



*Shaping  
our community  
together*

420 College Street SE  
Lacey, WA 98503  
360-491-5642

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## COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

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THE FOLLOWING PROJECTS WILL BE CONSIDERED AT CITY HALL,  
420 COLLEGE STREET SE.

MEETING DATE: **Wednesday, March 9, 2016**

TIME	PRE-SUBMISSION	LAND-CLEARING REVIEW	SITE PLAN REVIEW	DESCRIPTION
SPR Team Meeting will be held on the Tuesday prior to presub meeting date.				
10:00 a.m.				<b>16-36 Prime NW Construction BLA for Future Development</b> <b>71500503700/71550500900 Seymour/Stiles</b> <b>1209 East St/1210 Cora St SE HD</b> <b>PW File #118.20.214000</b>
11:00 a.m.				<b>16-39 WA Dept of Transportation New HQ Facility</b> <b>11802230100/30102/11803140100/11803410100 Schelling/Stiles</b> <b>7511 32<sup>nd</sup> Ave NE LI/LI-C</b> <b>PW File #118.02.230100</b>
12:00 p.m.				
1:30 p.m.				<b>16-38 Sleater View Commercial Office Space</b> <b>11808430500 Schelling/Stiles</b> <b>800 Sleater Kinney Rd NE MMDC</b> <b>PW File #118.08.430500</b>
2:30 p.m.				<b>16-37 Kaufman Construction Spec Office Space</b> <b>52870001100 Seymour/Stiles</b> <b>7921 29<sup>th</sup> Ave NE LI-C</b> <b>PW File #118.02.311000</b>
3:30 p.m.				



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

**OFFICIAL USE ONLY**

CASE NUMBER:	16-36
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 NW CONSTRUCTION**

**ADDRESS:** 1113 SLEATER KINNEY RD SE      **CITY:** LACEY      **STATE:** WA      **ZIP:** 98503  
**PHONE NUMBER:** 360-790-6317      **EMAIL:** JULIE@PRIMENWC.COM

**REPRESENTATIVE:** JULIE BRANNBERG

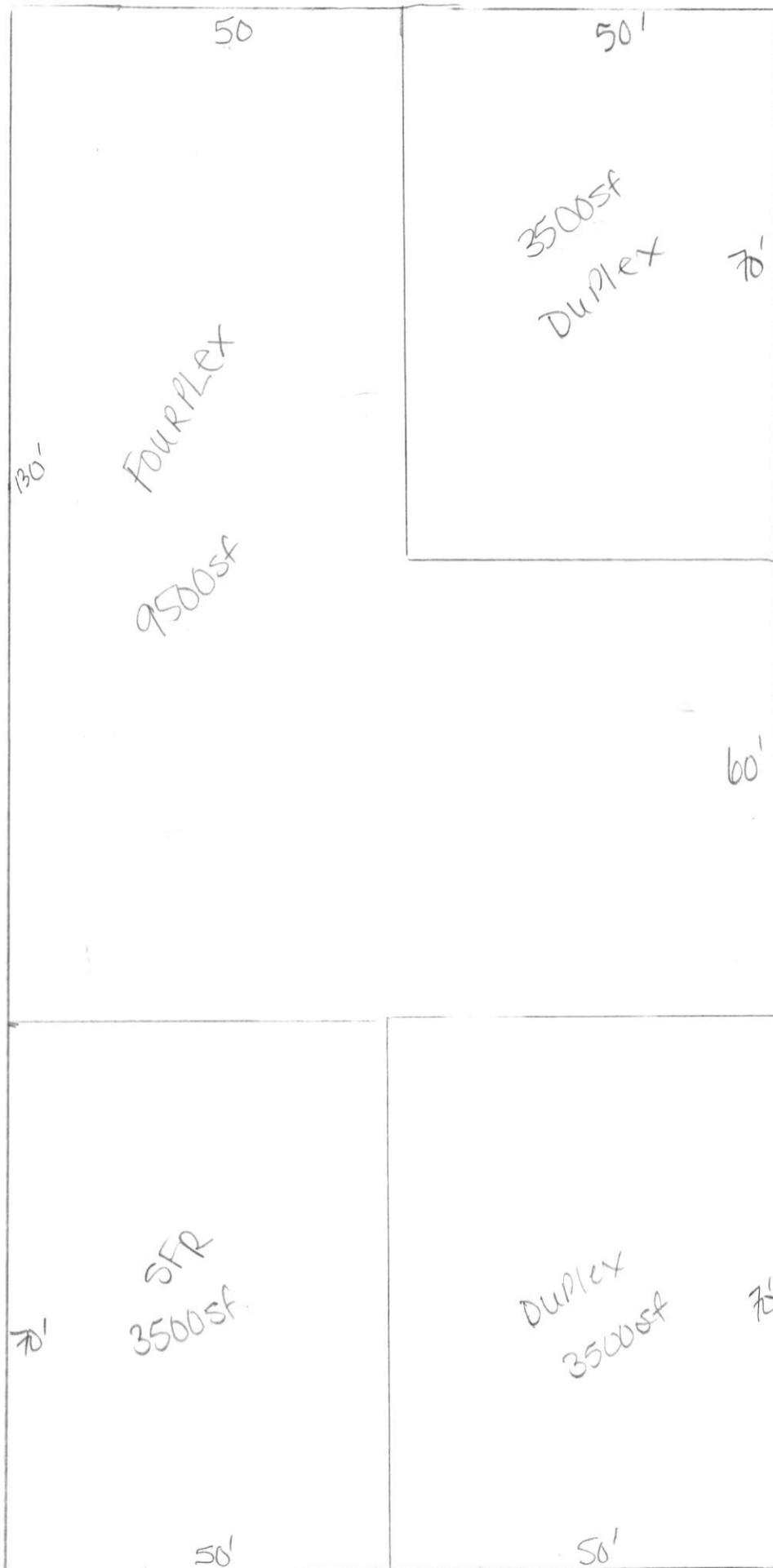
**ADDRESS:** 1113 SLEATER KINNEY RD SE      **CITY:** LACEY      **STATE:** WA      **ZIP:** 98503  
**PHONE NUMBER:** 360-790-6317      **EMAIL:** JULIE@PRIMENWC.COM

