



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, June 14, 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
1:30	R. Fant, Planner T. Stiles, Public Works	Case #23-0165 – “The Lodge Apartments” Address/Parcel: 456 Carpenter/11815310200 Zoning: MD, Moderate Density Residential District Description of Proposal: Discuss PRD process for The Lodge Apartment complex
2:30	R. Fant, Planner T. Stiles, Public Works	Case #23-0167 – “Jubilee Lodge Expansion” Address/Parcel: 8487 Bainbridge Loop NE/52930000001 Zoning: LD, Low Density Residential District Description of Proposal: Construction of +/-1,003 SF addition to the west side of the Jubilee Lodge
3:30	S. Bartz, Planner T. Stiles, Public Works	Case #23-0166 – “6th Avenue Short Plat” Address/Parcel: 6600 6 th Avenue SE/48204600300 Zoning: LD, Low Density Residential District Description of Proposal: Two-Lot Short Plat for future duplex on new parcel

RECEIVED

MAY 31 2023

BY 23-0165



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

OFFICIAL USE ONLY

Table with 4 rows: 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: Olympia Hangars, LLC
ADDRESS: 7843 Old Hwy 99 SE Suite M-5 CITY: Tumwater STATE: WA ZIP: 98501
PHONE NUMBER: 360 888 5333 EMAIL: Jeff@primedevelopmentgroup.com

REPRESENTATIVE: Jeff Powell
ADDRESS: 7843 Old Hwy 99 SE Suite M-5 CITY: Tumwater STATE: WA ZIP: 98501
PHONE NUMBER: 360 888 5333 EMAIL: Jeff@primedevelopmentgroup.com

PROJECT ADDRESS: 456 Carpenter RD SE Lacey WA 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11815310200
BRIEF DESCRIPTION OF PROJECT: Apartment Buildings
TOTAL ACREAGE: 5 TOTAL SQ. FT OF BLDG: 12,000 ZONING: R2
PROPOSED LAND USE: () SINGLE-FAMILY (X) MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Yes PROPOSED ACCESS:

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 6/14/23 TIME: 10am

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.

RECEIVED

JUN 07 2023

BY 23-0167



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Community Development Department
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Lacey, WA 98503
(360) 491-5642

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Table with 1 column and 4 rows: CASE NUMBER, RELATED CASE NUMBERS, PLANNER ASSIGNED, PW ASSIGNED

PRESUBMISSION CONFERENCE REQUEST FORM

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APPLICANT: Jubilee Community Association

ADDRESS: 8487 Bainbridge Loop NW CITY: Lacey STATE: WA ZIP: 98516
PHONE NUMBER: 360-923-1584 EMAIL: office@thejubileelodge.com

REPRESENTATIVE: Cheri Miller

ADDRESS: 8400 Vashon Drive NE CITY: Lacey STATE: WA ZIP: 98516
PHONE NUMBER: 214-641-0067 EMAIL: cherijcaboard@gmail.com

Table with 1 column and 6 rows: PROJECT ADDRESS, ASSESSOR'S TAX PARCEL NUMBER(S), BRIEF DESCRIPTION OF PROJECT, TOTAL ACREAGE, PROPOSED LAND USE, EXISTING ACCESS

INDICATE PREFERENCE FOR A MEETING DATE AND TIME: (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 6/14 TIME: 1:00PM

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.

Jubilee Lodge Site

Legend

- Parcel Boundaries
- Roads - Major
 - <all other values>
 - 1:5 ACCESS: US 101
 - ACCESS: US 101 SB OFF RAMP
 - 1:5: US 101
- Roads (Large Scale)
 - 1:5: US 101
- Roads
 - Railroads
- County Border
- Olympia Municipal Airport
- Water Bodies (River - Large Scale)
- Water Bodies (Other)
- Parks
- Cities

