



CITY COUNCIL

ANDY RYDER

Mayor

MALCOLM MILLER

Deputy Mayor

LENNY GREENSTEIN

MICHAEL STEADMAN

CAROLYN COX

ED KUNKEL

ROBIN VAZQUEZ

CITY MANAGER

SCOTT SPENCE

LACEY CITY COUNCIL AGENDA

JUNE 2, 2022

6:00 P.M.

REMOTE AND IN PERSON ATTENDANCE

The Lacey City Council meeting will be conducted both remote and in person.

The public may attend the meeting in person in the Council Chambers at Lacey City Hall, 420 College Street SE, Lacey, Washington, or you may view or listen to the meeting by using one of the following platforms: [Live Meetings](#), [YouTube](#), [Facebook](#), Thurston Community Media, Channel 3 with your local cable provider, or Zoom: https://us02web.zoom.us/webinar/register/WN_fZdFB3PUSByQ1foU4XQf3g

The public may listen to the meeting via telephone by dialing toll-free: **(888) 788-0099** or **(877) 853-5247** - when prompted enter Webinar ID **878 8341 8275**

CALL TO ORDER:

1. PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA & CONSENT AGENDA ITEMS*
 - A. [Council Meeting minutes of May 5, 2022](#)
 - B. [Council Worksession minutes of May 12, 2022](#)
 - C. [A motion to approve payment of claims, wages, and transfers for May 11, 2022, through May 27, 2022](#)

**Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. PUBLIC RECOGNITIONS AND PRESENTATIONS:

- A. Lacey Youth Council Recognition (Kelly Adams, Special Projects Administrator)

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

VERBAL PUBLIC COMMENT

Persons wishing to provide verbal public comment on items NOT on the agenda must preregister to speak at https://us02web.zoom.us/webinar/register/WN_fZdFB3PUSByQ1foU4XQf3g. Instructions and access details will be provided once registration is complete. Registration for verbal public comment closes at 4:00 p.m. on June 02, 2022.

WRITTEN PUBLIC COMMENT

Public comments may also be submitted by email to publiccomment@ci.lacey.wa.us. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record. The commenting period will close at 4:00 p.m. on June 2, 2022

5. PUBLIC HEARING:
6. PROCLAMATIONS:
 - A. [Ride Transit Month](#) (*Ann Freeman-Manzanares, Intercity Transit*)
7. REFERRAL FROM PLANNING COMMISSION:
8. REFERRAL FROM HEARINGS EXAMINER:
 - A. [MultiCare Conditional Use Permit Project #21-306](#) (*Sarah Schelling, Senior Planner*)
 - B. [Meridian Market & Gas Conditional Use Permit Project #20-310](#) (*Samra Seymour, Senior Planner; Dave Schneider, City Attorney*)
9. RESOLUTIONS:
 - A. [Resolution No. 1117 – Bond Reimbursement](#) (*Troy Woo, Finance Director*)
 - B. [Resolution No. 1118 – Council Policies Related to Public Comment](#) (*Shannon Kelley-Fong, Assistant City Manager*)
10. ORDINANCES:
11. MAYOR'S REPORT:
12. CITY MANAGER'S REPORT:
13. STANDING GENERAL COMMITTEE:
 - A. [Community Relations & Public Affairs](#) (05.02.2022)
 - B. [Utilities](#) (05.02.2022)
 - C. [Transportation](#) (05.03.2022)
14. OTHER BUSINESS:
15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS:
 - A. Mayor Andy Ryder:
 1. Mayors' Forum
 2. Thurston Chamber Shared Legislative Committee
 3. Transportation Policy Board (TPB)
 - B. Deputy Mayor Malcolm Miller:
 1. Economic Development Council (CDC)
 2. Lodging Tax Advisory Committee (LTAC)
 3. Thurston County Coalition Against Trafficking (TCCAT)
 4. Thurston Thrives
 - C. Councilmember Carolyn Cox:
 1. Climate Action Steering Committee
 2. LOTT Clean Water Alliance
 3. Regional Housing Council

- D. Councilmember Lenny Greenstein:
 - 1. Emergency Medical Services (EMS)
 - 2. TCOMM911
- E. Councilmember Michael Steadman:
 - 1. Community Action Council
 - 2. Nisqually River Council
 - 3. Thurston County Law & Justice Council
- F. Councilmember Ed Kunkel:
 - 1. Joint Animal Services Commission (JASCOM)
 - 2. Lacey South Sound Chamber
 - 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
 - 4. Solid Waste Advisory Committee (SWAC)
- G. Councilmember Robin Vazquez:
 - 1. Intercity Transit Authority
 - 2. Olympic Region Clean Air Agency (ORCAA)
 - 3. Thurston Regional Planning Council (TRPC)

16. ADJOURN



MINUTES OF A REGULAR MEETING OF THE LACEY CITY COUNCIL THURSDAY, MAY 5, 2022, REMOTE AND IN PERSON

To hear Council's full discussion of a specific topic, or the complete meeting, watch the video-stream available on YouTube – <https://www.youtube.com/watch?v=cmruC6OrhWk>

CALL TO ORDER

Mayor Ryder called the meeting to order at 6:00 p.m.

1. PLEDGE OF ALLEGIANCE

Mayor Ryder led the Pledge of Allegiance.

Council Present:

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Lenny Greenstein
Councilmember Michael Steadman (*remote*)
Councilmember Ed Kunkel
Councilmember Robin Vazquez

Council Excused

Councilmember Carolyn Cox

Staff Present:

Scott Spence, City Manager
Shannon Kelley-Fong, Assistant City Manager
Robert Almada, Chief of Police
Jen Burbidge, Parks, Culture & Recreation Director
Erin Quinn Valcho, Museum Curator
Peri Edmonds, City Clerk

2. APPROVAL OF AGENDA AND CONSENT AGENDA

Consent Agenda Items:

- A. Council Worksession minutes of April 14, 2022.
- B. Council Meeting minutes of April 21, 2022.
- C. A motion to approve payment of claims, wages and transfers for April 14, 2022, through April 27, 2022.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE THE AGENDA AND CONSENT AGENDA. DEPUTY MAYOR MILLER SECONDED. MOTION CARRIED.

3. PUBLIC RECOGNITIONS AND PRESENTATIONS

- A. **Lacey History Month and Historian of the Year:** Erin Quinn Valcho, Museum Curator, presented on the April History Talks and the popular destination of Gwinwood and Hicks Lake. The May History Talks is scheduled for May 10, 2022, at 6:30 p.m. and will feature Mount St. Helens at 42, Anatomy of a Disaster.

The 2022 Historian of the Year was presented to Seth Huff.

The recipient of the first Historian of the Year was Shirley Dziedzic, who recently passed.

4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Public Comments:

Virtual - The deadline to pre-register to speak remotely was 4:00 p.m. the day of the meeting. No verbal public comments were provided.

In Person – No members of the public signed up to speak at the meeting.

Written Public Comments - The deadline to submit written public comments was 4:00 p.m. the day of the meeting. Written comments are not addressed during the meeting; however, they are added to the official record. No public comments were received and will be made part of the meeting record.

5. PUBLIC HEARING

6. PROCLAMATIONS

- A. **Lacey History Month Proclamation.** Mayor Ryder and Council proclaimed the month of May 2022 as the Lacey History Month. Jen Burbidge, Parks, Culture & Recreation Director, accepted the proclamation.

- B. **Bicycle Commuter Month Proclamation.** Mayor Ryder and Council proclaimed the month of May 2022 as Bicycle Commuter Month. Duncan Green, Intercity Transit Bicycle Commuter Contest Coordinator, accepted the proclamation.

7. REFERRAL FROM PLANNING COMMISSION

8. REFERRAL FROM HEARINGS EXAMINER

9. RESOLUTIONS

10. ORDINANCES

11. MAYOR'S REPORT

- A. South Puget Sound Community College was recently recognized as one of the top 25 community colleges in the United States.
- B. Mayor Ryder attended a retirement celebration for Dr. Roy Heynderckx, President, Saint Martin's University.
- C. Mayor Ryder announced he will travel to Mińsk Mazowiecki Poland, Lacey's Sister City, to celebrate their 600th anniversary as a city.

12. CITY MANAGER'S REPORT

13. STANDING COMMITTEES

- A. General Government & Public Safety Committee
Councilmember Greenstein reported on the April 26, 2022, meeting.

14. OTHER BUSINESS

15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS

- A. Mayor Ryder
 - 1. Mayor's Forum – **No Report**
 - 2. Thurston Chamber Shared Legislative Committee – **No Report**
 - 3. Transportation Policy Board – **No Report**
- B. Deputy Mayor Miller
 - 1. Economic Development Council (EDC) – **Report made**
 - 2. Lodging Tax Advisory Committee (LTAC) – **No Report**
 - 3. Thurston County Coalition Against Trafficking (TCCAT) – **No Report**
 - 4. Thurston Thrives – **No Report**
- C. Councilmember Cox
 - 1. Climate Mitigation Steering Committee – **No Report**
 - 2. LOTT Clean Water Alliance – **No Report**
 - 3. Regional Housing Council – **No Report**

- D. Councilmember Greenstein
 - 1. Emergency Medical Services (EMS) – **No Report**
 - 2. LEOFF 1 Disability Board – **No Report**
 - 3. TCOMM911 – **No Report**
- E. Councilmember Steadman
 - 1. Community Action Council – **No Report**
 - 2. Nisqually River Council – **No Report**
 - 3. Thurston County Law & Justice – **No Report**
- F. Councilmember Kunkel
 - 1. Joint Animal Services Commission (JASCOM) – **Report made**
 - 2. Lacey South Sound Chamber – **No Report**
 - 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB) – **No Report**
 - 4. Solid Waste Advisory Committee (SWAC) – **Report Made**
- G. Councilmember Vazquez
 - 1. Intercity Transit – **No Report**
 - 2. Olympic Region Clean Air Agency – **No Report**
 - 3. Thurston Regional Planning Council – **No Report**

16. ADJOURN

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

THURSDAY, MAY 12, 2022

6:01 P.M. – 6:55 P.M.

REMOTE AND IN-PERSON

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded meeting available on YouTube – <https://youtu.be/Sb4wvE8UeUQ>

COUNCIL PRESENT: MAYOR RYDER (REMOTE), DEPUTY MAYOR MILLER, COUNCILMEMBERS GREENSTEIN, STEADMAN (AUDIO ONLY), COX (REMOTE), KUNKEL, VAZQUEZ

STAFF PRESENT: S. SPENCE, R. ALMADA, S. EGGER, R. SCHOESSEL, S. KELLEY-FONG, D. SCHNEIDER, R. WALK, P. EDMONDS

Mayor Ryder requested adding *Food Truck Update* to the agenda.

ACTION: APPROVE AMENDED WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY DEPUTY MAYOR MILLER AND COUNCILMEMBER VAZQUEZ

WASHINGTON CENTER REQUEST

PRESENTERS: JILL BARNES, EXECUTIVE DIRECTOR, WASHINGTON CENTER
ALEX BUNN, CAPITAL CAMPAIGN COMMITTEE CO-CHAIR, WASHINGTON CENTER

ACTION: REQUEST THE CITY OF LACEY PLEDGE \$250,000 TO THE WASHINGTON CENTER FOR THE REQUESTED PURPOSE AND CONSIDER HOW THOSE FUNDS WILL BE APPROPRIATED AT A LATER DATE.

MOTION: MOTION MADE, SECONDED, AND CARRIED BY MAYOR RYDER AND COUNCILMEMBER STEADMAN

Jill Barnes, Executive Director, and Alex Bunn, Capital Campaign Committee Co-Chair, presented an update on the capital campaign and requested the City pledge \$250,000 to help complete the purchase of capital equipment.

In the most recent season that was completed, there were over 7,000 patrons with Lacey-specific zip codes. This is 16% of all Thurston County tickets sold. About 10% of the 300 active volunteers live in Lacey.

Phase 1 is complete and includes updates to the back stage in safety and technology, sound, and lighting.

Phase II will cost approximately \$4 million and includes the design of the front of the house. Some of the updates will include enhanced lighting, practical floor coverings, signage, and bold wall coverings.

FOOD TRUCK UPDATE

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

ACTION: INFORMATION ONLY

Rick Walk, Community & Economic Development Director, provided an update on the site plan for the food trucks. The site has been cleared and packed with gravel. Six rectangular sites were created for truck parking, along with a formal parking area, space for a stage to hold special events, tables, lights, and a power location source.

Food trucks will be on site for the grand opening of the Depot playground, which is tentatively scheduled for May 25. The formal food truck launch will be held in June.



LACEY CITY COUNCIL MEETING

June 2, 2022

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director 

ORIGINATED BY: Troy Woo, Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 5/11/2022 through 5/27/2022. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	5/13/2022	263424	263569	430,365.48
	5/20/2022	263571	263733	285,373.88
	5/27/2022	263734	263837	202,680.07

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	5/10/2022	106.70
	5/10/2022	62.15
	5/13/2022	457,672.07
	5/17/2022	327.00
	5/17/2022	961.98
	5/17/2022	6,200.00
	5/20/2022	240,590.47
	5/18/2022	126.28
	5/18/2022	528.65
	5/18/2022	5,595.34
	5/24/2022	216.00
	5/27/2022	188,047.55

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Badger Meter, Inc.	\$ 120,349.09	5/8" Water Meters
MurraySmith, Inc.	\$ 93,668.81	PH Treat.,Madrona Wells,Liftstation3
Parametrix, Inc.	\$ 189,096.17	College Street Phase 3

P2S, Inc.	\$ 74,063.58	Arc Flash Hazard Assessment
Swofford Excavating	\$ 115,872.31	Museum and Cultural Center
Puget Sound Energy	\$ 92,926.07	Utilities

CITY OF LACEY
Official Proclamation

WHEREAS, on average public transit provides almost one quarter of one billion passenger trips in Washington each year; and

WHEREAS, during COVID, transit agencies continued to provide more than 100 million annual passenger trips for essential workers or essential rides, as well as pivoting to bring other services to their communities including delivering meals, groceries, and prescriptions to people with disabilities, seniors, people with low incomes and people with special transportation needs in their community; and

WHEREAS, transit agencies in Washington State invest almost \$5 billion in transit capital and operations each year; and

WHEREAS, transit in Washington today reduces 371K metric tons of CO2 emissions per year. If all people driving alone were to shift to transit, we can save 130K metric tons of CO2 emissions per year-about equal to 28,272 passenger vehicles driven for one year; and

WHEREAS, almost 25 percent of Washingtonians cannot or do not drive and may rely on transit; and

WHEREAS, greater transit use is associated with higher levels of physical activity, which is associated with lower health risks and better health outcomes; and

WHEREAS, transit trips are 10 times safer per mile than car trips, and that a person can reduce his or her chance of being in an accident by more than 90 percent simply by taking transit opposed to commuting by car; and

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby proclaim, June 2022 as

Ride Transit Month

in the City of Lacey and encourage all residents to consider using public transit when possible.

Mayor Andy Ryder
June 2, 2022

HEARINGS EXAMINERS REPORT & RECOMMENDATION TO CITY COUNCIL
MULTICARE OFF CAMPUS EMERGENCY DEPARTMENT
CONDITIONAL USE PERMIT 21-306

Background

The Lacey Community & Economic Development Department received an application for a Conditional Use Permit (CUP) to develop a 10,000 square foot, emergency medical office building, with associated parking, storm water and landscape improvements.

Mr. Andrew Reeves from Sound Law Center, acting in his capacity as a Hearings Examiner for the City of Lacey, conducted an open-record public hearing on April 19, 2022. The hearing was held as a Zoom webinar that allowed for public testimony.

All hearing notices provided information necessary for the public and interested parties to attend the virtual hearing. City staff and the applicant provided testimony and exhibits relating to the project for the Examiners consideration. No members of the public attended the webinar.

The record before the Hearings Examiner includes:

- Community & Economic Development staff analysis.
- Application materials, technical reports, and studies.
- Comments from City staff and other Public Agencies.
- Emails from the public.
- Testimony from the open-record public hearing, including reports from City staff, the applicant and their representatives, as well as PowerPoint slides from presentations given at the hearing.

The full record is documented in the exhibits attached to the Examiners recommendation and is posted on the City Website in full.

[\(https://cityoflacey.org/projects/off-campus-emergency-department-multicare/\)](https://cityoflacey.org/projects/off-campus-emergency-department-multicare/)

Council Role

In the matter of Conditional Use Permits, the Examiner creates the record and makes a recommendation to the City Council based on that record. The Council, acting in its quasi-judicial role, reviews the record and the Examiner's recommendation and may approve, modify, or reverse the recommendation of the Examiner.

If the Council approves the recommendation the Council, by default, adopts the Examiners findings of fact and conclusions of law in support of the decision and no further action is required.

If the Council modifies or reverses the recommendation, the Council must adopt findings of fact and conclusions of law which support the decision. Adopted findings of fact and conclusions of law must be based on the record created by the Examiner and must be articulated by the Council. The adopted findings and conclusions would be subsequently transcribed by the City Attorney's office for consideration at a future Council meeting.

Staff Role – In the matter of a Hearing Examiner recommendation to the City Council regarding a quasi-judicial land use application, the record is closed at the conclusion of the public hearing held by the Hearing Examiner. As such, staff is limited to transferring the hearing examiner recommendation and complete record to the City Council and respond only to procedural questions or clarifications of the record. Staff cannot introduce new information, testimony or offer advice to council on a decision or supportive findings.

Appearance of Fairness

The Washington State Appearance of Fairness Doctrine is a rule of law which requires government decision-makers to conduct non-court hearings and proceedings in a manner that is fair and unbiased in both appearance and fact. The doctrine prohibits any decision-making body acting in a quasi-judicial role from ex-parte (off the record) contact. Councilmembers that have engaged in ex-parte communication are required to: 1) place the substance of any oral or written communication concerning the decision on the record; and 2) allow involved parties to rebut the substance of the communication.

Councilmembers should consider:

- 1) Whether they have any personal interests (financial, property, employment, membership, family/social) that would be affected by denying or approving the requested conditional use;
2. Whether they have had any "ex-parte" communications (off-the-record), either written or oral, concerning the requested conditional use with any proponents or opponents while this matter was before the Council; and

3. Whether there is any reason they cannot consider the requested conditional use application in a fair and impartial manner.

**BEFORE THE HEARINGS EXAMINER
FOR THE CITY OF LACEY**

In the Matter of the Application of	)	No. 21-306
	)	
Tammy Buyok, on behalf of	)	Multicare Health System CUP
Multicare Health System	)	and SPR
	)	
For Approval of a Conditional Use Permit	)	FINDINGS, CONCLUSIONS,
<u>and Site Plan Review</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearings Examiner recommends that the Lacey City Council **APPROVE** the proposal for a conditional use permit and site plan review to allow construction of a 10,000 square foot emergency medical office building, with associated parking, stormwater facilities, and landscape improvements, at 4312 Pacific Avenue SE, to provide urgent (but not traumatic) medical care 24-hours a day, 7-days a week. Conditions are necessary to address specific impacts of the proposed project.

SUMMARY OF RECORD

Hearing Date:

The Hearings Examiner for the City of Lacey held an open record hearing on the request on April 19, 2022, using remote access technology.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Greg Johnson, Project Architect
Blake Lord, Project Civil Engineer
Will Callicoat, Multicare Capital Medical Center President
Sarah Schelling, City Senior Planner

Exhibits:

The following exhibits were admitted into the record:

1. List of Exhibits
2. Staff Report, dated April 9, 2022
3. General Land Use Application, dated November 16, 2021
4. Conditional Use Permit Application, dated November 22, 2021
5. Conditional Use Permit Narrative, dated November 22, 2021
6. Boundary Line Adjustment Application, undated
7. Boundary Lot Adjustment Plan Set (3 Sheets), dated November 24, 2021

Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
Multicare Health System CUP and SPR
No. 21-306

8. Preliminary Civil Plan Set (14 Sheets), dated December 3, 2021
9. Preliminary Landscape Plan Set (4 Sheets) dated December 2, 2021
10. MEP Site Photometric Plan, dated December 3, 2021
11. Exterior Elevations, dated November 30, 2021
12. Floor Plans, dated November 30, 2021
13. Preliminary Drainage Report, KPFF Consulting Engineers, dated December 3, 2021
14. Commercial Traffic Generation Worksheet, dated April 4, 2022
15. Zoning Analysis Memorandum, HCMP, dated November 10, 2021
16. City of Lacey Transmittal Memorandum, dated January 5, 2022
17. Notice of Application
18. Stormwater Conditions Memorandum from Doug Christenson, dated March 2, 2022
19. Site Plan Review Conditions Memorandum from Tom Stiles, dated February 14, 2022
20. Fire and Building Site Plan Review Comments from Terry McDaniel, dated January 7, 2022
21. Commercial Traffic Fee Estimate, created April 6, 2022
22. Review Comments, Kelli Dineen, Thurston County Assessor, dated January 12, 2022
23. Boundary Line Adjustment Comments from Ryan Stevens, dated January 19, 2022, with attached redlined Boundary Lot Adjustment Plan Set (3 Sheets)
24. City Addressing Comment from Marci Price, dated January 6, 2022
25. Comment from Phil VanDevanter, dated January 20, 2022
26. Comment from Leslie Baily, dated January 13, 2022
27. Comment from Dawn Davie, dated January 13, 2022
28. Comment from Amber M, dated January 14, 2022
29. Notice of Public Hearing, undated, with Overall Site Plan, dated December 3, 2021
30. Notice of Public Hearing, with Official Ad Proof, for publication in *The Olympian* on April 10, 2022
31. Certification of Public Notice, dated April 11, 2022
32. Applicant Presentation
33. City Staff Presentation

The Hearings Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

Application and Notice

1. Tammy Buyok, on behalf of Multicare Health System (Applicant), requests approval of a conditional use permit (CUP) and site plan review (SPR) to allow construction of a 10,000 square foot emergency medical office building on a 1.96-acre property that currently consists of five parcels that would be consolidated into a single lot through a separate boundary line adjustment application process. Associated improvements would include installation of a parking lot, stormwater facilities, and landscaping. The proposed facility would provide emergency medical care to a low volume of walk-in patients 24-

hours per day, 365 days per year. The emergency medical building would not provide surgery facilities, trauma facilities, or in-patient beds but would include a total of 10 observation beds, along with a diagnostic lab, radiology services, and a point-of-care pharmacy. The property is located at 4312 Pacific Avenue SE.¹ *Exhibit 2, Staff Report, pages 1, 2, and 5 through 13; Exhibits 3 through 12.*

2. The City of Lacey (City) determined that the application was complete on January 5, 2022. The same day, the City provided notice of the application by routing notice to reviewing departments and agencies and by posting notice near the subject property, with a comment deadline of January 19, 2022. On January 7, 2022, the City published notice of the application in *The Olympian*. On April 8, 2022, the City provided notice of the open record hearing associated with the Application by mailing notice to property owners within 300 feet of the subject property and by posting notice near the subject property. On April 10, 2022, the City published the notice in the *Olympian*. *Exhibit 2, Staff Report, page 5; Exhibit 16; Exhibit 17; Exhibits 29 through 31.*
3. The City received several comments from reviewing City departments addressing various technical aspects of the proposed development related to stormwater, utilities, transportation infrastructure improvements, fire safety requirements, and requirements of the building code. The City reviewed the comments from the City departments and, where it deemed them appropriate, included the comments as proposed conditions of approval for the project. The City also received comments from four members of the public in response to its notice materials. Philip VanDevanter noted that the project site is located at a critical intersection of the Woodland Trail, which he stated is the backbone of Lacey's bicycle network and inquired about several potential frontage improvements associated with development of the site, and in the vicinity, that would further benefit the city's bicycle/pedestrian trail network. Leslie Baily, Dawn Davie, and "Amber M.," submitted comments in support of the proposed development, noting that there are existing issues with receiving adequate emergency medical care in the area. *Exhibits 18 through 20; Exhibits 22 through 28.*

State Environmental Policy Act

4. City staff determined that the proposal is categorically exempt from review under the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW), in accord with Washington Administrative Code (WAC) 197-11-800(1)(c) and Lacey Municipal Code (LMC) 14.24.060.A.2 because it would involve the construction of a 10,000 square foot building with associated parking for up to 54 vehicles. WAC

¹ The property is identified by tax parcel numbers 69200000700, 69200000800, 69200001000, 69200001200, and 69200001201. *Exhibit 2, Staff Report, page 1.* Legal descriptions of the subject parcels are included with the boundary line adjustment plan set. *Exhibit 7.* If the Lacey City Council ultimately approves the project with the recommended conditions, the address for the site would be 1055 Golf Club Road Southeast. *Exhibit 2, Staff Report, page 10.*

197-11-800(1)(b)(iv) provides a categorical exemption for the construction of an office, school, commercial, recreational, service, or storage building with up to 4,000 square feet of gross floor area and associated parking facilities designed for up to 20 automobiles. WAC 197-11-800(1)(c) and (d), however, provide the City with authority to raise this exemption level to up to 30,000 square feet and 90 parking spaces. Pursuant to this authority, LMC 14.24.060.A.2 provides a categorical exemption for the “construction of an office, school, commercial, recreational service, or storage building up to thirty thousand square feet and associated parking designed for up to ninety parking spaces.” *Exhibit 2, Staff Report, page 3.*

Existing Site, Comprehensive Plan, and Zoning

5. The 1.96-acre property is relatively flat, generally rectangular in shape, and bound by Golf Club Road SE to the east, Pacific Avenue SE to the south, and Selma Street SE to the west. The northern three parcels comprising the subject property contain vacant homes that would be demolished as part of the project. The two southern parcels were previously developed with commercial buildings that were demolished several years ago. The site contains overgrown brush and vegetation, along with paved driveways, walkways, and landscaped areas. There are a total of 17 trees on-site, 2 of which would be preserved while the remaining 15 tree would be removed. No streams or wetlands are located within or adjacent to the project site, and no wellhead protection areas, flood zones, or known underground fuel tanks are located within the site. The project site is within a Category 1 Critical Aquifer Recharge Area and within the Henderson Watershed Protection Area. There are six existing septic tanks from previous single-family residences that would be removed in accordance with Thurston County Health Department and Department of Ecology (DOE) requirements. Remedial testing would be performed per DOE requirements following septic tank removal to ensure all contaminants have been properly remediated. *Exhibit 2, Staff Report, pages 1 and 2; Exhibit 13; Exhibit 15.*
6. The parcels are surrounded by retail, commercial, and office uses to the north, south, and east. Lacey Market Square, which includes a Fred Meyer grocery store, is located directly north of the project site. A bank and office building are located to the east across Golf Club Road SE, and various commercial and retail buildings are located to the south across Pacific Avenue SE. Properties to the west across Selma Street SE are developed with a 24-hour veterinarian clinic and residential homes. *Exhibit 2, Staff Report, pages 1 and 2; Exhibit 13; Exhibit 15.*
7. The City and Thurston County prepared a joint planning document, the “City of Lacey and Lacey Urban Growth Area Comprehensive Plan” (Comprehensive Plan), under the Growth Management Act to account for long-term growth and planning within the community. The Comprehensive Plan designates the subject property as being within the Woodland District of the Central Planning Area. The Central Planning Area is

characterized as the oldest area of the city and primarily functions as the central commercial core, but it also contains an extensive residence base that includes a significant amount of affordable housing opportunities in the form of older residential units. *Comprehensive Plan, page 4-1*. City staff identified the following Comprehensive Plan goals and policies as relevant to the proposal:

- It is the City's overall goal to enrich the quality of life in Lacey for all our citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster community pride, to develop a vibrant and diversified economy, to plan for the future, and to preserve and enhance the natural beauty of our environment. All policies and proposed development code and zoning changes should be reviewed with this goal in mind. [Framework Land Use Policy A]
- Lacey's land use pattern should accommodate carefully planned levels of development that promote efficient use of land, reduce sprawl, encourage alternative modes of transportation, safeguard the environment, promote healthy neighborhoods, protect existing neighborhood character, and maintain Lacey's sense of community. [Framework Land Use Policy B]
- Support efforts for job creation, new livable wage jobs, and promote the diversification of the community's businesses and employment sector. [Framework Land Use Policy C]
- Plan for and promote an economically healthy City center that is unique; attractive; and offers a variety of retail, office, service, residential, cultural, civic; and recreational opportunities. [Framework Land Use Policy D]
- Provide for a healthy and vigorous core area as a destination commercial center and central hub for the City. [Central Planning Area Goal 1]
- Implement the Downtown 2000 Plan and the Woodland District Strategic Plan. [Central Planning Area Goal 1 - Policy A]
- Provide an exceptional transportation network that interconnects all uses with the central business district including employers, retail establishments, parks, and neighborhoods. [Central Planning Area Goal 4]
- Encourage emphasis on interconnection of pedestrian corridors and development of pedestrian opportunities throughout the Central Business District and outlying residential areas. Specifically, the Golf Club Road SE corridor should be improved to full City standards to link pedestrians in residential areas with businesses and services. [Central Planning Area Goal 4 - Policy A]
- Continue to support the implementation of the Woodland District Strategic Plan and the 25 prioritized action items. [Central Planning Area Implementation Strategy 1]

Exhibit 2, Staff Report, pages 4 and 5.

8. The property is zoned Woodland District. The intent of the Woodland District is to:
 1. Encourage density and a diverse mix of uses in the core area;
 2. Create a core area that is strongly pedestrian-oriented and transit friendly;
 3. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the Downtown 2000 Plan, and the Woodland District Strategic Plan;
 4. Create places that provide for the needs of a diverse population;
 5. Provide a comfortable pedestrian experience and commercial-retail opportunities;
 6. Promote the development of an office hub within the Woodland District that supports the surrounding retail component; and
 7. Promote high density residential in mixed-use patterns throughout the Woodland District.

LMC 16.24.010.A; Exhibit 2, Staff Report, page 2.

9. The Woodland District is divided into three subdistricts, each of which has specific development standards designed to achieve the stated goals for the subdistrict. *LMC 16.24.010.B.* The southern portion of the property, where the proposed emergency medical office building and a portion of the associated parking and stormwater facilities would be located, is within the Urban Neighborhood 2 subdistrict. The northern portion of the property that would contain the remaining areas for parking and stormwater facilities is within the Urban Neighborhood 1 subdistrict. Emergency Medical Centers² are allowed in all Woodland District subdistricts with a conditional use permit. *LMC 16.24.030.B; LMC 16.66.020.* Although the proposed parking area and stormwater facilities would be contained in both the Urban Neighborhood 1 and Urban Neighborhood 2 subdistricts, the standards for surface parking, setbacks, design, and landscaping are consistent across the subdistricts of the Woodland District zone. *Exhibit 2, Staff Report, page 3.*
10. The goals for the Urban Neighborhood 1–Woodland Square promote development that strives to combine commercial and housing uses on a single site or in close proximity. The form-based code (FBC)

² LMC 16.06.310 defines *Emergency Medical Center* as:

a facility that is structurally separate and distinct from a hospital; is staffed by doctors, nurses and medical support staff; is open twenty-four hours; provides level 3 to level 5 trauma and emergency medical care and may have an ambulance bay to allow for hospital transport. Services typically include imaging and radiology services and equipment that may include CT scanners, ultrasounds and x-ray machines, and an on-site lab. Emergency medical centers do not have operating or inpatient rooms, meaning patients who need hospital admission for observation, enhanced treatment or surgeries are transported to a hospital.

allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.

LMC 16.24.010.B.1.

11. The goals for Urban Neighborhood 2–Pacific Avenue promote low- and medium-intensity development with a local or regional emphasis along Pacific Avenue SE. This subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial, service, and residential uses. Although Pacific Avenue SE is the primary street for lots and parcels, infill blocks that have multiple frontages where the site (parcel) abuts the Woodland Trail development may use the trail as a ground level street-facing elevation of buildings and will take advantage of pedestrian connection to the trail. Development will balance the needs of autos, pedestrians, and transit users.

LMC 16.24.010.B.2.

Conditional Use Permit
General Considerations

12. The municipal code makes certain uses conditional in specific zoning districts. *LMC 16.66.010 and .020. A conditional use is a use that, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effects on surrounding property, or other, similar reasons, is allowed in certain districts only with a CUP granted by the City Council. LMC 16.06.240. Exhibit 2, Staff Report, page 5.*
13. LMC 16.66.050 provides that the design standards established for the underlying zoning district serve as the initial base of reference in determining the design standards for conditional uses in the zoning district. The proposed development is subject to the form-based code standards of the Woodland District zone. *LMC 16.24.010.* City staff reviewed the proposal for compliance with these standards, including standards related to building and lot frontage, building siting, form, and pedestrian connectivity. City staff determined that the Applicant’s project plans demonstrate that the proposal would meet all applicable form-based code standards, apart from proposed landscaping along the

portion of Golf Course Road SE where there is not a building at the build-to line. City staff notes in this regard that on-site landscaping is not a permitted frontage screening type for Golf Course Road SE and, instead, must be screened with either a low-wall and trellis frontage screening type or an urban fence and wall frontage screening type. *LMC Table 16.24.050-2; LMC 16.24.070.B; LMC Figure and Table 16.24.070-5; LMC Figure and Table 16.24.070-6.* City staff determined that, with a condition requiring the Applicant to revise the plans to include one of the permitted frontage screening types, the proposal would meet applicable form-based code standards. *Exhibit 2, Staff Report, pages 7 and 8; Exhibits 9 through 12.*

14. Conditional uses must comply with the environmental performance standards, as described in Chapter 16.57 LMC, and meet stricter environmental performance standards upon a finding that stricter standards are necessary and reasonable to protect adjacent properties, community health, or the general welfare. *LMC 16.66.040.A.* These environmental standards govern maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. *LMC 16.57.030 and .040.* The City determined that the use is subject to noise ordinance requirements specified in Chapter 16.57 LMC and shall not exceed noise levels specified in LMC 16.57.030. In addition, because patients would not arrive by ambulance except in rare emergencies, the impact of sirens on adjacent uses is expected to be minimal. The emergency facility operator would, however, be required to enter into a contract with their private ambulance providers to limit the use of sirens and lights during transport from the facility. *Exhibit 2, Staff Report, pages 2 and 7.*
15. All conditional uses must ensure that adequate protection is provided for the locality where the use is to be permitted. *LMC 16.66.100.* City staff reviewed the proposal and determined that, with conditions, adequate protections would be provided for surrounding uses in the Woodland District, noting:
 - This site is located in a primarily commercial area. Pacific Avenue SE and Lacey Boulevard are heavily traveled commercial roadways lined with various commercial, retail, and service uses.
 - Hours of operation of the facility would not generally affect most adjacent users. The building is proposed to be located on the southern end of the project site, and this is where the bulk of the impacts associated with drop off, loading and unloading of patients, and other site activities would occur. These uses are generally compatible with adjacent properties and the commercial nature of the Pacific Avenue SE site frontage.
 - Proposed driveways into the site have been evaluated and traffic to and from the facility would not have a negative impact on existing roadways and intersections.
 - There are existing residential uses across Selma Street SE to the northwest where there is potential for impacts related to parking-lot lighting and vehicle traffic after normal business hours. Because of the low volume of patients expected,

vehicular traffic is generally anticipated to be low, especially in the late-night hours. A condition requiring the Applicant to submit and obtain approval of a lighting plan demonstrating that lighting fixtures would be oriented to avoid direct glare on adjacent properties would address potential lighting impacts to the existing residential uses.

Exhibit 2, Staff Report, pages 6 and 7; Exhibit 10; Exhibit 15.

Additional Considerations

16. Chapter 14.32 LMC provides for the protection and preservation of trees and vegetation. A minimum of four trees per 5,000 square feet of site area shall remain, or be planted if not retained, on-site. The Applicant proposes to retain 2 of the 17 existing trees on-site and to plant additional trees on-site to meet this requirement. City staff reviewed the Applicant's preliminary landscape plans and determined that the plans demonstrate that the project would comply with the City's tree protection and preservation requirements. *Exhibit 2, Staff Report, page 13; Exhibit 8.*
17. The Applicant submitted a Preliminary Drainage Report prepared by KPPF Consulting Engineers, dated December 3, 2021. The Applicant's proposed stormwater management system would be designed in accordance with the requirements of the City of Lacey 2016 Stormwater Design Manual, including requirements for enhanced water quality treatment applicable to Category I Critical Aquifer Recharge Areas. Stormwater runoff from pollution generating surfaces would be collected and conveyed to mechanical treatment facilities for water quality treatment before discharging into an infiltration facility designed to infiltrate 100 percent of runoff generated on-site. Runoff from roof areas would directly tie into the infiltration facility. Runoff from offsite improvements along Pacific Avenue SE and Golf Club Road SE would continue to be collected and conveyed in the existing City system. Runoff from the half street improvements at Selma Street SE would be routed to the on-site treatment and infiltration facilities. *Exhibit 2, Staff Report, pages 12 and 13; Exhibit 13.*
18. Access to the site is proposed from Selma Street SE and from Golf Club Road SE. The access from Golf Club Road SE would be a new connection lining up with 10th Avenue SE to the east. Two access points are proposed from Selma Street SE to the parking lot of the medical facility. The Applicant submitted a Commercial Traffic Generation Worksheet, dated April 4, 2022. The City determined that the proposed project would generate 13 new PM peak hour trips, with an estimated commercial traffic mitigation fee of \$5,413.45. *Exhibit 2, Staff Report, pages 2 and 6; Exhibit 14; Exhibit 21.*
19. Chapter 16.72, LMC regulates parking lots and stall counts for commercial and residential parking and allows 2 to 4 parking stalls per 1,000 square feet of gross floor area for this type of use. *LMC 16.72.030, Table 16T-13.* The Applicant proposes 54 parking stalls, which exceeds the permitted parking space limit by 14 stalls. Although LMC 16.72.030.D.1.C allows for additional parking stalls if the Applicant provides a

compelling reason to increase the number of stalls over the maximum permitted, the Applicant has not yet provided any such justification. Accordingly, the Applicant must revise the proposal to reduce the total number of parking stalls, unless it submits for review and approval by the Site Plan Review Committee documentation explaining why parking above the code maximum is necessary. *Exhibit 2, Staff Report, page 7; Exhibit 8.*

20. City Fire Code Specialist Terry McDaniel reviewed the proposal and provided detailed notes about requirements related to the fire hydrant installation, minimum fire flow, sprinkler systems, fire alarms, fire apparatus access, and fire inspections, as well as Building Department comments. City Development Review Engineer Tom Stiles also reviewed the proposal and provided detailed notes about requirements related to water, sewer, stormwater, transportation, and surveying. *Exhibit 19; Exhibit 20.*

Site Plan Review

21. Under LMC 16.84.020, the site plan must be approved, with any necessary conditions, to conform to the standards, provisions, and policies of the City as expressed in its various adopted plans and ordinances. This review is normally done administratively. City staff reviews the proposal to ensure it complies with specific zoning requirements and other applicable requirements of the municipal code. Here, the Applicant requested consolidated review, and accordingly, the Hearings Examiner has authority to issue a recommendation on Site Plan Review concurrent with the recommendation being issued on the CUP application under LMC 2.30.110. City staff reviewed the proposal to ensure it would be consistent with the specific standards, provisions, and policies of the municipal code and other applicable regulations and provided its analysis of such review (as detailed above). *Exhibit 2, Staff Report, pages 1 through 20; Exhibit 8.*

Testimony

22. The Applicant's project architect, Greg Johnson, provided a presentation showing renderings of the proposed emergency medical office building and testified generally about how it would meet the design requirements of the municipal code. *Testimony of Mr. Johnson.*
23. The Applicant's civil engineer, Blake Lord, of KPFF Consulting Engineers, testified generally about how the proposed site plan and building design would meet the applicable form-based code requirements for development within the Woodland District. He noted that the project would include frontage improvements along Golf Club Road SE, Pacific Avenue SE, and Selma Street SE, consistent with the form-based code requirements, which would include sidewalks, landscaping, and screening. Mr. Lord also noted that vehicular and pedestrian circulation would be provided throughout the site. He acknowledged that the proposal currently includes parking in excess of that allowed under the municipal code, but he stated that the Applicant would either reduce the

number of parking stalls or provide a parking demand justification as requested by City staff. Mr. Lord stated that the project would also include utility improvements necessary to serve the proposed use and that the improvements would be constructed in accordance with applicable standards and regulations. He explained that the site plan would be revised to replace the originally proposed landscape screening type, along the portion of Golf Course Road SE frontage where there is not a building at the build-to line, with an approved frontage screening type, such as a low-wall and trellis or urban fence and wall. Mr. Lord stated that the proposed stormwater management system would provide enhanced water quality treatment required for Category I Critical Aquifer Recharge Areas and would be designed for 100 percent infiltration. He noted that the subject property is currently comprised of five previously developed parcels, which would be consolidated into a single lot through a separate process not before the Hearings Examiner. *Testimony of Mr. Lord.*

24. Multicare Capital Medical Center President Will Calliccoat testified that the proposed use would provide increased access to emergency medical care, noting that excessive wait times at hospitals in the area is common. He explained that the Applicant wishes to begin construction as soon as possible and, ideally, would complete the project next year. *Testimony of Mr. Calliccoat.*
25. City Senior Planner Sarah Schelling testified generally about the proposal and how it would comply with the Comprehensive Plan, zoning ordinances, and the requirements for a conditional use permit and for site plan review approval. She provided a description of the project site and the surrounding area, consistent with the findings above. Ms. Schelling explained that development in the Woodland District is subject to a form-based code, which focuses less on use and more on creating a building form and built environment comfortable for pedestrians. She stated that, with a condition requiring the Applicant to revise the site plans to replace the proposed landscape screening type along Golf Course Road SE with a permissible screening type, the proposal would comply with all form-based code requirements. Ms. Schelling also explained that all the elements required for site plan review approval were included with the conditional use permit application materials and, therefore, a consolidated review and recommendation by the Hearings Examiner would be appropriate. She further explained that the Applicant's request to consolidate the multiple lots comprising the subject property is not before the Hearings Examiner. Finally, Ms. Schelling noted that the City would review the Applicant's landscaping plans to ensure that the project would meet the requirements for parking lot landscaping and for minimum trees on the property. *Testimony of Ms. Schelling.*

Staff Recommendation

26. Ms. Schelling testified that City staff determined that, with conditions, the proposal would be consistent with the City's Comprehensive Plan, zoning code, and other

applicable codes and regulations, and consistent with the requirements for a conditional use permit and for site plan review approval. Accordingly, the City recommends approval of the proposal. Mr. Lord testified that the Applicant understands and would comply with City staff's recommended conditions. *Exhibit 2, Staff Report, pages 8 through 21; Testimony of Ms. Schelling; Testimony of Mr. Lord.*

CONCLUSIONS

Jurisdiction

The Hearings Examiner has authority to receive and examine all available information, conduct public hearings, and prepare a record thereof, and make a recommendation to the City Council on applications for a Conditional Use Permit and, though the City's consolidated permit process, for Site Plan Review approval. *LMC 2.30.090.B.5; LMC 2.30.110.*

Criteria for Review

Conditional Use Permit

Conditional use permits are reviewed under Chapter 16.66 LMC. In order to recommend approval of a conditional use permit, the Hearings Examiner must:

- Ensure that conditional uses comply with the environmental performance standards, as described in Chapter 16.57 LMC, and meet stricter environmental performance standards upon a finding that stricter standards are necessary and reasonable to protect adjacent properties, community health, or the general welfare. *LMC 16.66.040.A.*
- Use the design standards for permitted uses in a given district as the initial base of reference in determining the design standards for conditional uses in the same district while allowing for alternations of those design standards, including size and shape of lots, building coverage, development coverage, parking, and landscaping. *LMC 16.66.050.*
- Impose all Title 16 LMC requirements for the proposed use, as well as other conditions and safeguards necessary to secure adequate protection for the locality where the use is to be permitted. *LMC 16.66.100.*
- Recommend a time limit for beginning or completion, or both, of action on the conditional use. *LMC 16.66.100.*

Site Plan Review

Under LMC 16.84.020, the site plan must be approved, with any necessary conditions, to conform to the standards, provisions, and policies of the City as expressed in its various adopted plans and ordinances. Whenever a site plan is disapproved, it must be set forth in written findings that specify the particular standards, provisions, and policies to which the site plan fails to conform and the reasons why it fails to conform. *LMC 16.84.020.*

The criteria for review adopted by the Lacey City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW

36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040*.

Conclusions Based on Findings

Conditional Use Permit

- 1. With conditions, the proposal would satisfy the requirements for a Conditional Use Permit under Chapter 16.66 LMC.** The City provided reasonable notice and opportunity to comment on the application. The City received comments from four members of the public in response to its notice materials, which generally expressed support for the proposal. City staff reviewed the proposal and determined that, with conditions, it would comply with all applicable regulations related to the design of sidewalks and pedestrian infrastructure. City staff determined that the proposal is exempt from SEPA environmental review, in accord with WAC 197-11-800(1)(c) and LMC 14.24.060.A.2. No streams or wetlands are located within or adjacent to the project site, and no wellhead protection areas, flood zones, or known underground fuel tanks are located within the site.

The proposed emergency medical office building would provide emergency medical care to a low volume of walk-in patients 24-hours per day, 365 days per year, and would include a total of 10 observation beds, along with a diagnostic lab, radiology services, and a point-of-care pharmacy. The proposed facility would not include surgery facilities, trauma facilities, or in-patient beds. The Comprehensive Plan designates the property as being within the Woodland District of the Central Planning Area, which primarily functions as the City's central commercial core. The proposal would be consistent with several goals and policies of the Comprehensive Plan by providing an emergency medical facility within an appropriate area primarily characterized by surrounding commercial development adequately served by existing transportation and utility infrastructure while including design elements consistent with the form-based code requirements of the Woodland District.

The property is zoned Woodland District, with the northern portion of the property located within the Urban Neighborhood 1 subdistrict and the southern portion of the property located within the Urban Neighborhood 2 subdistrict. Emergency Medical Center uses are allowed within all subdistricts of the Woodland District zone with a conditional use permit. City staff reviewed the proposal for compliance with the form-based code standards of the Woodland District zone and determined that, with conditions, it would comply with these standards. The proposal currently proposes landscape screening along the portion of Golf Course Road SE where there is not a building at the build-to line. The form-based code, however, does not permit this screening type at this location and, therefore, a condition is necessary to ensure that this portion of the Golf Course Road SE frontage includes a permissible screening type, such as a low-wall and

trellis frontage screening type or an urban fence and wall frontage screening type. The proposal's consistency with the Woodland District form-based code, as conditioned, would ensure compatibility with surrounding commercial and residential development in the Woodland District.

City staff also determined that, with conditions, the proposal would comply with the environmental performance standards governing maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. The Hearings Examiner concurs with City staff's assessment. Unlike a typical hospital emergency room, patients of the proposed emergency medical building are not expected to arrive by ambulance except in rare emergencies, and the facility operator would be required to contract with their private ambulance providers to limit the use of sirens and lights during transport from the facility. In addition, the proposed use would be subject to the City's noise ordinance.

All conditional uses must ensure that adequate protection is provided for the locality where the use is to be permitted. With conditions, the proposed emergency medical office building would meet this requirement by being located in a primarily commercial area with supporting transportation and utility infrastructure; by locating the proposed building at the southern end of the property, away from the adjacent residential uses to the northwest; and by ensuring that light impacts to adjacent properties would be adequately addressed through approval of a lighting plan. The Applicant would retain two of the existing 17 trees on-site and would plant additional trees on the property to ensure the project complies with the requirements of the City's tree code. The City determined that the proposal would generate 13 new PM peak hour trips. The Applicant would mitigate for the project's impacts to the City's transportation network through the payment of traffic impact fees.

The Applicant's proposed stormwater management system would be designed in accordance with the requirements of the City of Lacey 2016 Stormwater Design Manual, including requirements for enhanced water quality treatment applicable to Category I Critical Aquifer Recharge Areas. The Applicant currently proposes parking in excess of that allowed under City code for the proposed 10,000 square foot emergency medical office building. Accordingly, the Applicant must revise the proposal to reduce the number of parking stalls or, alternatively, submit documentation (and receive approval by the Site Plan Review Committee) explaining why additional parking spaces are necessary. Conditions unique to the proposal and those required of all development permits are necessary to ensure development meets all requirements of the municipal code and the City's other development standards, and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 26.*

2. **The Hearings Examiner recommends a time limit for completion of development of basic infrastructure related to the proposal.** Multicare Capital Medical Center President Will Callicot testified at the hearing that the Applicant desires to start construction as soon as possible after receiving project approval. Accordingly, the Hearings Examiner recommends that the CUP lapse if the construction activity related to the proposal has not been commenced within five years. *Finding 24.*
3. **With conditions, the proposal would meet the requirements for Site Plan Review approval under LMC 16.84.020.** City Senior Planner Sarah Schelling testified at the hearing that the all the elements required for site plan review approval were included with the conditional use permit application materials submitted by the Applicant. The Hearings Examiner has reviewed the Applicant's site plan and associated materials and determines that it conforms to the standards, provisions, and policies of the City as expressed in its various adopted plans and ordinances, including standards related to site design, traffic mitigation and concurrency, stormwater management, tree and vegetation protection and preservation, protection of critical aquifer recharge areas, and specific zoning requirements of the Woodland District, as detailed above in Conclusion 1. As noted above in Conclusion 1, conditions unique to the proposal and those required of all proposals are necessary to ensure development meets all requirements of the municipal code and the City's other development standards and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 26.*

RECOMMENDATION

The Hearings Examiner recommends that the proposal for a conditional use permit and site plan review to allow the construction of a 10,000 square foot emergency medical office building, with associated parking, stormwater, and landscape improvements, at 4312 Pacific Avenue SE be **APPROVED**, with conditions:³

Conditions Unique to this Application:

The conditions below are those that have been determined to be necessary to address unique aspects of this application.

Conditions unique to this application: Community and Economic Development Department Planning Section

1. The project shall be developed in substantial conformance with the site plans submitted on December 3, 2021, except as modified by the conditions below.
2. All lot frontage requirements from the Woodland District Form Based Code shall be satisfied. This includes the requirements for either a Low Wall and Trellis Landscape

³ Conditions include both legal requirements applicable to all developments and requirements to mitigate the specific impacts of this development.

frontage type, as called out in LMC 16.24.070-5, or an Urban Wall or Fence Landscape Frontage type, per LMC 16.24.070-6, for the entire length of the frontage of Golf Club Road SE where the building is not located on the build-to line. The site plan and landscape plans shall be revised to show the required frontage types for Golf Club Road SE.

3. The use is subject to noise ordinance requirements specified in Chapter 16.57 LMC. Operations on site shall not exceed noise levels specified in LMC 16.57.030.
4. The Applicant/building owner or user shall enter into an agreement with the private ambulance companies that transport patients from the site. The agreement shall be designed to limit the use of sirens and lights, particularly in the overnight hours, during patient transport. A copy of the agreement shall be submitted to the Community and Economic Development Department prior to issuance of the certificate of occupancy for the building.
5. As shown on the submitted site plans, the site is over-parked for the proposed building size. The site plan shall be revised to reduce the parking stalls to meet maximum parking requirements of 2-4 stalls per 1000 square feet of floor area; or materials must be submitted to the Site Plan Review Committee, for review and approval, that justifies the need for additional parking.
6. Per LMC 16.72.050B6 parking shall be designed and with a minimum of thirty percent and a maximum of fifty percent of the required number of spaces for compact cars. The site plans shall be revised to reflect this requirement.
7. The building elevations submitted with the application materials for the medical center on December 3, 2021, are approved. Major modifications to the building elevations shall be reviewed by the Planning Department prior to submittal of the building permit. Minor alterations to the plans may be reviewed through the building permit process.
8. The project shall meet the requirements of Chapter 14.32 LMC 'Tree and Vegetation Protection and Preservation' for minimum number of trees per lot. A minimum of four trees per 5,000 square feet of site area shall remain, or be planted if not retained, on site. The project landscape plans shall show how this requirement is being met.
9. Pedestrian walkways providing connections between the proposed buildings and the adjoining sidewalks, shall be integrated into the site plan. All pedestrian walkways crossing the parking lot and drive lanes shall be surfaced with a material that provides a contrast to the asphalt drive and parking areas. Suitable materials include concrete, colored stamped concrete or brick pavers. Painted asphalt will not be acceptable. The

material and color shall be approved by the City of Lacey Community Development Department and shown on the revised site plan and construction drawings.

10. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians. Details of all site lighting fixtures shall be submitted with the design review materials for review and approval. A lighting and photometric plan shall be submitted for review and approval.
11. Details of all site furnishings, including benches, bike racks, site lighting fixtures, refuse and dumpster enclosures shall be submitted to the Community and Economic Development Department for review and approval.
12. Future additions to, or expansions of, the facility shall be reviewed through the appropriate land use process and will be subject to all applicable codes and ordinances in place at the time of complete land use application.
13. The following note shall be on the building, grading and land clearing permits: When an unanticipated discovery of protected cultural materials (e.g. bones, shell stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archeology and Historic Preservation and other contacts as identified in the City of Lacey Standard Inadvertent Archeological and Historic Resources Discovery Plan (LMC 16.53.080).
14. Buildings shall not cross property lines or conflict with required setbacks. The boundary line adjustment/lot consolidation application process shall be completed and the map recorded with the Thurston County Assessor prior to issuance of building permits. The below comments address changes need to the BLA map:
City of Lacey and Thurston County Assessor Comments
 - 1) Original legal descriptions for 69200001200 & 69200001201 are incorrect; (1) both should read LOT 12, (2) "parcel B" includes then excludes the North 70' (should not exclude).
 - 2) Need address for NEW Lot. The new address is 1055 Golf Club Road SE, Lacey Washington 98503.
 - 3) BLA Number needs to be on map. The BLA number is BLA#21-0010LA
 - 4) Include Auditor's Index listing $\frac{1}{4}$ $\frac{1}{4}$, in Title Block.
 - 5) Label NEW Lot.
 - 6) Remove parcel numbers from map.
 - 7) A page index shall be added.
 - 8) Corners need to be set (LMC 15.04.060)

- 9) Controlling monuments for Pacific Avenue SE shall be shown. Building and Fire Code Requirements.
15. The address for the site shall be 1055 Golf Club Road SE, Lacey Washington 98503. This address shall be shown on the BLA map and on any building permits submitted for this project.
16. One fire hydrant shall be installed, tested and approved prior to the issuance of the building permit (LMC 14.07.501).
17. An approved 20-foot-wide all-weather surface fire apparatus access road shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Fire apparatus access roads shall be located not less than 10-feet from the building (IFC Section 503.1).
18. An approved aerial fire apparatus access roadway shall be provided along one entire side of the building when any portion of the building is in excess of 30-feet in height from the grading median of the building to the roofing eaves. The aerial fire-apparatus access road shall not be less than 26-feet in width and less than 15-feet away from or further than 30-feet away from the building. Aerial and fire access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 pounds and a gross weight load of 65,000 pounds (IFC Section D105).
19. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. This may include the ambulance entrance area, please provide modeling showing how emergency vehicles can turn around and park in this area (IFC Section 503.2.5).
20. The inside turning radius on the fire apparatus access roadways shall be not less than 28-feet (IFC Section D).
21. The drive-thru canopy must have a clearance height of 13 feet 6 inches (IFC Section D).
22. The required fire-flow for the building shall be at least 1,500 gpm for 3 hours. The fire flow is based on building square footage and includes a 50% credit for the installation of an automatic fire sprinkler system (IFC Appendix B, IFC Section 507.1, LMC 14.07.015).
23. Fire hydrants shall be provided every 300 feet and shall be placed no closer than 40-feet from the building or structure protected; fire hydrants can be placed closer at the discretion of the fire code official. A fire department connection shall also be installed

within 40 feet of a fire hydrant. The building shall have its own FDC line with KNOX locking caps or plugs (IFC Table C102.1, Chapter 14.07 LMC).

24. The building shall be equipped with an approved automatic fire sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards.
25. An approved addressable voice evacuation fire alarm system with supervised monitoring shall be provided throughout the buildings per Chapter 14.07 LMC and NFPA 72 (2016 Edition) Standards.
26. A 12-inch water main shall be extended from Golf Club Road SE to Selma Street SE. From the extension to Selma Street SE, an 8-inch main shall be installed in Selma Street SE and shall be connected to the existing 12-inch main located in Pacific Avenue SE.
27. To avoid disrupting frontage improvements installed with the proposed project, it is suggested that the 8-inch main be extended within Selma Street at this time to the Project #21-306 Lacey OCED – Conditional Use Permit Page 12 of 21 north property line and connected to the existing 8-inch main in the alley north of this project. With this extension, the existing 2-inch poly water line shall be decommissioned and any remaining services transferred to the 8-inch main.
28. A domestic water service equipped with a Reduced Pressure Backflow Assembly device shall be installed on the building (DG&PWS Section 6.120F; Appendix P).
29. An irrigation meter with a Double Check Valve Assembly Backflow Prevention device shall be installed for all landscaped areas (DG&PWS 6.120F).
30. The building shall be provided with a sewer lateral. The lateral shall connect to a utility hole. The lateral shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe. A utility hole shall be set in Selma Street to provide sewer to the building.
31. Dumpsters and enclosures shall not be located over water and sewer mains.
32. The project site is located in a Category I Critical Aquifer Recharge Area, thus enhanced treatment of stormwater runoff from pollution-generating surfaces is required.
33. A complete Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved, and the site inspected by the City of Lacey prior to any site disturbing activities such as clearing or grading.

34. All stormwater management BMPs and facilities shall be designed and constructed in compliance with the applicable criteria specified in the City of Lacey 2016 Stormwater Design Manual.
35. Cross-section details shall be provided in the plan set for each stormwater infiltration location and depth per Chapter 7 of the 2016 Stormwater Design Manual, and facility design adjusted as needed for compliance with City criteria. The drainage control plan shall include all data and calculations for determination of long-term design infiltration rates. Methodology shall be per Appendix 7A of the 2016 SDM.
36. Infiltration facilities not fully meeting the criteria in the 2016 Stormwater Design Manual may be subject to further analysis (e.g. mounding analysis) and/or performance testing.
37. Site plans, details, and the stormwater maintenance and source control manual shall clearly state that pavement may need to be removed, and other site improvements may be affected due to infiltration system maintenance, repair, or replacement.
38. Treatment and infiltration facilities shall be constructed for stormwater associated with the site, stormwater associated with adjacent properties currently discharging to the site, and with half-street stormwater associated with Selma Street.
39. Soil quality and depth design criteria shall be incorporated into the site design and depth criteria in conformance with the City of Lacey 2016 Stormwater Design Manual.
Specific Transportation
40. A 10-foot sidewalk and a four-foot planter strip shall be constructed with required landscape and irrigation, shall be stalled adjacent to Pacific Avenue SE. Right-of-way to support these improvements shall be dedicated with the project.
41. A 7.5-foot sidewalk, and a four-foot planter strip, with landscaping and irrigation, shall be installed on Golf Club Road SE. Right-of-way to support these improvements shall be dedicated with the project.
42. The following improvements are required for Selma Street; five-foot sidewalk, six-foot planter strip with street trees, streetlights, irrigation, etc., an 11-foot travel lane and an additional landscaped/irrigated area between the sidewalk and the property line. This section of roadway requires 30-feet of half-street right-of-way; dedication may be required to support the installation of these improvements.
43. Overhead utilities on Selma street shall be undergrounded (DG&PWS, General Public Works Considerations 3.100D).

44. A pedestrian connection between Golf Club Road SE and Selma Street SE shall be provided. The connection shall align approximately with 10th Avenue. Pedestrian improvements shall include a 10-foot sidewalk with a 6-foot planter strip on each side, per the requirements of LMC 16.24.050-1 and Figure and Table 16.24.050-9.
45. Access to the property shall be provided as determined and approved by the City of Lacey. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards Manual. Full access points are permitted onto Selma Street SE, as proposed. A full access onto Golf Club Road SE, aligning with 10th Avenue Southeast will also be permitted.
46. The traffic mitigation fee estimate identified as of April 6, 2022 is \$5,413.45, and will mitigate off site traffic impacts for this project. The actual fee will be determined at the date of payment for issuance of building permits, water meters or other approval process. The fees increase annually in an amount equal to the increase in the Engineering News Record Construction Cost Index over a date one year earlier (Chapter 14.21 LMC).

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

47. A detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied (Chapter 16.80 LMC).
48. A detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor (Chapter 16.80 LMC).
49. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, a letter of credit or assignment of savings must be provided to the Planning Department in the amount of 150 percent of the above

mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in place to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years, three years for type I landscaping (Chapter 16.80 LMC).

50. Prior to final occupancy approval a financial security in the amount of 20% of the value of the on-site vegetative improvements shall be submitted to the Planning Department and shall be held for a period of two years, three years for type I landscaping (Chapter 16.80 LMC).
51. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the City may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss (Chapter 16.80 LMC).
52. A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site (Chapter 16.75 LMC).
53. All applicable requirements of the City Zoning Code shall be satisfied (Title 16 LMC).
54. The Applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, Construction Stormwater General Permit and any others. These permits will require additional review time from the appropriate agencies.
55. The project shall comply with the requirements of the 2018 International Building Code, 2018 International Fire Code, and the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.
56. The project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009 – Accessible and Usable Buildings and Facilities.
57. A grading permit is required for the project.
58. A Geotechnical Engineering Report shall be submitted for the project.
59. A Washington State licensed architect and engineer are required for the project.

60. 12” minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast with the buildings color (IFC Section 505.1; LMC 14.07.015).
61. Fire extinguishers shall be provided every 75 feet; extinguishers shall be the 2a10bc type (Chapter 14.07 LMC).
62. Fire department and police department KNOX boxes are required for the building in multiple locations (Chapter 14.07 LMC).
63. 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 tests; 24-hours’ notice shall be provided for scheduling tests and inspections.
64. The following shall be stated on the irrigation plans: “The property owner adjacent to the public right-of-way will be responsible for maintaining and locating all irrigation lines located in the public right-of-way” (DG&PWS, Water, Irrigation 6.210).
65. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, and the City of Lacey Fire Code Official’s standards. Actual main size, loop closures, and possible off-site improvements, including the number and location of fire hydrants, will depend on the fire flows available to the site (DG&PWS, Water 6.010).
66. Water mains shall be extended throughout the project site to satisfy City of Lacey Water Comprehensive Plan requirements and to assure fire, water quality, and domestic water requirements can be satisfied. Water mains shall be extended on the north or east sides of road or drive aisles, 6 feet off centerline (DG&PWS, Water 6.020).
67. Modeling of the water system shall occur in order to assure adequate water is available for the project. Contact Brandon McAllister, Water Resources Engineer, to facilitate the fire flow modeling.
68. If utility extensions are required for the project that require roads that were paved within the last five years to be “cut”, a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.

69. The water meter shall be purchased prior to the issuance of the building permit (DG&PWS Water 6.121).
70. All existing on-site septic systems and drainfields shall be decommissioned per the requirements and standards of the Department of Ecology and the Thurston County Department of Health.
71. Public sewer main extensions shall be located six feet off centerline on the south or west side of the road/drive areas (DG&PWS, Sewer 7A.010).
72. All structures shall be connected to sanitary sewer. Public mains with associated appurtenances shall be installed to serve the project with sewer (DG&PWS, Sewer 7A.010).
73. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010).
74. The project shall comply with the City of Lacey 2016 Stormwater Design Manual. Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual (Chapter 14.27 LMC).
75. A final stormwater site plan, with a drainage report and drainage plans, in conformance with current Stormwater Design Manual standards, shall be submitted prior to final Public works civil drawing approval. The report shall include the following key elements: the project engineer's certification; descriptions of how the core requirements are addressed; a construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 data files produced by 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 manual (SDM 2.2.1).
76. The 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 and 7.2).
77. An individual roof drain infiltration system shall be installed for the building. Stormwater shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.

78. A construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work or construction of the project. A complete SWPPP consists of a narrative report, and a temporary erosion and sediment control plan drawing. Each of the 13 required SWPPP elements identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render and SWPPP elements justified in the narrative report.
79. A Stormwater Facility Maintenance Manual, prepared per Chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the Stormwater Site Plan and shall also be prepared to serve as a standalone document for the post-development facility owner(s). The maintenance plan shall also be submitted to and approved by the City prior to civil drawing approval.
80. Clearing, grading, and other soil disturbing activities shall be prohibited from October 1 through April 30 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).
81. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation in order to provide for long-term maintenance access to the facility.
82. Existing curb ramps or other improvements that do not meet current Americans with Disability Act standards associated with the site shall be brought into current standards with the site development (DG&PWS, 4C.030.7).
83. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Street lighting is required for all streets fronting this project. All street light designs shall be prepared by an engineering firm capable of performing such work (DG&PWS, Transportation, Illumination 4E.010).
84. Electrical services associated with street lighting, pump stations, or other applications for the public benefit as agreed to by the City, shall be transferred into the City's name. In order to change service, the Applicant shall provide a copy of a billing statement to the City. If service has not been established, the Applicant/owner shall provide the following information to the City so that service can be established: project name; service meter's number; address of the service meter; owner's contact number and address; and the types of items being energized by the service. All fees associated with the installation of the service are the responsibility of the developer. Service will remain in the

Applicant/owners name, all they will be responsible for payment of all bills, until the information outlined above is submitted to the City.

85. Fiber optic conduit shall be installed with this project and shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4E.035).
86. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4B.025).
87. Street trees, per the Development Guidelines and Public Works Standards), shall be planted in planter strips and/or medians as part of the required frontage improvements for the project (DG&PWS Transportation 4G.100).
88. Utility easements are required for all water and sewer mains located on private property. Easement shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stubouts shall be provided to serve adjoining properties as determined by the City. All easements shall be designated as 'utility' easements on the civil drawings and in the easement documents. Specific requirements will be determined at the time of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to the release of approved civil drawings (DG&PWS Chapter 3.110).
89. 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)
90. 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 the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum (DG&PWS 3.025).
91. Right-of-way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate right-of-way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional land surveyor. Dedications shall be submitted and approved by the City of Lacey prior to plan approval (DG&PWS, Transportation 4B.060).

92. A 10-foot joint utility easement immediately adjacent to the public right-of-way shall be dedicated to accommodate the installation of private and public utilities (DG&PWS 2017 Roadway Details).
93. All improvements shall satisfy the City of Lacey Development Guideline Standards in place at the time of complete application as determined by the City of Lacey Community and Economic Development Department.
94. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect (DG&PWS 3.035).
95. All Public Works improvements shall 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 (DG&PWS 3.040).
96. All structures associated with this site shall be connected to the City of Lacey utilities (DG&PWS 6.010 and 7A.010).
97. Certificate of Occupancy of the building will not be issued until all improvements shown on the approved civil drawings are installed by the Applicant and approved by the City (DG&PWS 4B.080).
98. Prior to civil drawing approval, one paper set of drawings and a PDF copy of the drainage report shall be submitted for all approved final plans (DG&PWS Chapter 3.040B).
99. Prior to final Public Works Construction approval “as-built” bonded paper drawings and the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans (DG&PWS Chapter 3.040J).
100. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. This financial guarantee applies to sewer, stormwater, frontage and landscaping irrigation improvements (LMC 14.20.025).
101. If building permits are desired prior to the installation and city approval of civil improvements, a financial guarantee at a rate of 150% of the outstanding improvements within the right-of-way shall be submitted to the City.

102. A completed, signed and stamped checklist from chapter 3 of the Development Guidelines and Public Works Standards Manual shall be submitted with three sets of civil drawings, two drainage reports, and one electronic copy of the civil drawing in PDF format, shall be submitted to the Public Works Department for review and approval. Drawings submitted to other departments WILL NOT satisfy this requirement.
103. The property owner adjacent to the public right-of-way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the public right-of-way in a healthy and growing manner in perpetuity. If the planter strip and/or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being and will continue to be maintained shall be submitted to the City for review (DG&PWS, Transportation 4G.100D).
104. The following language shall be included on the face of any easement documents submitted to the City: To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30-day time period, the City will fix the problem and bill the property owner.
105. A bill of sale for water and sewer being installed with the project shall be submitted to the City of Lacey Public Works Department prior to final Public Works approval of the project.

RECOMMENDED this 3rd day of May 2022.



ANDREW M. REEVES
Hearings Examiner
Sound Law Center

LIST OF EXHIBITS

Project #21-306 – Lacey OCED Conditional Use Permit

<u>Exhibit #</u>	<u>Description</u>
1	List of Exhibits
2	Staff Report
3	General Land Use Application
4	Conditional Use Permit Application
5	CUP Application Narrative
6	Boundary Line Adjustment Application
7	Lacey Lot Consolidation Plan Map
8	Lacey OCED Preliminary Civil Plan Set dated 12/3/21
9	Preliminary Landscape Plans
10	Preliminary Lighting Plans
11	Exterior Elevations
12	Floor Plans
13	Preliminary Drainage Report dated 12/3/21
14	Traffic Generation Worksheet – dated
15	Zoning Analysis from HCMP – dated November 10, 2021
16	Agency Routing Sheet dated January 5, 2022
17	Notice of Application issued January 5, 2022
18	Memo from Doug Christenson dated March 2,
19	Comments from Tom Stiles dated February 14, 2022
20	Comments from Terry McDaniel dated January 7, 2022
21	Traffic Mitigation Worksheet from Chris Stolberg, dated April 6, 2022
22	Boundary Line Adjustment Comments from Kelli Dineen – Thurston County Assessor, dated January 12, 2022
23	Boundary Line Adjustment Comments from Ryan Stevens, City of Lacey Survey Division dated January 19, 2022, with attached red lines
24	Comments from Marci Price, City addressing dated January 6, 2022
25	Email comments from Phil VanDevanter, dated January 20, 2022
26	Email comments from Leslie Bailey dated January 13, 2022
27	Email comments from Dawn Davie dated January 13, 2022
28	Email comments from Amber M ariseandshinevictorious@gmail.com dated January 14, 2022
29	Hearing Notice to surrounding property owners mailed April 8, 2022
30	Hearing Notice to the Olympian newspaper, with publication confirmation (April 7, 2022)
31	Certification of Notice signed April 11, 2022

Exhibit 1

STAFF REPORT

Date: April 9, 2022
To: City of Lacey Hearings Examiner
From: City of Lacey Community & Economic Development Department
Subject: City of Lacey Project #21-306 – Lacey Off-Campus Emergency Department
Conditional Use Permit

I. GENERAL INFORMATION

- A. Applicant/Property Owner:
Tammy Buyok for Multicare Health Systems
315 Martin Luther King Jr. Way
(253)403-1335
tbuyok@multicare.org
- B. Authorized Representative:
Mark Steepy, KPFF
612 Woodland Square Loop SE, Ste 100
(360)923-7230
Mark.steepy@kpff.com

II. DESCRIPTION OF PROPOSAL

Application # 21-306: Multicare Health System requests conditional use permit approval for construction of a 10,000 square foot, emergency medical office building, with associated parking, storm water and landscape improvements. The medical building will be open 24-hours a day, 7-days a week to serve urgent, but not traumatic, medical needs. A lot consolidation application is also included. The property is zoned Woodland District.

III. LOCATION OF SUBJECT PARCELS

The site address is 4312 Pacific Avenue Southeast, Lacey, Washington 98503. The parcel numbers are 69200000700, 69200000800, 69200001000, 69200001200 and 69200001201.

IV. SITE PLAN INFORMATION

Project Size: The project site encompasses five parcels totaling 1.96 acres. The applicant intends to construct a 10,000 square foot off-campus emergency department, and associated site improvements including parking, stormwater facilities, and landscaping improvements.

Site Characteristics: The project site is 1.96 acres in size and is mostly flat. The northern three parcels contain vacant homes that will be demolished for the construction of the project. The two southerly parcels adjacent to Pacific Avenue and Golf Club road are vacant; older

Exhibit 2

commercial buildings were demolished several years ago. Previous uses included a flower shop and a tattoo parlor, some parking lot remnants that supported these uses still exist. The site is generally flat, sloping north to south at approximately 1-5%. The site has overgrown brush and vegetation that was associated with previous residential homes as well as some trees, which will likely be removed with construction. The site is located in Lacey Midtown, governed by the LMC 16.24 Woodland District zoning code, the intent of the code and the vision of Lacey Midtown is for a mixed-use center with 18-hour a day vibrancy with restaurants and entertainment, business investment, higher education, residential and service uses, and public spaces.

Surrounding Land Uses: The parcels are surrounded by retail, commercial and office uses to the north, south and east. Lacey Market Square, which includes the Fred Myer grocery store, is located directly north of the project site, a bank and office building are located to the east across Golf Club road, and to the south across Pacific Avenue are various commercial and retail uses. Immediately across Selma Street to the west of the project site is a 24-hour vet clinic and additional parcels with existing residential homes.

Access: Access to the site is proposed to from Selma Street and from Golf Club Road directly onto the site. The access from Golf Club will be a new connection lining up with 10th Avenue to the east. Two access points are proposed from Selma Street to the parking lot of the medical facility.

Zoning: The site is located in the Lacey Midtown area and zoned woodland district per LMC 16.24. The intent of this zoning district is to encourage density and a diverse mix of uses. Section 16.24.030 identifies permitted uses within the zone and 16.24.030B specifies that uses allowed through the conditional use permit process as specified in LMC 16.66.020 are permitted. LMC 16.66.020 D identifies emergency medical centers as permitted through the conditional use permit process. An emergency medical center is defined by the Lacey Municipal Code as follows:

“Emergency medical center” means a facility that is structurally separate and distinct from a hospital; is staffed by doctors, nurses and medical support staff; is open twenty-four hours; provides level 3 to level 5 trauma and emergency medical care and may have an ambulance bay to allow for hospital transport. Services typically include imaging and radiology services and equipment that may include CT scanners, ultrasounds and x-ray machines, and an on-site lab. Emergency medical centers do not have operating or inpatient rooms, meaning patients who need hospital admission for observation, enhanced treatment or surgeries are transported to a hospital.

The proposed project meets the definition of an emergency medical center as described by the Lacey Municipal Code and the project is therefore subject to the requirements of the Conditional Uses and Permits Chapter (16.66) and the Woodland District Zoning Chapter (16.24)

Lacey Municipal Code 16.24 divides the zoning district into three neighborhoods; this subject site splits two neighborhoods: Urban Neighborhood 1—Woodland Square and Urban Neighborhood 2 – Pacific Avenue

The goals for the Urban Neighborhood 1 – Woodland Square are as follows:

- The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity. The form-based code (FBC) allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the City. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.

The goals for Urban Neighborhood 2 – Pacific Avenue are as follows:

- The goals for Urban Neighborhood 2 promote low and medium density development with a local or regional emphasis along Pacific Avenue Southeast. The subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial service and residential uses.

Each neighborhood has specific developments standards designed to achieve the given stated neighborhood goals. For this project, the building itself was reviewed under the standards for Urban Neighborhood 2, because the building will be in this neighborhood. The parking lot and stormwater facilities cross the two neighborhoods; however, standards for surface parking setbacks, design and landscape are consistent across the neighborhoods.

V. ENVIRONMENTAL EVALUATION

Lacey Municipal Code 14.24.060 identifies the flexible threshold for categorical exemptions for SEPA review. LMC 14.24.060B specifically states:

The construction of an office, school, commercial, recreational service, or storage building up to thirty thousand square feet and associated parking designed for up to ninety parking spaces.

This proposal is for a 10,000 square foot building with 54 parking stalls. LMC 14.24.070 further states that if the proposal is exempt none of the procedural requirements of the Environmental Review chapter applies to the proposal. This proposal is exempt from review under the State Environmental Policy Act.

VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES

The City of Lacey Comprehensive Plan: This document was prepared as a joint planning document by the City of Lacey and Thurston County for Lacey and the Lacey Urban Growth Area. The following sections of the Comprehensive Plan apply to this proposal:

a. Chapter III. Community Vision

i. Section A: Framework Land Use Policies:

1. Policy A – It is the City’s overall goal to enrich the quality of life in Lacey for all our citizens by building an attractive, inviting, and secure community. The City will work in partnership with the community to foster pride, to develop a vibrant and diversified economy, to plan for the future, and to preserve and enhance the natural beauty of our environment. All policies and proposed development code changes should be reviewed with this goal in mind.
2. Policy B – Lacey’s land use pattern should accommodate carefully planned levels of development that promote efficient use of land, reduce sprawl, encourage alternative modes of transportation, safeguard the environment, promote healthy neighborhoods, protect existing neighborhood character, and maintain Lacey’s sense of community.
3. Policy C- Support efforts for job creation, new livable wage jobs, and promote the diversification of the community’s business and employment sector.
4. Policy D – Plan for and promote an economically healthy City center that is unique; attractive; and offers a variety of retail, office, service, residential, cultural, civic, and recreational opportunities.

ii. Planning Areas: Central Planning Area

1. Goal 1 – Provide for a healthy and vigorous core area as a destination commercial center and central hub for the City.
2. Policy A – Implement the Downtown 2000 Plan and the Woodland District Strategic Plan.
3. Goal 4 – Provide an exceptional transportation network that interconnects all uses with the central business district including employers, retail establishments, parks, and neighborhoods.
 1. Policy A – Encourage emphasis on interconnection of pedestrian corridors and development of pedestrian opportunities throughout the Central Business District and outlying residential areas. Specifically, the Golf Club Road corridor should be improved to full City standards to link pedestrians in residential areas with businesses and services.

iii. Implementation strategies

1. Continue to support the implementation of the Woodland District Strategic Plan and the 25 prioritized action items

VI. APPLICABLE MUNICIPAL CODE STANDARDS

The following list depicts the applicable sections of the Lacey Municipal Code that staff relied upon when evaluating this proposal for land use approval:

- Title 14 – Buildings and Construction
 - o 14.21 Traffic Mitigation and Concurrency
 - o 14.23 Design Review
 - o 14.27 Stormwater Management
- Title 16 – Zoning
 - o 16.24 Woodland District
 - o 16.66 Conditional Uses and Permits
 - o 16.80 Landscaping Requirements
 - o 16.72 Off-street parking

VII. NOTIFICATION

The application for conditional use permit was received on December 3, 2021, and was deemed complete pursuant to RCW 36.70B.070 on January 5, 2022. The 14-day comment period associated with the Notice of Complete Application ended on January 19, 2022. A notice was published in The Olympian and the site was posted with the notice of complete application. These notices are attached to this report as exhibits. The City received comments from the public as well as from internal departments. These comments are attached to this report as exhibits.

Notice was posted on-site and written notice of the public hearing was sent to all property owners within 300 feet of the site on April 8, 2022. Notice was published in The Olympian on April 9, 2022, at least 10 days prior to the public hearing.

IX. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT ANALYSIS

In review of the application, staff evaluated several items related to the proposal particularly as they related to compatibility of the use within the Woodland Zoning district and the surrounding area and land uses.

Conditional Use Permit Review and Neighborhood Compatibility

The conditional use permit review process allows the City to provide a higher level of review for uses that tend to be difficult to locate in specific land use zoning districts or for uses where it may be inappropriate to limit to them to certain zones. The process further allows the City to place conditions on the project to ensure that it is compatible and complementary to adjacent land use activity. Staff reviewed the application for compatibility with the existing surrounding land uses and under the requirements of the Woodland District form based code.

The Woodland District Form Based Code (LMC16.24) separates permitted uses into a few broad categories; moving away from use based restrictions and instead widely permitting various uses and placing an emphasis on building form and site function. Permitted uses are broken down into residential, commercial, institutional, and 'other' categories. The chapter also identifies conditional uses identified in LMC 16.66 as allowed provided they comply with the specific development standards contained within chapter 16.24 (LMC 16.24.030 B) subject to review of through the CUP process. In this case, emergency medical centers are called out specifically in the LMC Chapter 16.66 – Conditional Uses and Permits. The facility proposed by the applicants meets the definition in LMC 16.06.310 – Emergency Medical Center.

The applicant has submitted plans and materials for construction of a 10,000 square foot Off-Campus Emergency Department. The facility is intended to provide emergency care medical care in a location separate and distinct from a hospital. It is intended to support a low volume of walk-in patients, 24-hours per day, 365 days per year, but is not a trauma center. The building will not include a surgery facilities, trauma facilities or in-patient beds. A total of 10 observation beds are proposed along with a diagnostic lab, radiology services and a point-of-care pharmacy to serve patients. The use is similar to an urgent care facility that would be permitted without a conditional use permit with the primary difference being in the hours of operation. Urgent care centers typically operate 12-16 hours a day and an off-campus emergency center has 24-hour operations, potentially increasing impacts.

This site is located in a primarily commercial area. Pacific Avenue and Lacey Boulevard are heavily traveled commercial roadways lined with various commercial, retail and service uses. Hours of operation of the facility will not generally affect most adjacent users. The building is proposed to be located on the southern end of the project site and this is where the bulk of the impacts associated with drop off, loading and unloading of patients, and other site activities will occur. These uses are generally compatible with adjacent properties and the commercial nature of the Pacific Avenue site frontage. Proposed driveways into the site have been evaluated and traffic to and from the facility will not have a negative impact on existing roadways and intersections.

There are existing residential uses across Selma Street to the northwest where there is potential for impacts related to parking lot lighting and vehicle traffic after normal business hours. Because of the low-volume of patients expected, vehicular traffic is generally anticipated to be low especially in the late night hours. In the PM peak, the total number of new trips associated with this site is only 13. This is during the highest traffic volume time of the day; the number of trips during other hours will be lower, limiting impacts on adjacent uses. However, in review of the plans, the project as proposed is slightly over-parked. The Lacey Municipal Code 16.72 regulates parking lots and stall counts for commercial and residential parking in the City of Lacey. This chapter permit permits 2-4 parking stalls per 10,000 square feet of gross floor area for this type of use. The applicant is proposing 54 stalls. This is 14 over what is permitted by code.

Chapter 16.72.030D.1.C does provide an opportunity for additional parking stalls if the applicant provides the Site Plan Review Committee a compelling reason to increase the number of stalls over the maximum permitted. No additional justification for parking exceeding the maximum amount has been submitted at this time. Unless the applicant submits documentation that explains why parking above the code maximum is necessary, the plans will need to be revised to reduce the total number of parking stalls. By reducing the number of automobile stalls, the potential impact of a large parking lot on adjacent residences will be reduced. Staff has included a condition that would require the applicant to reduce the number of stalls proposed to meet the ordinance requirements identified in LMC 16.72.030 Table T-13. If additional parking stalls are to remain, they should be limited afterhours to employee parking. If the sites to the west transition to commercial use in the future, this limitation could be removed.

To mitigate for impacts related to parking lot lighting, a condition is included that recommends that all parking lot and site lighting be shielded to ensure that it does not extend past the limits of the parking lot. The condition requires that photometric plans and fixture details be submitted for review and approval.

An additional difference from an urgent care center is also the addition of an ambulance bay and receiving area. Though patients are expected to arrive by car, there is a proposed ambulance loading and receiving area designed to allow seriously ill patients to be transported to the hospital from the facility for an enhanced level of care. Because patients will not be arriving by ambulance, except in rare emergencies, the impact of sirens on adjacent uses is expected to be minimal. However, a condition has been included that requires the emergency facility operator enter into a contract with their private ambulance providers to limit the use of sirens and lights during transport from the facility.

FORM BASED CODE

In addition to the above noted items related to compatibility, the project must meet the requirements of the LMC 16.24 - Woodland District – including those for building and lot frontage standards. The plans for this project were reviewed based on the requirements for building siting, form, and pedestrian connectivity. The proposed building meets the requirements of the zoning code chapter for the corner of Pacific, Golf Club, and Selma Street. However, the frontage proposed for the remainder of Golf Club Road, where there is not a building at the build-to line, is not consistent with the standards required of the form based code chapter 16.24. The plans show a landscaped frontage for Golf Club Road which is not permitted per Table 16.24.050-2. The plans must be revised to show the onsite frontage for Golf Club Road improved with one of the required onsite frontages to screen the parking lot, either a low-wall and trellis frontage type (figure and table 16.24.070-5) or an urban fence and wall frontage (figure and table 16.24.070-6). Conditions are included that would ensure that site plans be revised to meet the requirements of the code.

Based on review of the application materials and applicable code sections, staff finds that if the recommended conditions included are imposed, that the proposal is consistent with the goals

and policies of the City of Lacey Comprehensive Land Use Plan, the zoning codes and applicable ordinances, and recommends approval of the project.

X. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on Conditional Use permits. Pursuant to section 2.30.140 of the Lacey Municipal Code, the Examiner has the authority to render a decision on the application which may be to grant, deny, or grant with such conditions, limitations, modifications and restrictions as the Examiner finds necessary to make the application compatible with its environment, the comprehensive plan, other official policies and objectives and land use regulatory enactments.

XI. SUMMARY OF STAFF ANALYSIS

Staff finds that the proposed conditional use permit is consistent with the City Comprehensive Development Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XII, are implemented.

XII. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED CONDITIONAL USE PERMIT

Based upon the above analysis, City staff recommends approval of the conditional use permit. The project shall proceed in substantial conformance with the plans on file, except as modified below:

CONDITIONS OF PROJECT APPROVAL

Conditions unique to this application:

Community and Economic Development Department Planning Section

1. The project shall be developed in substantial conformance with the site plans submitted on December 3, 2021, except as modified by the conditions below.
2. All lot frontage requirements from the Woodland District Form Based Code shall be satisfied. This includes the requirements for either a Low Wall and Trellis Landscape frontage type, as called out in LMC 16.24.070-5, or an Urban Wall or Fence Landscape Frontage type, per LMC 16.24.070-6, for the entire length of the frontage of Golf Club Road where the building is not located on the build-to line. The site plan and landscape plans shall be revised to show the required frontage types for Golf Club Road.
3. The use is subject to noise ordinance requirements specified in 16.57. Operations on site shall not exceed noise levels specified in LMC 16.57.030.

4. The applicant/building owner or user shall enter into an agreement with the private ambulance companies that transport patients from the site. The agreement shall be designed to limit the use of sirens and lights, particularly in the overnight hours, during patient transport. A copy of the agreement shall be submitted to the Community and Economic Development Department prior to issuance of the certificate of occupancy for the building.
5. As shown on the submitted site plans, the site is over-parked for the proposed building size. The site plan shall be revised to reduce the parking stalls to meet maximum parking requirements of 2-4 stalls per 1000 square feet of floor area; or materials must be submitted to the Site Plan Review Committee, for review and approval, that justifies the need for additional parking.
6. Per LMC 16.72.050B6 parking shall be designed and with a minimum of thirty percent and a maximum of fifty percent of the required number of spaces for compact cars. The site plans shall be revised to reflect this requirement.
7. The building elevations submitted with the application materials for the medical center on December 3, 2021 are approved. Major modifications to the building elevations shall be reviewed by the Planning Department prior to submittal of the building permit. Minor alterations to the plans may be reviewed through the building permit process.
8. The project shall meet the requirements of LMC 14.32 'Tree and Vegetation Protection and Preservation' for minimum number of trees per lot. A minimum of four trees per 5,000 square feet of site area shall remain, or be planted if not retained, on site. The project landscape plans shall show how this requirement is being met.
9. Pedestrian walkways providing connections between the proposed buildings and the adjoining sidewalks, shall be integrated into the site plan. All pedestrian walkways crossing the parking lot and drive lanes shall be surfaced with a material that provides a contrast to the asphalt drive and parking areas. Suitable materials include concrete, colored stamped concrete or brick pavers. Painted asphalt will not be acceptable. The material and color shall be approved by the City of Lacey Community Development Department and shown on the revised site plan and construction drawings.
10. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare onto adjacent properties while providing adequate safety for pedestrians. Details of all site lighting fixtures shall be submitted with the design review materials for review and approval. A lighting and photometric plan shall be submitted for review and approval.
11. Details of all site furnishings, including benches, bike racks, site lighting fixtures, refuse and dumpster enclosures shall be submitted to the Community and Economic Development Department for review and approval.

12. Future additions to, or expansions of, the facility shall be reviewed through the appropriate land use process and will be subject to all applicable codes and ordinances in place at the time of complete land use application.
13. The following note shall be on the building, grading and land clearing permits:
When an unanticipated discovery of protected cultural materials (e.g. bones, shell stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archeology and Historic Preservation and other contacts as identified in the City of Lacey Standard Inadvertent Archeological and Historic Resources Discovery Plan (LMC 16.53.080).
14. Buildings shall not cross property lines or conflict with required setbacks. The boundary line adjustment/lot consolidation application process shall be completed and the map recorded with the Thurston County Assessor prior to issuance of building permits. The below comments address changes need to the BLA map:
City of Lacey and Thurston County Assessor Comments
 - 1) Original legal descriptions for 69200001200 & 69200001201 are incorrect; (1) both should read LOT 12, (2) "parcel B" includes then excludes the North 70' (should not exclude).
 - 2) Need address for NEW Lot. The new address is 1055 Golf Club Road Southeast, Lacey Washington 98503.
 - 3) BLA Number needs to be on map. The BLA number is BLA#21-0010LA
 - 4) Include Auditor's Index listing $\frac{1}{4}$ $\frac{1}{4}$, in Title Block.
 - 5) Label NEW Lot.
 - 6) Remove parcel numbers from map.
 - 7) A page index shall be added.
 - 8) Corners need to be set (LMC 15.04.060)
 - 9) Controlling monuments for Pacific Avenue SE shall be shown.

Building and Fire Code Requirements

15. The address for the site shall be 1055 Golf Club Road Southeast, Lacey Washington 98503. This address shall be shown on the BLA map and on any building permits submitted for this project.
16. One fire hydrant shall be installed, tested and approved prior to the issuance of the building permit (LMC 14.07.501).
17. An approved 20-foot wide all-weather surface fire apparatus access road shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Fire apparatus access roads shall be located not less than 10-feet from the building (IFC Section 503.1).

18. An approved aerial fire apparatus access roadway shall be provided along one entire side of the building when any portion of the building is in excess of 30-feet in height from the grading median of the building to the roofing eaves. The aerial fire-apparatus access road shall not be less than 26-feet in width and less than 15-feet away from or further than 30-feet away from the building. Aerial and fire access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 pounds and a gross weight load of 65,000 pounds (IFC Section D105).
19. An Approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. This may include the ambulance entrance area, please provide modeling showing how emergency vehicles can turn around and park in this area (IFC Section 503.2.5).
20. The inside turning radius on the fire apparatus access roadways shall be not less than 28-feet (IFC Section D).
21. The drive-thru canopy must have a clearance height of 13 feet 6 inches (IFC Section D).
22. The required fire-flow for the building shall be at least 1,500 gpm for 3 hours. The fire flow is based on building square footage and includes a 50% credit for the installation of an automatic fire sprinkler system (IFC Appendix B, IFC Section 507.1, LMC 14.07.015).
23. Fire hydrants shall be provided every 300 feet and shall be placed no closer than 40-feet from the building or structure protected; fire hydrants can be placed closer at the discretion of the fire code official. A fire department connection shall also be installed within 40 feet of a fire hydrant. The building shall have its own FDC line with KNOX locking caps or plugs (IFC Table C102.1, LMC 14.07)
24. The building shall be equipped with an approved automatic fire sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards.
25. An approved addressable voice evacuation fire alarm system with supervised monitoring shall be provided throughout the buildings per LMC Chapter 14.07 and NFPA 72 (2016 Edition) Standards.

Public Works Department:

Specific Water

26. A 12-inch water main shall be extended from Golf Club Road to Selma Street. From the extension to Selma Street, an 8-inch main shall be installed in Selma Street and shall be connected to the existing 12-inch main located in Pacific Avenue.
27. To avoid disrupting frontage improvements installed with the proposed project, it is suggested that the 8-inch main be extended within Selma Street at this time to the

north property line and connected to the existing 8-inch main in the alley north of this project. With this extension, the existing 2-inch poly water line shall be decommissioned and any remaining services transferred to the 8-inch main.

28. A domestic water service equipped with a Reduced Pressure Backflow Assembly device shall be installed on the building (DG&PWS Section 6.120F; Appendix P).
29. An irrigation meter with a Double Check Valve Assembly Backflow Prevention device shall be installed for all landscaped areas (DG&PWS 6.120F).

Specific Sewer

30. The building shall be provided with a sewer lateral. The lateral shall connect to a manhole. The lateral shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe. A manhole shall be set in Selma Street to provide sewer to the building.
31. Dumpsters and enclosures shall not be located over water and sewer mains.

Specific Stormwater

32. The project site is located in a Category I Critical Aquifer Recharge Area, thus enhanced treatment of stormwater runoff from pollution-generating surfaces is required.
33. A complete Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved, and the site inspected by the City of Lacey prior to any site-disturbing activities such as clearing or grading.
34. All stormwater management BMPs and facilities shall be designed and constructed in compliance with the applicable criteria specified in the City of Lacey 2016 Stormwater Design Manual.
35. Cross-section details shall be provided in the plan set for each stormwater infiltration location and depth per Chapter 7 of the 2016 Stormwater Design Manual, and facility design adjusted as needed for compliance with City criteria. The drainage control plan shall include all data and calculations for determination of long-term design infiltration rates. Methodology shall be per Appendix 7A of the 2016 SDM.
36. Infiltration facilities not fully meeting the criteria in the 2016 Stormwater Design Manual may be subject to further analysis (e.g. mounding analysis) and/or performance testing.
37. Site plans, details, and the stormwater maintenance and source control manual shall clearly state that pavement may need to be removed, and other site improvements may be affected due to infiltration system maintenance, repair, or replacement.

38. Treatment and infiltration facilities shall be constructed for stormwater associated with the site, stormwater associated with adjacent properties currently discharging to the site, and with half-street stormwater associated with Selma Street.
39. Soil quality and depth design criteria shall be incorporated into the site design and depth criteria in conformance with the City of Lacey 2016 Stormwater Design Manual.

Specific Transportation

40. A 10-foot sidewalk and a four-foot planter strip shall be constructed with required landscape and irrigation, shall be stalled adjacent to Pacific Avenue. Right-of-way to support these improvements shall be dedicated with the project.
41. A 7.5-foot sidewalk, and a four-foot planter strip, with landscaping and irrigation, shall be installed on Golf-club road. Right-of-way to support these improvements shall be dedicated with the project.
42. The following improvements are required for Selma Street; five-foot sidewalk, six-foot planter strip with street trees, streetlights, irrigation, etc., an 11-foot travel lane and an additional landscaped/irrigated area between the sidewalk and the property line. This section of roadway requires 30-feet of half-street right-of-way; dedication may be required to support the installation of these improvements.
43. Overhead utilities on Selma street shall be undergrounded (DG&PWS, General Public Works Considerations 3.100D).
44. A pedestrian connection between Golf Club Road and Selma Street shall be provided. The connection shall align approximately with 10th Avenue. Pedestrian improvements shall include a 10-foot sidewalk with a 6-foot planter strip on each side, per the requirements of LMC 16.24.050-1 and Figure and Table 16.24.050-9.
45. Access to the property shall be provided as determined and approved by the City of Lacey. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards Manual. Full access points are permitted onto Selma Street, as proposed. A full access onto Golf Club Road, aligning with 10th Avenue Southeast will also be permitted.
46. The traffic mitigation fee estimate identified as of April 6, 2022 is \$5,413.45, and will mitigate off site traffic impacts for this project. The actual fee will be determined at the date of payment for issuance of building permits, water meters or other approval process. The fees increase annually in an amount equal to the increase in the Engineering News Record Construction Cost Index over a date one year earlier (LMC 14.21).

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

Community and Economic Development:

General Planning Requirements

47. A detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific time line for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied. (LMC 16.80)
48. A detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. (LMC 16.80)
49. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, a letter of credit or assignment of savings must be provided to the Planning Department in the amount of 150 percent of the above mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is installed and approved by the Planning Department and a financial security is in place to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years, three years for type I landscaping. (LMC 16.80).
50. Prior to final occupancy approval a financial security in the amount of 20% of the value of the on-site vegetative improvements shall be submitted to the Planning Department and shall be held for a period of two years, three years for type I landscaping. (LMC 16.80).
51. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible,

etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the City may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss. (LMC 16.80)

- 52. A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site. (LMC 16.75)
- 53. All applicable requirements of the City Zoning Code shall be satisfied (LMC Title 16).
- 54. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, Construction Stormwater General Permit and any others. These permits will require additional review time from the appropriate agencies.

Building and Fire Code Requirements

- 55. The project shall comply with the requirements of the 2018 International Building Code, 2018 International Fire Code, and the 2018 Washington State Energy Code and all other codes adopted by the City of Lacey.
- 56. The project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009 – Accessible and Usable Buildings and Facilities.
- 57. A grading permit is required for the project.
- 58. A Geotechnical Engineering Report shall be submitted for the project.
- 59. A Washington State licensed architect and engineer are required for the project.
- 60. 12" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast with the buildings color (IFC Section 505.1; LMC 14.07.015).
- 61. Fire extinguishers shall be provided every 75-feet; extinguishers shall be the 2a10bc type (LMC 14.07).
- 62. Fire department and police department KNOX boxes are required for the building in multiple locations (LMC 14.07).
- 63. 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 tests; 24-hours' notice shall be provided for scheduling tests and inspections.

Public Works Department:

General Water

64. The following shall be stated on the irrigation plans:
“The property owner adjacent to the public right-of-way will be responsible for maintaining and locating all irrigation lines located in the public right-of-way” (DG&PWS, Water, Irrigation 6.210).
65. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health, and the City of Lacey Fire Code Official’s standards. Actual main size, loop closures, and possible off-site improvements, including the number and location of fire hydrants, will depend on the fire flows available to the site (DG&PWS, Water 6.010).
66. Water mains shall be extended throughout the project site to satisfy City of Lacey Water Comprehensive Plan requirements and to assure fire, water quality, and domestic water requirements can be satisfied. Water mains shall be extended on the north or east sides of road or drive aisles, 6 feet off centerline (DG&PWS, Water 6.020).
67. Modeling of the water system shall occur in order to assure adequate water is available for the project. Contact Brandon McAllister, Water Resources Engineer, to facilitate the fire flow modeling.
68. If utility extensions are required for the project that require roads that were paved within the last five years to be “cut”, a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
69. The water meter shall be purchased prior to the issuance of the building permit (DG&PWS Water 6.121).

General Sewer

70. All existing on-site septic systems and drainfields shall be decommissioned per the requirements and standards of the Department of Ecology and the Thurston County Department of Health.
71. Public sewer main extensions shall be located six-feet off centerline on the south or west side of the road/drive areas (DG&PWS, Sewer 7A.010).
72. All structures shall be connected to sanitary sewer. Public mains with associated appurtenances shall be installed to serve the project with sewer (DG&PWS, Sewer 7A.010).

73. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Alliance and the Department of Ecology (DG&PWS, Sewer 7A.010).

General Stormwater

74. The project shall comply with the City of Lacey 2016 Stormwater Design Manual. Stormwater drainage and erosion control submittals shall be in conformance with the formatting and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual (LMC 14.27).
75. A final stormwater site plan, with a drainage report and drainage plans, in conformance with current Stormwater Design Manual standards, shall be submitted prior to final Public works civil drawing approval. The report shall include the following key elements: the project engineer's certification; descriptions of how the core requirements are addressed; a construction SWPPP; basin map and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 data files produced by 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 manual (SDM 2.2.1).
76. The 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 and 7.2).
77. An individual roof drain infiltration system shall be installed for the building. Stormwater shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.
78. A construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to the start of site work or construction of the project. A complete SWPPP consists of a narrative report, and a temporary erosion and sediment control plan drawing. Each of the 13 required SWPPP elements identified in Chapter 5 of the City of Lacey 2016 Stormwater Design Manual shall be addressed and included in the construction SWPPP. If site conditions render and SWPPP elements justified in the narrative report.
79. A Stormwater Facility Maintenance Manual, prepared per Chapter 3 of the City of Lacey 2016 Stormwater Design Manual, shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the Stormwater Site Plan and shall also be prepared to serve as a standalone document for the post-development facility owner(s). The maintenance plan shall also be submitted to and approved by the City prior to civil drawing approval.

80. Clearing, grading, and other soil disturbing activities shall be prohibited from October 1 through April 30 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).
81. The maximum depth of an infiltration facility is 20 feet below the surrounding finished (developed) ground elevation in order to provide for long-term maintenance access to the facility.

General Transportation

82. Existing curb ramps or other improvements that do not meet current Americans with Disability Act standards associated with the site shall be brought into current standards with the site development (DG&PWS, 4C.030.7).
83. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Street lighting is required for all streets fronting this project. All street light designs shall be prepared by an engineering firm capable of performing such work (DG&PWS, Transportation, Illumination 4E.010).
84. Electrical services associated with street lighting, pump stations, or other applications for the public benefit as agreed to by the City, shall be transferred into the City's name. In order to change service, the applicant shall provide a copy of a billing statement to the City. If service has not been established, the applicant/owner shall provide the following information to the City so that service can be established: project name; service meter's number; address of the service meter; owner's contact number and address; and, the types of items being energized by the service. All fees associated with the installation of the service are the responsibility of the developer. Service will remain in the applicant/owners name, all they will be responsible for payment of all bills, until the information outlined above is submitted to the City.
85. Fiber optic conduit shall be installed and shall conform to the standards and requirements set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS Transportation 4E.035)
86. Fiber optic conduit shall be installed with this project and shall conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4E.035).
87. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines and Public Works Standards (DG&PWS, Transportation 4B.025).

88. Street trees, per the Development Guidelines and Public Works Standards), shall be planted in planter strips and/or medians as part of the required frontage improvements for the project (DG&PWS Transportation 4G.100).

General Surveying Requirements

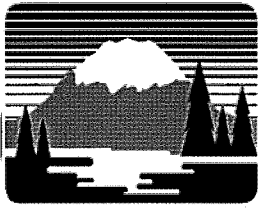
89. Utility easements are required for all water and sewer mains located on private property. Easement shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stubouts shall be provided to serve adjoining properties as determined by the City. All easements shall be designated as 'utility' easements on the civil drawings and in the easement documents. Specific requirements will be determined at the time of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to the release of approved civil drawings (DG&PWS Chapter 3.110).
90. 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)
91. 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 the Lacey Public Works Department. Civil drawings shall be submitted utilizing the City of Lacey Vertical Datum (DG&PWS 3.025).
92. Right-of-way shall be dedicated for a project that requires a conditional use permit. The requirement to dedicate right-of-way shall be determined by the City or Regional Transportation plans, by a Traffic Impact Analysis, or as determined by Public Works. Dedications shall be determined by a professional land surveyor. Dedications shall be submitted and approved by the City of Lacey prior to plan approval (DG&PWS, Transportation 4B.060).
93. A 10-foot joint utility easement immediately adjacent to the public right-of-way shall be dedicated to accommodate the installation of private and public utilities (DG&PWS 2017 Roadway Details).

Other Requirements

94. All improvements shall satisfy the City of Lacey Development Guideline Standards in place at the time of complete application as determined by the City of Lacey Community and Economic Development Department.
95. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect (DG&PWS 3.035).

96. All Public Works improvements shall 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 (DG&PWS 3.040).
97. All structures associated with this site shall be connected to the City of Lacey utilities (DG&PWS 6.010 and 7A.010).
98. Certificate of Occupancy of the building will not be issued until all improvements shown on the approved civil drawings are installed by the applicant and approved by the City (DG&PWS 4B.080).
99. Prior to civil drawing approval, one paper set of drawings and a PDF copy of the drainage report shall be submitted for all approved final plans (DG&PWS Chapter 3.040B).
100. Prior to final Public Works Construction approval “as-built” bonded paper drawings and the revised civil drawings in AutoCAD and PDF formats shall be submitted for all approved final plans (DG&PWS Chapter 3.040J).
101. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate is required for a period of 24 months upon construction completion and approval of Public Improvements. The financial guarantee may be released after 18 months if all conditions of approval have been satisfied. This financial guarantee applies to sewer, stormwater, frontage and landscaping irrigation improvements (LMC 14.20.025).
102. If building permits are desired prior to the installation and city approval of civil improvements, a financial guarantee at a rate of 150% of the outstanding improvements within the right-of-way shall be submitted to the City.
103. A completed, signed and stamped checklist from chapter 3 of the Development Guidelines and Public Works Standards Manual shall be submitted with three sets of civil drawings, two drainage reports, and one electronic copy of the civil drawing in PDF format, shall be submitted to the Public Works Department for review and approval. Drawings submitted to other departments WILL NOT satisfy this requirement.
104. The property owner adjacent to the public right-of-way shall be responsible for maintaining the planter strip and street trees (weeding, pruning, irrigating, mowing, etc.) in the public right-of-way in a healthy and growing manner in perpetuity. If the planter strip and/or trees are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies the planter strip and/or trees are being and will continue to be maintained shall be submitted to the City for review (DG&PWS, Transportation 4G.100D).

105. The following language shall be included on the face of any easement documents submitted to the City:
- To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30-day time period, the City will fix the problem and bill the property owner.
106. A bill of sale for water and sewer being installed with the project shall be submitted to the City of Lacey Public Works Department prior to final Public Works approval of the project.



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CITY
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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY	
Date:	
Case #:	
Received By:	
Planner:	
Related Cases:	

GENERAL LAND USE APPLICATION

Please Identify Supplemental Forms Accompanying This Application:

- | | |
|--|--|
| ☐ Binding Site Plan (Preliminary)
☐ Binding Site Plan (Final)
☒ Boundary Line Adjustment
☐ Conditional Use Permit
☒ Environmental Checklist (SEPA) (must include thumbdrive containing .pdf copies of all submittal materials, including applications)
☐ Joint Aquatic Resources Permit Application (JARPA)
☐ Landclearing Permit/Class IV Forest Practices
☐ Limited Administrative Review (separate application form is <u>not</u> required) | ☐ Planned Residential Development (Preliminary)
☐ Planned Residential Development (Final)
☐ Short Subdivision (Preliminary)
☐ Short Subdivision (Final)
☒ Site Plan Review
☐ Street Merchant Supplemental
☐ Subdivision (Preliminary)
☐ Subdivision (Final)
☐ Townhouse Development Permit
☐ Wetland Development Permit
☐ Woodland District Supplemental |
|--|--|

*Applicant/Property Owner Information

Owner: Multicare Health System, a Washington nonprofit corporation

Mailing Address: 315 Martin Luther King Jr. Way

Phone Number(s): 253-403-1335

E-mail Address: tbuyok@multicare.org

Signature: Tammy Buyok

* For projects with multiple owners, attach a separate sheet with above owner information and signatures.

Applicant: Tammy Buyok

Mailing Address: 315 Martin Luther King Jr. Way

Phone Number(s): (253) 403-1335

E-mail Address: tammy.buyok@multicare.org

*Authorized Representative: Mark R. Steepy, PE - KPFF Consulting Engineers

Mailing Address: 612 Woodland Square Loop SE Ste 100, Lacey, Washington 98503

Phone Number(s): (360) 292-7230

E-mail Address: mark.steepey@kpff.com

*The authorized representative will be the primary staff contact for all project related questions and correspondence.

Project InformationProject Name: Lacey OCED

Project Description: Construction of a building approx. 10,000 square feet with associated parking stalls, landscaping and utility improvements. Offsite improvements include reconstruction of sidewalk and planter strip along Pacific Avenue and Golf Club Road. Half street frontage improvements on Selma Street between Pacific Avenue and the alleyway.

Property DescriptionSite Address: 4312 Pacific Avenue SE, Lacey, Washington 98503Full Legal Description of Subject Property (attached ☒):Section: 20 Township: 18 N Range: 1 WAssessor Tax Parcel Number(s): 69200000700, 69200000800, 69200001000, 69200001200, 69200001201Zoning District: Woodland DistrictShoreline Designation (if applicable): N/AArea of Project Site (in square feet if less than 1 acre; in acres if greater): 1.95 acres

Critical Areas on or near Site (show areas on site plan):

☒ None☐ Creek or stream (name): _____☐ Lake or pond (name): _____☐ Endangered or threatened species (identify): _____☐ Encumbrances, such as wells with radius, and easements: _____☐ Wetland☐ Steep slopes/draw/gully/ravine☐ Historic site or structure☐ Flood hazard area, provide FEMA flood zone and map number: _____**Utilities (Existing and Proposed)**Water: Existing Yes Proposed YesSewer: Existing Yes Proposed YesAccess (name of street(s) from which access will be gained): Selma Street SE and Golf Club Road SE

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Tammy Buyok

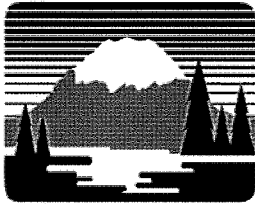
DocuSigned by:

Tammy Buyok

D5E0ECBD7E6D460...

11/16/2021**Print Name****Signature****Date**

Please attach all applicable supplemental forms



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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

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Date:	
Case #:	
Received By:	
Planner:	
Related Cases:	

CONDITIONAL USE PERMIT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Project Information	Construction of a medical use building with site and frontage improvements.
Applicant Name and Phone Number: <u>Tammy Buyok (253) 403-1335</u>	
Authorized Rep. Name and Number: <u>Mark Steepy (360) 292-7230</u>	
Project Name: <u>Lacey OCED</u>	
Planning Project Number: <u>118-20-121000</u>	
Summary Of Request (list types of uses)	Commercial Use - Medical
Hours of Operation (include number of days per week): <u>24 hours per day, 7 days per week</u>	
Total Square Footage of Site: <u>85336</u>	Total Square Footage in Paved or Covered Surfaces: <u>Approx 59,800</u>
Number of Dwelling Units: Proposed: <u>N/A</u> Permitted: <u>N/A</u>	
Existing Zoning	Woodland District
Existing Zoning Designation: <u>Woodland District</u> Comprehensive Plan Designation: <u>Woodland District</u>	
How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? <u>See attached.</u>	
Essential Public Facility? <u>No</u> Type One: _____ Type Two: _____ Type Three: _____	
Commercial Uses	Medical
Total gross square footage of commercial buildings: <u>10,000</u>	
Description of each commercial use: <u>The proposed facility is an off-campus extension of a parent hospital that will provide emergency, community-based, medical care.</u>	
What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development? <u>The proposed site is designed based on City of Lacey standards and follows Woodland District zoning requirements. An example includes a pedestrian connection</u>	

between Golf Club Road and Selma Street.

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? The proposed building and landscaping follows Frontage Type 3 Porch-Stoop-Terrace under the Woodland District zoning requirements, which provides a compatible appearance and character to the surrounding neighborhood. (LMC 16.24.070-3)

Protective Covenants ^{N/A}

Are there protective covenants for the subdivision in which this use is to be located? _____

If so, attach a copy of the covenants and explain how the proposed use does or does not conform to the covenants. Cite specific section(s) of the covenants for reference: _____

Day Care Centers And Nursery Schools ^{N/A}

Maximum Number of Students: _____ Estimated Maximum Vehicular Trips Generated: _____

How are these vehicular trips distributed by mode and time of day? _____

Attach a commercial traffic generation worksheet to the application form.

Essential Public Facilities Identified:

Does the proposed use meet the definition and criteria of 16.66.060 for essential public facilities review:

☐ Yes ☒ No

If yes, what type of facility is it classified as:

☐ Type 1 ☐ Type 2 ☐ Type 3

Please see additional submittal requirements for Type 1 and 2 essential public facilities below.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Greg Johnson

Print Name

Greg Johnson

Signature

Digitally signed by Greg Johnson
DN: cn=Greg Johnson, c=US, email=gjohnson@philowilke.com
Date: 2021.11.22 16:33:33 -0500

11/22/21

Date

Please attach all applicable supplemental forms

11275 S. Sam Houston Parkway W.
Suite 200
Houston, Texas 77031
832.554.1130 phone
832.554.1131 fax
www.pwarch.com

22 November 2021

City of Lacey
Department of Community and Economic Development

**Re: Conditional Use Permit Supplemental
PhiloWilke #217-012**

In response to the following question on your form:

Existing Zoning Woodland District	
Existing Zoning Designation:	Woodland District Comprehensive Plan Designation: Woodland District
How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? See attached.	
Essential Public Facility? No Type One: Type Two: Type Three:	

We offer the following response:

Within the City of Lacey zoning Chapter 16.24 for the Woodland District, sub-section 16.24.010 Intent and organization notes the following criteria which we are conforming with:

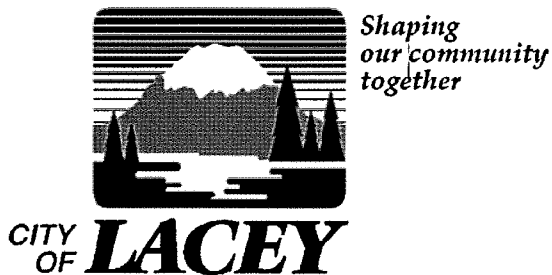
1. Encourage density and a diverse mix of uses in the core area; *This new facility will provide outstanding healthcare among the variety of uses within this area.*
2. Create a core area that is strongly pedestrian-oriented and transit friendly; *We have incorporated sidewalks around the facility, especially along Pacific and Golf Club to encourage pedestrian activity. We have also included a through-block connection from Golf Club to Selma.*
3. Create a strong identity for the core area that supports the policies of the Downtown Comprehensive Plan, the Downtown 2000 Plan, and the Woodland District Strategic Plan; *We have integrated our facility with the design guidelines to ensure a beautiful and appropriate solution.*
4. Create places that provide for the needs of a diverse population; *This facility will provide much needed access to emergency care to the area.*

Sincerely,



Greg Johnson, AIA, LEED

6



DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
420 College Street SE, Lacey, WA 98503 (360) 491-5642

OFFICIAL USE ONLY	
Date:	
Case #:	
Received By:	
Planner:	
Related Cases:	

BOUNDARY LINE ADJUSTMENT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

NOTE: ALL DOCUMENTS FILED, EXCEPT MYLARS, MUST HAVE 1" MARGINS (TOP, BOTTOM & SIDES)	
Applicant Name: <u>MultiCare Heath System</u>	
Address: <u>315 Martin Luther King Jr. Way</u>	
City, State, Zip: <u>Tacoma, WA 98405</u>	
Telephone: <u>(253) 403-1335</u>	
Surveyor: <u>Tom Swift, PLS</u>	
Mailing Address: <u>612 Woodland Sq. Lp. SE, Suite 100</u>	
City, State, Zip: <u>Lacey, WA 98503</u>	
Telephone: <u>(360) 292-7230</u>	
Project Information: Boundary Line Adjustment ☐ Lot Consolidation ☒	
Address of parcels: <u>4306 & 4312 Pacific Ave SE. 916, 908, & 904 SE Selma St</u>	
Tax parcel numbers of property included with this application: <u>69200000700, 69200000800</u> <u>69200001000, 69200001200, 69200001201</u>	
Zoning district: <u>Woodland</u> Minimum lot size per district requirements: _____	
Proposed lot size: Lot 1 <u>85,488 SF</u> Lot 2 _____ Lot 3 _____ Lot 4 _____	

The Following Shall Be Submitted For A Boundary Line Adjustment Or Lot Consolidation:

- ☐ 10 copies of the Boundary Line Adjustment Supplemental form
- ☐ 10 copies of the General Land Use Application
- ☐ A plat certificate dated no more than 30 days prior to application submittal.
- ☐ 10 copies of the Boundary Line Adjustment/Lot Consolidation Map must be submitted with the application for review and shall be printed on 18" x 24" paper and must meet the following requirements:
 1. Be prepared by a licensed land surveyor in accordance with the Washington Administrative Code 332-130-050
 2. Be a scale drawing of the existing and proposed boundary lines
 3. Existing boundary lines shall be shown as dashed lines
 4. Proposed boundary lines shall be shown as solid lines
 5. The drawing shall include all lot measurements in feet, existing and proposed lot areas, the location of all improvements such as buildings, roads, easements, and other pertinent features
- ☐ Declaration of Boundary Line Adjustment – can be submitted separately or printed on the map
- ☐ All application fees
- ☐ A quit claim deed or real estate contract is required to ensure the conveyance of the property and **shall be recorded by the applicant after the boundary line adjustment application has been recorded. This document does not need to be submitted with the application materials;** however, the Thurston County Auditor's Office requires that this document be recorded following recording of the boundary line adjustment map. The BLA will not be finalized until the quit claim deed is recorded.

Note: A mylar drawing will be required following review and approval of the Boundary Line Adjustment application; please do not submit the mylar drawing until it is requested by the City.

WARNING:
THE CITY OF LACEY HAS NO RESPONSIBILITY
TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE
SERVICE THE PRIVATE ROADS WITHIN OR
PROVIDING ACCESS TO THE PROPERTY
DESCRIBED ON THIS BOUNDARY LINE
ADJUSTMENT.

ASSESSOR PARCEL NO.'S:
69200000700
69200000800
69200001000
69200001201
69200001200

CITY OF LACEY BOUNDARY LINE ADJUSTMENT

NW 1/4 NE 1/4 SECTION 20, TOWNSHIP 18N, RANGE 1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

SHEET 1 OF 3

CITY OF LACEY BLA NO. _____

CERTIFICATE OF CONFORMANCE:

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT CONFORMS WITH THE REQUIREMENTS OF THE PLATTING AND SUBDIVISION ORDINANCE AS THE ADJUSTMENT DOES NOT CREATE ANY NEW LOTS CONTAINING INSUFFICIENT LOT AREA AND DIMENSIONS TO MEET THE MINIMUM REQUIREMENTS FOR WIDTH AND AREA FOR BUILDING SITES PER CITY OF LACEY SUBDIVISION ORDINANCE 15.04.

BY: _____
CITY OF LACEY PLANNING DEPARTMENT DATE

DECLARATION OF BOUNDARY LINE ADJUSTMENT:

KNOW ALL PERSON BY THESE PRESENTS: THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED BY THIS DECLARATION, AND ARE SERVING APPROVAL BY THE CITY OF LACEY PLANNING DEPARTMENT OF THE HEREON DESCRIBED ADJUSTMENT OF LAND.

- WE, THE UNDERSIGNED, HEREBY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF LACEY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES INCURRED AS A RESULT OF THIS SIGNATORY NOT BEING THE OWNER OF THE PROPERTY BEING ADJUSTED. SUCH COSTS AND DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LITIGATION, VOLUNTARY QUIET TITLE, BOUNDARY DISPUTES, LOSS OF USE OF ALL OR A PORTION OF REAL PROPERTY AND SLANDER OF TITLE.
- WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.
- THIS BOUNDARY LINE ADJUSTMENT MAP AND LEGAL DESCRIPTION OF PARCELS ARE MADE PART OF THIS DECLARATION.

DATED THIS ____ DAY OF _____, 2021. BLA NO. _____

GRANTOR

STATE OF WASHINGTON)
) SS
COUNTY OF THURSTON)

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF _____ AND ACKNOWLEDGED TO ME THAT HE/SHE WAS AUTHORIZED TO SIGN ON BEHALF OF _____ AND THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING AT _____
MY APPOINTMENT EXPIRES AT _____

AUDITOR'S INDEX

20

NW 1/4 NE 1/4 SECTION 20

TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503

360.292.7230
www.kpff.com

ORIGINAL PROPERTY DESCRIPTION – PARCEL NO'S. 69200000700 AND 69200000800

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT FILE NO. NCS-955114-WA1, DATED SEPTEMBER 14, 2018.

PARCEL A: LOT 7 AND THE NORTH 10 FEET OF LOT 8, POPKES' SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 85, IN THURSTON COUNTY, WASHINGTON.

PARCEL B: LOTS 8 AND 9, EXCEPT THE NORTH 10 FEET OF LOT 8, POPKES' SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 85; IN THURSTON COUNTY, WASHINGTON.

RECORD DOCUMENTS:

 DENOTES ITEM PER SCHEDULE B OF SAID TITLE REPORT, AND IS PLOTTED HEREON, OTHERWISE ITEMS ARE NOT A SURVEY MATTER, NON-PLOTTABLE, OR BLANKET IN NATURE.

ITEM	DATE	RECORDING NO.	PURPOSE
	7-9-1927	182762	EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLES AND FIXTURES. EASEMENT ENCUMBERS ALL OF SUBJECT PROPERTY. WEST LINE OF EASEMENT FALLS ON ADJOINING PROPERTY AS SHOWN HEREON.
13	11-16-1950	478392	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER AGREEMENT".
14	4-27-1950	VOL. 11, P. 85	RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF POPKES' SUBDIVISION.
15	12-30-1992	9212300234	15 FOOT WIDE WATER LINE EASEMENT ACROSS THE CITY'S WATER LINE AND THE PRIVATE WATER LINE. EASEMENT LIES WITHIN PARCEL NO. 69200000700 (PARCEL A). SPECIFIC LOCATION NOT SPECIFIED.

ORIGINAL PROPERTY DESCRIPTION – PARCEL NO. 69200001000

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT FILE NO. NCS-955114-WA1, DATED SEPTEMBER 14, 2018.

LOTS 10 AND 11 OF POPKES' SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 85, IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

RECORD DOCUMENTS:

 DENOTES ITEM PER SCHEDULE B OF SAID TITLE REPORT, AND IS PLOTTED HEREON, OTHERWISE ITEMS ARE NOT A SURVEY MATTER, NON-PLOTTABLE, OR BLANKET IN NATURE.

ITEM	DATE	RECORDING NO.	PURPOSE
	7-9-1927	182762	EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLES AND FIXTURES. EASEMENT ENCUMBERS ALL OF SUBJECT PROPERTY. WEST LINE OF EASEMENT FALLS ON ADJOINING PROPERTY AS SHOWN HEREON.
5	11-16-1950	478392	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER AGREEMENT".
6	11-16-1950	478393	WATER RIGHT EASEMENT FOR WATER LINES AND APPURTENANCES OVER A PORTION OF LOT 12 OF POPKES' ADDITION. SPECIFIC LOCATION NOT SPECIFIED.
7	4-27-1950	VOL. 11, P. 85	RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF POPKES' SUBDIVISION.
8	12-30-1992	9212300234	15 FOOT WIDE WATER LINE EASEMENT ACROSS THE CITY'S WATER LINE AND THE PRIVATE WATER LINE. EASEMENT LIES WITHIN PARCEL NO. 69200000700 (PARCEL A). SPECIFIC LOCATION NOT SPECIFIED.

ORIGINAL PROPERTY DESCRIPTION – PARCEL NO'S. 69200001200 AND 69200001201

PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT FILE NO. NCS-955114-WA1, DATED SEPTEMBER 14, 2018.

PARCEL A: LOT 11 OF POPKES' SUBDIVISION AS RECORDED IN IN VOLUME 11 OF PLATS, PAGE 85; EXCEPTING THE NORTH 70 FEET;
ALSO EXCEPTING THE EAST 80 FEET THEREOF.
SITUATE IN THURSTON COUNTY, STATE OF WASHINGTON.

PARCEL B: THE NORTH 70 FEET AND THE EAST 80 FEET OF POPKES' SUBDIVISION AS RECORDED IN IN VOLUME 11 OF PLATS, PAGE 85; EXCEPTING THE NORTH 70 FEET.
SITUATE IN THURSTON COUNTY, STATE OF WASHINGTON

RECORD DOCUMENTS:

 DENOTES ITEM PER SCHEDULE B OF SAID TITLE REPORT, AND IS PLOTTED HEREON, OTHERWISE ITEMS ARE NOT A SURVEY MATTER, NON-PLOTTABLE, OR BLANKET IN NATURE.

ITEM	DATE	RECORDING NO.	PURPOSE
	7-9-1927	182762	EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR POLES AND FIXTURES. EASEMENT ENCUMBERS ALL OF SUBJECT PROPERTY. WEST LINE OF EASEMENT FALLS ON ADJOINING PROPERTY AS SHOWN HEREON.
6	11-16-1950	478392	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER AGREEMENT".
7	11-16-1950	478393	WATER RIGHT EASEMENT FOR WATER LINES AND APPURTENANCES OVER A PORTION OF LOT 12 OF POPKES' ADDITION. SPECIFIC LOCATION NOT SPECIFIED.
8	4-27-1950	VOL. 11, P. 85	RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF POPKES' SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I, JEREME F. CHAPMAN, HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT. THIS BOUNDARY LINE ADJUSTMENT IS BASED ON AN ACTUAL SURVEY.

JEREME F. CHAPMAN DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 45779

COUNTY AUDITOR CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THE CITY OF LACEY, THIS ____ DAY OF _____ 2021, AT ____ M, UNDER AUDITOR'S FILE NUMBER, _____
RECORDS OF THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY AUDITOR DEPUTY AUDITOR

CITY OF LACEY BLA NO. _____

A PORTION OF SECTION 20, TWP 18N, RNG 1W, W.M.

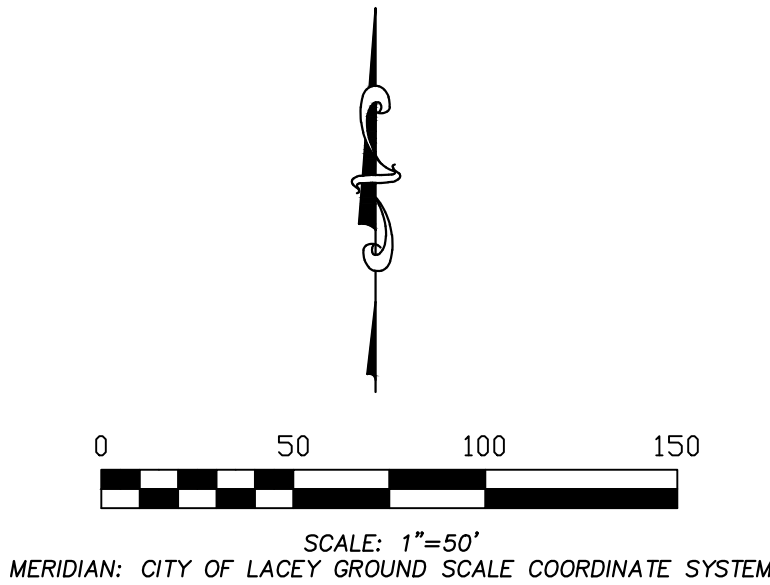
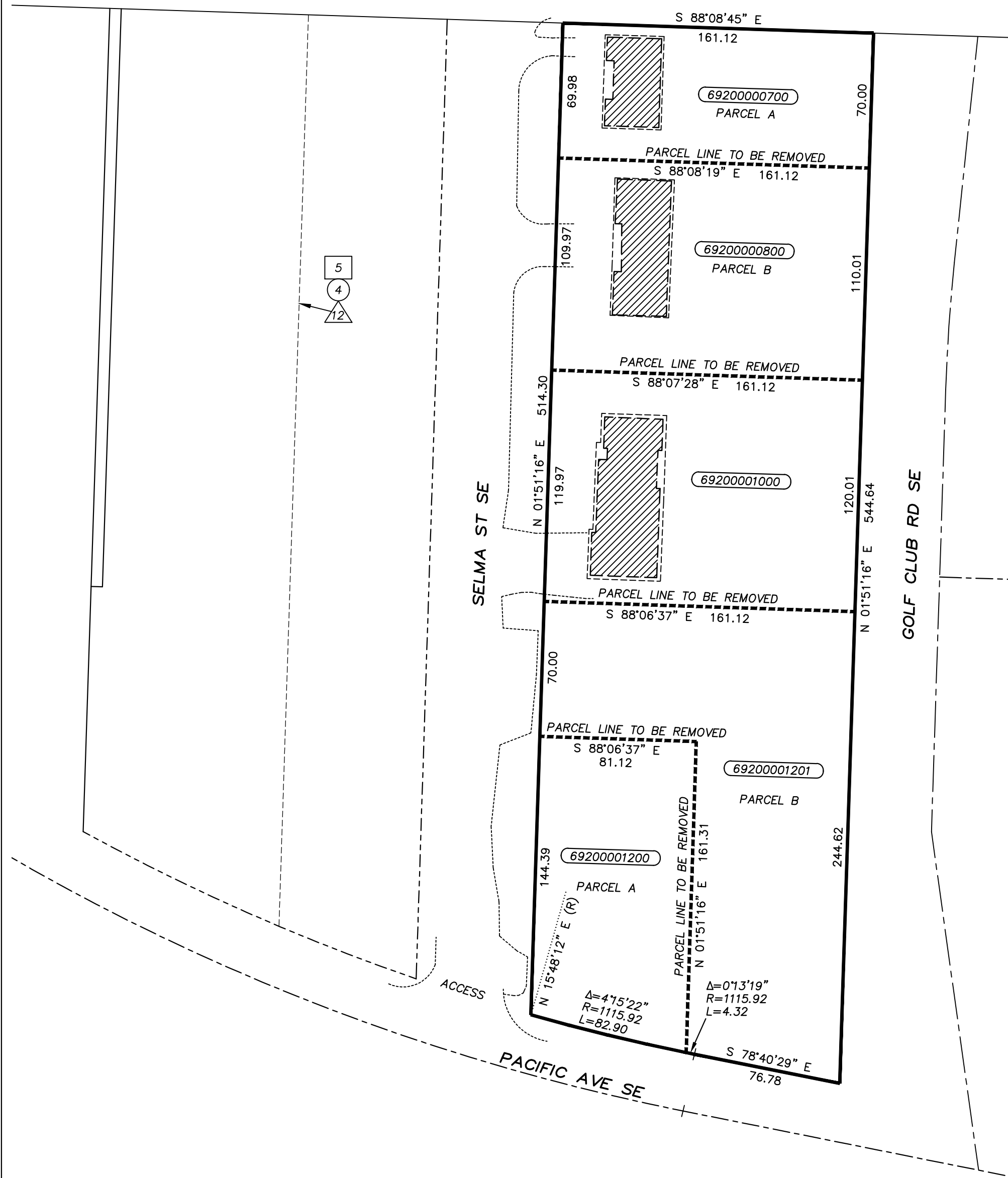
BOUNDARY LINE ADJUSTMENT OCED
KPFF PROJECT NUMBER 82100074

11-24-2021

EXHIBIT 7

CITY OF LACEY BOUNDARY LINE ADJUSTMENT
NW 1/4 NE 1/4 SECTION 20, TOWNSHIP 18N, RANGE 1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON
OCED

CITY OF LACEY BLA NO. _____



NEW LEGAL DESCRIPTION:

LOTS 7 THROUGH 12, INCLUSIVE, OF POPKES' SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 85, IN THURSTON COUNTY, WASHINGTON.
SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., IN THE CITY OF LACEY, THURSTON COUNTY, WASHINGTON.

BOUNDARY NOTE:

SEE SHEET 3 OF 3 FOR CONTROL SCHEME.

METHOD OF SURVEY:

CONTROL WORK PERFORMED USING GPS/RTK METHODS WITH THE USE OF TOPCON GR5 RECEIVERS, TOPOGRAPHIC SURVEY PERFORMED WITH THE USE OF TOPCON PS 103 ROBOTIC TOTAL STATION.
THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.
WORK PERFORMED IN NOVEMBER OF 2021.

REFERENCE SURVEYS:

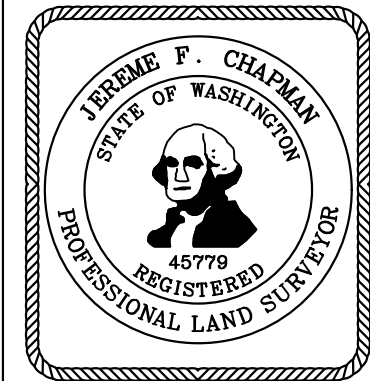
- R-1. BLA AFN 3181063
- R-2. SURVEY AFN 9101070276
- R-3. SURVEY AFN 4390029
- R-4. SURVEY AFN 8307270016
- R-5. BLA AFN 3428770
- R-6. ALTA SURVEY AFN 9201060150
- R-7. SURVEY AFN 8411060057
- R-8. SURVEY AFN 1101179 (VOL. 12, P. 111)
- R-9. SURVEY AFN 3473730
- R-10. SURVEY AFN 8604240012
- R-11. PLAT OF POPKES' SUBDIVISION, VOL. 11, P. 85
- R-12. MAP OF PACIFIC HIGHWAY, THURSTON COUNTY, PERMANENT HIGHWAY NO. 2C, DATED DEC. 17, 1981 OBTAINED FOR THE THURSTON COUNTY RIGHT-OF-WAY DEPARTMENT
- R-13. PLANS OF PROPOSED OLD PACIFIC HIGHWAY COUNTY ROAD PROJECT NO. 231 OBTAINED FROM WSDOT
- R-14. SURVEY AFN 3111152

ASSESSOR'S PARCEL NUMBERS:

69200000700	11,277 SF	0.26 ACRES
69200000800	17,721 SF	0.41 ACRES
69200001000	19,332 SF	0.44 ACRES
69200001201	24,716 SF	0.57 ACRES
69200001200	12,442 SF	0.29 ACRES
TOTAL AREA	85,488 SF	1.97 ACRES

LEGEND:

5 4 12 TITLE REPORT EXCEPTIONS. SEE SHEET 1 OF 3.



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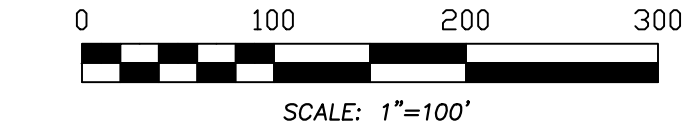
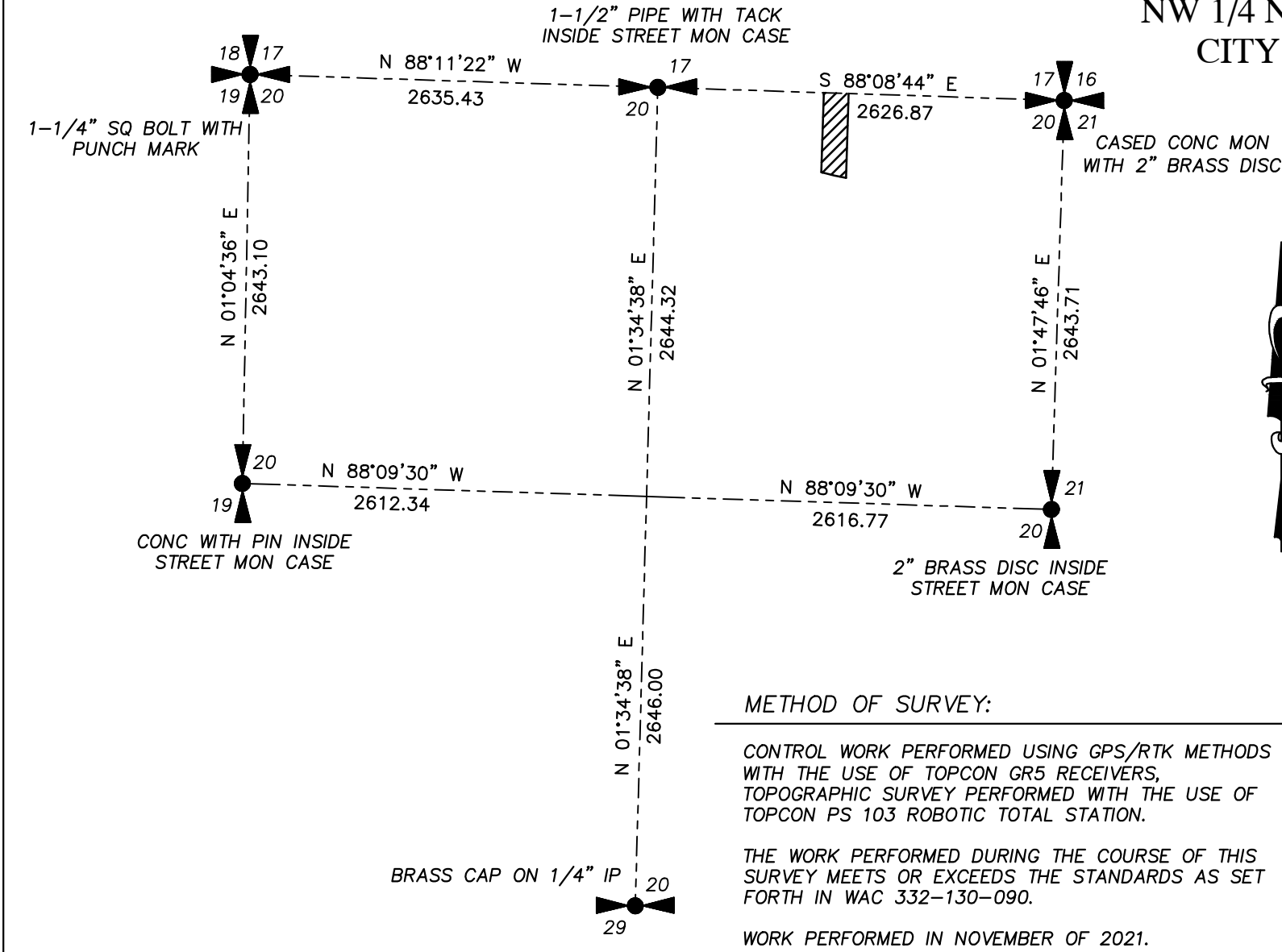
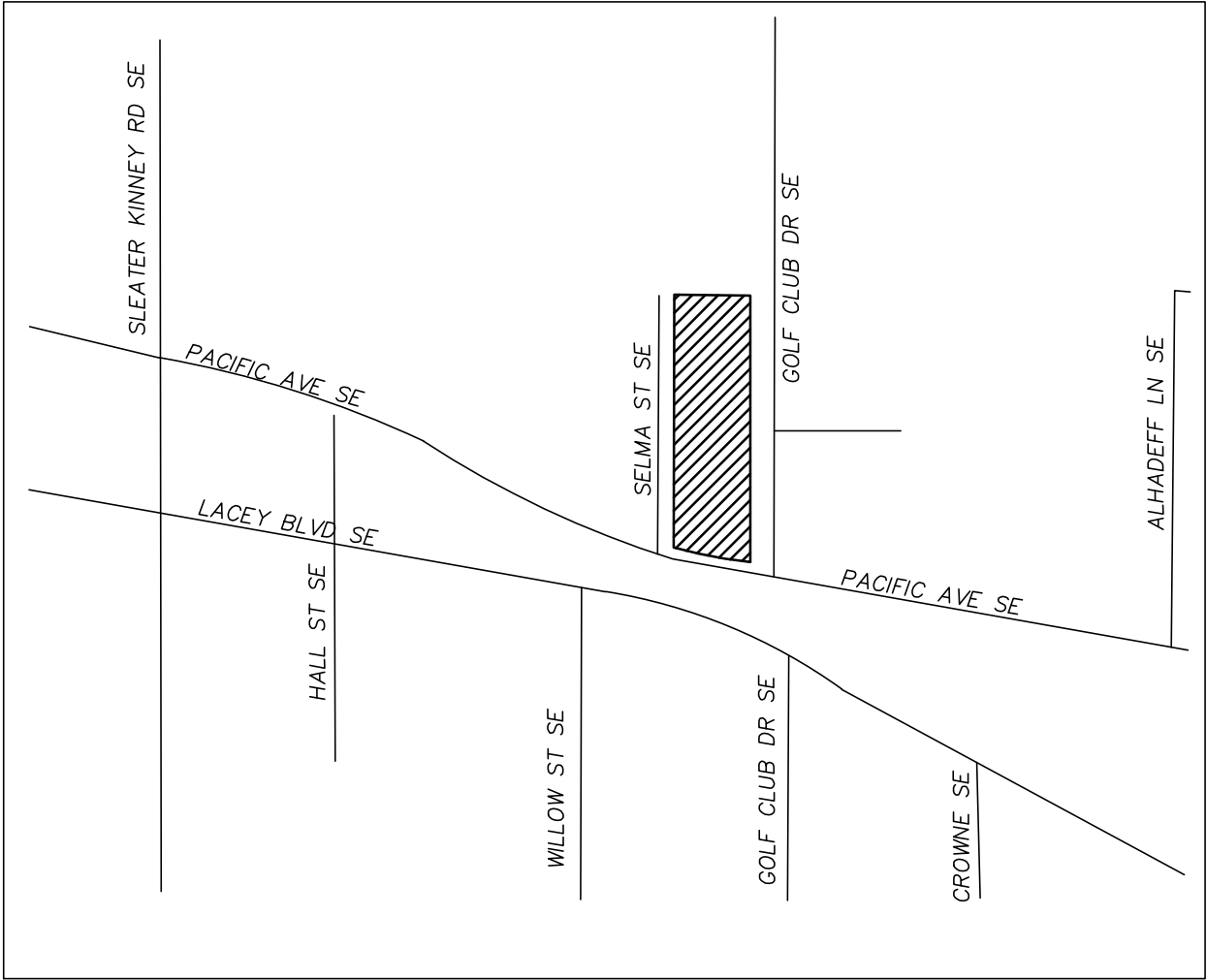
CITY OF LACEY BOUNDARY LINE ADJUSTMENT

NW 1/4 NE 1/4 SECTION 20, TOWNSHIP 18N, RANGE 1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

OCED

CITY OF LACEY BLA NO. _____

VICINITY MAP



MERIDIAN: CITY OF LACEY GROUND SCALE COORDINATE SYSTEM
NAD 83/91, SOUTH ZONE 4602

REFERENCE SURVEYS:

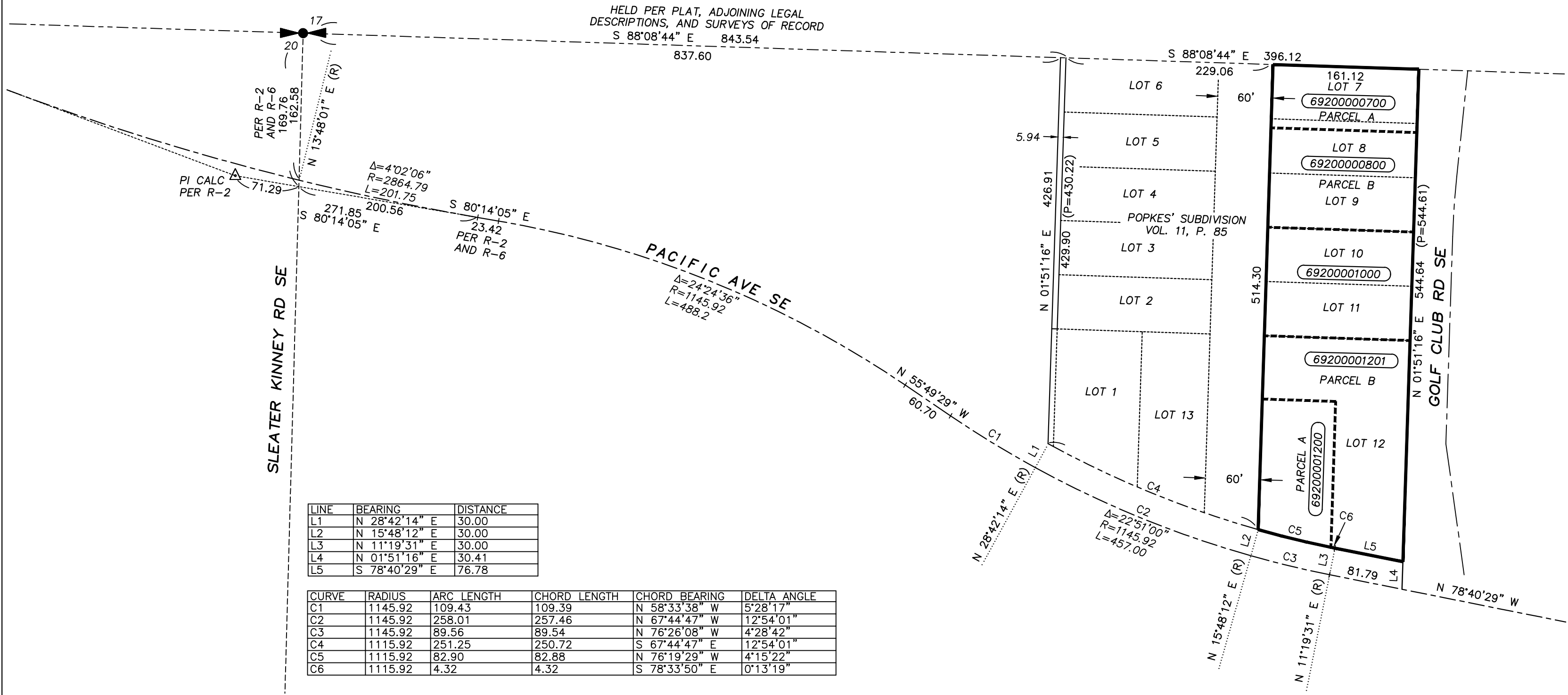
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- R-14. SURVEY AFN 3111152

METHOD OF SURVEY:

CONTROL WORK PERFORMED USING GPS/RTK METHODS WITH THE USE OF TOPCON GR5 RECEIVERS, TOPOGRAPHIC SURVEY PERFORMED WITH THE USE OF TOPCON PS 103 ROBOTIC TOTAL STATION.

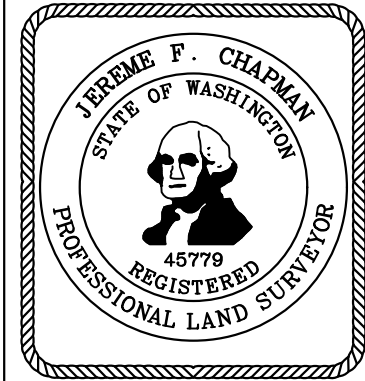
THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

WORK PERFORMED IN NOVEMBER OF 2021.



LINE	BEARING	DISTANCE
L1	N 28°42'14" E	30.00
L2	N 15°48'12" E	30.00
L3	N 11°19'31" E	30.00
L4	N 01°51'16" E	30.41
L5	S 78°40'29" E	76.78

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1145.92	109.43	109.39	N 58°33'38" W	5°28'17"
C2	1145.92	258.01	257.46	N 67°44'47" W	12°54'01"
C3	1145.92	89.56	89.54	N 76°26'08" W	4°28'42"
C4	1115.92	251.25	250.72	S 67°44'47" E	12°54'01"
C5	1115.92	82.90	82.88	N 76°19'29" W	4°15'22"
C6	1115.92	4.32	4.32	S 78°33'50" E	0°13'19"



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SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

LACEY OCED

SITE PLAN REVIEW SUBMITTAL

LACEY, WASHINGTON

SHEET INDEX		
SHEET	DWG.	TITLE
1	C1.0	COVER SHEET
2	C1.1	GENERAL NOTES
3	C1.2	EXISTING CONDITIONS MAP
4	C2.0	TESC & DEMO PLAN
5	C3.0	OVERALL SITE PLAN
6	C3.1	SITE PLAN (SOUTH)
7	C3.2	SITE PLAN (NORTH)
8	C3.3	FRONTAGE IMPROVEMENT SECTIONS
9	C4.0	GRADING PLAN (SOUTH)
10	C4.1	GRADING PLAN (NORTH)
11	C5.0	DRAINAGE PLAN (SOUTH)
12	C5.1	DRAINAGE PLAN (NORTH)
13	C6.0	WATER PLAN
14	C7.0	SEWER PLAN

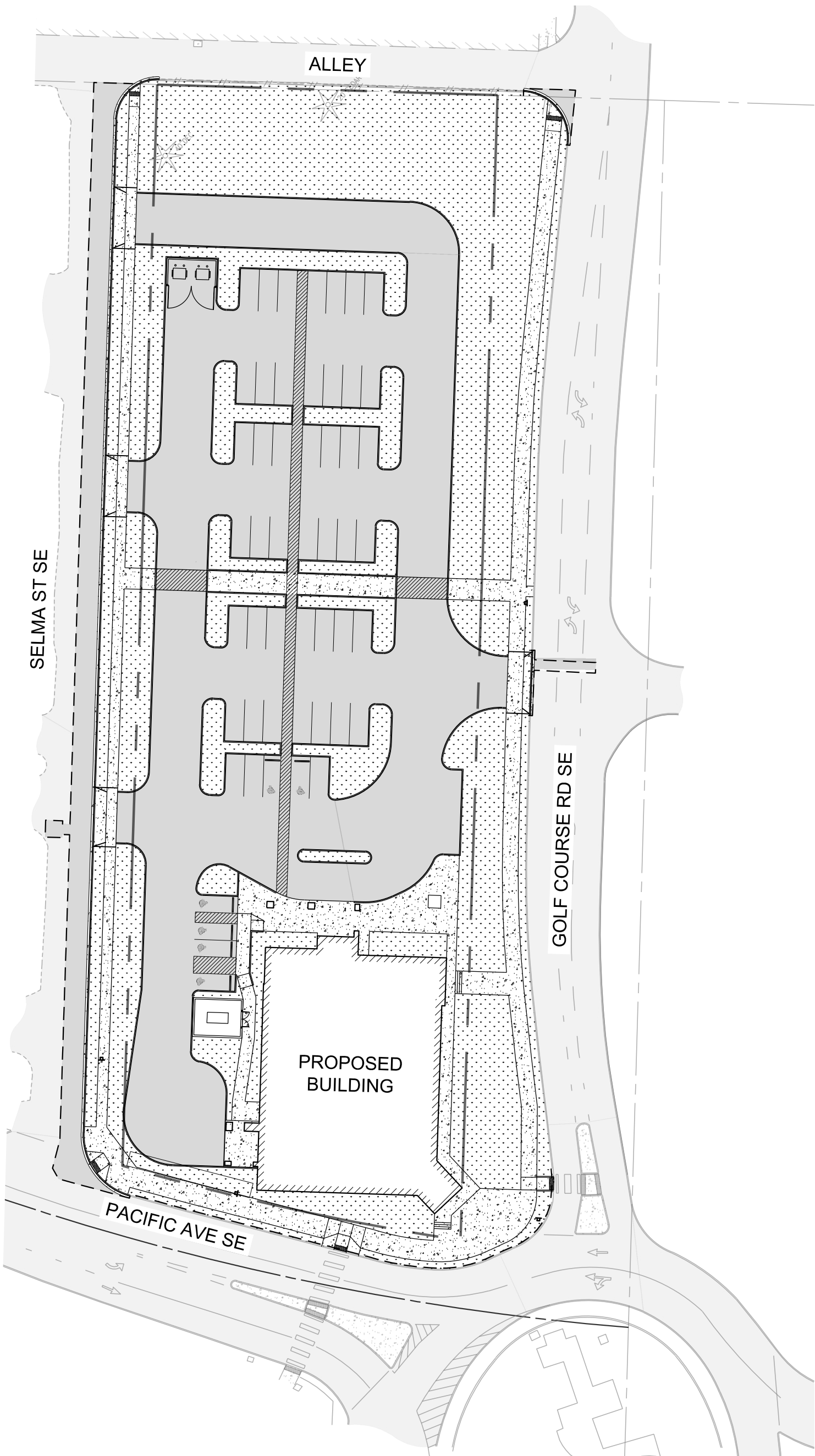
ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
APPROX	APPROXIMATELY
AR	AIR RELEASE
AVE	AVENUE
BC	BOTTOM OF CURB
BCR	BEGINNING OF CURB RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BO	BLOW-OFF
CB	CATCH BASIN
CO	CLEANOUT
CPP	CORRUGATED POLYETHYLENE PIPE
DI	DUCTILE IRON
DIA	DIAMETER
DWG	DRAWING
E	EAST, EASTING
ECP	END OF CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FM	FORCE MAIN
FT	FEET
GA	GAUGE
GRVL	GRAVEL
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ, HORZ	HORIZONTAL
IE	INVERT ELEVATION
LF	LINEAR FEET
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
NE	NORTHEAST
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NW	NORTHWEST
PC	POINT OF CURVE
PI	POINT OF TANGENT INTERSECTION
POC	POINT OF CONNECTION
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
R	RANGE, RADIUS
RD	ROOF DRAIN, ROAD
S	SOUTH, SLOPE
SCH	SCHEDULE
SE	SOUTHEAST
SEC	SECTION
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SW	SOUTHWEST
T	TOWNSHIP
TESC	TEMPORARY EROSION & SEDIMENT CONTROL
TYP	TYPICAL
VERT	VERTICAL
VC	VERTICAL CURVE
VPC	VERTICAL POINT OF CURVE
VPT	VERTICAL POINT OF TANGENT
W	WEST
W/	WITH
WM	WATER MAIN

SURVEY LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

	SURVEY MONUMENT (AS NOTED)
	SECTION CORNER (AS NOTED)
	SET REBAR/CAP (LS#45789)
	FOUND REBAR/CAP (AS NOTED)
	SET 2"x2" HUB/TACK LINE STAKE
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINAIRE (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER
	BLOW-OFF / AIRVAC
	MONITOR WELL
	SIGN
	IRRIGATION SPRINKLER
	DIRECTIONAL ARROW
	HANDICAP
	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	WATER LINE
	GAS LINE
	STEAM LINE
	TELEPHONE LINE (OH) OR (UG)
	POWER LINE (OH) OR (UG)
	STORM LINE
	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE DRIPLINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ASPHALT
	BUILDING LINE
	POWER VAULT
	TELEPHONE VAULT
	WATER VAULT



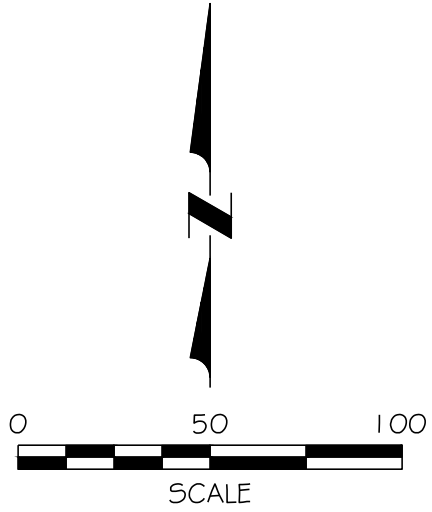
SITE PLAN

SCALE: 1" = 50'

EARTHWORK QUANTITIES	
CUT:	3,660 CY
FILL:	6,000 CY
NET FILL:	2,340 CY

PROPOSED SURFACE COVERAGE	
BUILDING	0.23 AC
PAVEMENT / HARDSCAPE	1.14 AC
LANDSCAPE	0.59 AC
TOTAL	1.96 AC

PROPOSED PARKING	
STANDARD STALL	45
ACCESSIBLE STALL	6
TOTAL	51

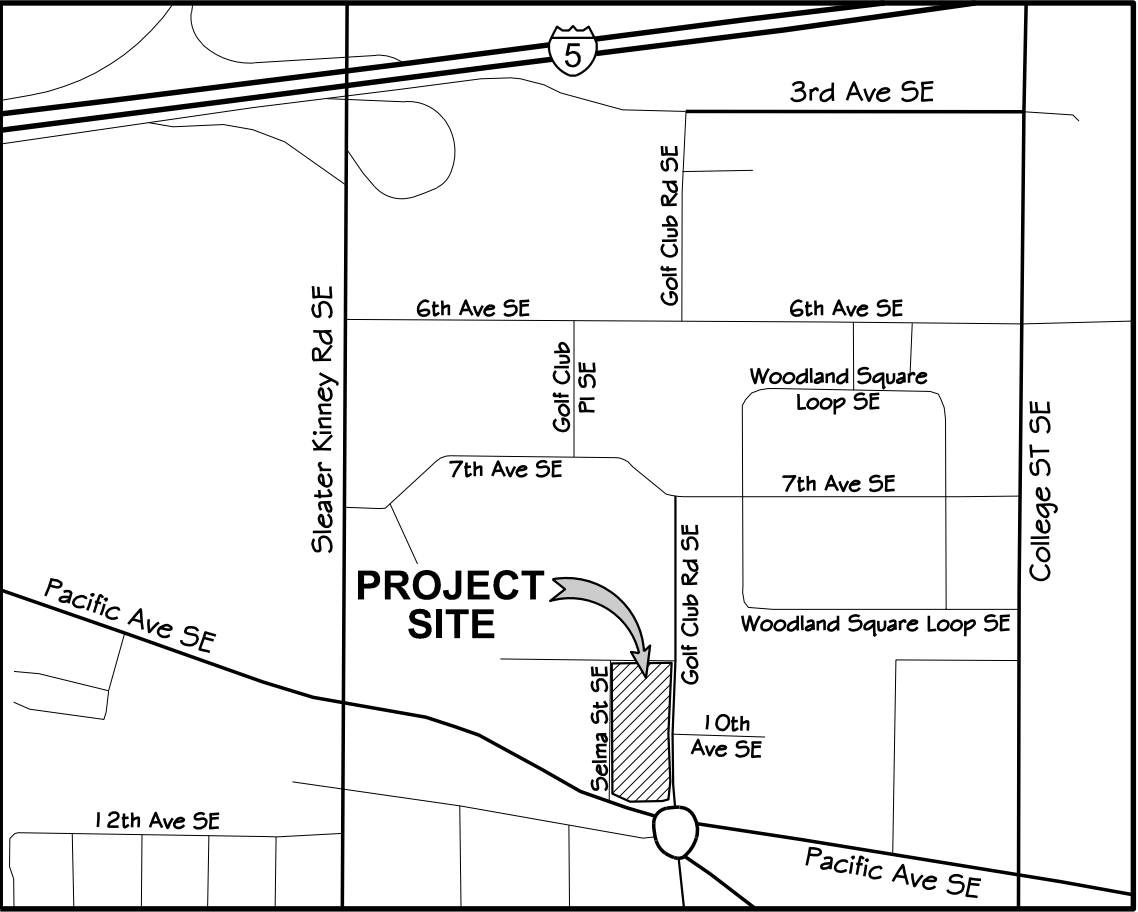


VERTICAL DATUM
NGVD 29.

WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSCON
CONVERSION SOFTWARE. HAVING A CONVERSION
FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011

NORTH 1°47'45" EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20,T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18N. R 1 W.



VICINITY MAP

NTS

SITE DATA:

ADDRESS:
XXXX PACIFIC AVENUE SE
LACEY, WASHINGTON 98503

PARCEL#:
69200000700, 69200000800,
69200001000, 69200001200,
69200001201

OWNER/APPLICANT:

MULTICARE HEALTH SYSTEM
315 MARTIN LUTHER KING JR WAY
TACOMA, WA 98405
TEL: (253) 403-1335
CONTACT: TAMMY BUYOK

ARCHITECT:

PHILOWILKE PARTNERSHIP
11275 S 5AM HOUSTON PKWY W, SUITE 200
HOUSTON, TX 77031
TEL: (832) 554-1130
CONTACT: GREG JOHNSON

CIVIL ENGINEER:

KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE, SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: MARK STEEPY

LANDSCAPE ARCHITECT:

ROBERT W. DROLL LANDSCAPE ARCHITECT
4405 7TH AVENUE SE, SUITE 203
LACEY, WA 98503
TEL: (360) 456-3813
CONTACT: BOB DROLL

SURVEYOR:

KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE, SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: JEROME CHAPMAN



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NLA	BAL, LD
CHECKED BY	APPROVED BY
MRS	MRS
DATE	DATE
12-03-2021	12-03-2021
JOB#:	JOB#:
10182100074	100074

LACEY OCED
LACEY, WASHINGTON

COVER SHEET

SITE PLAN REVIEW
SUBMITTAL

C1.0

SHEET 1 OF 14

GENERAL CONSTRUCTION NOTES (ALL PUBLIC WORKS IMPROVEMENTS):

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF LACEY STANDARDS AND THE MOST CURRENT EDITION OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA). IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
3. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF LACEY SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
4. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE COUNTY AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
5. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF LACEY CONSTRUCTION INSPECTOR A MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. THE CITY OF LACEY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 8 1/2 NOT LESS THAN TWO BUSINESS DAYS AND NOT MORE THAN 10 BUSINESS DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LOCATE MARKS ONCE THE UTILITIES HAVE BEEN LOCATED.
8. TEMPORARY STREET PATCHING SHALL BE ALLOWED FOR AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF 1 INCH MAXIMUM ASPHALT CONCRETE COLD MIX. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE WSDOT/APWA STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (ALL APPLICABLE "K" PLANS) AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
10. EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF LACEY STORMWATER DESIGN MANUAL. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PROVISIONS HAVE BEEN DESIGNED.
11. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING CHAPTER OF THE CITY OF LACEY DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
13. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF LACEY.
14. IF CONSTRUCTION IS TO TAKE PLACE IN OTHER JURISDICTION'S RIGHT-OF-WAY (I.E., THE COUNTY, THE STATE, THE CITY OF OLYMPIA, OR OTHER ADJACENT MUNICIPALITIES), THE CONTRACTOR SHALL NOTIFY THE JURISDICTION AND OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS.
15. PRIOR TO BACKFILL ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF LACEY CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF LACEY FOR THE REQUIRED INSPECTIONS.
16. THE CITY WILL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 72 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.

GENERAL NOTES (SANITARY SEWER MAIN INSTALLATION):

1. GRAVITY SEWER MAIN SHALL BE PVC, ASTM D 3034 SDR 35 OR ASTM F 679 WITH JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477.
2. PRE-CAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C 478. MANHOLES SHALL BE TYPE 1-48 INCH MANHOLE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL MANHOLE BASES SHALL BE POSITIVE SEAL TYPE AS MANUFACTURED BY PREDL SYSTEMS NORTH AMERICA INC. OR APPROVED EQUAL. JOINTS SHALL BE RUBBER GASKET CONFORMING TO ASTM C 443 AND SHALL BE GROUTED FROM THE INSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE. (SEE NOTE 1.) CONNECTION OF A PIPE LINE TO A SYSTEM WHERE A MANHOLE IS NOT AVAILABLE SHALL BE ACCOMPLISHED BY THE USE OF A SADDLE TYPE OR CAST-IN-PLACE MANHOLE. THIS IS ACCOMPLISHED BY POURING A CONCRETE BASE AND SETTING MANHOLE SECTIONS ON IT. THE EXISTING PIPE SHALL NOT BE CUT INTO UNTIL THE MANHOLE IS VACUUM TESTED AND APPROVED BY THE CITY. (SEE DETAIL)
3. MANHOLE FRAMES AND LOGO LIDS SHALL BE EJ OR OLYMPIC FOUNDRY WSDOT STYLE DUCTILE IRON CASTING MARKED "CITY OF LACEY", "SEWER", "MADE IN USA", "CONFINED SPACE", "PERMIT REQUIRED" AND CONFORMING TO THE REQUIREMENTS OF ASTM A-30, CLASS 25. THE FRAMES AND LIDS SHALL BE FREE OF POROSITY, SHRINK CAVITIES, COLD SHUNTS, CRACKS, OR ANY SURFACE DEFECTS WHICH WOULD IMPAIR SERVICEABILITY. THE FRAMES AND LIDS SHALL BE MACHINE FINISHED OR GROUND ON SEATING SURFACES SO AS TO ASSURE A NON-ROCKING, SELF SEATING FIT IN ANY POSITION AND BE INTERCHANGEABLE IN OTHER STANDARD MANHOLE FRAMES.
- LOCK-TYPE COVERS SHALL BE REQUIRED IN ALL MULTI-FAMILY COMPLEXES, ON SCHOOL GROUNDS, ON MANHOLES CONTAINING ODOR CONTROL DEVICES OR AS DETERMINED BY THE CITY. THE MANHOLE OPENING SHALL BE CENTERED OVER THE OUTLET CHANNEL REGARDLESS OF THE LOCATION OF THE LADDER RUNGS. ALL CASTING SHALL BE COATED WITH A BITUMINOUS COATING PRIOR TO DELIVERY TO THE JOB SITE.
4. SIDE SEWER SERVICES SHALL BE PVC, ASTM D 3034 SDR 35 WITH FLEXIBLE GASKET JOINTS (SEE DETAIL). SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A WYE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE. WHEN A TAP IS USED TO CONNECT A NEW SERVICE LATERAL TO AN EXISTING SEWER MAIN, TELEVISION FROM THE CLOSEST MANHOLE TO 15 FEET PAST THE TAP IS REQUIRED. FOREIGN OBJECTS AND DEBRIS SHALL BE REMOVED BY HIGH PRESSURE CLEANING AND/OR VACUUM REMOVAL
5. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT IN ACCORDANCE WITH SECTION 7A.030 OF THE DEVELOPMENT GUIDELINES.
6. ALL PLASTIC PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS GREEN TRACER TAPE 1/2 INCHES TO 1 1/8 INCHES UNDER THE PROPOSED FINISHED SUB GRADE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING, MARKED "SEWER" WHICH CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. THE TAPE SHALL BE FURNISHED BY THE CONTRACTOR.
7. ALL SIDE SEWER LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "S" 3 INCH HIGH AND 1/4 INCH INTO CONCRETE.
8. BEDDING OF THE SEWER MAIN SHALL BE A MINIMUM 6 INCHES OF 3/8 INCH MINUS PEA GRAVEL UNDER THE PIPE AND A MINIMUM OF 1/2 INCHES OF 3/8 INCH MINUS PEA GRAVEL OVER THE PIPE. WHEN WORKING IN SENSITIVE SOILS A BARRIER ABOVE THE PEA GRAVEL MAY BE REQUIRED TO PREVENT THE FINE SOILS FROM MIGRATING INTO THE PEA GRAVEL. ALL PEA GRAVEL SHALL BE WASHED. COMPACTION OF THE BACKFILL MATERIAL SHALL BE REQUIRED IN ACCORDANCE WITH THE ABOVE MENTIONED SPECIFICATION (SEE NOTE #1). THE APPLICABLE CHAPTER 4-8 TRENCH RESTORATION DETAILS AND DETAIL 7-20 SHALL BE USED.
9. INSTALL A 4' X 4' SQUARE X 8 INCH THICK CONCRETE PAD WITH #4 REBAR AROUND ALL MANHOLE FRAMES AND CLEANOUTS THAT ARE NOT IN A PAVEMENT AREA.
10. ALL LINES SHALL BE HIGH VELOCITY CLEANED AND PRESSURE TESTED PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION. SEE NOTE HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD. TESTING OF THE SANITARY SEWER MAIN SHALL INCLUDE VIDEOTAPING OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEOTAPING, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE. A COPY OF THE VIDEO TAPE SHALL BE SUBMITTED TO THE CITY OF LACEY INSPECTOR. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR. A VACUUM TEST OF ALL MANHOLES IN ACCORDANCE WITH LACEY STANDARD IS ALSO REQUIRED. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUB GRADE IS COMPLETED. AFTER THE PAVING AND RAISING OF MANHOLES ARE COMPLETE, THE DEVELOPER SHALL CLEAN AND VIDEOTAPE THE SEWER CONVEYANCE SYSTEM AGAIN AT THE DEVELOPERS EXPENSE. THE METHOD OF CLEANING SHALL BE HIGH VELOCITY WATER PRESSURE CLEANING. ALL ROCKS AND DEBRIS SHALL BE REMOVED AND DISPOSED AT THE DEVELOPER'S EXPENSE.
11. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS IN NEW OR EXISTING MANHOLES AND MAINS ASSOCIATED WITH THE PROJECT AFTER THE NEW LINES ARE CLEANED AS OUTLINED ABOVE. THE SEWER SYSTEM SHALL BE TELEVIEWED TO ASSURE THE SYSTEM IS CLEAN.
12. ENCASEMENT MATERIAL SHALL INCLUDE 1/4 INCH STEEL, DUCTILE IRON AND IN SPECIAL OR UNUSUAL CASES C-900 DR 14 PVC PIPE MAY BE ALLOWED IF APPROVED BY THE DIRECTOR OF PUBLIC WORKS IN ADVANCE. CONCRETE, CDF AND OTHER METHODS OF ENCASEMENT SHALL NOT BE ALLOWED

GENERAL NOTES (STORM DRAIN CONSTRUCTION):

1. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF LACEY SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. STORM DRAIN PIPE MATERIAL SHALL BE ON THE WSDOT QUALIFIED PRODUCTS LIST FOR THE SPECIFICATION LISTED BELOW AND APPROVED BY THE CITY PRIOR TO INSTALLATION:

A. PLAIN CONCRETE STORM SEWER PIPE OR REINFORCED CONCRETE STORM SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.7.

B. SOLID WALL PVC STORM SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.12(1).

C. DUCTILE IRON SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.13.

D. HANCOR BLUE SEAL TM AND ADVANCED DRAINAGE SYSTEMS (ADS/HANCOR) N-12 HDPE AND (ADS/HANCOR) SANITITE UP TO 36 INCH IN DIAMETER PER WSDOT STANDARD SPECIFICATIONS 9-05.20 AND 9-05.24.

E. ADVANCE DRAINAGE SYSTEMS (ADS) CORRUGATED POLYPROPYLENE PIPE (CPEP) FROM 42" TO 60" IN DIAMETER PER WSDOT 9-05.24 (1) FOR USE NOT IN RIGHT OF WAY.

F. CONTECH DUROMAXX STEEL RIB REINFORCED POLYETHYLENE PIPE, IN DIAMETERS FROM 24 INCH TO 60 INCH PER WSDOT STANDARD SPECIFICATION 9-05.22.
3. ALL STORM DRAINAGE SYSTEMS SHALL BE TESTED PER WSDOT STANDARD SPECIFICATION SECTION 7-04.3. TESTING SHALL BE DONE BY THE CONTRACTOR.
4. TESTING OF THE STORM SEWER SHALL INCLUDE VIDEO RECORDING OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEO RECORDING, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER CATCH BASIN. A COPY OF THE VIDEO RECORDING SHALL BE SUBMITTED TO THE CITY OF LACEY. ACCEPTANCE OF THE LINE WILL NOT BE MADE UNTIL AFTER THE RECORDING HAS BEEN REVIEWED AND APPROVED BY THE CITY. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETE.
5. SPECIAL STRUCTURES, OIL/WATER SEPARATORS, AND OUTLET CONTROLS SHALL BE INSTALLED PER PLANS AND MANUFACTURERS' RECOMMENDATIONS. WHERE OIL/WATER SEPARATORS ARE CONNECTED TO A SEWER SYSTEM, THEY SHALL BE INSTALLED WITH A P-TRAP OR CHECK VALVE TO PREVENT ODORS
6. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH CORE REQUIREMENT 2 OF THE CURRENT CITY OF LACEY STORMWATER DESIGN MANUAL. FOR SITES WHERE VEGETATION HAS BEEN PLANTED THROUGH HYDROSEEDING, THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE VEGETATION HAS BEEN THOROUGHLY ESTABLISHED.
7. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
8. ALL CATCH BASINS/MANHOLES SHALL HAVE PADS PER LACEY STANDARD DETAIL.
9. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED IN WRITING BY THE PROJECT ENGINEER AND THE CITY OF LACEY.
10. ALL STORM PIPE SHALL BE A MINIMUM OF 12-INCH DIAMETER FOR MAINS AND 8-INCH DIAMETER FOR LATERALS CROSSINGS. WHEN PRIVATE STORMWATER (I.E. ROOF, LOT, OR FOOTING DRAINS) CANNOT BE INFILTRATED ON INDIVIDUAL LOTS, THE MINIMUM STANDARD PIPING CONNECTION TO THE PUBLIC SYSTEM SHALL BE 8-INCH PVC. THE 8-INCH MAIN USED FOR CONNECTION SHALL BEGIN AT THE RIGHT-OF-WAY. THE CONNECTION TO THE CATCH BASIN OR MANHOLE SHALL BE CORED.
11. ALL STORM MAINS AND STORMWATER TREATMENT AND/OR FLOW CONTROL BMPS/FACILITIES AREAS SHALL BE STAKED FOR GRADE AND ALIGNMENT BY AN ENGINEERING OR SURVEY FIRM LICENSED TO PERFORM SUCH WORK.
12. THE MINIMUM STAKING OF STORM SEWER SYSTEMS SHALL BE AS FOLLOWS:

A. STAKE LOCATION OF ALL CATCH BASINS, MANHOLES, AND OTHER FIXTURES FOR GRADE AND ALIGNMENT.

B. STAKE LOCATION, SIZE, AND DEPTH OF STORMWATER TREATMENT AND/OR FLOW CONTROL BMPS/FACILITIES.

C. STAKE FINISHED GRADE OF ALL STORMWATER FEATURES, INCLUDING BUT NOT LIMITED TO CATCH BASIN/MANHOLE RIM ELEVATIONS, OVERFLOW STRUCTURES, WEIRS, AND INVERT ELEVATIONS OF ALL PIPES IN CATCH BASINS, MANHOLES, AND PIPES THAT DAYLIGHT.
13. PIPE SIZE, SLOPE, COVER, ETC., SHALL BE AS SPECIFIED IN THE CITY OF LACEY DEVELOPMENT GUIDELINES AND PUBLIC WORKS STANDARDS.
14. ALL DRIVEWAY CULVERTS SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH AT THE CULVERT END. CULVERTS SHALL HAVE BEVELED END SECTIONS TO MATCH THE SIDE SLOPE.
15. IF DRAINAGE OUTLETS (STUB-OUTS) ARE TO BE PROVIDED FOR EACH INDIVIDUAL LOT, THE STUB-OUTS SHALL CONFORM TO THE FOLLOWING:

A. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.

B. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A FIVE-FOOT-HIGH, 2-INCH BY 4-INCH STAKE MARKED "STORM" OR "DRAIN." THE STUB-OUT SHALL VISIBLY EXTEND ABOVE SURFACE LEVEL AND BE SECURED TO THE STAKE.

C. DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.

D. THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G., POWER, GAS, TELEPHONE, TELEVISION).

E. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER.
16. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE CITY. ANY MATERIAL DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE CITY AND SHALL BE CORRECTED IN THE AS-BUILT DRAWINGS.
17. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY, OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL BE AMENDED IN ACCORDANCE WITH THE CURRENT CITY OF LACEY STORMWATER DESIGN MANUAL AND THEN SEEDED, PLANTED, AND MULCHED OR SIMILARLY STABILIZED AFTER CONSTRUCTION TO THE SATISFACTION OF THE CITY. FOR SITES WHERE GRASS HAS BEEN PLANTED THROUGH HYDROSEEDING, THE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THE GRASS HAS BEEN THOROUGHLY ESTABLISHED, UNLESS OTHERWISE APPROVED BY THE CITY.
18. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.
19. NO FINAL CUT OR FILL SLOPE SHALL EXCEED 2:1 WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
20. THE PROJECT ENGINEER SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES, INCLUDING UTILITIES AND OTHER FRONTAGE IMPROVEMENTS, WHICH ARE TO INTERFACE WITH NEW WORK. THE CONTRACTOR SHALL PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, WITHOUT CONFLICT, ACCEPTABLE TO THE ENGINEER AND THE CITY, COMPLETE IN PLACE, AND READY TO USE.
21. COMPACTION OF ALL FILL AREAS SHALL BE PER CURRENT APWA SPECIFICATIONS. FILL SHALL BE PROVIDED IN 6" MAXIMUM LIFTS AND SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM RELATIVE DENSITY. DEVIATION FROM THIS STANDARD MAY BE APPROVED BY THE DIRECTOR, OR DESIGNER, WHERE RECOMMENDED BY THE LICENSED PROFESSIONAL ENGINEER FOR PLANNED OR EXISTING INFILTRATION FACILITIES.

GENERAL NOTES (WATER MAIN INSTALLATION):

1. WATER MAINS UP TO 10" SHALL BE AWWA C900 DR 14 OR DUCTILE IRON STANDARD THICKNESS CLASS 52. WATER MAINS LARGER THAN 10" SHALL BE DUCTILE IRON STANDARD THICKNESS CLASS 52. SEE CHAPTER 6.030B FOR MORE DETAILED PIPE SPECIFICATIONS.
2. ALL WATER MAINS SHALL BE DELIVERED FROM THE MANUFACTURER WITH PIPE DUST CAPS INSTALLED. THE CAPS SHALL REMAIN ON THE PIPE UNTIL THE TIME OF INSTALLATION.
3. GATE VALVES SHALL BE RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. VALVES SHALL CONFORM TO AWWA C-515 LATEST REVISION. VALVES SHALL BE MUELLER, M & H, KENNEDY, CLOW RW, WATEROUS SERIES 2505, EJ FLOWMASTER OR AMERICAN AVK.
4. EXISTING VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
5. HYDRANTS SHALL BE CITY APPROVED AS SPECIFIED ON THE HYDRANT DETAILS AND SHALL BE BAGGED UNTIL THE SYSTEM IS APPROVED.
6. THE CONTRACTOR WITH THE ASSISTANCE OF THE CITY INSPECTOR SHALL INSTALL, CHLORINATE AND FILL THE WATER MAIN, INCLUDING APPURTENANCES. TESTING SHALL INCLUDE THE MAIN, VALVES, SERVICE LINES AND APPURTENANCES. AFTER TESTING IS COMPLETED, THE NEWLY CONSTRUCTED SYSTEM SHALL BE FLUSHED. AFTER FLUSHING CHLORINATED WATER FROM DISINFECTED LINES, THE CITY SHALL MEASURE CHLORINE RESIDUAL TO VERIFY THAT FLUSHING IS COMPLETE. THIS WILL BE COMPLETED PRIOR TO THE CITY TAKING MICROBIOLOGICAL SAMPLES.
7. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 1/2" TO 1 1/8" UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE BACKING MARKED "WATER" WHICH CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE 3 INCH WIDE TERRA TAPE "D" OR APPROVED EQUAL. IN ADDITION TO TRACER TAPE, INSTALL DIRECT BURY, U.S.E. 1/2 GAUGE BLUE COATED COPPER WIRE, WRAPPED AROUND OR TAPED TO THE PIPE, AS SHOWN ON DETAIL. LOW VOLTAGE GREASE-TYPE SPLICE KITS SHALL BE USED ON TRACER SEALS. AFTER THE WIRE NUT IS USED TO CONNECT THE WIRE TOGETHER AN OVERHAND KNOT SHALL BE TIED JUST OUTSIDE THE GREASE KIT TO PREVENT IT FROM COMING APART. CONTINUITY TESTING OF THE WIRE WILL BE DONE BY THE CITY.
8. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE TOP OR FACE OF THE CURB WITH AN EMBOSSED "W" 3 INCHES HIGH AND 1/4 INCH INTO CONCRETE.
9. THE CITY WILL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 72 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
10. SEPARATION BETWEEN WATER AND SEWER SHALL BE MAINTAINED PER DOE STANDARDS. SEE DEVELOPMENT GUIDELINE CHAPTER 6.130 FOR MORE INFORMATION.
11. A CONCRETE PAD PER DETAIL SHALL BE INSTALLED AROUND ALL VALVE BOXES AND BLOW-OFFS THAT ARE NOT IN A PAVEMENT AREA.
12. AT ANY CONNECTION TO AN EXISTING LINE WHERE A NEW VALVE IS NOT INSTALLED, THE EXISTING VALVE MUST BE PRESSURE TESTED TO CITY STANDARDS PRIOR TO CONNECTION. IF AN EXISTING VALVE FAILS TO PASS THE TEST, THE CONTRACTOR SHALL MAKE THE NECESSARY PROVISIONS TO TEST THE NEW LINE PRIOR TO CONNECTION TO THE EXISTING SYSTEM OR INSTALL A NEW VALVE.
13. THE MINIMUM BURIAL DEPTH OF ALL WATER LINES SHALL BE 42 INCHES. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN SANITARY SEWERS/RECLAIMED WATER AND WATER MAINS. TO ACCOMMODATE CROSSINGS, THE MINIMUM COVER FOR WATER MAIN OF 42 INCHES MAY BE REDUCED TO 30 INCHES UPON APPROVAL BY THE CITY TO PROVIDE FOR AS MUCH VERTICAL SEPARATION AS POSSIBLE. WHEN A REDUCED DEPTH IS ALLOWED, DUCTILE IRON PIPING AND/OR CASINGS MAY BE REQUIRED. SEE 6.080 FOR CASING SPECIFICATIONS.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING MAIN AND PROVIDE THE FITTINGS REQUIRED TO MAKE THE CONNECTION TO THE EXISTING MAIN.
15. THE CONTRACTOR SHALL INSTALL A TEMPORARY 2 INCH BRASS BLOW OFF FOR FLUSHING AND SAMPLING ON THE EXISTING AND/OR NEW WATER MAIN. THE BLOW OFF SHALL BE CONSTRUCTED WITH A STANDARD 2 INCH TAPPING SADDLE AND FORD BRASS CORPORATION STOP WITH 2 INCH BRASS PIPE EXTENDED UP TO FINISHED GRADE. WHEN FLUSHING AND SAMPLING ARE COMPLETED, THE 2 INCH PIPE SHALL BE REMOVED. THE CORPORATION STOP SHALL BE SHUT OFF AND CAPPED TIGHT WITH A THREADED BRASS CAP.
16. WHEN AN EXISTING CITY WATER MAIN IS TO BE ABANDONED, IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO COORDINATE AND ABANDON THE EXISTING MAIN. IT SHALL ALSO BE THE DEVELOPER'S RESPONSIBILITY TO INSTALL AND TRANSFER EXISTING WATER SERVICES TO THE NEW MAIN.
17. SAND SHALL BE PLACED AROUND AND UNDER SERVICE LINES AND METER BOXES BY HAND TO A HEIGHT OF 6 INCHES ABOVE AND 6 INCHES BELOW THE LINE(S) AND BOXES. EXCAVATION FOR THE METER BOX SHALL BE AN ADDITIONAL ONE FOOT AROUND THE ENTIRE BOX AND BACKFILLED WITH SAND PER CITY DETAIL.
18. METERS 3 INCHES OR LARGER IN SIZE MUST BE ORDERED FROM CITY UTILITY BILLING BY THE CONTRACTOR/DEVELOPER A MINIMUM OF 10 WEEKS IN ADVANCE OF INSTALLATION.
19. ALL VALVE BOX, BLOW-OFF AND MANHOLE LIDS SHALL BE CLEAN AND CLEAR OF ASPHALT OR CONCRETE BEFORE SCHEDULING A WALK THROUGH.
20. THE WATER MAIN AND APPURTENANCES AND SERVICE CONNECTIONS TO THE METER SETTER SHALL BE TESTED IN SECTIONS OF CONVENIENT LENGTHS UNDER A HYDROSTATIC PRESSURE EQUAL TO 150 PSI IN EXCESS OF THAT UNDER WHICH IT WILL OPERATE. IN NO CASE SHALL THE TEST PRESSURE BE LESS THAN 225 PSI.
21. ALL WATER MAINS AND SERVICE LINES SHALL BE BEDDED PER DETAIL 6-26 AND MEETING THE PIPE BEDDING SPECIFICATION CHART REQUIREMENTS.
22. ALL BRASS PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA AND COMPLY WITH PUBLIC LAW 111-380 (REDUCTION OF LEAD IN DRINKING WATER ACT). IMPORTED BRASS PIPE AND FITTINGS SHALL NOT BE PERMITTED.
23. WHEN USING A HYDRANT METER TO FILL A TANKER TRUCK OR PORTABLE TANK OF ANY KIND, AN APPROVED PERMANENTLY INSTALLED AIR GAP OF AT LEAST TWO TIMES THE INSIDE DIAMETER OF THE FILL PIPE IS REQUIRED. SEE DETAIL. ANY AIR GAP ON TANKER TRUCKS OR PORTABLE TANKS USED WITHIN THE CITY OF LACEY WATER SYSTEM MUST BE INSPECTED ANNUALLY BY A CERTIFIED BACKFLOW ASSEMBLY TESTER (BAT) AND A TYPICAL BACKFLOW PREVENTION TEST REPORT SUBMITTED TO THE LACEY CROSS-CONNECTION SPECIALIST. (SEE APPENDIX V)

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG

811

DESIGNED BY
NLA

CHECKED BY
MRS

DRAWN BY
NLA

DATE
12-03-2021

JOB#:
10102100074

LACEY OCED
LACEY, WASHINGTON

GENERAL NOTES

SITE PLAN REVIEW
SUBMITTAL

C1.1

SHEET 2 OF 14

12-03-2021

REVISION

BY

DATE

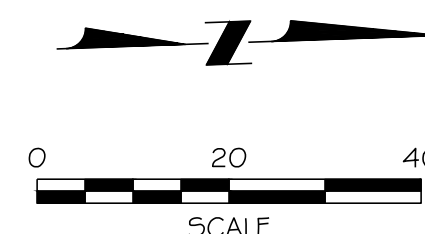
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CHD/APP

619 Woodland Square Loop,
Suite 100,
Lacey, WA 98503
360.292.7730
www.kpff.com

FILE: I:\2021\10182100074 - PCEB\CADD\DWG\C12 - EXISTING CONDITIONS.MXD

BIOTEC, INC. - 15.17.13-13
BIOTEC, INC. - 15.17.13-13



1. SEE COVER SHEET FOR SURVEY LEGEND

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011
NORTH 1°47'45" EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18N. R. 1 W.



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY	BAL, LD
DRAWN BY	NINLA
CHECKED BY	MRS
APPROVED BY	MRS
DATE	
12-03-2021	
JOB#: 10182100074	

LACEY OCED
LACEY, WASHINGTON

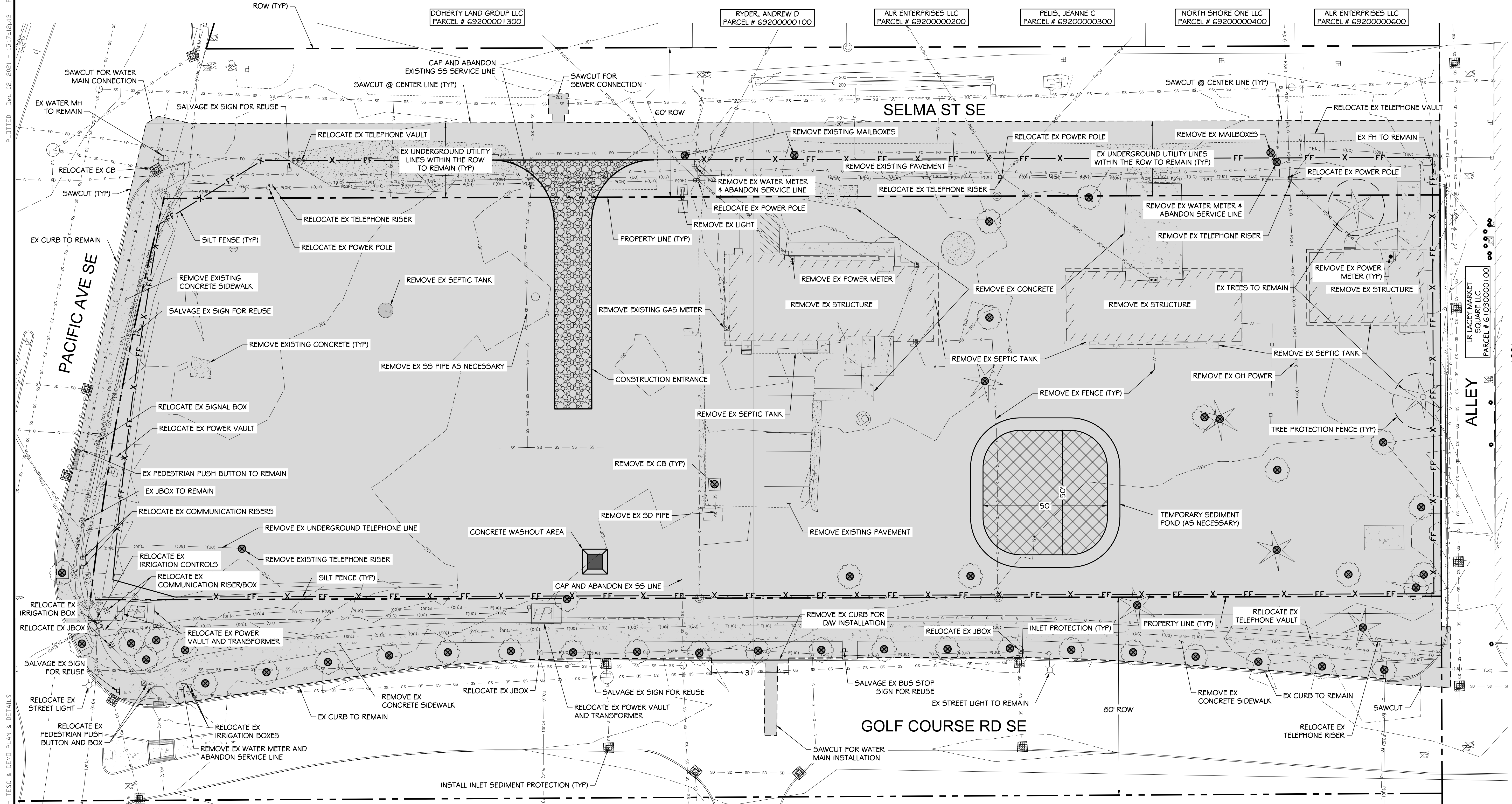
EXISTING CONDITIONS MAP

SITE PLAN REVIEW
SUBMITTAL

C1.2

SHEET 3 OF 14

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



FILE: I:\2021\10182100074 - DCED\CADD\DWG\C20 & C21 - TESC & DEMO PLAN & DETAILS

PLOTTED: Dec 02, 2021 - 15:17:02.02 - PLOTTED BY: LYNDS

LEGEND

ROW/ PROPERTY LINE	
DEMOLITION / CLEARING & GRUBBING AREA	
DEMO ITEM	
CONSTRUCTION ENTRANCE	
SILT FENCE	
INLET SEDIMENT PROTECTION	
SAWCUT	
TREE PROTECTION FENCE	

SURVEY LEGEND

	LUMINAIRE (LUM.)		WATER METER
	YARD LIGHT		SIGN
	ORNAMENTAL LIGHT		IRRIGATION SPRINKLER
	POWER METER		DIRECTIONAL ARROW
	POWER POLE		HANDICAP
	JUNCTION BOX (AS NOTED)		CHAIN LINK FENCE
	CATCH BASIN (CB)		WOOD FENCE
	STORM MANHOLE (SDMH)		WATER LINE
	SANITARY SEWER MANHOLE (SSMH)		GAS LINE
	CLEANOUT (AS NOTED)		TELEPHONE LINE (OH) OR (UG)
	GAS METER		POWER LINE (OH) OR (UG)
	GAS VALVE		STORM LINE
	WATER VALVE (WV)		SEWER LINE
	FAUCET		DECIDUOUS TREE
	FIRE HYDRANT(FH) / CONNECTION(FDC)		CONIFEROUS TREE
	WATER MANHOLE		CONCRETE

	GRAVEL/SAND (AS NOTED)
	ASPHALT
	BUILDING LINE
	POWER VAULT
	TELEPHONE VAULT
	WATER VAULT

NOTES:

- ALL EXISTING ONE-SITE SURFACE FEATURES AND UNDERGROUND UTILITIES WITH IN THE DEMO AREAS TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL EXISTING SEPTIC TANKS LOCATED BY GROUND PENETRATING RADAR (GPR)

VERTICAL DATUM
NGVD 29

WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSON
CONVERSION SOFTWARE. HAVING A CONVERSION
FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011

NORTH 1°47'45" EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N. R. 1 W.

LACEY OCED
LACEY, WASHINGTON

TESC & DEMO PLAN

SITE PLAN REVIEW
SUBMITTAL

C2.0

SHEET 4 OF 14



kpf

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DRAWN BY: NLA
CHECKED BY: MRS
DESIGNED BY: BAL, LD
APPROVED BY: MRS
DATE: 12-03-2021
JOB#: 10182100074

NO	DATE	BY	CRD/APPR	REVISION

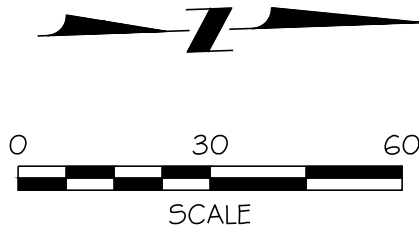
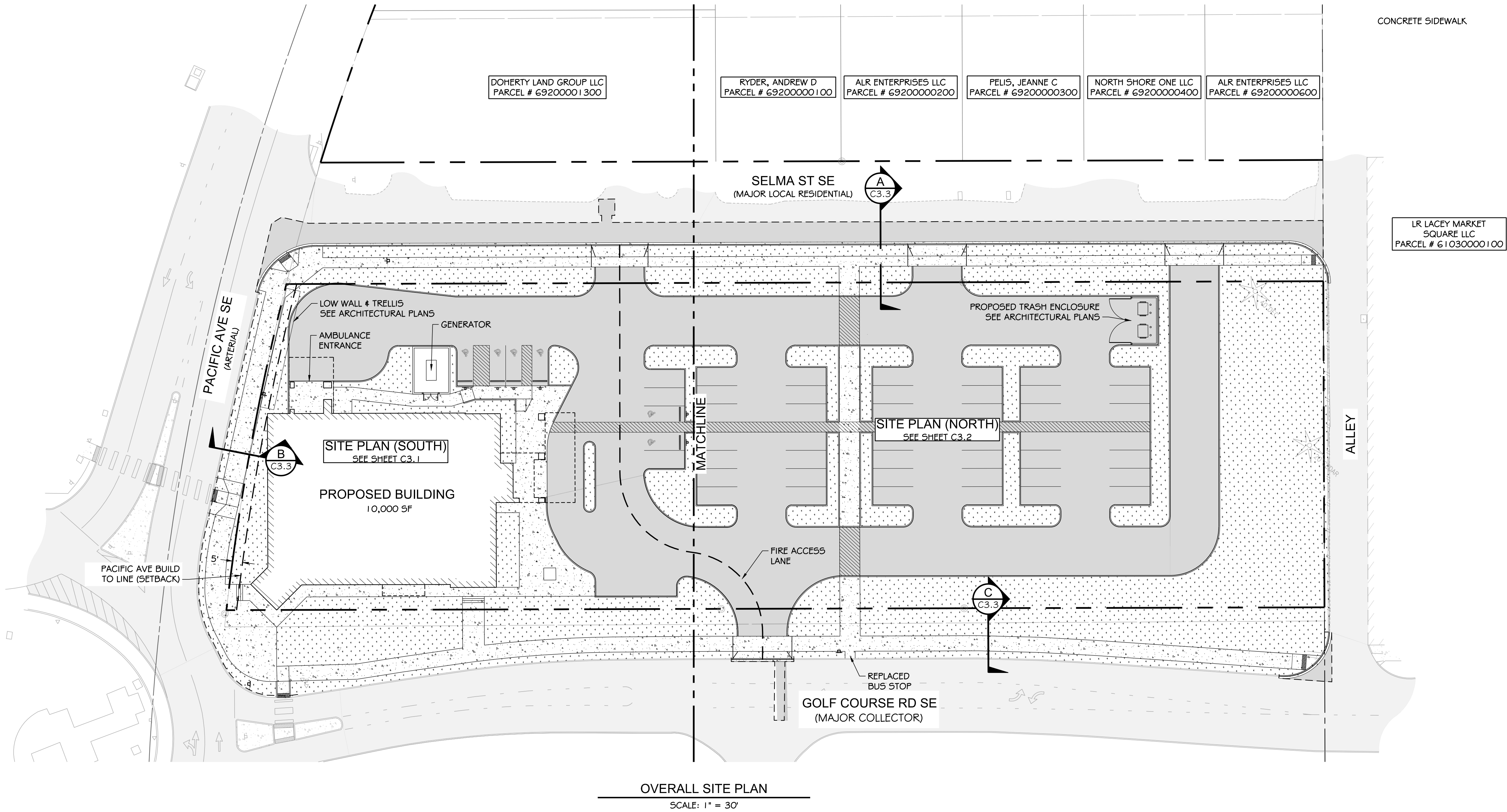
FILE: I:\2021\10182100074 - DCED\CADD\DWG\C3.0 THRU C3.4 - SITE PLAN & DETAILS

PLOTTED: Dec 02, 2021 - 15:00:12 PLOTTED BY: LYNBO

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

LEGEND

PROPERTY LINE	
ROOF OVERHANG	
PARKING STRIPING	
LANDSCAPING (SEE LANDSCAPING PLAN)	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	



VERTICAL DATUM
NGVD 29.
WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSCON
CONVERSION SOFTWARE. HAVING A CONVERSION
FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011
NORTH 1°47'45" EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N. R. 1 W.

LACEY OCED
LACEY, WASHINGTON

OVERALL SITE PLAN

SITE PLAN REVIEW
SUBMITTAL

C3.0

SHEET 5 OF 14

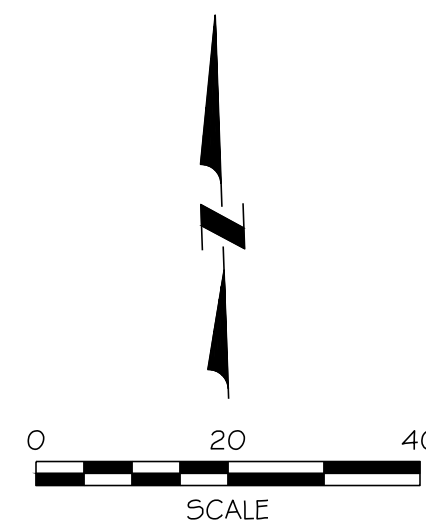
CALL
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WORKING DAYS
BEFORE YOU
DIG
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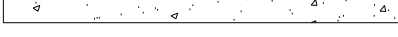
DESIGNED BY
NLA
BAL, LD
APPROVED BY
MRS
DATE
12-03-2021
JOB#: 10182100074

SEAL
K. R. STRIPP
ENGINEER
REGISTERED
12-03-2021

kprff
619 Woodland Square Loop,
Lacey, WA 98503
360.292.7230
www.kprff.com

NO	DATE	BY	CHD/APPR	REVISION



PROPERTY LINE	
TRAFFIC CURB	
ROOF OVERHANG	
PARKING STRIPING	
ADA PARKING SIGN	
PROPOSED BUILDING	
LANDSCAPING (SEE LANDSCAPING PLAN)	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	
NUMBER OF PARKING STALLS	

1. TYPICAL CURB RADIUS IS 3', UNLESS LABELED OTHERWISE.

LACEY OCED
LACEY, WASHINGTON

SITE PLAN (SOUTH)

SITE PLAN REVIEW
SUBMITTAL

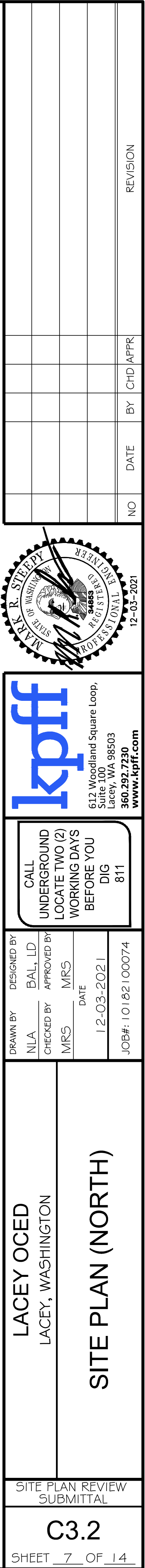
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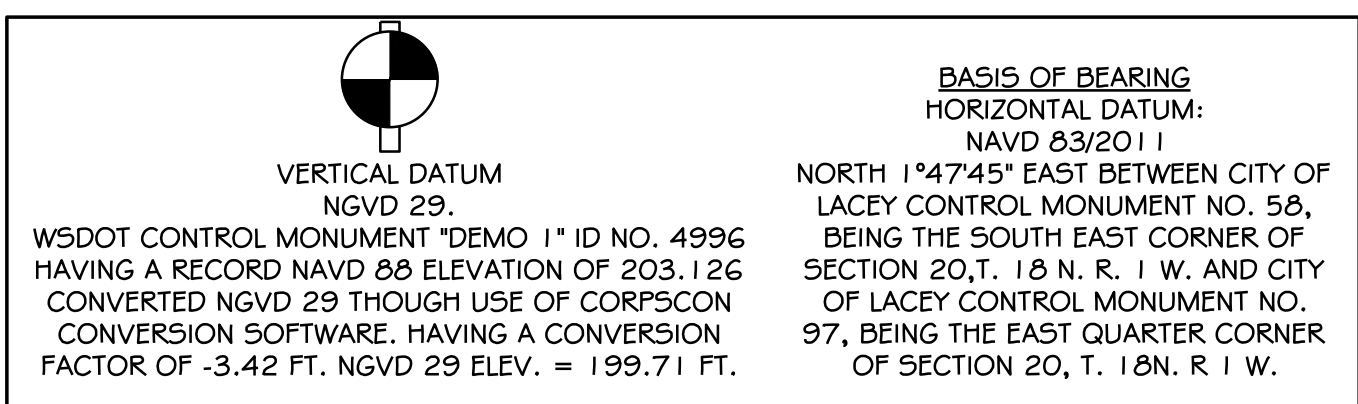
SHEET 6 OF 14

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CALL
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LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NLA	BAL, LD
CHECKED BY	APPROVED BY
MRS	MRS
DATE	
12-03-2021	
JOB#: 10182100074	



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**CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811**

DRAWN BY	DESIGNED BY
NLA	BAL, LD
CHECKED BY	APPROVED BY
MRS	MRS
DATE	
12-03-2021	
JOB#: 10182100074	

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FRONTAGE IMPROVEMENT
SECTIONS

SITE PLAN REVIEW
SUBMITTAL

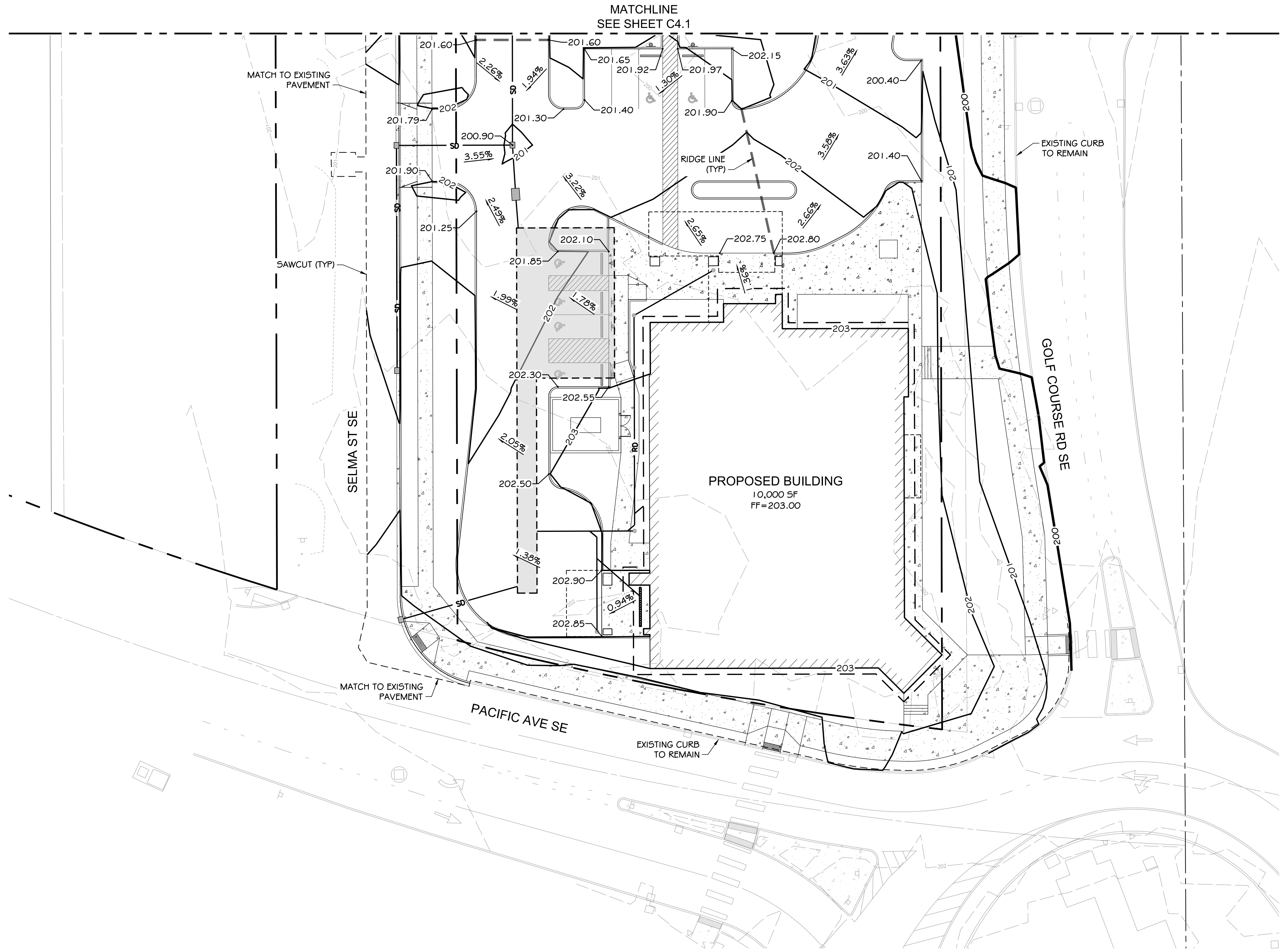
C3.3

SHEET 8 OF 14

FILE: I:\2021\10182100074 - DCED\CADD\DWG\C4.0 THRU C4.3 - GRADING PLAN & DETAILS

PLOTTED: Dec 02, 2021 - 15:00:12 PLOTTED BY: LYNBO

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



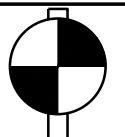
GRADING PLAN
SCALE: 1" = 20'

LEGEND

PROPOSED MAJOR CONTOUR	---XXX---
PROPOSED MINOR CONTOUR	---XXX---
EXISTING MAJOR CONTOUR	---XXX---
EXISTING MINOR CONTOUR	---XXX---
GRADE FLOW ARROW	XX.XX
RIDGE LINE	---
PROPERTY LINE	---

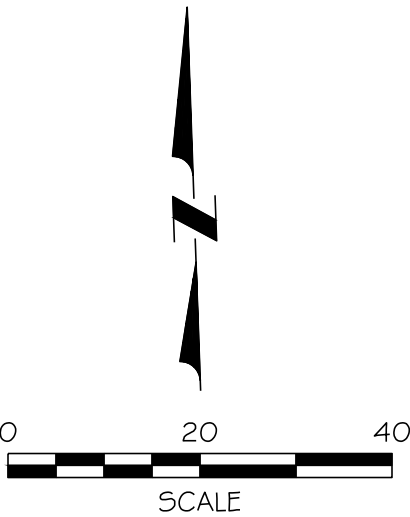
NOTE:

SEE SHEET C5.0 & C5.1 FOR DRAINAGE PLAN.



VERTICAL DATUM
NGVD 29.
WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSCON
CONVERSION SOFTWARE. HAVING A CONVERSION
FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011
NORTH 1°47'45" EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N. R. 1 W.



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LACEY, WASHINGTON

GRADING PLAN (SOUTH)

SITE PLAN REVIEW
SUBMITTAL

C4.0

SHEET 9 OF 14



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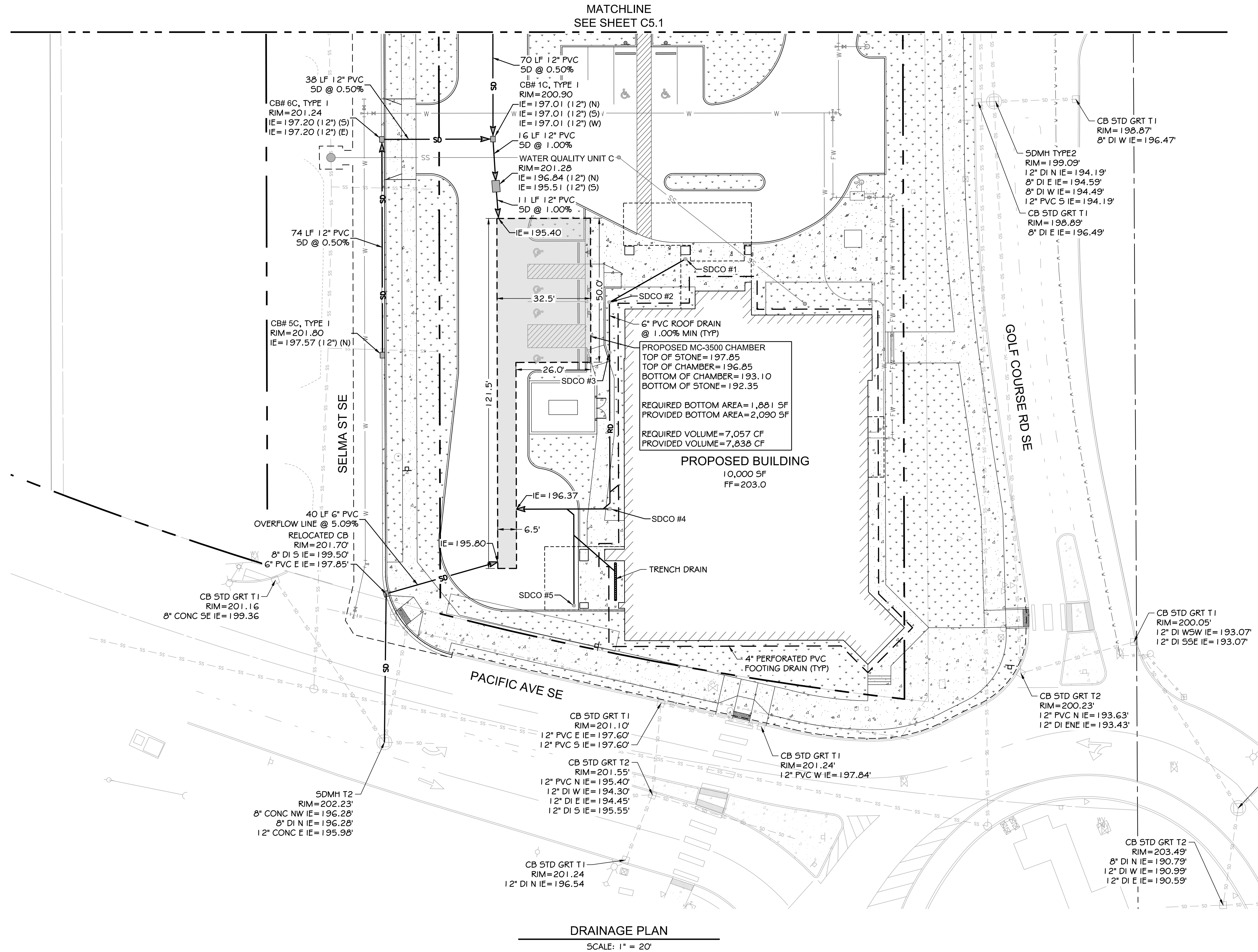
CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DRAWN BY	DESIGNED BY
NLA	BAL, LD
CHECKED BY	APPROVED BY
MRS	MRS
DATE	DATE
12-03-2021	12-03-2021
JOB#:	10182100074

NO	DATE	BY	CHD APPR	REVISION

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PLOTTED: Dec 03, 2021 - 7:52a12c12 PLOTTED BY: kkv4

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



VERTICAL DATUM
NGVD 29.

WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSCON
CONVERSION SOFTWARE. HAVING A CONVERSION
FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011

NORTH 1°47'45" EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
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SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N. R. 1 W.

LACEY OCED LACEY, WASHINGTON		DRAINAGE PLAN (SOUTH)	
SITE PLAN REVIEW SUBMITTAL		C5.0	
SHEET 11 OF 14		REVISION	
NO	DATE	BY	CHD/APPR
12-03-2021			

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UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY
NLA

CHECKED BY
MRS

DATE
12-03-2021

JOB#:
10182100074

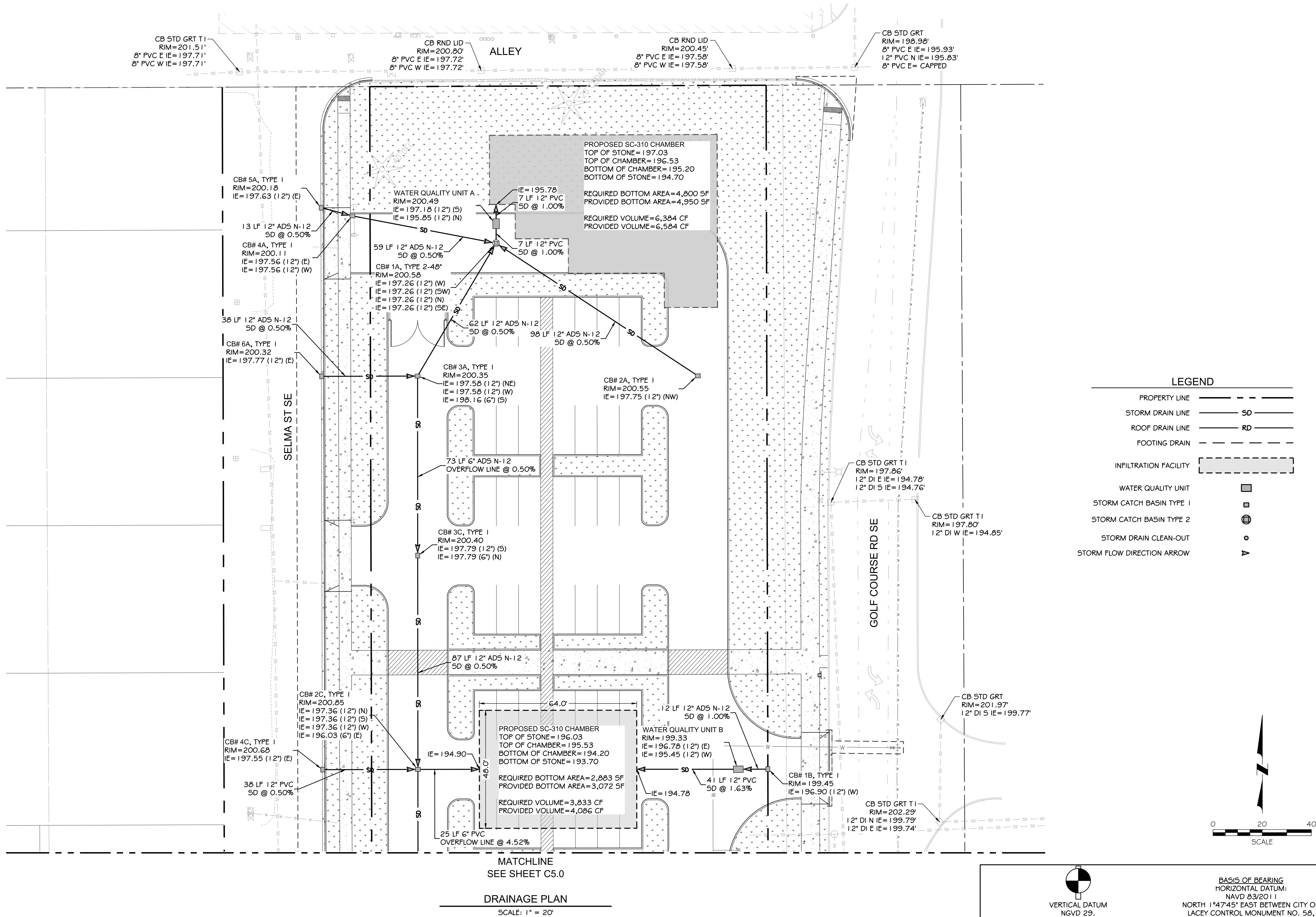
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SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



NO	DATE	BY	CHKD	APPR	REVISION



CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG
811

DESIGNED BY	BAL, LD
DRAWN BY	NLA
CHECKED BY	MRS
DATE	12-03-2021
JOB#	10182100074

LACEY OCED
LACEY, WASHINGTON

DRAINAGE PLAN (NORTH)

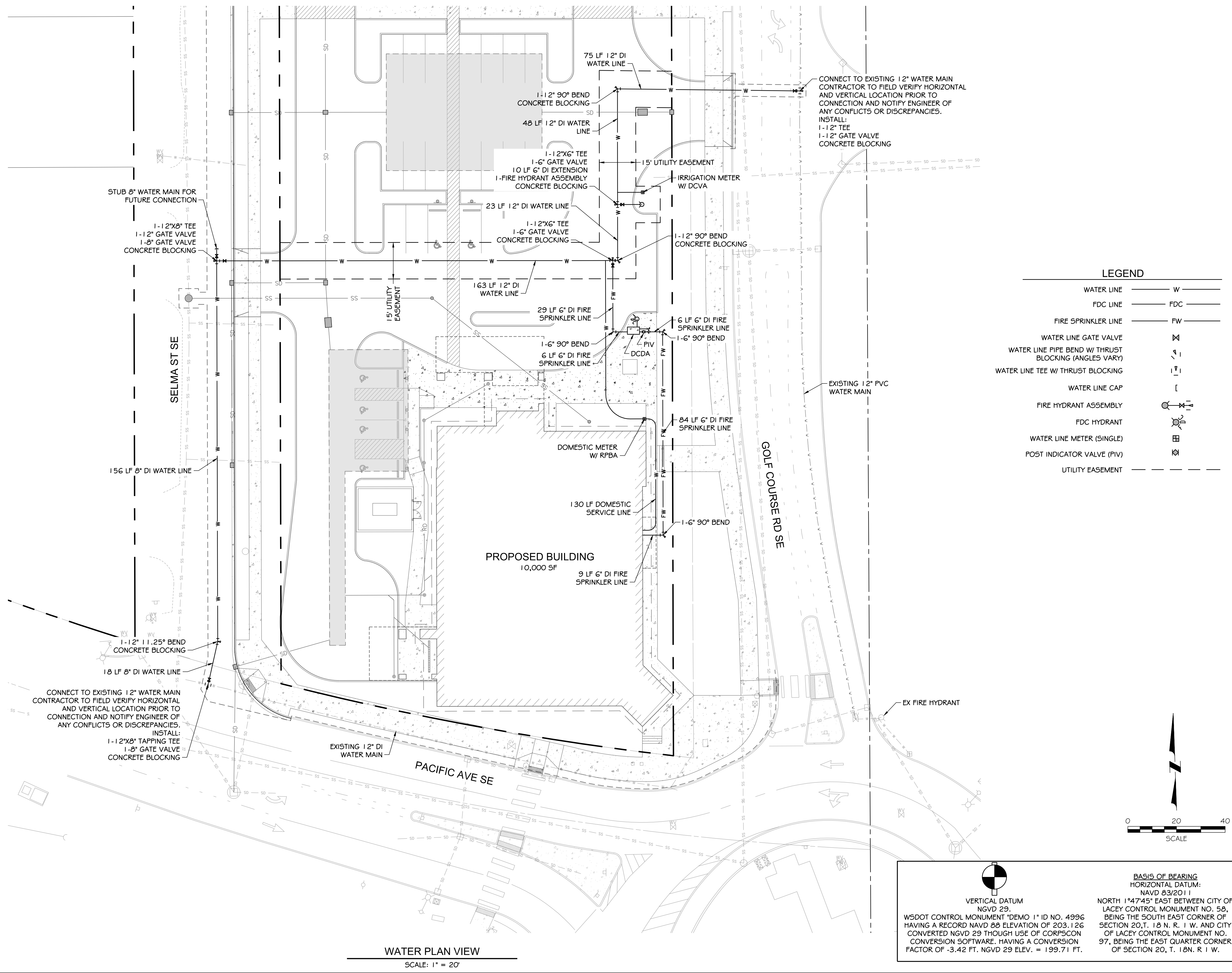
SITE PLAN REVIEW
SUBMITTAL

C5.1

SHEET 12 OF 14

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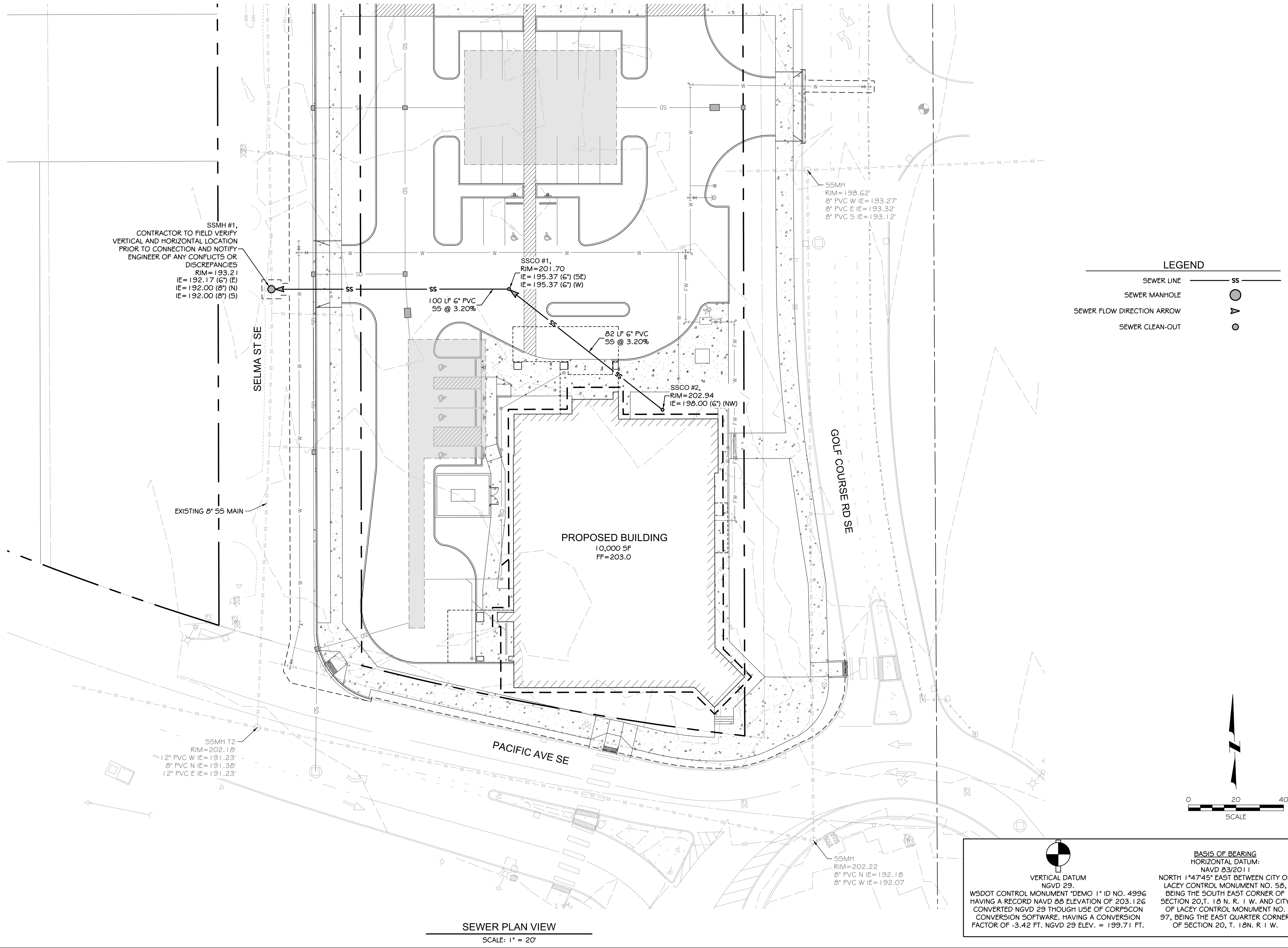
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FILE: I:\2021\10182100074 - DCED\CADD\DWG\C70 & C71 - SEWER PLAN & PROFILE & DETAILS

PLOTTED: Dec 03, 2021 - 7:53a2021 PLOTTED BY: kkv4

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DATE	12-03-2021
JOB#	10182100074

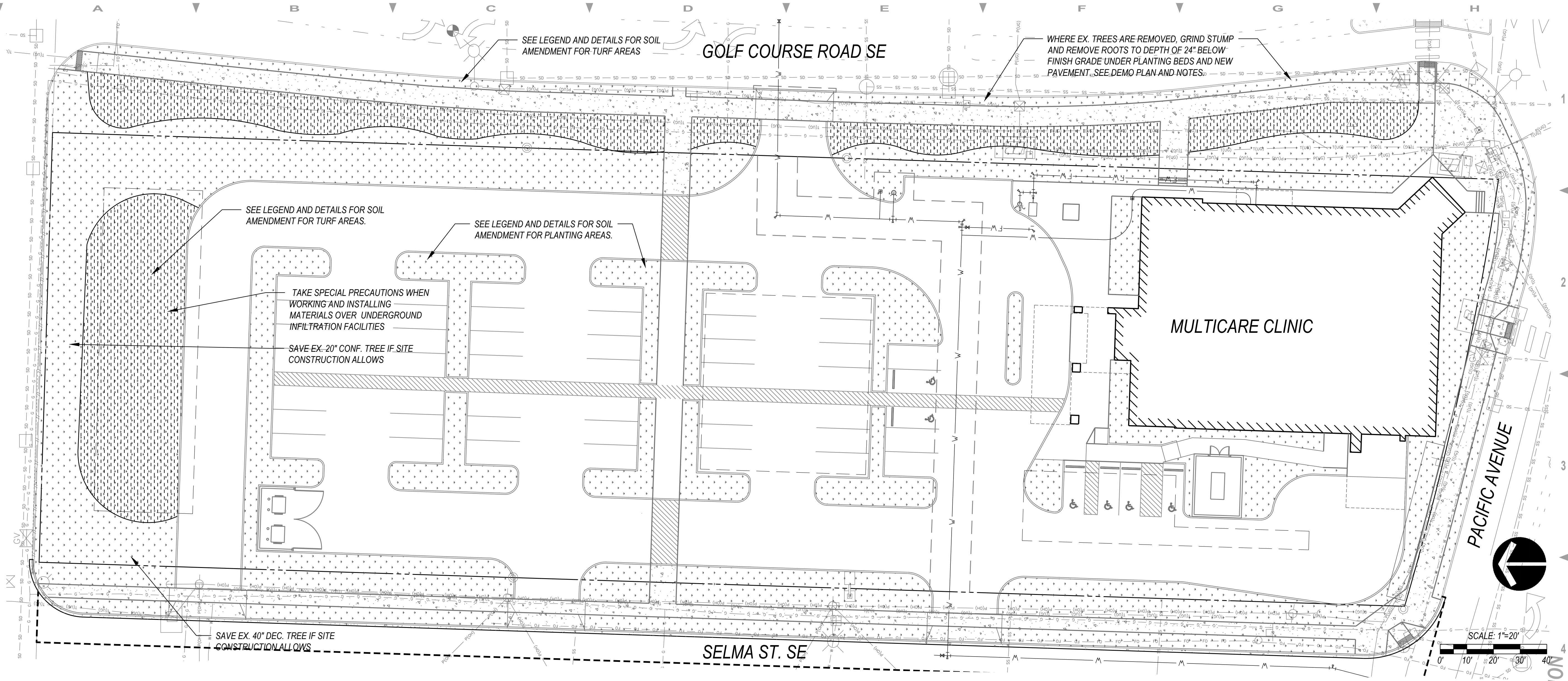
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SEWER PLAN

SITE PLAN REVIEW
SUBMITTAL

C7.0

SHEET 14 OF 14



Preliminary Landscape Calculations

Site area/ Lot size = approx. 85,023 sf
Ex. Significant trees proposed to remain = 2"
Replacement trees required = (2 per 10,000 s.f.) = 17 add'l trees
less 2 tree intended to save= 15 add'l trees required.
replacement trees provided = 7 + 11 = 18

Type II Landscape - Visual Separation
7506 sf /300 sf = 25 trees; 32 trees provided (7 extra trees count towards tree replacement)
Requires min. 1 shrub per 20 sf of landscape area (on site).
7506 sf/ 20 sf = 375 shrubs required; 375 shrubs provided

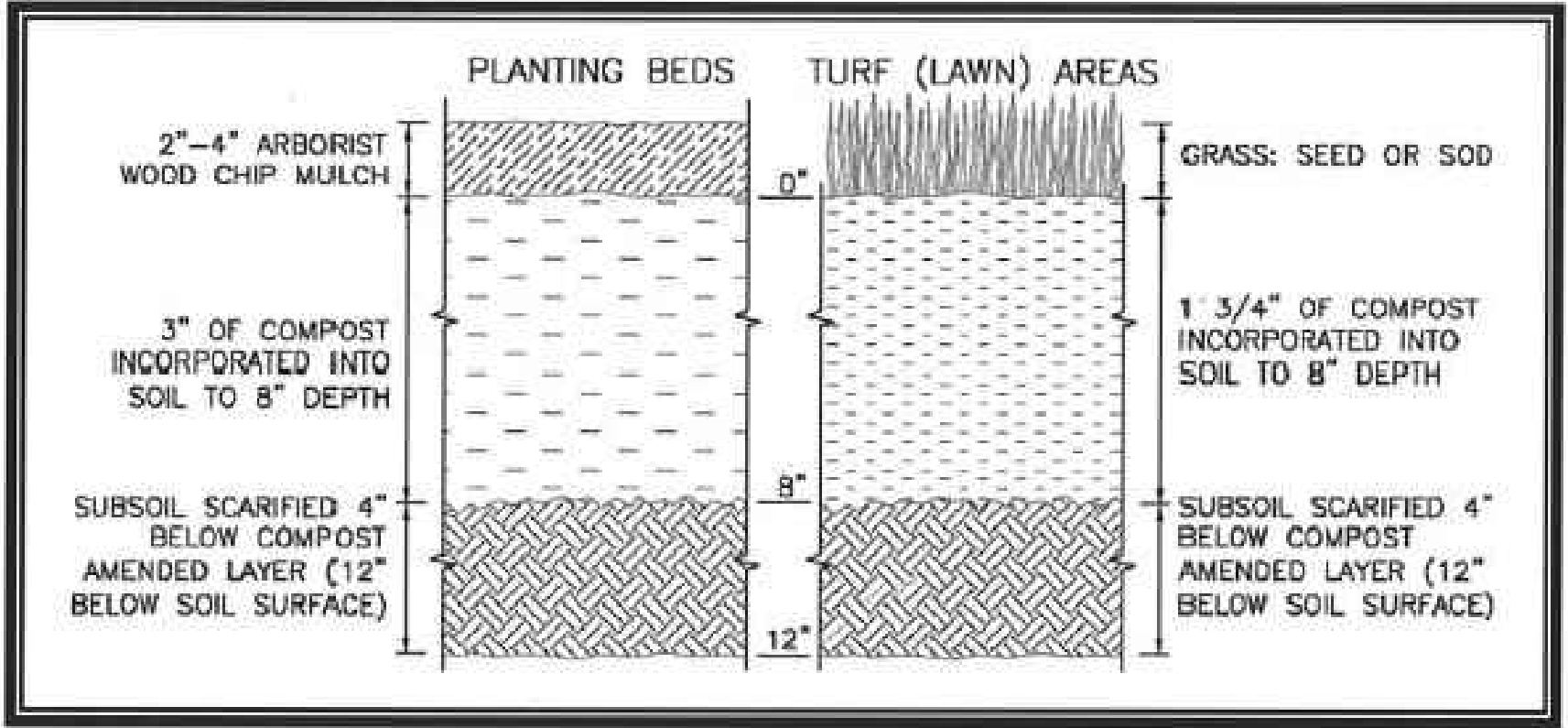
Type III Landscape - Visual Relief (Frontage/ Building)
Street trees: 36 new provided
Provided: low shrub & groundcover area and turf grass area

Type IV Landscape - Parking Lot - 51 stalls
50 sf Landscape area required per stall (51x50 = 2,550 required.
6,095 sf provided.
Required trees = 14 (1 at end of ea. stall row/ 1 per 7 stalls)
Provided: 32 trees, 100% deciduous trees. (14 extra counted toward replacement trees.)
Provided: 32 trees, 100% deciduous trees.
Requires min. 1 shrub per 20 sf of landscape area.
Provided: 6095 sf x 20= 304 required; 345 shrubs provided
* Note: Ex. street trees will be removed/replaced to accommodate required sidewalk and frontage improvements.