<b>PROJECT ADDRESS:</b> 1209 EAST STREET / 1210 CORA STREET		
<b>ASSESSOR'S TAX PARCEL NUMBER(S):</b> 71500503700 & 71550500900		
<b>BRIEF DESCRIPTION OF PROJECT:</b> Step (1) - BLA to create minimum lot for construction of a SFR w ADU. Step (2) - Short plat to create an additional lot or two Step (3) Build multi family on new lots		
<b>TOTAL ACREAGE:</b> 0.46	<b>TOTAL SQ. FT OF BLDG:</b>	<b>ZONING:</b> HD
<b>PROPOSED LAND USE:</b> <input checked="" type="checkbox"/> SINGLE-FAMILY <input checked="" type="checkbox"/> MULTI-FAMILY    ( ) INDUSTRIAL DUPLEX    ( ) COMMERCIAL    ( ) M.H. PARK		
<b>EXISTING ACCESS:</b> East St & Cora St		<b>PROPOSED ACCESS:</b> Same as existing

<b>INDICATE PREFERENCE FOR A MEETING DATE AND TIME:</b>		
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	<b>DATE:</b> 3/9/16	<b>TIME:</b> 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.

1210 CORA street  
# 7155 0500900



1209 East Street  
# 71500503700

Vicinity Map for 1209 East Street and 1210 Cora Street.







# City of Lacey

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

## COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 3/1/16 Project No.: \_\_\_\_\_  
Project Name: WSDOT - New Facility Parcel No.: 11802230100  
Project Address: 7511 32ND AVE NE, LACEY, WA 98516  
Applicant's Name: WSDOT - HQ Capital Facilities Office Phone: 360-705-7880  
Applicant's Address: PO Box 47328, Olympia WA 98504-7328

### 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.):

Undeveloped, forested and open space.

**Proposed Use (Include Site Plan)**

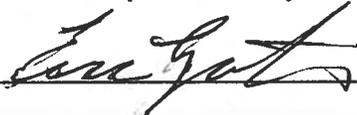
Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project	Site	Gross	<u>37.7 acres</u>	Number of Gas Pumps / Fueling	<u>2 Fuel Pumps</u>
Building	Size	Gross	Square <u>130,000 SF</u>	Number of Drive-through	<u>0 DTW</u>
Number	of		<u>219 Staff</u>	Number of	<u>10-12 Service Bays</u>
Number	of	Parking	<u>400 stalls</u>	Number of Car	<u>1 Car Wash Bay</u>
Number of Students / Children:			<u>0 Students / Children</u>	Number of Seats (Theaters, etc.):	<u>0 Seats</u>
Number of Rooms (Hotels, etc.):			<u>0 Rooms</u>	Number of Courts / Fields / Tees:	<u>0 C,F,T</u>

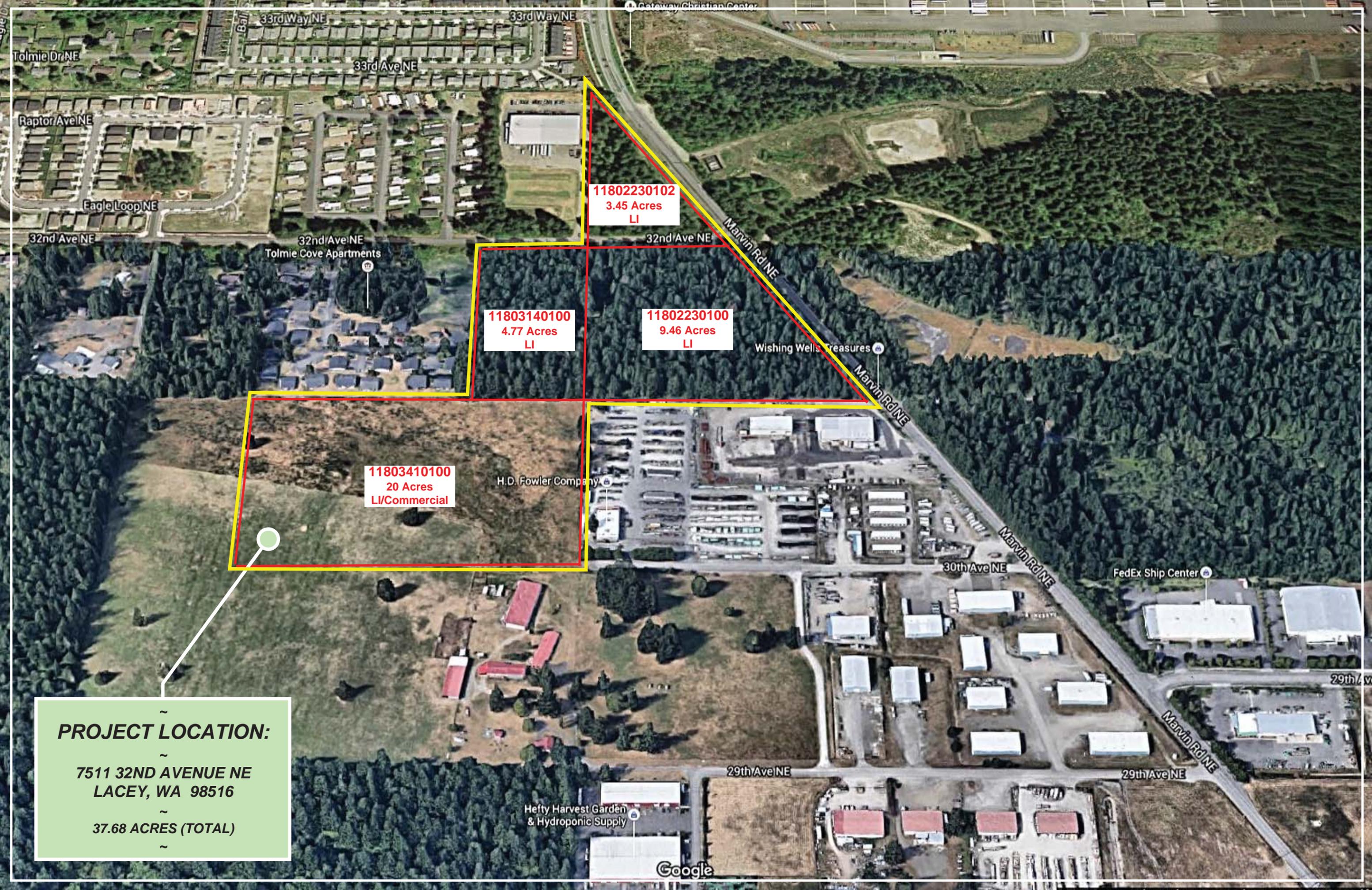
Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

