



Community and Economic Development

NOTICE OF SITE MODIFICATION PERMIT

Case Number: 24-0095 Serenity Apartments Parking Lot Expansion

Applicant: Serenity Apartment Homes, LLC.

Contact: Chris Powell
Prime Development Group
7843 Old Highway 99 SE
Tumwater, Washington 98501

Description of Proposal: The project will add 13 parking spaces at the Serenity Apartment complex between Building's "D" & "E". Mitigation includes preserving the existing sidewalks, adding benches to the patio/plaza area fronting Building "B", and utilizing the existing lawn area.

Location of Proposal: 444 Carpenter Road, Lacey, Washington 98503. Parcel #11815240500

Date of Decision: May 16, 2024

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: **November 16, 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: **May 30, 2024.** 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) 491-5642
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

1. The project shall develop in substantial conformance with the plans submitted on April 8, 2024, except as modified by the conditions below.
2. The existing sidewalks along Building's "D" & "E" will remain.
3. Two (2) benches will be added to the paved patio/plaza area fronting the ground floor commercial space of Building "B". A planning department inspection will be called in once the benches are installed.
4. All applicable requirements of the City Zoning Code shall be satisfied.

Public Works

5. This project is located within a Category I Critical Aquifer Recharge Area, Enhanced treatment for stormwater is required (SDM 8.2 and Appendix 8B).
6. In addition to all Federal and State stormwater requirements, this project shall comply with the current City of Lacey 2017 Development Guidelines and Public Works Standards Manual (DG&PWS) and the current City of Lacey Stormwater Design Manual (SDM) (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the Stormwater Design Manual.
7. Treatment and infiltration/flow control facilities shall be constructed for stormwater associated with the proposed parking area.
8. A Stormwater Site Plan, including a drainage report and drainage plans in conformance with current Stormwater Design Manual standards, shall be provided prior to final Public Works civil approval. Some key elements to be included within the report are: the project engineer's certification; descriptions of how each of the Core Requirements is being addressed; construction SWPPP; basin map; plan drawings; hydrologic modeling inputs and results (including the data files produced with the model); summary data of sub-

basin areas; design calculations and facility sizing; soils report and infiltration analysis; soil management plan; maintenance agreement/covenant; and a stormwater facilities Maintenance and Source Control Manual (SDM 2.2.1 & 3.3).

9. This project shall retain, disperse, and infiltrate stormwater on-site to the maximum extent feasible. Design of infiltration facilities requires site infiltration analysis, to determine wet-season soil and groundwater conditions and to establish a long-term design infiltration rate. (SDM 2.2.5 & 7.2)
10. In conformance with the City of Lacey Stormwater Design Manual, post-construction soil quality and depth (BMP T5.13) shall be incorporated into the site design and construction (SDM 2.2.5 & 7.4.1).
11. A Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning site work or construction of the project. A complete SWPPP consists of both a narrative report and a temporary erosion and sediment control plan drawing. Each of the 13 SWPPP Elements as identified in Chapter 5 of the City of Lacey Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render any SWPPP elements unnecessary, exemptions for each element shall be clearly justified in the narrative report.
12. From October 1 through April 30, clearing, grading, and other soil disturbing activities shall be prohibited unless shown to the satisfaction of the City of Lacey that sediment-laden runoff will be prevented from leaving the site. (SDM 5.2.3, Element #12)
13. The proposed conversion is from a pedestrian plaza, which is non-polluting, to a vehicle parking area, which is a pollution-generating surface. The project must demonstrate that the criteria for water quality treatment is met, as described in Section 7.4.6 of the 2022 Stormwater Design Manual, under the heading "Permeable Pavement as Runoff Treatment" (page 7-94).
14. The "Maintenance and Source Control Manual" for this development site shall be amended as necessary to include maintenance of the permeable pavement (along with all on-site stormwater BMPs) as described in Chapter 10 of the 2022 Stormwater Design Manual, for the site owner/property manager's awareness.

General Surveying Requirements:

15. The City of Lacey Coordinate System is a ground scale coordinate system derived from the Washington Coordinate System, NAD 83/91. Units are expressed in feet. Data can be

obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Coordinate System. (DG&PWS 3.025)

16. City of Lacey Vertical Datum has elevations referenced to the National Geodetic Vertical Datum of 1929 (NGVD29). Units are expressed in feet. A benchmark listing can be obtained from Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum. (DG&PWS 3.025)
17. Civil engineering drawings submitted the City of Lacey must be on National Geodetic Vertical Datum 1929 (NGVD29). Civil drawings not on this datum will not be accepted and routed for review.