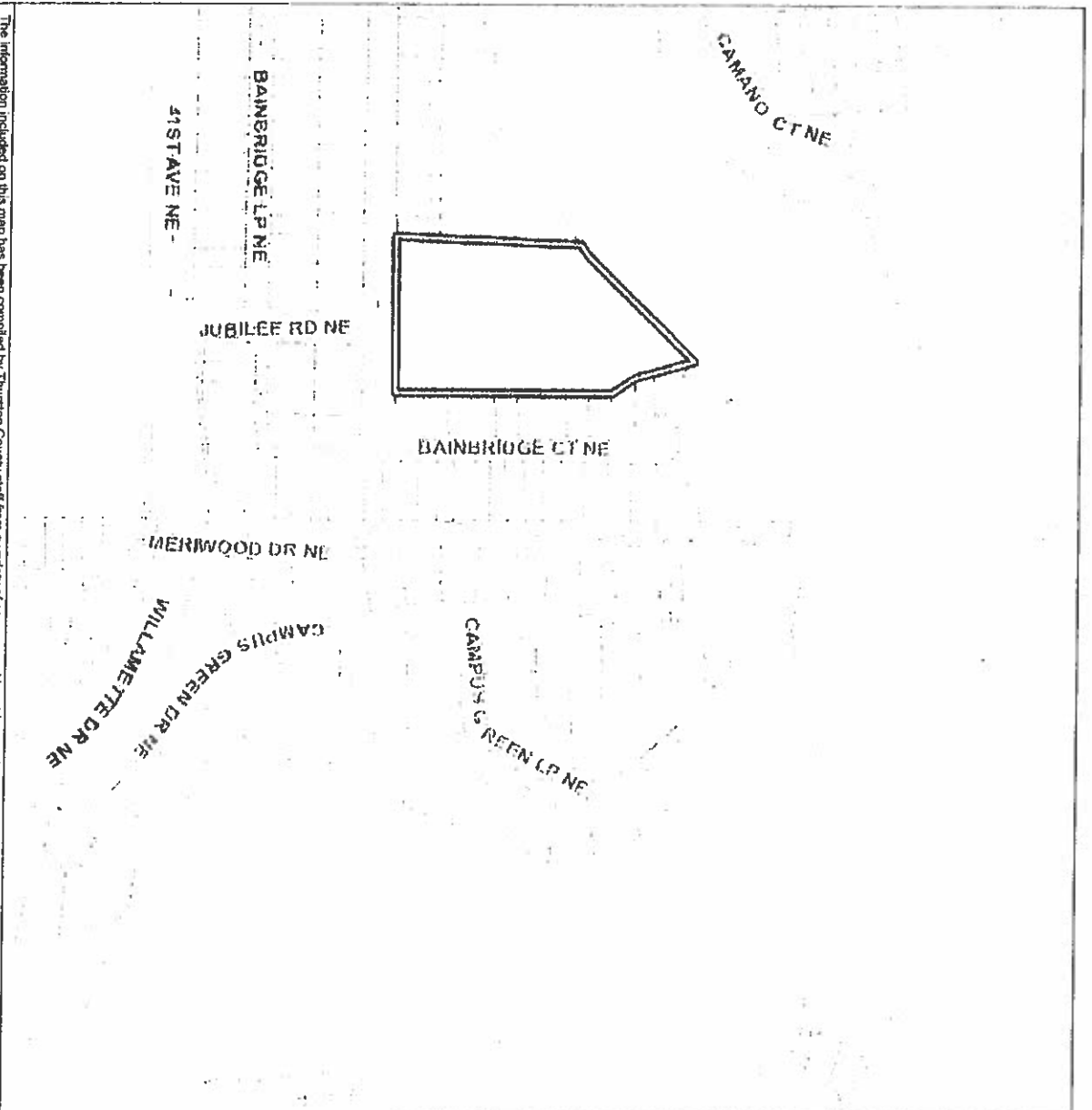
Scale 1:5,984



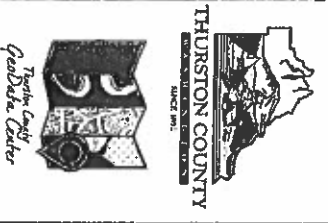
Map Created Using GeoData Public Website