New Washington State Department of Transportation Region HQ Facility including a 40,000 SF administration building and 90,000 SF of shop and storage buildings that will be occupied by approximately 219 employees. This location will sever as the main vehicle maintenance location for the area. A fuel dispensing island and radio tower is planned.

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  Date: 3-2-16

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: _____					



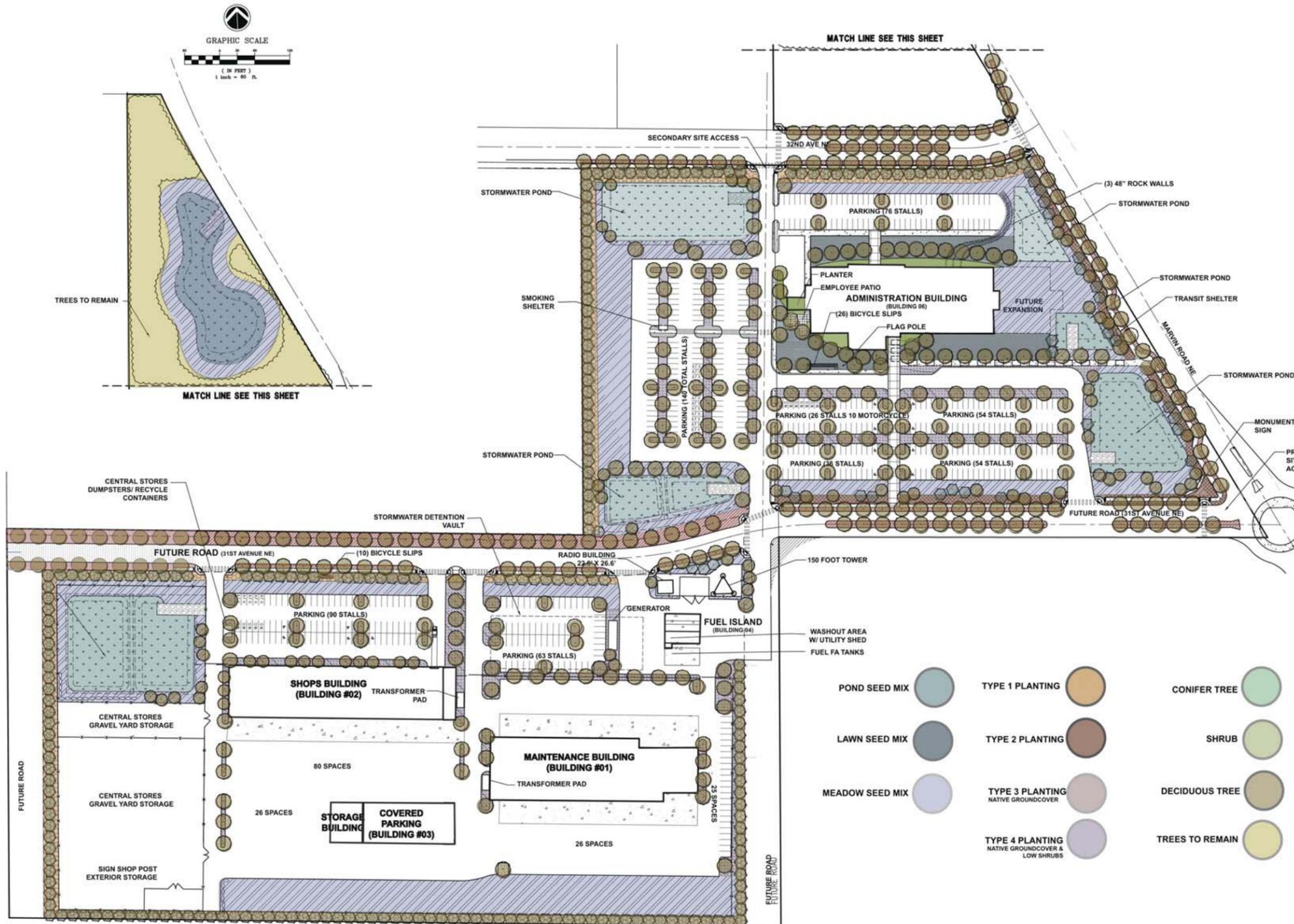
11802230102  
3.45 Acres  
LI

11803140100  
4.77 Acres  
LI

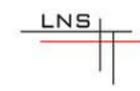
11802230100  
9.46 Acres  
LI

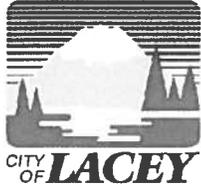
11803410100  
20 Acres  
LI/Commercial

**PROJECT LOCATION:**  
~  
7511 32ND AVENUE NE  
LACEY, WA 98516  
~  
37.68 ACRES (TOTAL)  
~



# OLYMPIC REGION HEADQUARTERS REPLACEMENT PROJECT





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

**OFFICIAL USE ONLY**

CASE NUMBER:	16-38
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: Brennen Masters  
ADDRESS: 6240 Tacoma Mall Blvd, 102<sup>sq. ft.</sup> CITY: Tacoma STATE: WA ZIP: 98409  
PHONE NUMBER: 253-722-3731 EMAIL: brennenmasters@gmail.com

