



Shaping  
our community  
together

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

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## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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- The following projects will be considered on **Wednesday, September 13, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to Pre-Sub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	Planner R. Fant  T. Stiles, Public Works	<b>Case #23-0251 – Prime Building And Development</b> <b>Address/Parcel:</b> 4712 Pacific Ave SE <b>Zoning:</b> CBD5 <b>Description of Proposal:</b> Construct Office with storage buildings
11:00	Planner S. Seymour  T. Stiles, Public Works	<b>Case #23-0257 – Steve Strosahl, Englewood LLC</b> <b>Address/Parcel:</b> 7320 14 <sup>th</sup> Ave SE <b>Zoning:</b> SHOR URB CON <b>Description of Proposal:</b> 37 lot plat, shoreline pub access, boat launch, Possible ROW
1:30	Planner S. Bartz  T. Stiles, Public Works	<b>Case #23-0253 – Tripp Royce – Harrison Royce Architecture</b> <b>Address/Parcel:</b> 6911 & 6955 Birdseye Ave NE <b>Zoning:</b> HDR <b>Description of Proposal:</b> Convert existing common spaces to dwelling units
2:30	Planner S. Seymour  T. Stiles, Public Works	<b>Case #23-0260 – Rohhovde Architects LLC – Les Seifert</b> <b>Address/Parcel:</b> 5600 Corporate Center Loop SE <b>Zoning:</b> COMM OFFICE <b>Description of Proposal:</b> New Mixed Use Space – Hop & Drops and Vacant Space
3:30	Planner R. Fant  T. Stiles, Public Works	<b>Case #23-0116 – Carolyn Driscoll</b> <b>Address/Parcel:</b> 4520 32 <sup>nd</sup> Ln SE <b>Zoning:</b> MDR <b>Description of Proposal:</b> 2 <sup>nd</sup> meeting about College Oasis

AUG 10 2023

OFFICIAL USE ONLY



CITY OF LACEY **BY** 23-0251  
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: **Prime Building and Development LLC**

ADDRESS: 4802 Thompson Lane SE CITY: Olympia STATE: WA ZIP: 98513  
 PHONE NUMBER: 253-820-5950 EMAIL: primebuildnw@gmail.com