Other Requirements:

18. 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).
19. All Public Works improvements must be designed by an engineer licensed in the State of Washington and submitted to the City of Lacey Public Works Department for review and approval. (DGPWS 3.040)
20. Prior to submitting civil drawings for review, Land Use Approval must be obtained.
21. Separate pre-construction meetings shall be held for the grading permit with Community and Economic Development and with Public Works for the civil improvement plans.
22. Prior to civil drawing approval, one paper set of drawings along with a PDF copy of the drainage report and civil drawings shall be submitted to the City of Lacey Public Works department for all approved final plans. (DG&PWS Chapter 3.040,B)
23. Prior to final Public Works Construction approval, "as-built" bonded paper drawings along with the revised civil drawings in AutoCAD and PDF formats shall be submitted to the City of Lacey Public Works department for review and approval. (DG&PWS Chapter 3.040, J)
24. Prior to Final Public Works approval of the project, a 20 percent maintenance bond or financial guarantee of the engineer's estimate or approved bid estimate shall be submitted to and approved by the City of Lacey Public Works department. The financial guarantee is required for a period of 24 months upon construction completion and approval of Public Works improvements. The financial guarantee may be released after 18 months if all

conditions of approval have been satisfied. The financial guarantee applies to the proposed stormwater improvements (LMC 14.20.025).

25. Along with the civil review application and the completed, signed and stamped checklist from Chapter 3 of the Development Guidelines, please provide three sets of civil drawings (paper copies), one drainage report (paper and electronic copies) one electronic copy of the civil drawings (PDF format). These drawings shall be submitted directly to the City of Lacey Public Works Department. **Drawings submitted to other City departments will not satisfy this requirement.** (DG&PWS 3.040, B)

Building & Fire

26. A grading permit is required for the proposed scope of work. Inspections by both Building/Stormwater and Fire will take place prior to final sign off.
27. Prior to grading permit issuance, a preconstruction meeting shall be scheduled with the Stormwater Code Specialist at 360-491-5642 or dcall@ci.lacey.wa.us.

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 444 Carpenter Road, Lacey, Washington, 98503 Assessor's parcel 11815240500.
2. The subject proposal is to add 13 parking spaces at the Serenity Apartment complex between Building's "D" & "E". The 3,780 SF area between Building "D" and "E" is currently utilized as an outdoor pedestrian plaza and through block corridor. Mitigation for the area lost includes preserving the existing sidewalks, adding benches to the patio/plaza area fronting Building "B", and utilizing the existing lawn area.
3. The subject property is zoned MHDC, Mixed-Use High-Density Corridor. Title 16 (the City's Zoning Ordinance) of the Lacey Municipal Code specifies requirements applicable to the development of the subject property.
4. The property received Site Plan Review (SPR) approval in July 2021. The approval was issued for development of an 81-unit apartment complex, including live/work units, and a ground floor coffee shop and other building amenity spaces, with a total of 118 parking stalls onsite.

5. In order to obtain additional development coverage, an outdoor pedestrian plaza and through block-corridor/connection was provided between the south and north end of the Serenity Apartment complex. With the addition of 13 parking spaces, development coverage onsite will increase from 64.5% to 68.1%, which does not exceed the 95% coverage allowed if bonuses are provided.
6. The proposal will eliminate 3,780 SF of pedestrian plaza area, while utilizing 5,000 SF of existing area onsite as the pedestrian oriented plaza. Benches will be added to the pedestrian area in from of Building "B" and the existing sidewalks will be maintained in order to preserve the through-block corridor between the south and north end of the complex.
7. As mitigated, this proposal preserves the original intent of the Serenity Apartment complex Site Plan Review approval.
8. As conditioned, this proposal is in accordance with the International Building Code as adopted by the City of Lacey.
9. All public agency comments received have been considered and addressed through conditions of approval, where appropriate.
10. 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) 486-8741.

Sincerely,



Sarah Bartz
Assistant Planner

c: Vanessa Dolbee, Community Development Director
Tom Stiles, Development Review Engineer
Terry McDaniel, Plans Examiner
Permit Technicians
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