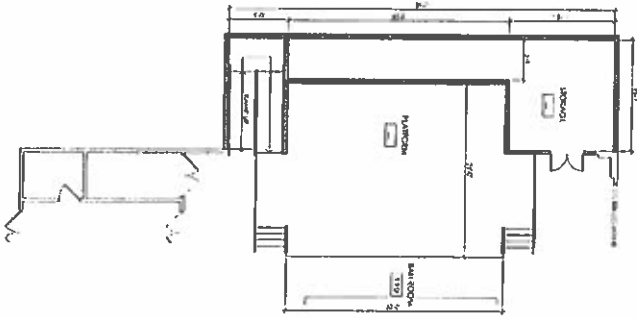
Published: 6/7/2023

Note: APN 529330000001

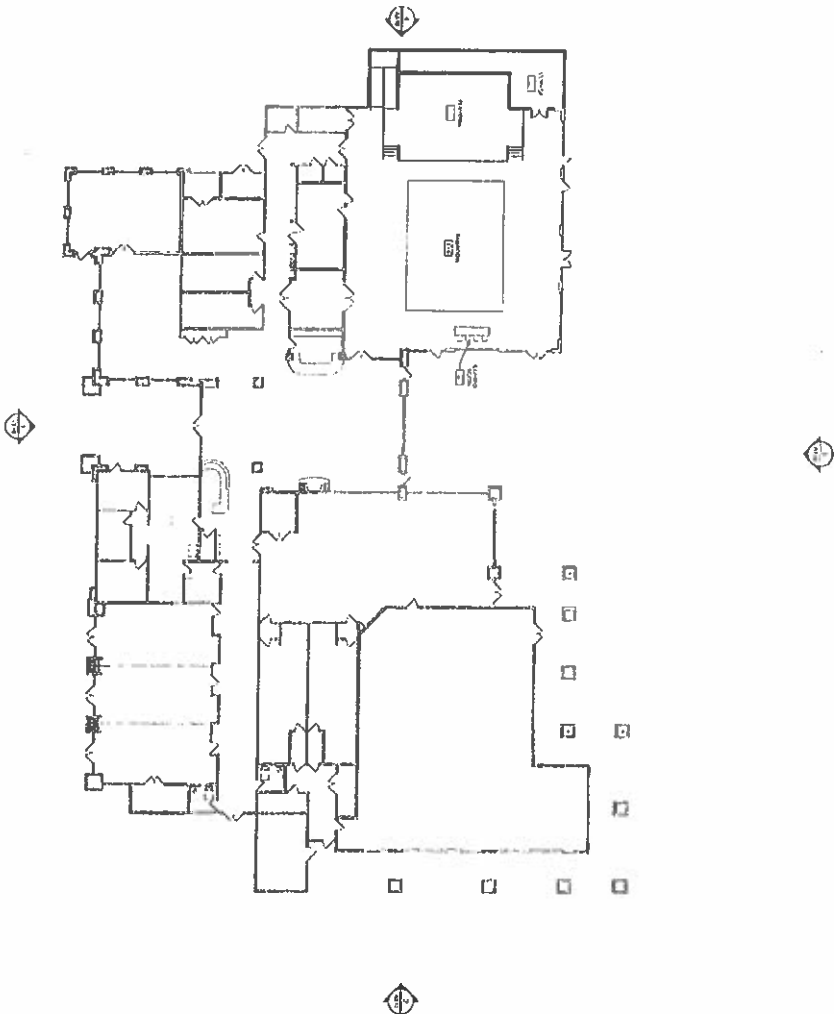


The information included on this map has been compiled by Thurston County staff from a variety of sources and is subject to change without notice. Additional elements may be present in reality that are not represented on the map. Ortho-photos and other data may not align. The boundaries depicted by these 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, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, 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.



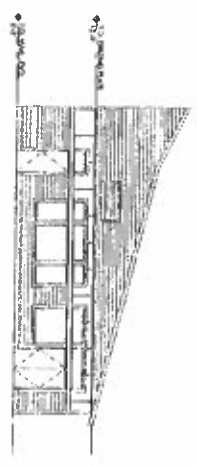


OVERALL NEW FLOOR PLAN
SCALE: 1/16" = 1'-0"

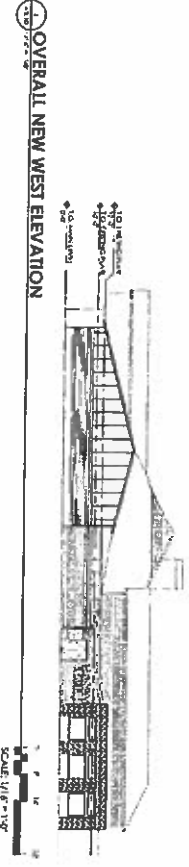


SCALE: 1/16" = 1'-0"