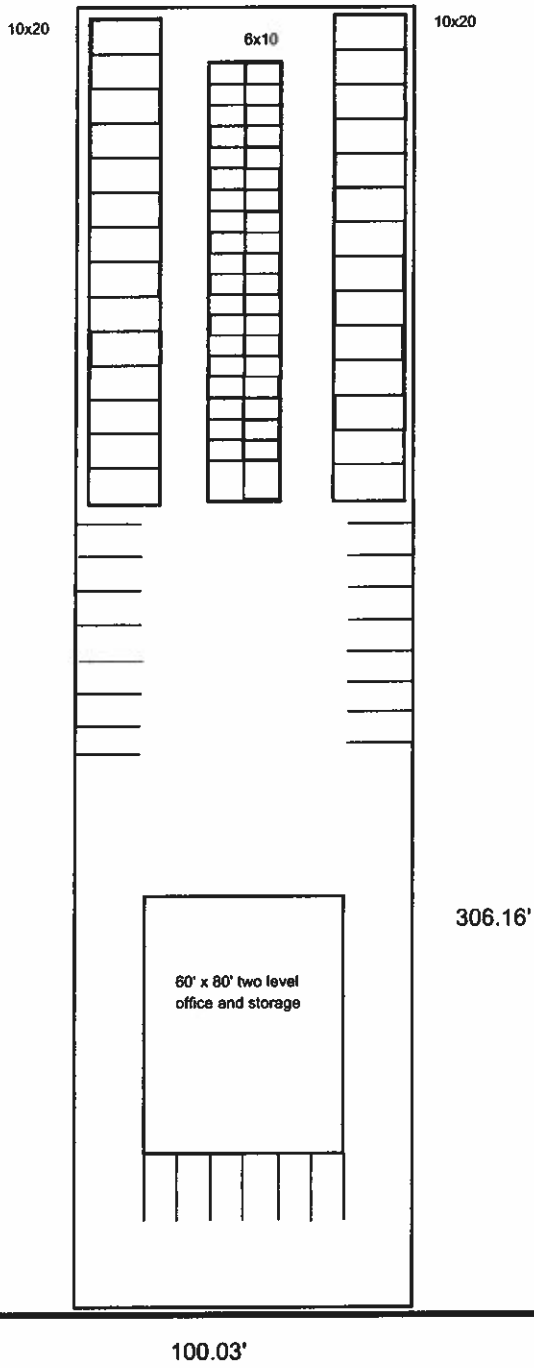
REPRESENTATIVE: James Peterson

ADDRESS: 4802 Thompson Lane SE CITY: Olympia STATE: WA ZIP: 98513  
 PHONE NUMBER: 253-820-5950 EMAIL: primebuildnw@gmail.com

PROJECT ADDRESS: 4712 Pacific Ave SE Lacey WA 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11821221100
BRIEF DESCRIPTION OF PROJECT: Construct office with storage buildings
TOTAL ACREAGE: .72 TOTAL SQ. FT OF BLDG: To be determin ZONING: CBD5
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: None PROPOSED ACCESS: Pacific Ave SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:  
 (MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 9/13/26 TIME: 8:00 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.



Parcel  
11821221100

4712 Pacific Ave  
SE Lacey

Pacific Ave SE

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SEP 05 2023

BY 23-0257

11 AM



CITY OF LACEY  
Community Development Department  
420 College Street SE  
Lacey, WA 98503  
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APPLICANT: Steve Strosahl, Englewood, LLC

ADDRESS: 6721 Easy Street	CITY: Yakima	STATE: WA	ZIP: 98903
PHONE NUMBER: 206-255-4537	EMAIL: steves@unitedbuilders.net		

REPRESENTATIVE: Alex Capron

ADDRESS: 750 6th St S	CITY: Kirkland	STATE: WA	ZIP: 98036
PHONE NUMBER: 425-650-1319	EMAIL: acapron@dcgwatershed.com		