Preliminary Soil Amendment Schedule

symbol / key	notes
	PLANTING BEDS SCARIFY SOIL TO 12" BELOW FINISHED SOIL SURFACE. SPREAD & THOROUGHLY INCORPORATE 3" OF SPECIFIED COMPOST ESTABLISH GRADE (SETTLED SOIL DEPTH 8" MIN.) AND PLANT PER PLANS. SPREAD MIN. 2" ORGANIC MULCH OR ARBORIST WOOD CHIPS. REFER TO CITY OF LACEY DETAILS FOR POST CONSTRUCTION SOIL QUALITY AND DEPTH
	TURF (LAWN) AREAS SCARIFY SOIL TO 12" BELOW FINISHED SOIL SURFACE. SPREAD & THOROUGHLY INCORPORATE 1.75" OF SPECIFIED COMPOST INTO TOP 8" OF SOIL. ESTABLISH GRADE (SETTLED DEPTH OF 8") AND SEED OR INSTALL SOD, AS PER PLANS. REFER TO CITY OF LACEY DETAILS FOR POST CONSTRUCTION SOIL QUALITY AND DEPTH.

- NOTES
- PROTECT AREAS WITHIN DRIPLINE OF TREES TO REMAIN AND OTHER DESIGNATED AREAS OF NO DISTURBANCE SHALL BE PROTECTED FROM COMPACTION BY FENCING AND KEEPING MATERIALS STORAGE AND EQUIPMENT OFF THESE AREAS DURING CONSTRUCTION.
 - ADDITIONAL DETAIL AND MATERIAL SPECIFICATIONS WILL BE INCLUDED IN PERMIT SUBMITTAL LANDSCAPE PLANS.

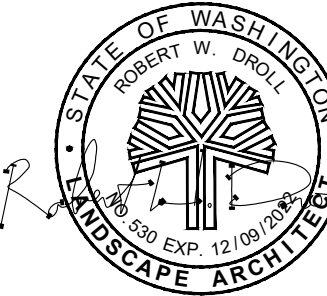


Source: City of Seattle 2016 (reproduced with permission)

City of Lacey
Topsoil Amendment Detail

Lacey OCED

XXXX Pacific Avenue SE
Lacey, WA



PROJECT NO. 21010

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DESIGNED BY SJ

DRAWN BY SJ

CHECKED BY BD

REVISION

DATE CHANGE

DATE: DECEMBER 2, 2021

Topsoil
Placement Plan

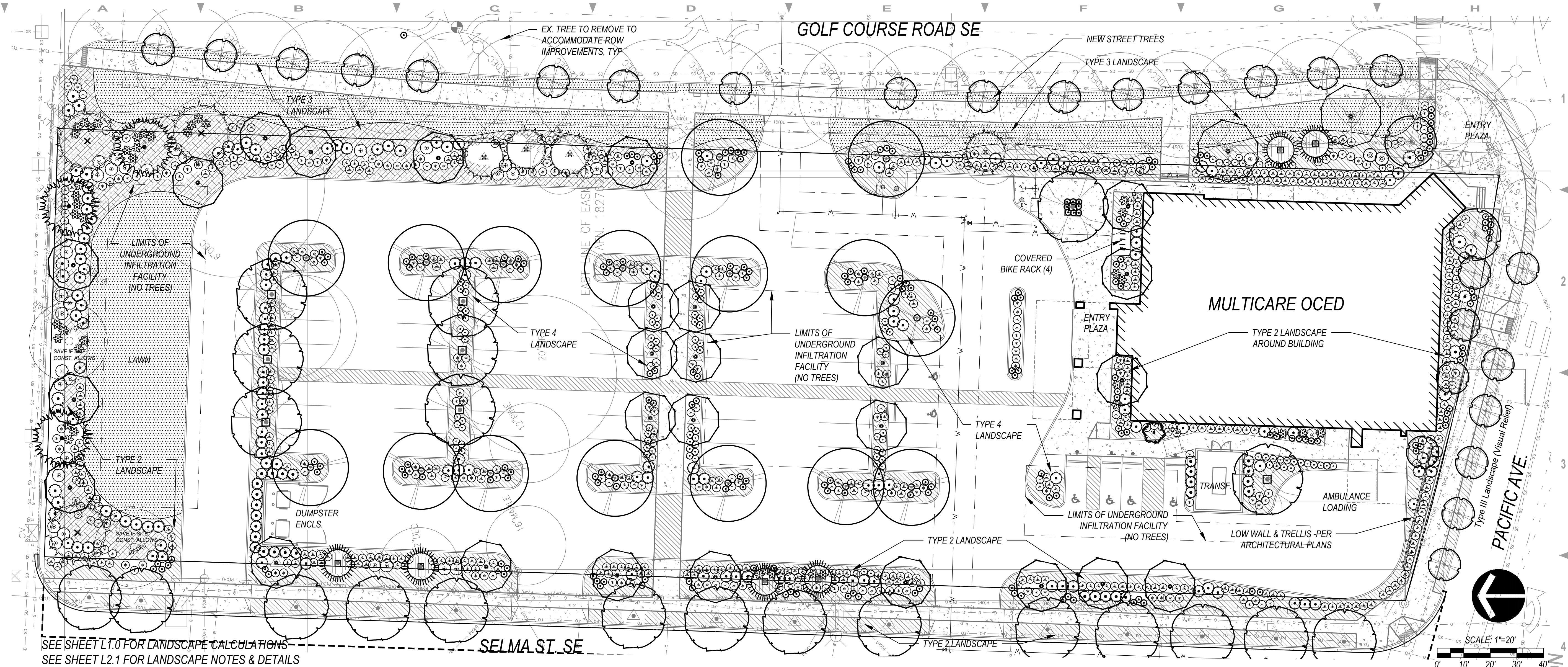
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EXHIBIT 9

LAND USE REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

0:\2021\21010 Lacey Multicore\Drawings\Sheets\L2.0 Planting Plan.dwg
Dec-02-21 11:29am



Preliminary Plant Schedule

symbol / key	botanical name, common name	count	size	o.c. spacing	NV =native, NAT=naturalized	Notes
* NOTE: PLANT SYMBOLS FOR SHRUBS AND GROUNDCOVERS ARE SCHEMATIC FOR THIS SUBMITTAL. FINAL LANDSCAPE PLANS SUBMITTED FOR PERMIT WILL INDICATE SPECIFIC PLANT SPECIES AND QUANTITIES.						
STREET TREES - DECIDUOUS						
ATP	ACER TRUNCATUM X A. PLATANOIDES / PACIFIC SUNSET MAPLE	14	MIN. 2" CAL.	APPROX. 35'	NAT	B&B, FULL, MATCHED, EVENLY HEADED ABOVE 7'
SA	SORBUS AMERICANA / RED CASCADE MT. ASH	29	MIN. 2" CAL.	AS SHOWN	NAT	B&B, FULL, EVENLY BRANCHED ABOVE 6' HT.
DECIDUOUS TREES - MEDIUM TO LARGE						
ARO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	16	MIN. 2" CAL.	AS SHOWN	NAT	B&B, EVENLY BRANCHED ABOVE 6' HT.
GT	GLEDETZIA TRIANCANTHOS 'SHADEMASTER' / SHADEMASTER HONEYLOCUST	8	MIN. 2" CAL.	AS SHOWN	NAT	B&B, BRANCHED MIN 7' HT.
CE	'CORNUS 'EDDIES WHITE WONDER'	2	MIN. 2" CAL	AS SHOWN	NV-CULT	B&B, BRANCHED MIN 5' HT.
ACCENT - SMALL TREES						
AC	ACER CIRCINATUM / VINE MAPLE	15	MULTI-STEM, 8' HEIGHT	AS SHOWN	NV	B&B, 3 STALKS MIN., MIN. 7' HT, FULL
AG	ACER GINNALA / FLAME MAPLE	11	MULTI-STEM, 7' HEIGHT	AS SHOWN	NAT	B&B, MS OK, MIN. 7' HT., FULL
SJ	STYRAX JAPONICA / JAPANESE SNOWBELL TREE	2	2" CAL OR 1-1/2" MULTISTEM, 7' HT.		NAT	B&B, BRANCHED ABOVE 4' HT.
TM	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK	1	6' HEIGHT	AS SHOWN	NV	B&B OR CONT.
EVERGREEN TREES						
CD	CALOCEDRUS DECURRENS / INCENSE CEDAR	6	7" MIN. HT.	AS SHOWN	NV	B&B
PN	PINUS CONTORTA 'CONTORTA' / SHORE PINE	4	7" MIN. HT.	AS SHOWN	NV	B&B
PM	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	3	7" MIN. HT.	AS SHOWN	NV	B&B
TH	TSUGA HETEROPHYLLA, WESTERN HEMLOCK	3	7" MIN. HT.	AS SHOWN	NV	B&B
TALL SHRUBS (MATURE HT. OVER 4')						
AU	ARBUTUS UNEDA 'COMPACTA' / COMPACT STRAWBERRY TREE	X	5 GAL., MIN. 21" HT.	AS SHOWN	NAT	CONTAINER
CG	CORNUS SERICA 'MID WINTER FIRE' / DOGWOOD	X	5 GAL. MIN. 24" HT.	AS SHOWN	NV	CONTAINER
VO	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	X	5 GALLON, 21" HT.	AS SHOWN	NV	CONTAINER
RS	RIBES SANQUINEUM / RED FLOWERING CURRENT	X	5 GAL., MIN 24" HT.	AS SHOWN	NV	CONT OR BARE ROOT
TALL EVERGREEN SCREEN SHRUBS						
TOE	THUJA OCCIDENTALIS 'SMARAGD', EMERALD ARBORVITAE	X	5 GAL, MIN 4' HT	4'	NN	CONTAINER OR B&B

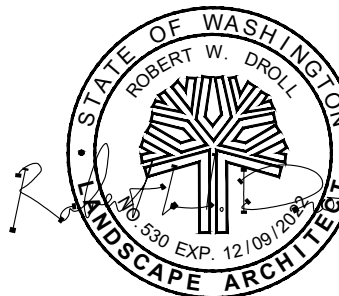
symbol / key	botanical name, common name	count	size	o.c. spacing	native=N	notes
MEDIUM HT. SHRUBS (MATURE HT. 3'-4')						
AG	ABELIA GRANDIFLORA 'MARDI GRAS' OR 'EDWARD GOUCHER'	X	2 GAL., MIN 16" HT.	AS SHOWN	NAT	CONTAINER
GS	GAULTHERIA SHALLON / SALAL	X	2 GAL., MIN. 16" HT.	3'	NV	CONTAINER
LP	LONICERA LIGUSTRINA 'LEMON BEAUTY', LEMON BEAUTY BOX HONEYSUCKLE	X	2 GAL., MIN 16" HT.	AS SHOWN	NAT	CONTAINER
ND	NANDINA DOMESTICA 'HARBOR DWARF' OR 'COMPACTA'	X	5 GAL., MIN. 16" HT.	AS SHOWN	NAT	CONTAINER
PMM	PINUS MUGHO 'MUGHO' / MUGHO PINE	X	5 GAL., MIN. 16" HT.	AS SHOWN	NAT	CONTAINER
SB	SPIRAEA JAPONICA 'LIMEMOUND' / LIMEMOUND SPIREA	X	2 GAL., MIN 16" HT.	AS SHOWN	NAT	CONTAINER
SA	SYMPHORICARPOS ALBUS, COMMON SNOWBERRY	X	2 GAL OR BR, MIN 16"	3'	NV	CONT. OR B.R.
VD	VIBURNUM DAVIDII / DAVID'S VIBURNUM	X	5 GAL., MIN 16" HR	2.5'	NAT	CONTAINER
LOW SHRUBS, SHRUBBY GROUNDCOVER & ACCENTS						
AZH	AZALEA 'HINO-CRIMSON', HINO-CRIMSON AZALEA	X	2 GAL.	4.0'	NAT	CONTAINER
BT	BERBERIS THUNBERGII 'CRIMSON PIGMY', CRIMSON PIGMY BARBERRY	X	2 GAL.	2.5'	NAT	CONTAINER
CV	CALLUNA VULGARIS 'FIREFLY' OR SIM. HEATHER	X	2 GAL.	3.5'	NAT	CONTAINER
EF	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' / EMERALD 'N GOLD EUONYMUS	X	2 GAL.	3'	NAT	CONTAINER
JS	JUNIPERUS SQUMAMATA 'BLUE STAR' / BLUE STAR JUNIPER	X	2 GAL.	3'	NAT	CONTAINER
PL	PRUNUS LAUROCERASUS 'OTTO LUYKENS' / 'OTTO LUYKENS' LAUREL	X	5 GAL.	3'	NAT	CONTAINER
SH	SARCOCOCCA HOOKERIANA VAR. HUMULIS, DWARF HIMALAYAN SWEET BOX	X	1 GALLON	2.5'	NAT	CONTAINER
GROUNDCOVERS						
AU	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE', KINKIKINNICK	X	1 GALLON	30"	NV	CONTAINER
CG	CEANOTHUS GLORIOSUS 'POINT REYES', POINT REYES CEANOTHUS	X	1 GALLON	30"	NAT	CONTAINER
CD	COTONEASTER DAMERI 'LOWFAST' / COTONEASTER LOWFAST	X	1 GALLON	30"	NAT	CONTAINER
PLM	PRUNUS LAUROCERASUS 'MOUNT VERNON', MOUNT VERNON ENGLISH LAUREL	X	2 GALLON	30"	NAT	CONTAINER
NG	NATIVE GROUNDCOVER MIX: KINKIKINNICK, SALAL, SWORD FERNS, LOW MAHONIA	X	1 GALLON	36"	NV	CONT., EQUAL SPP.
ORNAMENTAL GRASSES & FERNS & ACCENTS						
HA	HAKONECHLOA MACRA 'AUROEOLA', GOLDEN JAPANESE FOREST GRASS	X	1 GALLON	24"	NAT	CONTAINER
HS	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	X	1 GALLON	30"	NAT	CONTAINER
HS	HEMEROCALLIS 'STELLA D'ORO OR SIM. DWARF DAYLILIES	X	1 GALLON	24"	NAT	CONTAINER
LA	LAVENDULA ANGUSTIFOLIA 'HIDCOTE' / 'HIDCOTE' DWARF LAVENDER	X	2 GAL.	24"	NAT	CONTAINER
PM	POLYSTICHUM MUNITUM, WESTERN SWORD FERN	X	2 GALLON	36"	NV	CONTAINER
RF	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	X	1 GALLON	36"	NAT	CONTAINER
LAWN						
	TURF GRASS SOD					

Lacey OCED

XXXX Pacific Avenue SE
Lacey, WA



RWD
Landscape Architects
4405 7th Ave. SE, Suite 203
Lacey, WA 98503
360.456.3813
bob@rwdroid.com



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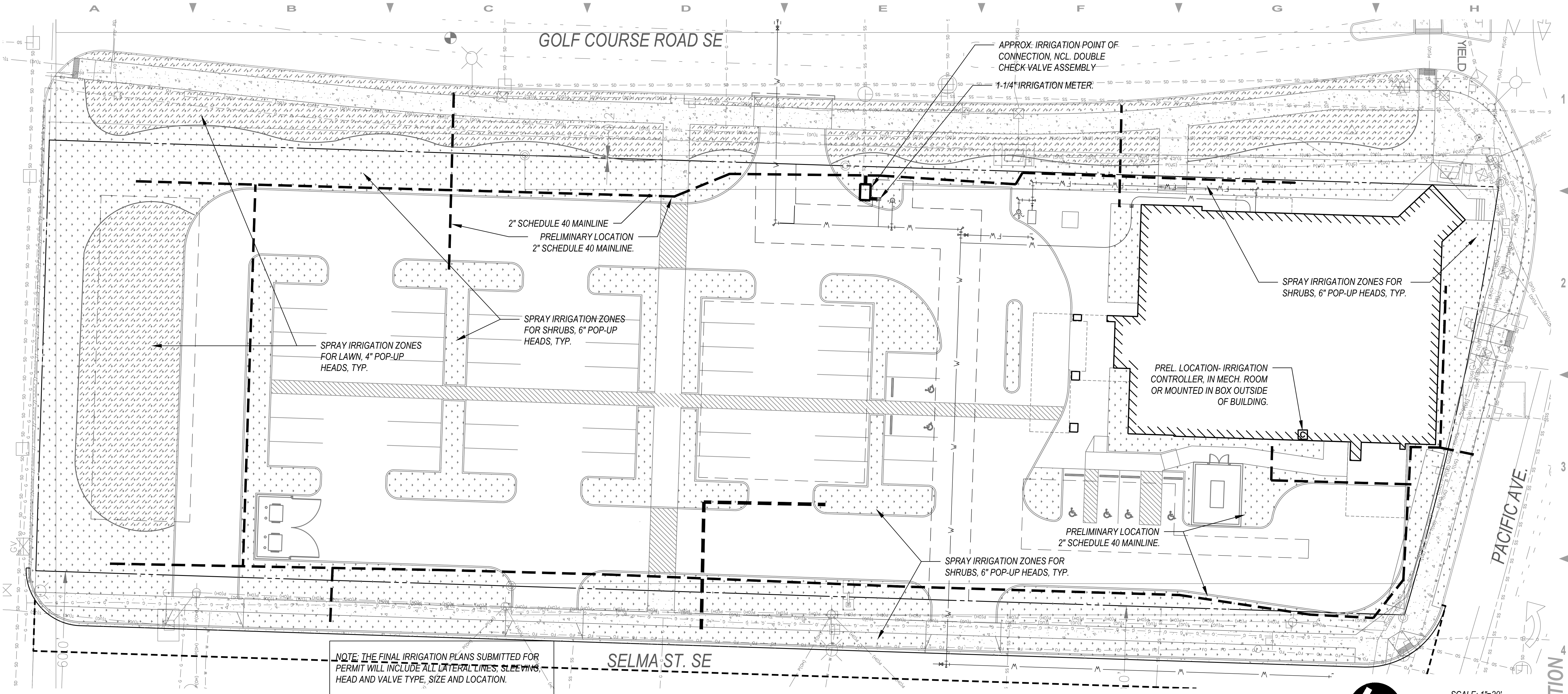
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DATE CHANGE

DATE: DECEMBER 2, 2021

Preliminary
Planting Plan

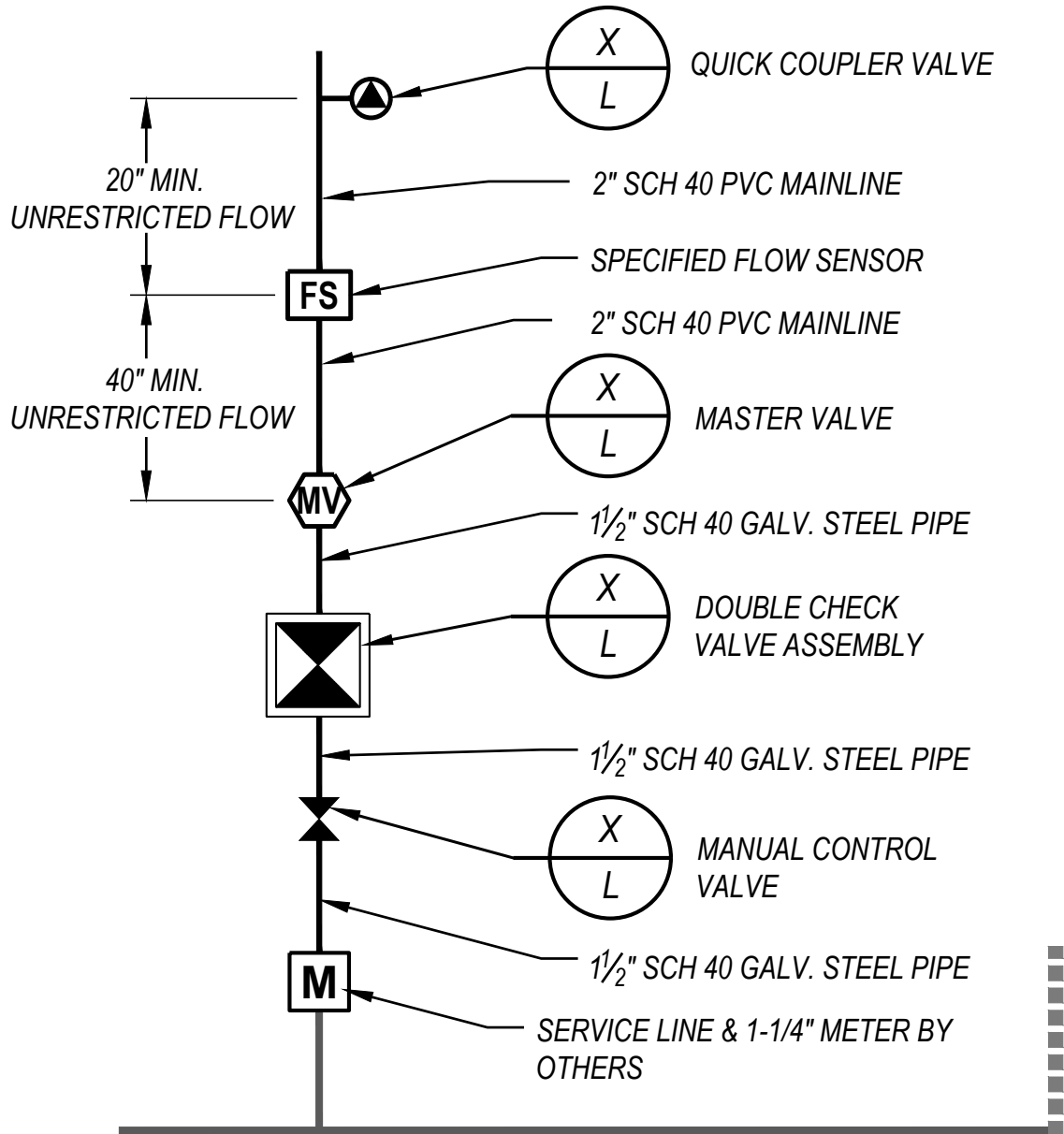
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Preliminary
Irrigation Improvements General Notes

- CONTRACTOR IS REQUIRED TO VERIFY STATIC PRESSURE AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND PREVENT OVERSPRAY ONTO BUILDINGS AND/OR PAVEMENT (UNLESS SPECIAL CIRCUMSTANCES PREVAIL).
- SPRINKLER HEADS ALONG CURBS FRONTING PARKING AREAS SHALL BE INSTALLED NO CLOSER THAN 2' TO THE FACE OF CURB
- SPRINKLER HEADS FOR SHRUB AREAS ARE TO BE 6" POP-UP TYPE. SPRINKLER HEADS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. MIN. 90% HEAD TO HEAD COVERAGE IS REQUIRED.
- ALL PIPING UNDER HARD SURFACES (INCLUDES CONCRETE, ASPHALT, CRUSHED GRAVEL) SHALL BE SLEEVED WITH 6" (OR AS NOTED) DIAMETER PVC CONDUIT EXTENDING TWO (2) FEET BEYOND HARD SURFACE EDGE. MARK ENDS WITH A 1/2" DIAMETER REBAR, 18" IN LENGTH. TOP OF REBAR TO BE 3" UNDER SOIL SURFACE. ALL SLEEVES UNDER HARD SURFACE SHALL BE STRAIGHT TO ALLOW FOR IRRIGATION PIPE REPLACEMENT.
- LOCATE ALL VALVES WITHIN ONE (1) FOOT OF THE MAINLINE; CLUSTER VALVES TOGETHER IN STRAIGHT LINES.
- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT 90 DEGREES.
- IRRIGATION SITE PLAN IS SCHEMATIC. VALVES AND PIPING MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY. LOCATE ALL VALVES IN LANDSCAPE AREAS AND ROUTE PIPING THROUGH LANDSCAPE AREAS OR UNDER PAVEMENT WHERE SLEEVING IS INDICATED. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS AND DELIVER A FULLY OPERATIONAL SYSTEM.
- ALL IRRIGATION STATIONS SHALL BE TIMED TO OPERATE BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.
- ALL VALVE BOXES AND/OR VAULTS SHALL BE SIZED TO PROVIDE ADEQUATE SPACE TO SERVICE INSTALLED COMPONENTS. PROVIDE ALL VALVE BOXES AND/OR VAULTS WITH LOCKABLE COVERS.



Preliminary
Point of Connection (Schematic)
NOT TO SCALE

Preliminary
Irrigation Improvements General Notes

Valve & Piping Schedule			
SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
			SCHEDULE 40 2" PVC MAINLINE, @ MIN. 18" DEPTH
			SCHEDULE 200 PVC LATERAL LINES @ MIN. 12" DEPTH
			SCHEDULE 40 PVC SLEEVES, 6" DIAM. (UNLESS OTHERWISE INDICATED)
	ZURN-WILKINS	1/2" 950XLT	1/2" DOUBLE CHECK BACKFLOW PREVENTER
	RAINBIRD	100-PEB-PRS-D 150-PEB-PRS-D	1" & 1.5" AUTOMATIC REMOTE CONTROL VALVES W/ PRESSURE REDUCING MODULE
	RAINBIRD	150-PEB	1.5" AUTOMATIC REMOTE CONTROL VALVE FOR MASTER CONTROL VALVE
	RAINBIRD	FS150P	FLOW SENSOR - CONFIGURE FOR EXP-LXMEF SYSTEM
	RAINBIRD	BV150FF	1 1/2" BRASS BALL VALVE - MANUAL CONTROL VALVE
	RAINBIRD	44RC W/ SH-0 & 44K	1" BRASS QUICK COUPLING VALVE, SUPPLY W/ HOSE SWIVEL & VALVE KEY
	RAINBIRD	ESP12-LXMEF CONTROLLER	12 STATION CONTROLLER WITH FLOW SMART MODULE, LOCKING PLASTIC WALL-MOUNT CABINET
NOT SHOWN			STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS

Valve Chart		
VALVE NO.	GPM	SIZE
1	17.0	1"
2	19.0	1"
3	30.0	1 1/2"
4	19.0	1"
5	22.0	1 1/2"
6	17.0	1"
7	28.0	1 1/2"
8	32.0	1 1/2"

Lacey OCED

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Lacey, WA

RWD
Landscape Architects

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Lacey, WA 98503
360.456.3813
bob@rwdrii.com



PROJECT NO. 21010

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DESIGNED BY SJ

DRAWN BY SJ

CHECKED BY BD

REVISION	
DATE	CHANGE
DATE:	DECEMBER 2, 2021

Preliminary
Irrigation Plan

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two business days
before you dig

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Consultants

Civil and Landscape Consultant

KPFF

612 Woodland Square Loop SE, Suite 100,
Lacey, Washington 989503

Structural Consultant

Axiom

121 N. 9th St., Suite 401, Boise, Idaho 8370

MEP / Low Voltage / Security Consultant

Telios

101 Parklane Blvd, Suite 101, Sugar Land,
Texas 77478

Consultant Title

Consultant Name

Address

Issues / Revisions

Projet

Client Name

Drawing

Name _____

MEP SITE
PHOTOMETRIC PLAN

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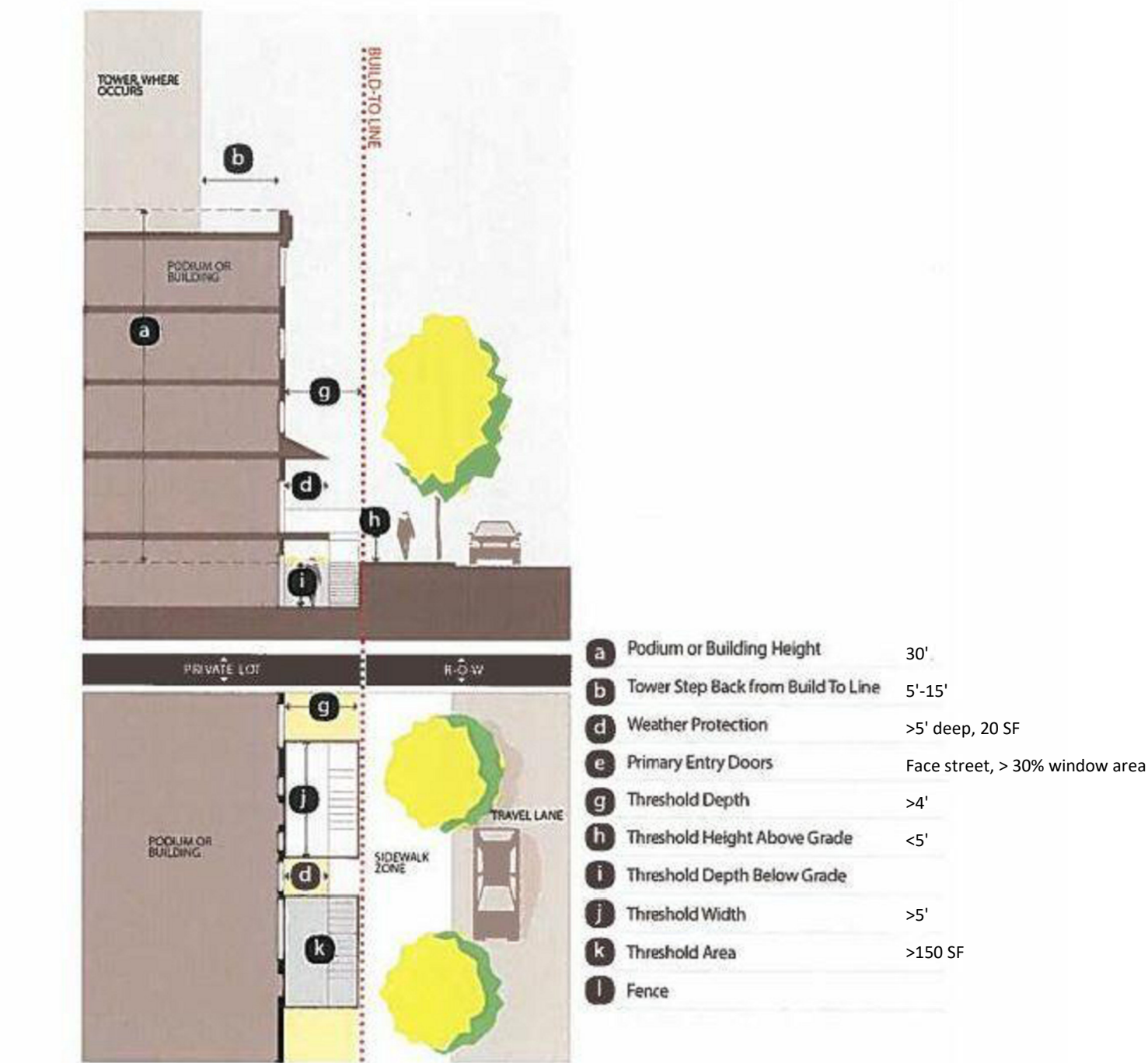
P&W Commission Number

MEP-212

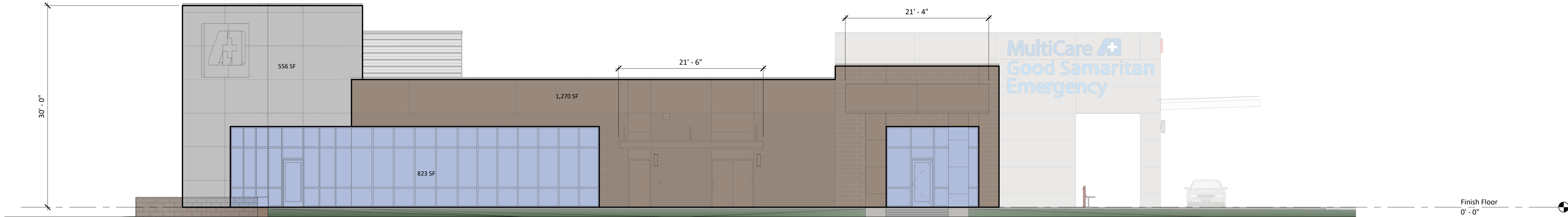
Schedule						
Symbol	Label	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	--Q1	AEL: ATB2 80BLEDE10 480 R3 GI HS NR MOUNTED ON HOLOPHANE POLE: RTA2070E PL ND SB 2 / BR1061 (1 @90) XX (FINISH)	ONE AUTOBAHN 2, TYPE III DISTRIBUTION, 1050MA DRIVER, 480V, METALLIC GRAPHITE: 20' ALUMINUM POLE WITH SINGLE ARM BRACKET - MOUNTED ON 3' CONCRETE PAD	16946	0.81	284
	--Q2A	AEL: (2) ATB2 80BLEDE10 480 R3 GI NR MOUNTED ON HOLOPHANE POLE: RTA2070E PL ND SB 2 D SB 2 / BR1065 (2@180) XX (FINISH)	TWO AUTOBAHN 2, TYPE III DISTRIBUTION, 1050MA DRIVER, 480V, METALLIC GRAPHITE: 20' ALUMINUM POLE WITH TWIN ARM BRACKET - 2@180 - MOUNTED ON 3' CONCRETE PAD	16946	0.81	568
	--Q3	AEL: (3) ATB2 80BLEDE10 480 R3 GI NR MOUNTED ON HOLOPHANE POLE: RTA2070E PL ND SB 2 / BR1069 (3 @90) XX (FINISH)	THREE AUTOBAHN 2, TYPE III DISTRIBUTION, 1050MA DRIVER, 480V, METALLIC GRAPHITE: 20' ALUMINUM POLE WITH TRIPLE ARM BRACKET - 3@90 - MOUNTED ON 3' CONCRETE PAD	16946	0.81	852

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANES	+	4.7 fc	10.5 fc	0.6 fc	17.5:1	7.8:1
PROPERTY LINE - PLAN EAST - MID ROAD	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
PROPERTY LINE - PLAN WEST -	+	0.6 fc	1.5 fc	0.0 fc	N/A	N/A
PROPERTY LINE - PLAN SOUTH	+	0.4 fc	1.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE - PLAN WEST - MID ROAD	+	N/A	0.0 fc	N/A	N/A	N/A
PROPERTY LINE - PLAN EAST	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A

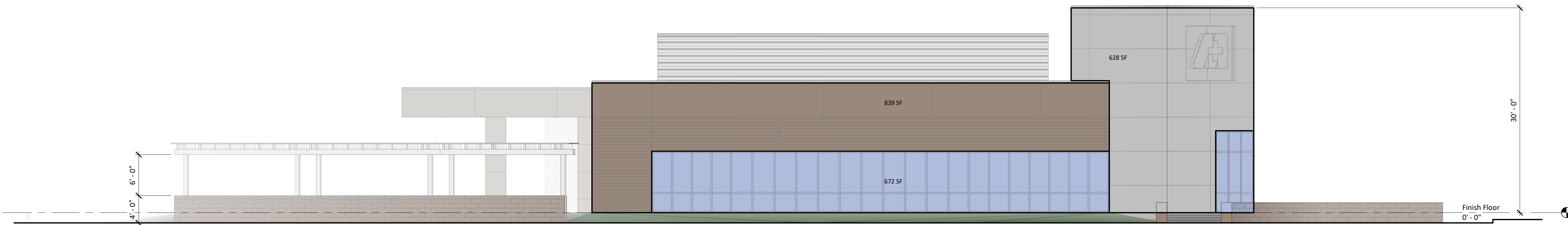
FIGURE 16.24.070-3, BUILDING AND LANDSCAPING FRONTAGE TYPE 3--PORCH-STOOP-TERRACE



Development Standard	Woodland Square	Master Plan Area	8th Ave	Golf Club Rd	Pacific District	Pacific Ave
Minimum Building or Podium Height	Min. 30 feet				Min. 20 feet	
Maximum Podium Height	Max. 55 feet					
Podium Setback from Build To Line	Max. 15 feet Min. 5 feet	NA		Max. 15 feet Min. 5 feet		
Tower Step Back at Top of Podium	Min. 10 feet Min. 15 feet on lots adjacent to Golf Club Road					
Tower Height	On through block connections: 10 feet minimum Intermediate step back of 15 feet is required at a height of between 0 feet and 20 feet Tower step back shall match threshold maximum depth					
Ground Floor Height	Min. 18 feet					
Ground Floor Depth	Min. 40 feet					
Separation of Ground Floor Residential Uses	Vertical distance from ground: Min. 18 inchesMax. 3 feet Horizontal distance from build-to line: Min. 3 feetMax. 15 feet					
Vegetated Roofs	Vegetated roofs with public access can be counted towards open space and utility screening requirements.					
Ground Cover and Planting	Native and drought-tolerant ground cover plants must fully cover the remainder of the landscaped area between the building and the sidewalk.					
Weather Protection	Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum	No requirement			Protected area: 20 square feet, minimum; 5 feet min. horizontal dimension; 10 foot vertical clearance, minimum	
Primary Entry Doors	Shall face street; 20% transparent min.					
Windows	30% min. Required window areas shall allow views from the building to the street. Reflective, dark, tinted or textured glass is not permitted.					
Threshold Depth	Min. 4 feet					
Threshold Height Above Grade	Max. 5 feet					
Threshold Depth Below Grade	Max. 4 feet					
Threshold Width	Min. 5 feet					
Threshold Area	Max. 150 square feet per building entry					
Fences	No greater than 3 feet in height; min. 20% transparent					



1 East Elevation - Golf Club Road
1/8" = 1'-0"
31% Glazing



2 South Elevation - Pacific Avenue
1/8" = 1'-0"
32% Glazing

Glazing Requirements:

FRONTAGE TYPE 3--PORCH-STOOP-TERRACE

Min. 30% glazing at Golf Club Rd. 31% glazing provided
Min. 30% glazing at Pacific Avenue. 32% glazing provided

See Frontage Type 3 requirements LMC Figure 16.24.070-3

East Elevation Window Glazing Calculation:

556 + 1,270 = 1,826
+ 823 Glazing
2,649 SF total Elevation
823*100/2,649 SF = 31% Glazing provided at Golf Club Rd.

South Elevation Window Glazing Calculation:

628 + 839 = 1,467
+ 672 Glazing
2,139 SF total Elevation
672*100/2,139 SF = 32% Glazing provided at Pacific Avenue

Off-Campus Emergency Department - Lacey Exterior Elevations

EXHIBIT 11

Not for regulatory approval,
bidding, or construction
By:
WA Reg. No.:
Date: 11/30/21
11/30/21
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217-010

Philo
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Partnership

Department Legend

Facilities Department



Off-Campus Emergency Department - Lacey Floor Plan

EXHIBIT 12

Not for regulatory approval,
bidding, or construction
By:
WA Reg. No.:
Date: 11/30/21
11/30/21
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217-012-03

**Philo
Wilke**
Partnership

OCED Lacey
LACEY, WASHINGTON

Project #: 10182100074

PRELIMINARY DRAINAGE REPORT

December 3, 2021

Prepared for:
Lacey OCED
PhiloWilke Partnership
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Prepared by:
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ENGINEER OF RECORD CERTIFICATION

This Preliminary Drainage Report for **Lacey OCED** has been prepared by or under the supervision of the engineer below and meets the standard of care and expertise which is usual and customary in this community for professional engineers. It is understood that the **City of Lacey** does not and will not assume liability for the sufficiency, suitability, or performance of facilities included in this report.



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APPENDICES

Appendix A – Preliminary Civil Plan Set

Appendix B – Geotechnical Report

Appendix C – WWHM Report

Appendix D – Basin Map

1 Proposed Project Description

1.1 Required Permits

The applicant is submitting for Site Plan Review and Conditional Use Permit approval.

1.2 Project Location & Parcel Information

Site Address: XXXXX Pacific Avenue SE, Lacey, Washington 98503

Parcel Number: 69200000700, 69200000800, 69200001000, 69200001200, 69200001201

Property Owner: MultiCare Health System

Total Parcel Area: 1.96 acres

Parcel Zoning: Woodland District

Current Use Code: 11 – Single Unit, 12 – Two to Four Unit, 91 – Undeveloped Land

Abbreviated Legal: Section 20, Township 18N, Range 1W

1.3 Project Summary

The proposed Lacey OCED (Off-Campus Emergency Department) development is located on five existing parcels with a total area of 1.96 acres. The proposal is to combine the existing parcels into one and construct a single-story medical building measuring 10,000 square feet (sf) including a total of 51 parking stalls (45 standard parking stalls, 6 ADA parking stalls) and associated landscaping and utility improvements. Off-site requirements include reconstruction of sidewalk and planter strip along Pacific Avenue and Golf Club Road, along with half street frontage improvements along Selma Street (east) between the alleyway and Pacific Avenue.

1.4 Summary of Proposed Storm Drainage Facilities

For this development, stormwater will be routed via catch basins and conveyance piping to infiltration galleries. All stormwater runoff from paved (pollution generating) areas will be treated for water quality prior to discharging into an infiltration facility. Runoff from roof areas will bypass the water quality treatment and will directly tie into the infiltration facility as it is not considered non-pollution generating.

For the off-site improvements, stormwater runoff from the sidewalk and planter along Pacific Avenue and Golf Club Road will continue to be collected and conveyed in the existing City system. Runoff from the half street improvements at Selma Street will be routed via catch basins to on-site treatment and infiltration.

All stormwater runoff generated from the site will be infiltrated by StormTech Chamber facilities. A total of three (3) facilities are proposed for this project.

1. Facility A is a StormTech SC-310 Chamber system located north of the site.
2. Facility B is a StormTech SC-310 Chamber system located in the middle of the site.
3. Facility C is a StormTech MC-3500 Chamber system located southwest of the site.

The project site and associated drainage utilities have been designed per the 2016 City of Lacey Stormwater Design Manual.

1.5 Summary of Areas

Table 1 summarizes existing on-site and off-site areas that will be disturbed with this development. Table 2 provides a summary of proposed on-site areas and off-site frontage improvement areas. Table 3 includes proposed areas flowing to each basin and the project basin map is shown in Appendix D.

Table 1: Existing On-site and Off-site Areas

Surface Type	On-site Area (sf)	Selma St Area (sf)	Pacific Ave + Golf Club Rd Area (sf)
Impervious	13,781	9,305	6,515
Pervious	71,555	5,950	12,305
Total	85,336	15,255	18,820

Table 2: Proposed On-site and Off-site Areas

Cover	Surface Type	On-site Area (sf)	Selma St Area (sf)	Pacific Ave + Golf Club Rd Area (sf)
Pavement	PGIS*	44,935	5,950	350
Sidewalk	NPGIS**	4,668	3,400	7,615
Roof	NPGIS**	10,000	-	-
Total Impervious Surface		59,603	9,350	7,965
Landscaping	Pervious	25,733	5,905	10,855
Total Disturbed Area		85,336	15,255	18,820

*PGIS: Pollution Generating Impervious

**NPGIS: Non-Pollution Generating Impervious

Table 3: Proposed Basin Areas

Surface Type	Basin A (sf)	Basin B (sf)	Basin C (sf)
Impervious	14,865	14,720	34,886
Pervious	14,655	5,010	16,140
Total	29,520	19,730	51,026

1.6 Core Requirements

Core Requirement #1: Preparation of Stormwater Site Plans

A preliminary Stormwater Site Plan has been prepared in accordance with Chapter 3 of the 2016 City of Lacey Stormwater Design Manual (SDM).

Core Requirement #2: Construction Stormwater Pollution Prevention (SWPP)

A Construction Stormwater Pollution Prevention Plan, which addresses anticipated erosion and sediment control during construction, will be completed and submitted under Commercial Design Review.

Core Requirement #3: Source Control of Pollution

Source control BMPs are listed within Section 1.7 of this report. The BMPs selected are per Volume IV of the 2014 Ecology Manual as adopted by Chapter 9 of the City of Lacey SDM. A

Maintenance and Source Control Manual will be completed and submitted under Commercial Design Review.

Core Requirement #4: Preservation of Natural Drainage Systems and Outfalls

The existing site consists of three (3) unoccupied single-family residences where there is currently no on-site storm drainage system. All existing on-site stormwater is directly infiltrated on-site. With this proposal, stormwater runoff generated from the proposed development will be collected and conveyed to treatment prior to infiltrating. Runoff from the project will be infiltrated using three (3) infiltration facilities located north, middle and southwest of the site to help disperse stormwater and stimulate pre-development conditions to the maximum extent possible.

Core Requirement #5: On-Site Stormwater Management

Per section 2.2.5 of the City of Lacey Stormwater Design Manual, the project triggers Core Requirements #1 - #9, therefore, it must choose to meet the Low Impact Development (LID) Performance Standard or List #2 requirements.

The project proposes to meet the LID Performance Standard by matching developed discharge durations to pre-developed durations in the range of pre-developed discharge rates from 8 percent of the 2-year peak flow to 50 percent of the 2-year peak flow. The infiltration facilities were modelled using Western Washington Hydrology Model (WWHM) to infiltrate 100 percent of the generated stormwater runoff, thus meeting the LID Performance Standard.

All areas of disturbance not proposed as hardscape will implement BMP T5.13 Post-Construction Soil Quality and Depth and will meet the requirements of Section 7.4.1 of Chapter 7 of the 2016 City of Lacey SDM.

Core Requirement #6: Runoff Treatment

The site is designed to meet the enhanced treatment requirements per Chapter 8 of the 2016 City of Lacey SDM by treating pollution generating runoff with mechanical treatment facilities (Modular Wetland Systems).

The site is located within a Category 1 Critical Aquifer Recharge Area; therefore, enhanced treatment is required. Based on the traffic study completed by Transportation Engineering Northwest (TENW), the site is not high use, therefore, an oil control facility is not required. The site is not located within one-quarter mile of a freshwater body; therefore, phosphorus control is not required.

Three (3) enhanced water quality units (Modular Wetland Systems) are proposed upstream of each infiltration facility to provide treatment for all the generated polluted runoff.

Core Requirement #7: Flow Control

The developed site will provide flow control by implementing infiltration facilities sized to infiltrate 100 percent of stormwater runoff generated on-site.

Core Requirement #8: Wetlands Protection

There are no wetlands located on or adjacent to the project site.

Core Requirement #9: Operations & Maintenance

A project specific Maintenance and Source Control Manual consistent with the provisions in Chapter 9 of the 2016 City of Lacey SDM will be provided for all proposed stormwater facilities and BMPs under Commercial Design Review submittal.

1.7 Stormwater BMPs**Construction Stormwater BMPs**

It is anticipated that the following construction stormwater BMPs will be utilized for controlling stormwater runoff:

1. BMP C101: Preserving Natural Vegetation
2. BMP C103: High Visibility Fence
3. BMP C105: Stabilized Construction Entrance
4. BMP C120: Temporary and Permanent Seeding
5. BMP C121: Mulching
6. BMP C123: Plastic Covering
7. BMP C140: Dust Control
8. BMP C150: Materials on Hand
9. BMP C151: Concrete Handling
10. BMP C152: Sawcutting and Surface Pollution Prevention
11. BMP C153: Material Delivery, Storage and Containment
12. BMP C154: Concrete Washout Area
13. BMP C160: Certified Erosion and Sediment Control Lead
14. BMP C162: Scheduling
15. BMP C220: Storm Drain Inlet Protection
16. BMP C223: Silt Fence
17. BMP C235: Wattles Pollution

Source Control BMPs

The following Pollution Source Control BMPs will be incorporated:

1. BMP S411: Landscaping and Lawn/Vegetation Management
2. BMP S414: Maintenance and Repair of Vehicles and Equipment
3. BMP S417: Maintenance of Stormwater Drainage and Treatment Systems

4. BMP S419: Mobile Fueling of Vehicles and Heavy Equipment
5. BMP S420: Painting/Finishing/Coating of Vehicles/Boats/Buildings/Equipment
6. BMP S421: Parking and Storage of Vehicles and Equipment
7. BMP S424: Roof/Building Drains at Manufacturing and Commercial Buildings

2 Existing Site Conditions

2.1 Existing Conditions

The existing project site is developed with three (3) unoccupied single-family residences. Ground cover consists of paved driveways, walkways and landscaped areas. There are a total of seventeen trees on-site. Two (2) existing trees (40" Tulip Tree and 20" Cedar) will be preserved while the remaining fifteen will be removed with this development. Overall, the site is relatively flat with an elevation of 202 southwest of the site and elevation of 198 northeast of the project limits. There is no known off-site drainage to the property as there are existing storm systems in Pacific Avenue and Golf Club Road. All existing on-site stormwater runoff infiltrates directly in-place.

2.2 Critical Areas

The following critical areas were determined from Thurston County GeoData map:

Streams

There are no streams within or adjacent to the project site.

Flood Zone

There are no flood zones located within the parcel boundary.

Wetlands

There are no existing wetlands on or near the project site.

Critical Aquifer Recharge Area

The project site is currently within a Category 1 Critical Aquifer Recharge Area.

Watershed Protection Areas

The project site is within the Henderson Watershed Protection Area.

High Ground Water

There are no high groundwater areas mapped on the project site.

Wells and Septic Systems

The project site is located outside of a wellhead protection area.

There are six (6) existing septic tanks from previous single-family residences that will be removed in accordance with Thurston County Health Department and Department of Ecology (DOE) requirements. Remedial testing will be performed per DOE requirements following septic tank removal to ensure all contaminants have been properly remediated.

Fuel Tanks

There are no known underground fuel tanks on the project site.

Landfills

There are no closed or active landfills or contaminated sites on the project site.

2.3 Existing Soil Conditions

Soil conditions at the project site were investigated and documented in Appendix B by GeoEngineers. Below the sod on the project site, three (3) general soil units were observed: fill, recessional outwash and glacial till. Fill extends between 1 to 2 feet below ground surface (bgs). Recessional outwash soils are between 3.5 and 9.5 feet bgs and glacial till is present at depths between 7 and 12 feet bgs. Glacial till underlies recessional outwash on the project site and the depth of the glacial till was typically observed at a higher elevation in the north and at a lower elevation in the south.

Groundwater was not encountered during soil explorations, but perched groundwater is expected to be present seasonally around the site. GeoEngineers is providing further investigation by installing a monitoring well to measure groundwater levels throughout the wet season. Data from the monitoring well will be submitted under a separate document.

3 Vicinity Analysis and Subbasin Description

The site is located within the Woodland Basin, which ultimately discharges to Henderson Inlet.

The surrounding parcels are developed and have catch basins in place. There is also a storm system in Pacific Avenue and Golf Club Road. The proposed stormwater system is designed to infiltrate 100 percent of runoff generated on-site. See Appendix D for the proposed on-site drainage basin map.

4 Flow Control and Water Quality Facility Sizing

4.1 Infiltration Facilities

Flow control for this development is provided through the use of infiltration galleries. The proposed infiltration facilities were modeled and sized in WWHM to infiltrate runoff from the development. WWHM modeling results are located in Appendix C. There are a total of three (3) infiltration galleries proposed for this project.

Two (2) of the galleries, located north and in the middle of the site, are the StormTech SC-310 Chamber. The StormTech SC-310 Chamber is 16 inches in height with a minimum 6 inches of aggregate bedding and cover.

The third gallery, located southwest, is the StormTech MC-3500 Chamber. The StormTech MC-3500 Chamber is 45 inches in height with a minimum 9 inches of aggregate bedding and 12 inches aggregate cover.

Geotechnical pilot infiltration tests (PIT) have been conducted at the three (3) gallery locations. One PIT was performed at each proposed infiltration facility location. Additionally, extensive soil testing has been performed previously on-site and is consistent with subsurface parameters across the site. Correction factors have been applied to each unfactored saturated infiltration rate to establish a long-term design rate for modeling. The infiltration rates in Table 3 have been used in WWHM to determine the required size of the infiltration facility.

Table 4 includes the proposed infiltration trench sizes required for 100 percent infiltration.

Table 4: Infiltration Facilities

Facility Properties	Facility A	Facility B	Facility C
Infiltration Rate (in/hr)	0.96	1.68	12
Bottom Area (sf)	4,800	2,883	1,881
Effective Depth (ft)	1.33	1.33	3.75
Average Void Space (%)	64.6	64.6	64.6
Top of Trench Elev.	197.03	196.03	197.85
Bottom of Trench Elev.	194.70	193.70	192.35
Volume (cf)	6,384	3,833	7,057

Varying depths of glacial till have been observed across the project site. Glacial till underlies recessional outwash and the depth of the glacial till was typically observed at a higher elevation in the north and lower in the south. Therefore, the depth of the proposed infiltration facilities is contingent on the glacial till layer location.

All proposed infiltration systems will be equipped with overflow piping to allow for overflow runoff to be safely conveyed off-site to the City of Lacey stormwater system located in Pacific Ave SE.

4.2 Water Quality Facilities

Three Modular Wetland System (MWS) water quality units are proposed to treat all runoff from on-site and Selma Street pollution generating impervious surfaces prior to infiltration. Each unit has been sized in WWHM to treat the offline water quality flowrate from the site. Table 5 provides the water quality flowrate for each unit and the treatment flowrate provided by the MWS. See Appendix C for WWHM model and results.

Table 5: Water Quality Facilities

Water Quality Unit	Water Quality Flowrate (cfs)	MWS Treatment Flowrate (cfs)	MWS Model
A	0.0392	0.052	MWS-L-4-4
B	0.0383	0.052	MWS-L-4-4
C	0.0907	0.115	MWS-L-4-8

5 Aesthetic Considerations for Facilities

All proposed stormwater facilities are located underground and will not affect the aesthetics of the proposed project.

6 Conveyance System Analysis and Design

A conveyance system analysis will be performed using Manning's Equation per Section 6.3.5 of Chapter 6 of the 2016 City of Lacey SDM. 12-inch storm drains are proposed to convey the stormwater to proposed infiltration facilities. Calculations for capacity analysis of the proposed conveyance system will be included in the final drainage report.

7 Covenants, Dedications, Easements

Appendix Q (Maintenance Agreement) of the 2017 City of Lacey Development Guidelines will be implemented for the project. The Maintenance and Source Control Manual will be included in the final drainage report.

8 Agreements and Guarantees

All necessary agreements and financial guarantees will be provided to ensure the construction and functionality of the drainage facilities in accordance with Section 3.090 of Chapter 3 of the City of Lacey's Development Guidelines and Public Works Standards.

9 Other Permits or Conditions Placed on the Project

Other City of Lacey permits for this project include:

- Conditional Use Permit (CUP)
- Demolition Permit
- Building Permit
- National Pollutant Discharge Elimination System (NPDES) Permit

APPENDIX A

Preliminary Civil Plan Set

SHEET INDEX		
SHEET	DWG.	TITLE
1	C1.0	COVER SHEET
2	C1.1	GENERAL NOTES
3	C1.2	EXISTING CONDITIONS MAP
4	C2.0	TESC # DEMO PLAN
5	C3.0	OVERALL SITE PLAN
6	C3.1	SITE PLAN (SOUTH)
7	C3.2	SITE PLAN (NORTH)
8	C3.3	FRONTAGE IMPROVEMENT SECTIONS
9	C4.0	GRADING PLAN (SOUTH)
10	C4.1	GRADING PLAN (NORTH)
11	C5.0	DRAINAGE PLAN (SOUTH)
12	C5.1	DRAINAGE PLAN (NORTH)
13	C6.0	WATER PLAN
14	C7.0	SEWER PLAN

ABBREVIATIONS

ACP	ASPHALT CONCRETE PAVEMENT
APPROX	APPROXIMATELY
AR	AIR RELEASE
AVE	AVENUE
BC	BOTTOM OF CURB
BCR	BEGINNING OF CURB RETURN
BLDG	BUILDING
BLVD	BOULEVARD
BO	BLOW-OFF
CB	CATCH BASIN
CO	CLEANOUT
CPP	CORRUGATED POLYETHYLENE PIPE
DI	DUCTILE IRON
DIA	DIAMETER
DWG	DRAWING
E	EAST, EASTING
ECP	END OF CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FL	FLOW LINE
FM	FORCE MAIN
FT	FEET
GA	GAUGE
GRVL	GRAVEL
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ, HORIZ	HORIZONTAL
IE	INVERT ELEVATION
LF	LINEAR FEET
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
NE	NORTHEAST
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NW	NORTHWEST
PC	POINT OF CURVE
PI	POINT OF TANGENT INTERSECTION
POC	POINT OF CONNECTION
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE
R	RANGE, RADIUS
RD	ROOF DRAIN, ROAD
S	SOUTH, SLOPE
SCH	SCHEDULE
SE	SOUTHEAST
SEC	SECTION
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
SW	SOUTHWEST
T	TOWNSHIP
TE5C	TEMPORARY EROSION & SEDIMENT CONTROL
TYP	TYPICAL
VERT	VERTICAL
VC	VERTICAL CURVE
VPC	VERTICAL POINT OF CURVE
VPT	VERTICAL POINT OF TANGENT
W	WEST
W/	WITH
WM	WATER MAIN

SURVEY LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

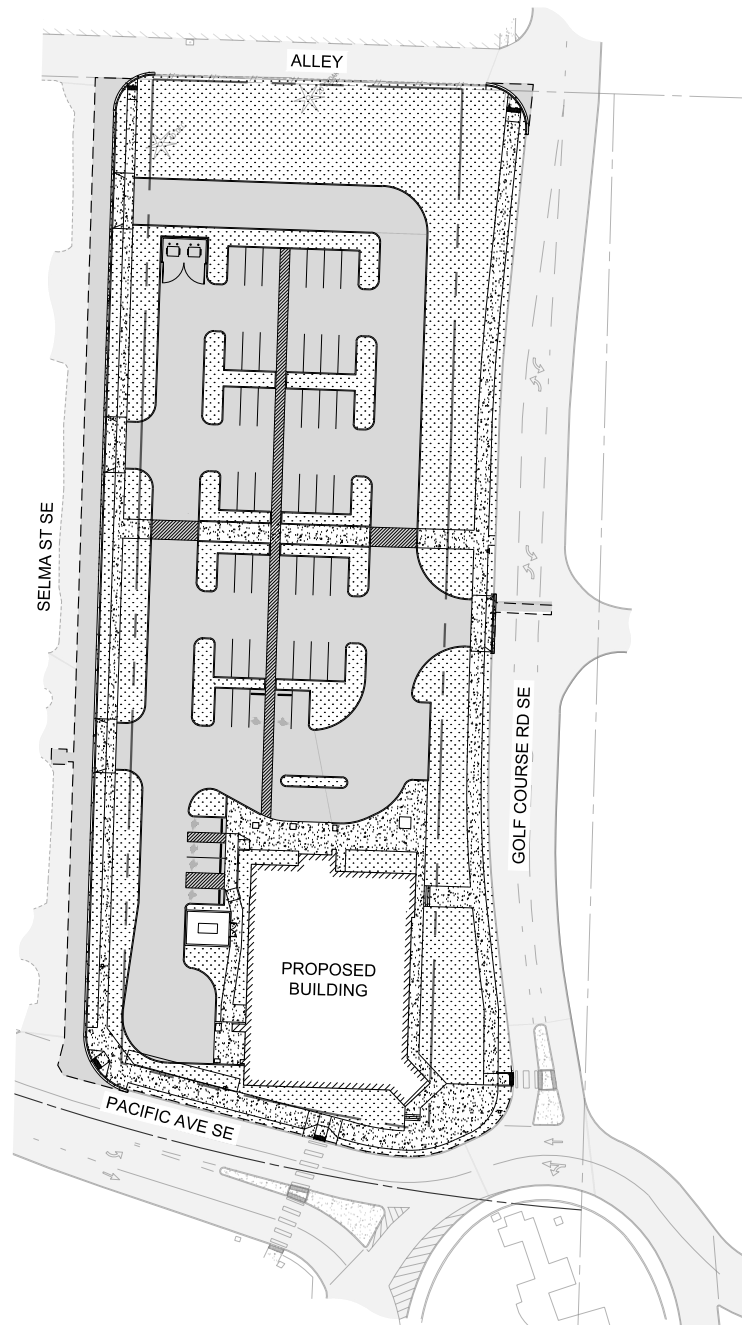
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	SECTION CORNER (AS NOTED)
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	FOUND REBAR/CAP (AS NOTED)
	SET 2"x2" HUB/TACK LINE STAKE
	MAG/WASHER OR LEAD/TACK (AS NOTED)
	BENCHMARK
	LUMINAIRE (LUM.)
	YARD LIGHT
	ORNAMENTAL LIGHT
	TRAFFIC SIGNAL LIGHTS
	POWER METER
	POWER POLE
	JUNCTION BOX (AS NOTED)
	TELEPHONE MANHOLE
	CATCH BASIN (CB)
	STORM MANHOLE (SDMH)
	SANITARY SEWER MANHOLE (SSMH)
	CLEANOUT (AS NOTED)
	GAS METER
	GAS VALVE
	WATER VALVE (WV)
	FAUCET
	FIRE HYDRANT(FH) / CONNECTION(FDC)
	WATER MANHOLE
	WATER METER
	BLOW-OFF / AIRVAC
	MONITOR WELL
	SIGN
	IRRIGATION SPRINKLER
	DIRECTIONAL ARROW
	HANDICAP
	CHAIN LINK FENCE
	WOOD FENCE
	HOGWIRE FENCE
	SILT FENCE
	METAL/IRON FENCE
	GUARD RAIL/CABLE FENCE
	WATER LINE
	GAS LINE
	STEAM LINE
	TELEPHONE LINE (OH) OR (UG)
	POWER LINE (OH) OR (UG)
	STORM LINE
	SEWER LINE
	ROCKERY
	KEYSTONE WALL
	DECIDUOUS TREE
	CONIFEROUS TREE
	TREE DRIPLINE
	CONCRETE
	GRAVEL/SAND (AS NOTED)
	ASPHALT
	BUILDING LINE
	POWER VAULT
	TELEPHONE VAULT
	WATER VAULT

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

LACEY OCED

SITE PLAN REVIEW SUBMITTAL

LACEY, WASHINGTON



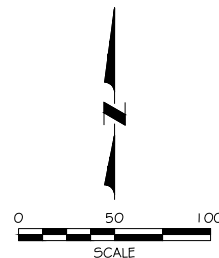
SITE PLAN

SCALE: 1" = 50'

EARTHWORK QUANTITIES	
CUT:	3,660 CY
FILL:	6,000 CY
NET FILL:	2,340 CY

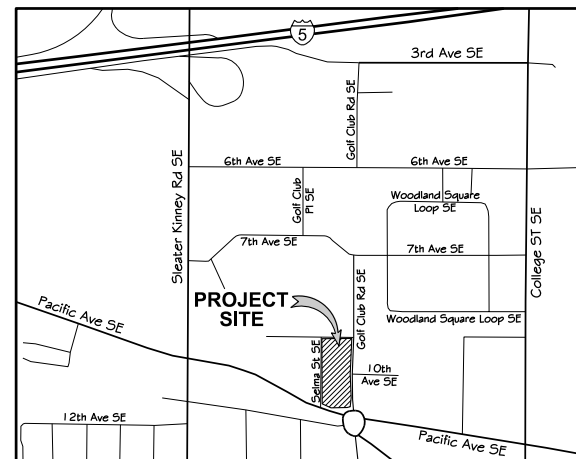
PROPOSED SURFACE COVERAGE	
BUILDING	0.23 AC
PAVEMENT / HARDSCAPE	1.14 AC
LANDSCAPE	0.59 AC
TOTAL	1.96 AC

PROPOSED PARKING	
STANDARD STALL	45
ACCESSIBLE STALL	6
TOTAL	51



VERTICAL DATUM
NGVD 29.
WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSCON
CONVERSION SOFTWARE. HAVING A CONVERSION
FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
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BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18N. R 1 W.



VICINITY MAP

NTS

SITE DATA:

ADDRESS:
XXXX PACIFIC AVENUE SE
LACEY, WASHINGTON 98503

PARCEL#:
69200000700, 69200000800,
69200001000, 69200001200,
69200001201

OWNER/APPLICANT:

MULTICARE HEALTH SYSTEM
315 MARTIN LUTHER KING JR WAY
TACOMA, WA 98405
TEL: (253) 403-1335
CONTACT: TAMMY BUYOK

ARCHITECT:

PHILOWILKE PARTNERSHIP
11275 S SAM HOUSTON PKWY W, SUITE 200
HOUSTON, TX 77031
TEL: (832) 554-1130
CONTACT: GREG JOHNSON

CIVIL ENGINEER:

KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE, SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: MARK STEEPY

LANDSCAPE ARCHITECT:

ROBERT W. DROLL LANDSCAPE ARCHITECT
4405 7TH AVENUE SE, SUITE 203
LACEY, WA 98503
TEL: (360) 456-3813
CONTACT: BOB DROLL

SURVEYOR:

KPFF CONSULTING ENGINEERS
612 WOODLAND SQUARE LOOP SE, SUITE 100
LACEY, WA 98503
TEL: (360) 292-7230
FAX: (360) 292-7231
CONTACT: JEREME CHAPMAN

[illegible]

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DRAWN BY	DESIGNED BY
NLA	BAL, LD
CHECKED BY	APPROVED BY
MRS	MRS
DATE	
12-03-2021	
JOB#: 10182100074	

LACEY OCED
ACEY, WASHINGTON

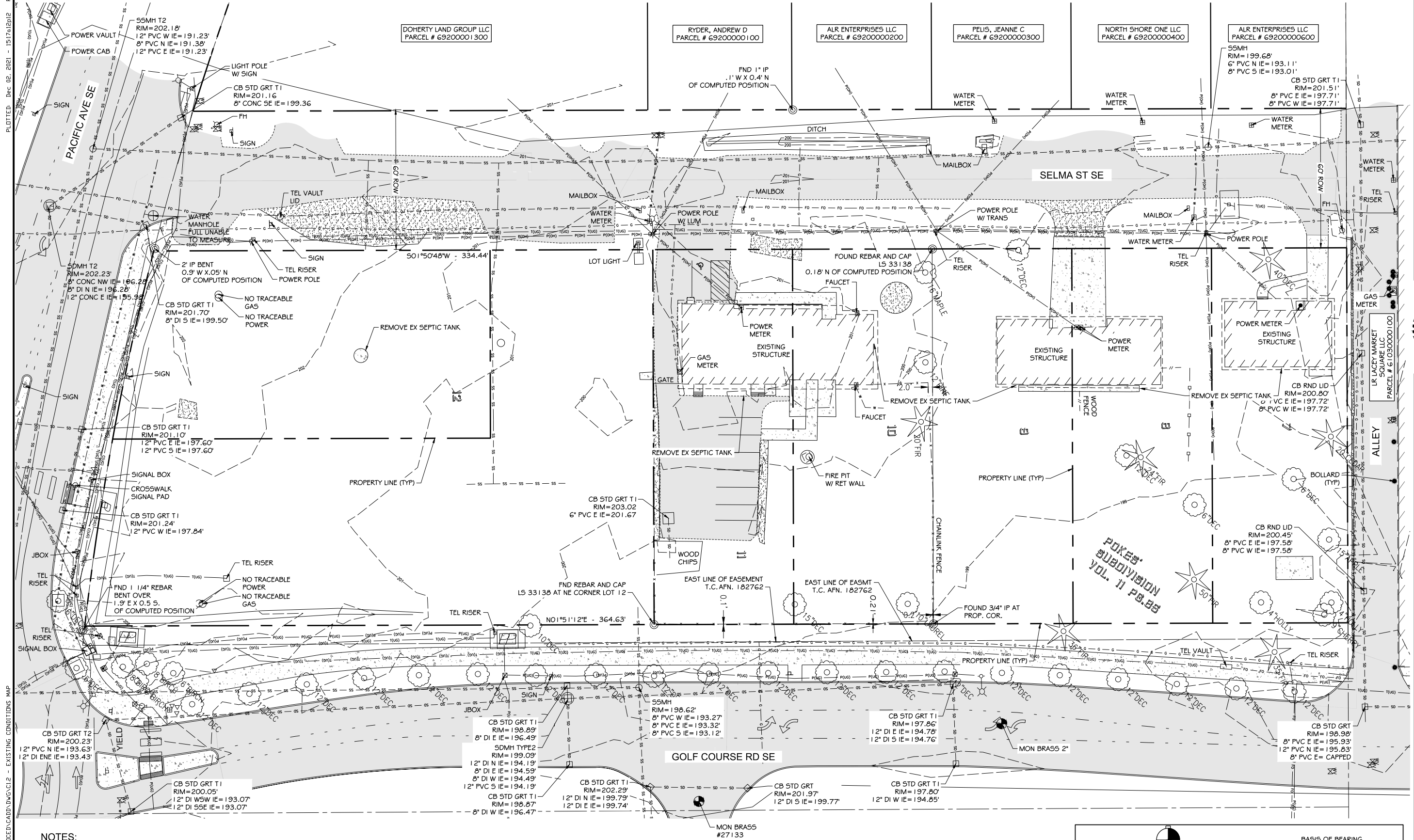
COVER SHEET

SITE PLAN REVIEW
SUBMITTAL

C1.0

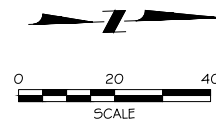
SHEET 1 OF 14

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



NOTES:

1. SEE COVER SHEET FOR SURVEY LEGEND



VERTICAL DATUM
NGVD 29.

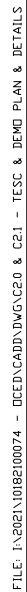
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OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N. R. 1 W.

