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NOTICE OF SITE PLAN REVIEW DECISION

Case Number: 23-0268 Cube Smart Self-Storage Conversion

Applicant: C2 Retail Holdings LLC
5840 Young Road NW
Olympia, WA 98502

Contact: Chris Carlson, AICP, Hatton Godat Pantier

Description of Proposal: C2 Retail Holdings is proposing a modification to the existing Horizon Pointe Village Center Master Plan to allow the conversion of an 8,588 SF retail shell building to a self-storage facility within the site's NC, Neighborhood Commercial Zoning Designation.

Location of Proposal: 6045 Balustrade Blvd SE, 09720004006, Section 03, Twnshp 14N, Range 1W, W.M.

Date of Decision: October 23, 2023

Decision: The Lacey Site Plan Review Committee has **APPROVED** the site plan and application subject to the attached conditions and findings of fact.

Expiration Date of Approval: June 23, 2025. Approval of the site plan shall be effective for 18 months from the date of approval. A request for one six-month extension may be granted if requested in writing 30 days prior to the original expiration date.

Appeal Deadline: November 6, 2023 The decision of the Committee is final unless a written notice of appeal is filed with the Planning Department at Lacey City Hall prior to 5:00 p.m. on the above date. The applicant, public agencies and/or departments or persons of record who believe they have been negatively impacted may make an appeal. The timely filing of an appeal shall stay the effective date of the Committee's decision until the appeal is adjudicated by the Hearings Examiner.

Project Review Team:

Planning Department:	Sarah Bartz	(360) 486-8741
Public Works Department:	Tom Stiles	(360) 491-5600
Building and Fire Codes:	Terry McDaniel	(360) 491-5642

Each submittal shall be made directly to the appropriate department. The applicant or applicant's representative is responsible for tracking the project through the permitting process.

The complete case file, including findings, conclusions, and conditions of approval, is available for review at Lacey City Hall in the Community Development Department, between 8:00 am and 5:00 pm, Monday through Friday. Please contact Sarah Bartz, Assistant Planner at the above-listed telephone number to arrange for a review of these items.

Conditions of Approval That Must Be Met Prior to Issuance of Building Permit:

Planning Department:

1. The project shall develop in substantial conformance with the materials/plans submitted on September 14, 2023, except as modified by the conditions below.
2. No substantial site work/changes shall take place outside of the Tenant Improvements Building Permit required to convert the building from retail shell to self-storage.
3. The previous landscape and irrigation approvals & financial guarantees associated with the original site development, will stay in place for the duration of the building conversion.
4. Any new fencing/access gates install shall match the decorative wrought iron that was required by the Hearing Examiners decision in 2017 and is installed on the existing self-storage portion of the site.
5. A sign permit shall be issued by the City of Lacey prior to the installation of any additional signs on the subject site. (LMC 16.75)
6. All applicable requirements of the City Zoning Code shall be satisfied.

Fire Code Review:

Sprinkler System Requirements

7. The proposed building shall be equipped with an approved automatic sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards. In addition, a fire department connection shall be installed in accordance with LMC 14.07. A fire department connection shall be located within 40 feet of a fire hydrant. Any building greater than 7,500 Sq. Ft. requires a sprinkler system in accordance with LMC 14.07. **The building shall have its own FDC line with KNOX locking caps or plugs.** Note: Sprinkler drawings and permitting at the City of Lacey are differed submittals and are not required at time of architectural drawings.

Fire Alarm System Requirements

8. An approved addressable fire alarm system with supervised monitoring shall be provided throughout the building in accordance with the City of Lacey Municipal Code (LMC 17.07) and NFPA 72 Standards (2016 Edition). **Note: Fire alarm drawings and permitting at the City of Lacey are deferred submittals and not required at architectural submittal. Additionally, a report from a fire alarm contractor is required showing if the current fire alarm panel and booster panels are adequate for additional horn strobes.**

General Requirements

9. An approved fire department and Police Department key-box shall be provided on the building in accordance with (IFC Section 506) and (LMC 14.07). Said fire department key-box shall be installed in a location approved by the City of Lacey Fire Code Official. Said key-box shall contain keys necessary for fire department and police department access to the interior of the building and any other location necessary for fire department or police department operations. Go to knoxbox.com for City of Lacey key boxes for Lacey Fire District #3 and Lacey Police Department. Upon completion of the key-box installation, the City of Lacey Fire Code Specialist shall install the necessary keys and cover. (IFC Section 506).
10. Approved fire lane marking shall be provided where necessary to discourage obstructions by the parking of private vehicles. Upon completion of final road surfaces and curbing construction, the City of Lacey Fire Code Official shall perform a site inspection to determine locations where fire lane marking will be necessary to discourage the parking of private vehicles. Said fire lane marking, where applicable, shall be provided and approved prior to final occupancy approval. IFC Section D-103.6; LMC 14.07.015
11. Fire extinguishers shall be provided every 75 feet or on each landing in accordance with (LMC 14.07) fire extinguishers shall be the 2a10bc type.
12. Access gates shall be in accordance with section 103.5 of the IFC all access gates shall require a KNOX box backup key switch in addition to a strobe activated gate.
13. Please note we are under the International Fire Code 2018 Edition and all NFPA code requirements of the most recent year published (2021 Codes in effect July 1st 2023)
14. The City of Lacey fire code official shall conduct the necessary inspections or witness required tests to ascertain compliance with applicable fire codes. The applicant shall contact the City of Lacey Building Department at (360) 491-5642, to schedule the required

inspection or to request witness of required texts. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)

Building Code Review:

15. The proposed project shall comply with the applicable requirements of the 2018 International Building Code, 2018 International Fire Code, the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.
16. The proposed project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009. There shall be an accessible route of travel to the public right of way. The entire site shall have ADA connectivity.
17. A third-party special inspection testing agreement form is required for permit issuance. The form can be found on the city website under Community and Economic Development Building Code Division forms.
18. A Washington State Licensed Architect and Engineer will be required for the project.