REPRESENTATIVE: KMB Architects, Elizabeth Glenn  
ADDRESS: 906 Columbia St, 400<sup>sq. ft.</sup> CITY: Olympia STATE: WA ZIP: 98501  
PHONE NUMBER: 352-8883 EMAIL: elizabethglenn@kmbdesign.com

PROJECT ADDRESS: 800 Block of Slater Kinney Rd NE, Lacey WA  
ASSESSOR'S TAX PARCEL NUMBER(S): 11808430500  
BRIEF DESCRIPTION OF PROJECT: Addition of 2 Commercial Bldgs to existing City of Lacey project #12-121  
TOTAL ACREAGE: 3.52 TOTAL SQ. FT OF BLDG: 6,256 <sup>commercial</sup> ZONING: MMDC  
PROPOSED LAND USE:  SINGLE-FAMILY  MULTI-FAMILY  INDUSTRIAL DUPLEX  COMMERCIAL  M.H. PARK  
EXISTING ACCESS: Per COL proj #12-121 PROPOSED ACCESS: No change

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:  
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 3-9-16 TIME: 1:00 pm

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.



# City of Lacey

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

## COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 3/2/16

Project No.: TBD

Project Name: Sleater View - Commercial

Parcel No.: 11808430500

Project Address: 800 Block of Sleater-Kinney Rd NE, Lacey WA 98503

Applicant's Name: Elizabeth Glenn, KMB Phone: 360-352-8883

Applicant's Address: 906 Columbia St, Suite 400, Olympia WA 98501

### Existing Use

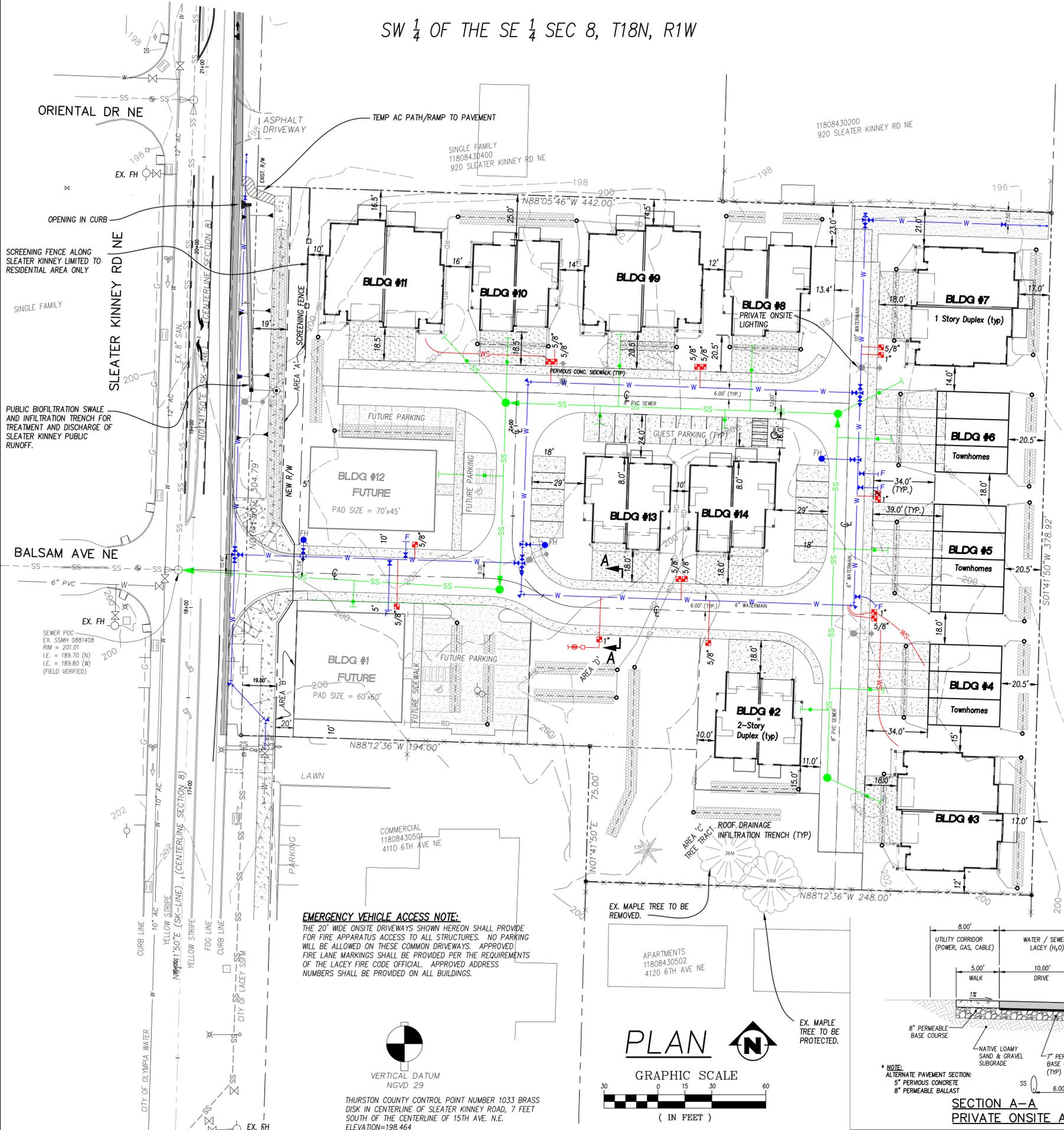
- Is there an existing use on the proposed project site?  Yes  No
- Has the existing use been vacant for more than 18 months?  Yes  No **NA**
- Will any of the existing buildings be demolished?  Yes  No