LACEY OCED LACEY, WASHINGTON		EXISTING CONDITIONS MAP	
SITE PLAN REVIEW SUBMITTAL		C1.2	
SHEET 3 OF 14		JOB#: 10182100074	
DESIGNED BY NLA	CHECKED BY MRS	DATE 12-03-2021	JOB#
CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG		811	
kpff		613 Woodland Square Loop, Lacey, WA 98503 360.292.7730 www.kpff.com	
K. STEPHEN REGISTERED PROFESSIONAL SURVEYOR		12-03-2021	
NO	DATE	BY	REVISION

PLOTTED: Dec 02, 2021 - 15:17:012p12 PLOTTED BY: Lyn.Do

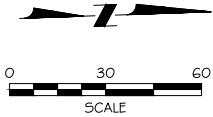
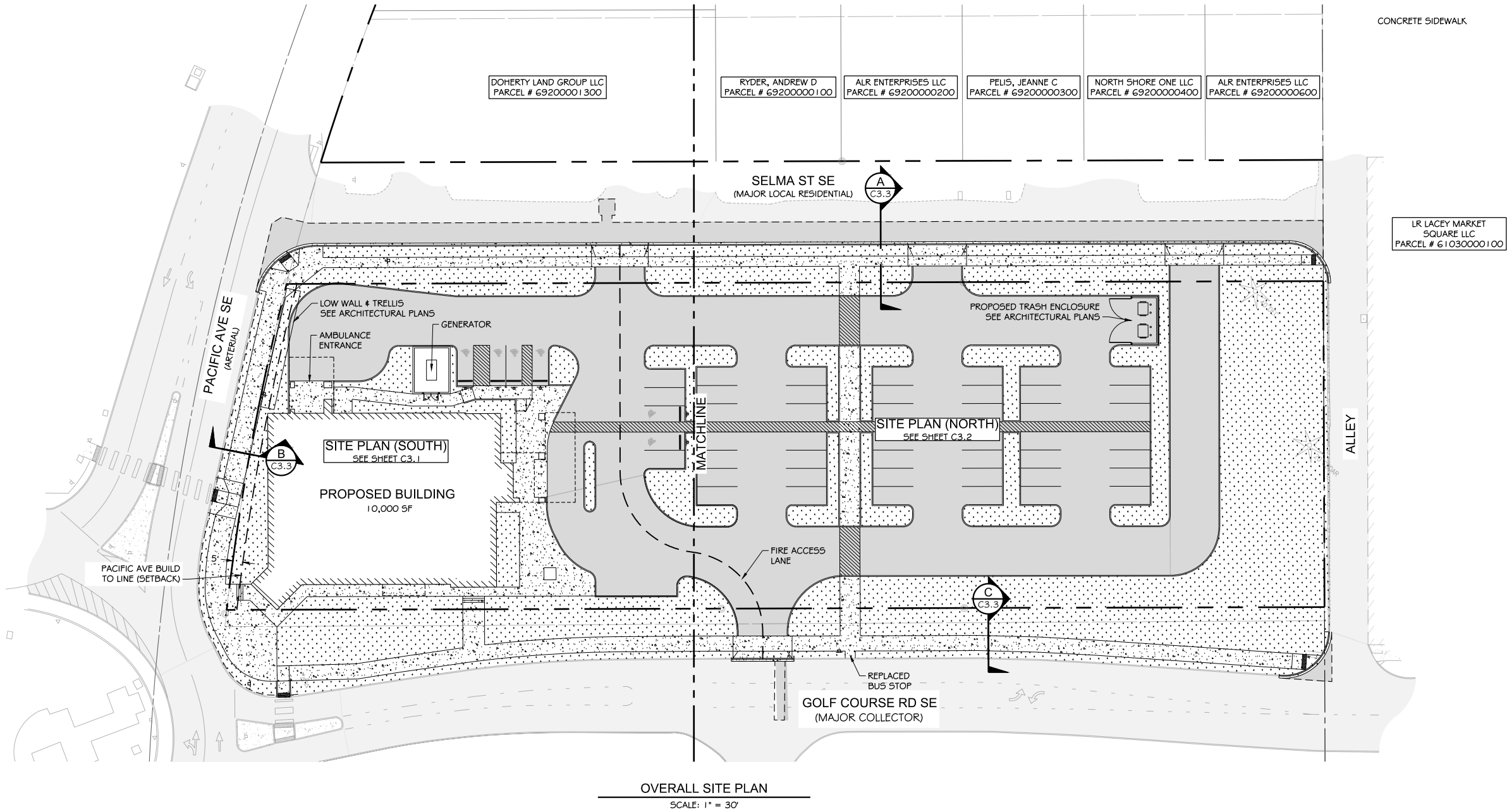
SHEET 4 OF 14

NLA	BAL, LD
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MRS	MRS
DATE	
12-03-2021	
JOB#: 10182100074	

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SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

LEGEND	
PROPERTY LINE	
ROOF OVERHANG	
PARKING STRIPING	
LANDSCAPING (SEE LANDSCAPING PLAN)	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	



VERTICAL DATUM
NGVD 29.
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OVERALL SITE PLAN

SITE PLAN REVIEW
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SHEET 5 OF 14

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NLA

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MRS

DATE
12-03-2021

JOB#:
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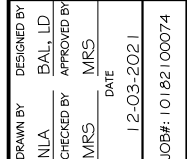
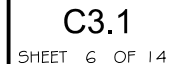
615 Woodland Square Loop,
Lacey, WA 98503
360.292.7230

12-03-2021

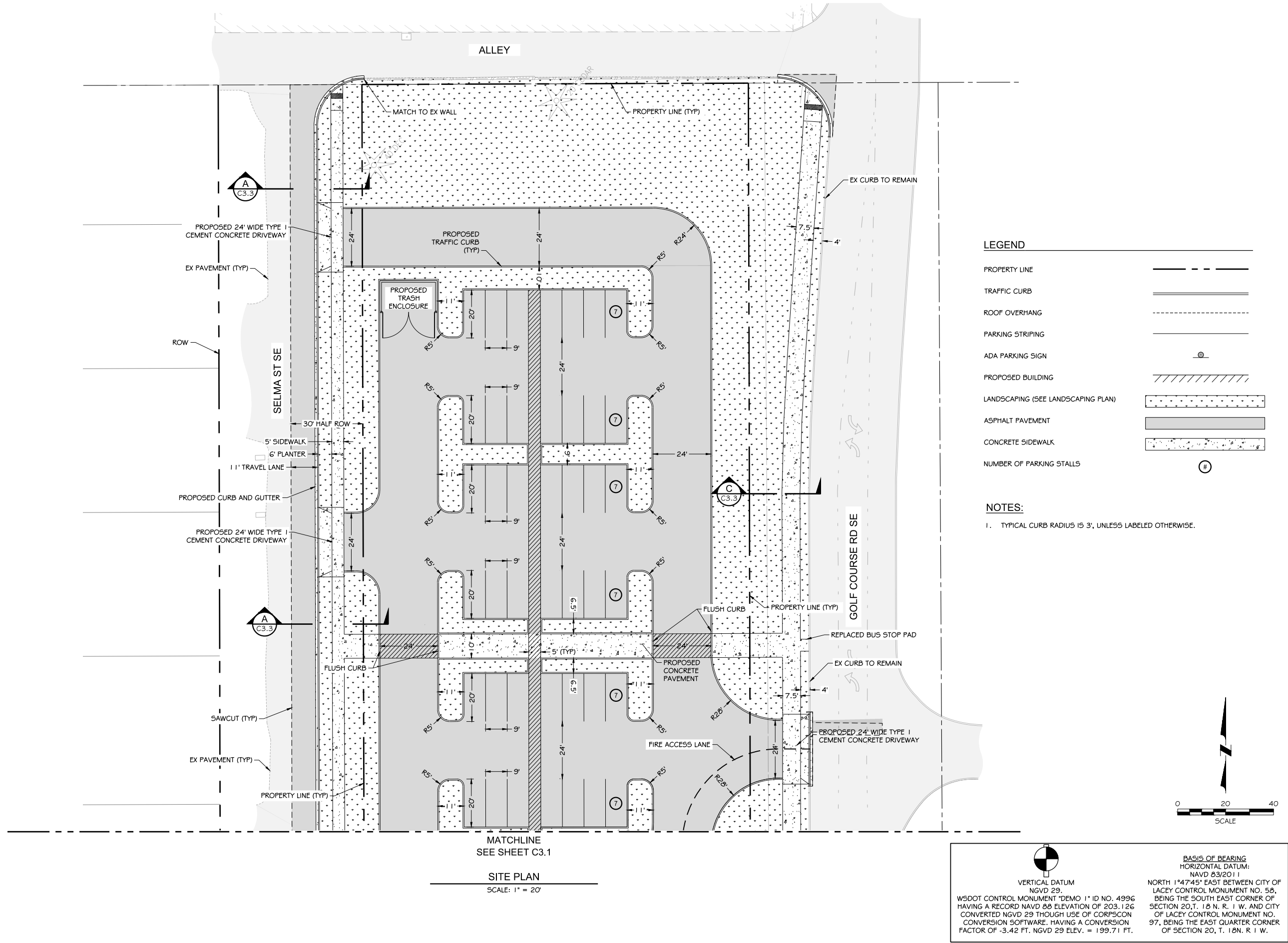
REVISION

NO	DATE	BY	CHD/APPR

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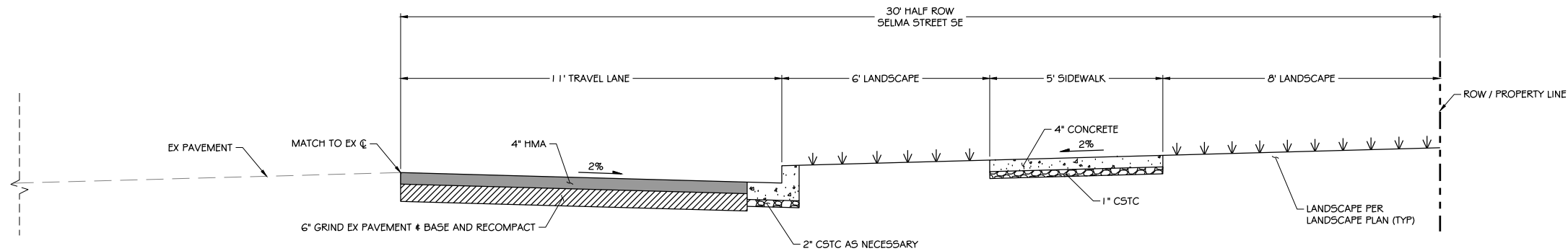
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THURSTON COUNTY, WASHINGTON



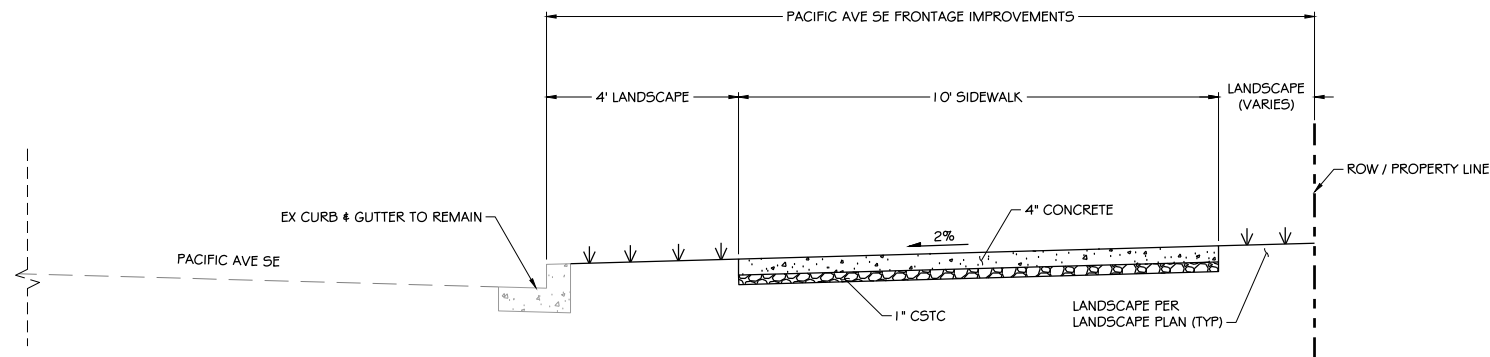
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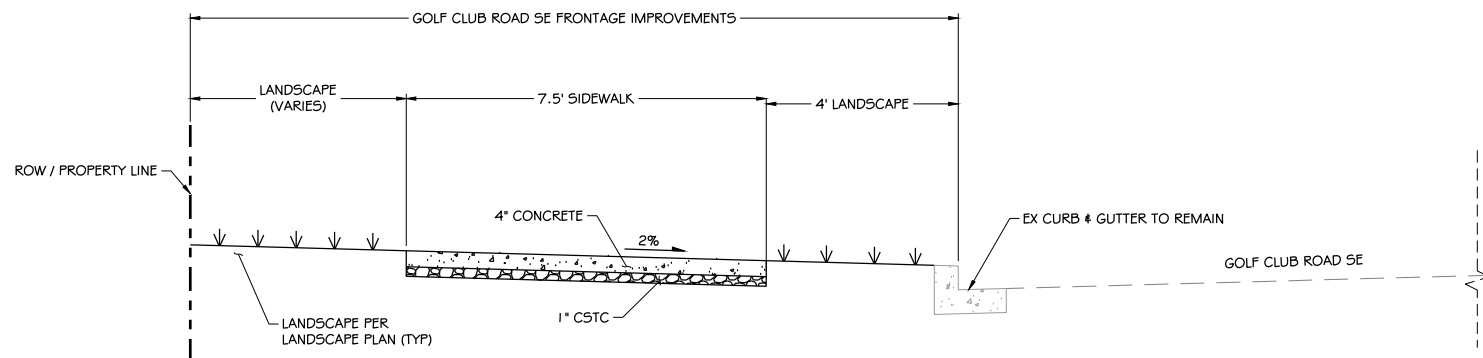
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THURSTON COUNTY, WASHINGTON



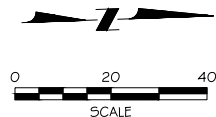
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SCALE: 1" = 2'



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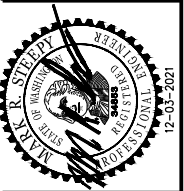
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VERTICAL DATUM
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97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N. R. 1 W.

NO	DATE	BY	CHKD	APPR	REVISION



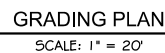
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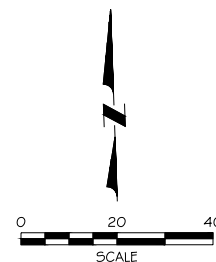
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CHECKED BY	MRS
DATE	12-03-2021
JOB#	10182100074

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LACEY, WASHINGTON
**FRONTAGE IMPROVEMENT
SECTIONS**

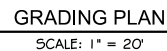
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SUBMITTAL
C3.3
SHEET 8 OF 14



NOTE:
SEE SHEET C5.0 & C5.1 FOR DRAINAGE PLAN.



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	DRAWN BY NLA CHECKED BY MRS DESIGNED BY BAL, LD APPROVED BY MRS	DATE 12-03-2021 CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811	DRAWN BY NLA CHECKED BY MRS DESIGNED BY BAL, LD APPROVED BY MRS	DATE 12-03-2021 CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811



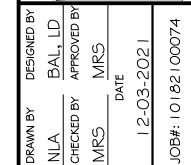
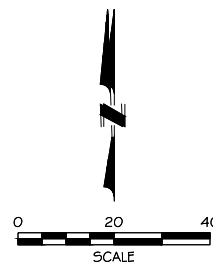
VERTICAL DATUM
NGVD 29.

BASIS OF BEARING
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97, BEING THE EAST QUARTER CORNER
OF SECTION 20 T. 18 N. R. 1 W.

NOTE:

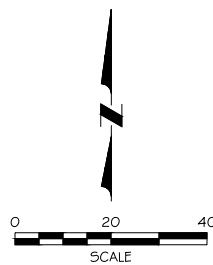
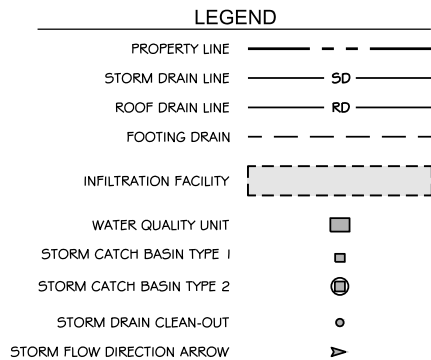
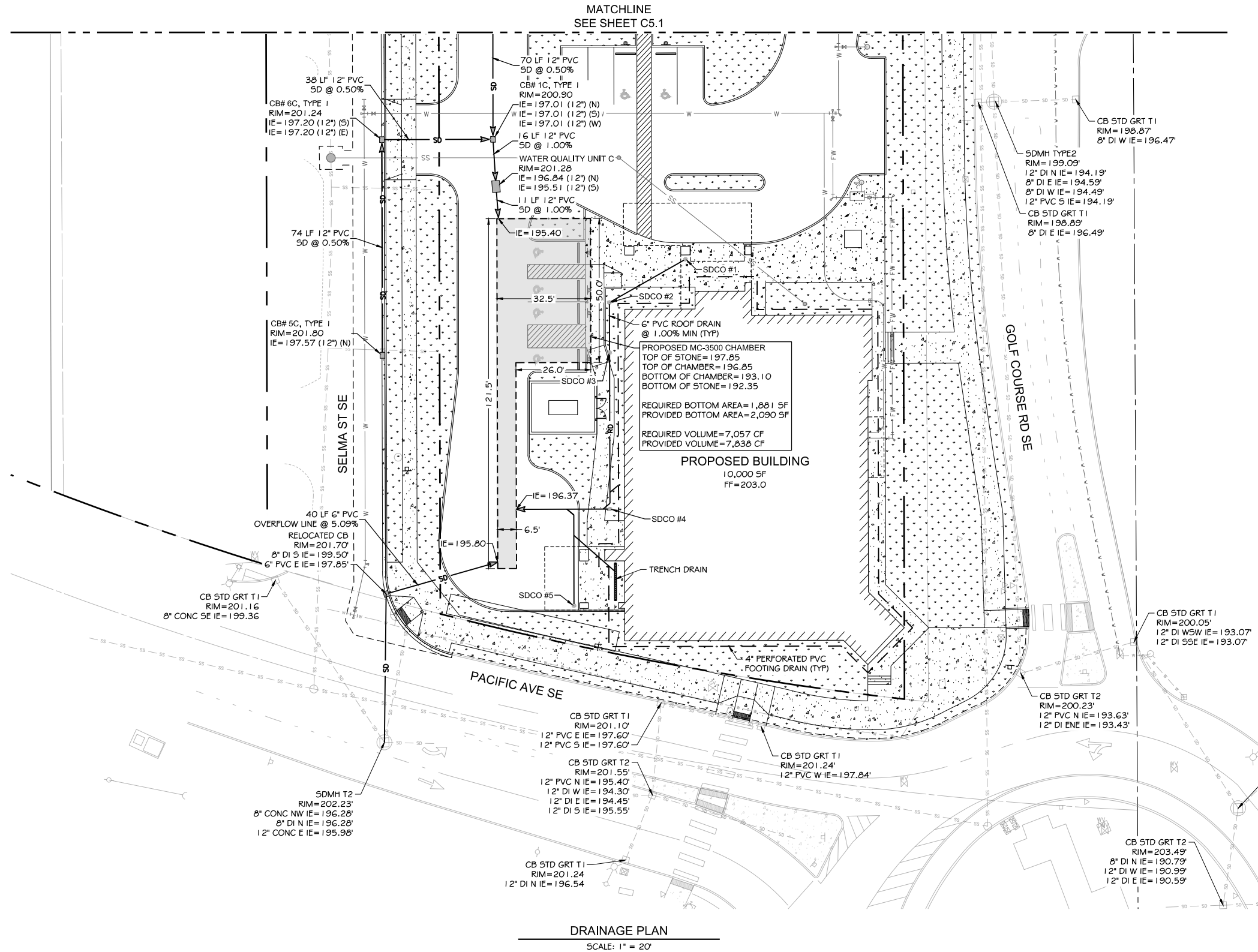
SEE SHEET C5.0 & C5.1 FOR DRAINAGE PLAN.



SITE PLAN REVIEW
SUBMITTAL

C4.1

SHEET 10 OF 14



VERTICAL DATUM
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WSDOT CONTROL MONUMENT "DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NGVD 29 THROUGH USE OF CORPSCON
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OF SECTION 20, T. 18 N. R. 1 W.

DESIGNED BY NLA		CHECKED BY MRS		DATE 12-03-2021		JOB#: 10182100074	
DRAWN BY NLA		APPROVED BY MRS		DATE 12-03-2021		JOB#: 10182100074	
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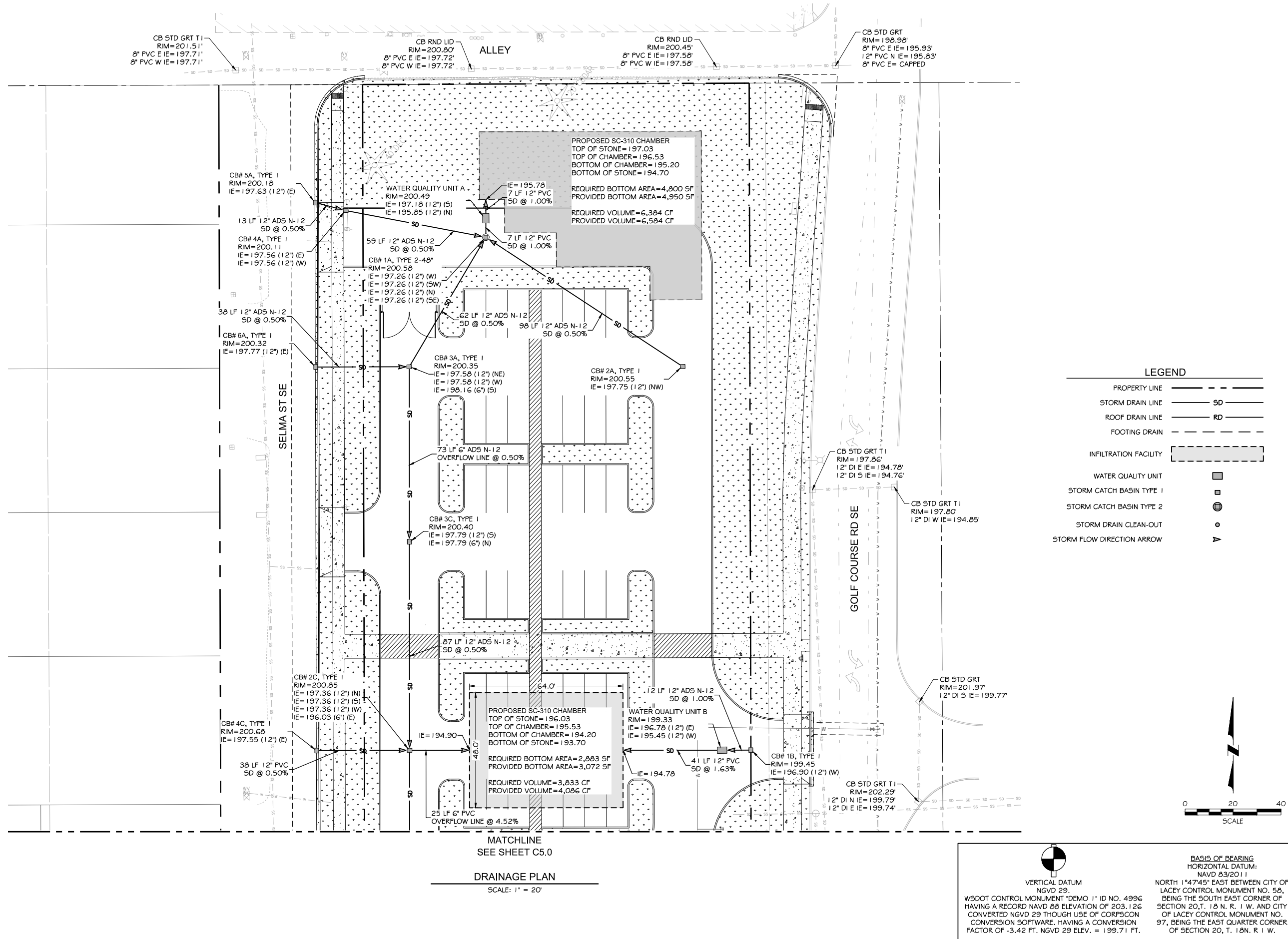
DRAINAGE PLAN (SOUTH)

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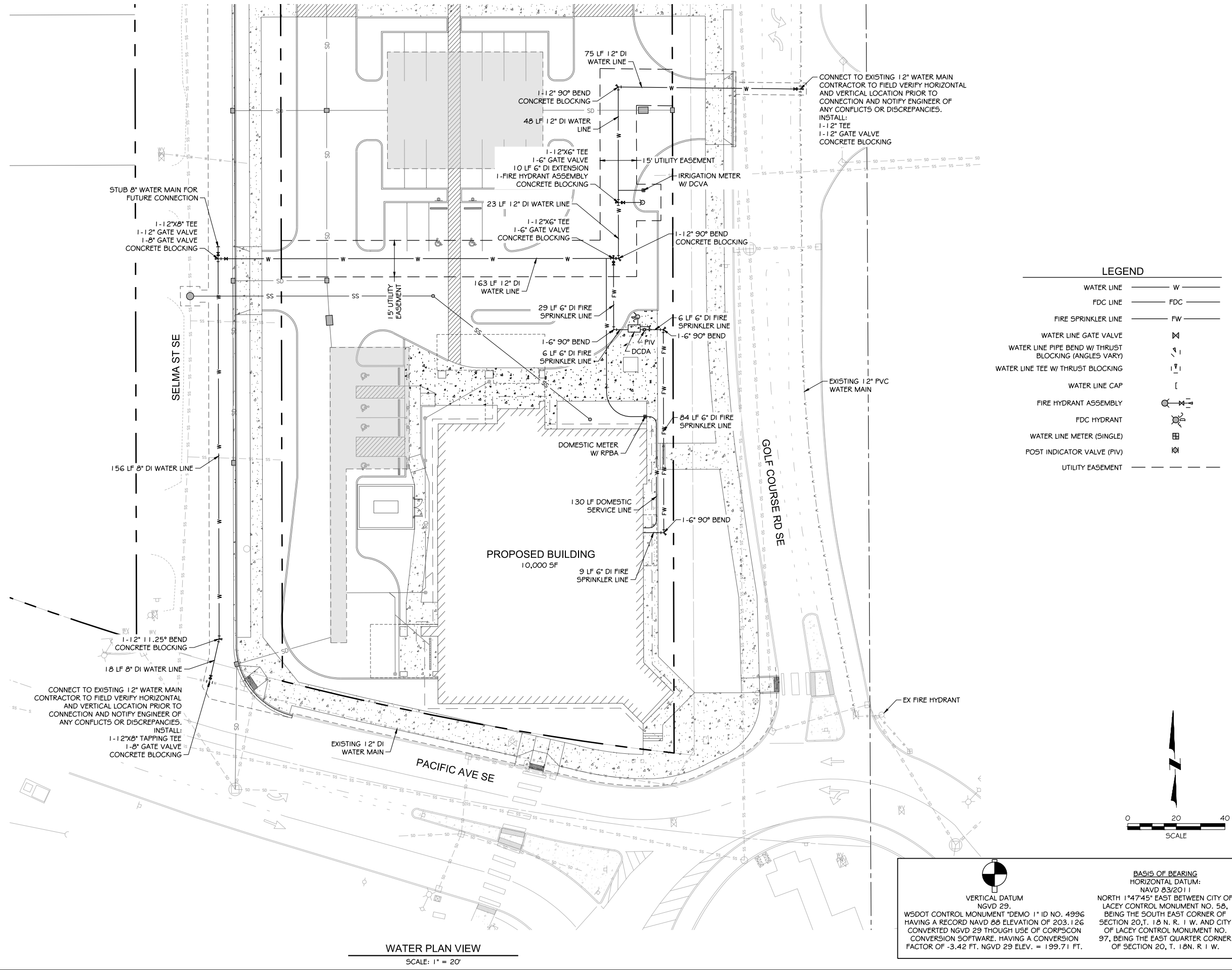
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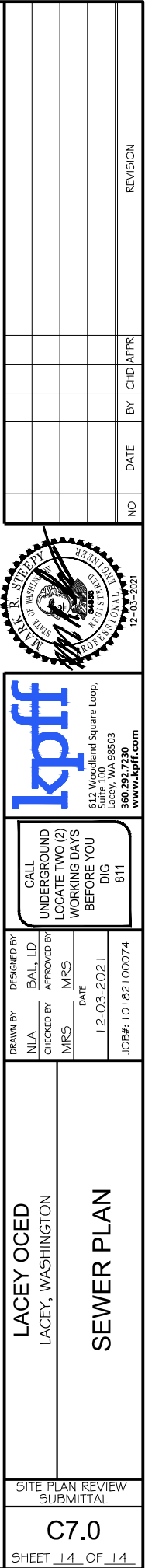
12-03-2021

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THURSTON COUNTY, WASHINGTON



SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON





APPENDIX B

Geotechnical Report

Geotechnical Engineering Services Report Addendum

MultiCare Off Campus Emergency Department on
Pacific Avenue
Lacey, Washington

for
PhiloWilke Partnership

November 15, 2021



GEOENGINEERS 
Earth Science + Technology

**Geotechnical Engineering Services Report
Addendum**

MultiCare Off Campus Emergency Department on
Pacific Avenue
Lacey, Washington

for

PhiloWilke Partnership

November 15, 2021



1101 South Fawcett Avenue, Suite 200
Tacoma, Washington 98402
253.383.4940

Geotechnical Engineering Services Report Addendum

MultiCare Off Campus Emergency Department on Pacific Avenue Lacey, Washington

File No. 2868-018-02

November 15, 2021

Prepared for:

PhiloWilke Partnership
11275 Sam Houston Parkway West, Suite 200
Houston, Texas 77031

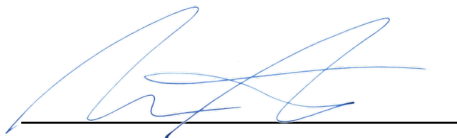
Attention: Greg Johnson

Prepared by:

GeoEngineers, Inc.
1101 South Fawcett Avenue, Suite 200
Tacoma, Washington 98402
253.383.4940



Brett E. Larabee, PE
Senior Geotechnical Engineer



Morgan McArthur, PE
Associate Geological Engineer

BEL:MM:mce



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Table of Contents

1.0 INTRODUCTION	1
2.0 SITE CONDITIONS	1
2.1. Site Geology and Surface Conditions	1
2.2. Subsurface Conditions	1
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3.1. Methodology.....	2
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Figures 3 through 5 – Pilot Infiltration Test (PIT) Field Data

APPENDIX

Appendix A. Subsurface Explorations and Laboratory Testing

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1.0 INTRODUCTION

This Report Addendum presents the results of our additional geotechnical engineering services for the proposed Off Campus Emergency Department (OCED) in Lacey, Washington. The project site is located northeast of the Pacific Avenue SE and Selma Street SE intersection in Lacey. This is an addendum to our Geotechnical Engineering Services Report prepared for the project dated June 11, 2018 (2018 Report). Our understanding of the currently proposed improvements is based on conversations with you and the project team and our prior involvement with the project.

Our 2018 Report focused on three parcels of land located closest to Pacific Avenue (Thurston County Parcels 69200001200, 69200001201 and 69200001000). We understand that the proposed development area has expanded to include two additional adjacent parcels to the north (Thurston County Parcels 69200000800 and 69200000700), extending the project northward to the boundary of an existing shopping center. The current site boundary is shown on the project Vicinity Map, Figure 1 and Site Plan, Figure 2. The purpose of our additional services is to complete additional subsurface explorations to investigate the subsurface conditions in the area not explored as part of our 2018 Report and complete infiltration tests at the site to support the design of stormwater infiltration facilities.

We understand that the proposed OCED building will be a single-story structure located in the southeast corner of the site. Parking is planned to the north of the building and three below-grade infiltration chambers are envisioned. The infiltration chambers will be located below pavement and landscape areas. The approximate footprints of the infiltration facilities are expected to range between about 2,500 square feet and 4,400 square feet, and the base of the facilities are expected to be located between about 5 and 7 feet below existing site grades. We understand that stormwater infiltration facilities at the site will be designed in accordance with the 2016 City of Lacey *Stormwater Design Manual* (SDM).

Our services were completed in accordance with our signed agreement dated September 30, 2021. Our specific scope of services is provided in our proposal dated March 18, 2021.

2.0 SITE CONDITIONS

2.1. Site Geology and Surface Conditions

A detailed description of the site geology and surface conditions is provided in our 2018 Report. The two additional parcels now included in the project boundary are currently developed with single-story residences and asphalt driveways. We understand that the residences will be demolished as part of site development. The site is relatively level with elevation variations between high and low points on the order of 2 feet or less. Trees and large bushes are present along the north and east site boundaries, and within the two northern parcels.

2.2. Subsurface Conditions

2.2.1. Subsurface Explorations and Laboratory Testing

As part of this study, we completed three test pits (TP-1 through TP-3) and three pilot infiltration tests (PIT-1 through PIT-3) at the approximate locations noted with a 2021 date on the Site Plan. Also shown on the Site Plan are the locations of borings completed by GeoEngineers as part of our 2018 study and other referenced explorations included in our 2018 Report.

A representative from our firm monitored the excavations and kept a detailed record of the conditions encountered. A key to the exploration logs and the summary exploration logs are provided in Appendix A. A more detailed description of the exploration program is also provided in Appendix A. Select samples from the explorations were submitted to our laboratory for grain-size analyses and organic content testing. Additional samples were submitted to an off-site laboratory for cation exchange capacity (CEC) testing. Details and results of the laboratory testing are also provided in Appendix A.

2.2.2. Soil and Groundwater Conditions

The explorations were advanced in areas of the site surfaced with approximately 3 inches of sod. Below the sod, we observed what we interpret to be three general soil units in our explorations: fill, recessional outwash and glacial till. Fill (or reworked native soils) at the site generally consisted of loose to medium dense sand with silt and occasional gravel and silty sand with occasional gravel. Fill extended to depths between about 1 and 2 feet below ground surface (bgs) in our explorations. Below the fill, we observed what we interpret to be recessional outwash. Recessional outwash soils consisted primarily of loose to medium dense sand, and sand with silt and gravel. The base of the recessional outwash layer was observed to be between about 3.5 and 9.5 feet bgs in our explorations. Generally speaking, the thickness of the recessional outwash deposits at the site increases from north to south.

Below the recessional outwash, we observed what we interpret to be glacial till. Glacial till consisted primarily of very dense silty sand with gravel and occasional cobbles. Our explorations were terminated within the glacial till soils at depths between 7 and 12 feet bgs.

We did not observe what we interpret to be the regional groundwater in the test pit or PIT excavations. The regional groundwater level at the site is expected to be around 50 feet bgs (see discussion in 2018 Report). We expect that perched groundwater could be present seasonally around the site, especially at the contact between the recessional outwash soils and the glacial till. We plan to install a monitoring well at the site to confirm this assumption and measure groundwater levels throughout the wet season. Data from the monitoring well will be presented in a separate document.

The soil and groundwater conditions observed in the test pit and PIT excavations were generally consistent with the conditions observed in our prior explorations at the site.

3.0 PILOT INFILTRATION TESTS

3.1. Methodology

The PITs were completed following GeoEngineers' standard methodology for stormwater facilities in Western Washington. Our methodology is a synthesis of the standard practices and current local jurisdictional procedures set forth by the City of Lacey SDM and the Washington State Department of Ecology (Ecology). GeoEngineers' PIT procedure has been developed to provide increased confidence that fully saturated conditions have been achieved, and that the infiltration rate measured at the end of the test is representative of the saturated hydraulic conductivity of the soil.

Three large scale PITs were completed at the site. The base dimensions of the PIT excavations were approximately 10 feet by 10 feet. Upon reaching the target depth for the PITs (6.5 feet in PIT-1, 5.5 feet in PIT-2 and 5 feet in PIT-3), a graduated yard stick was secured in the test pit and a piezoelectric pressure

transducer was secured to the bottom of the yard stick to measure water level at 30-second intervals. During the tests, water was added to the excavations and then allowed to drain out in a series of cycles. The water depth was cycled between 14 and 12 inches, and we attempted to maintain water levels above 12 inches throughout the tests. In some cases, the water levels dropped below 12 inches while we refilled the water truck that was being used as the water source for the tests. The drain/refill cycle was repeated as many times as practical during the test duration (between 4 and 7 hours).

During each refill/drain cycle, the infiltration rate was measured manually and using the pressure transducer. Under typical conditions, the measured infiltration rate decreases with each cycle, until a relatively stabilized infiltration rate is observed. After the infiltration tests were completed, we continued the excavations to the depth practical to document underlying soil and groundwater conditions.

3.2. PIT Results

Recorded water level data from the PITs are presented as Figures 3 through 5. Also shown on the figures are plots of the measured (unfactored) infiltration rates determined during each cycle of the PIT. As illustrated on the figures, by the time each test was ended, the measured infiltration rate had become relatively stable, indicating that saturated conditions had been achieved.

The table below summarizes the results of the PITs and the measured infiltration rates that we recommend be used for establishing the long-term design infiltration rates for the facilities.

TABLE 1. PIT RESULTS

Test Location	Test Depth (feet bgs)	Soil Type and Geologic Unit at Test Depth	Depth to Glacial Till at Test Location (feet bgs)	Unfactored Saturated Infiltration Rate (inches/hour)
PIT-1	6.5	SP - Recessional Outwash	9.5	20
PIT-2	5.5	SP-SM - Recessional Outwash	6.5	2.8
PIT-3	5.0	SM - Recessional Outwash	5.5	1.6

In accordance with the SDM, correction factors must be applied to the measured saturated infiltration rates determined in the PITs to establish a long-term design infiltration rate for stormwater facilities. The correction factors account for uncertainties in testing procedures, facility geometry and long-term reductions in permeability due to plugging. Table 2 provides a summary of the correction factors provided in the SDM that are, in our opinion, appropriate for use in determining the long-term design infiltration rate for this site. The total correction factor is equal to the product of the individual factors.

TABLE 2. RECOMMENDED CORRECTION FACTORS

Issue	Partial Correction Factor
Test Method	$F_{\text{TESTING}} = 0.75$ (for large-scale PIT)
Facility Geometry	$0.25 < F_{\text{GEOMETRY}} < 1.0$ (depends on facility geometry and subsurface conditions) $F_{\text{GEOMETRY}} = 4 D/W + 0.5$ Where: D = depth from bottom of proposed facility to maximum wet season water level or nearest impervious layer W = width of facility

Issue	Partial Correction Factor
Facility Plugging	$F_{\text{PLUGGING}} = 0.8$ (for loamy sand)

We recommend that the Facility Geometry Factor, and thus the total correction factor to be applied, be determined by the project Civil Engineer once facility dimensions and depths have been finalized.

3.3. Discussion

Based on the results of the PITs, it appears that the infiltration rate within the recessional outwash soils is strongly influenced by the depth to the underlying glacial till. In PIT-1 where there was 3 feet of separation between the test depth and the glacial till, relatively rapid infiltration rates were measured. In PIT-2 and PIT-3 where the separation distance between the test depth and glacial till was less than about 1 foot, significantly slower infiltration rates were measured. Based on these observations and our experience, we recommend that the glacial till at the site be considered a low permeability layer. We expect that water infiltrated into the recessional outwash soils at the site will tend to perch on the top of the glacial till layer, which has a much lower infiltration rate than the recessional outwash soils. Perched water could flow laterally within the recessional outwash along the contact between the recessional outwash and glacial till which could impact how the facility performs. We recommend that additional infiltration tests be completed during construction of the infiltration facilities to confirm that the facilities are functioning as envisioned. We recommend that the Civil Engineer take these factors into consideration when locating and sizing the facilities and determining the appropriate Geometry Factor for each facility. Completing a groundwater mounding analysis was beyond our scope of work; however, we can provide this service if requested.

Once the Geometry Factor and long-term design infiltration rate has been determined for each facility, we should be consulted to confirm that the design rate is appropriate for the site conditions. The infiltration rates provided above should only be considered applicable to infiltration facilities that are located in the immediate vicinity of the PIT(s) and that have a similar bottom of facility elevation as what was tested in the PIT(s). If facility locations and depths vary from what was tested as part of this report, we must be consulted to provide location specific infiltration rate recommendations. If facility locations and depth vary significantly from what was tested as part of this study, additional PITs could be necessary.

During construction, the soil conditions at the base of the infiltration facility must be observed by GeoEngineers in order to confirm that recessional outwash is present and that the soil types are similar to what was observed at the base of the PIT(s).

4.0 ADDITIONAL GEOTECHNICAL CONSIDERATIONS

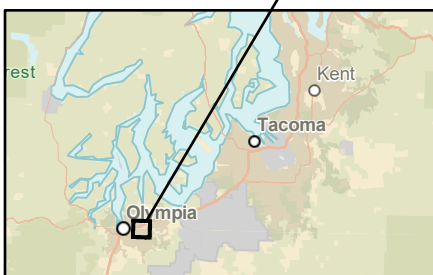
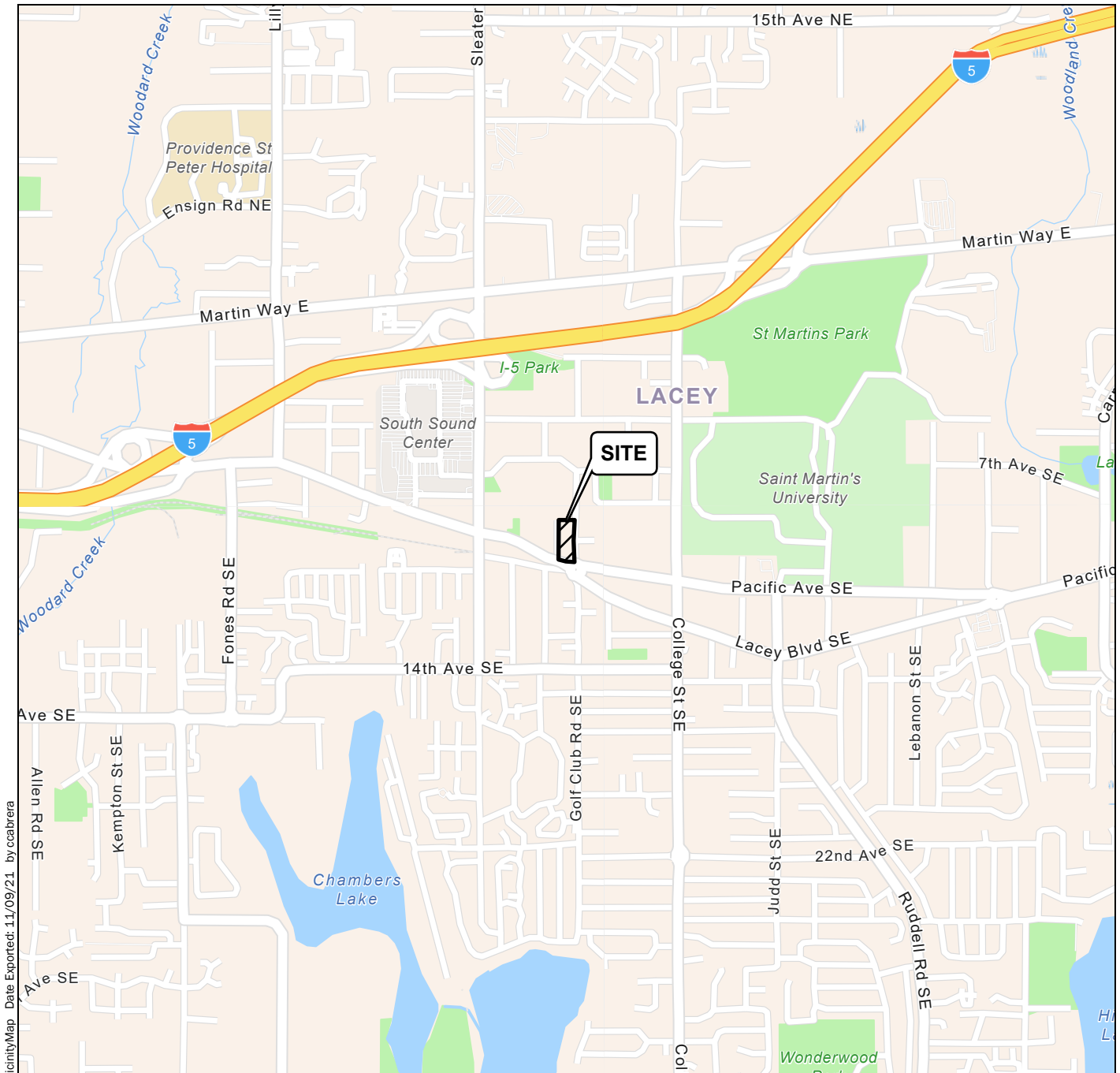
The soil and groundwater conditions observed in our explorations for this study are generally consistent with what was observed in the explorations completed for our 2018 Report and our understanding of site geology. Accordingly, the recommendations included in our 2018 Report are in our opinion appropriate for design and construction of improvements located on the parcels investigated as part of this study (Thurston County Parcels 69200000800 and 69200000700).

5.0 LIMITATIONS

We have prepared this report for PhiloWilke Partnership, for the MultiCare Off Campus Emergency Department on Pacific in Lacey, Washington. PhiloWilke Partnership may distribute copies of this report to owner's authorized agents and regulatory agencies as may be required for the Project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices for geotechnical engineering services in this area at the time this report was prepared. The conclusions, recommendations and opinions presented in this report are based on our professional knowledge, judgment and experience. No warranty, express or implied, applies to the services or this report.

Except as modified herein, the conclusions, recommendations and limitations (Appendix C) presented in our previous report dated June 11, 2018 also apply to this report addendum. This report addendum should be used in conjunction with our June 11, 2018 report.

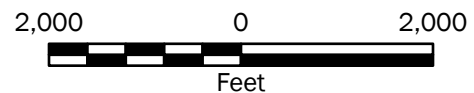
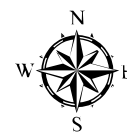


Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: ESRI

Projection: NAD 1983 UTM Zone 10N



Vicinity Map

MultiCare Off Campus Emergency
Department on Pacific Avenue
Lacey, Washington



Figure 1

\\geoengineers.com\WAN\Projects\2868018\CAD\00\Geotech\286801800_F02 Site Plan.dwg TAB:F02 Date Exported: 10/22/21 - 10:36 by byrd

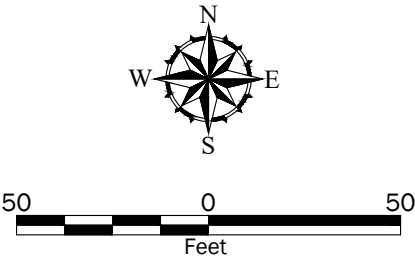


Legend

- Site Boundary
- PIT-1 PIT by GeoEngineers, 2021
- TP-1 Test Pit by GeoEngineers, 2021
- B-1 Boring by GeoEngineers, 2018
- TP-1 Test pit by E3RA, Inc. (2007)
- HB-1 Hand Auger Boring by E3RA, Inc. (2007)

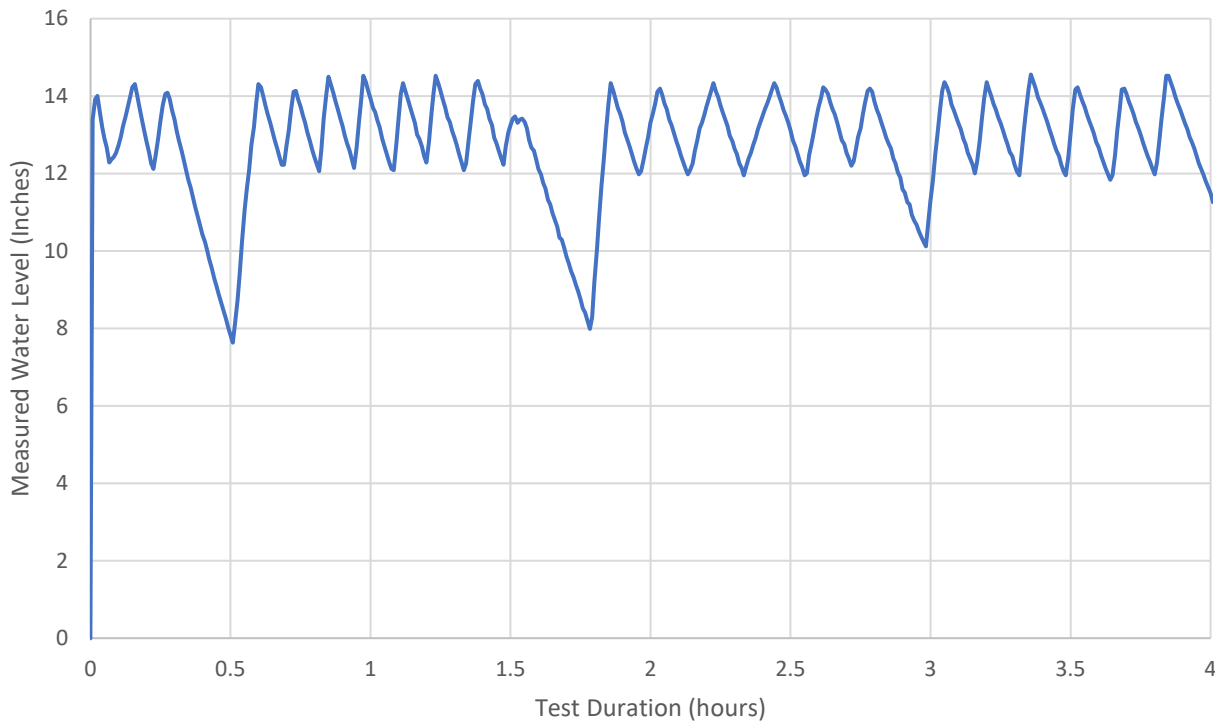
- Notes:**
- The locations of all features shown are approximate.
 - This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Aerial from Google Earth Pro dated 6/24/2017.
Projection: NAD83 Washington State Planes, South Zone, US Foot

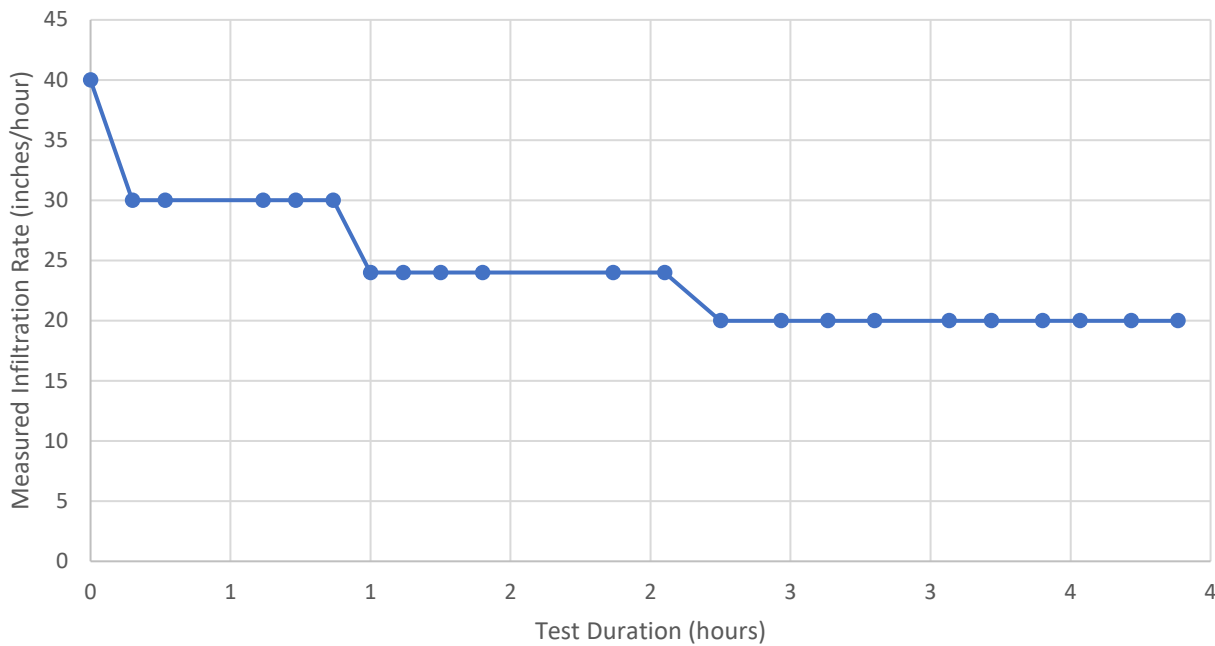


Site Plan	
MultiCare Off Campus Emergency Department on Pacific Avenue Lacey, Washington	
	Figure 2

PIT-1 Measured Water Levels



PIT-1 Measured Infiltration Rate



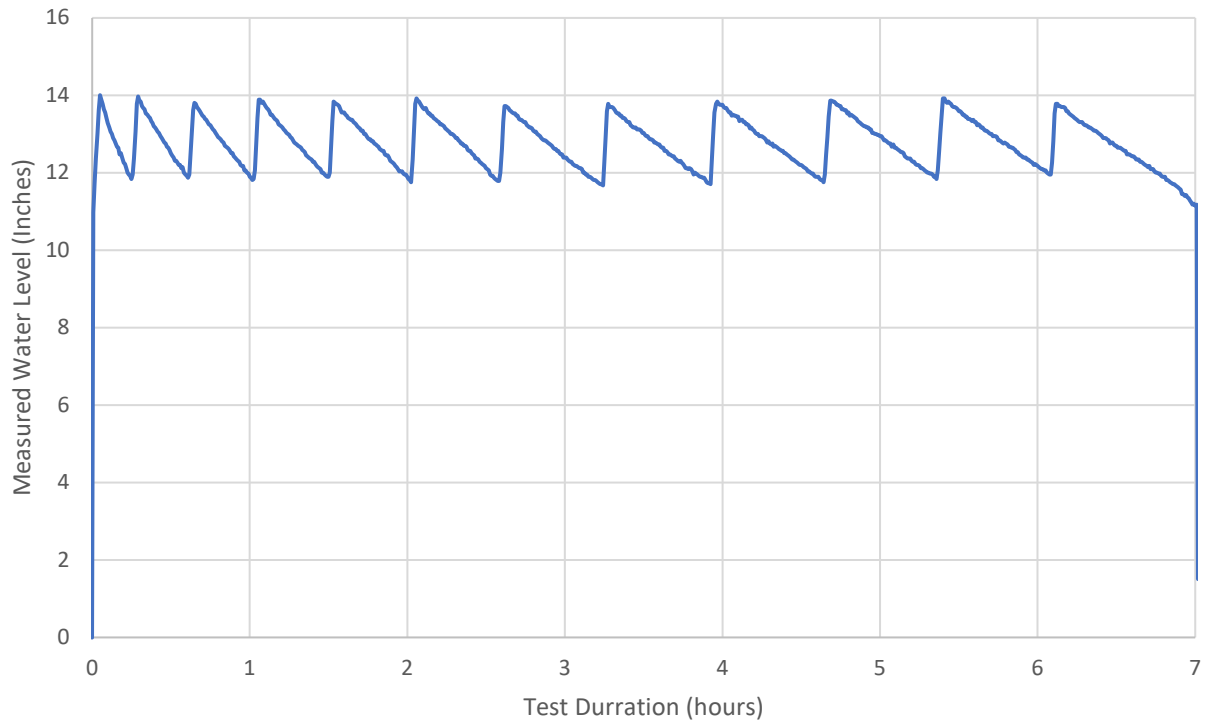
PIT-1 Field Data

MultiCare Off Campus Emergency Department
on Pacific Avenue
Lacey, Washington

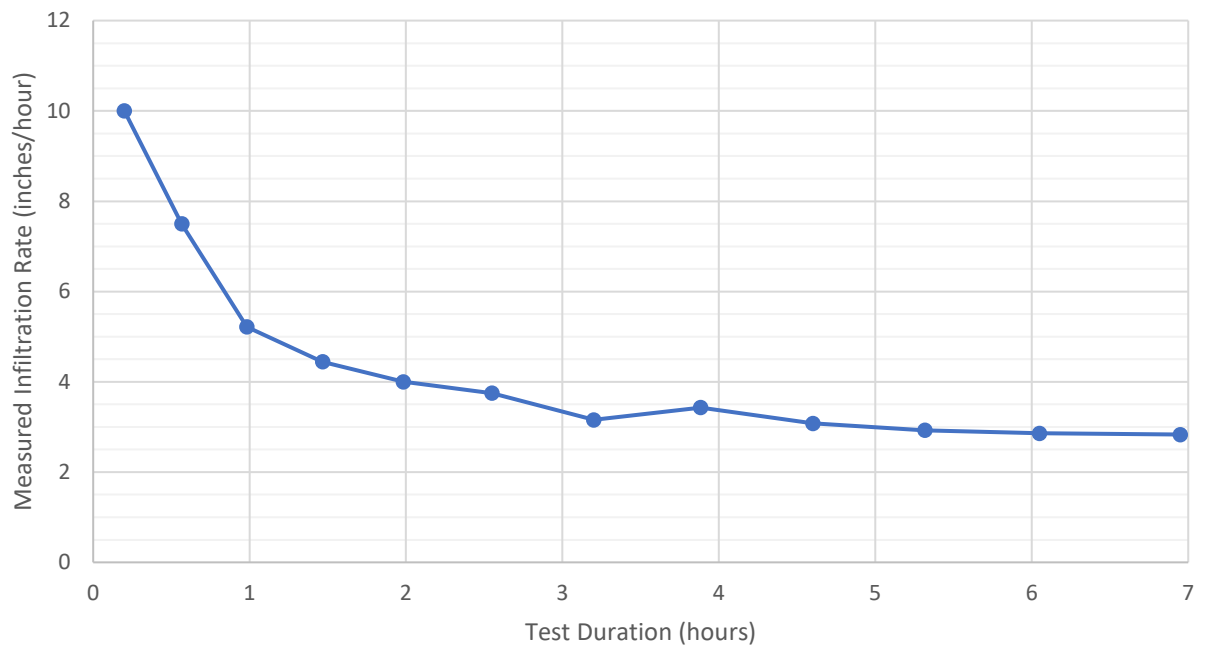


Figure 3

PIT-2 Measured Water Levels



PIT-2 Measured Infiltration Rate



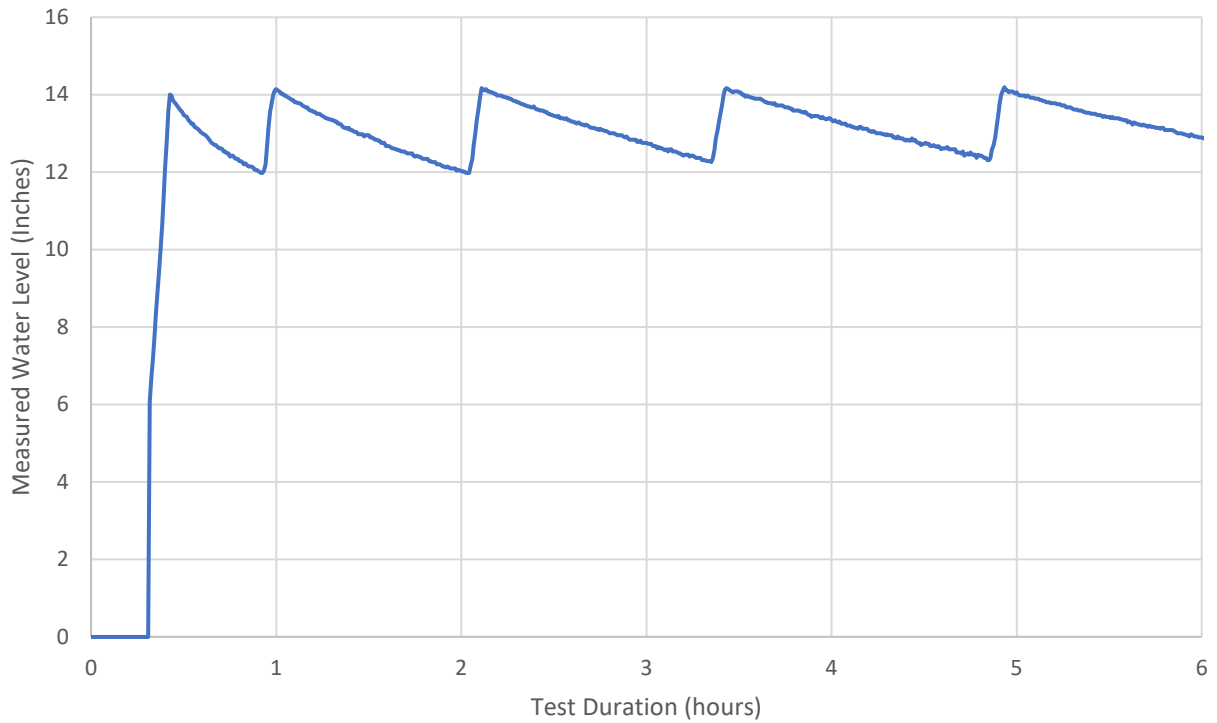
PIT-2 Field Data

MultiCare Off Campus Emergency Department
on Pacific Avenue
Lacey, Washington

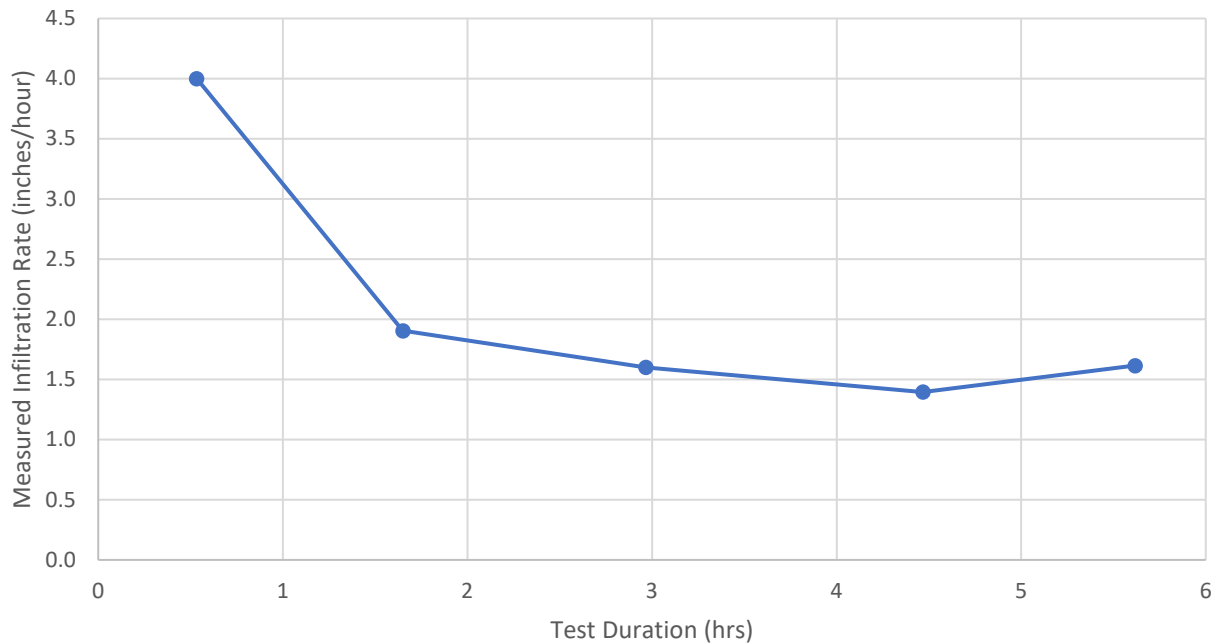


Figure 4

PIT-3 Measured Water Levels



PIT-3 Measured Infiltration Rate



PIT-3 Field Data

MultiCare Off Campus Emergency Department
on Pacific Avenue
Lacey, Washington



Figure 5

APPENDIX A

Subsurface Explorations and Laboratory Testing

APPENDIX A

SUBSURFACE EXPLORATIONS AND LABORATORY TESTING

Subsurface Explorations

Soil conditions at the project site were explored on October 5 through 7, 2021, by advancing six test pits at the approximate locations shown on the Site Plan (Figure 2). The explorations were located in the field using a hand tablet device with a global-positioning software (GPS) program. The locations of the explorations shown on the Site Plan should be considered approximate. Elevations shown on the exploration logs were retrieved from provided survey information and should also be considered approximate.

Test Pits

Test pit explorations were excavated using a backhoe at the approximate locations shown on the Site Plan. For the PITs, the excavations were advanced to the intermediate depths indicated on the exploration logs where the PITs were completed. After infiltration testing was complete, the PIT excavations were continued. The explorations were continuously monitored by an engineer from our firm who examined and classified the soil encountered, obtained representative soil samples and maintained a detailed log of the explorations. Soil encountered in the test pits was classified using the Unified Soil Classification System (USCS) in general accordance with ASTM International (ASTM) D 2488. These classification systems are summarized on the classification chart, Key to Exploration Logs, Figure A-1. Logs of the test pits are presented in Figures A-2 through A-7. Soil generated during excavation was used to backfill the explorations. The backfill was compacted in lifts using the bucket of the backhoe.

Laboratory Testing

Soil samples obtained from the borings were returned to our laboratory for further examination and testing. Our laboratory testing program consisted of grain-size distribution analyses, organic content testing and cation exchange capacity (CEC) testing (completed by a subcontracted laboratory).

Grain-size analyses were performed on selected soil samples in general accordance with ASTM Test Method D 422. This test provides a quantitative determination of the distribution of particle sizes in soils. Figure A-8 and A-9 present the results of the grain-size analyses.

Organic content testing was completed in accordance with ASTM Test Method D 2974. This test provides a quantitative measurement of organic matter in soils. Results of the organic content testing is presented on the exploration logs at the associated test depth.

CEC testing was completed by Analytical resource Incorporated (ARI). Cation exchange capacity tests were completed in accordance with EPA test method 9080. Test results are presented on the exploration logs at the associated test depth.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		(LITTLE OR NO FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		GRAVELS WITH FINES		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
		(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES	
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	SAND AND SANDY SOILS	CLEAN SANDS		SW	WELL-GRADED SANDS, GRAVELLY SANDS
			(LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND
SANDS WITH FINES				SM	SILTY SANDS, SAND - SILT MIXTURES	
(APPRECIABLE AMOUNT OF FINES)				SC	CLAYEY SANDS, SAND - CLAY MIXTURES	
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY	
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	MORE THAN 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
					CH	INORGANIC CLAYS OF HIGH PLASTICITY
					OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blow count is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/Quarry Spalls
	SOD	Sod/Forest Duff
	TS	Topsoil

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact



Distinct contact between soil strata



Approximate contact between soil strata

Material Description Contact



Contact between geologic units



Contact between soil of the same geologic unit

Laboratory / Field Tests

%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DD	Dry density
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
Mohs	Mohs hardness scale
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen

Key to Exploration Logs



Figure A-1

Date Excavated	10/6/2021	Total Depth (ft)	12	Logged By	JB	Excavator	Kelly's Excavating	Groundwater not observed
				Checked By	BEL	Equipment	Kamatsu WB 140 Backhoe	See "Remarks" section for caving observed
Surface Elevation (ft)	206	Easting (X)	1059690	Coordinate System	WA State Plane South			
Vertical Datum	NAVD88	Northing (Y)	630399	Horizontal Datum	WGS84 (feet)			

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Testing Sample	Sample Name Testing						
205	1	1			SOD	2 inches of sod			
204	2				SP-SM	Dark brown fine to medium sand with silt and occasional gravel (loose, moist) (fill)			
203	3	2			SP-SM	Light brown fine to medium sand with silt and occasional gravel (loose, moist) (weathered recessional outwash)			Abandoned PVC pipe at 2 feet below the ground surface
202	4								
201	5				SP	Light gray fine to medium sand with trace silt (loose, moist) (recessional outwash)			
200	6	3			SP-SM		5	2	PIT completed at 6½ feet
199	7								
198	8								
197	9								Minor caving observed at 9 feet
196	10				SM	Gray silty fine to coarse sand with gravel (very dense, moist) (glacial till)			
195	11	4							
194	12								

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to ½ foot.

Coordinates Data Source: Horizontal approximated based on TopoBathy. Vertical approximated based on WorldElevation3D.

Log of Test Pit PIT-1



Project: Multicare Off Campus Emergency Department on Pacific Avenue

Project Location: Lacey, Washington

Project Number: 2868-018-02

Figure A-2
Sheet 1 of 1

Date Excavated	10/7/2021	Total Depth (ft)	8	Logged By	CRN	Excavator	Kelly's Excavating	Groundwater not observed
				Checked By	BEL	Equipment	Kamatsu WB 140 Backhoe	Caving not observed
Surface Elevation (ft)	203	Easting (X)	1059772	Coordinate System	WA State Plane South			
Vertical Datum	NAVD88	Northing (Y)	630619	Horizontal Datum	WGS84 (feet)			

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Testing Sample	Sample Name Testing						
202	1				SOD	3 inches of sod			
					SM	Brown silty fine to medium sand with occasional organic matter (fine roots) (loose, moist) (fill)			
					SM	Light brown silty fine sand with occasional organic matter (roots) (medium dense, moist) (weathered recessional outwash)			
201	2	1			SP-SM	Tan fine sand with silt and occasional organic matter (roots) (medium dense, moist)			
200	3								
199	4	2			SP	Gray to brown-gray fine to medium sand with occasional organic matter (fine roots), trace silt (dense, moist) (recessional outwash)			
198	5				SP-SM	Brown-gray fine to coarse sand with silt and gravel (dense, moist)	5	6	
197	6	3	SA						PIT completed at 5½ feet
196	7	4	OC, CA		SM	Gray silty fine to coarse sand with gravel (very dense, moist) (glacial till)			OC=xx, CEC=xx
195	8	5							

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to ½ foot.
Coordinates Data Source: Horizontal approximated based on TopoBathy. Vertical approximated based on WorldElevation3D.

Log of Test Pit PIT-2



Project: Multicare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-02

Figure A-3
Sheet 1 of 1

Date: 11/10/21 Path: P:\2\2868018\GINT\286801802.GPJ DBL\brwy\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_TESTPIT_IP_GEO\TEC_SF

Date Excavated	10/5/2021	Total Depth (ft)	7.5	Logged By	JB	Excavator	Kelly's Excavating	Groundwater not observed
				Checked By	BEL	Equipment	Kamatsu WB 140 Backhoe	See "Remarks" section for caving observed
Surface Elevation (ft)	202	Easting (X)	1059754	Coordinate System	WA State Plane South			
Vertical Datum	NAVD88	Northing (Y)	630785	Horizontal Datum	WGS84 (feet)			

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Testing Sample	Sample Name Testing						
201	1		1		SP-SM	Light brown fine to medium sand with silt and occasional organic matter (roots) (loose, moist) (fill)			
200	2				SP-SM	Light brown/light gray fine to medium sand with silt and occasional gravel (loose, moist) (weathered recessional outwash)			
199	3		2						Isolated caving observed at 3 feet
198	4				SM	Brown/gray silty fine to medium sand with occasional gravel (loose, moist) (recessional outwash)			
197	5		3 SA				5	13	PIT completed at 5 feet
196	6		4		SM	Gray silty fine to coarse sand with gravel (very dense, moist) (glacial till)			
195	7		5						

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to ½ foot.
Coordinates Data Source: Horizontal approximated based on TopoBathy. Vertical approximated based on WorldElevation3D.

Log of Test Pit PIT-3



Project: Multicare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-02

Figure A-4
Sheet 1 of 1

Date Excavated	10/7/2021	Total Depth (ft)	10.25	Logged By	CRN	Excavator	Kelly's Excavating	Groundwater not observed
				Checked By	BEL	Equipment	Kamatsu WB 140 Backhoe	Caving not observed
Surface Elevation (ft)	203	Easting (X)	1059804	Coordinate System	WA State Plane South			
Vertical Datum	NAVD88	Northing (Y)	630453	Horizontal Datum	WGS84 (feet)			

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Testing Sample	Sample Name Testing						
202	1				SOD	3 inches of sod			
					SM	Brown silty fine sand with occasional organic matter (fine roots) (loose to medium dense, moist) (fill)			
201	2	1	SA		SP-SM	Brown-gray fine sand with silt and occasional gravel and organic matter (fine roots) (loose to medium dense, moist) (weathered recessional outwash)	7	12	
200	3	2			SP-SM	Brown-gray fine to medium sand with silt and occasional organic matter (fine roots) (loose to medium dense, moist) (recessional outwash)			
199	4								
198	5								
197	6				SP	Gray fine to medium sand, trace silt (medium dense, moist)			
196	7	3	OC, CA						OC=xx, CEC=xx
195	8				SM	Gray silty fine to coarse sand with gravel and occasional cobbles (very dense, moist) (glacial till)			
194	9								
193	10	4							

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 1/2 foot.
Coordinates Data Source: Horizontal approximated based on TopoBathy. Vertical approximated based on WorldElevation3D.

Log of Test Pit TP-1



Project: Multicare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-02

Figure A-5
Sheet 1 of 1

Date: 11/10/21 Path: P:\2\2868018\GINT\2868018-02.GPJ DBL brn\Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEB_TESTPIT_IP_GEOtec_SF

Date Excavated	10/7/2021	Total Depth (ft)	7	Logged By	CRN	Excavator	Kelly's Excavating	Groundwater not observed
				Checked By	BEL	Equipment	Kamatsu WB 140 Backhoe	Caving not observed
Surface Elevation (ft)	202	Easting (X)	1059814	Coordinate System	WA State Plane South			
Vertical Datum	NAVD88	Northing (Y)	630706	Horizontal Datum	WGS84 (feet)			

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Testing Sample	Sample Name Testing						
201	1				SOD	3 inches of sod			Concrete drainage pipe encountered at 1 foot
					SM	Brown silty fine sand with occasional organic matter (roots) (loose, moist) (fill)			
200	2	1			SM	Gray silty fine sand with occasional organic matter (roots) (medium dense, moist) (weathered recessional outwash)			OC=xx, CEC=xx
199	3								
198	4	2	SA; CA; OC		SP	Gray with occasional iron staining fine to medium sand, trace silt (dense, moist) (recessional outwash)	5	4	
197	5								
196	6	3			SM	Gray silty fine to coarse sand with gravel and occasional cobbles (very dense, moist) (glacial till)			
195	7								

Notes: See Figure A-1 for explanation of symbols.

The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to 1/2 foot.
Coordinates Data Source: Horizontal approximated based on TopoBathy. Vertical approximated based on WorldElevation3D.

Log of Test Pit TP-2



Project: Multicare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-02

Figure A-6
Sheet 1 of 1

Date Excavated	10/7/2021	Total Depth (ft)	7.75	Logged By	CRN	Excavator	Kelly's Excavating	Groundwater not observed
				Checked By	BEL	Equipment	Kamatsu WB 140 Backhoe	Caving not observed
Surface Elevation (ft)	203	Easting (X)	1059691	Coordinate System	WA State Plane South			
Vertical Datum	NAVD88	Northing (Y)	630745	Horizontal Datum	WGS84 (feet)			

Elevation (feet)	Depth (feet)	SAMPLE		Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Testing Sample	Sample Name Testing						
202	1				SOD	3 inches of sod			
					SM	Brown silty fine sand with occasional organic matter (fine roots) (loose, moist) (fill)			
201	2	1			SM	Gray-brown silty fine sand with occasional organic matter (roots) (loose, moist) (recessional outwash)			
200	3								
199	4				ML	Tan to gray silt with occasional sand and gravel (very stiff, moist) (glacial till)			
198	5	2	SA		GM	Gray-brown silty fine to coarse gravel with sand (very dense, moist)	6	89	
197	6	3			SM	Gray fine to coarse silty sand with gravel and occasional cobbles (very dense, moist)			
196	7	4							

Notes: See Figure A-1 for explanation of symbols.

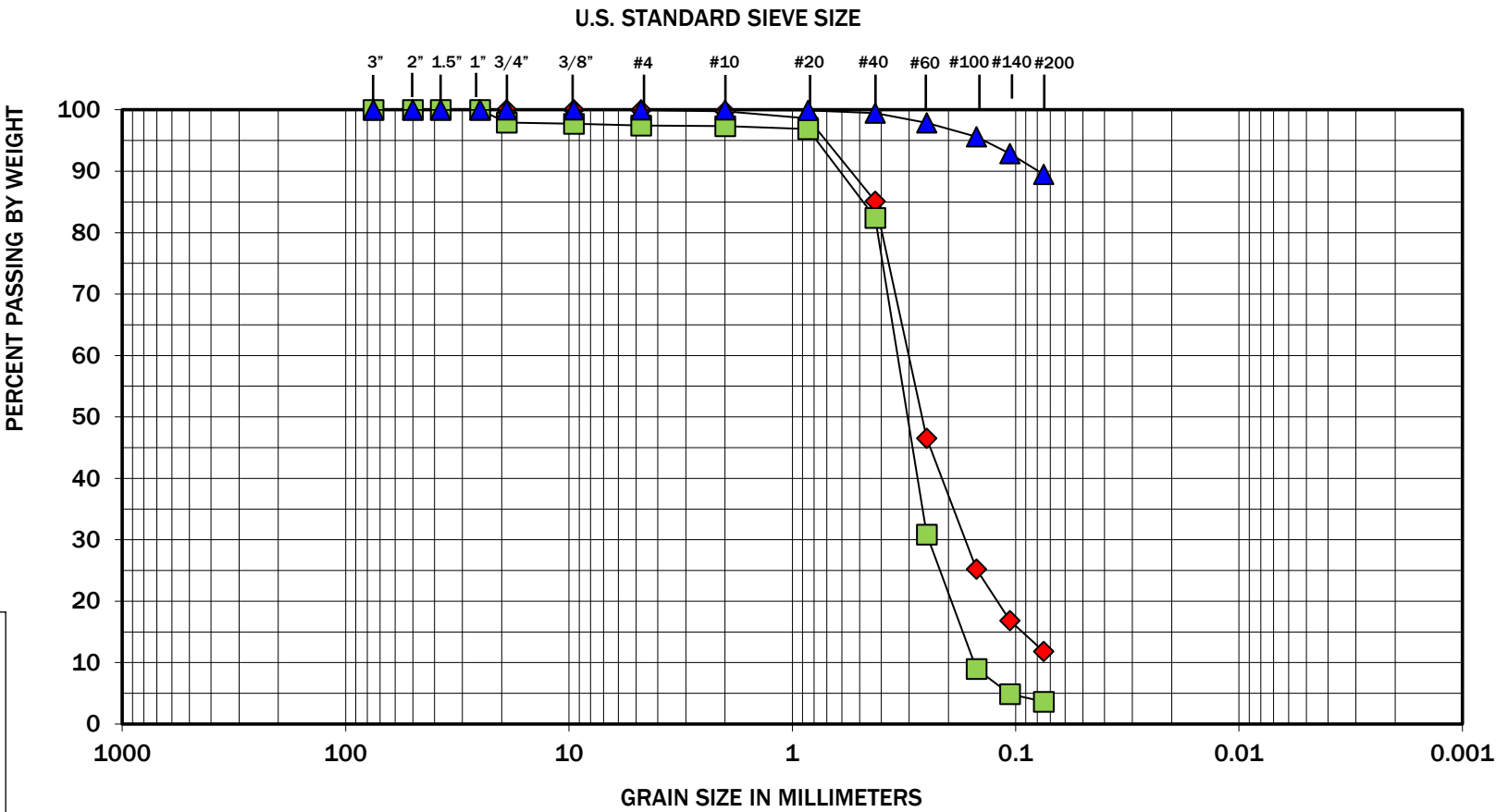
The depths on the test pit logs are based on an average of measurements across the test pit and should be considered accurate to ½ foot.
Coordinates Data Source: Horizontal approximated based on TopoBathy. Vertical approximated based on WorldElevation3D.

Log of Test Pit TP-3



Project: Multicare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-02

Figure A-7
Sheet 1 of 1



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

Symbol	Boring Number	Depth (feet)	Moisture (%)	Soil Description
◆	TP-1	1.5	7	Poorly graded sand with silt (SP-SM)
■	TP-2	4	5	Poorly graded sand (SP)
▲	TP-3	4.5	16	Silt (ML)



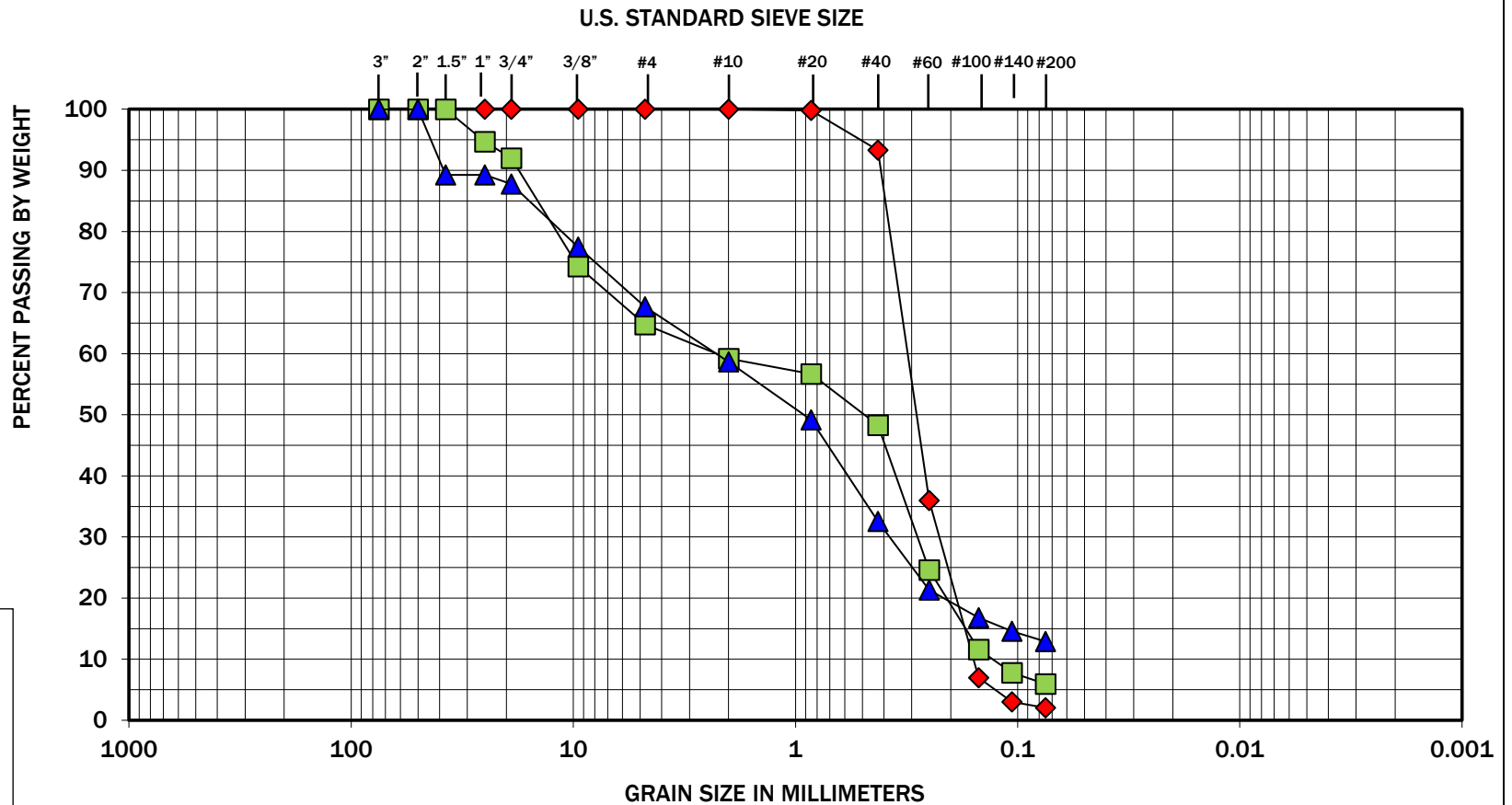
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The grain size analysis results were obtained in general accordance with ASTM C 136. GeoEngineers 17425 NE Union Hill Road Ste 250, Redmond, WA 98052

Figure-A-8

Sieve Analysis Results

Multicare Off Campus Emergency Department
on Pacific Avenue
Lacey, Washington



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

Symbol	Boring Number	Depth (feet)	Moisture (%)	Soil Description
◆	PIT-1	6	5	Poorly-graded sand (SP)
■	PIT-2	5	5	Poorly-graded sand with silt and gravel ((SP-SM)
▲	PIT-3	5	5	Silty sand with gravel (SM)



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The grain size analysis results were obtained in general accordance with ASTM C 136. GeoEngineers 17425 NE Union Hill Road Ste 250, Redmond, WA 98052

GEOENGINEERS



Figure-A-9

Multicare Off Campus Emergency Department
on Pacific Avenue
Lacey, Washington

Sieve Analysis Results

Geotechnical Engineering Services Report

MultiCare Off Campus Emergency Department
On Pacific Avenue
Lacey, Washington

for
PhiloWilke Partnership

June 11, 2018



GEOENGINEERS 
Earth Science + Technology

Geotechnical Engineering Services Report

MultiCare Off Campus Emergency Department
On Pacific Avenue
Lacey, Washington

for

PhiloWilke Partnership

June 11, 2018



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Geotechnical Engineering Services Report

MultiCare Off Campus Emergency Department on Pacific Avenue Lacey, Washington

File No. 2868-018-00

June 11, 2018

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Appendix A. Subsurface Explorations and Laboratory Testing

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 Figures A-2 through A-6 – Logs of Borings

 Figure A-7 – Sieve Analysis Results

Appendix A. E³RA Geotechnical Report dated February 16, 2007

Appendix C. Report Limitations and Guidelines for Use

INTRODUCTION AND PROJECT UNDERSTANDING

This report presents the results of our geotechnical engineering services for the proposed Off Campus Emergency Department (OCED) in Lacey, Washington. The project site is located on the property northeast of the intersection of Pacific Avenue SE and Selma Street SE in Lacey as shown on the Vicinity Map, Figure 1.