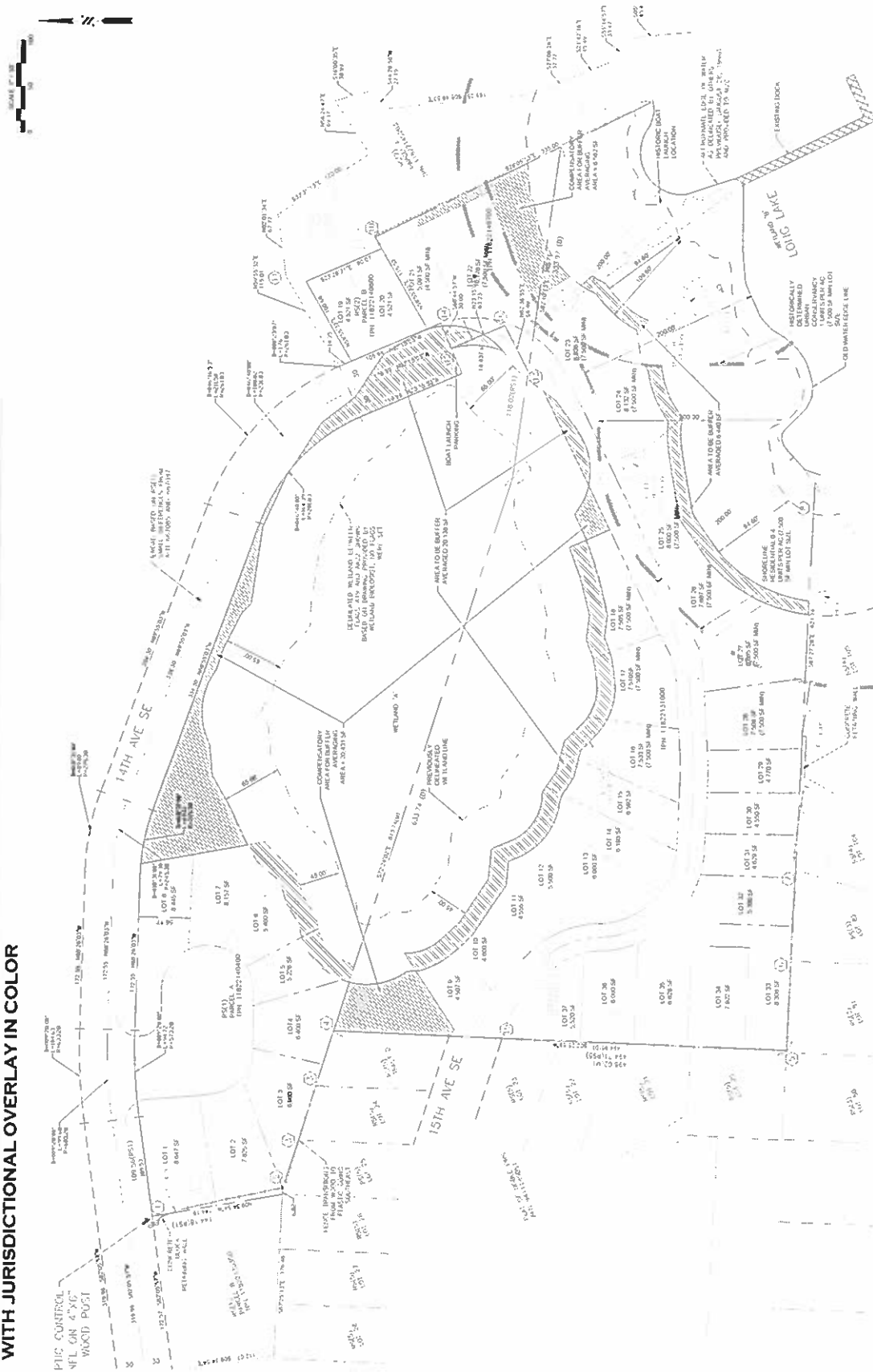
PROJECT ADDRESS: 7320 14th Avenue SE
ASSESSOR'S TAX PARCEL NUMBER(S): 11822140800, 11822140700, 1182213100, 11822140400
BRIEF DESCRIPTION OF PROJECT: 37 lot plat, shoreline public access, a non-motorized boat launch, and possible right-of-way vacation at the terminus of 14th Ave SE
TOTAL ACREAGE: 13.3      TOTAL SQ. FT OF BLDG: NA      ZONING: LD/R1, OS-I
PROPOSED LAND USE: <input checked="" type="checkbox"/> SINGLE-FAMILY <input type="checkbox"/> MULTI-FAMILY <input type="checkbox"/> INDUSTRIAL DUPLEX <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> M.H. PARK
EXISTING ACCESS: 14th Ave SE      PROPOSED ACCESS: 14th Ave SE

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)      DATE: 9/13      TIME: 11am

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# LONG LAKE PRELIMINARY PLAT

WITH JURISDICTIONAL OVERLAY IN COLOR



THE LAND DEVELOPER'S ENGINEER'S SOLUTION  
 PO BOX 4420, TUMWATER, WA 98501  
 (360) 250-2973  
 EMAIL: enk@thelanddeveloper.com



DATE: 12/31/23  
 SHEET: 1 OF 1

## LONG LAKE RETIREMENT

SITE PARCEL NUMBERS: 1182214000, 11822140700, 11822131000, 11822140800  
 CLIENT: UNITED BUILDERS  
 212 HOBBS MILL BLVD  
 YAKIMA WA 98902