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.):

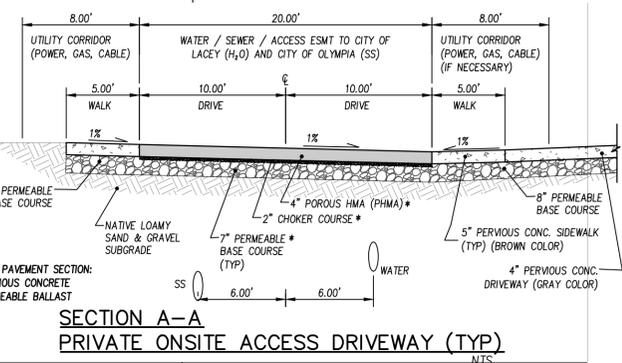
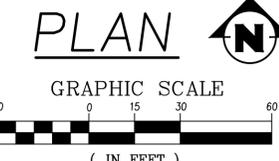
Parcel is currently undeveloped. It has been reviewed & approved for multi-family residential w/ future commercial under City of Lacey project # 12-121. This application is for the commercial portion.



SW 1/4 OF THE SE 1/4 SEC 8, T18N, R1W



**EMERGENCY VEHICLE ACCESS NOTE:**  
 THE 20' WIDE ONSITE DRIVEWAYS SHOWN HEREON SHALL PROVIDE FOR FIRE APPARATUS ACCESS TO ALL STRUCTURES. NO PARKING WILL BE ALLOWED ON THESE COMMON DRIVEWAYS. APPROVED FIRE LANE MARKINGS SHALL BE PROVIDED PER THE REQUIREMENTS OF THE LACEY FIRE CODE OFFICIAL. APPROVED ADDRESS NUMBERS SHALL BE PROVIDED ON ALL BUILDINGS.



**TOPOGRAPHY NOTE:**  
 EXISTING FENCING, SURFACE UTILITIES, CONTOURS, AND STRUCTURES DEPICTED HEREON ARE BASED ON SURVEY MAPPING BY JMM&A (DATED 2008)

**BOUNDARY NOTE:**  
 BOUNDARY AND R/W INFORMATION DEPICTED HEREON IS BASED ON SURVEY MAPPING BY JMM&A (DATED 2008)

**LEGAL DESCRIPTION:**  
 THAT PART OF THE WEST 472' OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 18N, RANGE 1W, WM, LYING SOUTH OF THE NORTH 737' THEREOF, EXCEPTING THERE FROM THE SOUTH 280' OF THE WEST 224', AND EXCEPT THE WEST 30' FOR COUNTY ROAD KNOWN AS SLEATER KINNEY ROAD NE. (ALSO KNOWN AS PARCEL #2 OF SHORT SUB-DIVISION #SS-6024).

**BASIS OF BEARING:**  
 CENTERLINE OF SLEATER KINNEY ROAD N.E. BEING N 01°41'50" W PER CITY OF LACEY SHORT PLAT NUMBER SP970009LA, RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NUMBER 3141250.

**PROPERTY OWNER:**  
 STEFAN AND GUNNAR GEHRING  
 10817 26TH AVE S  
 LAKEWOOD, WA 98499

**ROAD CLASSIFICATION**  
 (PER C.O.L. DEV STDS):  
 ONSITE ROAD: PRIVATE COMMERCIAL DRIVEWAYS  
 SLEATER KINNEY NE: ARTERIAL

**RESIDENTIAL/COMMERCIAL AREA BREAKDOWN**

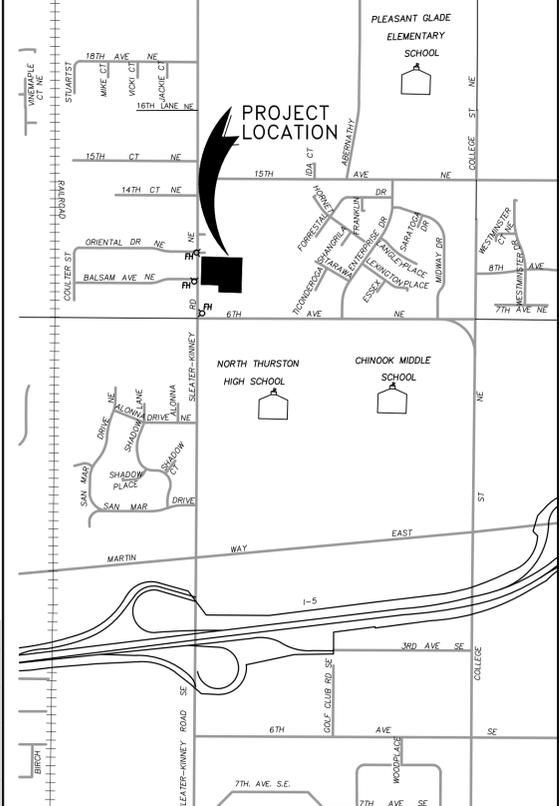
TOTAL SITE AREA (NET) =	146,997 SF
TOTAL TRACT AREAS (TRACTS A, B, C, & D) =	17,136 SF
PROPOSED RESIDENTIAL SITE AREAS = (AREA INCLUDES ADJACENT PORTION OF COMMON DRIVEWAY)	106,794 SF
PROPOSED FUTURE COMMERCIAL SITE AREA = (AREA INCLUDES ADJACENT PORTION OF COMMON DRIVEWAY)	23,067 SF