Our understanding of the project is based on our discussions with PhiloWilke and information provided, including a preliminary Site Plan dated February 19, 2017. The provided Site Plan shows that the proposed single-story building would be located along the west site boundary with parking, access roads, and landscaping located around the building. The proposed building would be about 10,000 square feet and will be steel-framed with an exterior clad in masonry, metal panels and glazing. Parking areas at the site would be paved to accommodate patient parking, with an ambulance bay abutting the east side of the building. We anticipate that the preferred foundation system for the structure is conventional spread footings. A stormwater pond is shown on the preliminary Site Plan along the north site boundary. We understand that stormwater will likely be infiltrated in this area if it is feasible. Otherwise, we anticipate that stormwater will be detained and discharged off site.

SCOPE OF SERVICES

The purpose of our services is to explore subsurface conditions at the site in the form of borings and review existing subsurface information to form a basis for providing geotechnical design and construction recommendations for the proposed site improvements. Our services have been completed in general accordance with our signed agreement dated May 11, 2018. Our specific scope of services included the following tasks:

1. Reviewing readily available published geologic data and our relevant in-house files for existing information on subsurface conditions in the project vicinity.
2. Visiting the project site to mark the exploration location and contacting the “One-Call” Utility Notification Center, as required by Washington State law. We also subcontracted a private utility locator.
3. Exploring subsurface conditions by advancing five soil borings to depths between 8 and 26.25 feet below ground surface (bgs).
4. Conducting geotechnical laboratory testing on selected soil samples. Results of our laboratory testing program are provided in Appendix A.
5. Providing geotechnical seismic design information in accordance with 2015 International Building Code (IBC) criteria and evaluating the potential for surface rupture, liquefaction and lateral spreading at the site.
6. Providing recommendations for site preparation and earthwork.
7. Providing recommendations for design and construction of shallow foundations including foundation bearing surface preparation, allowable soil bearing pressure, lateral resistance values and estimates of settlement.
8. Providing recommended active, passive and at-rest lateral earth pressures for retaining walls.

9. Providing a discussion of suitability of site soils for stormwater infiltration, including preliminary estimates of long-term design infiltration rates based on laboratory sieve analysis results and the criteria described in the City of Lacey Stormwater Manual
10. Providing layer thickness recommendations for asphalt concrete pavement (ACP) design sections, including subgrade preparation.
11. Providing layer thickness recommendations for porous asphalt concrete and pervious cement concrete pavement, based on our experience and information provided in the Low Impact Development (LID) Technical Guidance Manual for Puget Sound.

SITE CONDITIONS

Surface Conditions

The site is generally rectangular in shape and is bounded by residential houses to the north, Golf Club Road SE to the east, Pacific Avenue SE to the south and Selma Street SE to the west. Sidewalk and planting boulevards are located along the east and south sides of the site. The southern approximately two-thirds of the site are currently undeveloped, however, we understand that several commercial and residential single-story structures were previously located in this area. The southern two-thirds of the site is surfaced with grass/weeds and gravel. The northern approximately third of the site is currently occupied by a single-family residence with an asphalt driveway. We understand that the residence will be demolished as part of site development. The site is relatively level with elevation variations between high and low points on the order of 2 feet or less. Trees and large bushes are present along the north and east site boundaries.

Literature Review

Mapped Geology

We reviewed the Department of Natural Resources “Geologic Map of the Lacey 7.5-minute Quadrangle” (Logan and Others, 2003). According to the geologic map the site is underlain by Vashon outwash sand and minor silt (Qgos). This is a recessional outwash deposit unit, meaning the soils were deposited by streams and rivers emanating from the front of glaciers as the glacier retreated. This unit is described as fine to medium grained sand with “minor” silt. The unit is also described as “highly permeable.”

According to Natural Resources Conservation Service (NRCS) Web Soil Survey the project site is underlain by “Indianola loamy sand” and is classified as Hydrological Soil Group A soil.

Previous Geotechnical Studies

A geotechnical engineering report dated February 16, 2007 was prepared for the project site by E³RA. Three test pits and three hand auger explorations were completed on the subject property as part of this study. The explorations extended to between 1.5 and 9 feet bgs. We have included the E³RA geotechnical report as Appendix B and the approximate locations of the E³RA explorations are shown on the Site Plan, Figure 2.

Subsurface Conditions

Subsurface Explorations and Laboratory Testing

We explored subsurface conditions at the site by advancing five borings to depths ranging between about 8 and 26.5 feet bgs. The approximate locations of our explorations are shown on the Site Plan. A

representative from our firm continually monitored the explorations and collected soil samples. A detailed description of our exploration program and the summary exploration logs are provided in Appendix A.

Selected samples collected from our borings were tested in our laboratory to confirm field classifications and to evaluate pertinent engineering properties. A summary of our laboratory testing program and the test results are provided in Appendix A.

Soil and Groundwater Conditions

Our explorations were advanced in areas surfaced with grass and low-lying vegetation. The thickness of the grass layer was typically around 2 inches in our borings. Below the grass, we observed what we interpret to be recessional outwash soils underlain by glacial till. Observed recessional outwash soils typically consisted of very loose to medium dense silty sand with variable gravel content and sand with silt and variable gravel content. The upper approximately 2 to 5 feet of the recessional outwash soils appeared to be weathered or may have been reworked at some point during past site development. B-4 was terminated within the outwash soils at 11.5 feet bgs. In the other borings, the recessional outwash extended to between 6 and 10.75 feet bgs, below which glacial till was observed. Glacial till soils predominantly consisted of very dense silty sand with gravel and very dense silty gravel. With the exception of B-4, our borings were terminated within glacial till at depths between 8 and 26.25 feet bgs. Based on other explorations in the vicinity of B-4, we expect that the glacial till contact is within a few feet of the termination depth.

Soil conditions observed in our explorations are generally consistent with those described on the summary exploration logs in the E³RA geotechnical report and the mapped geology.

We observed indications of perched groundwater in explorations B-2, B-3, and B-5. It appears that the groundwater was perched on the relatively low permeability glacial till. Perched groundwater on top of the glacial till is also described on the exploration logs from the E³RA geotechnical report. In our opinion the groundwater observed is not representative of the regional groundwater level. We reviewed two hydrogeologic assessments that include the project area, the “City of Lacey Wellhead Protection Report” (Golder Associates 2011) and the “Conceptual Model and Numerical Simulation of the Ground- Water-Flow System in the Unconsolidated Sediments of Thurston County” (USGS 1999). According to these reports, the regional groundwater elevation near the site is around Elevation 150 feet (about 50 feet bgs).

We expect that perched groundwater could be present on top of the glacial till layer throughout the year and the amount of perched water will vary seasonally based on precipitation and other factors. We do not expect that the perched groundwater will rise to within about 5 feet of existing ground surface.

CONCLUSIONS AND RECOMMENDATIONS

Primary Geotechnical Considerations

Based on our understanding of the project, the explorations performed for this study and our experience, it is our opinion that the proposed improvements can be designed and constructed generally as envisioned with regard to geotechnical considerations. A summary of the primary geotechnical considerations for the project is provided below and is followed by our detailed recommendations.

- The recessional outwash soils observed in our explorations are potentially liquefiable during the design seismic event. These soils are not below the static groundwater table but could become saturated if significant perched groundwater accumulates. Based on our estimate of perched groundwater levels, we expect that if liquefaction were to occur, ground surface settlements will likely be on the order of 1 inch or less.
- Proposed structures at the site can be supported using shallow foundations, provided that the foundation bearing surfaces are prepared as recommended. Overexcavation or recompaction of some of the existing site soils may be required and should be considered during budgeting for construction.
- Stormwater infiltration into the recessional outwash soils appears to be feasible; however, additional studies may be required to determine the design infiltration rate of the site soils. The glacial till soils have limited infiltration potential. During the planning process the separation between the bottom of infiltration facilities and the glacial till layer must be considered. If infiltration facilities are located within about 3 feet of the glacial till contact, infiltration may not be possible or very low infiltration rates will need to be used for design.
- Near-surface soils observed at the site contain a significant amount of fines (silt and clay-sized soil particles smaller than the U.S. No. 200 sieve). These materials are highly moisture sensitive and will likely be very difficult or impossible to work with when wet.

Seismic Design Considerations

We used map-based methods to develop seismic design parameters, in general accordance with American Association of Civil Engineers (ASCE) 7-10 and the 2015 IBC. The recommended seismic design parameters are shown in Table 1.

TABLE 1. SEISMIC DESIGN CRITERIA

2015 IBC Seismic Design Parameters	
Site Class	C
Spectral Response Acceleration at Short Periods (S_s)	1.315g
Spectral Response Acceleration at 1-Second Periods (S_1)	0.536g
Design Peak Ground Acceleration (PGA_M)	0.50g
Design Spectral Response Acceleration at Short Periods (S_{DS})	0.877g
Design Spectral Response Acceleration at 1-Second Periods (S_{D1})	0.464g

Liquefaction Analysis

We evaluated the liquefaction potential of site soils using simplified methods (Seed et al. 2003 and Idriss and Boulanger 2008), which are based on comparing the cyclic resistance ratio (CRR) of a soil layer (the cyclic shear stress required to cause liquefaction) to the cyclic stress ratio (CSR) induced by an earthquake. The factor of safety (FS) against liquefaction is determined by dividing the CRR by the CSR. In our analysis, we used an earthquake magnitude of 7.0 and site-modified peak ground acceleration (PGA) of 0.5 to represent the design level earthquake.

In our opinion the recessional outwash soils are potentially liquefiable if they become saturated, which could occur if enough perched groundwater accumulates up on top of the glacial till. In our opinion there is

a low risk that enough perched groundwater will accumulate to saturate the entire recessional outwash deposit (about the upper 6 to 10 feet of soils observed in our borings). This risk is further reduced considering the likelihood that high perched groundwater levels will coincide with a significant seismic event.

For our liquefaction analysis, we conservatively assumed that 5 feet of the recessional outwash soils are saturated and, therefore, liquefiable. Based on calculations and our experience we expect that if liquification were to occur, induced settlements would be on the order of 1 inch or less. We estimate that liquefaction-induced differential settlements would be on the order of 0.5 inch or less per 100 feet.

Lateral Spreading Potential

Lateral spreading related to seismic activity typically involves lateral displacement of large, surficial blocks of non-liquefied soil when a layer of underlying soil loses strength during seismic shaking. Lateral spreading usually develops in areas where sloping ground or large grade changes (including retaining walls) are present. Based on our understanding of the proposed improvements and current site topography, it is our opinion that the risk of lateral spreading is low.

Surface Rupture Potential

According to the Washington State Department of Natural Resources (DNR) Interactive Natural Hazards Map (accessed May 31, 2018), traces of the Olympia Fault are mapped about 0.75 miles southwest of the project site. The location of the Olympia Fault is not well understood, and the actual location could be different than that shown on the interactive map. The fault does not appear to have any surface manifestations at the site and bedrock in the area is covered by a thick section of glacially consolidated sediments. Based on the lack of surface evidence of the fault, the uncertainty in the location of the fault, and that the fault is overlain by glacially consolidated soils, in our opinion there is a low risk of fault rupture occurring at the site.

Site Development and Earthwork

General

We anticipate that site development and earthwork will include clearing and stripping existing vegetation and weathered soils, excavating for shallow foundations, utilities and other improvements, establishing subgrades for foundations and roadways and placing and compacting fill and backfill materials. We expect that site grading and earthwork can be accomplished with conventional earthmoving equipment. The following sections provide specific recommendations for site development and earthwork.

Clearing and Stripping

Stripping depths on the order of 2 to 3 inches should be expected to remove the grass currently covering the project site. During stripping activities, the primary root systems of shrubs and trees within the clearing limits should be completely removed.

The weathered soils present starting below the sod and extending up to 5 feet bgs may need to be partially removed, depending on the organic content of the soils and the planned use for the area. We recommend that soils containing a significant amount of organic matter be removed from below structural and pavement areas. Based on conditions observed in our borings, removal depths on the order of 2 feet or less will likely be sufficient within structural and pavement areas, if required

We recommend that a geotechnical engineer from our firm be on site during stripping and clearing activities to help determine the necessary clearing depth. It may not be possible to reuse the stripped soil on site, except in landscaped areas.

Erosion and Sedimentation Control

Erosion and sedimentation rates and quantities can be influenced by construction methods, slope length and gradient, amount of soil exposed and/or disturbed, soil type, construction sequencing and weather. Implementing an erosion and sedimentation control plan will reduce the project impact on erosion-prone areas. The plan should be designed in accordance with applicable city, county and/or state standards. The plan should incorporate basic planning principles, including:

- Scheduling grading and construction to reduce soil exposure;
- Re-vegetating or mulching denuded areas;
- Directing runoff away from exposed soils;
- Reducing the length and steepness of slopes with exposed soils;
- Decreasing runoff velocities;
- Preparing drainage ways and outlets to handle concentrated or increased runoff;
- Confining sediment to the project site;
- Inspecting and maintaining control measures frequently.

Some sloughing and raveling of exposed or disturbed soil on slopes should be expected. We recommend that disturbed soil be restored promptly so that surface runoff does not become channeled.

Temporary erosion protection should be used and maintained in areas with exposed or disturbed soils to help reduce erosion and reduce transport of sediment to adjacent areas and receiving waters. Permanent erosion protection should be provided by paving, structure construction or landscape planting.

Until the permanent erosion protection is established and the site is stabilized, site monitoring may be required by qualified personnel to evaluate the effectiveness of the erosion control measures and to repair and/or modify them as appropriate. Provisions for modifications to the erosion control system based on monitoring observations should be included in the erosion and sedimentation control plan.

Temporary Excavations

The contract documents should specify that the contractor is responsible for selecting excavation and dewatering methods, monitoring the excavations for safety and providing shoring, as required, to protect personnel and structures.

In general, temporary cut slopes at this site should be inclined no steeper than about 1½H to 1V (horizontal to vertical). This guideline assumes that all surface loads are kept at a minimum distance of at least the depth of the cut away from the top of the slope and that seepage is not present on the slope face. Flatter cut slopes will be necessary where seepage occurs or if surcharge loads are anticipated. Temporary covering with heavy plastic sheeting should be used to protect slopes during periods of wet weather.

Groundwater Handling Considerations

It is unlikely that the regional groundwater table will be encountered in excavations at the site, however, areas of perched groundwater will likely be encountered if excavations extend greater than about 5 feet bgs. The amount of perched groundwater encountered will depend on the time of year and the depth of the excavation. We expect that perched groundwater could be present throughout the year, however, more perched groundwater should be expected during the wet weather months (typically October through May in western Washington). If perched groundwater is encountered we anticipate that the water will be isolated and can likely be handled adequately with sumps, pumps, and/or diversion ditches, as necessary. The outwash soils at the site are relatively permeable and perched groundwater inflow rates could be moderate to rapid. Ultimately, we recommend that the contractor performing the work be made responsible for controlling and collecting groundwater encountered.

Surface Drainage

Surface water from roofs, driveways and landscape areas should be collected and controlled. Curbs or other appropriate measures such as sloping pavements, sidewalks and landscape areas should be used to direct surface flow away from buildings, erosion sensitive areas and from behind retaining structures. Roof and catchment drains should not be connected to wall or foundation drains.

Subgrade Preparation

Subgrades that will support structures and roadways should be thoroughly compacted to a uniformly firm and unyielding condition on completion of stripping and before placing structural fill. We recommend that subgrades for structures and roadways be evaluated, as appropriate, to identify areas of yielding or soft soil. Probing with a steel probe rod or proof-rolling with a heavy piece of wheeled construction equipment are appropriate methods of evaluation.

If soft or otherwise unsuitable subgrade areas are revealed during evaluation that cannot be compacted to a stable and uniformly firm condition, we recommend that: (1) the unsuitable soils be scarified (e.g., with a ripper or farmer's disc), aerated and recompacted, if practical; or (2) the unsuitable soils be removed and replaced with compacted structural fill, as needed.

Subgrade Protection and Wet Weather Considerations

Most of the near-surface soils encountered in our exploration contain a significant quantity of fines and will be susceptible to disturbance during periods of wet weather. Soil with high fines content is very sensitive to small changes in moisture and is susceptible to disturbance from construction traffic when wet or if earthwork is performed during wet weather. The wet weather season generally begins in October and continues through May in western Washington; however, periods of wet weather can occur during any month of the year. In our opinion, earthwork at the site should take place during the summer months or during periods of extended dry weather. If wet weather earthwork is unavoidable, we offer the following recommendations:

- The ground surface in and around the work area should be sloped so that surface water is directed away from the work area. The ground surface should be graded so that areas of ponded water do not develop. Measures should be taken by the contractor to prevent surface water from collecting in excavations and trenches. Measures should be implemented to remove surface water from the work area.

- Earthwork activities should not take place during periods of heavy precipitation.
- Slopes with exposed soils should be covered with plastic sheeting.
- The contractor should take necessary measures to prevent on-site soils and other soils to be used as fill from becoming wet or unstable. These measures may include the use of plastic sheeting, sumps with pumps and grading. The site soils should not be left uncompacted and exposed to moisture. Sealing exposed soils by rolling with a smooth-drum roller prior to periods of precipitation will help reduce the extent to which these soils become wet or unstable.
- Construction traffic should be restricted to specific areas of the site, preferably areas that are surfaced with working pad materials not susceptible to wet weather disturbance.
- Construction activities should be scheduled so that the length of time that soils are left exposed to moisture is reduced to the extent practical.
- Protective surfacing such as placing asphalt-treated base (ATB) or haul roads made of quarry spalls or a layer of free-draining material such as well-graded pit-run sand and gravel may be necessary to limit disturbance to completed areas.

Fill Materials

Structural Fill

The workability of material for use as structural fill will depend on the gradation and moisture content of the soil. We recommend that washed crushed rock or select granular fill, as described below, be used for structural fill during the rainy season. If prolonged dry weather prevails during the earthwork phase of construction, materials with a somewhat higher fines content may be acceptable. Weather and site conditions should be considered when determining the type of import fill materials purchased and brought to the site for use as structural fill.

Material used for structural fill should be free of debris, organic contaminants and rock fragments larger than 6 inches. For most applications, we recommend that structural fill material consist of material similar to “Select Borrow” or “Gravel Borrow” as described in Section 9-03.14 of the Washington State Department of Transportation (WSDOT) Standard Specifications.

Select Granular Fill

Select granular fill should consist of well-graded sand and gravel or crushed rock with a maximum particle size of 6 inches and less than 5 percent fines by weight based on the minus $\frac{3}{4}$ -inch fraction. Organic matter, debris or other deleterious material should not be present. In our opinion, material with gradation characteristics similar to WSDOT Specification 9-03.9 (Aggregates for Ballast and Crushed Surfacing), or 9-03.14 (Borrow) is suitable for use as select granular fill, provided that the fines content is less than 5 percent (based on the minus $\frac{3}{4}$ -inch fraction) and the maximum particle size is 6 inches.

Pipe Bedding

Trench backfill for the bedding and pipe zone should consist of well-graded granular material similar to “gravel backfill for pipe zone bedding” described in Section 9-03.12(3) of the WSDOT Standard Specifications. The material must be free of roots, debris, organic matter and other deleterious material. Other materials may be appropriate depending on manufacturer specifications and/or local jurisdiction requirements.

Trench Backfill

Trench backfill must be free of debris, organic material and rock fragments larger than 6 inches. We recommend that trench backfill material consist of material similar to “Select Borrow” or “Gravel Borrow” as described in Section 9-03.14 of the WSDOT Standard Specifications. Where excavations occur in the wet, alternative materials such as select granular fill should be considered.

On-Site Soil

In our opinion, the recessional outwash soils observed below about 2 feet bgs can be used as structural fill, provided that they can be adequately moisture conditioned, placed and compacted as recommended and do not contain organic or other deleterious material. Due to high fines content and the presence of organic material, we do not recommend using recessional outwash soils generated within 2 feet of the existing ground surface as structural fill. Based on our experience the sand with silt and silty sand outwash soils present at the site can be moisture sensitive and will be difficult to properly compact when wet. If earthwork occurs during a typical wet season, or if the soils are persistently wet and cannot be dried back due to prevailing wet weather conditions we recommend the use of imported structural fill or select granular fill, as described above.

Based on our understanding of the proposed improvements (small changes in site grade and few deep excavations expected) we do not anticipate that significant amounts of glacial till soil will be exposed or generated during earthwork activities. If encountered, the glacial till soils may be suitable for reuse as in non-structural areas, however at this time we do not recommend reusing glacial till soils as structural fill or backfill. If grading plans change and significant amounts of glacial till soils will be exposed or generated during excavation, we can discuss alternatives for reusing the soil on site.

Fill Placement and Compaction

General

To obtain proper compaction, fill soil should be compacted near optimum moisture content and in uniform horizontal lifts. Lift thickness and compaction procedures will depend on the moisture content and gradation characteristics of the soil and the type of equipment used. The maximum allowable moisture content varies with the soil gradation and should be evaluated during construction. Generally, 8- to 12-inch loose lifts are appropriate for steel-drum vibratory roller compaction equipment. Compaction should be achieved by mechanical means. During fill and backfill placement, sufficient testing of in-place density should be conducted to check that adequate compaction is being achieved.

Area Fills and Pavement Bases

Fill placed to raise site grades and materials under pavements and structural areas should be placed on subgrades prepared as previously recommended. Fill material placed below structures and footings should be compacted to at least 95 percent of the theoretical maximum dry density (MDD) per ASTM International (ASTM) D 1557. Fill material placed less than 2 feet below pavement sections should be compacted to at least 95 percent of the MDD. Fill placed deeper than 2 feet below pavement sections should be compacted to at least 90 percent of the MDD. Fill material placed in landscaping areas should be compacted to a firm condition that will support construction equipment, as necessary, typically around 85 to 90 percent of the MDD.

Backfill Behind Below-Grade Structures

Backfill behind retaining walls or below-grade structures should be compacted to between 90 and 92 percent of the MDD. Overcompaction of fill placed directly behind below-grade structures should be avoided to limit pressures on the wall. We recommend use of hand-operated compaction equipment and maximum 6-inch loose lift thickness when compacting fill within about 5 feet behind below-grade structures.

Trench Backfill

For utility excavations, we recommend that the initial lift of fill over the pipe be thick enough to reduce the potential for damage during compaction but generally should not be greater than about 18 inches. In addition, rock fragments greater than about 1 inch in maximum dimension should be excluded from this lift.

Trench backfill material placed below structures and footings should be compacted to at least 95 percent of the MDD. In paved areas, trench backfill should be uniformly compacted in horizontal lifts to at least 95 percent of the MDD in the upper 2 feet below subgrade. Fill placed below a depth of 2 feet from subgrade in paved areas must be compacted to at least 90 percent of the MDD. In non-structural areas, trench backfill should be compacted to a firm condition that will support construction equipment as necessary.

Foundation Support

General

The proposed structures at the site can be satisfactorily supported on continuous wall and isolated column footings. Exterior footings should be established at least 18 inches below the lowest adjacent grade. Interior footings can be founded a minimum of 12 inches below the top of the floor slab. Isolated column and continuous wall footings should have minimum widths of 24 and 18 inches, respectively.

Based on the groundwater conditions in our explorations and our understanding of the proposed footing elevations (bottom of footings established within a few feet of existing site grade) it is our opinion footing drains are not necessary to maintain bearing support. However, because of the potential for near-surface water during wetter times of the year, footing drains may be desired to maintain dry conditions around the structure. The sections below provide our recommendations for foundation bearing surface preparation and foundation design parameters.

Foundation Bearing Surface Preparation

We recommend that foundations bear on at least 2 feet of structural fill overlying thoroughly compacted recessional outwash soils. We do not recommend that footings bear on the weathered recessional outwash soil with organic material observed in our borings.

Generally, soil within the upper approximately 5 feet of the ground surface was observed to be loose. To reduce the risk of foundation settlement, we recommend that either bear on at least 2 feet of structural fill overlying thoroughly compacted recessional outwash soils. Additional overexcavation below the bottom of footings may be necessary if soils with high organic content or soils that cannot be adequately compacted in place are present. Overexcavations below footings must be backfilled using structural fill. Excavated material can be used as overexcavation backfill provided it meets the criteria for structural fill described above. The overexcavation should extend laterally beyond the foundation perimeter a distance equal to the

depth of overexcavation (measured from the base of the footing where necessary), or 3 feet, whichever is less.

We recommend a member of our firm be on site during footing excavation activities to determine the necessary overexcavation depth and to observe foundation excavations before placement of reinforcing steel. Our representative will confirm that bearing surfaces have been prepared in accordance with our recommendations or will provide recommendations for compaction or removal of unsuitable soil.

Foundation bearing surfaces should not be exposed to standing water. If water is present in the excavation, it must be removed before placing formwork and reinforcing steel. Protection of exposed soil, such as placing a 6- to 12-inch-thick layer of crushed rock or quarry spalls, or a 2- to 4-inch layer of lean-mix concrete, may be needed to limit disturbance to bearing surfaces.

Allowable Soil Bearing Pressure

Provided bearing surfaces are prepared as recommended we recommend that footings be designed using an allowable downward soil bearing pressure of 3,000 pounds per square foot (psf).

These bearing pressures apply to the total of dead and long-term live loads and may be increased by one-third when considering total loads, including earthquake or wind loads. These are net bearing pressures. The weight of the footing and overlying backfill can be ignored in calculating footing sizes.

Foundation Settlement

Disturbed soil must be removed from the base of footing excavations and the bearing surface should be prepared as recommended. Provided these measures are taken, we estimate the total static settlement of shallow foundations will be on the order of $\frac{1}{2}$ to 1 inch for the bearing pressures presented above. Differential settlements could be on the order of $\frac{1}{4}$ to $\frac{1}{2}$ inch between similarly loaded foundations or over a distance of 100 feet of continuous footings. The settlements should occur rapidly, essentially as loads are applied. Settlements could be greater than estimated if disturbed or saturated soil is present below footings.

Lateral Resistance

The ability of the soil to resist lateral loads is a function of the base friction, which develops on the base of footings and slabs, and the passive resistance, which develops on the face of below-grade elements of the structure as these elements move into the soil. For footings founded in accordance with the recommendations presented above, the allowable frictional resistance on the base of the footing may be computed using a coefficient of friction of 0.40 applied to the vertical dead-load forces.

The allowable passive resistance on the face of the footing or other embedded foundation elements may be computed using an equivalent fluid density of 275 pounds per cubic foot (pcf). These values include a factor of safety of about 1.5. The passive earth pressure and friction components may be combined provided that the passive component does not exceed two-thirds of the total. The top foot of soil should be neglected when calculating passive lateral earth pressure unless the area adjacent to the foundation is covered with pavement or a slab-on-grade.

Slab-on-Grade Floors

Overexcavation below slab-on-grade floors is not necessary provided the subgrade is prepared as recommended in the “Subgrade Preparation” section of this report. We recommend the slab subgrades be observed by a member of our firm during construction. Disturbed areas should be compacted, if possible, or removed and replaced with compacted structural fill. In all cases, the exposed soil should be firm and unyielding. It may be appropriate to compact the exposed subgrade with a smooth-drum vibratory roller to a dense and unyielding condition. Ideally, the subgrade should be compacted to at least 95 percent of the MDD in accordance with ASTM D 1557, or as recommended by the geotechnical engineer.

We recommend the slab-on-grade floors be underlain by a minimum 8-inch-thick capillary break layer consisting of clean sand and gravel, crushed rock, or washed rock. The capillary break material should contain less than 3 percent fine material based on the percent passing the $\frac{3}{4}$ -inch sieve size. Provided that loose soil is removed or recompacted and the subgrade is prepared as recommended, we recommend slabs-on-grade be designed using a modulus of subgrade reaction of 200 pounds per cubic inch (pci).

We estimate that settlement for slabs-on-grade constructed as recommended will be less than $\frac{3}{4}$ inch for a floor load of up to 500 psf.

Based on our understanding of subsurface conditions at the site it is our opinion that an underslab drain system is not necessary. We recommend that on-grade slabs be underlain by a minimum of 6-inch-thick capillary break layer to reduce the potential for moisture migration into the slab. The capillary break material should consist of a well-graded sand and gravel or crushed rock with a maximum particle size of $\frac{3}{4}$ inch and less than 5 percent fines. The material should be placed as recommended in the “Fill Placement and Compaction” section of this report. If dry slabs are required (e.g., where adhesives are used to anchor carpet or tile to slab), a waterproof liner may be placed as a vapor barrier below the slab.

Retaining Walls and Below-Grade Structures

Design Parameters

We recommend the following lateral earth pressures be used for design of conventional retaining walls and below-grade structures. Our design pressures assume that the ground surface around the structures will be level or near level. If drained design parameters are used, drainage systems must be included in the design in accordance with the recommendations presented in the “Drainage” section below.

- Active soil pressure may be estimated using an equivalent fluid density of 35 pcf for the drained condition.
- Active soil pressure may be estimated using an equivalent fluid density of 80 pcf for the undrained condition; this value includes hydrostatic pressures.
- At-rest soil pressure may be estimated using an equivalent fluid density of 55 pcf for the drained condition.
- At-rest soil pressure may be estimated using an equivalent fluid density of 90 pcf for the undrained condition; this value includes hydrostatic pressures.
- For seismic considerations, a uniform lateral pressure of $10H$ psf (where H is the height of the retaining structure or the depth of a structure below ground surface) should be added to the lateral earth pressure.

- We recommend a traffic surcharge of 250 psf be included if vehicles are allowed to operate a distance equal to the height of the retaining wall. Other surcharge loads should be considered on a case-by-case basis.

The active soil pressure condition assumes the wall is free to move laterally $0.001 H$, where H is the wall height. The at-rest condition is applicable where walls are restrained from movement. The above recommended lateral soil pressures do not include surcharge loads or the effects of sloping backfill surfaces. Over-compaction of fill placed directly behind retaining walls or below-grade structures must be avoided. We recommend use of hand-operated compaction equipment and maximum 6-inch loose lift thickness when compacting fill within about 5 feet of retaining walls and below-grade structures.

Retaining wall foundation bearing surfaces should be prepared following the “Foundation Bearing Surface Preparation” section of this report. Provided bearing surfaces are prepared as recommended retaining wall foundations may be designed using the allowable soil bearing values and lateral resistance values presented above. We estimate settlement of retaining structures will be similar to the values previously presented for building foundations.

Drainage

If retaining walls or below-grade structures are designed using drained parameters, a drainage system behind the structure must be constructed to collect water and prevent the buildup of hydrostatic pressure against the structure. We recommend the drainage system include a zone of free-draining backfill a minimum of 18 inches in width against the back of the wall. The drainage material should consist of coarse sand and gravel containing less than 5 percent fines based on the fraction of material passing the $\frac{3}{4}$ -inch sieve.

A perforated, rigid, smooth-walled drain pipe with a minimum diameter of 4 inches should be placed along the base of the structure within the free-draining backfill and extend for the entire wall length. The drain pipe should be metal or rigid PVC pipe and be sloped to drain by gravity. Discharge should be routed properly to reduce erosion potential.

Cleanouts should be provided to allow routine maintenance. We recommend roof downspouts or other types of drainage systems not be connected to retaining wall drain systems.

Stormwater Infiltration

General

Permeable pavements and shallow concentrated facilities such as bioswales and rain gardens that are established within the outwash soils appear to be feasible for stormwater infiltration. Facilities that extend more than a few feet below ground surface (such as ponds, vaults, or deeper bioswales) are likely not feasible for use at this site as the base of the facilities will be too close to the glacial till contact, and a very low infiltration rate would need to be used for design. Additionally, large-footprint, high-volume facilities will need to account for the potential of groundwater mounding. Infiltration facilities should be designed following the City of Lacey 2016 Stormwater Design Manual (Lacey SDM), which references the 2014 Washington State Department of Ecology Stormwater Management Manual for Western Washington.

The sections below provide our interpretation of the suitability of the site soil for infiltration and infiltration rates for planning and design of stormwater facilities.

Infiltration Suitability

General

In our opinion, the recessional outwash soils observed at the site are suitable for infiltration. The glacial till soils also have some infiltration potential, however, the infiltration rate of the glacial till soils will be significantly less than the recessional outwash soils. In our experience facilities designed to infiltrate large volumes of stormwater, such as ponds, are not feasible when the base of the facility is within or near glacial till, as the low infiltration rate of the glacial till requires the size of the ponds to become impractical.

For this site we recommend that smaller shallower facilities, such as shallow bioswales, rain gardens, and permeable pavements be considered for use. The following sections address infiltration suitability criteria discussed in the Lacey SDM.

Groundwater Separation

According to the Lacey SDM a minimum separation of 1 to 5 feet between the bottom of infiltration facilities (separation distance depends on facility type) and the seasonal high groundwater level must be maintained. The regional groundwater table will likely remain below 25 to 30 feet bgs at the site, however, perched groundwater is likely to be present at shallower depths. We expect that the seasonal high perched groundwater level at the site will likely remain below about 5 feet bgs. Small-scale bioswale facilities must maintain a 3-foot separation between the base of the facility and seasonal high groundwater levels. For permeable pavements the minimum groundwater separation distance is 1 foot.

Wellhead Protection Zone, Critical Aquifer Recharge and Stormwater Treatment

According to maps provided in the Lacey SDM the project site is designated a Category I “Critical Aquifer Recharge Area.” Within this critical zone, stormwater must receive enhanced treatment for reduction in dissolved metals prior to infiltration. Pretreatment requirement could make permeable pavements infeasible unless a special treatment layer or system can be included in the pavement section. Alternatively, collected stormwater could be pretreated before being infiltrated.

Design Infiltration Rate

The outwash soils at the site are considered Hydrological Soil Group A soils. According to the Lacey SDM the soil grain-size analysis method can be used to determine the design infiltration rate for Group A soils.

Table 2 below summarizes initial (short-term) and long-term (design) infiltration rates for the outwash soils calculated using the grain-size analysis method. The long-term rates include the following correction factors in accordance with the Lacey SDM and our experience.

- Test Method - $F_{\text{TESTING}} = 0.4$ (for grain size method)
- Facility Geometry = $0.25 < F_{\text{GEOMETRY}} < 1.0$, assumed 0.5 in our analysis
- Plugging - $F_{\text{PLUGGING}} = 0.7$ (for loams and sandy loams)

TABLE 2. SHORT-TERM INFILTRATION RATE SUMMARY

Exploration	Sample Depth (feet)	Geologic Unit	USCS Soil Type	Percent Fines	¹ Ksat _i (in/hr)	² Ksat _d (in/hr)
GeoEngineers B-1	2.5	Outwash	SM	14	19.3	1.4
GeoEngineers B-3	2.5	Outwash	SP-SM	8	38.3	2.7

Notes:

¹ Initial saturated hydraulic conductivity as determined by the grain-size analysis method presented in the Lacey SDM.

² Long-term (design) infiltration rate as determined by the grain size method. Includes correction factors provided above.

In our opinion, considering a geometry correction factor of 0.5, a long-term infiltration rate for the outwash soils of 1.4 inches per hour is suitable for design. The design infiltration rate should be modified once the actual geometry of the facilities is known and the appropriate geometry factor can be calculated.

If the base of facilities will be located within 3 feet of the glacial till, they should be designed using the infiltration rate of the glacial till. The sieve analysis method is not appropriate for evaluating the design infiltration rate of glacial till as it does not take into account other factors that can influence infiltration such as density and “cementation”. The design infiltration rate for glacial till should be determined by a field pilot infiltration test (PIT). In our experience, the design infiltration rate of glacial till ranges between 0.01 and 0.25 inches per hour. We recommend that we be consulted if the base of infiltration facilities will be located within 3 feet of the glacial till as additional evaluation is appropriate. We can complete PITs to determine the design infiltration rate for the glacial till if requested.

Pavements Recommendations

Conventional Asphalt Concrete Pavements

General

Based on our experience, we provide recommended conventional ACP sections below. These pavement sections may not be adequate for heavy construction traffic loads such as those imposed by concrete transit mixers, dump trucks or cranes. Additional pavement thickness may be necessary to prevent pavement damage during construction. The recommended sections assume that final improvements surrounding the conventional ACP will be designed and constructed such that stormwater or excess irrigation water from landscape areas does not accumulate below the pavement section or pond on pavement surfaces.

Pavement subgrade should be prepared, placed and observed as previously described. Crushed surfacing base course and subbase should be moisture conditioned to near optimum moisture content and compacted to at least 95 percent of MDD (ASTM D 1577).

Crushed surfacing base course should conform to applicable sections of 4-04 and 9-03.9(3) of the WSDOT Standard Specifications. Hot mix asphalt should conform to applicable sections of 5-04, 9-02 and 9-03 of the WSDOT Standard Specifications.

Standard-Duty ACP – Automobile Driveways and Parking Areas

- 2 inches of hot mix asphalt, class ½ inch, PG 58-22
- 4 inches of crushed surfacing base course

- 6 inches of subbase consisting of select granular fill to provide uniform grading and pavement support, to maintain drainage, and to provide separation from subgrade soils
- Native outwash soils or structural fill prepared in accordance with the “Subgrade Preparation” section.

Heavy-Duty ACP – Areas Subject to Heavy Truck Traffic

- 3 inches of hot mix asphalt, class ½ inch, PG 58-22
- 6 inches of crushed surfacing base course
- 6 inches of subbase consisting of select granular fill to provide a uniform grading surface and pavement support, to maintain drainage, and to provide separation from subgrade soils
- Native outwash soils, existing fill, or structural fill prepared accordance with the “Subgrade Preparation” section.

Pervious Pavement

General

Our recommendations for pervious pavement design sections are based on information provided in the technical guidance manual for LID (Puget Sound LID manual), completed by the Puget Sound Partnership (December 2012) and our experience designing permeable pavements in the region. The pavement sections presented below are suitable for use in driveway and parking areas and may not be suitable for use on surface streets or in areas with heavy traffic loads such as the ambulance area or entrances to the site. The design of pervious pavements for stormwater management should consider storage capacity of the pervious pavement system and infiltration rate of the subgrade soils. Our general recommendations are provided in the following sections; however, we recommend that final pervious pavement design should be in accordance with the complete recommendations provided in the Puget Sound LID manual.

As discussed in the “Infiltration Suitability” section above, stormwater will need to be treated prior to infiltration into the native soils.

Sections for pervious concrete pavement and porous asphalt pavement are presented below followed by specific recommendations for each section.

Pervious Cement Concrete Section

- 6 inches of pervious cement concrete
- 6 inches (minimum) of permeable ballast, more permeable ballast may be required to provide adequate storage capacity for the section
- Geotextile separation liner
- Treatment layer (if necessary)
- Subgrade prepared as recommended below

Porous Asphalt Concrete Section

- 4 inches of porous hot mix asphalt concrete
- 6 inches (minimum) of permeable ballast, more permeable ballast may be required to provide adequate storage capacity for the section
- Geotextile separation liner

- Treatment layer (if necessary)
- Subgrade prepared as recommended below

Pavement

Permeable pavements should be open graded and should have a minimum infiltration rate of at least 100 inches per hour when newly installed. Field infiltration tests should be performed on newly placed permeable pavements to verify the infiltration rate.

Permeable Ballast

We recommend a minimum 6-inch thick permeable ballast layer that meets the specification for American Public Works Association (APWA) General Special Provision (GSP) 9-03.9(2) Option 1 (shown in Table 3 below). A thicker permeable ballast layer may be necessary to provide sufficient storage capacity for the design infiltration rate. In general, the permeable ballast can be considered to have a porosity of 30 percent.

TABLE 3. GRADATION SPECIFICATION FOR PERMEABLE BALLAST

Sieve Size	Percent Passing
2½ inches	99-100
2 inches	65-100
¾ inch	40-80
No. 4	0-5
No. 100	0-2
% Fracture	95

Permeable ballast layers between 6 and 12 inches thick should be placed as a single lift. The ballast should be lightly compacted to a firm unyielding condition. Overcompaction of the ballast can result in reduced permeability. The prepared ballast layer should be observed by the geotechnical engineer to ensure that the ballast has been adequately compacted prior to placement of the permeable pavement. If the permeable ballast layer is thicker than 12 inches, it should be placed and compacted in multiple lifts not exceeding 12 inches in thickness.

Treatment Layer

A treatment layer should be included if the site soils do not meet the treatment criteria set forth in the SDM. Completing cation exchange capacity and organic content testing to evaluate treatment potential was beyond our scope of work, however, we can complete these tests if requested. If a treatment layer is required, minimum thickness of a treatment layer within a permeable pavement section is on the order of 6 inches. A geotextile liner should be placed between the ballast layer and the treatment layer to prevent the treatment media from migrating into the ballast layer. The permeability of the treatment layer should match or exceed that of design infiltration rate for the pavement.

Subgrade Preparation and Geotextile Liner

Subgrades below permeable pavement sections should be lightly compacted to a firm and unyielding condition before constructing the permeable pavement section; however, overcompaction of the subgrade should be avoided. Prepared subgrades should be protected from construction traffic, standing water or other disturbance. If portions of the subgrade become disturbed or are overcompacted, the subgrade should be scarified to a minimum depth of 8 inches and recompacted. The subgrade should be recompacted to between 90 and 92 percent of the MDD.

Protection, Maintenance and Icing

It is imperative that soils are not tracked onto pervious pavement surfaced areas during construction. Periodic visual inspections should be performed throughout the pavement life to determine if pervious pavement surfaces are clogged with fine soil or vegetation. Surfaces should be swept with a high-efficiency or vacuum sweeper regularly (typically at least two to four times per year) and washed with a high-pressure hose at least once per year.

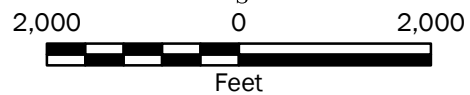
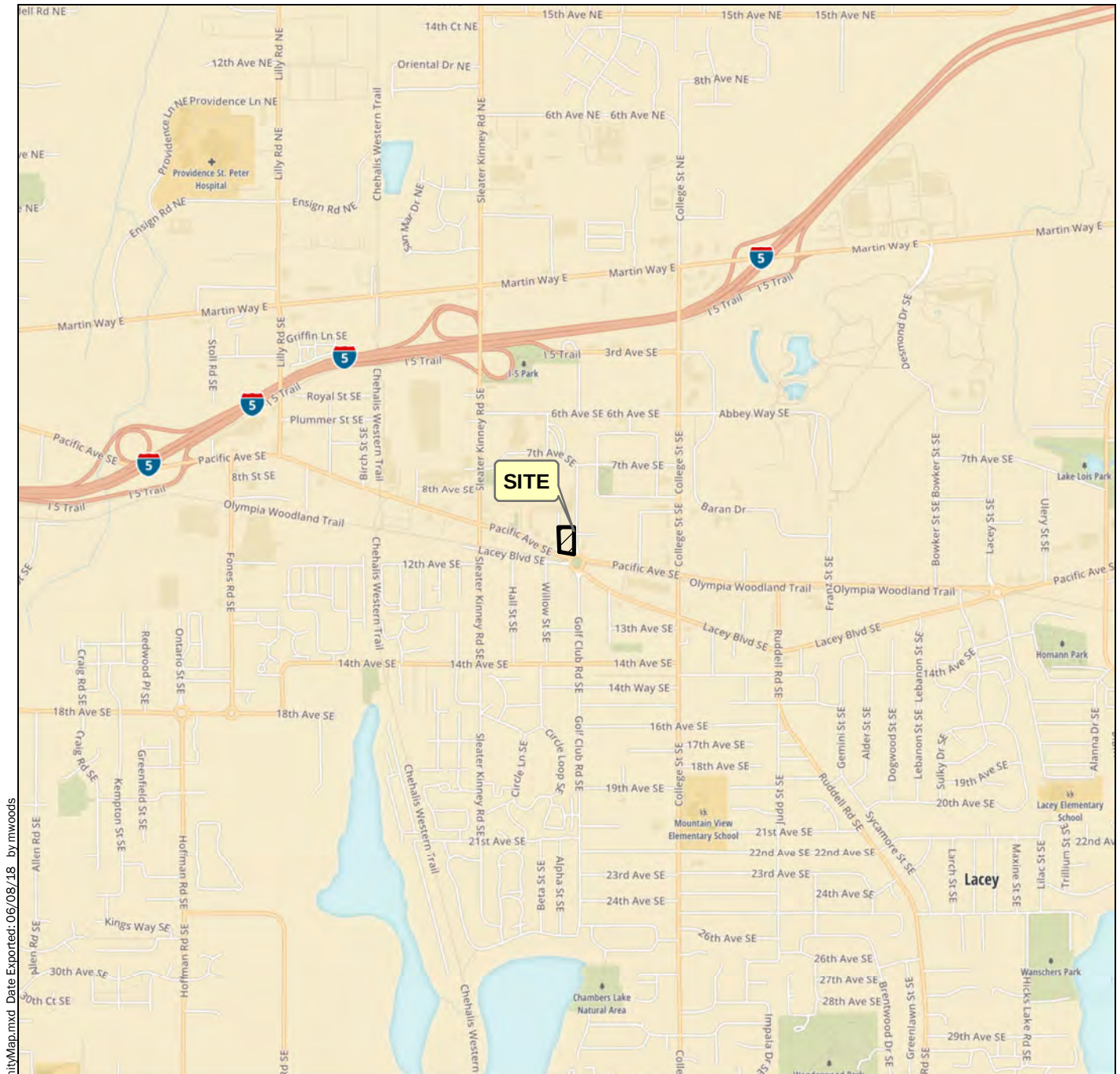
Because the relatively porous base and subbase layers allow some air movement below the pavement, pervious pavement surfaces may become icy more easily than conventional pavement surfaces. This problem is similar to differential icing of bridges and elevated road structures. Users should be made aware of the possibility of differential icing if pervious pavements are used.

LIMITATIONS

We have prepared this report for PhiloWilke Partnership, for the MultiCare Off Campus Emergency Department on Pacific in Lacey, Washington. PhiloWilke Partnership may distribute copies of this report to owner's authorized agents and regulatory agencies as may be required for the Project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices for geotechnical engineering services in this area at the time this report was prepared. The conclusions, recommendations, and opinions presented in this report are based on our professional knowledge, judgment and experience. No warranty, express or implied, applies to the services or this report.

Please refer to Appendix C titled "Report Limitations and Guidelines for Use" for additional information pertaining to use of this report.



Vicinity Map

MultiCare Off Campus Emergency
Department on Pacific Avenue
Lacey, Washington



Figure 1

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2016

Projection: NAD 1983 UTM Zone 10N

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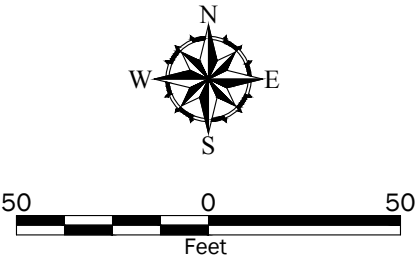
Legend

- Site Boundary
- B-1 Boring by GeoEngineers, 2018
- TP-1 Test pit by E3RA, Inc. (2007)
- HB-1 Hand Auger Boring by E3RA, Inc. (2007)

- Notes:**
- The locations of all features shown are approximate.
 - This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Aerial from Google Earth Pro dated 6/24/2017.

Projection: NAD83 Washington State Planes, South Zone, US Foot



Site Plan	
MultiCare Off Campus Emergency Department on Pacific Avenue Lacey, Washington	
GEOENGINEERS	Figure 2

APPENDIX A

Subsurface Explorations and Laboratory Testing

APPENDIX A

SUBSURFACE EXPLORATIONS AND LABORATORY TESTING

Subsurface Explorations

Subsurface conditions were explored by advancing five hollow-stem auger borings on May 16, 2018. Subsurface exploratory services were provided by Holocene Drilling, Inc. under subcontract to GeoEngineers, Inc. The borings were advanced to nominal depths between 8 and 26.25 feet below surrounding site grade.

The locations of the borings were determined by measuring from existing site features and using recreational grade GPS equipment. The exploration locations and other site features are included on the Site Plan, Figure 2. The locations and elevations of the explorations should be considered approximate.

Our field representative collected samples, classified the soils, maintained a detailed log of the explorations and observed groundwater conditions. The samples were obtained with a standard split spoon sampler in general accordance with ASTM International (ASTM) D 1586. Field blow counts are presented on the logs. The soils were classified visually in general accordance with the system described in Figure A-1, which includes a key to the exploration logs. Summary logs of the explorations are included as Figures A-2 through A-6.

Laboratory Testing

Soil samples obtained from the borings were transported to GeoEngineers laboratory. Representative soil samples were selected for laboratory tests to evaluate the pertinent geotechnical engineering characteristics of the site soils and to confirm our field classification.

Our testing program consisted of the following:

- Three grain-size distribution analyses (SA)
- Three percent passing U.S. No. 200 sieve (%F)
- Four moisture content determinations (MC)

Tests were performed in general accordance with test methods of ASTM or other applicable procedures. The following sections provide a general description of the tests performed.

Grain-Size Distribution

Grain-size analyses were performed on selected samples in general accordance with ASTM Test Method D 6913. This test provides a quantitative determination of the distribution of particle sizes in soils. Grain-size analyses are used to classify soil and to aid in evaluating index properties. Figure A-7 presents the results of the grain-size analyses.

Percent Passing the U.S. No. 200 Sieve

Selected samples were “washed” through the U.S. No. 200 sieve to estimate the relative percentages of coarse- and fine-grained particles in the soil. The percent passing value represents the percentage by weight of the sample finer than the U.S. No. 200 sieve (fines). The tests were conducted in general

accordance with ASTM D 1140. The test results are presented on the exploration logs in Appendix A at the respective sample depths.

Moisture Content

Moisture content tests were completed in general accordance with ASTM D 2216. The test results are presented on the exploration logs in Appendix A at the respective sample depths.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
	SAND AND SANDY SOILS	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS
		CLEAN SANDS (LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	2.4-inch I.D. split barrel
	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab
	Continuous Coring

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

"P" indicates sampler pushed using the weight of the drill rig.

"WOH" indicates sampler pushed using the weight of the hammer.

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	AC	Asphalt Concrete
	CC	Cement Concrete
	CR	Crushed Rock/Quarry Spalls
	SOD	Sod/Forest Duff
	TS	Topsoil

Groundwater Contact



Measured groundwater level in exploration, well, or piezometer



Measured free product in well or piezometer

Graphic Log Contact



Distinct contact between soil strata



Approximate contact between soil strata

Material Description Contact



Contact between geologic units



Contact between soil of the same geologic unit

Laboratory / Field Tests

%F	Percent fines
%G	Percent gravel
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DD	Dry density
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
Mohs	Mohs hardness scale
OC	Organic content
PM	Permeability or hydraulic conductivity
PI	Plasticity index
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

Sheen Classification

NS	No Visible Sheen
SS	Slight Sheen
MS	Moderate Sheen
HS	Heavy Sheen

Key to Exploration Logs

Drilled	Start 5/16/2018	End 5/16/2018	Total Depth (ft)	8	Logged By Checked By	CRN BEL	Driller	Holocene Drilling, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft) Vertical Datum	203 NAVD88				Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 (track-mounted)
Easting (X) Northing (Y)	1059709 630657				System Datum	WA State Plane South WGS84 (feet)			Groundwater not observed at time of exploration	
Notes:										

Elevation (feet)	FIELD DATA					Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Interval Depth (feet)	Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing					
0	13	3			1	SM	Approximately 2 inches of brown silty fine to medium sand with occasional organic matter (grass roots) (very loose, moist)			
						SM	Brown silty fine to medium sand with occasional gravel and organic matter (roots) (very loose, moist) (weathered recessional outwash)			
200	8	10			2 MC; SA	SM	Gray-brown silty fine to medium sand with occasional gravel and organic matter (roots) (medium dense, moist) (recessional outwash)	12	14	
5	13	11			3	SP-SM	Gray to gray-brown fine to medium sand with silt (medium dense, moist)			
					4	SM	Gray-brown silty fine to medium sand (medium dense, moist)			
195	6	50/6"			5 MC; SA	GM	Gray silty fine to coarse gravel with sand (very dense, moist) (glacial till)	6	23	Drill chatter from 7 feet to termination depth of 8 feet

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on USGS Topo. Vertical approximated based on USGS Topo.

Log of Boring B-1



Project: MultiCare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-00

Figure A-2
Sheet 1 of 1

Drilled	Start 5/16/2018	End 5/16/2018	Total Depth (ft)	8.5	Logged By Checked By	CRN BEL	Driller	Holocene Drilling, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft)	203		Hammer		Autohammer		Drilling		Diedrich D-50 (track-mounted)	
Vertical Datum	NAVD88		Data		140 (lbs) / 30 (in) Drop		Equipment			
Easting (X)	1059808		System		WA State Plane South		See "Remarks" section for groundwater observed			
Northing (Y)	630618		Datum		WGS84 (feet)					
Notes:										

Elevation (feet)	Depth (feet)	FIELD DATA				Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
		Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing						
	0		16.5	4			SM	Approximately 2 inches of brown silty fine to medium sand with occasional gravel and organic matter (grass roots) (loose, moist)	15		
							SM	Brown silty fine sand with occasional organic matter (roots) (loose, moist) (weathered recessional outwash)			
			13	5				With occasional gravel			
200							SP-SM	Gray-brown fine sand with silt (loose, moist) (recessional outwash)	13	7	
								Grades to wet			
	5		15.5	14				Grades to medium dense			
							SM	Gray silty fine to coarse sand with gravel (medium dense, moist) (glacial till)			
</											

Figure A-3
Sheet 1 of 1

Drilled	Start 5/16/2018	End 5/16/2018	Total Depth (ft)	26.25	Logged By Checked By	CRN BEL	Driller	Holocene Drilling, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft) Vertical Datum	203 NAVD88				Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 (track-mounted)
Easting (X) Northing (Y)	1059729 630474				System Datum	WA State Plane South WGS84 (feet)			See "Remarks" section for groundwater observed	
Notes:										

Elevation (feet)	FIELD DATA					MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing				
0									
200		12	5		1 %F	SM SP-SM Approximately 2 inches of brown and gray silty fine to medium sand with occasional organic matter (grass roots) (loose, moist) Brown and brown-gray fine to medium sand with silt (loose, moist) (weathered recessional outwash)	4	8	
5		13	8		2 3	SP-SM Brown-gray fine to medium sand with silt and occasional gravel (loose, moist) (recessional outwash)			
10		18	36		4 MC 5	ML Brown-gray sandy silt (medium stiff, wet)	32		Perched groundwater observed at 9 feet below ground surface during drilling Drill chatter at approximately 9 feet to termination
15		13	73		6	SM Gray silty fine to coarse sand with gravel (dense, wet) (glacial till)			Groundwater observed at 12-foot depth
20		10.5	79		7	Grades to very dense and moist			Drill slurry added at 15 feet
25		13	89/10"		8				

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on USGS Topo. Vertical approximated based on USGS Topo.

Log of Boring B-3



Project: MultiCare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-00

Figure A-4
Sheet 1 of 1

Date: 6/6/18 Path: P:\2\2868018\GINT\286801800.GPJ DBLibrary/Library\GEOENGINEERS_DF_STD_US_JUNE_2017\GLB\GEIB_GEO TECH_STANDARD_SF_NO_GW

Drilled	Start 5/16/2018	End 5/16/2018	Total Depth (ft)	11.5	Logged By Checked By	CRN BEL	Driller	Holocene Drilling, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft) Vertical Datum	204 NAVD88				Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 (track-mounted)
Easting (X) Northing (Y)	1059725 630328				System Datum	WA State Plane South WGS84 (feet)			Groundwater not observed at time of exploration	
Notes:										

Elevation (feet)	FIELD DATA					MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Depth (feet)	Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing				
0	14	8		1	MC	SM SM Approximately 2 inches of brown silty fine to medium sand with occasional organic matter (grass roots) (loose, moist) Brown silty fine to medium sand with occasional organic matter (roots) (loose, moist) (weathered recessional outwash)	20		
200	10.5	6		2	%F	SP-SM Yellow-brown fine to medium sand with silt (loose, moist) (recessional outwash)	8	7	
5	15	11		3		Grades to medium dense and gray with occasional iron oxide staining			
100	18	11		4					
				5		SM Gray-brown silty fine to medium sand (medium dense, moist)			
				6		SP-SM Gray fine to medium sand with silt (medium dense, moist)			
10	15	18							

Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on USGS Topo. Vertical approximated based on USGS Topo.

Log of Boring B-4



Project: MultiCare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-00

Figure A-5
Sheet 1 of 1

Drilled	Start 5/16/2018	End 5/16/2018	Total Depth (ft)	11	Logged By Checked By	CRN BEL	Driller	Holocene Drilling, Inc.	Drilling Method	Hollow-stem Auger
Surface Elevation (ft) Vertical Datum	204 NAVD88			Hammer Data	Autohammer 140 (lbs) / 30 (in) Drop			Drilling Equipment	Diedrich D-50 (track-mounted)	
Easting (X) Northing (Y)	1059824 630325			System Datum	WA State Plane South WGS84 (feet)			See "Remarks" section for groundwater observed		
Notes:										

Elevation (feet)	FIELD DATA					MATERIAL DESCRIPTION	Moisture Content (%)	Fines Content (%)	REMARKS
	Interval Depth (feet)	Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing				
0	17	6			1 %F	SM SM Approximately 2 inches of brown and gray silty fine to medium sand with occasional organic matter (grass roots) (loose, moist) Brown silty sand with occasional organic matter (roots) (loose, moist) (weathered recessional outwash)	15	18	
200	12	3			2	Grades to very loose			
5	18	10			3 4	SM Yellow-brown silty fine to medium sand (medium dense, moist) (recessional outwash)			
					5	SP-SM Yellow-brown to gray fine to medium sand with silt (medium dense, moist)			
195	13	14			6	Grades to gray			
						Grades to wet			
10	10.5	61			7 MC 8	SM Gray silty fine to coarse sand with gravel (very dense, moist) (glacial till)	20		Perched groundwater observed at 10 feet below ground surface during drilling

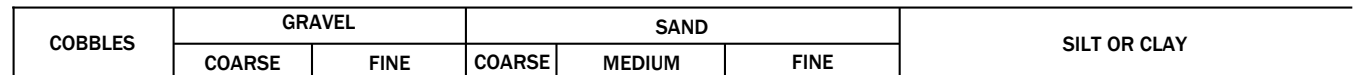
Note: See Figure A-1 for explanation of symbols.
Coordinates Data Source: Horizontal approximated based on USGS Topo. Vertical approximated based on USGS Topo.

Log of Boring B-5



Project: MultiCare Off Campus Emergency Department on Pacific Avenue
Project Location: Lacey, Washington
Project Number: 2868-018-00

Figure A-6
Sheet 1 of 1



Symbol	Boring Number	Depth (feet)	Moisture (%)	Laboratory Soil Description
	B-1	2.5	12	Silty fine to medium sand (SM)
	B-1	7.5	6	Silty fine to coarse gravel with sand (GM)
	B-3	2.5	9	Fine to medium sand with silt (SP-SM)

Note: This report may not be reproduced, except in full, without written approval of GeoEngineers, Inc. Test results are applicable only to the specific sample on which they were performed, and should not be interpreted as representative of any other samples obtained at other times, depths or locations, or generated by separate operations or processes.

The grain size analysis results were obtained in general accordance with ASTM D 6913.

APPENDIX B
E³RA Geotechnical Report
dated February 16, 2007

E3RA

**GEOTECHNICAL ENGINEERING REPORT
RETAIL/COMMERCIAL DEVELOPMENT
4306 AND 4312 PACIFIC AVENUE
LACEY, WASHINGTON**

Submitted to:

**D & B Retail Development, LLC
6402 Tacoma Mall Blvd
Tacoma, Washington 98409**

Submitted by:

**E3RA, Inc.
PO Box 44890
Tacoma, WA 98448**

February 16, 2007

T06427

E³RA

February 16, 2007
T06427

D & B Retail Development, LLC
6402 Tacoma Mall Blvd.
Tacoma, WA 98409

Attention: Dan Durr

Subject: Geotechnical Engineering Report
Retail/Commercial Development
4306 and 4312 Pacific Avenue
Lacey, Washington

Dear Dan:

E3RA is pleased to submit this report describing the results of our geotechnical engineering evaluation for the retail and commercial development planned at 4306 and 4312 Pacific Avenue in Lacey, Washington. We provided a proposal for our services dated November 15, 2006.

This report has been prepared for the exclusive use of D & B Retail Development, LLC and their consultants, for specific application to this project, in accordance with generally accepted geotechnical engineering practice.

1.0 SITE AND PROJECT DESCRIPTION

The project site is a contiguous area located on the north side of Pacific Avenue SE between Golf Club Road SE and Selma Street SE in Lacey, Washington, as shown on the enclosed *Location Map* (Figure 1). It is a roughly rectangular parcel that measures about 160 feet east to west and 220 feet north to south. The site is in an area of commercial development.

We understand the proposed development will consist of two retail/commercial buildings. Building "A" will be located in the southeast portion of the site and will have an areal extent of 3,000 s.f. Building "B" will be located in the north portion of the site and will have an areal extent of 7,975 s.f. We expect both buildings will be supported on-grade. The surrounding area will be used for parking and site access. Existing structures will be demolished and removed.

2.0 EXPLORATORY METHODS

We explored surface and subsurface conditions at the project site on January 2, 2007. Our exploration program comprised the following elements:

- A surface reconnaissance of the site;
- Three test pits (designated TP-1 through TP-3), advanced across the site;
- Three hand borings (designated HB-1 through HB-3), advanced across the site;

- Two Grain Size Analyses on soils from a potential infiltration layer; and
- A review of published geologic and seismologic maps and literature.

Table 1 summarizes the approximate functional locations and termination depths of our subsurface explorations, and Figure 2 depicts their approximate relative locations. The following text sections describe the procedures used for excavation of test pits.

TABLE 1 APPROXIMATE LOCATIONS, ELEVATIONS AND DEPTHS OF EXPLORATIONS			
Exploration	Functional Location	Elevation (feet)	Termination Depth (feet)
TP-1	Central site	202	1½
TP-2	East-central site	201	9
TP-3	Northwest site	200	8½
HB-1	South-central site	203	6
HB-2	Northeast site	199	6
HB-3	Southeast site	203	9
Elevation datum: Site Plan provided by Engineered Solutions			

The specific number and locations of our explorations were selected in relation to the existing site features, under the constraints of surface access, underground utility conflicts, and budget considerations.

It should be realized that the explorations performed and utilized for this evaluation reveal subsurface conditions only at discrete locations across the project site and that actual conditions in other areas could vary. Furthermore, the nature and extent of any such variations would not become evident until additional explorations are performed or until construction activities have begun. If significant variations are observed at that time, we may need to modify our conclusions and recommendations contained in this report to reflect the actual site conditions.

2.1 Test Pit Procedures

Our exploratory test pits were excavated with a rubber-tired backhoe by an owner-operator under contract to E3RA. An engineering geologist from our firm observed the test pit excavations, collected soil samples, and logged the subsurface conditions.

The enclosed *Test Pit Logs* indicate the vertical sequence of soils and materials encountered in each test pit, based on our field classifications. Where a soil contact was observed to be gradational or undulating, our logs indicate the average contact depth. We estimated the relative density and consistency of the in-situ soils by means of the excavation characteristics and the stability of the test pit sidewalls. Our logs also indicate the approximate depths of any sidewall caving or groundwater seepage observed in the test pits. Soil samples were stored in air-tight containers.

2.2 Hand Boring Procedures

Our exploratory hand borings were advanced with a shovel, post hole digger, and 3-inch-diameter hand auger. Hand tools were operated by an E3RA engineering geologist, who logged the subsurface conditions

The relative density of granular soils and relative consistency of cohesive soils were generally estimated according to the excavation resistance encountered in each borehole.

The enclosed *Hand Boring Logs* describe the vertical sequence of soils and materials encountered in each exploration, based primarily on our field classifications. Where a soil contact was observed to be gradational, our logs indicate the average contact depth. Our logs also indicate the approximate depth of any groundwater encountered in the boreholes.

3.0 SITE CONDITIONS

The following sections of text present our observations, measurements, findings, and interpretations regarding, surface, soil, groundwater, seismic, liquefaction, and infiltration conditions.

3.1 Surface Conditions

Topographically, the site slopes very gently down to the northeast.

Several buildings currently occupy the site. Vacant residences are located on the southeast and northwest corners; an occupied florist shop/residence and a small gazebo are located on the southwest corner, and a shed and a garage are located on the central portion of the site.

Asphalt and concrete pavements cover the south margin of the site and the west and north margins of the vacant residence on the northwest corner of the site. A graveled parking is located between the florist/residence and the vacant residence on the northwest part of the site.

Vegetation consists of lawn grass and scattered fruit trees on the central and north, and east parts of the site and weeds and a few ornamental trees between the florist shop and the northwest residence.

No hydrologic features were observed onsite.

3.2 Soil Conditions

Our on-site explorations revealed fairly uniform near-surface soil conditions onsite. We observed a surface mantling of sod and black, sandy topsoil that was 2½ to 3½ feet thick near the vacant residence on the southeast part of the site, but thinned to about 1 foot on the north part of the site. Underlying the sod/topsoil layer, we encountered sand that was generally, loose, fine, and silty near the topsoil layer, but became a bit more consolidated, and fines-poor with depth. Medium dense fine to medium sand with some or trace silt was usually encountered within 5 feet of the surface.

Underlying the sand layer, in our deeper explorations at an elevation of about 192 feet, we encountered a ½ to 1 foot thick layer of coarse gravel with cobbles underlying the sand layer. In those explorations that extended through the coarse gravel layer, we observed very dense, silty glacial till.

A 6 inch diameter, unmarked, utilities conduit, aligned north to south, was uncovered at a depth of 1½ feet in test pit TP-1, located on the central part of the site.

The enclosed exploration logs provide a detailed description of the soil strata encountered in our subsurface explorations.

3.3 Groundwater Conditions

At the time of our reconnaissance and subsurface explorations (January 2, 2007), we encountered moderate to rapid groundwater flow at an elevation of about 193 feet. Groundwater was perched on top of a relatively impermeable glacial till layer that underlies the sand and the thin gravel layer. Because of very heavy antecedent rains, extending back to the first of November, we expect that the observed groundwater is at a seasonally high level.

At all times of the year groundwater levels would likely fluctuate in response to precipitation patterns, off-site construction activities, and site utilization.

3.4 Seismic Conditions

Based on our analysis of subsurface exploration logs and our review of published geologic maps, we interpret the on-site soil conditions to correspond with a seismic site class S_D, as defined by Table 1615.1.5 of the 2003 *International Building Code (IBC)*. According to the *IBC*, the site is Seismic Region 3.

3.5 Liquefaction Potential

Liquefaction is a sudden increase in pore water pressure and a sudden loss of soil shear strength caused by shear strains, as could result from an earthquake. Research has shown that saturated, loose sands with a fines (silt and clay) content less than about 20 percent are most susceptible to liquefaction. The lowermost foot of the sand layer is potentially liquefiable during wet times of the year. Should liquefaction occur we expect it would be restricted to discontinuous and isolated zones with little or no expression at ground or foundation subgrade elevations, due to the thinness of liquefiable zone,

3.6 Infiltration Conditions

Permeable sand underlies the site. However, the infiltration zone is restricted by a seasonal high groundwater table that is at an approximate elevation of 193 feet.

The permeable sand is finer and more fines rich near the surface, and grades to a somewhat coarser, fines poor, consistency with depth. Our laboratory analysis of representative samples, collected from elevations above the seasonal high ground water level, indicates that the upper part of this layer contains 9 percent fines and the lower part of this layer contains 5 percent fines. Based on our Textural Analysis, the sandy layer is the is fine sand, loamy sand, Hydrologic Soil Group A, with an infiltration rate of 15 minutes per inch. For design purposes, we recommend applying a Factor of Safety of 2. The Design Infiltration Rate for soils above the water table and below the surficial topsoil layer is 30 minutes per inch.

The results of our soils analyses are presented in Table 2, and the attached Soil Gradation Graph displays the grain size distribution of the sample tested.

TABLE 2 LABORATORY TEST RESULTS FOR NON-ORGANIC ON-SITE SOILS				
Soil Sample, Depth	Total Sand Content (percent)	Fine Sand Content (percent)	Silt/Clay Content (percent)	D₁₀
TP-3, S-1, 4 feet	91	73	9	0.08
TP-3, S-2, 6 feet	95	90	5	0.10

4.0 CONCLUSIONS AND RECOMMENDATIONS

Plans call for the construction of a two commercial buildings with paved parking and access. Storm water will be infiltrated onsite. We offer the following conclusions and recommendations:

- **Feasibility:** Based on our field explorations, research, and analyses, the proposed structures and pavement appear feasible from a geotechnical standpoint, provided that the recommendations presented later in Section 4 are followed.
- **Foundation Options:** We recommend conventional spread footings that bear on medium dense or denser native soils. Subgrade compaction, or 2 –foot thick bearing pads, will be necessary to provide adequate foundation support. Detailed recommendations are provided in Section 4.
- **Floor Options:** Soil conditions are amenable to the use of a soil-supported slab-on-grade floor, contingent on proper subgrade preparation. Floor subgrades will require subgrade compaction.
- **Pavement Sections:** We recommend a conventional pavement section comprised of an asphalt concrete pavement over a crushed rock base course over a properly prepared (compacted) subgrade or a granular subbase that has been tested for firmness by proof-rolling.
- **Infiltration Conditions:** Permeable soils underlie the site at shallow depths. We recommend a Design Infiltration Rate of 30 minutes per inch, or 2 inches per hour for this layer.

The following text sections of this report present our specific geotechnical conclusions and recommendations concerning site preparation, spread footings, slab-on-grade floors drainage, and structural fill. The WSDOT Standard Specifications and Standard Plans cited herein refer to WSDOT publications M41-10, *Standard Specifications for Road, Bridge, and Municipal Construction*, and M21-01, *Standard Plans for Road, Bridge, and Municipal Construction*, respectively.

4.1 Site Preparation

Preparation of the project site will involve demolition and clean-up, erosion control, temporary drainage, clearing, stripping, cutting, filling, excavations, and subgrade compaction.

Demolition and Clean-Up: The first step in site preparation will likely consist of demolishing existing structures. Any associated underground structural elements or utilities, such as old footings, stemwalls, and drainpipes, should be exhumed as part of this demolition operation.

Erosion Control: Before new construction begins, an appropriate erosion control system should be installed. This system should collect and filter all surface run off through either silt fencing or a series of properly placed and secured straw bales. We anticipate a system of berms and drainage ditches around construction areas will provide an adequate collection system. If silt fencing is selected as a filter, this fencing fabric should meet the requirements of WSDOT Standard Specification 9-33.2 Table 3. In addition, silt fencing should embed a minimum of 6 inches below existing grade. If straw baling is used as a filter, bales should be secured to the ground so that they will not shift under the weight of retained water. Regardless of the silt filter selected, an erosion control system requires occasional observation and maintenance. Specifically, holes in the filter and areas where the filter has shifted above ground surface should be replaced or repaired as soon as they are identified.

Temporary Drainage: We recommend intercepting and diverting any potential sources of surface or near-surface water within the construction zones before stripping begins. Because the selection of an appropriate drainage system will depend on the water quantity, season, weather conditions, construction sequence, and contractor's methods, final decisions regarding drainage systems are best made in the field at the time of construction. Based on our current understanding of the construction plans, surface and subsurface conditions, we anticipate that curbs, berms, or ditches placed around the work areas will adequately intercept surface water runoff.

Clearing and Stripping: After surface and near-surface water sources have been controlled, the construction areas should be cleared and stripped of all sod and topsoil. Topsoil extends to 2½ or 3½ feet deep near the vacant residence on the southeast part of the site, but is only 1 foot deep on the north part of the site. Stripping is best performed during a period of dry weather. If stripping occurs during wet weather, a deeper stripping depth will probably be necessary.

Site Excavations and Utility Trenches: Based on our explorations, site soils can be adequately excavated using standard excavation equipment.

Dewatering: Our site explorations encountered perched ground water at an elevation of about 193 feet. We anticipate that an internal system of ditches, sump holes, and pumps will be adequate to temporarily dewater excavations that extend into perched groundwater onsite.

Temporary Cut Slopes: All temporary soil slopes associated with site cutting or excavations should be adequately inclined to prevent sloughing and collapse. Temporary cut slopes in site soils should be no steeper than 1¼ H:1 V, and should conform to WISHA regulations.

Subgrade Compaction: Exposed subgrades for footings and floors should be compacted to a firm, unyielding state before new concrete or fill soils are placed. Any localized zones of looser granular soils observed within a subgrade should be compacted to a density commensurate with the surrounding soils. In contrast, any organic, soft, or pumping soils observed within a subgrade should be over-excavated and replaced with a suitable structural fill material.

Site Filling: Our conclusions regarding the reuse of on-site soils and our comments regarding wet-weather filling are presented subsequently. Regardless of soil type, all fill should be placed and compacted according to our recommendations presented in the *Structural Fill* section of this report. Specifically, building pad fill soil should be compacted to a uniform density of at least 95 percent (based on ASTM:D-1557).

On-Site Soils: We offer the following evaluation of these on-site soils in relation to potential use as structural fill:

- Surficial Organic Soils: The sod and topsoil that overlies the site is *not* suitable for use as

structural fill under any circumstances, due to high organic content. Consequently, this material can be used only for non-structural purposes, such as in landscaping areas.

- Upper Sand: The upper part of the sand layer that underlies the site is somewhat sensitive to moisture content variation and will be difficult to reuse during wet weather conditions.
- Deeper Sand Glacial Till: The deeper part of the sand layer that underlies the site is relatively insensitive to moisture content variation and will be reusable during most weather conditions

Permanent Slopes: All permanent cut slopes and fill slopes should be adequately inclined to reduce long-term raveling, sloughing, and erosion. We generally recommend that no permanent slopes be steeper than 2H:1V. For all soil types, the use of flatter slopes (such as 2½H:1V) would further reduce long-term erosion and facilitate revegetation.

Slope Protection: We recommend that a permanent berm, swale, or curb be constructed along the top edge of all permanent slopes to intercept surface flow. Also, a hardy vegetative groundcover should be established as soon as feasible, to further protect the slopes from runoff water erosion. Alternatively, permanent slopes could be armored with quarry spalls or a geosynthetic erosion mat.

4.2 Spread Footings

In our opinion, conventional spread footings will provide adequate support for the proposed buildings if the subgrades are properly prepared. We offer the following comments and recommendations for purposes of footing design and construction.

Footing Depths and Widths: For frost and erosion protection, the base of all exterior footings should bear at least 18 inches below adjacent outside grades, whereas the base of interior footings need bear only 12 inches below the surrounding slab surface level. To reduce post-construction settlements, continuous (wall) and isolated (column) footings should be at least 18 and 24 inches wide, respectively.