DRAWN BY: JEA  
 DATE: 12/31/23  
 AGENCY NO:  
 SHEET: 1 OF 1  
 JOB NO: 24002

23-0253



**CITY OF LACEY**  
Community & Economic Development Department  
420 College Street SE  
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PW ASSIGNED:

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**APPLICANT:** Tripp Royce - Harrison Royce Architecture

<b>ADDRESS:</b> 4931 SW 76th Ave #342	<b>CITY:</b> Portland	<b>STATE:</b> OR	<b>ZIP:</b> 97225
<b>PHONE NUMBER:</b> 503.348.0371	<b>EMAIL:</b> tripp@harrisonroyce.biz		

**REPRESENTATIVE:** Kim Freeman

<b>ADDRESS:</b> PO Box 1631	<b>CITY:</b> Clackamas	<b>STATE:</b> OR	<b>ZIP:</b> 97015
<b>PHONE NUMBER:</b> 503.810.7552	<b>EMAIL:</b> kim@incloverconsulting.com		

<b>PROJECT ADDRESS:</b> 6911 & 6955 Birdseye Ave, NE
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 50310000019, 50310000020
<b>BRIEF DESCRIPTION OF PROJECT:</b> Convert existing underutilized common spaces to dwelling units. 3 units in each building for a total of 18 new units. Current parking accommodates the increase in units. No exterior changes.
<b>TOTAL ACREAGE:</b> 10.98 <b>TOTAL SQ. FT OF BLDG:</b> <b>ZONING:</b> HD - High Density Residential
<b>PROPOSED LAND USE:</b> ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX ( ) COMMERCIAL ( ) M.H. PARK
<b>EXISTING ACCESS:</b> Birdseye Ave NE <b>PROPOSED ACCESS:</b> no change

<b>INDICATE PREFERENCE FOR A MEETING DATE AND TIME:</b>
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) <b>DATE:</b> 9.13.23 <b>TIME:</b> 11am, noon, or 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.