**OPEN SPACE TABLE**

AREA NAME	USE	SIZE (SF)
A	BUFFER	1,930
B	BUFFER	705
C	TREE	8,610
D	COMMUNITY OPEN SPACE	5,891
FRONT YARD AREAS	PASSIVE RECREATION	12,000
<b>TOTAL =</b>		<b>29,136</b>

**PROPOSED BLDG TABLE**

Bldg No.	Description
1	60'x60' Future Commercial Bldg. Pad
2	2-Story Duplex (Unit 'J')
3	Rambler Duplex (Unit 'A')
4	2-story Tri-Plex
5	2-Story 4-Plex
6	2-Story Tri-Plex
7	Rambler Duplex (Unit 'A')
8	2-Story Duplex (Unit 'J')
9	Rambler Duplex (Unit 'A')
10	2-Story Duplex (Unit 'J')
11	Rambler Duplex (Unit 'A')
12	70'x45' Future Commercial Bldg. Pad
13	2-Story Duplex (Unit 'J')
14	2-Story Duplex (Unit 'J')



**VICINITY MAP**  
 1"=1000'

**SITE DATA**  
 PARCEL No.: 11808430500  
 ADDRESS: 800 BLOCK OF SLEATER KINNEY RD NE, LACEY WA  
 ZONING: MMDC  
 GROSS PROJECT AREA = 153,125 SF = 3.52 AC  
 FRONTAGE AREA TO BE DEDICATED TO PUBLIC R/W = 6,128 S.F.  
 NET PROJECT AREA = 153,125 SF - 6,128 SF = 146,997 S.F.  
 NO. OF OPEN SPACE AREAS = 4  
 TOTAL OPEN SPACE AREA = 29,136 SF (20% OF NET PROJECT AREA)  
 PUBLIC ROAD RIGHT-OF-WAY = 0  
 PROJECT DENSITY = 28 RESIDENTIAL UNITS/3.52 AC = 8 DU/AC  
 PROPOSED TOTAL ONSITE IMPERV SURF. = 42,500 S.F.± (INCLUDES FUTURE COMMERCIAL)  
 PROPOSED TOTAL PERMEABLE SURF. = 48,000 S.F.± (INCLUDES FUTURE COMMERCIAL)  
 SOILS: MCKENNA AND ALDERWOOD SERIES PER NRCS  
 SCHOOLS: NORTH THURSTON SCHOOL DISTRICT  
 UTILITIES: WATER - CITY OF LACEY  
 STORM - ONSITE RETENTION (PRIVATE)  
 SEWER - CITY OF OLYMPIA (GRAVITY)

**MMDC ZONING STANDARDS:**

	PER BULK REGS	PROVIDED
MINIMUM LOT AREA	N/A	N/A (a)
MINIMUM DENSITY (UNITS/GROSS AREA)	8	6.8
MAXIMUM DENSITY (UNITS/GROSS AREA)	12	6.8
MINIMUM LOT WIDTH	N/A	N/A (a)
MINIMUM FRONT SETBACK	15'	15' MIN. (e)
MINIMUM REAR SETBACK	15'	15' MIN.
MINIMUM SIDE YARD SETBACK	10'	10' MIN.
MAXIMUM BLDG. HEIGHT	45'	<45'
MAXIMUM BLDG. AREA COVERAGE	35%	29% (d)
MAXIMUM DEVELOPMENT AREA COVERAGE	60%	62% (b)
PARKING FOR RESIDENTIAL UNITS (IN ADDITION TO GARAGE SPACES)	2 STALLS PER UNIT	56 SPACES (c)
PARKING FOR RESIDENTIAL GUESTS	N/A	25
PARKING FOR FUTURE COMMERCIAL PADS	2/1000 MIN & 4/1000 MAX	TBD
TREE AREA REQUIRED:	5% OF GROSS PROJECT AREA GROSS AREA = 153,125 SF 5% OF GROSS AREA = (0.05 x 153,125 SF) = 7,656 SF	
TREE AREA PROVIDED =	8,610 SF >> 7,656 SF REQUIRED	

NOTES:  
 a) NO SUBDIVISION IS PROPOSED.  
 b) 62% DEVELOPMENT AREA COVERAGE INCLUDES 48,000 S.F. OF PERMEABLE SURFACE (ACCESS DRIVES, SIDEWALKS, AND INDIVIDUAL DRIVEWAYS).  
 c) EACH RESIDENTIAL UNIT WILL HAVE 2 CAR GARAGE WITH MINIMUM 18" DEEP AND MAX 39" DEEP PARKING SPACE IN FRONT OF GARAGE DOOR.  
 d) INCLUDES FUTURE COMMERCIAL BUILDINGS.  
 e) "FUTURE" BLDG 1 WILL HAVE 10' SETBACK FROM R/W

**DRAWING TITLE:**  
**AMENDED SITE PLAN**  
 SHOWING WATER/FIRE/SEWER

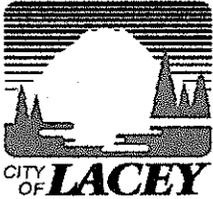
**PROJECT:**  
 SLEATER VIEW

**APPLICANT:**  
 STEFAN & GUNNAR GEHRING  
 10817 26TH AVE S.  
 LAKEWOOD, WA 98499  
 253-474-5616

**DESIGNED BY:** JKA  
**DRAWN BY:** SRD  
**CHECKED BY:** JEK  
**SCALE:** AS SHOWN  
**SHEET:** 1 OF 1  
**CITY/CO.:** LACEY

**JKA CIVIL ENGINEERING**  
 JOHN KNOWLES & ASSOCIATES, INC.  
 PH: (253) 539-1400  
 Puyallup, WA 98771-0197

**JKA PROJECT NO.**  
 1131A  
**DRAWING NAME**  
 1131A-util.dwg  
**SHT. 1 OF 1**



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

OFFICIAL USE ONLY

CASE NUMBER:	16-37
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

**PRESUBMISSION CONFERENCE REQUEST FORM**

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APPLICANT: KAUFMAN CONSTRUCTION AND DEVELOPMENT, JOHN KAUFMAN

ADDRESS: 7711 MARTIN WAY E CITY: OLYMPIA STATE: WA ZIP: 98516  
 PHONE NUMBER: 360-491-5230 EMAIL: john@kaufmancd.com

