE SE

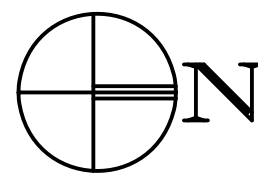
### PARCEL #6702XXXXXX



**VICINITY MAP**  
N.T.S.

#### GENERAL DATA

ZONE:	CBD4
SITE AREA:	82,634 SF.
BUILDING FOOTPRINT:	4,500 SF.
CODE:	2018 IBC
LANDSCAPE AREA:	18,431 SF.
IMPERVIOUS AREA:	64,251 SF.
TOTAL PAVING AREA:	38,611 SF.
OCCUPANCY:	B/A2
TYPE OF CONSTRUCTION:	VB
FIRE SPRINKLER:	YES
FIRE ALARM:	YES



**BUILDING 1 SITE PLAN**  
SCALE: 1" = 20'



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**APPLICANT:** BETSCHART INVESTMENTS 7520 LLC

**ADDRESS:** PO Box 5758 **CITY:** Lacey **STATE:** WA **ZIP:** 98509  
**PHONE NUMBER:** **EMAIL:** mardy@mbelectricllc.com

**REPRESENTATIVE:** Chris Cramer- Patrick Harron and Assoc. LLC

**ADDRESS:** 8270 28th Court NE, Suite 201 **CITY:** Lacey **STATE:** WA **ZIP:** 98502  
**PHONE NUMBER:** 360.459.1102 **EMAIL:** chris@patrickharron.com

<b>PROJECT ADDRESS:</b> 7520 & 7600 EVELYNE LN, 3017 Marvin Rd NE		
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 11802320300		
<b>BRIEF DESCRIPTION OF PROJECT:</b> warehouse		
<b>TOTAL ACREAGE:</b> 4.6	<b>TOTAL SQ. FT OF BLDG:</b> 72,313	<b>ZONING:</b> LI
<b>PROPOSED LAND USE:</b> ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK		
<b>EXISTING ACCESS:</b> Evelyn Ln		<b>PROPOSED ACCESS:</b> to the south

**INDICATE PREFERENCE FOR A MEETING DATE AND TIME:**  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) **DATE:** 12-28-22 **TIME:** morning

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1/20 LLC 1180ZJZU00  
BETSCHART INVESTMENTS  
N01°17'15"E 333.01'

O REAR FAMILY LLC

O REAR FAMILY LLC

**36,663 SF  
WAREHOUSE**

PARCEL B

**35,650 SF  
WAREHOUSE**

PARCEL A

**EVELYNE LANE NE**

S88°12'19"E 1233.58'

S88°12'19"E 1233.58'



# City of Lacey

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

## COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 5/30/22 Project No.: \_\_\_\_\_  
Project Name: Evelyn Ln Warehouse Parcel No.: \_\_\_\_\_  
Project Address: 7520 & 7600 EVELYNE LN, 3017 Marvin Rd NE  
Applicant's Name: Betschart Investments Phone: \_\_\_\_\_  
Applicant's Address: PO Box 5758 Lacey WA

### 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 current use is storage yard on one parcel and mini storage on the other.

**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:

11.1	Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling Positions:	0
77,148	Building	Size	Gross Square	Feet:	Number of Drive-through Windows:	0
unknown	Number	of	Employees:	Number of Service Bays:		0
89	Number	of	Parking Stalls:	Number of Car Wash Stalls:		0
0	Number of Students / Children: _____			Number of Seats (Theaters, etc.): _____		0
0	Number of Rooms (Hotels, etc.): _____			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):

General warehouse with small office space at the front (south side) of the building in the 4 bumpout locations.

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 chris cramer Date: 5/30/22

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: _____						

RECEIVED

DEC 14 2022

BY 22-0214



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APPLICANT: **Aaron Borden**

ADDRESS: 1070 Ulery St Se	CITY: Lacey	STATE: Wa	ZIP: 98503
PHONE NUMBER: 360-999-8108	EMAIL: Aaron@ajbservice.com		

REPRESENTATIVE: **Aaron Borden**

ADDRESS: 4308 90th way se	CITY: Olympia	STATE: Wa	ZIP: 98501
PHONE NUMBER: 360-999-8108	EMAIL: Aaron@ajbservice.com		