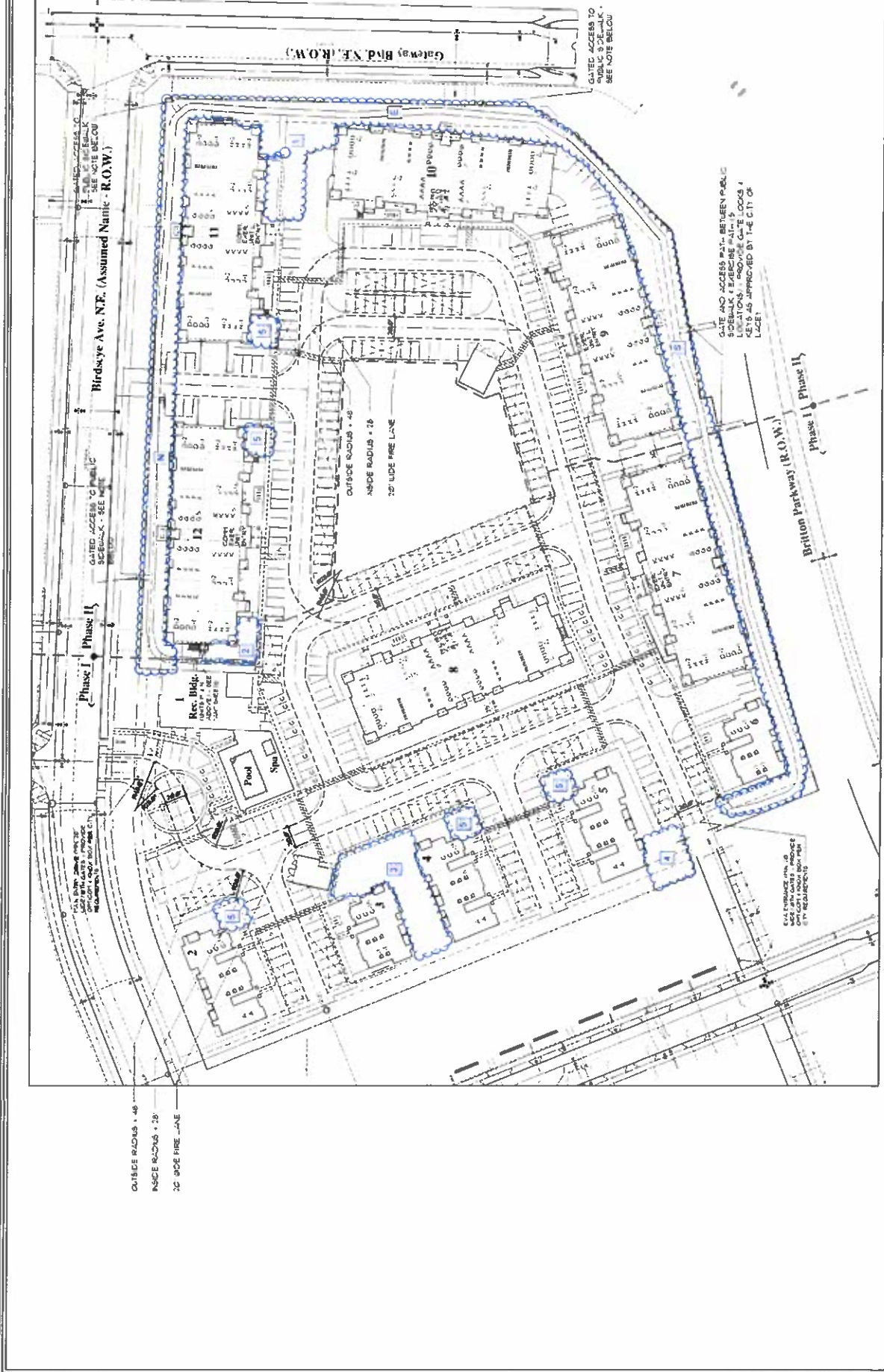


PROJECT NO. 18-01  
 DRAWN BY: J.D.  
 INSET DATE: 11.5.18  
 THIS SET: [ ]

Subject to Jurisdiction Review and Approval

1 N. Tenthred Ave. / Suite 201, Tacoma, Washington 98408 (253) 264-0202

Gateway Place - Phase II - Bldg. Type III  
 Lacey, Washington



N Fire Department Access Site Plan  
 SCALE 1" = 40'  
 0 20 40 80

**8.30.23**

**Toscana Apartments Pre-Submission Conference Outline:**

The Toscana Apartments seeks to add up to 18 units to the site by converting underutilized common areas within the existing apartment buildings. There are three units in each of the six buildings. No exterior changes to the building facades are proposed with this conversion. Current parking spaces do not fully accommodate the increase in density. Details of the parking counts, density, and site area noted below.

<b>SITE AREA:</b>	10.98 ACRES
ALLOWABLE UNIT COUNT	39.1 UNITS PER ACRE
TOTAL ALLOWABLE UNITS	429 UNITS
CURRENT UNIT COUNT	393 UNITS
ALLOWABLE ADDITIONAL UNITS 429 – 393 =	UP TO 36 UNITS
<b>PARKING:</b>	
REQUIRED PARKING SPACES PER UNIT 1.5 SPACES/ UNIT	590 SPACES
NUMBER OF EX. PARKING SPACES	612 SPACES (1.557 SPACES/ UNIT)
PARKING CURRENTLY PROVIDED	22 EXTRA SPACES
18 ADDED UNITS AT 1.5 PACES PER UNIT =	27 PARKING SPACES
	5 PARKING SPACES SHORT FOR 18 NEW UNITS