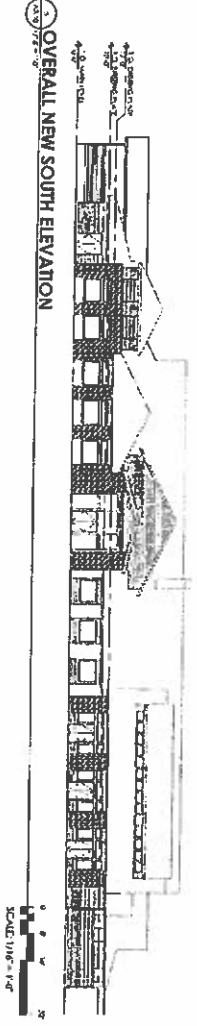
<p>LEGEND</p> <p>General Notes:</p> <p>Legend:</p>	<p>JUBILEE LODGE</p> <p>IMPROVEMENTS</p> <p>8487 BARBER DGE .COP-NE LACEY WA 98516</p>	<p>290 843 6714 360 562 7005 www.msgsarch.com</p> <p>msgs architects</p> <p>510 001st way south olympic way glen 98501</p>	<p>DATE: 1/18/2007</p> <p>PROJECT: JUBILEE LODGE IMPROVEMENTS</p> <p>NO. 02</p> <p>DESCRIPTION: PRELIMINARY NOT FOR CONSTRUCTION</p> <p>SCALE: 1/16" = 1'-0"</p> <p>A2.10</p> <p>OVERALL NEW FLOOR PLAN</p>
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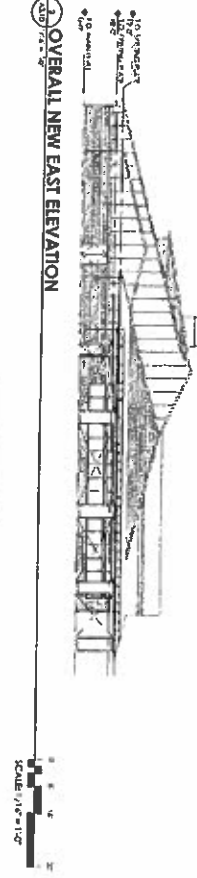
13.0 PARTIAL NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"



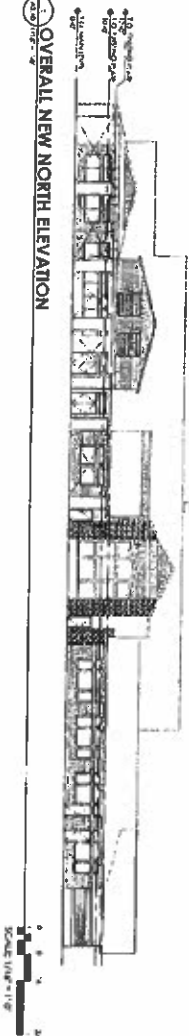
13.1 OVERALL NEW WEST ELEVATION
SCALE: 1/8" = 1'-0"