Department of Public Works:

Specific Transportation Improvements

19. **If a fence with an entry gate is proposed, Public Works needs to review the location and specifications. Proper distance from the intersection of the site entrance/Balustrade with need to be maintained along with area for queuing (to assure queuing does not occur on Balustrade & interfere with access to the site).**

Other Requirements

20. All improvements shall satisfy City of Lacey Development Guideline Standards in place at the time complete application is obtained (Complete application is determined by the City of Lacey Community Development Department).
21. An updated Certificate of Occupancy for the proposed building will not be issued until all paperwork required for the project is submitted and approved and the Building Permit has been inspection and approved by all departments.

GENERAL FINDINGS:

The Committee's review of the site plan is based upon the following findings of fact:

1. The subject parcel is located at 6045 Balustrade Blvd SE, Lacey, Washington. Assessor's parcel 09720004006
2. The subject proposal is to modify to the existing Horizon Pointe Village Center Master Plan to allow the conversion of an 8,588 SF retail shell building to a self-storage facility within the site's NC, Neighborhood Commercial Zoning Designation.
3. The site is zoned Village Center (VC) with a Neighborhood Commercial (NC) sub-designation and is part of the approved Horizon Pointe Village Center Master Plan that was approved by the City Council in 1998. Title 16 (the City's Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.
4. An amendment to the Horizon Pointe Master Plan was approved by the City in May of 2017, allowing the development of a self-storage facility with a retail component within the Neighborhood Commercial sub-designation.
5. In accordance with the May 2017 Hearing Examiners Decision, five self-storage buildings and an 8,588 SF retail shell were constructed onsite, with the required site improvements, including utilities, landscaping, and parking.
6. The retail component has been actively marketed since October 2021 and continues to have no prospective tenants. Based on the marketing analysis provided by Kidder Mathews in October 2023, one of the main hurdles is the lack of visibility and proximity to other retail-oriented uses. Inversely, the existing self-storage component has been highly successful with an average vacancy rate of 6% since opening.
7. The proposal does not affect any other aspect of the Horizon Point Master Plan, no changes to lot or street configurations, pedestrian access, traffic or streetscape.
8. No significant changes to the exterior of the structure are proposed. The site has already been through design review approval (2018) and complied with landscaping and design requirements. The structure, as built, was designed to be harmonious with the existing neighborhood and the intent of the Master Plan.

9. The adopted City of Lacey Development Guidelines, as well as Title 12 and Title 13 of the Lacey Municipal Code, set forth specific street and utility improvements applicable to the subject property.
10. As-built, adequate measures have been made to provide street and utility improvements in accordance with the City of Lacey Development Guidelines and Public Works Standards and Titles 12 and 13 of the Lacey Municipal Code.
11. As-built, adequate measures have been made to provide potable water for consumption and fire control to this development in accordance with the City of Lacey Development Guidelines and Public Works Standards, the City of Lacey Coordinated Water System plan and the International Fire Code.
12. As-built, adequate measures have been made to provide sanitary sewer services in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Comprehensive Sewer Plan.
13. As-built, adequate measures have been made for storm water control in accordance with the City of Lacey Development Guidelines and Public Works Standards and the City of Lacey Stormwater Design Manual.
14. The existing “retail” land use has a higher traffic count/parking requirement than self-storage. Therefore, a reduction in daily trips from the original proposal is expected.
15. The International Building Code adopted by the City of Lacey has specific requirements applicable to development of the subject property.
16. As conditioned, this proposal is in accordance with the International Building Code as adopted by the City of Lacey.
17. The International Fire Code has specific requirements applicable to the development of the subject property.
18. As conditioned, this proposal is in accordance with the International Fire Code.
19. The City of Lacey has provisions in Title 14 of the Lacey Municipal code for the protection and preservation of trees and vegetation.
20. As conditioned, this proposal is in accordance with the Tree and Vegetation Protection and Preservation ordinance.

21. All public agency and citizen comments received have been considered and addressed through conditions of approval, where appropriate.
22. As conditioned, this proposal will not be detrimental to the public's health safety and general welfare.

Should you have any further questions, please feel free to call me at (360) 491-5642.

Sincerely,



Sarah Bartz
Assistant Planner

- c: Rick Walk, City Manager
Grant Beck, Planning & Development Services Manager
Scott Egger, Director of Public Works
Tom Stiles, Development Review Engineer
Martin Hoppe, Transportation Engineer
Wade Duffy, Building Official
Terry McDaniel, Plans Reviewer
Permit Technicians
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