

## Project information from pre-application meeting with city of Lacey

See the actual meeting notes by the various City of Lacey Staff members from the pre-submission conference (dated March 28, 2012). Also, below is a short summary of pertinent information garnered from this meeting:

- Site plan review required. Fee = \$500. (All permit fees paid by CSLC)
- Traffic impact study is not required. The original building was for 10,000 sf facility. Only need to submit transportation worksheet and pay \$1000 transportation impact fee. The traffic mitigation impact fee is based upon the completion of worksheet (attached). The addition generates  $(0.55 \text{ trips per } 1000 \text{ ft.}^2) = 0.88 \text{ trips}$  resulting in less than \$1000 traffic impact fee.
- SEPA is not required but an Environmental checklist is required. The \$250 fee for the Environmental checklist is not required as project would not trigger SEPA.
- Design review is required. Commercial design review fee = \$400.
- Frontage improvements required: Perimeter landscaping - minimum 5 foot landscape around perimeter of building. Exception - green wall can be created with trellis, however, this is not preferred option of the building committee unless needed due to other constraints.
- Impervious surfaces: if project has less than 2000 ft.<sup>2</sup> of new impervious surfaces then code allows for connection to existing storm water system (or an on-site dry well). The only remaining stormwater requirement is the design related to "Construction stormwater".
- Water: No new water service required if project is an addition to existing building.
- Sewer: Existing step system acceptable if project is an addition to the existing building.
- Parking requirements with addition:  $7499 \text{ sf} / 1000 = 75$  required stalls (85 currently provided).
- Fire sprinklers are required buildings 7500 sf or larger. Only a four hour firewall with no openings would constitute a separate building.
- Fire alarm required for buildings XXX sf or larger.
- Minimum plumbing facilities okay if no new fixtures proposed. Following verification found acceptable by City:  $5580 \text{ sf} + 2500 \text{ sf} = 8080 / 30 = 270$  persons; 135 men, 135 women, which can be provided by existing fixtures (Men's - toilet, urinal, sink. Women's - two toilets, sink).

**Site & Building information:**

Address: 4300 Carpenter Rd.

Plot plan: see original plan-set

Survey: see original plan-set

Easements: see original plan-set

Topographic map: see original plan-set

Building permit jurisdiction: City of Lacey, see pre-submission meeting notes.

Zoning: OS-1, Setbacks: North PL - 25', South PL - 15', East PL - 25', West PL - 35'

Height restrictions: 80' Maximum Lot coverage: Building - 35%, Development - 70%

Parking requirements with addition:  $7680 \text{ sf} / 1000 = 77$  required stalls (85 currently provided).

Driveway/curb cut regulations: unaffected by addition

Minimum designated tree tract area: 5% of gross site area = 10,934 sf (unaffected by addition)

Neighborhood Covenants: None

Neighborhood influences/Values- modest home values within neighborhood, Prefer modest value for addition.

Physical restrictions: Aesthetics of tying into existing roofline could be difficult. Current location of STEP tank located outside west wall of existing kitchen.

Sun orientation: Could pick up some morning sun if addition is on east side.

View orientation: Could create landscape area or garden. Roadside view is less desirable.

Nuisances: roadside noise is less desirable.

Vegetation: Retention - save existing landscaping when possible. Design regulations require 5 ft. wide landscape strip or green-wall around the building perimeter.

Utility type/location:

- Water- see original plan.
- Sewer/septic- current sewer STEP (lift) station located within lawn-strip between church and Carpenter Way, cost of relocation could adversely affect project costs. See original plan.