Bearing Subgrades: The upper, loose sand that underlies the site at subgrade elevation will need vigorous surface compaction in order to provide adequate bearing conditions for spread footings. Heavy compaction equipment, such as steel-tracked excavators mounted with hoe-packs, will be necessary. If heavy compaction equipment is unavailable, or if wet weather conditions make subgrade compaction impossible, footing subgrades should be over excavated to a depth of 2 feet and bearing pads of properly compacted structural fill placed in the over-excavation.

Lateral Overexcavations: Because foundation stresses are transferred outward as well as downward into the bearing soils, all structural fill bearing pads placed under footings should extend horizontally outward from the edge of each footing a distance equal to the thickness of the bearing pad. Therefore, a bearing pad 24 inches thick should extend out from both edges of the bearing pad a distance of 24 inches. .

Subgrade Observation: All footing subgrades should consist of firm, unyielding, native soils or structural fill materials. Footings should never be cast atop loose, soft, or frozen soil, slough, debris, existing uncontrolled fill, or surfaces covered by standing water. We recommend that an E3RA representative observe the condition of all subgrades before any concrete is placed.

Bearing Pressures: In our opinion, for static loading, footings that bear on properly prepared subgrades can be designed for a maximum allowable soil bearing pressure of 2,000 pounds per square foot (psf). A one-third increase in allowable soil bearing capacity may be used for short-term loads created by seismic or wind related activities.

Footing Settlements: Assuming that footings extend are based on medium dense or denser, undisturbed native soils, or that footings bear on properly compacted and constructed bearing pads, we estimate that total post-construction will not exceed 1 inch. Differential settlements for comparably loaded elements may approach one-half of the actual total settlement over horizontal distances of approximately 50 feet.

Footing Backfill: To provide erosion protection and lateral load resistance, we recommend that all footing excavations be backfilled on both sides of the footings and stemwalls after the concrete has cured. Either imported structural fill or non-organic on-site soils can be used for this purpose, contingent on suitable moisture content at the time of placement. Regardless of soil type, all footing backfill soil should be compacted to a density of at least 90 percent (based on ASTM:D-1557).

Lateral Resistance: Footings that have been properly backfilled as recommended above will resist lateral movements by means of passive earth pressure and base friction. We recommend using an allowable passive earth pressure of 220 pcf (equivalent fluid weight) and an allowable base friction coefficient of 0.35.

4.3 Slab-On-Grade Floors

In our opinion, soil-supported slab-on-grade floors can be used in the proposed structures if the subgrades are properly prepared. We offer the following comments and recommendations concerning slab-on-grade floors.

Subgrade Conditions and Observation: All soil-supported slab-on-grade floors should bear on firm, unyielding native soils or on suitable structural fill soils. Surface compaction of floor subgrades will be necessary. We recommend that the condition of all subgrades be observed by an E3RA representative before any fill or concrete is placed.

Floor Subbase: Structural fill subbases do not appear to be needed under soil-supported slab-on-grade floors at the site. However, the final decision regarding the need for subbases should be based on actual subgrade conditions observed at the time of construction. If a subbase is needed, all subbase fill should be compacted to a density of at least 95 percent (based on ASTM:D-1557).

Capillary Break: To retard the upward wicking of groundwater beneath the floor slab, we recommend that a capillary break be placed over the subgrade or subbase. Ideally, this capillary break would consist of a 4-inch-thick layer of pea gravel or other clean, uniform, well-rounded gravel, such as "Gravel Backfill for Drains" per WSDOT Standard Specification 9-03.12(4). Alternatively, angular gravel or crushed rock can be used if it is sufficiently clean and uniform to prevent capillary wicking.

Vapor Barrier: We recommend that a layer of durable plastic sheeting (such as Crosstuff, Moistop, or Visqueen) be placed directly between the capillary break and the floor slab to prevent ground moisture vapors from migrating upward through the slab. During subsequent casting of the concrete slab, the contractor should exercise care to avoid puncturing this vapor barrier.

Vertical Deflections: Due to elastic compression of subgrades, soil-supported slab-on-grade floors can deflect downwards when vertical loads are applied. In our opinion, a subgrade reaction modulus of 250 pounds per cubic inch can be used to estimate such deflections.

4.4 Drainage Systems

We offer the following recommendations and comments for drainage design for construction purposes.

Perimeter Drains: We recommend that the planned building be encircled with a perimeter drain system to collect seepage water. This drain should consist of a 4-inch-diameter perforated pipe within an envelope of pea gravel or washed rock, extending at least 6 inches on all sides of the pipe, and the gravel envelope should be

wrapped with filter fabric to reduce the migration of fines from the surrounding soils. Ideally, the drain invert would be installed no more than 8 inches above the base of the perimeter footings.

Subfloor Drains: The site soil and groundwater conditions disclosed in our explorations do not infer the need for subfloor drains.

Discharge Considerations: If possible, all perimeter drains should discharge to a municipal storm drain, sewer system, or other suitable location by gravity flow. Check valves should be installed along any drainpipes that discharge to a sewer system, to prevent sewage backflow into the drain system.

Runoff Water: Roof-runoff and surface-runoff water should *not* discharge into the perimeter drain system. Instead, these sources should discharge into separate tightline pipes and be routed away from the building to a storm drain or other appropriate location.

Grading and Capping: Final site grades should slope downward away from the building so that runoff water will flow by gravity to suitable collection points, rather than ponding near the building. Ideally, the area surrounding the building would be capped with concrete, asphalt, or low-permeability (silty) soils to minimize or preclude surface-water infiltration.

4.5 Asphalt Pavement

Since asphalt pavements will be used for the driveways and parking areas, we offer the following comments and recommendations for pavement design and construction.

Subgrade Preparation: Structural fill subbases do not appear to be needed under pavement sections. However, the final decision regarding the need for subbases should be based on actual subgrade conditions observed at the time of construction.

All soil subgrades should be thoroughly compacted, then proof-rolled with a loaded dump truck or heavy compactor. Any localized zones of yielding subgrade disclosed during this proof-rolling operation should be over excavated to a depth of 12 inches and replaced with a suitable structural fill material. All structural fill should be compacted according to our recommendations given in the *Structural Fill* section. Specifically, the upper 2 feet of soils underlying pavement section should be compacted to at least 95 percent (based on ASTM D-1557), and all soils below 2 feet should be compacted to at least 90 percent.

Pavement Materials: For the base course, we recommend using imported crushed rock, such as "Crushed Surfacing Top Course" per WSDOT Standard Specification 9-03.9(3). For the subbase course, we recommend using imported, clean, well-graded sand and gravel such as "Ballast" or "Gravel Borrow" per WSDOT Standard Specifications 9-03.9(1) and 9-03.14, respectively. None of the on-site soils would be suitable for these purposes, in our opinion.

Conventional Asphalt Sections: A conventional pavement section typically comprises an asphalt concrete pavement over a crushed rock base course over a granular subbase course. Using the estimated design values stated above, we recommend using the following conventional pavement sections:

<u>Minimum Thickness</u>		
<u>Pavement Course</u>	<u>Light Vehicle Traffic</u>	<u>Heavy Vehicle Traffic</u>
Asphalt Concrete Pavement	2 inches	3 inches
Crushed Rock Base	4 inches	6 inches

Compaction and Documentation: All subbase and base course material should be compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D-1557), and all asphalt concrete should be compacted to at least 92 percent of the Rice value (ASTM D-2041). We recommend that an E3RA representative be retained to document the compaction of each course before any overlying layer is placed. For the subbase and pavement course, compaction is best documented by means of frequent density testing. For the base course, methodology observations and hand-probing are more appropriate than density testing.

Pavement Life and Maintenance: No asphaltic pavement is maintenance-free. The above described pavement sections present our minimum recommendations for an average level of performance during a 20-year design life; therefore, an average level of maintenance will likely be required. Furthermore, a 20-year pavement life typically assumes that an overlay will be placed after about 10 years. Thicker asphalt and/or thicker base and subbase courses would offer better long-term performance, but would cost more initially; thinner courses would be more susceptible to "alligator" cracking and other failure modes. As such, pavement design can be considered a compromise between a high initial cost and low maintenance costs versus a low initial cost and higher maintenance costs.

4.6 Structural Fill

The term "structural fill" refers to any placed under foundations, retaining walls, slab-on-grade floors, sidewalks, pavements, and other structures. Our comments, conclusions, and recommendations concerning structural fill are presented in the following paragraphs.

Materials: Typical structural fill materials include clean sand, gravel, pea gravel, washed rock, crushed rock, well-graded mixtures of sand and gravel (commonly called "gravel borrow" or "pit-run"), and miscellaneous mixtures of silt, sand, and gravel. Recycled asphalt, concrete, and glass, which are derived from pulverizing the parent materials, are also potentially useful as structural fill in certain applications. Soils used for structural fill should not contain any organic matter or debris, nor any individual particles greater than about 6 inches in diameter.

Fill Placement: Clean sand, granolithic gravel, crushed rock, soil mixtures, and recycled materials should be placed in horizontal lifts not exceeding 8 inches in loose thickness, and each lift should be thoroughly compacted with a mechanical compactor.

Compaction Criteria: Using the Modified Proctor test (ASTM:D-1557) as a standard, we recommend that structural fill used for various on-site applications be compacted to the following minimum densities:

Fill Application	Minimum Compaction
Footing subgrade and bearing pad	95 percent
Foundation and subgrade wall backfill	90 percent
Slab-on-grade floor subgrade and subbase	95 percent
Pavement base and subbase	95 percent
Pavement subgrade (upper 2 feet)	95 percent
Pavement subgrade (below 2 feet)	90 percent

Subgrade Observation and Compaction Testing: Regardless of material or location, all structural fill should be placed over firm, unyielding subgrades prepared in accordance with the *Site Preparation* section of this report. The condition of all subgrades should be observed by geotechnical personnel before filling or construction begins. Also, fill soil compaction should be verified by means of in-place density tests performed during fill placement so that adequacy of soil compaction efforts may be evaluated as earthwork progresses.

Soil Moisture Considerations: The suitability of soils used for structural fill depends primarily on their grain-size distribution and moisture content when they are placed. As the "fines" content (that soil fraction passing the U.S. No. 200 Sieve) increases, soils become more sensitive to small changes in moisture content. Soils containing more than about 5 percent fines (by weight) cannot be consistently compacted to a firm, unyielding condition when the moisture content is more than 2 percentage points above or below optimum. For fill placement during wet-weather site work, we recommend using "clean" fill, which refers to soils that have a fines content of 5 percent or less (by weight) based on the soil fraction passing the U.S. No. 4 Sieve.

5.0 RECOMMENDED ADDITIONAL SERVICES

Because the future performance and integrity of the structural elements will depend largely on proper site preparation, drainage, fill placement, and construction procedures, monitoring and testing by experienced geotechnical personnel should be considered an integral part of the construction process. Consequently, we recommend that E3RA be retained to provide the following post-report services:

- Review all construction plans and specifications to verify that our design criteria presented in this report have been properly integrated into the design;
- Prepare a letter addressing relevant review comments (if required by the City of Lacey);
- Check all completed subgrades for footings and slab-on-grade floors before concrete is poured, in order to verify their bearing capacity; and
- Prepare a post-construction letter summarizing all field observations, inspections, and test results (if required by the City of Lacey).

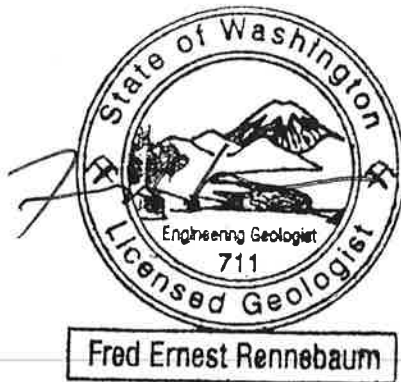
6.0 CLOSURE

The conclusions and recommendations presented in this report are based, in part, on the explorations that we observed for this study; therefore, if variations in the subgrade conditions are observed at a later time, we may need to modify this report to reflect those changes. Also, because the future performance and integrity of the project elements depend largely on proper initial site preparation, drainage, and construction procedures, monitoring and testing by experienced geotechnical personnel should be considered an integral part of the construction process. E3RA is available to provide geotechnical monitoring of soils throughout construction.

We appreciate the opportunity to be of service on this project. If you have any questions regarding this report or any aspects of the project, please feel free to contact our office.

Sincerely,

E³RA, Inc.



Fred E. Rennebaum, L.E.G.
Senior Geologist



James E Brigham, P.E.
Principal Engineer

bch: FER/JEB

Enclosures: Figure 1 — *Location Map*
Figure 2 — *Site Plan*

Test Pit Logs TP-1 through TP-3
Hand Boring Logs HB-1 through HB-3

TEST PIT LOGS –WEST SIDE BUSINESS PARK LOT 1

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Sample No.</u>
Test Pit TP-1		
Location: Central site Approximate ground surface elevation: 202 feet		
0.0 – 1.5	Loose, sandy Topsoil with Sod. Test pit terminated at approximately 12 ½ feet due to contact with utility conduit No caving observed No groundwater or mottling encountered	
Test Pit TP-2		
Location: East-central site Approximate ground surface elevation: 201 feet		
0.0 – 1.0	Sod and Topsoil).	
1.0 – 4.5	Loose, moist, light brown , fine to medium SAND (SP-SM).	S-1
4.5 – 8.0	Loose to medium dense, moist, light brown, fine to medium SAND with trace silt, light gray at 6 feet, wet at 7 feet (SP).	S-2
8.0 – 8.5	Dense, wet, brown, gravel with some sand and cobbles.	
8.5 – 9.0	Very dense, moist, light gray, silty, sandy GRAVEL with some cobbles (Glacial Till) (GM).	
Test pit terminated at approximately 9 feet Slight to moderate caving 7 to 8 feet Moderate to rapid groundwater seepage 7 ½ to 8 ½ feet		
Test Pit TP-3		
Location: Northwest site Approximate ground surface elevation: 200 feet		
0.0 – 1.0	Sod and Topsoil).	
1.0 – 3.0	Loose, moist, light brown , silty fine SAND (SM).	
3.0 – 7.5	Loose to medium dense, moist, light brown, fine to medium SAND with some/trace silt, light gray and less silty at 5 feet, wet at 6 feet (SP).	S-1, S-2
7.5 – 8.0	Dense, wet, brown, gravel with some sand and cobbles.	
8.0 – 8.5	Very dense, moist, light gray, silty, sandy GRAVEL with some cobbles (Glacial Till) (GM).	
Test pit terminated at approximately 8 ½ feet Slight to moderate caving 6 ½ to 7 ½ feet Moderate to rapid groundwater seepage 7 to 8 feet		

<u>Depth (feet)</u>	<u>Material Description</u>	<u>Sample No.</u>
---------------------	-----------------------------	-------------------

Hand Boring HB-1

Location: South-central site
Approximate ground surface elevation: 203 feet

0.0 – 2.5	Sod and Topsoil (Fill).	
2.5 – 3.5	Loose, moist, GRAVEL (Drain rock)	
3.5 – 6.0	Loose to medium dense, moist, light brown, fine to medium SAND with some silt, light gray and less silty at 5 ½ (SP-SM)).	

Hand boring terminated at approximately 6 feet
No caving observed
No groundwater or mottling encountered

Hand Boring HB-2

Location: Northeast site
Approximate ground surface elevation: 199 feet

0.0 – 1.0	Sod and Topsoil.	
1.0 – 6.0	Loose, moist, light brown , fine to medium SAND with some silt, medium dense and less silty at 5 feet (SP-SM).	S-1

Hand boring terminated at approximately 6 due to caving
Moderate to rapid groundwater seepage 5½ to 6 feet

Hand Boring HB-3

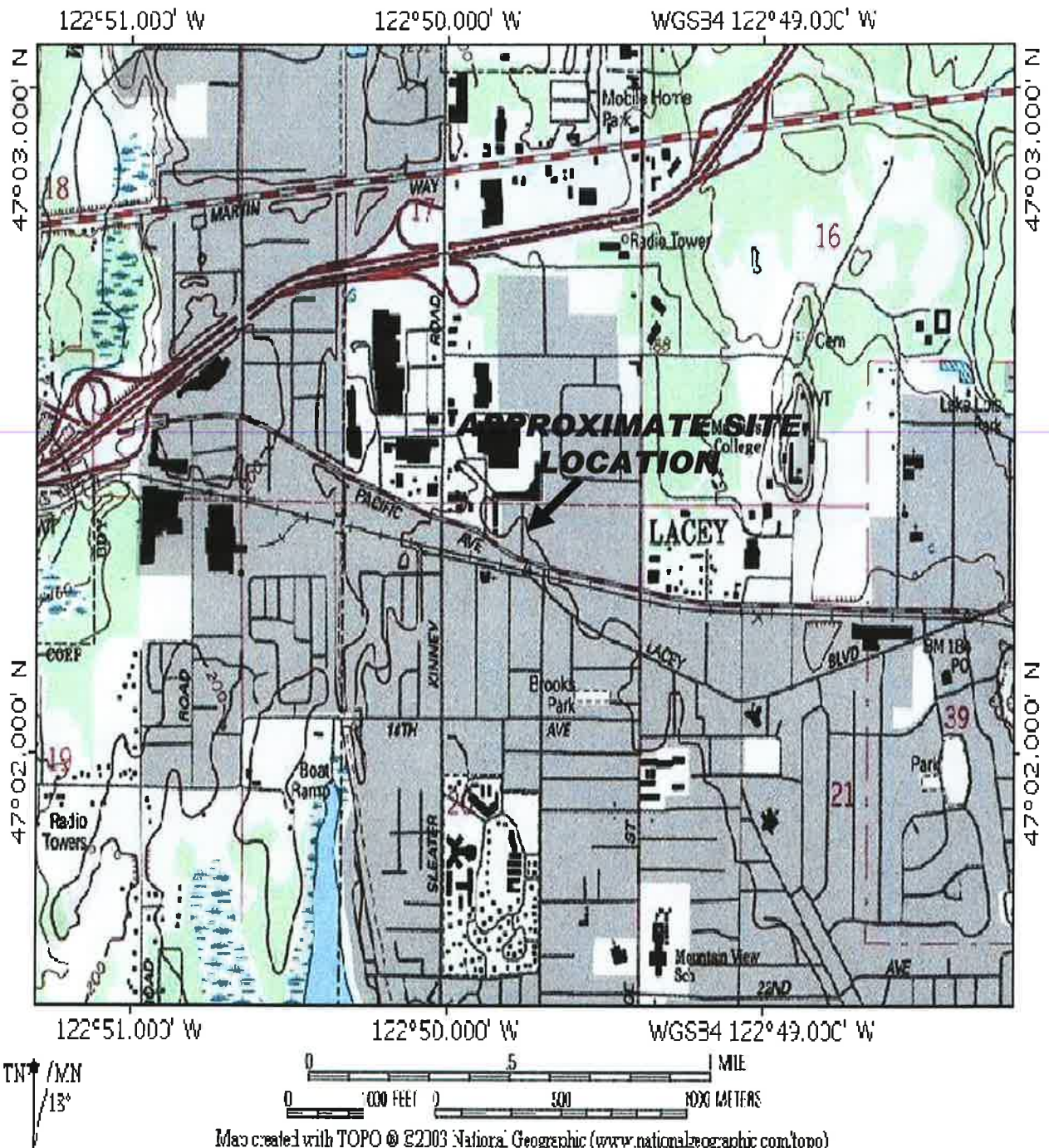
Location: Southeast site
Approximate ground surface elevation: 203 feet

0.0 – 3.5	Sod and Topsoil.	
3.5 – 6.5	Loose to medium dense, moist, light brown, fine to medium SAND with some silt (SP-SM).	
6.5 – 9.0	Medium dense, wet, light gray, fine to medium SAND with some/trace silt, light gray and less silty at 5 feet, wet at 6 feet (SP).	

Hand boring terminated at approximately 9 due to refusal on rock
No groundwater encountered

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E3RA, Inc.

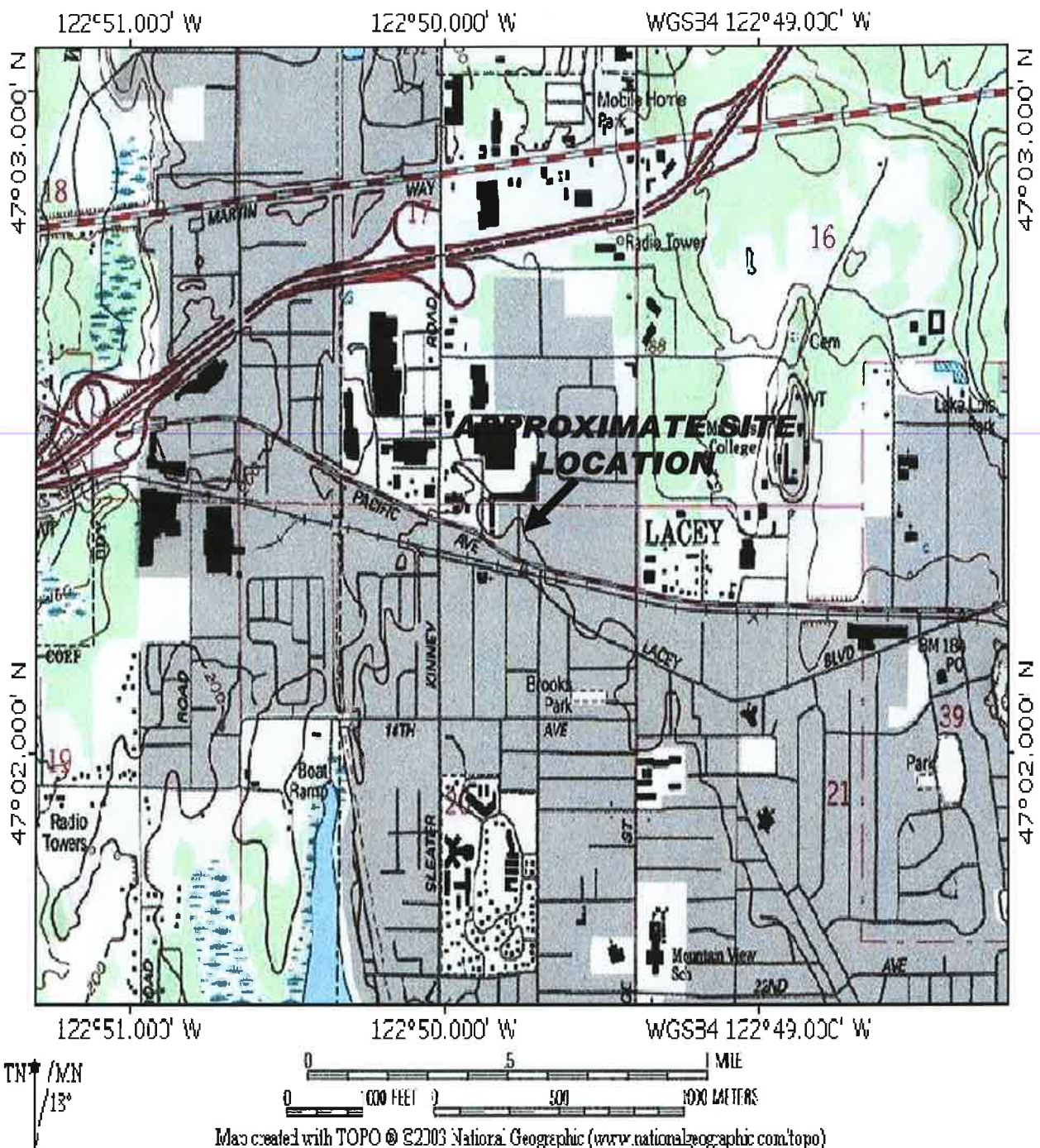
**P.O Box 44890
Tacoma, WA 98444**

**D & B RETAIL
TOPOGRAPHIC AND LOCATION MAP
LACEY, WASHINGTON**

**FIGURE
1**

[illegible]

TOPO! map printed on 02/16/07 from "Untitled.topo"



E3RA, Inc.

**P.O. Box 44890
Tacoma, WA 98444**

**D & B RETAIL
TOPOGRAPHIC AND LOCATION MAP
LACEY, WASHINGTON**

**FIGURE
1**

APPENDIX C

Report Limitations and Guidelines for Use

APPENDIX C

REPORT LIMITATIONS AND GUIDELINES FOR USE¹

This appendix provides information to help you manage your risks with respect to the use of this report.

Read These Provisions Closely

It is important to recognize that the geoscience practices (geotechnical engineering, geology and environmental science) rely on professional judgment and opinion to a greater extent than other engineering and natural science disciplines, where more precise and/or readily observable data may exist. To help clients better understand how this difference pertains to our services, GeoEngineers includes the following explanatory “limitations” provisions in its reports. Please confer with GeoEngineers if you need to know more how these “Report Limitations and Guidelines for Use” apply to your project or site.

Geotechnical Services are Performed for Specific Purposes, Persons and Projects

This report has been prepared for PhiloWilke Partnership and for the Project(s) specifically identified in the report. The information contained herein is not applicable to other sites or projects.

GeoEngineers structures its services to meet the specific needs of its clients. No party other than the party to whom this report is addressed may rely on the product of our services unless we agree to such reliance in advance and in writing. Within the limitations of the agreed scope of services for the Project, and its schedule and budget, our services have been executed in accordance with our Agreement with PhiloWilke Partnership dated May 11, 2018 and generally accepted geotechnical practices in this area at the time this report was prepared. We do not authorize, and will not be responsible for, the use of this report for any purposes or projects other than those identified in the report.

A Geotechnical Engineering or Geologic Report is based on a Unique Set of Project-Specific Factors

This report has been prepared for MultiCare Off Campus Emergency Department on Pacific in Lacey, Washington. GeoEngineers considered a number of unique, project-specific factors when establishing the scope of services for this project and report. Unless GeoEngineers specifically indicates otherwise, it is important not to rely on this report if it was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

For example, changes that can affect the applicability of this report include those that affect:

- the function of the proposed structure;
- elevation, configuration, location, orientation or weight of the proposed structure;

¹ Developed based on material provided by ASFE, Professional Firms Practicing in the Geosciences; www.asfe.org.

- composition of the design team; or
- project ownership.

If changes occur after the date of this report, GeoEngineers cannot be responsible for any consequences of such changes in relation to this report unless we have been given the opportunity to review our interpretations and recommendations. Based on that review, we can provide written modifications or confirmation, as appropriate.

Environmental Concerns are Not Covered

Unless environmental services were specifically included in our scope of services, this report does not provide any environmental findings, conclusions, or recommendations, including but not limited to, the likelihood of encountering underground storage tanks or regulated contaminants.

Information Provided by Others

GeoEngineers has relied upon certain data or information provided or compiled by others in the performance of our services. Although we use sources that we reasonably believe to be trustworthy, GeoEngineers cannot warrant or guarantee the accuracy or completeness of information provided or compiled by others.

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time, by man-made events such as construction on or adjacent to the site, new information or technology that becomes available subsequent to the report date, or by natural events such as floods, earthquakes, slope instability or groundwater fluctuations. If more than a few months have passed since issuance of our report or work product, or if any of the described events may have occurred, please contact GeoEngineers before applying this report for its intended purpose so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Information Provided by Others

GeoEngineers has relied upon certain data or information provided or compiled by others in the performance of our services. Although we use sources that we reasonably believe to be trustworthy, GeoEngineers cannot warrant or guarantee the accuracy or completeness of information provided or compiled by others.

Geotechnical and Geologic Findings are Professional Opinions

Our interpretations of subsurface conditions are based on field observations from widely spaced sampling locations at the site. Site exploration identifies the specific subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoEngineers reviewed field and laboratory data and then applied its professional judgment to render an informed opinion about subsurface conditions at other locations. Actual subsurface conditions may differ, sometimes significantly, from the opinions presented in this report. Our report, conclusions and interpretations are not a warranty of the actual subsurface conditions.

Geotechnical Engineering Report Recommendations are Not Final

We have developed the following recommendations based on data gathered from subsurface investigation(s). These investigations sample just a small percentage of a site to create a snapshot of the subsurface conditions elsewhere on the site. Such sampling on its own cannot provide a complete and accurate view of subsurface conditions for the entire site. Therefore, the recommendations included in this report are preliminary and should not be considered final. GeoEngineers' recommendations can be finalized only by observing actual subsurface conditions revealed during construction. GeoEngineers cannot assume responsibility or liability for the recommendations in this report if we do not perform construction observation.

We recommend that you allow sufficient monitoring, testing and consultation during construction by GeoEngineers to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes if the conditions revealed during the work differ from those anticipated, and to evaluate whether earthwork activities are completed in accordance with our recommendations. Retaining GeoEngineers for construction observation for this project is the most effective means of managing the risks associated with unanticipated conditions. If another party performs field observation and confirms our expectations, the other party must take full responsibility for both the observations and recommendations. Please note, however, that another party would lack our project-specific knowledge and resources.

A Geotechnical Engineering or Geologic Report Could Be Subject to Misinterpretation

Misinterpretation of this report by members of the design team or by contractors can result in costly problems. GeoEngineers can help reduce the risks of misinterpretation by conferring with appropriate members of the design team after submitting the report, reviewing pertinent elements of the design team's plans and specifications, participating in pre-bid and preconstruction conferences, and providing construction observation.

Do Not Redraw the Exploration Logs

Geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. The logs included in a geotechnical engineering or geologic report should never be redrawn for inclusion in architectural or other design drawings. Photographic or electronic reproduction is acceptable, but separating logs from the report can create a risk of misinterpretation.

Give Contractors a Complete Report and Guidance

To help reduce the risk of problems associated with unanticipated subsurface conditions, GeoEngineers recommends giving contractors the complete geotechnical engineering or geologic report, including these "Report Limitations and Guidelines for Use." When providing the report, you should preface it with a clearly written letter of transmittal that:

- advises contractors that the report was not prepared for purposes of bid development and that its accuracy is limited; and
- encourages contractors to confer with GeoEngineers and/or to conduct additional study to obtain the specific types of information they need or prefer.

Contractors are Responsible for Site Safety on Their Own Construction Projects

Our geotechnical recommendations are not intended to direct the contractor's procedures, methods, schedule or management of the work site. The contractor is solely responsible for job site safety and for managing construction operations to minimize risks to on-site personnel and adjacent properties.

Biological Pollutants

GeoEngineers' Scope of Work specifically excludes the investigation, detection, prevention or assessment of the presence of Biological Pollutants. Accordingly, this report does not include any interpretations, recommendations, findings or conclusions regarding the detecting, assessing, preventing or abating of Biological Pollutants, and no conclusions or inferences should be drawn regarding Biological Pollutants as they may relate to this project. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria and viruses, and/or any of their byproducts.

A Client that desires these specialized services is advised to obtain them from a consultant who offers services in this specialized field.

APPENDIX C

WWHM Report

WWHM2012
PROJECT REPORT

General Model Information

Project Name: FC-WQ
Site Name: Lacey OCED
Site Address:
City: Lacey
Report Date: 12/1/2021
Gage: Woodard Creek
Data Start: 1955/10/01
Data End: 2011/09/30
Timestep: 15 Minute
Precip Scale: 1.000
Version Date: 2021/08/18
Version: 4.2.18

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Low Flow Threshold for POC2:	50 Percent of the 2 Year
High Flow Threshold for POC2:	50 Year

Low Flow Threshold for POC3:	50 Percent of the 2 Year
High Flow Threshold for POC3:	50 Year

Landuse Basin Data

Predeveloped Land Use

Basin A-North

Bypass: No

GroundWater: No

Pervious Land Use acre
A B, Forest, Flat 0.68

Pervious Total 0.68

Impervious Land Use acre

Impervious Total 0

Basin Total 0.68

Element Flows To:
Surface Interflow Groundwater

Basin B-Middle

Bypass: No

GroundWater: No

Pervious Land Use acre
A B, Forest, Flat 0.45

Pervious Total 0.45

Impervious Land Use acre

Impervious Total 0

Basin Total 0.45

Element Flows To:		
Surface	Interflow	Groundwater

Basin C-South

Bypass: No

GroundWater: No

Pervious Land Use acre
A B, Forest, Flat 1.17

Pervious Total 1.17

Impervious Land Use acre

Impervious Total 0

Basin Total 1.17

Element Flows To:
Surface

Interflow

Groundwater

Mitigated Land Use

Basin A-North

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
A B, Lawn, Flat	0.34
Pervious Total	0.34
Impervious Land Use	acre
ROADS FLAT	0.32
SIDEWALKS FLAT	0.02
Impervious Total	0.34
Basin Total	0.68

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed 1	Gravel Trench Bed 1	

Basin B-Middle

Bypass:	No
GroundWater:	No
Pervious Land Use	acre
A B, Lawn, Flat	0.11
Pervious Total	0.11
Impervious Land Use	acre
ROADS FLAT	0.3
SIDEWALKS FLAT	0.04
Impervious Total	0.34
Basin Total	0.45

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed 2	Gravel Trench Bed 2	

Basin C-South

Bypass: No

GroundWater: No

Pervious Land Use acre
A B, Lawn, Flat 0.37

Pervious Total 0.37

Impervious Land Use acre
ROADS FLAT 0.46
ROOF TOPS FLAT 0.23
SIDEWALKS FLAT 0.11

Impervious Total 0.8

Basin Total 1.17

Element Flows To:

Surface	Interflow	Groundwater
Gravel Trench Bed 3	Gravel Trench Bed 3	

Mitigated Routing

Gravel Trench Bed 1

Bottom Length:	120.00 ft.
Bottom Width:	40.00 ft.
Trench bottom slope 1:	0 To 1
Trench Left side slope 0:	0 To 1
Trench right side slope 2:	0 To 1
Material thickness of first layer:	0.5
Pour Space of material for first layer:	0.4
Material thickness of second layer:	2.5
Pour Space of material for second layer:	0.73
Material thickness of third layer:	0.5
Pour Space of material for third layer:	0.4
Infiltration On	
Infiltration rate:	0.96
Infiltration safety factor:	1
Wetted surface area On	
Total Volume Infiltrated (ac-ft.):	69.959
Total Volume Through Riser (ac-ft.):	0
Total Volume Through Facility (ac-ft.):	69.959
Percent Infiltrated:	100
Total Precip Applied to Facility:	0
Total Evap From Facility:	0
Discharge Structure	
Riser Height:	1.33 ft.
Riser Diameter:	12 in.
Element Flows To:	
Outlet 1	Outlet 2

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.110	0.000	0.000	0.000
0.0259	0.110	0.001	0.000	0.106
0.0518	0.110	0.002	0.000	0.106
0.0777	0.110	0.003	0.000	0.106
0.1036	0.110	0.004	0.000	0.106
0.1294	0.110	0.005	0.000	0.106
0.1553	0.110	0.006	0.000	0.106
0.1812	0.110	0.008	0.000	0.106
0.2071	0.110	0.009	0.000	0.106
0.2330	0.110	0.010	0.000	0.106
0.2589	0.110	0.011	0.000	0.106
0.2848	0.110	0.012	0.000	0.106
0.3107	0.110	0.013	0.000	0.106
0.3366	0.110	0.014	0.000	0.106
0.3624	0.110	0.016	0.000	0.106
0.3883	0.110	0.017	0.000	0.106
0.4142	0.110	0.018	0.000	0.106
0.4401	0.110	0.019	0.000	0.106
0.4660	0.110	0.020	0.000	0.106
0.4919	0.110	0.021	0.000	0.106
0.5178	0.110	0.023	0.000	0.106
0.5437	0.110	0.025	0.000	0.106
0.5696	0.110	0.027	0.000	0.106

0.5954	0.110	0.030	0.000	0.106
0.6213	0.110	0.032	0.000	0.106
0.6472	0.110	0.034	0.000	0.106
0.6731	0.110	0.036	0.000	0.106
0.6990	0.110	0.038	0.000	0.106
0.7249	0.110	0.040	0.000	0.106
0.7508	0.110	0.042	0.000	0.106
0.7767	0.110	0.044	0.000	0.106
0.8026	0.110	0.046	0.000	0.106
0.8284	0.110	0.048	0.000	0.106
0.8543	0.110	0.050	0.000	0.106
0.8802	0.110	0.052	0.000	0.106
0.9061	0.110	0.055	0.000	0.106
0.9320	0.110	0.057	0.000	0.106
0.9579	0.110	0.059	0.000	0.106
0.9838	0.110	0.061	0.000	0.106
1.0097	0.110	0.063	0.000	0.106
1.0356	0.110	0.065	0.000	0.106
1.0614	0.110	0.067	0.000	0.106
1.0873	0.110	0.069	0.000	0.106
1.1132	0.110	0.071	0.000	0.106
1.1391	0.110	0.073	0.000	0.106
1.1650	0.110	0.075	0.000	0.106
1.1909	0.110	0.077	0.000	0.106
1.2168	0.110	0.080	0.000	0.106
1.2427	0.110	0.082	0.000	0.106
1.2686	0.110	0.084	0.000	0.106
1.2944	0.110	0.086	0.000	0.106
1.3203	0.110	0.088	0.000	0.106
1.3462	0.110	0.090	0.021	0.106
1.3721	0.110	0.092	0.091	0.106
1.3980	0.110	0.094	0.187	0.106
1.4239	0.110	0.096	0.303	0.106
1.4498	0.110	0.098	0.435	0.106
1.4757	0.110	0.100	0.579	0.106
1.5016	0.110	0.102	0.732	0.106
1.5274	0.110	0.105	0.891	0.106
1.5533	0.110	0.107	1.052	0.106
1.5792	0.110	0.109	1.212	0.106
1.6051	0.110	0.111	1.368	0.106
1.6310	0.110	0.113	1.515	0.106
1.6569	0.110	0.115	1.651	0.106
1.6828	0.110	0.117	1.774	0.106
1.7087	0.110	0.119	1.882	0.106
1.7346	0.110	0.121	1.975	0.106
1.7604	0.110	0.123	2.052	0.106
1.7863	0.110	0.125	2.116	0.106
1.8122	0.110	0.127	2.169	0.106
1.8381	0.110	0.130	2.245	0.106
1.8640	0.110	0.132	2.301	0.106
1.8899	0.110	0.134	2.356	0.106
1.9158	0.110	0.136	2.410	0.106
1.9417	0.110	0.138	2.463	0.106
1.9676	0.110	0.140	2.514	0.106
1.9934	0.110	0.142	2.565	0.106
2.0193	0.110	0.144	2.615	0.106
2.0452	0.110	0.146	2.663	0.106
2.0711	0.110	0.148	2.711	0.106

2.0970	0.110	0.150	2.758	0.106
2.1229	0.110	0.152	2.804	0.106
2.1488	0.110	0.155	2.850	0.106
2.1747	0.110	0.157	2.894	0.106
2.2006	0.110	0.159	2.938	0.106
2.2264	0.110	0.161	2.982	0.106
2.2523	0.110	0.163	3.024	0.106
2.2782	0.110	0.165	3.067	0.106
2.3041	0.110	0.167	3.108	0.106
2.3300	0.110	0.169	3.149	0.106

Gravel Trench Bed 2

Bottom Length: 93.00 ft.
 Bottom Width: 31.00 ft.
 Trench bottom slope 1: 0 To 1
 Trench Left side slope 0: 0 To 1
 Trench right side slope 2: 0 To 1
 Material thickness of first layer: 0.5
 Pour Space of material for first layer: 0.4
 Material thickness of second layer: 2.5
 Pour Space of material for second layer: 0.73
 Material thickness of third layer: 0.5
 Pour Space of material for third layer: 0.4
 Infiltration On
 Infiltration rate: 1.68
 Infiltration safety factor: 1
 Wetted surface area On
 Total Volume Infiltrated (ac-ft.): 69.525
 Total Volume Through Riser (ac-ft.): 0
 Total Volume Through Facility (ac-ft.): 69.525
 Percent Infiltrated: 100
 Total Precip Applied to Facility: 0
 Total Evap From Facility: 0
 Discharge Structure
 Riser Height: 1.33 ft.
 Riser Diameter: 12 in.
 Element Flows To:
 Outlet 1 Outlet 2

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.066	0.000	0.000	0.000
0.0259	0.066	0.000	0.000	0.112
0.0518	0.066	0.001	0.000	0.112
0.0777	0.066	0.002	0.000	0.112
0.1036	0.066	0.002	0.000	0.112
0.1294	0.066	0.003	0.000	0.112
0.1553	0.066	0.004	0.000	0.112
0.1812	0.066	0.004	0.000	0.112
0.2071	0.066	0.005	0.000	0.112
0.2330	0.066	0.006	0.000	0.112
0.2589	0.066	0.006	0.000	0.112
0.2848	0.066	0.007	0.000	0.112
0.3107	0.066	0.008	0.000	0.112
0.3366	0.066	0.008	0.000	0.112
0.3624	0.066	0.009	0.000	0.112
0.3883	0.066	0.010	0.000	0.112
0.4142	0.066	0.011	0.000	0.112
0.4401	0.066	0.011	0.000	0.112
0.4660	0.066	0.012	0.000	0.112
0.4919	0.066	0.013	0.000	0.112
0.5178	0.066	0.014	0.000	0.112
0.5437	0.066	0.015	0.000	0.112
0.5696	0.066	0.016	0.000	0.112
0.5954	0.066	0.018	0.000	0.112
0.6213	0.066	0.019	0.000	0.112

0.6472	0.066	0.020	0.000	0.112
0.6731	0.066	0.021	0.000	0.112
0.6990	0.066	0.023	0.000	0.112
0.7249	0.066	0.024	0.000	0.112
0.7508	0.066	0.025	0.000	0.112
0.7767	0.066	0.026	0.000	0.112
0.8026	0.066	0.028	0.000	0.112
0.8284	0.066	0.029	0.000	0.112
0.8543	0.066	0.030	0.000	0.112
0.8802	0.066	0.031	0.000	0.112
0.9061	0.066	0.033	0.000	0.112
0.9320	0.066	0.034	0.000	0.112
0.9579	0.066	0.035	0.000	0.112
0.9838	0.066	0.036	0.000	0.112
1.0097	0.066	0.038	0.000	0.112
1.0356	0.066	0.039	0.000	0.112
1.0614	0.066	0.040	0.000	0.112
1.0873	0.066	0.041	0.000	0.112
1.1132	0.066	0.043	0.000	0.112
1.1391	0.066	0.044	0.000	0.112
1.1650	0.066	0.045	0.000	0.112
1.1909	0.066	0.046	0.000	0.112
1.2168	0.066	0.048	0.000	0.112
1.2427	0.066	0.049	0.000	0.112
1.2686	0.066	0.050	0.000	0.112
1.2944	0.066	0.051	0.000	0.112
1.3203	0.066	0.053	0.000	0.112
1.3462	0.066	0.054	0.021	0.112
1.3721	0.066	0.055	0.091	0.112
1.3980	0.066	0.056	0.187	0.112
1.4239	0.066	0.058	0.303	0.112
1.4498	0.066	0.059	0.435	0.112
1.4757	0.066	0.060	0.579	0.112
1.5016	0.066	0.061	0.732	0.112
1.5274	0.066	0.063	0.891	0.112
1.5533	0.066	0.064	1.052	0.112
1.5792	0.066	0.065	1.212	0.112
1.6051	0.066	0.066	1.368	0.112
1.6310	0.066	0.068	1.515	0.112
1.6569	0.066	0.069	1.651	0.112
1.6828	0.066	0.070	1.774	0.112
1.7087	0.066	0.071	1.882	0.112
1.7346	0.066	0.073	1.975	0.112
1.7604	0.066	0.074	2.052	0.112
1.7863	0.066	0.075	2.116	0.112
1.8122	0.066	0.076	2.169	0.112
1.8381	0.066	0.078	2.245	0.112
1.8640	0.066	0.079	2.301	0.112
1.8899	0.066	0.080	2.356	0.112
1.9158	0.066	0.081	2.410	0.112
1.9417	0.066	0.083	2.463	0.112
1.9676	0.066	0.084	2.514	0.112
1.9934	0.066	0.085	2.565	0.112
2.0193	0.066	0.086	2.615	0.112
2.0452	0.066	0.088	2.663	0.112
2.0711	0.066	0.089	2.711	0.112
2.0970	0.066	0.090	2.758	0.112
2.1229	0.066	0.091	2.804	0.112

2.1488	0.066	0.093	2.850	0.112
2.1747	0.066	0.094	2.894	0.112
2.2006	0.066	0.095	2.938	0.112
2.2264	0.066	0.096	2.982	0.112
2.2523	0.066	0.098	3.024	0.112
2.2782	0.066	0.099	3.067	0.112
2.3041	0.066	0.100	3.108	0.112
2.3300	0.066	0.101	3.149	0.112

Gravel Trench Bed 3

Bottom Length: 104.50 ft.
 Bottom Width: 18.00 ft.
 Trench bottom slope 1: 0 To 1
 Trench Left side slope 0: 0 To 1
 Trench right side slope 2: 0 To 1
 Material thickness of first layer: 0.5
 Pour Space of material for first layer: 0.4
 Material thickness of second layer: 2.5
 Pour Space of material for second layer: 0.73
 Material thickness of third layer: 0.5
 Pour Space of material for third layer: 0.4
 Infiltration On
 Infiltration rate: 12
 Infiltration safety factor: 1
 Wetted surface area On
 Total Volume Infiltrated (ac-ft.): 163.684
 Total Volume Through Riser (ac-ft.): 0
 Total Volume Through Facility (ac-ft.): 163.684
 Percent Infiltrated: 100
 Total Precip Applied to Facility: 0
 Total Evap From Facility: 0
 Discharge Structure
 Riser Height: 3.75 ft.
 Riser Diameter: 12 in.
 Element Flows To:
 Outlet 1 Outlet 2

Gravel Trench Bed Hydraulic Table

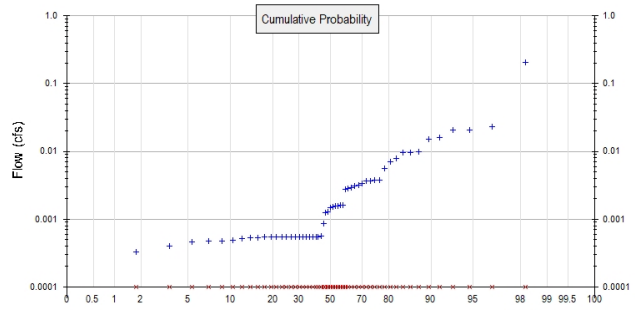
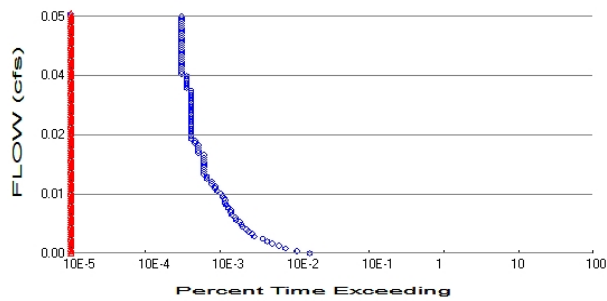
Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.043	0.000	0.000	0.000
0.0528	0.043	0.000	0.000	0.522
0.1056	0.043	0.001	0.000	0.522
0.1583	0.043	0.002	0.000	0.522
0.2111	0.043	0.003	0.000	0.522
0.2639	0.043	0.004	0.000	0.522
0.3167	0.043	0.005	0.000	0.522
0.3694	0.043	0.006	0.000	0.522
0.4222	0.043	0.007	0.000	0.522
0.4750	0.043	0.008	0.000	0.522
0.5278	0.043	0.009	0.000	0.522
0.5806	0.043	0.011	0.000	0.522
0.6333	0.043	0.013	0.000	0.522
0.6861	0.043	0.014	0.000	0.522
0.7389	0.043	0.016	0.000	0.522
0.7917	0.043	0.018	0.000	0.522
0.8444	0.043	0.019	0.000	0.522
0.8972	0.043	0.021	0.000	0.522
0.9500	0.043	0.023	0.000	0.522
1.0028	0.043	0.024	0.000	0.522
1.0556	0.043	0.026	0.000	0.522
1.1083	0.043	0.028	0.000	0.522
1.1611	0.043	0.029	0.000	0.522
1.2139	0.043	0.031	0.000	0.522
1.2667	0.043	0.033	0.000	0.522

1.3194	0.043	0.034	0.000	0.522
1.3722	0.043	0.036	0.000	0.522
1.4250	0.043	0.038	0.000	0.522
1.4778	0.043	0.039	0.000	0.522
1.5306	0.043	0.041	0.000	0.522
1.5833	0.043	0.043	0.000	0.522
1.6361	0.043	0.044	0.000	0.522
1.6889	0.043	0.046	0.000	0.522
1.7417	0.043	0.048	0.000	0.522
1.7944	0.043	0.049	0.000	0.522
1.8472	0.043	0.051	0.000	0.522
1.9000	0.043	0.053	0.000	0.522
1.9528	0.043	0.054	0.000	0.522
2.0056	0.043	0.056	0.000	0.522
2.0583	0.043	0.058	0.000	0.522
2.1111	0.043	0.059	0.000	0.522
2.1639	0.043	0.061	0.000	0.522
2.2167	0.043	0.063	0.000	0.522
2.2694	0.043	0.064	0.000	0.522
2.3222	0.043	0.066	0.000	0.522
2.3750	0.043	0.068	0.000	0.522
2.4278	0.043	0.069	0.000	0.522
2.4806	0.043	0.071	0.000	0.522
2.5333	0.043	0.073	0.000	0.522
2.5861	0.043	0.074	0.000	0.522
2.6389	0.043	0.076	0.000	0.522
2.6917	0.043	0.078	0.000	0.522
2.7444	0.043	0.079	0.000	0.522
2.7972	0.043	0.081	0.000	0.522
2.8500	0.043	0.083	0.000	0.522
2.9028	0.043	0.084	0.000	0.522
2.9556	0.043	0.086	0.000	0.522
3.0083	0.043	0.087	0.000	0.522
3.0611	0.043	0.088	0.000	0.522
3.1139	0.043	0.089	0.000	0.522
3.1667	0.043	0.090	0.000	0.522
3.2194	0.043	0.091	0.000	0.522
3.2722	0.043	0.091	0.000	0.522
3.3250	0.043	0.092	0.000	0.522
3.3778	0.043	0.093	0.000	0.522
3.4306	0.043	0.094	0.000	0.522
3.4833	0.043	0.095	0.000	0.522
3.5361	0.043	0.097	0.000	0.522
3.5889	0.043	0.100	0.000	0.522
3.6417	0.043	0.102	0.000	0.522
3.6944	0.043	0.104	0.000	0.522
3.7472	0.043	0.106	0.000	0.522
3.8000	0.043	0.109	0.118	0.522
3.8528	0.043	0.111	0.347	0.522
3.9056	0.043	0.113	0.637	0.522
3.9583	0.043	0.116	0.959	0.522
4.0111	0.043	0.118	1.284	0.522
4.0639	0.043	0.120	1.584	0.522
4.1167	0.043	0.122	1.834	0.522
4.1694	0.043	0.125	2.021	0.522
4.2222	0.043	0.127	2.149	0.522
4.2750	0.043	0.129	2.282	0.522
4.3278	0.043	0.132	2.394	0.522

4.3806	0.043	0.134	2.501	0.522
4.4333	0.043	0.136	2.603	0.522
4.4861	0.043	0.138	2.702	0.522
4.5389	0.043	0.141	2.797	0.522
4.5917	0.043	0.143	2.889	0.522
4.6444	0.043	0.145	2.978	0.522
4.6972	0.043	0.147	3.065	0.522
4.7500	0.043	0.150	3.149	0.522

Analysis Results

POC 1



+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1

Total Pervious Area: 0.68
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1

Total Pervious Area: 0.34
Total Impervious Area: 0.34

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.00149
5 year	0.005307
10 year	0.011208
25 year	0.026559
50 year	0.048107
100 year	0.084171

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1956	0.009	0.000
1957	0.002	0.000
1958	0.001	0.000
1959	0.002	0.000
1960	0.004	0.000
1961	0.023	0.000
1962	0.001	0.000
1963	0.010	0.000
1964	0.015	0.000
1965	0.008	0.000

1966	0.001	0.000
1967	0.003	0.000
1968	0.001	0.000
1969	0.001	0.000
1970	0.002	0.000
1971	0.003	0.000
1972	0.020	0.000
1973	0.001	0.000
1974	0.004	0.000
1975	0.001	0.000
1976	0.002	0.000
1977	0.000	0.000
1978	0.003	0.000
1979	0.001	0.000
1980	0.001	0.000
1981	0.010	0.000
1982	0.003	0.000
1983	0.001	0.000
1984	0.001	0.000
1985	0.001	0.000
1986	0.002	0.000
1987	0.021	0.000
1988	0.001	0.000
1989	0.001	0.000
1990	0.004	0.000
1991	0.016	0.000
1992	0.207	0.000
1993	0.003	0.000
1994	0.000	0.000
1995	0.003	0.000
1996	0.007	0.000
1997	0.006	0.000
1998	0.001	0.000
1999	0.001	0.000
2000	0.000	0.000
2001	0.000	0.000
2002	0.001	0.000
2003	0.000	0.000
2004	0.000	0.000
2005	0.001	0.000
2006	0.000	0.000
2007	0.001	0.000
2008	0.001	0.000
2009	0.004	0.000
2010	0.001	0.000
2011	0.001	0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.2075	0.0000
2	0.0233	0.0000
3	0.0207	0.0000
4	0.0204	0.0000
5	0.0162	0.0000
6	0.0153	0.0000
7	0.0099	0.0000
8	0.0096	0.0000

9	0.0095	0.0000
10	0.0079	0.0000
11	0.0071	0.0000
12	0.0056	0.0000
13	0.0038	0.0000
14	0.0037	0.0000
15	0.0037	0.0000
16	0.0036	0.0000
17	0.0033	0.0000
18	0.0031	0.0000
19	0.0030	0.0000
20	0.0029	0.0000
21	0.0028	0.0000
22	0.0027	0.0000
23	0.0016	0.0000
24	0.0016	0.0000
25	0.0016	0.0000
26	0.0015	0.0000
27	0.0015	0.0000
28	0.0015	0.0000
29	0.0013	0.0000
30	0.0012	0.0000
31	0.0009	0.0000
32	0.0006	0.0000
33	0.0005	0.0000
34	0.0005	0.0000
35	0.0005	0.0000
36	0.0005	0.0000
37	0.0005	0.0000
38	0.0005	0.0000
39	0.0005	0.0000
40	0.0005	0.0000
41	0.0005	0.0000
42	0.0005	0.0000
43	0.0005	0.0000
44	0.0005	0.0000
45	0.0005	0.0000
46	0.0005	0.0000
47	0.0005	0.0000
48	0.0005	0.0000
49	0.0005	0.0000
50	0.0005	0.0000
51	0.0005	0.0000
52	0.0005	0.0000
53	0.0005	0.0000
54	0.0004	0.0000
55	0.0003	0.0000
56	0.0003	0.0000

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0007	311	0	0	Pass
0.0012	210	0	0	Pass
0.0017	147	0	0	Pass
0.0022	121	0	0	Pass
0.0027	98	0	0	Pass
0.0031	84	0	0	Pass
0.0036	73	0	0	Pass
0.0041	56	0	0	Pass
0.0046	52	0	0	Pass
0.0051	47	0	0	Pass
0.0055	44	0	0	Pass
0.0060	39	0	0	Pass
0.0065	38	0	0	Pass
0.0070	36	0	0	Pass
0.0074	32	0	0	Pass
0.0079	31	0	0	Pass
0.0084	28	0	0	Pass
0.0089	27	0	0	Pass
0.0094	27	0	0	Pass
0.0098	25	0	0	Pass
0.0103	24	0	0	Pass
0.0108	23	0	0	Pass
0.0113	23	0	0	Pass
0.0117	22	0	0	Pass
0.0122	21	0	0	Pass
0.0127	20	0	0	Pass
0.0132	18	0	0	Pass
0.0137	17	0	0	Pass
0.0141	17	0	0	Pass
0.0146	15	0	0	Pass
0.0151	15	0	0	Pass
0.0156	13	0	0	Pass
0.0161	13	0	0	Pass
0.0165	12	0	0	Pass
0.0170	12	0	0	Pass
0.0175	12	0	0	Pass
0.0180	12	0	0	Pass
0.0184	12	0	0	Pass
0.0189	12	0	0	Pass
0.0194	12	0	0	Pass
0.0199	12	0	0	Pass
0.0204	12	0	0	Pass
0.0208	10	0	0	Pass
0.0213	10	0	0	Pass
0.0218	10	0	0	Pass
0.0223	10	0	0	Pass
0.0228	9	0	0	Pass
0.0232	9	0	0	Pass
0.0237	8	0	0	Pass
0.0242	8	0	0	Pass
0.0247	8	0	0	Pass
0.0251	8	0	0	Pass
0.0256	8	0	0	Pass

0.0261	8	0	0	Pass
0.0266	8	0	0	Pass
0.0271	8	0	0	Pass
0.0275	8	0	0	Pass
0.0280	8	0	0	Pass
0.0285	8	0	0	Pass
0.0290	8	0	0	Pass
0.0294	8	0	0	Pass
0.0299	8	0	0	Pass
0.0304	8	0	0	Pass
0.0309	8	0	0	Pass
0.0314	8	0	0	Pass
0.0318	8	0	0	Pass
0.0323	8	0	0	Pass
0.0328	8	0	0	Pass
0.0333	8	0	0	Pass
0.0338	7	0	0	Pass
0.0342	7	0	0	Pass
0.0347	7	0	0	Pass
0.0352	7	0	0	Pass
0.0357	7	0	0	Pass
0.0361	7	0	0	Pass
0.0366	6	0	0	Pass
0.0371	6	0	0	Pass
0.0376	6	0	0	Pass
0.0381	6	0	0	Pass
0.0385	6	0	0	Pass
0.0390	6	0	0	Pass
0.0395	6	0	0	Pass
0.0400	6	0	0	Pass
0.0405	6	0	0	Pass
0.0409	6	0	0	Pass
0.0414	6	0	0	Pass
0.0419	6	0	0	Pass
0.0424	6	0	0	Pass
0.0428	6	0	0	Pass
0.0433	6	0	0	Pass
0.0438	6	0	0	Pass
0.0443	6	0	0	Pass
0.0448	6	0	0	Pass
0.0452	6	0	0	Pass
0.0457	6	0	0	Pass
0.0462	6	0	0	Pass
0.0467	6	0	0	Pass
0.0472	6	0	0	Pass
0.0476	6	0	0	Pass
0.0481	6	0	0	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume: 0.0573 acre-feet

On-line facility target flow: 0.0688 cfs.

Adjusted for 15 min: 0.0688 cfs.

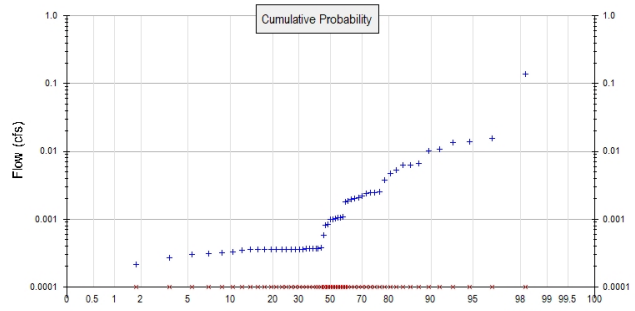
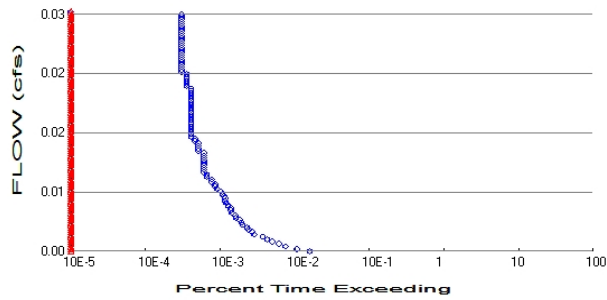
Off-line facility target flow: 0.0392 cfs.

Adjusted for 15 min: 0.0392 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Gravel Trench Bed 1 POC	☐	63.66			☐	100.00			
Total Volume Infiltrated		63.66	0.00	0.00		100.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

POC 2



+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #2

Total Pervious Area: 0.45
Total Impervious Area: 0

Mitigated Landuse Totals for POC #2

Total Pervious Area: 0.11
Total Impervious Area: 0.34

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #2

Return Period	Flow(cfs)
2 year	0.000986
5 year	0.003512
10 year	0.007417
25 year	0.017576
50 year	0.031836
100 year	0.055701

Flow Frequency Return Periods for Mitigated. POC #2

Return Period	Flow(cfs)
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #2

Year	Predeveloped	Mitigated
1956	0.006	0.000
1957	0.001	0.000
1958	0.001	0.000
1959	0.001	0.000
1960	0.002	0.000
1961	0.015	0.000
1962	0.000	0.000
1963	0.006	0.000
1964	0.010	0.000
1965	0.005	0.000
1966	0.000	0.000

1967	0.002	0.000
1968	0.001	0.000
1969	0.000	0.000
1970	0.001	0.000
1971	0.002	0.000
1972	0.013	0.000
1973	0.000	0.000
1974	0.003	0.000
1975	0.000	0.000
1976	0.001	0.000
1977	0.000	0.000
1978	0.002	0.000
1979	0.000	0.000
1980	0.001	0.000
1981	0.007	0.000
1982	0.002	0.000
1983	0.000	0.000
1984	0.001	0.000
1985	0.000	0.000
1986	0.001	0.000
1987	0.014	0.000
1988	0.000	0.000
1989	0.000	0.000
1990	0.002	0.000
1991	0.011	0.000
1992	0.137	0.000
1993	0.002	0.000
1994	0.000	0.000
1995	0.002	0.000
1996	0.005	0.000
1997	0.004	0.000
1998	0.000	0.000
1999	0.000	0.000
2000	0.000	0.000
2001	0.000	0.000
2002	0.000	0.000
2003	0.000	0.000
2004	0.000	0.000
2005	0.000	0.000
2006	0.000	0.000
2007	0.000	0.000
2008	0.000	0.000
2009	0.002	0.000
2010	0.000	0.000
2011	0.000	0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #2

Rank	Predeveloped	Mitigated
1	0.1373	0.0000
2	0.0154	0.0000
3	0.0137	0.0000
4	0.0135	0.0000
5	0.0107	0.0000
6	0.0101	0.0000
7	0.0066	0.0000
8	0.0063	0.0000
9	0.0063	0.0000

10	0.0052	0.0000
11	0.0047	0.0000
12	0.0037	0.0000
13	0.0025	0.0000
14	0.0025	0.0000
15	0.0024	0.0000
16	0.0024	0.0000
17	0.0022	0.0000
18	0.0021	0.0000
19	0.0020	0.0000
20	0.0020	0.0000
21	0.0019	0.0000
22	0.0018	0.0000
23	0.0011	0.0000
24	0.0011	0.0000
25	0.0010	0.0000
26	0.0010	0.0000
27	0.0010	0.0000
28	0.0010	0.0000
29	0.0008	0.0000
30	0.0008	0.0000
31	0.0006	0.0000
32	0.0004	0.0000
33	0.0004	0.0000
34	0.0004	0.0000
35	0.0004	0.0000
36	0.0004	0.0000
37	0.0004	0.0000
38	0.0004	0.0000
39	0.0004	0.0000
40	0.0004	0.0000
41	0.0004	0.0000
42	0.0004	0.0000
43	0.0004	0.0000
44	0.0004	0.0000
45	0.0004	0.0000
46	0.0004	0.0000
47	0.0004	0.0000
48	0.0004	0.0000
49	0.0003	0.0000
50	0.0003	0.0000
51	0.0003	0.0000
52	0.0003	0.0000
53	0.0003	0.0000
54	0.0003	0.0000
55	0.0002	0.0000
56	0.0002	0.0000

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0005	311	0	0	Pass
0.0008	210	0	0	Pass
0.0011	147	0	0	Pass
0.0014	121	0	0	Pass
0.0018	98	0	0	Pass
0.0021	84	0	0	Pass
0.0024	73	0	0	Pass
0.0027	56	0	0	Pass
0.0030	52	0	0	Pass
0.0033	47	0	0	Pass
0.0037	45	0	0	Pass
0.0040	39	0	0	Pass
0.0043	38	0	0	Pass
0.0046	36	0	0	Pass
0.0049	32	0	0	Pass
0.0052	31	0	0	Pass
0.0056	28	0	0	Pass
0.0059	27	0	0	Pass
0.0062	27	0	0	Pass
0.0065	25	0	0	Pass
0.0068	24	0	0	Pass
0.0071	23	0	0	Pass
0.0075	23	0	0	Pass
0.0078	22	0	0	Pass
0.0081	21	0	0	Pass
0.0084	20	0	0	Pass
0.0087	18	0	0	Pass
0.0090	17	0	0	Pass
0.0094	17	0	0	Pass
0.0097	15	0	0	Pass
0.0100	15	0	0	Pass
0.0103	13	0	0	Pass
0.0106	13	0	0	Pass
0.0109	12	0	0	Pass
0.0113	12	0	0	Pass
0.0116	12	0	0	Pass
0.0119	12	0	0	Pass
0.0122	12	0	0	Pass
0.0125	12	0	0	Pass
0.0128	12	0	0	Pass
0.0132	12	0	0	Pass
0.0135	12	0	0	Pass
0.0138	10	0	0	Pass
0.0141	10	0	0	Pass
0.0144	10	0	0	Pass
0.0147	10	0	0	Pass
0.0151	9	0	0	Pass
0.0154	9	0	0	Pass
0.0157	8	0	0	Pass
0.0160	8	0	0	Pass
0.0163	8	0	0	Pass
0.0166	8	0	0	Pass
0.0170	8	0	0	Pass

0.0173	8	0	0	Pass
0.0176	8	0	0	Pass
0.0179	8	0	0	Pass
0.0182	8	0	0	Pass
0.0185	8	0	0	Pass
0.0189	8	0	0	Pass
0.0192	8	0	0	Pass
0.0195	8	0	0	Pass
0.0198	8	0	0	Pass
0.0201	8	0	0	Pass
0.0204	8	0	0	Pass
0.0208	8	0	0	Pass
0.0211	8	0	0	Pass
0.0214	8	0	0	Pass
0.0217	8	0	0	Pass
0.0220	8	0	0	Pass
0.0223	7	0	0	Pass
0.0227	7	0	0	Pass
0.0230	7	0	0	Pass
0.0233	7	0	0	Pass
0.0236	7	0	0	Pass
0.0239	7	0	0	Pass
0.0242	6	0	0	Pass
0.0246	6	0	0	Pass
0.0249	6	0	0	Pass
0.0252	6	0	0	Pass
0.0255	6	0	0	Pass
0.0258	6	0	0	Pass
0.0261	6	0	0	Pass
0.0265	6	0	0	Pass
0.0268	6	0	0	Pass
0.0271	6	0	0	Pass
0.0274	6	0	0	Pass
0.0277	6	0	0	Pass
0.0280	6	0	0	Pass
0.0284	6	0	0	Pass
0.0287	6	0	0	Pass
0.0290	6	0	0	Pass
0.0293	6	0	0	Pass
0.0296	6	0	0	Pass
0.0299	6	0	0	Pass
0.0303	6	0	0	Pass
0.0306	6	0	0	Pass
0.0309	6	0	0	Pass
0.0312	6	0	0	Pass
0.0315	6	0	0	Pass
0.0318	6	0	0	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #2

On-line facility volume: 0.0559 acre-feet

On-line facility target flow: 0.0674 cfs.

Adjusted for 15 min: 0.0674 cfs.

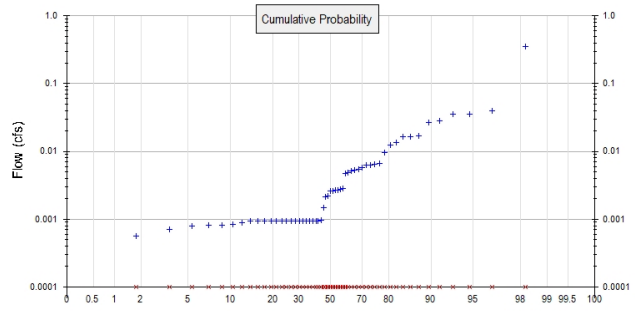
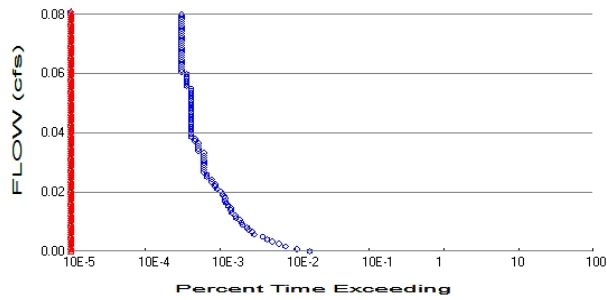
Off-line facility target flow: 0.0383 cfs.

Adjusted for 15 min: 0.0383 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Gravel Trench Bed 2 POC	☐	63.27			☐	100.00			
Total Volume Infiltrated		63.27	0.00	0.00		100.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

POC 3



+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #3

Total Pervious Area: 1.17
Total Impervious Area: 0

Mitigated Landuse Totals for POC #3

Total Pervious Area: 0.37
Total Impervious Area: 0.8

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #3

Return Period	Flow(cfs)
2 year	0.002563
5 year	0.009131
10 year	0.019284
25 year	0.045697
50 year	0.082773
100 year	0.144824

Flow Frequency Return Periods for Mitigated. POC #3

Return Period	Flow(cfs)
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #3

Year	Predeveloped	Mitigated
1956	0.016	0.000
1957	0.003	0.000
1958	0.001	0.000
1959	0.003	0.000
1960	0.006	0.000
1961	0.040	0.000
1962	0.001	0.000
1963	0.016	0.000
1964	0.026	0.000
1965	0.014	0.000
1966	0.001	0.000

1967	0.006	0.000
1968	0.003	0.000
1969	0.001	0.000
1970	0.003	0.000
1971	0.005	0.000
1972	0.035	0.000
1973	0.001	0.000
1974	0.007	0.000
1975	0.001	0.000
1976	0.003	0.000
1977	0.001	0.000
1978	0.005	0.000
1979	0.001	0.000
1980	0.002	0.000
1981	0.017	0.000
1982	0.005	0.000
1983	0.001	0.000
1984	0.002	0.000
1985	0.001	0.000
1986	0.003	0.000
1987	0.036	0.000
1988	0.001	0.000
1989	0.001	0.000
1990	0.006	0.000
1991	0.028	0.000
1992	0.357	0.000
1993	0.005	0.000
1994	0.001	0.000
1995	0.005	0.000
1996	0.012	0.000
1997	0.010	0.000
1998	0.001	0.000
1999	0.001	0.000
2000	0.001	0.000
2001	0.001	0.000
2002	0.001	0.000
2003	0.001	0.000
2004	0.001	0.000
2005	0.001	0.000
2006	0.001	0.000
2007	0.001	0.000
2008	0.001	0.000
2009	0.006	0.000
2010	0.001	0.000
2011	0.001	0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #3

Rank	Predeveloped	Mitigated
1	0.3570	0.0000
2	0.0400	0.0000
3	0.0357	0.0000
4	0.0350	0.0000
5	0.0278	0.0000
6	0.0263	0.0000
7	0.0171	0.0000
8	0.0165	0.0000
9	0.0163	0.0000

10	0.0136	0.0000
11	0.0122	0.0000
12	0.0097	0.0000
13	0.0065	0.0000
14	0.0064	0.0000
15	0.0063	0.0000
16	0.0063	0.0000
17	0.0057	0.0000
18	0.0054	0.0000
19	0.0052	0.0000
20	0.0051	0.0000
21	0.0048	0.0000
22	0.0047	0.0000
23	0.0028	0.0000
24	0.0027	0.0000
25	0.0027	0.0000
26	0.0026	0.0000
27	0.0026	0.0000
28	0.0026	0.0000
29	0.0022	0.0000
30	0.0021	0.0000
31	0.0015	0.0000
32	0.0010	0.0000
33	0.0009	0.0000
34	0.0009	0.0000
35	0.0009	0.0000
36	0.0009	0.0000
37	0.0009	0.0000
38	0.0009	0.0000
39	0.0009	0.0000
40	0.0009	0.0000
41	0.0009	0.0000
42	0.0009	0.0000
43	0.0009	0.0000
44	0.0009	0.0000
45	0.0009	0.0000
46	0.0009	0.0000
47	0.0009	0.0000
48	0.0009	0.0000
49	0.0009	0.0000
50	0.0008	0.0000
51	0.0008	0.0000
52	0.0008	0.0000
53	0.0008	0.0000
54	0.0007	0.0000
55	0.0006	0.0000
56	0.0005	0.0000

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0013	311	0	0	Pass
0.0021	210	0	0	Pass
0.0029	147	0	0	Pass
0.0038	121	0	0	Pass
0.0046	98	0	0	Pass
0.0054	84	0	0	Pass
0.0062	73	0	0	Pass
0.0070	56	0	0	Pass
0.0079	52	0	0	Pass
0.0087	47	0	0	Pass
0.0095	45	0	0	Pass
0.0103	39	0	0	Pass
0.0112	38	0	0	Pass
0.0120	36	0	0	Pass
0.0128	32	0	0	Pass
0.0136	31	0	0	Pass
0.0145	28	0	0	Pass
0.0153	27	0	0	Pass
0.0161	27	0	0	Pass
0.0169	25	0	0	Pass
0.0177	24	0	0	Pass
0.0186	23	0	0	Pass
0.0194	23	0	0	Pass
0.0202	22	0	0	Pass
0.0210	21	0	0	Pass
0.0219	20	0	0	Pass
0.0227	18	0	0	Pass
0.0235	17	0	0	Pass
0.0243	17	0	0	Pass
0.0252	15	0	0	Pass
0.0260	15	0	0	Pass
0.0268	13	0	0	Pass
0.0276	13	0	0	Pass
0.0284	12	0	0	Pass
0.0293	12	0	0	Pass
0.0301	12	0	0	Pass
0.0309	12	0	0	Pass
0.0317	12	0	0	Pass
0.0326	12	0	0	Pass
0.0334	12	0	0	Pass
0.0342	12	0	0	Pass
0.0350	12	0	0	Pass
0.0359	10	0	0	Pass
0.0367	10	0	0	Pass
0.0375	10	0	0	Pass
0.0383	10	0	0	Pass
0.0391	9	0	0	Pass
0.0400	9	0	0	Pass
0.0408	8	0	0	Pass
0.0416	8	0	0	Pass
0.0424	8	0	0	Pass
0.0433	8	0	0	Pass
0.0441	8	0	0	Pass

0.0449	8	0	0	Pass
0.0457	8	0	0	Pass
0.0466	8	0	0	Pass
0.0474	8	0	0	Pass
0.0482	8	0	0	Pass
0.0490	8	0	0	Pass
0.0498	8	0	0	Pass
0.0507	8	0	0	Pass
0.0515	8	0	0	Pass
0.0523	8	0	0	Pass
0.0531	8	0	0	Pass
0.0540	8	0	0	Pass
0.0548	8	0	0	Pass
0.0556	8	0	0	Pass
0.0564	8	0	0	Pass
0.0573	8	0	0	Pass
0.0581	7	0	0	Pass
0.0589	7	0	0	Pass
0.0597	7	0	0	Pass
0.0605	7	0	0	Pass
0.0614	7	0	0	Pass
0.0622	7	0	0	Pass
0.0630	6	0	0	Pass
0.0638	6	0	0	Pass
0.0647	6	0	0	Pass
0.0655	6	0	0	Pass
0.0663	6	0	0	Pass
0.0671	6	0	0	Pass
0.0680	6	0	0	Pass
0.0688	6	0	0	Pass
0.0696	6	0	0	Pass
0.0704	6	0	0	Pass
0.0712	6	0	0	Pass
0.0721	6	0	0	Pass
0.0729	6	0	0	Pass
0.0737	6	0	0	Pass
0.0745	6	0	0	Pass
0.0754	6	0	0	Pass
0.0762	6	0	0	Pass
0.0770	6	0	0	Pass
0.0778	6	0	0	Pass
0.0787	6	0	0	Pass
0.0795	6	0	0	Pass
0.0803	6	0	0	Pass
0.0811	6	0	0	Pass
0.0819	6	0	0	Pass
0.0828	6	0	0	Pass

Water Quality

Water Quality BMP Flow and Volume for POC #3

On-line facility volume: 0.133 acre-feet

On-line facility target flow: 0.1592 cfs.

Adjusted for 15 min: 0.1592 cfs.

Off-line facility target flow: 0.0907 cfs.