In review of the original approval for this development (16-51 SPR), no conditions of approval applied to the common areas located within the buildings. Current code looks to require 20% of the site are to be in common open space per 14.23.080.C.6. After review of the current site and amenities, the Toscana appears to have the following:

<b>14.23.080.C.6 - 20% Common Open Space Requirement:</b>	<b>95,658 sf</b>
Private Open Space in patios and balconies:	27,672 sf
Natural Area:	28,500 sf
Pool, Spa, patios at club house:	3,500 sf
Clubhouse, Fitness Center, & Rec Building:	5,000 sf
<b>Current preliminary / estimated total:</b>	<b>68,128 sf</b>
Under 20% by about	27,530 sf.
Existing interior common area conversion sf	11,064 sf

**Discussion:**

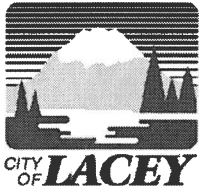
To offset the interior common area conversions, we would like to explore the opportunities elsewhere on the site. There are other spaces on site that we would like to discuss counting towards Common Open Space areas. These areas are highlighted in the attached site plan with blue bubbles. The perimeter pedestrian pathway area is labeled with N, E and S. Larger potential common open spaces areas are labeled with 1, 2, 3, and 4. Smaller pocket park area opportunities are labeled with a 5. Most of these areas are more than 15' and have the opportunity to be enhanced with amenities.



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SEP 07 2023

*Saurra*



CITY OF LACEY **BY** 23-0260  
Community Development Department  
420 College Street SE  
Lacey, WA 98503  
(360) 491-5642

*[Handwritten initials]*

OFFICIAL USE ONLY

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PW ASSIGNED:

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APPLICANT: Les Seifert - Ronhovde Architects LLC

ADDRESS: 14900 Interurban Ave S #138      CITY: Tukwila      STATE: WA      ZIP: 98168

PHONE NUMBER: (206)859-5500      EMAIL: les@ronhovdearchitects.com

REPRESENTATIVE: Same as above

ADDRESS:      CITY:      STATE:      ZIP:

PHONE NUMBER:      EMAIL:

PROJECT ADDRESS: 5600 CORPORATE CENTER LN SE
ASSESSOR'S TAX PARCEL NUMBER(S): 58040001700 AND 58040000200
BRIEF DESCRIPTION OF PROJECT: NEW MIXED USE BUILDING - RESTAURANT AND VACANT SPACE
TOTAL ACREAGE: 1.64      TOTAL SQ. FT OF BLDG: 1      ZONING: CCD
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX (X) 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: 09/13/2023      TIME:

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2023.34

September 06th, 2023

Lacey, WA  
Community Development

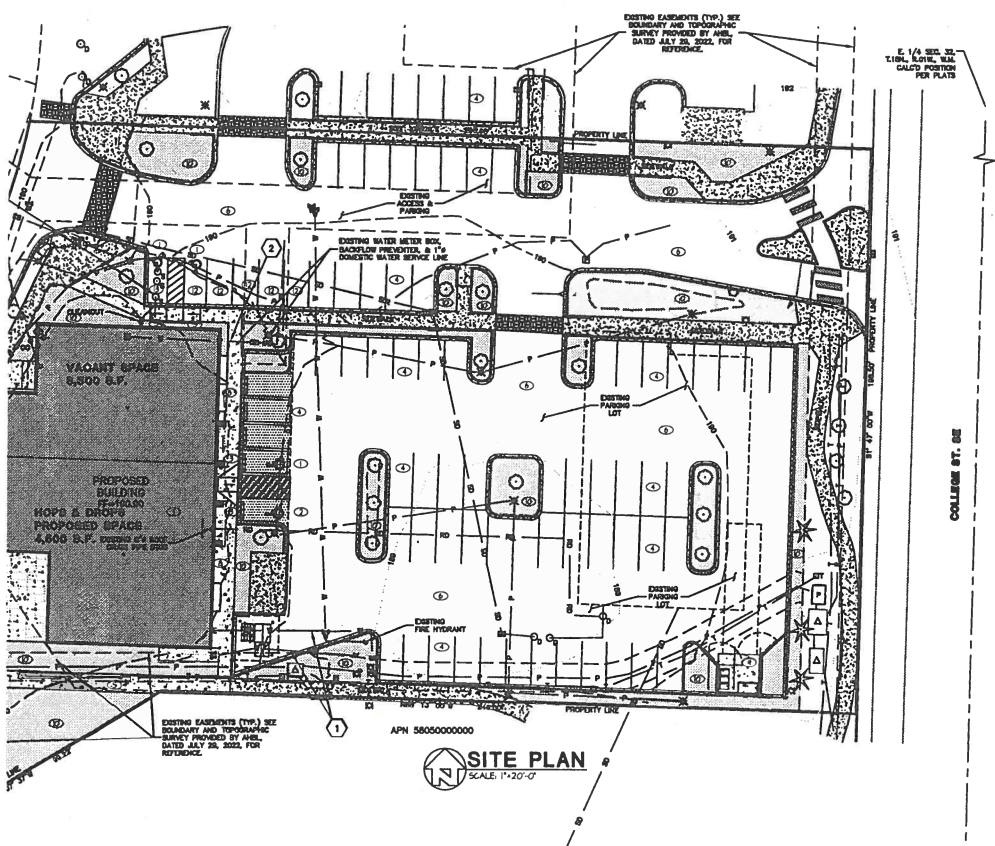
Re: Hop's & Drops Restaurant / Mixed Use development -  
– Scoping Meeting - questions

Our questions regarding this potential project are as follows,

1. Verify permit steps & processes and timing
2. identify any other site-specific requirements for project
3. confirm available fire flow to the site
4. Confirm if city maps indicate any portion of the site to be a "critical area"
5. Very parking requirements.
6. New Owner's would like to see if easement to the west of property could be reduced.
7. Verify building setbacks.
8. Verify landscape buffers.
9. Verify Allowable height.
10. Verify impervious coverage.
11. Verify estimated fees.

Sincerely,

Les Seifert, Associate  
The Ronhovde Architects, LLC.



**PROJECT INFO:**

ZONING:	CC3-COMMUNITY COMMERCIAL
PARCEL NO(S):	5600000000
SITE AREA:	11-9,438.40 (8.64 ACRES)
BUILDING FOOTPRINT AREA:	1,000 SQ. FT. (TOTAL) (0.048)
STALLS REQUIRED:	1 SHALL PER 100 SQ. FT. OF DRIVE 44,500 DRIVE AREA = 445 SHALLS 1,000 DRIVE (VA./CMT.) = 10 SHALLS STALLS REQUIRED = 455 SHALLS E-STALLS REQUIRED 1/8 OF REQUIRED STALLS PER OCCUPANCY
STALLS PROVIDED:	8 SHALLS PROPOSED (4 ADA STALLS AND PROVIDED 281.5%) E-STALLS 5 SHALLS PROPOSED MAX - 1 E-STALL TO BE ACCESSIBLE
LANDSCAPE AREA:	14,370.00 SQ. FT. (0.328)
PAVING AND DRIVE:	41,265.00 SQ. FT. (0.946)
TOTAL IMPROVED AREA:	55,635.00 SQ. FT. (1.268)
TYPE OF CONSTRUCTION:	V-B OCCUPANCY

**THE RONHOVDE ARCHITECTS LLC**

14900 INTERURBAN AVE SOUTH SUITE 130  
TUKWILA, WASHINGTON 98168  
(206) 854-2500 | FAX (206) 854-2501  
ronhovdearchitects.com