13.2 OVERALL NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



13.3 OVERALL NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"



13.4 OVERALL NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"

<p>Legend</p> <p>Ground</p> <p>Ground Level</p>

JUBILEE LODGE
IMPROVEMENTS
8437 BAA-BLOOM LOOP N.E. LACEY, WA 98516

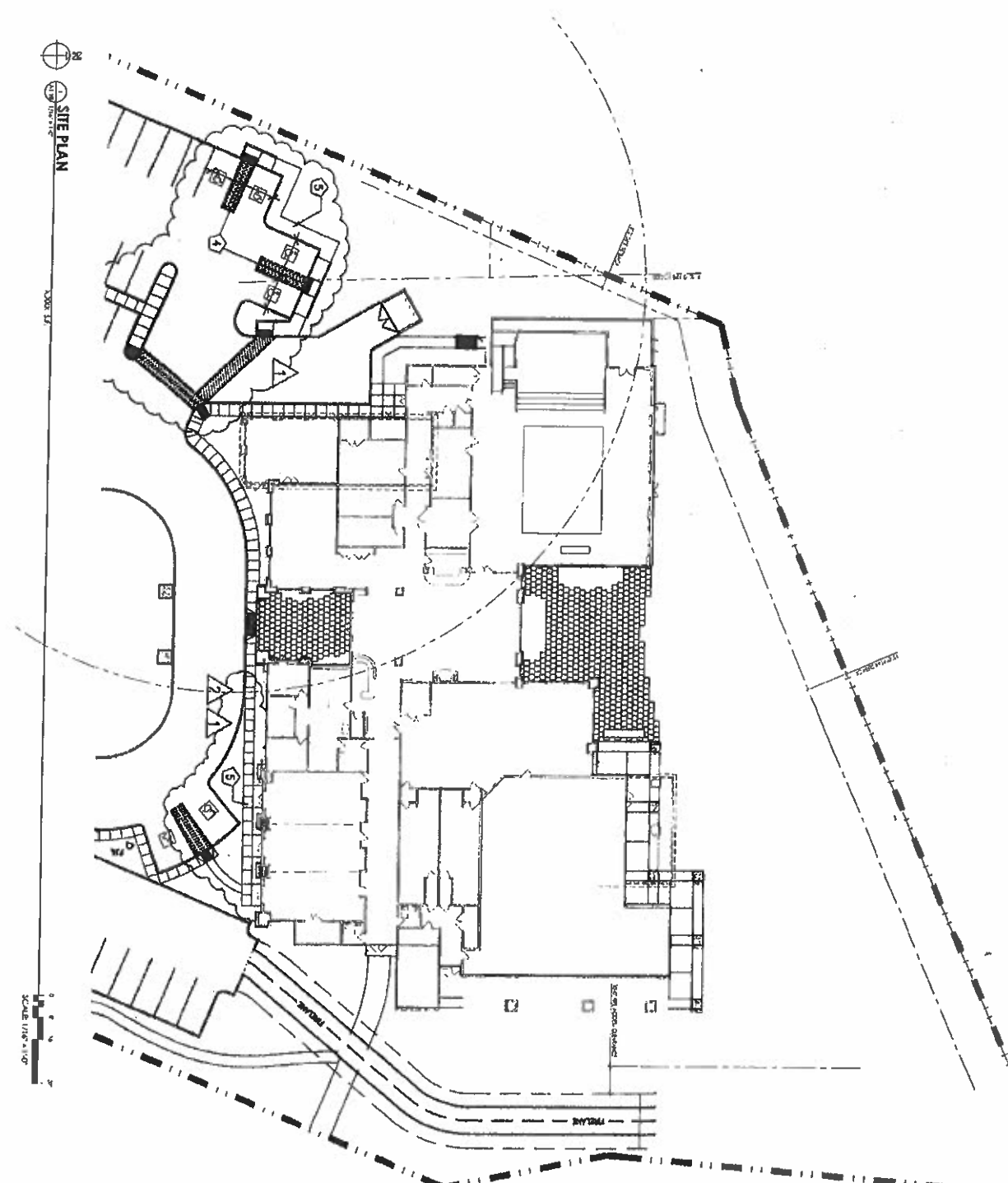
msg architects
510 Columbia Way South
Olympia, Washington 98501

509 4th Ave SE
Everett, WA 98201
www.msgarch.com

PRELIMINARY
NOT FOR CONSTRUCTION
SD FEB 2022
13.03

A3.10
NEW EXTERIOR ELEVATIONS

4401101-1111 1111 1111 1111 1111 1111



<p>DATE: 11/13/11</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: JUBILEE LODGE IMPROVEMENTS</p> <p>CLIENT: JUBILEE LODGE</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p>	<p>DATE: 11/13/11</p> <p>SCALE: 1/8" = 1'-0"</p>
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PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 11/13/11

SCALE: 1/8" = 1'-0"

JUBILEE LODGE
IMPROVEMENTS

8457 BARBAROUE LOOP, LACEY, WA 98516

msg architects

505 232 6811 ext 4197
www.msgarch.com

510 castor way so. 1p
dundee, washington 98512



CAPITAL PROJECT PROPOSAL

March 30, 2023

Revised April 19, 2023

Project Title: St. Helens Room Enhancements and Lodge Addition

Point of Contact: St. Helens Room Advocacy Committee

James Thi

Leo Dodd

Carmen Marchel

Allen Weltz

Cheri Miller

Eleanor Fisher

Lois Allison

Short Description of Project:

This project is a major remodel of the St. Helens Room. The project proposes the following:

Projects Funded Through Capital Funds

1. Extend the west wall of the St. Helens Room 16.9 feet.
2. Build approximately 500 square feet of storage space in the expanded area for auditorium chairs.
3. Build a ramp from the auditorium floor to the stage for wheelchairs and moving set pieces onto the stage.
4. Build two staircases (one on each side of the stage) for access from the auditorium floor to the stage.