PROJECT ADDRESS: 1070 Ulery St Se, Lacey Wa 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 09950002000
BRIEF DESCRIPTION OF PROJECT: Raw Land, develop a shell building with approximately Separated units for permitted uses.
TOTAL ACREAGE: 1      TOTAL SQ. FT OF BLDG: 13k +-      ZONING: CBD-4
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: Ulery Street      PROPOSED ACCESS: Ulery Street

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 12-28-2022      TIME: Mornings

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Moore  
 Design  
 Associates  
 11288 261st Street  
 Bellevue, WA 98007  
 (425) 941-1040  
 www.mooredesign.com  
 ALL RIGHTS RESERVED

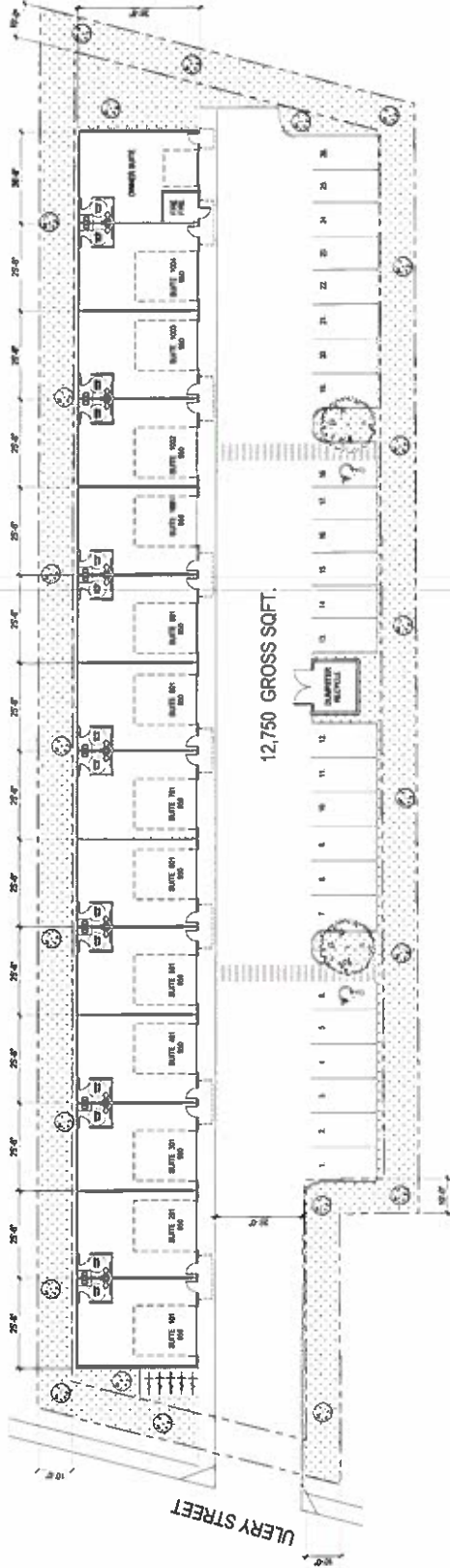
Ulery Street Business Suites

Lacey, Washington

SITE  
 PLAN

DATE: 10/20/22  
 SCALE: 1/8"=1'-0"  
 LICENSE STAMP:

A1.0





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APPLICANT: Michael Cobb

ADDRESS: P.O. Box 1122 CITY: Centralia STATE: WA ZIP: 98531

PHONE NUMBER: \_\_\_\_\_ EMAIL: Cobbmichael@hotmail.com

REPRESENTATIVE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROJECT ADDRESS: 4527 13<sup>th</sup> Ave SE, Lacey, WA

ASSESSOR'S TAX PARCEL NUMBER(S): 61500300400

BRIEF DESCRIPTION OF PROJECT: Looking to put multi-family housing on property, want to discuss before I get too deep in the project. also own adj property (4821)

TOTAL ACREAGE: 0.32 TOTAL SQ. FT OF BLDG: \_\_\_\_\_ ZONING: M2, moderate-density res

PROPOSED LAND USE: ( ) SINGLE-FAMILY  MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK

EXISTING ACCESS: Road via 13<sup>th</sup> Ave SE PROPOSED ACCESS: Road via 13<sup>th</sup> Ave SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 12/28 TIME: 3pm (anytime between 11:30am - 4pm will work)

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