REGISTERED ARCHITECT  
STATE OF WASHINGTON

**HOPS n DROPS**  
A Neighborhood Gathering Place

**CONTACTS**

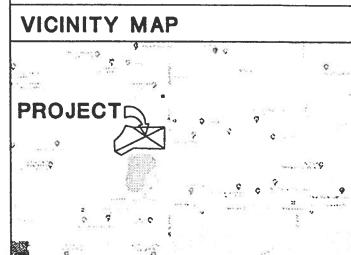
OWNER/REP: HOPS n DROPS RESTAURANTS PO BOX 71848 SEATTLE WA 98111 C/O DEVE SMOOR 206/731-2818 jsh@731.com	ARCHITECT: RONHOVDE ARCHITECTS LLC 14900 INTERURBAN AVE S, #130 SEATTLE WA 98168 C/O DEVE SMOOR 206/854-2500 ronhovde@ronhovde.com	CIVIL: TO BE DETERMINED
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- KEYNOTES**
- ① ADA STALL
  - ② ADA VAN-STALL
  - ③ ADA STALL 50%  
④ ADA STALL 50%  
⑤ PARKING LOT STRIP
  - ⑥ CONC. SIDEWALK
  - ⑦ EXISTING ASPHALT DRIVE
  - ⑧ PROPOSED BALDING
  - ⑨ ENTRANCE
  - ⑩ DUMPSTER ENCLOSURE
  - ⑪ LANDSCAPE PLAZA AREA (SPRINK. HATCHED)
  - ⑫ CONCRETE PLAZA AREA - SEASONAL UMBRELLA TABLES AND CHAIRS W/ DECORATIVE CONCRETE
  - ⑬ PROPOSED E-STALL
  - ⑭ EXISTING 3000 GAL GREASE INTERCEPTOR
  - ⑮
  - ⑯
  - ⑰
  - ⑱

**HOPS n DROPS RESTAURANT**  
NEW BUILDING

PROJECT:

5600 CORPORATE CENTER LN SE  
LACEY, WA 98503



NO.	DATE	DESCRIPTION
1	01-05-23	PRE-APP SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

SHEET CONTENTS:  
**SITE PLAN**

**LEGAL DESCRIPTION**

LOT 9 OF CITY OF LACEY BOUNDARY LINE ADJUSTMENT NO. 2023-34, AS RECORDED JULY 29TH, 2023 UNDER RECORDING NO. 4810444, IN THURSTON COUNTY, WASHINGTON

JOB NO.:	2023-34	SHEET NO.:	A0.1
DRAWN BY:	LVS	CHECKED BY:	RA
DATE:	01-05-23		

23-0116  
original  
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CITY OF LACEY  
Community Development Department  
420 College Street SE  
Lacey, WA 98503  
(360) 491-5642

AUG 30 2023  
BY 23-0116

CASE NUMBER:
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PW ASSIGNED:

**PRESUBMISSION CONFERENCE REQUEST FORM**

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APPLICANT: Carolyn Driscoll

ADDRESS: 4520 32nd LN SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-790-6403 EMAIL: carolyndriscoll@gmail.com

REPRESENTATIVE: Peter Epperson

ADDRESS: 4520 32nd LN SE CITY: Lacey STATE: WA ZIP: 98503

PHONE NUMBER: 360-970-7652 EMAIL: ptepperson@gmail.com

PROJECT ADDRESS: 4520 32nd LN SE, Lacey, WA

ASSESSOR'S TAX PARCEL NUMBER(S): 11829130700 11829410400 11829410500

BRIEF DESCRIPTION OF PROJECT: Preliminary plans for College Oasis development. Project includes 3201 College Street. Multifamily and/or town home & multifamily units site plans include ingress, egress, etc.

TOTAL ACREAGE: 5.45 TOTAL SQ. FT OF BLDG: \_\_\_\_\_ ZONING: Moderate Density

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

EXISTING ACCESS: 32nd LN SE PROPOSED ACCESS: Private drive or possible new street

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 9-13-23 TIME: Open

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