Projects Funding Through Reserve Funding

1. Build a permanent stage that is 33 feet wide, 26 feet deep. The stage height will be 24 inches.
2. Move the Sound and Lighting Booth to the east wall of the St. Helens Room.
3. Move the lighting trusses and lighting instruments to illuminate the new stage.
4. Move the sound equipment and speakers to the west side of the St. Helens Room.
5. Install new carpeting.
6. Refinish the dance floor.

This project is a continuation of the recommendations of the 2016 Ad Hoc Committee on Lodge Enhancement and has been updated to take advantage of revised City of Lacey setback regulations that have increased the overall allowed footprint of the Lodge.

Benefit the Project Would Provide (Include Number of People Impacted):

The overall benefit is to improve the community's biggest amenity and keep Jubilee competitive with other 55+ active adult communities in the South Sound area.

Main Auditorium

- Increases theater-style seating capacity for performance audiences, community-wide meetings, & and large educational seminars and workshops;
- Increases space for events and fairs;
- Increases space available for fitness class participants;
- Increases ability for audiences to exit the room safely when table seating is used, by increasing the space between tables.

West Addition and Stage

- Provides a structurally sound and safe stage area;
- Creates a more useable stage for performances, and a venue for larger performance groups;
- Provides out of sight storage for auditorium chairs;
- Provides the potential ability to project movies and large/screen television;
- Improves overall appearance and attractiveness of the St Helens room to potential residents.

Number of People Impacted

Any resident who:

- Participates in a group, club, activity, or committee that meets at the Lodge;
- Attends any entertainment event, fair, workshop, or community-wide meeting at the Lodge;
- Participates in fitness classes at the Lodge;
- Uses the temporary platform stage to perform, present, or speak to an audience.

The St Helens Room in the Jubilee Lodge is our large gathering space and the location of most all of our marquee events including HFW Health Fair, Jubilee Fashion Show, the Santa Party, Gentlemen of Jubilee, the Arts and Crafts Show and the New Years Eve celebration. On the 4th of July the crowd spills into the St Helens Room from the patio. When we are not attending a town hall regarding our budget and finances, a Board of Directors candidate forum, or a newcomer orientation, we are listening to our Lacey police and fire officials, to local, state, and national political candidates, school board members, and various county officials. We use the room many times daily for most all our numerous exercise classes and dance classes. The Social Committee uses the room to host their entertainment events at least twice monthly. When the Education Committee needs more space; they come to the St Helens Room. Where else can you get a cooking class combined with some exercise? And then there is our instrumental bands like the Jubilee Brass and the Jubilee Jammers. New instrumental groups and strings groups are forming now. The Old Crusty Minstrels remind us of our younger days. Most notably the St Helens Room is the performance hall for our beloved Jubilaires and Prime Time Players with multiple day performances five times annually. Lastly, we honor and say goodbye to friends and neighbors at memorials.

The St Helens Room has served us for fifteen years, but she is getting tired. We need a slightly bigger new stage that is sound and secure. We need the beginning of bringing our Lodge more compliant with ADA with a ramp to that stage. We need additional storage for chairs and other items. We need a facelift that takes us into the next twenty years. This proposal accomplishes these goals combining existing Capital Improvements Funds with Reserve Dollars already dedicated to portions of this valued gathering space.

Anticipated Time from Approval to Completion:

Six to eighteen months depending on scheduling contractors and developing a construction schedule for Lodge events.

Estimated Cost of the Project:

Capital Expenditure

- \$420,398 – see Attachment B.
- Projection is based on architectural drawings from MSG Architects and construction estimates from Christensen Incorporated, General Contractor.
- Actual cost may vary slightly as final plans and contemporary costs are made. The budget contains a 10% project contingency and 8% inflation contingency.

Reserve Expenditure

- \$156,369

Will This Project Require Additional Operational Funding (Maintenance/Staffing)?

Maintenance

Minor additional cleaning, replacement of lighting instruments, etc.

Staffing

No additional staff are anticipated.

Loss of Access to Other JCA Amenities During Construction?

Yes

- West end of the room will be unusable during expansion and construction of the stage – approximately 45 – 60 days.
- Three-to-five-day disruptions will occur when the sound booth is moved, and the lighting grid is shifted to face the new stage.