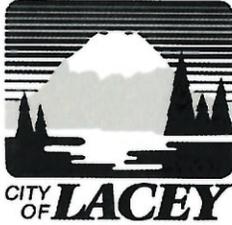
REPRESENTATIVE: JOHN KAUFMAN, KAUFMAN CONSTRUCTION AND DEVELOPMENT

ADDRESS: 7711 MARTIN WAY E CITY: OLYMPIA STATE: WA ZIP: 98516  
 PHONE NUMBER: 360-491-5230 EMAIL: john@kaufmancd.com

PROJECT ADDRESS: 7921 NE 29TH AVE, LACEY, WA 98516
ASSESSOR'S TAX PARCEL NUMBER(S): 52870001100
BRIEF DESCRIPTION OF PROJECT: BUILD 22,032 SF SPEC BUILDING FOR LEASE OF UP TO 2 TENANTS
PROJECT WOULD INCLUDE SITE DEVELOPMENT INCLUDING UTILITIES, LANDSCAPING, AND PARKING
TOTAL ACREAGE: 1.83 TOTAL SQ. FT OF BLDG: 22,032 ZONING: LI-C
PROPOSED LAND USE: ( ) SINGLE-FAMILY ( ) MULTI-FAMILY ( ) INDUSTRIAL DUPLEX <input checked="" type="checkbox"/> COMMERCIAL ( ) M.H. PARK
EXISTING ACCESS: PROPOSED ACCESS: (2) NEW

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:	2:30 pm
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH)	DATE: 3.9.16 TIME: 9 OR 10 AM

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

**COMMERCIAL  
TRAFFIC  
GENERATION  
WORKSHEET**

Date: 2.18.16

Project No.: \_\_\_\_\_

Project Name: LOT 11 SPEC BUILDING

Parcel No.: 52870001100

Project Address: 7921 NE 29TH AVE, LACEY, WA 98516

Applicant's Name: JOHN KAUFMAN

Phone: 360-491-5230

Applicant's Address: 7711 MARTIN WAYE, OLYMPIA, WA 98516

**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.):

VACANT LAND

**Proposed Use (Include Site Plan)**

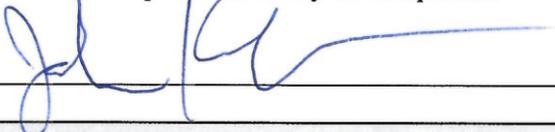
Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project	Site	Gross	Acres:	Number of Gas Pumps / Fueling Positions:	0
1.83	Size	Gross	Feet:	Number of Drive-through	0
22,032	of	Square	Employees:	Number of Service	0
UNKNOWN	of	Parking	Stalls:	Number of Car Wash	0
24	Number of Students / Children:	0	Number of Seats (Theaters, etc.):	0	
	Number of Rooms (Hotels, etc.):	0	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):

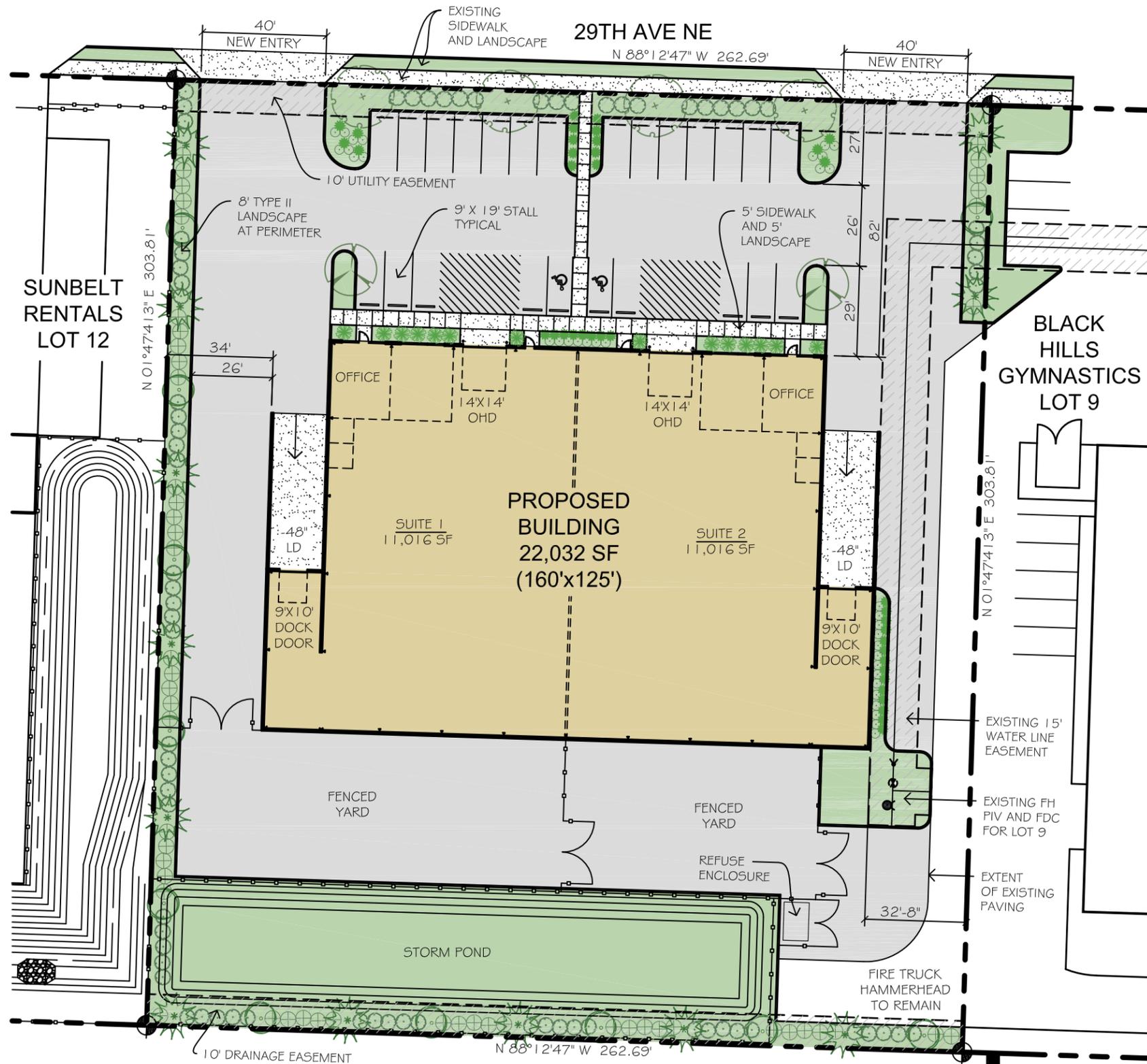
PROPOSED USE TO BE S-1 OR F-1 OCCUPANCY WITH ASSOCIATED OFFICE AND RETAIL SPACE. PROJECT TO INCLUDE 2 LOADING DOCKS. NO TENANTS AT THIS TIME, BUILDING TO HAVE 1 OR 2 TENANTS.