Additional Information Attached:

1. Attachment A: Architectural Renderings
 - a. Site Plan
 - b. Floor Plan
 - c. Exterior Elevation
2. Attachment B: Projected Budget

Attachment A: Architectural Renderings

- A. Site Plan
- B. Floor Plan
- C. Exterior Elevation

Attachment B: Projected Budget

Projected Project Cost: St. Helens Room Enhancement

Estimates Provided by: MSG Architects and Christensen Contractors

Construction Costs

	Capital Costs	Funded From Reserves
West Addition - including Storage Space	\$ 296,262	
Stage Construction		\$ 45,830
Moving Sound and Lighting		\$ 35,000
Carpet Replacement		\$ 32,000
Refinish Dance Floor		\$ 20,250
Subtotals	\$ 296,262	\$ 133,080

Sales Tax on Construction Costs

9.50%	\$ 28,145	\$ 12,643
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Architect and Permit Fees

Architect/Engineering Design Fees	9.00%	\$ 26,664	\$ -
MSGS Construction Mgmt (8weeks x 4 hrs week x \$125 hr)		\$ 4,000	\$ -
Building M/E/P/F Permit Fees (estimate)		\$ 12,000	\$ -
		\$ 42,664	\$ -

Contingencies

Project contingency	10%	\$ 29,626	
Inflation contingency: historically 8% of construction cost	8%	\$ 23,701	\$ 10,646
Subtotals		\$ 53,327	\$ 10,646

TOTAL PROJECT ESTIMATE	\$ 420,398	\$ 156,369
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RECEIVED

JUN 01 2023

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

BY 23-0166

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: John Purtteman

ADDRESS: 1406 Rolling Hills Terr NW CITY: Olympia STATE: WA ZIP: 98502

PHONE NUMBER: 360 790-6657 EMAIL: jspurtteman@hotmail.com

REPRESENTATIVE: Same as above

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____ EMAIL: _____

PROJECT ADDRESS: 6600 6th Ave SE Lacey WA

ASSESSOR'S TAX PARCEL NUMBER(S): 482041600300

BRIEF DESCRIPTION OF PROJECT: Short plat subdivision - Duplex at new .86[±] acre parcel

TOTAL ACREAGE: 1.86 ± TOTAL SQ. FT OF BLDG: 2800 ZONING: LD 3-6

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: 6/14 TIME: Open

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.

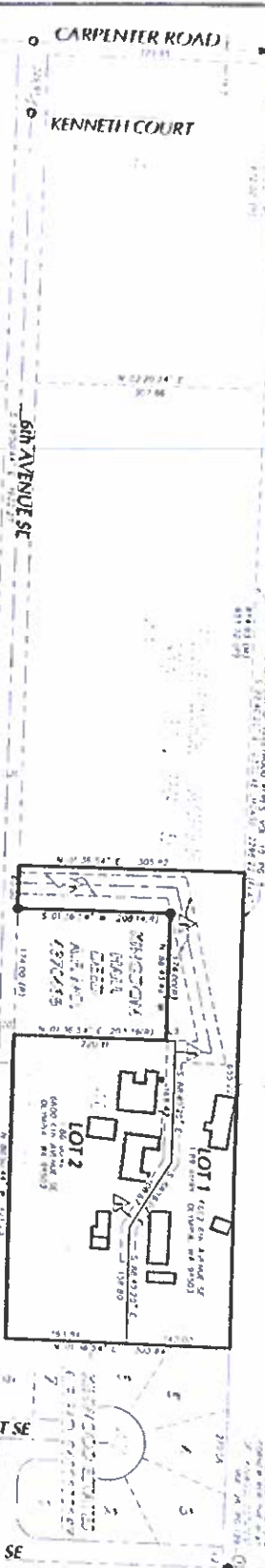


Scale: 1:1,900

SB WM 4507850 1/2

RECORD OF SURVEY FOR TESTAMENTARY DIVISION OF LAND FOR THE ESTATE OF EILEEN WOOLLETT
PURSUANT TO CHAPTER 58.17.040(B) RCW AND CHAPTER 18.04.040(B) TCC

SHEET 1 OF 2



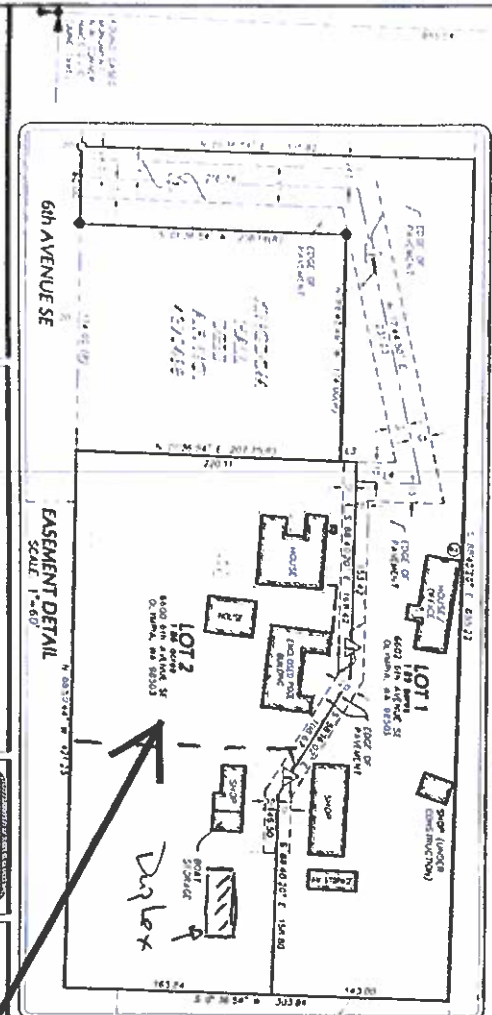
ORIGINAL DESCRIPTION
The E 1/2 of the E 1/4 of Section 27, Township 36 N., Range 15 E., ASHLEY PLAT, recorded under Assessor's Parcel ID 433986.

SURVEY REFERENCES
1. Original Survey of Section 27, Township 36 N., Range 15 E., ASHLEY PLAT, recorded under Assessor's Parcel ID 433986.
2. Original Survey of Section 27, Township 36 N., Range 15 E., ASHLEY PLAT, recorded under Assessor's Parcel ID 433986.

LEGEND

- Found 5/4" rebar with plastic cap stamped "SUN" 2007.
- Found iron pipe with cap stamped "SUN" 2007.
- (M) 2x4 per Fleming's Survey, 10/20/10 to 2x4x3.
- (R) 2x4 per Fleming's Survey, 10/20/10 to 2x4x3.
- (C) 2x4 per Fleming's Survey, 10/20/10 to 2x4x3.
- Found 1" iron pipe stamped "SUN" 2007.
- Found 1" iron pipe stamped "SUN" 2007.
- △ Found 1" iron pipe stamped "SUN" 2007.
- Found 1" iron pipe stamped "SUN" 2007.
- Found 1" iron pipe stamped "SUN" 2007.
- Found 1" iron pipe stamped "SUN" 2007.

This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property, including but not limited to area, dimensions, easements, encroachments, or locations of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The Company assumes no liability for any matter related to this sketch, unless such matters are specifically provided by the covered acts of policy. Reference should be made to an accurate survey for further information.



EASEMENT DETAIL
SCALE 1"=60'

LINE TABLE

NO.	BEARING	DISTANCE
1	S 87° 31' 26" E	18.00
2	S 88° 43' 44" E	10.00
3	S 88° 43' 44" E	10.00
4	S 88° 43' 44" E	10.00
5	S 88° 43' 44" E	10.00
6	S 88° 43' 44" E	10.00
7	S 88° 43' 44" E	10.00
8	S 88° 43' 44" E	10.00
9	S 88° 43' 44" E	10.00
10	S 88° 43' 44" E	10.00

SURVEYORS NOTE:
THIS SURVEY WAS CONDUCTED BY FIELD MEASUREMENT USING A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) AND A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) ON 10/27/2017. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF WASHINGTON.

SCALE 1"=100 FEET

BASIS OF BEARING:
PLAT OF KINWOOD STARS, RECORDED UNDER ASSASSOR'S PARCEL ID 542160617

AUDITOR'S INDEXING DATA

QUARTER	SECTION	TOWNSHIP	RANGE
SE	SW	15	18N 1W

HATTON AND PANTIER ENGINEERS AND SURVEYORS
3010 MARTIN WAY N SUITE B
LYNNWOOD, WA 98036
TEL: 360 643 1508 FAX: 360 357 8244
www.hattonandpantier.com

AUDITOR'S CERTIFICATE
This is a true and correct copy of the original of this survey as filed in the office of the Auditor of the State of Washington.

WITNESSES:
I, the Auditor of the State of Washington, do hereby certify that this is a true and correct copy of the original of this survey as filed in the office of the Auditor of the State of Washington.