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 

Date: 2-18-16

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:	_____				



## PROJECT DATA

LOT ADDRESS: LOT 1 | HAWKS PRAIRIE IND. PARK  
7921 NE 29TH AVE, LACEY, WA 98516  
PARCEL # 52870001100

LOT SIZE: 1.83 ACRES (79,866 SF)

MAX DEVELOPMENT: 63,893 SF (80%)

SETBACKS: 15' FRONT, REAR, SIDES

BUILDING SIZE: 22,032 SF

BUILDING HEIGHT: MAX HT ALLOWED 45'

IBC CONSTRUCTION TYPE: IIB (FULLY SPRINKLERED)

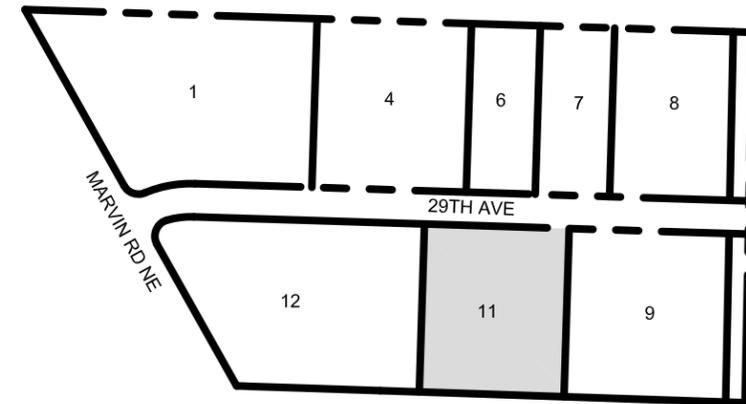
NUMBER OF PARKING SPACES: 24 (SPACE IN FENCED YARD FOR ADDITIONAL STALLS)

ZONING: LI-C (LIGHT INDUSTRIAL-COMMERCIAL)

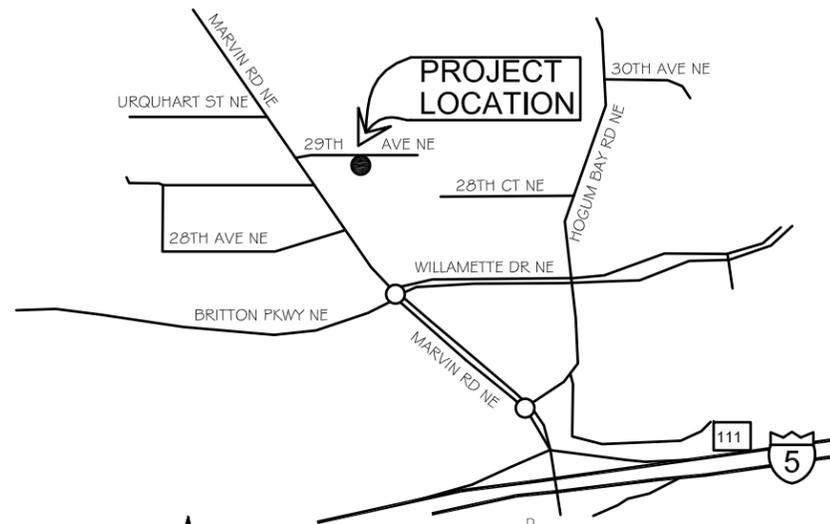
LANDSCAPING: 8' TYPE II REQUIRED ALL SIDES

PROPOSED USE: F-1 / S-1 WITH ASSOCIATED OFFICE AND/OR RETAIL SPACE

OCCUPANT: NO TENANT AT THIS TIME, BUILDING TO ACCOMMODATE 1 OR 2 TENANTS



## HAWKS PRAIRIE INDUSTRIAL PARK



**A SITE PLAN**  
SCALE: 1" = 40'-0"

**KAUFMAN**  
CONSTRUCTION & DEVELOPMENT, INC.  
7711 MARTIN WAY E OLYMPIA, WA 98516  
TELE: 360.491.5230 FAX: 360.491.5296  
W W W . K A U F M A N C D . C O M

**LOT 11 SPEC BUILDING**  
HAWKS PRAIRIE INDUSTRIAL PARK

DRAWING INFORMATION  
PROJECT NUMBER:  
DATE: 2.18.16  
DRAWN BY: LSH  
PROJECT MANAGER: JK

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