Adjusted for 15 min: 0.0907 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Gravel Trench Bed 3 POC	☐	148.95			☐	100.00			
Total Volume Infiltrated		148.95	0.00	0.00		100.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

Appendix

Predeveloped Schematic



Basin
A-North
0.68ac



Basin
B-Middle
0.45ac



Basin
C-South
1.17ac

Mitigated Schematic



Disclaimer

Legal Notice

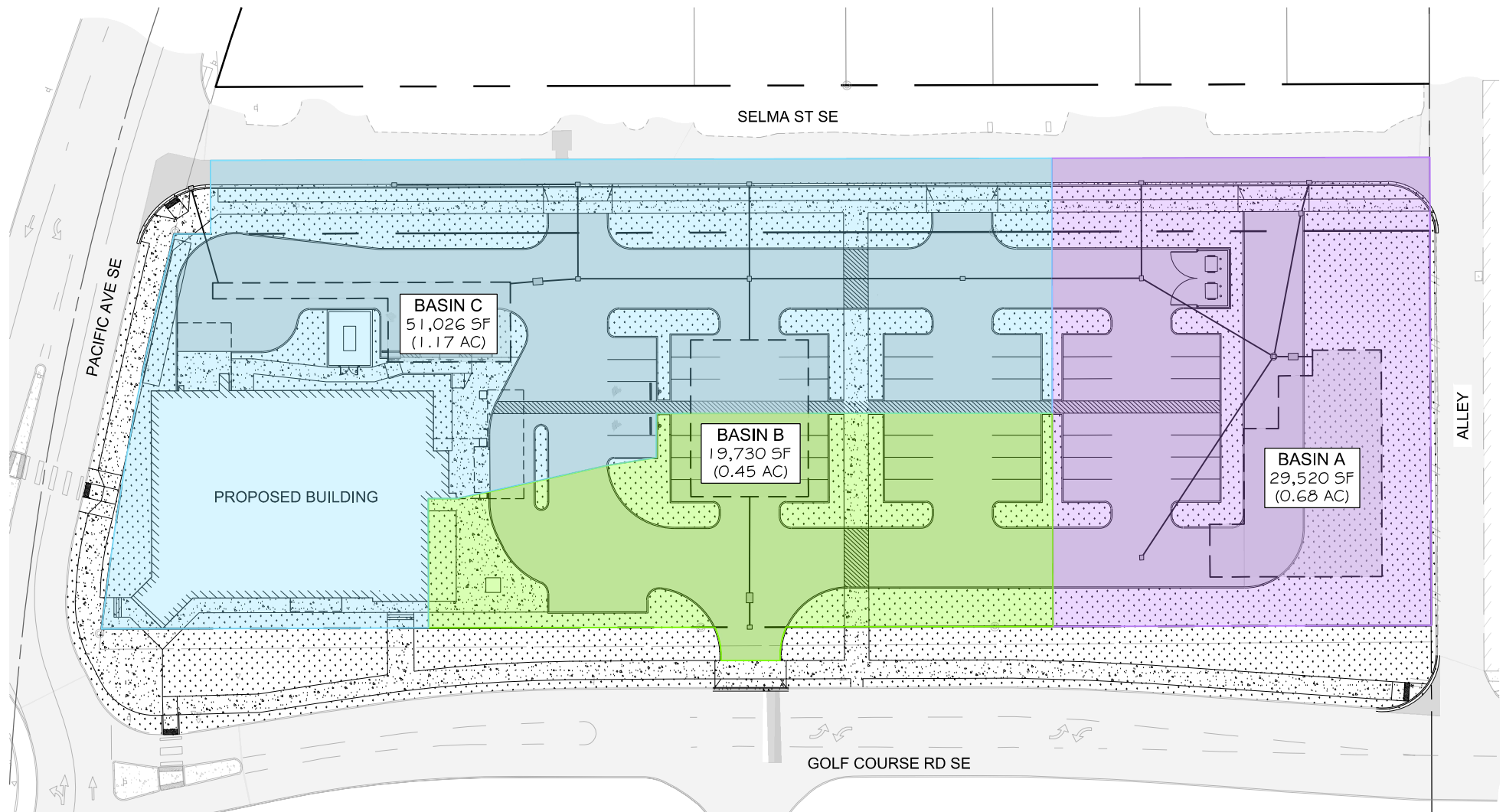
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Toll Free 1(866)943-0304
Local (360)943-0304

www.clearcreeksolutions.com

APPENDIX D

Basin Map



612 Woodland Square Loop,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

LACEY OCED

DRAINAGE BASINS

PROJ NO:
10182100074
DATE:
12-03-2021
SCALE:
1" = 60'

DRAWN BY:
LD
DESIGNED BY:
LD
CHECKED BY:
MRS

EXHIBIT

A



City of Lacey

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

COMMERCIAL TRAFFIC GENERATION WORKSHEET

Date: 04/04/2022

Project No.: Case #21-306

Project Name: Lacey OCED

Parcel No.: See summary below.

Project Address: 904, 908, and 916 Selma Street SE Lacey WA 98503

Applicant's Name: Tammy Buyok

Phone: (253)-403-1335

Applicant's Address: 315 Martin Luther King Jr Way Tacoma, Washington 98405

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.):

Existing uses:

2 single-family detached dwellings

1 duplex (2 units)

Parcel Number Summary:

69200000700

69200000800

69200001000

69200001200

69200001201

Exhibit 14

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: <u>1.96 Acres</u>	Number of Gas Pumps / Fueling Positions: <u>N/A</u>
Building Size Gross Square Feet: <u>10,000 GSF</u>	Number of Drive-through Windows: <u>N/A</u>
Number of Employees: <u>Approximately 21</u>	Number of Service Bays: <u>N/A</u>
Number of Parking Stalls: <u>60</u>	Number of Car Wash Stalls: <u>N/A</u>
Number of Students / Children: <u>N/A</u>	Number of Seats (Theaters, etc.): <u>N/A</u>
Number of Rooms (Hotels, etc.): <u>N/A</u>	Number of Courts / Fields / Tees: <u>N/A</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):

The proposed project includes a 10,000 SF free-standing emergency room and surface parking lot.

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: 04/04/2022

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: _____	

DRAFT MEMORANDUM

*Confidential and Attorney-Client Privileged
Via Email*

Date: November 10, 2021
To: Toti Walia and Dudley Carpenter
From: Abigail Pearl DeWeese
Subject: Zoning Analysis for Lacey Property – (4306-4312 Pacific Avenue SE and 903-917 Selma Street SE)

I. Introduction and Executive Summary

Northstar Property Acquisitions, LLC, an affiliate of Multicare Health System (“**Multicare**”) has purchased two properties located at 4306 and 4312 Pacific Avenue SE, and three properties located at 904, 906, and 916 Selma Street SE in the City of Lacey and is looking to purchase four additional properties located at 903, 907-909, 913, and 917 Selma Street SE, also in Lacey (together, the “**Property**”).

Multicare is interested in locating an “Offsite Emergency Department” (“**OSD**”) on the Property or a larger emergency department and medical office building. This memorandum provides a brief zoning analysis addressing permitted uses on the Property, a few key development standards, and critical areas restrictions and applicable environmental standards. The City previously confirmed via a zoning code interpretation that an OSD would be an allowed use on the Property, however, zoning subsequently changed to allow the OSD only as a Council-permitted conditional use, discussed further below. A medical office use would be allowed outright, but if it is combined with an emergency department, then both would likely be subject to the conditional use permit (“**CUP**”) process.

We also understand a component of either use would be surface parking. We are concerned a proposal to locate surface parking on the portions of the Property on the west side of Selma Street SE would be viewed as “off-site,” which is not clearly permitted or prohibited by the code. Further confirmation with the City this configuration would be allowed should be completed prior to completing any purchase of those parcels.

Last, we understand Multicare is potentially interested in pursuing a street vacation for the portion of Selma Street SE that runs between the parcels that comprise the Property. Information on the street vacation process is also provided below.

II. Background

A. Original OSED Concept

Based on prior use analyses we have completed for Multicare on the OSED concept, we understand it to be a small facility (approximately 10,000 square feet or less) that provides emergency medical care and is structurally separate from a hospital. The facility is open 24 hours/day, 365 days/year. It typically serves a low volume of 20-25 patients over a 24-hour period and is staffed with a doctor, nurses, and other medical support staff capable of handling serious medical issues. In total, 8-12 staff would be on-site at any one time, although more staff could be on-site during short times associated with shift changes.

The facility would be equipped with 10 out-patient observation beds, a diagnostic lab, radiology services, and a point-of-care pharmacy to serve patients. It would not include any surgery facilities, trauma facilities, or in-patient beds. Patients typically would be treated and discharged the same day, but seriously ill patients could be transferred to a hospital for inpatient care. The facility will have observation beds, but it will not typically keep patients for more than 23 hours.

Patients are expected to arrive by car, not by ambulance. The facility may include an ambulance loading area, but ambulances would not drop-off or pick-up patients on a regular basis. If an ambulance were needed to transfer a patient, the facility would contract with a specific ambulance company, which would allow it to set parameters around the use of sirens near the facility.

Accessory parking for patients and guests would be provided at the facility. Given the small size of the facility, the number of parking spaces is anticipated to be modest. The preliminary site plan for the OSED facility on the Property shows approximately 35 spaces. The OSED is called the “OSED Concept” for the purposes of this memorandum.

B. Revised Concept

We understand Multicare is now considering a more expansive development concept involving a three-story structure with emergency medical facilities on the ground level and medical office use above. The building would be approximately 37,000 square feet in size and potentially require 148 surface parking spaces. This is called the “Revised Concept” for the purposes of this memorandum.

C. Property Information

The Property is comprised of nine tax parcels (APNs: 69200000200, 69200000300, 69200000400, 69200000600, 69200000700, 69200000800, 69200001000, 69200001200 and 69200001201) and is approximately 3.13 acres (136,263 square feet) in size. Of this total size, 1.16 acres (50,719 square feet) sit to the east of Selma Street SE, while the remaining 1.97 acres

(85,544 square feet) sit to the west of Selma Street SE. Based on Thurston County Assessor information and Google Maps photos, the parcels located at 903, 904, 908, 913, 916 and 917 Selma Street SE, are currently improved with single-family residences, while the parcel located at 907-909 Selma Street SE is improved with a multifamily duplex. The remaining two parcels that border Pacific Ave SE are vacant land.

The Property is immediately bounded by Pacific Avenue SE to the south (approximately 162 feet of frontage), Golf Club Road SE to the east (approximately 377 feet of frontage), and Selma Street SE to the west (approximately 350 feet of frontage) and north (approximately 166 feet of frontage on the west side of Selma Street SE and 160 square feet of frontage on the east side of Selma Street SE). The land use pattern of the overall area is predominately lowrise commercial, with “big box” Fred Meyer, Sears, Kohl’s, and Office Depot stores located in the general vicinity. St. Martin’s University and South Puget Sound Community College are also located within a half-mile. This area of Lacey, known as the “Woodland District,” is regarded as Lacey’s downtown core.

Access to the Property is currently from Selma Street. No direct access to the Property appears to be established from Pacific Avenue or Golf Club Road. Thurston County records indicate the Property is within an “Aquifer Recharge Critical Area” and a “Mazama Pocket Gopher Soils Preference Review Area.” The significance of both of those designations is discussed further below in the Zoning Analysis section of this memorandum.

III. Zoning Analysis

A. Zoning

The City of Lacey has zoning and land use authority over the Property as it is located within the incorporated boundaries of the City. Lacey’s Comprehensive Plan classifies the Property as within the “Central Planning Area” and the “Woodland District” subarea. The Comprehensive Plan states that the primary function of this subarea is to serve as the commercial core for the City. The Property is zoned “Woodland District” (“**WD**”), a commercial zone intended to, among other things “encourage density and a diverse mix of uses” and to “create places that provide for the needs of a diverse population.” *See* Exhibit A, Lacey Zoning Map Excerpt; Lacey Municipal Code (“**LMC**”) 16.24.010.

Within the WD zone, there are three “Urban Neighborhood” sub-district designations. The Property is split between two of those designations. The two vacant parcels, as well as the parcel located at 917 Selma Street SE, are designated “Urban Neighborhood 2 - Pacific Avenue.” Each of the remaining parcels, on the other hand, are designated “Urban Neighborhood 1 - Woodland Square.” The Woodland Square designation is a slightly denser sub-district designation than Pacific Avenue. Note that it is the City’s intention that development in both sub-districts avoid commercial strip-mall appearance. *See* LMC

16.24.010.B.1-.2. The intent statements for the two sub-districts are instructive as to the type of development the City envisions for this area; they are as follows:

- “Urban Neighborhood 2 – Pacific Avenue – The goals for Urban Neighborhood 2 promote low- and medium-intensity development with a local or regional emphasis along Pacific Avenue SE. This subdistrict is intended to prevent the appearance of strip commercial development. Development is expected to balance the needs of pedestrians, bicycles, automobiles, and transit with a mixture of commercial, service, and residential uses....Development will balance the needs of autos, pedestrians, and transit users.”
- “Urban Neighborhood 1 – Woodland Square- The goals for Urban Neighborhood 1 promote development that strives to combine commercial and housing uses on a single site or in close proximity. The...code allows increased development on busier streets without fostering a strip commercial appearance. Development will support transit use and provide new housing opportunities in the city. The emphasis of the commercial uses is primarily on commercial, service, medical, educational, office, and locally-serving retail. Development is intended to consist primarily of businesses on the ground floor with services and/or housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners, with through block connections that provide access between properties, and a pedestrian-scale grid of streets.”

Id. (emphasis added).

B. Uses

The sub-district designations govern the permitted, conditional, and prohibited uses. During the initial phase of diligence on this assemblage, the use tables included some vagueness with respect to emergency medical facilities. At that time, we secured a zoning code interpretation that confirmed the City would classify the proposed use as permitted by right on this assemblage. *See* Attachment A, Zoning Code Interpretation.

However, in January of 2019 Lacey adopted Ordinance 1539, containing an omnibus of various development code revisions and updates. Among other things, this ordinance newly clarified that several uses would be *conditionally* permitted in this zone, to include “emergency medical centers.” This use classification is defined as a facility:

“structurally separate and distinct from a hospital; is staffed by doctors, nurses and medical support staff; is open twenty-four hours; provides level 3 to level 5 trauma and emergency medical care and may have an ambulance bay to allow for hospital transport. Services typically include imaging and radiology services and equipment that may include CT scanners, ultrasounds and x-ray machines, and an on-site lab. Emergency medical centers do not

have operating or inpatient rooms, meaning patients who need hospital admission for observation, enhanced treatment or surgeries are transported to a hospital.”

LMC 16.06.310; *see also* 16.24.030 (“[u]ses which are allowed if approved through the conditional use review process are listed in LMC 16.66.020”); 16.66.020 (“Specific types permitted . . . subject to reasonable conditions imposed by the city, are categorized and identified [to include] Emergency medical centers”). Hospitals are also conditionally permitted in this zone. It appears that the proposed project would include such a “emergency medical center” use under either the original OSED proposal or the Revised Concept.

Conditional use permits, or CUPs, may be granted by the Lacey City Council (the “Council”) using a quasi-judicial process, discussed further in Section C below. *See generally* LMC 16.66.070-100 and City of Lacey Development Guidelines and Public Works Standards (*hereinafter* “**Development Guidelines**”) at 1C.050 (PDF pp. 13-15).

If Multicare is interested in a different use for the site, alternative options remain. Under the use table, office uses (including medical office not including an emergency department) remain permitted, as are civic uses (considered a type of institutional use). “Office” use is generally defined in the LMC as a “room, studio, suite, or building in which a person transacts his/her business or carries out his/her stated occupation, further defined in some provisions as business office. . . .” LMC 16.06.565. A “Business office” is further defined in the LMC as “any room, studio, suite or building wherein the primary use is the conduct of a business. . . . by professionals such as. . . physicians. . . .” LMC 16.06.566. Both of the referenced office definitions also go on to specifically exclude veterinarians and veterinary clinics, but do not exclude other medical uses. *See id.* “Civic” use is not defined in the LMC, nor are examples of specific civic uses provided.

In addition to the general categories of permitted uses, the LMC also identifies prohibited uses. Prohibited uses are those that have operational requirements that generate substantial truck traffic, dust, glare, noise, odors, heat or vibration. LMC 16.24.030.D.1. Prohibited uses also include those that are not in compliance with the aesthetic standards of the area, those that will not enhance the marketability of the area, or those that will adversely impact the city’s economic development strategies for the WD zone. *Id.* D.2. Uses that fall within the latter category of prohibited uses include cemeteries, park and ride lots, and heavy industrial uses like motor freight terminals, machine shops, solid waste disposal, and warehouse facilities. *Id.*

C. Key Development Standards and Entitlement Considerations

Development of the OSED Concept or the Revised Concept in the WD zone will require a CUP, site plan review and potentially State Environmental Policy Act (“SEPA”) review. It appears a “connectivity master plan” will be required because the Property exceeds the 450-foot block length maximum in the WD zone and therefore requires construction of a

mid-block connection. *See* LMC 16.24.040.B; LMC Table 16.24.050-1. The preliminary site plan scheme you've shared with us for the Revised Concept appears to already contemplate this mid-block connection on the eastern set of parcels bounded by Selma Street SE and Golf Club Road SE, but additional improvements will likely be required to meet the City's vision for a mid-block connection, as discussed further below.

1. **SEPA**

Depending on size, the development may require SEPA review or be exempt. The City of Lacey's typical SEPA categorical exemption thresholds for new development are 4,000 square feet or 20 parking spaces. LMC 14.24.055.A.1. However, Lacey has adopted higher thresholds of 30,000 square feet and 90 parking stalls for certain kinds of development, including office and general commercial development. LMC 14.24.060.A.2. The Code only categorizes Emergency Medical Centers as "[p]ublic safety and emergency response facilities," so it is not clear whether the proposed facility will be eligible for the categorical exemptions that are available to "office and general commercial development" uses. *See* LMC 16.66.020.D.

If the City finds that the proposal is a "office and general commercial" development for SEPA purposes, it may or may not be eligible for a categorical exemption from SEPA review based on the proposed size of the facility. The OSED Concept was anticipated to be less than 10,000 square feet in size with approximately 35 parking spaces, so it would be below the higher SEPA exemption threshold for office development, but would exceed the lower exemption threshold for other kinds of development, like institutional development. The Revised Concept exceeds the SEPA exemption threshold for any type of development, so it would require SEPA review. If the Revised Concept is pursued and environmental review is required, then SEPA review will be consolidated with the other administrative permit review processes required for the development - CUP review and site plan review. *See* LMC 14.24.170.A.

Regardless of whether SEPA review is required, the OSED project will need to meet certain environmental standards, including stormwater treatment, tree protection, and traffic mitigation standards, as discussed further below.

2. **Conditional Use Procedure.**

The CUP process required by recent revisions to the City Code is involved, but not insurmountable. The major features of this process are as follows.

- The applicant participates in a pre-submission conference with City staff to review conceptual project design and discuss procedural steps. Following the meeting, staff will provide a written summary of requirements that apply to the project.
- The Community Development Department distributes the completed application materials to affected City agencies and departments with request for finding and

recommendations, which are then consolidated into a staff report to the City's Hearing Examiner.

- After an application is deemed complete, required public notice includes physical postings at the site, at the nearest intersection, and at City Hall; publication in the City's official newspaper; and mailed notice to all owners of property within 300 feet of the subject premises.
- Following the close of the comment period and at least ten days after the City's staff report is issued, the City Hearing Examiner conducts an open-record public hearing.
- Within ten working days of the hearing, the Examiner issues formal findings and a written recommendation to the Council. The Examiner has broad authority to recommend (A) approval, (B) approval subject to conditions "as are necessary to secure adequate protection for the locality," (LMC 16.66.100), or (C) denial.
- The Council meets within 30 days of the Examiner's recommendation. The Council may vote to accept, modify, or reject the recommendation and the project. If the Council modifies or rejects the Examiner's decision, then that action must be based on the open record hearing and findings of fact and conclusions summarized by the Examiner.
- Parties with standing under the Land Use Petition Act, Ch. 36.70C RCW, have 21 days to appeal a Council decision to Superior Court.

See generally LMC 16.66.070-100; Development Guidelines at 1B (PDF pp. 5-11) and 1C.050 (PDF pp. 13-15).

A copy of the City's CUP application form may be viewed [here](#), a sample public notice may be viewed [here](#), and a sample Examiner's recommendation (as considered by the Council) may be found [here](#). The various environmental performance standards that the Examiner will consider may be found at LMC 16.57, and are further discussed subsection 3, below. These environmental standards govern maximum noise levels, emissions, and vibration or concussions.

The City of Lacey recently approved the Providence-related 104-bed Olympia Behavioral Health Hospital via this CUP process. Based on the public record, that permit took approximately 10 months to receive approval. The application was submitted in August 2020, there was a comment period in September 2020, the City issued a MDNS as its SEPA decision in April 2021, the Hearing Examiner's hearing was held in May 2021, and Council approved the use in June 2021. All the public comments on the proposal appear to have been complementary, and the Council approved the use without any modification to the Examiner's recommendation.

2. Site Plan Review

A site plan review process is also required for all commercial projects within the WD zone, but applicants may request (and in some circumstances are *required* to undergo) a consolidated quasi-judicial process for both the site plan and the CUP. LMC 16.24.090; Development Guidelines at 1B.030; *see also* LMC Ch. 16.84. This consolidation eliminates procedural redundancy, but also allows the Council and the Examiner to potentially provide greater input into the project's design features. (When a site plan review is not accompanied by a CUP or other quasi-judicial application, City professional staff would generally conduct design review and decision-making without robust input or involvement by Examiner or Council.)

The site plan review process allows the City (in this instance, the Council acting based on the staff report and the Examiner's recommendation) to oversee the application and implementation of development standards and design treatments to ensure new buildings in the WD zone meet the City's intent for development in this area. The development standards are generally set out in Chapter 16.24 of the LMC, but the design treatments are contained in a separate document titled "Pacific Northwest Architectural Style Guidelines and Design Character Elements."¹ Note that the City is empowered to adjust applicable development standards through the site plan review process if it determines the adjusted standard will perform as well as the original standard. *See* LMC 16.24.040.C.2-.3.

3. Key Development Standards

Key development standards applicable to the OSED Concept or the Revised Concept based on the WD zoning are discussed below.

Height: The LMC sets out a minimum building height of 20 feet within the Pacific Avenue Urban Neighborhood and a minimum building height of 30 feet within the Woodland Square Urban Neighborhood. LMC Table 16.24.060-1. The overall height limit applicable to most of the Property (area east of Selma Street SE primarily) is 150 feet, with a maximum podium height of 55 feet. LMC Figure 16.24.060-1; LMC Table 16.24.060-1. A small portion of the Property Multicare is interested in purchasing on the west side of Selma Street SE has a height limit of 60 feet. *Id.*

According to the site plan for the Revised Concept, the proposed building is three stories tall so we assume it would meet the minimum height limits but not exceed the podium height limit (which triggers additional upper-level setbacks).² *See* LMC 16.24.060.

¹ Available here: http://www.ci.lacey.wa.us/Portals/0/docs/community_development/planning_documents/07-05-16_promotional_brochure_style_guidelines_rev.pdf.

² Note, these design features may need to be applied to both the Pacific Avenue and Golf Club Road, as both are considered primary streets in Lacey's street hierarchy. LMC Table 16.24.060-1.

Parking Ratios: Lacey will require specific vehicle and bike parking ratios based on how it classifies the OSED and Revised Concept uses, and application of specific parking ratio tables in the LMC. Determining the applicable parking ratio is within the purview of the Site Plan Review Committee. LMC 16.72.030.A. If the OSED or Revised Concept (or components of each) is determined to be most similar to a commercial medical office use, then the minimum number of vehicle parking stalls required will be 2 per 1,000 square feet of gross floor area and the maximum will be 4 per 1,000 square feet of gross floor area. *See* LMC 16.72.030, Table 16T-13. If the OSED or Revised Concept (or components of each) is determined to be most similar to an institutional hospital use, then the vehicle parking ratio is tied to the number of beds, with the minimum ratio 0.5 per bed and the maximum 1 per bed. *Id.* The bike parking ratio would be the same under either use designation, with the required number of stalls equal to 1 space per 15 vehicle parking stalls. *Id.*

The Revised Concept site plan shows approximately 148 vehicle parking stalls on the assumption the use will be deemed similar to a commercial medical office use. This would meet the maximum requirement if all the uses in the building were considered medical office (minimum would be 74 stalls). If components of the Revised Concept (like the level 1 emergency room) were treated like a hospital, however, then further study would be needed to confirm that proposed parking did not exceed the maximum number of parking spaces allowed. Given this, we recommend the parking ratios be confirmed with the City during a pre-application meeting once the interior space portions are further refined. As the preliminary site plan does not appear to indicate any bike parking stalls, the design team should add bike parking to the plan.

Parking Location: Surface parking is allowed within the Pacific Avenue and Woodland Square Urban Neighborhoods, however, it is not permitted adjacent to a “primary street” like Golf Club Road within the Woodland Square sub-district. *See* LMC Table 16.24.060-3. It is hard to discern the exact district boundaries on the Revised Concept site plan, however, it appears to show some surface parking in the portion of the Property within the Woodland Square sub-district adjacent to Golf Club Road, which isn’t allowed. The sub-district boundary with respect to the proposed site plan improvements should be confirmed to check compliance with this standard.

Further, the LMC does not specifically say that off-site accessory parking is allowed in the Pacific Avenue and Woodland Square Urban Neighborhoods, so whether surface parking will be allowed on the properties that are not currently owned by Multicare but are of interest should be confirmed further with the City. As this parking would be on separate lots bisected by the Selma Street SE right-of-way the City may consider this “principal use” parking, which is not clearly allowed by the use tables in the LMC either. *See* LMC 16.24.030 (although principal use surface parking is not designated as a prohibited use either.). If the Property was consolidated via a street vacation, discussed further below, then this off-site / accessory surface parking question would no longer be an issue as the Property would be considered one “site” for the purposes of applying development standards.

Setbacks: There are no required side or rear yard setbacks for commercial development within the Woodland Square and Pacific Avenue sub-districts for buildings that do not exceed the podium height. LMC Table 16.24.060-1. Setbacks along the Pacific Avenue and Golf Club Road street frontages will be based on the frontage type selected, as discussed further below. Unless one of the landscape improvement frontage types are used, it appears the LMC requires a building to be built to the street property lines, called “build-to” lines, except on Pacific Avenue, which has a build-to line five feet back from the property line. LMC Table 16.24.050-7.

For surface parking in both the Pacific Avenue and Woodland Square Urban Neighborhoods, however, there is a required ten foot minimum rear and side setback, and a ten-foot front setback where the property adjoins a secondary street. *See* LMC Table 16.24.060-3. The Revised Concept site plan appears to show sufficient buffers on the edges of the Property to meet these surface parking setbacks.

Building Depth: The LMC appears to require a minimum building depth of 40 feet in most instances. *See e.g.*, LMC Tables 16.24.070-1 to -4. It is not clear from the Revised Concept site plan whether the building meets this depth requirement.

Frontage Design: The LMC contains standards for the frontage treatments that are allowed for new developments in the WD zone. *See generally* LMC 16.24.070. These standards are fairly prescriptive (as opposed to subjective), in order to ensure new development meets the City’s overall vision for development in this area. The development concept must comply with one of the frontage types allowed for its Pacific Avenue and Golf Club Road frontages. Along Pacific Avenue, any of the frontage types set out in the LMC are allowed. Such frontage types include linear, forecourt, porch-stoop-terrace, landscape building, low wall and trellis, urban wall or fence, and landscape setback frontage types. *See* LMC Table 16.24.050-2. The linear, forecourt, and porch-stoop-terrace frontage types apply to buildings, while the other frontage types are landscape improvement treatments. Along the Golf Club Road frontage, all of the same frontage types are allowed except landscape building and landscape setback frontage types are not allowed. *Id.* The design team for the development should take a close look at the frontage requirements and determine what compliance method would be the best fit for the selected proposal.

Site Landscaping: In addition to meeting requirements for a specific frontage type, site landscaping requirements may be required to provide a buffer between the proposed use and the adjacent uses to the north. *See* LMC 16.80.030.

Street Improvements: Certain existing streets are required to meet standards for street improvements, including provisions for sidewalks, curb installation, and street trees. *See* LMC Table 16.24.040-2.A. Street improvements will need to be constructed for the portion of Pacific Avenue that fronts the Property. *Id.* Street improvements may also need to be constructed along Golf Club Road. *Id.* B. The Revised Concept site plan appears to show sidewalks adjacent to Pacific Avenue and Golf Club Road that appear to account for the

LMC's requirements but this will need to be studied closely. Based on Google Maps photos, street trees may already exist along Golf Club Road and those may be able to be retained. Further, because the block length of the portion of the Property between Selma Street SE and Golf Club Road is greater than 450' (approximately 560') it is likely that a mid-block connection (also called a through-block connection) will be required across the Property. The Revised Concept appears to show a connecting driveway that could serve as this connection, but additional pedestrian facilities will likely need to be added for it to meet the City's vision. *See* LMC Table 16.24.050-1; LMC Figures 16.24.050-8 and -9.

The LMC also contains a "design toolbox" section that further addresses (a) street and through-block connection crossings, and (b) traffic calming approaches, and provides guidance on street improvements, including pedestrian crossings, where they are required. *See* Table 16.24.080-2, -3. There are some notes in the LMC indicating certain improvements are required on Pacific Avenue. Those notes should be given close scrutiny by the design team, and any required improvements should be confirmed with the City of Lacey.

Vehicle Entrances: The maximum number of driveways allowed is 1 per 100 feet of block frontage, and each driveway must be at least 40 feet from an intersection. *See* LMC Table 16.24.050-1.D. The maximum driveway width is generally 24 feet, although this maximum may be increased by 20 percent for the portion of the Property within the Pacific Avenue sub-district. *Id.* n. 3. The Revised Concept site plan shows one curb cut on Golf Club Road, three curb cuts on Selma Street SE into the main portion of the Property, and two curb cuts on Selma Street SE into the overflow surface parking area. This configuration should be permissible based on the length of each of those frontages (approximately 560', 515', and 230' respectively). Dimensions of the driveways are not provided on the site plan, however, so the design team should verify that the curb cut width and distance from the nearest intersections meet the LMC's requirements.

Authority to Modify Design Standards: For Conditional Uses, the design standards for permitted uses form the baseline development standards, so the development standards above are generally applicable. However, the Community and Economic Development Director is also authorized to modify certain development standards for such uses when variation from the baseline standards is found to be reasonable to protect adjacent properties or the health and general welfare of the community. LMC 16.66.050. The development standards that may be modified include the off-street parking requirements, and landscaping, buffering, and screening requirements. *Id.* C.

D. Aquifer Recharge Critical Area

Thurston County mapping information indicates the Property contains Indianola Soils, which are a Category I Aquifer Recharge Area soil type; thus, the City will likely consider the Property to be within a Category I Aquifer Recharge Critical Area. *See* LMC 14.36.070. In general, development is allowed within Aquifer Recharge Critical Areas, but some uses that pose a high risk of groundwater contamination, like agricultural and solid waste uses, require

additional measures to protect groundwater. *See* LMC 14.36.100. Our understanding is that neither the OSED use nor the Revised Concept uses will involve uses that are likely to contaminate groundwater (like the handling of hazardous waste), therefore, it is unlikely the aquifer recharge designation would pose any issues for the development of the Property. Nevertheless, the Aquifer Recharge designation will require a special critical-areas review as part of the site plan review process. LMC 14.36.090. A hydrogeological report will also likely be required. LMC 14.36.130.

E. Environmental Performance Standards

Another restriction of note is that Lacey has set environmental performance standards that must be met with any development or use of property in the City. *See* LMC 16.66.040.A; LMC 16.57.030. One such standard we previously flagged on another property in Lacey that was considered for an OSED is the environmental performance standard for noise. Basically, Lacey limits the noise decibel levels allowed on receiving properties. *Id.* As ambulances with sirens may potentially leave the development at all hours of the day and night, Multicare should study the noise standards and ensure they can be met, especially as several single-family homes are located nearby. We understand sirens will be regulated through the contracts with specific ambulance providers that would serve the Property, and that this has been sufficient for other sites.

F. Traffic Concurrency and Mitigation Payments

The City of Lacey will likely require submittal of anticipated traffic generation information to perform a concurrency analysis—i.e., a determination that the development does not cause the street and transportation system capacity to fall below the City’s level of service standards. *See* LMC 14.21.030. In addition to concurrency analysis, it appears the City may require traffic mitigation payments based on the number of PM Peak Hour trips attributable to a development. *See* LMC 14.21.040.

G. Tree Protection

Lacey has fairly strong tree protection, retention, and replacement standards that will be implicated with the development. Lacey will likely require a tree protection report as part of the site plan application, review of the development plans for the Property by the City’s arborist, designation of a “tree tract” equal to five percent of the gross site area, and a tree protection plan and planting of new trees, to meet the City’s goal of “no net loss of tree canopy.” *See* LMC 14.32.060; .064.

H. Stormwater Standards

The development will be required to comply with Lacey’s Stormwater Design Manual. *See* LMC Table 16.24.040-3; LMC 14.27.020. Development projects with more than 2,000 square feet of impervious surfaces also require a construction stormwater pollution prevention

plan, and projects with more than 5,000 square feet of impervious surface require water quality treatment. The LMC contains a “design toolbox” of low-impact-development techniques that can be utilized to meet the Stormwater Design Manual’s standards. *See* LMC Table 16.24.080-1. Given the extensive surface parking lot envisioned with the Revised Concept, water quality treatment and LID techniques should be expected as a requirement of the development.

I. Mazama Pocket Gopher

Thurston County records indicate the Property is within a “Mazama Pocket Gopher Soils Preference Review Area.” The Mazama Pocket Gopher is a federally listed threatened species protected under the Endangered Species Act (“**ESA**”), which is administered by the U.S. Department of Fish and Wildlife (“**DFW**”), and prohibits activities that result in harm to listed species (called “takes”). Where found, the Pocket Gopher’s habitat is also considered Habitat Conservation Critical Area, which is a City-designated Critical Area subject to further restrictions on development. *See* LMC Ch. 14.33. If Gophers are found on the Property, then the protections afforded to Gophers under the ESA and the City’s Habitat Critical Area restrictions will make development hard, although likely not impossible. DFW can issue permits that allow incidental impacts to listed species (called “incidental takes”), along with the implementation of conservation plans. The City could also allow development within or adjacent to the Pocket Gopher habitat based on information that the development does not degrade the value of the habitat, or is adequately mitigated. *Id.*

We had prior discussions with a City Planner on this subject during the due diligence review for another OSER site Multicare was considering in Lacey. At that time, the City Planner indicated that the City does not maintain information about where Pocket Gophers may be located, although anecdotal evidence suggests they are only found near the Capitol City Golf Course. The Capitol City Golf Course is in south Lacey, not nearby the Property, so the likelihood of Pocket Gophers being found on the Property is low. Staff confirmed in November of 2021 that this informal assessment had not changed. If Multicare wanted to further confirm the presence of Gophers on the Property, it could initiate discussions with Thurston County staff familiar with the Gophers’ range, and / or obtain a biological assessment of the Property.

IV. Potential Street Vacation

You also asked us to consider the process for a potential street vacation of Selma Street SE, which would allow consolidation of the Property into one site. In Washington, street vacations are at the discretion of the controlling jurisdiction, here the City of Lacey. *See* RCW Ch. 35.79.

The street vacation process first requires the filing of a vacation petition that must be signed by owners of more than two-thirds of the property abutting the portion of the street sought to be vacated. LMC 12.32.010; RCW 35.79.010. Upon filing the petition, the Council will pass a resolution setting a time for a public hearing to consider the petition between 20

and 60 days later. After the hearing, the Council will determine whether or not to vacate the roadway. RCW 35.79.030. If the vacation petition is granted, then the City may reserve easement rights in the roadway for public utilities, and ownership of the roadway will not be transferred to the adjacent owners until the owners compensate the City for the land, which compensation shall be determined by an appraisal. *Id.*; LMC 12.32.020, .030.

It appears the City of Lacey most recently completed a street vacation in 2014, so they are not a common occurrence. *See* Ord. 1446. To accurately assess the City's willingness to grant a street vacation if Multicare is successful in controlling two-thirds of the applicable property (or convincing other owners to join in the petition), we recommend gauging support for a possible street vacation with the City's Community and Economic Development Department and potentially individual City Councilmembers prior to filing the petition.

The typical standard for granting a street vacation in these circumstances is whether the roadway is needed for public purposes or not—and the local jurisdiction has significant discretion in evaluating need. However, it's worth noting that the procedural steps required for a CUP could also help build support for a vacation. In other words, the vacation process could be more efficient when paired with a CUP than it would be as a standalone effort.

Last, there are some block size standards in the LMC for the WD zone that may need to be considered even if the street is vacated and the Property consolidated. For instance, the maximum block perimeter for cars in the Woodland Square and Pacific Avenue sub-districts is 1,800 feet. LMC 16.24.050. It appears a full vacation of Selma Street SE would result in a block pattern that exceeds this standard. Whether this would be a barrier to the City's support for a vacation, or whether it would require installation of a private through-street development should be discussed with Lacey Community and Economic Development Department staff.

V. Conclusion

In sum, it appears the OSED Concept or the Revised Concept would be conditionally allowed on the Property. However, there is some uncertainty as to (a) whether the City will allow off-site surface parking in the Revised Concept; and (b) what conditions the City may require to mitigate potential impacts (actual or perceived) of this conditional use. We recommend further discussion with the City of Lacey prior to purchasing additional parcels on the west side of Selma Street SE. Either development concept would require a CUP and site plan review process, but SEPA review will depend on the ultimate size of the facility. MultiCare could also use the site for a medical office complex without an emergency room, which would likely avoid City Council review or involvement in the entitlements process.

Further, although the Property is in the downtown core of Lacey and allows significant development like high-rise buildings, it appears the development standards would generally allow the OSED Concept or the Revised Concept as long as development standards like the frontage treatment requirements and through-block connections are met. There is also limited opportunity to modify development standards because these concepts would involve

Toti Walia and Dudley Carpenter
November 10, 2021
Page 15 of 16

conditional uses. Compliance with environmental protection standards for noise, Aquifer Recharge Critical Areas review, stormwater, traffic concurrency, and tree protection will also be required, in addition to protection of Mazama Pocket Gophers if they are present on the Property.

ND: 4812-4624-7264v6

Exhibit A

City of Lacey Zoning Map Excerpt



Red Area – Woodland District Zoning

Red Boxes – Approximate Property Boundary



420 COLLEGE ST SE
LACEY, WA 98503

CITY COUNCIL

ANDY RYDER

Mayor

CYNTHIA PRATT

Deputy Mayor

JASON HEARN

LENNY GREENSTEIN

MICHAEL STEADMAN

RACHEL YOUNG

CAROLYN COX

CITY MANAGER

SCOTT SPENCE

October 10, 2018

Abigail Pearl DeWeese
Hillis Clark Martin & Peterson P.S.
999 Third Avenue, Suite 4600
Seattle, Washington 98104

Subject: Woodland District Zoning Code Interpretation Re: Case #18-165, Emergency Medical Center

Dear Ms. DeWeese:

We have reviewed the information submitted on July 26, 2018 regarding the off-campus emergency department proposed for 4306-4312 Pacific Avenue and 916 Selma Street. These properties are zoned Woodland District. You request a determination as to whether an off-campus emergency department would be a permitted use within the Woodland District zoning district. Following review of the information submitted, and of LMC 16.24 'Woodland District', we have determined that an emergency department use as described in the submitted documentation would be permitted within the Woodland District subject to compliance with the District's form-based code (LMC 16.24) and all other applicable sections of the Lacey Municipal Code.

If you have questions, you may reach me at 360.491.5642.

Sincerely,

Rick Walk, AICP
Director of Community and Economic Development

Cc: file #18-165



TDD Relay
1-800-833-6388

City Council
(360) 491-3214

City Manager
(360) 491-3214

City Attorney
(360) 491-1802

Community Development
(360) 491-5642

Finance
(360) 491-3212

Park & Recreation
(360) 491-0857

Police
(360) 459-4333

Public Work
(360) 491-5600

Fax #
(360) 438-2669





TRANSMITTAL MEMORANDUM

Department of Community Development
420 College St. SE, Lacey, WA 98503
360-491-5642

Date: January 5, 2022

Project Name: **Lacey OCED**

Case Number: **BLA21-0010LA**

H.T.E. Case Number: **21-306**

Parcel Number(s): **69200000700, 69200000800, 69200001000, 69200001200 and 69200001201**

Please review the attached project information and notify **Sarah Schelling, Senior Planner**, in our office in writing of any comments or recommendations by **January 19, 2022**. Your comments will become part of the record and utilized in the decision-making process. You may either mail your comments to the above-mentioned address or e-mail them to sschelli@ci.lacey.wa.us.

TYPE OF APPLICATION:

Conditional Use Permit for Emergency Medical Facility, Lot Consolidation

TO:

- ✓ Building Codes – Terry
- ✓ Fire Codes – Asher
- ✓ Development Review Division - Tom
- ✓ Traffic Division – Chris Stolberg, Martin Hoppe
- ✓ Water Resources Engineer - Doug
- ✓ Erosion Control - Carlos
- ✓ Surveying Division – Monty
- ✓ Finance Department
- ✓ Addressing – Marci
- ✓ Police Department – Joe Upton
- ✓ Site Plan Review Committee
 - R. Walk, S. Spence, S. Egger
- ✓ Grant Beck, Planning and Development Services Manager
- ✓ City Arborist – Kevin McFarland
- ✓ Thurston County Treasurer
- ✓ Assessor, Account Management
- ✓ Puget Sound Energy – Amy
- ✓ Comcast – Matthew Herrington
- ✓ Intercity Transit

If comments are not received by the date noted above, it will be construed that your agency/department does not have any comments or objections to the project as proposed.

EXHIBIT 16

NOTICE OF APPLICATION

The City of Lacey Department of Community & Economic Development has received the following application for Conditional Use Permit and Woodland District Review:

Date Application Received: December 3, 2021

Project Name: Lacey OCED (project #21-306)

Project Description: Construction of a 10,000 square foot, emergency medical office building, with associated parking stalls, stormwater and landscape improvements. A lot consolidation application is also included.

Project Location: 4312 Pacific Avenue Southeast, Lacey, Washington 98503.
The parcel numbers are 69200000700, 69200000800, 69200001000, 69200001200 and 69200001201.

The following studies and/or reports are required as a part of this application:

Stormwater Report/Stormwater Site Plan

This Application will undergo the following approval process:

Other Permits/Approvals¹ Required: Commercial Design Review, Public Works civil drawing approval, grading and building permit approvals.

No preliminary determination of consistency with City plans or standards has been made. At minimum, this project will be subject to the following regulations:

Lacey Municipal Code 16.66 'Conditional Uses'; LMC 16.24 'Woodland District'; LMC 16.80 'Landscaping Requirements'; LMC 16.72 'Off-street Parking and Loading'; LMC 14.23 'Design Review'; LMC 14.24 'Environmental Protection'; LMC 14.32 'Tree and Vegetation Preservation and Protection'; International Building Code; International Fire Code; and Public Works Development Guidelines and Public Works Standards.

On January 5, 2022 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.

¹ This application and related studies are available for review at the Department of Community & Economic Development, Lacey City Hall, 420 College Street SE, Lacey, Washington or on the city of Lacey website at http://www.ci.lacey.wa.us/city-government/city-departments/community-and-economic-development/planning-zoning/current-planning/projects_under_review-. For more information please contact the Community Development Department at 360-491-5642 during normal business hours, typically between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Anyone may review any document submitted as part of this project application and may comment on this proposal. No action will be taken on this application for 14 days from the date of this notice or before January 19, 2022.

If you would like to make written comments, these may be directed to Sarah Schelling, Senior Planner in the Department of Community & Economic Development at 420 College St. SE, Lacey, WA 98503, by email at sschelli@ci.lacey.wa.us, or in person at 420 College Street SE. If a public hearing is required as part of the application review process, any member of the public may request to be notified, and may give written or oral comment on the proposal to the Hearings Examiner, and may request a copy of any decisions made on the project. A request for advance notification should be made to the Department of Community & Economic Development.

To: [Sarah Schelling](#)
Date: Wednesday, March 02, 2022 12:36:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)

Sarah,

The following are suggested draft Stormwater Conditions of Approval for the MultiCare OCED project:

“General Stormwater” conditions: Please include all of our typical conditions, such as requirements for compliance with the 2016 Stormwater Design Manual, retaining/dispersing/infiltrating all stormwater on-site, etc. (for example, see #19-92 Olympia Behavioral Health, conditions #70-76).

“Specific Stormwater” conditions for this project/site:

1. The project site is located in a Category I Critical Aquifer Recharge Area, thus enhanced treatment of stormwater runoff from pollution-generating surfaces is required.
2. A complete Construction Stormwater Pollution Prevention Plan (SWPPP) shall be submitted and approved, and the site inspected by the City of Lacey, prior to any site-disturbing activities such as clearing or grading.
3. All stormwater management BMPs and facilities shall be designed and constructed in compliance with the applicable criteria specified in the City of Lacey 2016 Stormwater Design Manual.
4. Cross-section details shall be provided in the plan set for each stormwater treatment/infiltration facility, showing design elevations, features such as conveyance pipes and monitoring ports, and any subsurface conditions that could affect infiltration performance.
5. Infiltration rate shall be determined for each stormwater infiltration location and depth per Chapter 7 of the 2016 Stormwater Design Manual, and facility design adjusted as needed for compliance with City criteria. The Drainage Control Plan Report shall include all data and calculations for determination of long-term design infiltration rates. Methodology shall be per Appendix 7A of the 2016 SDM.
6. Infiltration facilities not fully meeting the criteria in the 2016 Stormwater Design Manual may be subject to further analysis (e.g. mounding analysis) and/or performance verification testing.
7. Site plans, details, and the stormwater Maintenance and Source Control Manual shall clearly state that pavement may need to be removed, and other site improvements may be affected, due to infiltration system maintenance, repair, or replacement.

Thank you,
Doug

**CITY OF LACEY
DEVELOPMENT REVIEW
PUBLIC WORKS DIVISION
SITE PLAN REVIEW CONDITIONS**



PW FILE #: 118-20-121000
OWNER: Multi-care Health System
APPLICANT: Tammy Buyok
PROPOSED USE: 10,000 Square Foot Building
PLANNER: Sarah Schelling

COMMENTS DATE: 2/14/2022
H.T.E. CASE NUMBER: 21-306
NOTES BY: Tom Stiles

Specific Water Improvements:

1. A 12-inch water main shall be extended from Golf Club Road to Selma Street. From that location on Selma Street, an 8-inch main shall be installed in Selma Street and connected to the existing 12-inch main in Pacific Avenue.
2. To avoid disrupting frontage improvements installed with the proposed project, it is suggested that the 8-inch main be extended within Selma Street at this time to the north property line and connected to the existing 8-inch main in the alley north of this project. With this extension, the existing 2-inch poly water line shall be decommissioned and any remaining services transferred to the 8-inch main.
3. A domestic water service equipped with a Reduced Pressure Backflow Assembly device shall be installed for the proposed building. City of Lacey 2107 Development Guidelines and Public Works Standard Manual (DG&PWS) sections 6.120 F and Appendix P.
4. An irrigation meter with a Double Check Valve Assembly backflow prevention device shall be installed for all landscaped areas. (DG&PWS 6.120 F)

General Water Improvements:

5. For Irrigation lines located in the Right-of-Way, the following shall be stated on the irrigation plans and is a condition of approval: "The property owner adjacent to the public Right-of-Way will be responsible for maintaining and locating all irrigation lines located in the public Right-of-Way". (DG&PWS, Water, Irrigation 6.210)
6. Water system improvements shall meet the requirements of the City of Lacey, the Coordinated Water System Plan (CWSP), Department of Health (DOH),

City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. (DG&PWS, Water 6.010)

7. Extend water mains throughout the site to assure fire, water quality and domestic requirements can be satisfied. Water mains shall be extended on North or East sides of roadways or drive aisles six feet off the centerline. (DG&PWS, Water 6.020)
8. To assure adequate water is present for your project. Modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
9. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut", a disruption fee will be charged in accordance with Lacey Municipal Code 12.16.055.
10. The builder/applicant/owner is required to purchase each water meter prior to the issuance of each building permit. (DG&PWS Water 6.121)

Specific Sewer Improvements:

11. A sewer lateral shall be provided for the proposed building. The sewer lateral shall connect to a manhole, the sewer lateral shall not connect to manholes with an angle less than 90 degrees in relation to the outlet pipe. A manhole shall be set on the Selma Street main to provide sewer for the proposed building.
12. Proposed dumpster locations shall not be located over water and sewer mains.

General Sewer Improvements:

13. Any existing on-site septic tanks and drainfields shall be decommissioned as per Department of Ecology and Thurston County Department of Health standards.
14. All existing and proposed structures shall be connected to sanitary sewer. (DG&PWS, Sewer 7A.010) Public mains with associated appurtenances shall be installed to serve the proposed project with sewer.
15. Public sewer main extensions shall be located 6-feet off the centerline of the street/drive area on the South or West side. (DG&PWS, Sewer 7A.010)

16. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. (DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21)

Specific Stormwater Improvements:

17. Treatment and infiltration facilities shall be constructed for stormwater associated with the site, stormwater associated with adjacent properties currently discharging to the site along with the half street stormwater associated with Selma Street.
18. This site is located in a Category I Critical Aquifer Recharge Area, Enhanced treatment shall be incorporated into the stormwater design.
19. In conformance with the City of Lacey 2016 Stormwater Design Manual, soil quality and depth design criteria shall be incorporated into the site design and construction.

Please see Doug Christenson's comments for additional specific stormwater conditions

General Stormwater Improvements:

20. This project shall comply with the City of Lacey 2016 Stormwater Design Manual (LMC 14.27). Stormwater drainage and erosion control submittals shall be in conformance with the formatting, design and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
21. A final 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 and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 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 manual (SDM 2.2.1).
22. 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)

23. An individual roof drain infiltration system shall be installed for the proposed building. Storm water shall be dispersed throughout the site to simulate pre-development infiltration to the maximum extent possible.
24. 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 2016 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.
25. A Stormwater Facility Maintenance Manual per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City of Lacey. The maintenance manual shall be included in the drainage report as part of the stormwater site plan.
- The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.
26. 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)

Specific Transportation Improvements:

27. Pacific Avenue SE is classified as an Arterial roadway. As a condition of the form based code, the following shall be constructed with the project: a 10-foot sidewalk and 4-foot planter strip with required landscaping and irrigation. Right-of-Way to support these improvements shall be dedicated.
28. Golf Club Road SE is classified as a Major Collector roadway. As a condition of the form based code the following shall be constructed with the project: a 7.5 foot sidewalk and a 4-foot planter strip with required landscaping and irrigation. Right-of-Way to support these improvements shall be dedicated.
29. Selma Street SE is classified as a Major Local Residential roadway (see Detail 4-4.0 dated 12/15/2014 in the City of Lacey 2017 Development Guidelines and Public Works Standards Manual). However, this section of roadway will have a revised roadway section that requires 30 feet of half-street right of way. Right-of-Way dedication may be required and the

installation of the following half-street frontage improvements will be required: 5-foot sidewalk, 6-foot planter strip (with street trees, street lights, irrigation, etc.), 11-foot travel lane and an additional landscaped/irrigated area between the sidewalk and property line.

30. Overhead utilities along Selma Street shall be undergrounded. (DG&PWS, General Public Works Considerations 3.100 D)
31. In accordance with the form based code, a pedestrian connection between Golf Club Road and Selma Street shall be provided. Please incorporate the connection approximately aligning with 10th Avenue. Improvements shall include: a 10-foot sidewalk with a 6-planter strip on each side.
32. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight distance and minimum or maximum width requirements as outlined in the Development Guidelines & Public Works standards. (DG & PWS, Transportation 4B.025)

Full access (as proposed) shall be permitted onto Selma Street SE. The access point to Golf Club Road shall align with 10th Avenue; this access point will provide full access onto Golf Club Road.
33. Proposed access points to the site shall be through driveway cuts rather than curb returns with curb ramps.
34. Traffic mitigations as determined by the Commercial Traffic Generation worksheet or Traffic Impact Analysis are required. Conditions of Lacey Municipal Code 14.21 shall be satisfied.

Please see Martin Hoppe's comments for additional specific transportation conditions

General Transportation Improvements:

35. Existing curb ramps or other improvements that do not meet current Americans with Disability Act standards associated with the site shall be brought into conformance with the site development. (DG&PWS, 4C.030 7.)
36. Street lighting levels shall satisfy City of Lacey requirements for roadways and intersections. Street lighting is required for all streets fronting this project (Street lighting per City of Lacey spacing Standards). All street light designs shall be prepared by an engineering firm capable of performing such work. (DG&PWS, Transportation, Illumination 4E.010).

37. As a condition of final Public Works Approval, electrical services associated with street lighting, pump stations, or other applications (for the Public benefit as agreed to by the City) shall be transferred into the City's name. In order to change service, the applicant/owner must provide a copy of a billing statement to the City. If service has not been established, the applicant/owner must provide the following information to the City to establish service: Project Name (final subdivision name), service meter's number, address of the service meter, owner's contact number and address, and the type of items are being energized by the service. All fees associated with the installation of the service shall be the responsibility of the developer. **Without the information outlined above or a copy of a previous billing statement, the service will remain in the applicant/owner's name and they will be responsible for payment of the bills until such time as the information is received by the City.**
38. Fiber optic conduit shall be installed and conform to the standards and requirements as set forth in Chapter 4 (Transportation) from the Development Guidelines & Public Works Standards (DG & PWS, Transportation 4E.035).
39. All public streets within the City and the City's UGA boundary will be planted with trees to create a distinct and pleasant character for those roadways. The street trees located in the Development Guidelines shall be required in or along the public Right-of-Way, including medians. (DG&PWS, Transportation 4G.100)

General Surveying Requirements:

40. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as "utility" easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings (DG&PWS Chapter 3.110).
41. Landscaping within easement areas shall be limited to shrubs and other low growing vegetation without major root systems. Trees are prohibited within easement areas.
42. 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)

43. 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)
44. Right-of-Way shall be dedicated with this project. Right-of-Way shall be dedicated in conformance with the City or Regional Transportation plans, by the approved Traffic Impact Analysis, to accommodate modifications to existing curb ramps/driveway cuts upgrading them to current Americans with Disabilities Act requirements or as determined by Public Works. Dedications shall be determined by a professional Land surveyor. Dedication shall be submitted and approved by the City prior to plan approval (DG&PWS, Transportation 4B.060).
45. Immediately adjacent to the public Right of Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities (2017 Development Guidelines and Public Works Standards Roadway details).

Other Requirements:

46. 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). (LMC)
47. Prior to submitting civil drawings for review, Land Use Approval must be obtained.
48. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect. (DG&PWS 3.035)
49. 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)
50. All structures associated with this site shall be connected to City of Lacey utilities (DG&PWS 6.010 and 7A.010).
51. 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 for all approved final plans. (DG&PWS Chapter 3.040,B)

52. 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 for all approved final plans. (DG&PWS Chapter 3.040, J)
53. Certificate of Occupancy for the building will not be issued until all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. (DG&PWS 4B.080)
54. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate 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 sewer, stormwater, water, frontage, landscaping/irrigation, roadway and street lighting improvements (LMC 14.20.025).
55. If building permits are desired prior to improvements shown on the civil drawings being constructed by the applicant and approved by the City, a financial guarantee at a rate of 150% of the outstanding improvements within the Public Right-of-Way shall be submitted to the City. (DG&PWS 3.090 A.)
56. 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, two drainage reports and 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)
57. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip, median and the area within the Right-of-Way between the sidewalk and property line (weeding, pruning, irrigating, mowing, etcetera of the landscaping and street trees.) in the public Right-of-Way in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies these areas are being (and will continue to be) maintained shall be submitted to the City for review. (Development Guidelines & Public Works Standards, Transportation 4G.100D).
58. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time

period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.

59. A Bill of Sale for water, sewer and street lighting improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

End of Public Works Proposed Conditions of Approval



FIRE AND BUILDING SITE PLAN REVIEW COMMENTS

Meeting Date: 01/07/2022

Case # 21-306

Applicant Name: Lacey OCED

Project: Emergency Dept.

Location: 4312 Pacific Ave SE

Notes By: Terry McDaniel

Planner: Schelling

Timing of Installations:

1. One fire hydrant shall be installed, tested and approved prior to building permit issuance. LMC 14.07.501.

Fire Apparatus Access Road Requirement:

2. An approved 20-foot wide all-weather surface fire apparatus access roads shall be provided to within 150-feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10-feet from the building. IFC Section 503.1
3. An approved aerial fire apparatus access roadway shall be provided along one entire side of the building when any portion of the building is in excess of 30-feet in height from the grading median of the building to the roofing eaves. Said aerial fire-apparatus access road shall be not less than 26-feet in width and be not less than 15-feet away or further than 30-feet away from the building. Aerial and fire apparatus access roadways shall be constructed in accordance with AASHTO HB-17 Standards for a single axle weight load of 46,000 lbs. and a gross weight load of 65,000 lbs. IFC Section D105
4. An approved fire department turnaround may be required if the fire department access road has a dead end in excess of 150 feet. This may include the ambulance entrance area please show modeling of how emergency vehicles can turn around and park in this area.. IFC 503.2.5

5. The inside turning radius along fire apparatus access roadways shall be not less than 28 feet. (IFC Section D103.3)
6. The drive through canopy must have a clearance height of 13 feet 6 inches in accordance with (IFC Section D).

Fire Flow Requirements:

7. The required fire-flow for the building shall be not less than **1,500 gpm** for 3 hours in accordance with IFC Appendix B. Said fire-flow is based on square footage including a 50% credit for the installation of automatic fire sprinkler systems. IFC section 507.1 LMC 14.07.015.

Fire Hydrant Requirements:

8. Fire hydrants shall be provided every 300 feet in accordance with IFC table C102.1 and LMC 14.07 for the building. Fire hydrants shall be placed no closer than 40 feet from the building or structure protected. (Fire hydrants can be placed closer at the discretion of the fire Code Official. 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. **The building shall have its own FDC line with KNOX locking caps or plugs.**

Sprinkler System Requirements:

9. The purposed building shall be equipped with an approved automatic sprinkler system and shall be installed in accordance with NFPA 13 (2016 Edition) standards.

Fire Alarm System Requirements:

10. An approved addressable voice evacuation fire alarm system with supervised monitoring shall be provided throughout the buildings in accordance with the City of Lacey Municipal Code (LMC) and NFPA 72 Standards (2016 Edition).

General Requirements:

11. Approved 12" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. IFC Section 505.1; LMC 14.07.015
12. Fire extinguishers shall be provided every 75 feet in accordance with LMC 14.07 fire extinguishers shall be the 2a10bc type.

13. Please note we are under the International Fire Code 2015 Edition and all NFPA code requirements of the most recent year published.
14. A Fire Dept. and Police Dept. Knox box is required for the building in multiple locations. (LMC14.07).

Required Fire Inspections:

15. 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 tests. At least 24 hours shall be allowed for scheduling. (IFC Section 106.2)

BUILDING DEPARTMENT COMMENTS

APPLICABLE STANDARDS AND COMMENTS:

1. 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.
2. The proposed project shall comply with the accessibility requirements of the 2009 ICC A117.1-2009.
3. A grading permit is required for the proposed scope of work.
4. A Geotechnical Engineer Report is required for the project.
5. A Washington State licensed Architect and Engineer will be required for the project.
6. Addressing is assigned by Marci Price please contact 360-491-5642 or email Mprice@ci.lacey.wa.us

Please understand that the above noted items are only preliminary comments based on the information received. I can be reached at (360)438-2636 for any assistance.

Sincerely,

Terry McDaniel
City of Lacey
Plans Examiner/CFM
360-456-7783

Commercial Traffic Mitigation Fee Estimate

File/ Parcel Number: 6920000700, -0800, -1000, -1200, -1201

Thurston County Project Number: _____

Lacey PW File #: 21-306

Project Description: Lacey OCED

ITE Land Use Code: _____

Land Use Name: _____

Trip Rate: _____

Per: _____

During: _____

Sq. Feet Gross Floor Area: _____

Total Project Trips Generated: _____

Internal Capture Rate: _____

Passby Rate: _____

New Trips 13

Traffic Analysis Zone: 299

Total Trips in TAZ: 113

Updated: _____

Updated: _____

Updated: _____

Created: 04/06/2022 CRS

New	Existing	
<u>650</u>	<u>210</u>	<u>215</u>
(Free-Standing Emergency Room)	(Single-Family Detached Housing)	Single-Family Attached Housing
1.52	<u>0.99</u>	<u>0.57</u>
(1000 Sq. Feet Gross Floor Area)	(Dwelling Units)	(Dwelling Units)
of Adjacent Street, 1 hr. 4-6 PM)	PM Peak of Adj. Street, 1	of Adjacent Street One
<u>10.000</u>	<u>1</u>	<u>2</u>
<u>16</u>	<u>1</u>	<u>2</u>
<u>16</u>	<u>1</u>	<u>2</u>

Account Number	Project	2021/2022 Cost per Trip	TAZ Trips @ project	Distrib. Percent	Project Trips Generated	Commercial Credit	2020/2021 Traffic Mitigation
102-0000-224.50-03	45th Avenue and College Street Improvements	\$ 402.44	7	6.2%	1.0	0.5	\$ 201.22
102-0000-224.50-25	College Street Extension NE	\$ 1,068.16	3	2.7%	-	-	\$ -
102-0000-224.50-28	Carpenter Road Capacity /Safety Improvements Pacific to Shady Lane	\$ 1,246.19	2	1.8%	-	-	\$ -
102-0000-224.50-29	Mullen Road Capacity/Safety Improvements East of Ruddell	\$ 1,373.49	1	0.9%	-	-	\$ -
102-0000-224.50-33	Martin Way & I-5 Interchange Improvements	\$ 1,373.49	15	13.3%	2.0	1.0	\$ 1,373.49
102-0000-224.50-38	Carpenter Rd from Martin Way to Britton Parkway	\$ 1,373.49	2	1.8%	-	-	\$ -
102-0000-224.50-39	Marvin Road-- Britton to Columbia Drive NE	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-40	Rainier Road from Yelm Hwy to City Limits (near Beckonridge)	\$ 810.03	5	4.4%	1.0	0.5	\$ 405.02
102-0000-224.50-41	Yelm Highway Improvements Ruddell Road to East City Limits	\$ 1,373.49	2	1.8%	-	-	\$ -
102-0000-224.50-42	6th Avenue / Sleater Kinney Improvements	\$ 1,373.49	15	13.3%	2.0	1.0	\$ 1,373.49
102-0000-224.50-43	Golf Club Road Extension	\$ 186.97	-	0.0%	-	-	\$ -
102-0000-224.50-44	Martin Way / Hoh Street Intersection Improvements	\$ 249.29	3	2.7%	-	-	\$ -
102-0000-224.50-45	Willamette Drive / 31st Ave Intersection Improvements	\$ 311.61	-	0.0%	-	-	\$ -
102-0000-224.50-46	Hogum Bay Road Improvements	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-47	Carpenter Rd/Mullen Rd Intersection Improvements	\$ 362.75	1	0.9%	-	-	\$ -
102-0000-224.50-49	College Street Reconstruction -- Lacey Blvd to 37th Ave	\$ 1,373.49	24	21.2%	3.0	1.5	\$ 2,060.24
102-0000-224.50-50	Marvin Road and Britton Parkway Intersection Improvements	\$ 110.05	-	0.0%	-	-	\$ -
102-0000-224.50-51	31st Avenue Extension Hogum Bay to Marvin Road	\$ 1,373.49	-	0.0%	-	-	\$ -
102-0000-224.50-52	Britton Parkway and Carpenter Road Intersection Improvements	\$ 402.29	3	2.7%	-	-	\$ -
102-0000-224.50-58	Willamette Drive / Campus Glen Drive Roundabout	\$ 528.25	-	0.0%	-	-	\$ -
102-0000-224.50-53	2 & 3 Axle Truck Trip Fee	\$ 938.37			-		\$ -
102-0000-224.50-54	4 - 6 Axle Truck Trip Fee	\$ 3,118.67			-		\$ -
CITY OF LACEY PROPORTIONATE SHARE MITIGATION							\$ 5,413.45

Note: This estimate is prepared with the best available information. The City reserves the right to update this estimate at any time.

EXHIBIT 21

To: [Sarah Schelling](#)
Date: Wednesday, January 12, 2022 4:04:29 PM



REVIEW COMMENTS

BLA2100010LA

Owners: Multicare Health System

RE: 69200000700, 69200000800, 69200001000, 69200001200, 69200001201

- Original legal descriptions for 69200001200 & 69200001201 are incorrect; (1) both should read LOT 12, (2) "parcel B" includes then excludes the North 70' (should not exclude).
- Need address for NEW Lot.
- BLA Number needs to be on map.
- Include Auditor's Index listing $\frac{1}{4}$ $\frac{1}{4}$, in Title Block.
- Label NEW Lot.
- Remove parcel numbers from map.

Re-submit for Final Review.

Note Only: If any changes are made on boundary or lot lines, revised set of Blue lines and Lot Closures are required.

Memo: Verification Request for "Plat Name Approval" sent to Auditor's Office. (Please contact the Auditor's Office, 360 786-5405, for reservation and approval of Name for Plat, BSP, and Condo.)

Note Only: AMENDMENT to RCW 84.56.340, effective 07-27-03, no segregation of property for tax purposes shall be made unless all current year and delinquent taxes and assessments on the entire tract have been paid in full.

Note Only: If there are any buildings to be removed, a "Destroyed Property Form" must be completed by the property owner. This will remove the improvement value from the property assessment. You may obtain this form by calling Customer Service in the Assessor's office at 867-2200.

Kelli Dineen
Property Control Analyst
Thurston County Assessor's Office

Memo

Date: 1/19/2022

To: Sarah Schelling, Senior Planner

From: Ryan Stevens, LSIT

Subject: OCED Lot Consolidation

The following errors / deficiencies are noted on the above referenced BLA:

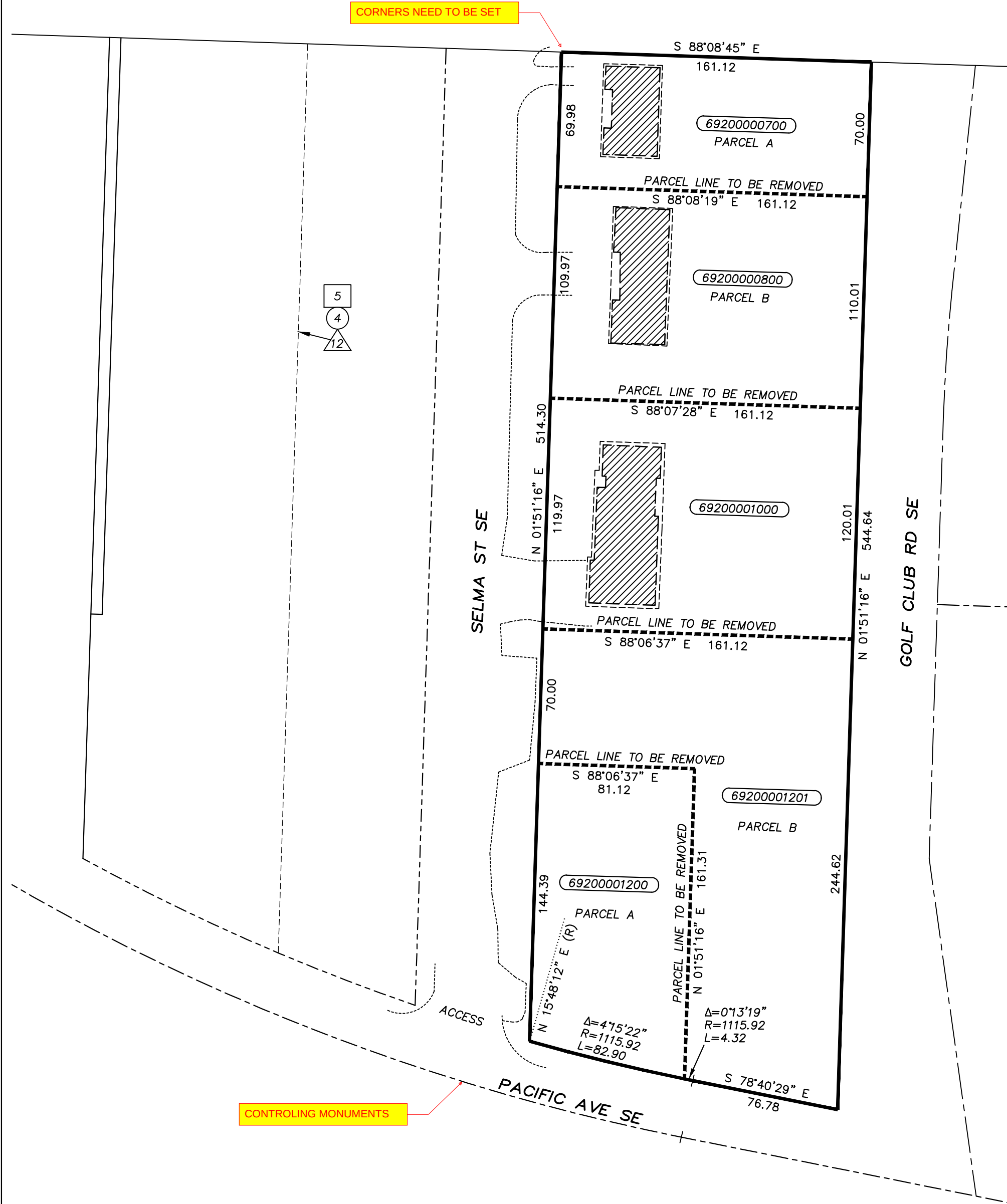
- Original Property Description for Parcel B needs to be corrected.
- A page index needs to be added.
- Corners need to be set (LMC 15.04.060)
- Controlling monuments for Pacific Ave SE need to be shown.
- Address for the new parcel needs to be shown.
- See attached for minor corrections.

Please make corrections and submit changes for final review.

Ryan Stevens, LSIT
City of Lacey, Survey Division
rstevens@ci.lacey.wa.us
(360) 412-3187

CITY OF LACEY BOUNDARY LINE ADJUSTMENT
NW 1/4 NE 1/4 SECTION 20, TOWNSHIP 18N, RANGE 1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON
OCED

CITY OF LACEY BLA NO. _____



NEW LEGAL DESCRIPTION:

LOTS 7 THROUGH 12, INCLUSIVE, OF POPKES' SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 85, IN THURSTON COUNTY, WASHINGTON.
SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., IN THE CITY OF LACEY, THURSTON COUNTY, WASHINGTON.

BOUNDARY NOTE:

SEE SHEET 3 OF 3 FOR CONTROL SCHEME.

METHOD OF SURVEY:

CONTROL WORK PERFORMED USING GPS/RTK METHODS WITH THE USE OF TOPCON GR5 RECEIVERS, TOPOGRAPHIC SURVEY PERFORMED WITH THE USE OF TOPCON PS 103 ROBOTIC TOTAL STATION.
THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.
WORK PERFORMED IN NOVEMBER OF 2021.

REFERENCE SURVEYS:

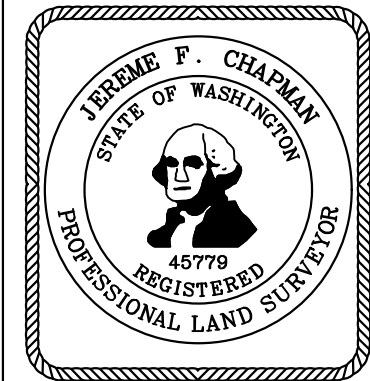
- R-1. BLA AFN 3181063
- R-2. SURVEY AFN 9101070276
- R-3. SURVEY AFN 4390029
- R-4. SURVEY AFN 8307270016
- R-5. BLA AFN 3428770
- R-6. ALTA SURVEY AFN 9201060150
- R-7. SURVEY AFN 8411060057
- R-8. SURVEY AFN 1101179 (VOL. 12, P. 111)
- R-9. SURVEY AFN 3473730
- R-10. SURVEY AFN 8604240012
- R-11. PLAT OF POPKES' SUBDIVISION, VOL. 11, P. 85
- R-12. MAP OF PACIFIC HIGHWAY, THURSTON COUNTY, PERMANENT HIGHWAY NO. 2C, DATED DEC. 17, 1981 OBTAINED FOR THE THURSTON COUNTY RIGHT-OF-WAY DEPARTMENT
- R-13. PLANS OF PROPOSED OLD PACIFIC HIGHWAY COUNTY ROAD PROJECT NO. 231 OBTAINED FROM WSDOT
- R-14. SURVEY AFN 3111152

ASSESSOR'S PARCEL NUMBERS:

69200000700	11,277 SF	0.26 ACRES
69200000800	17,721 SF	0.41 ACRES
69200001000	19,332 SF	0.44 ACRES
69200001201	24,716 SF	0.57 ACRES
69200001200	12,442 SF	0.29 ACRES
TOTAL AREA	85,488 SF	1.97 ACRES

LEGEND:

5 4 12 TITLE REPORT EXCEPTIONS. SEE SHEET 1 OF 3.



kpff
612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

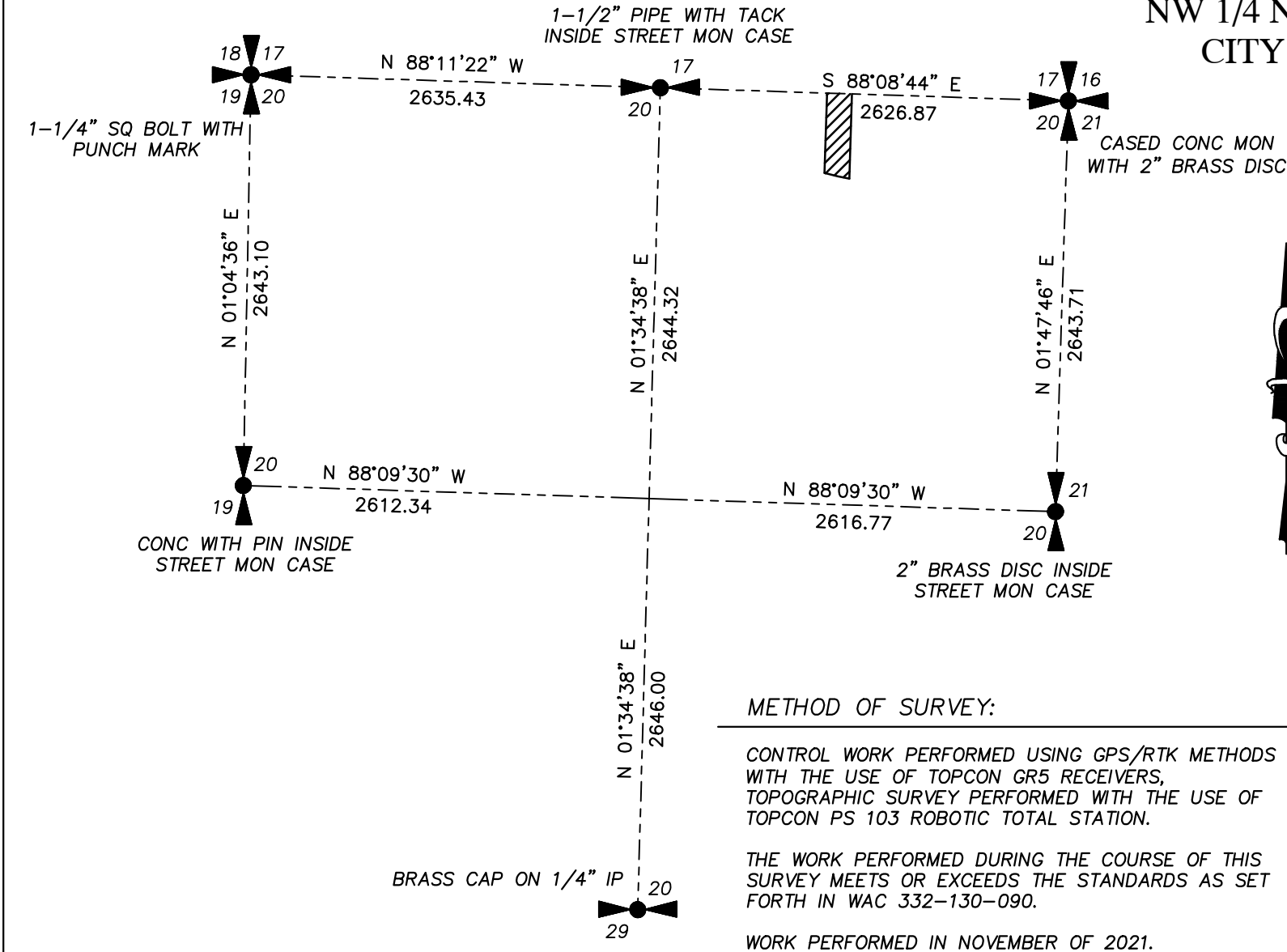
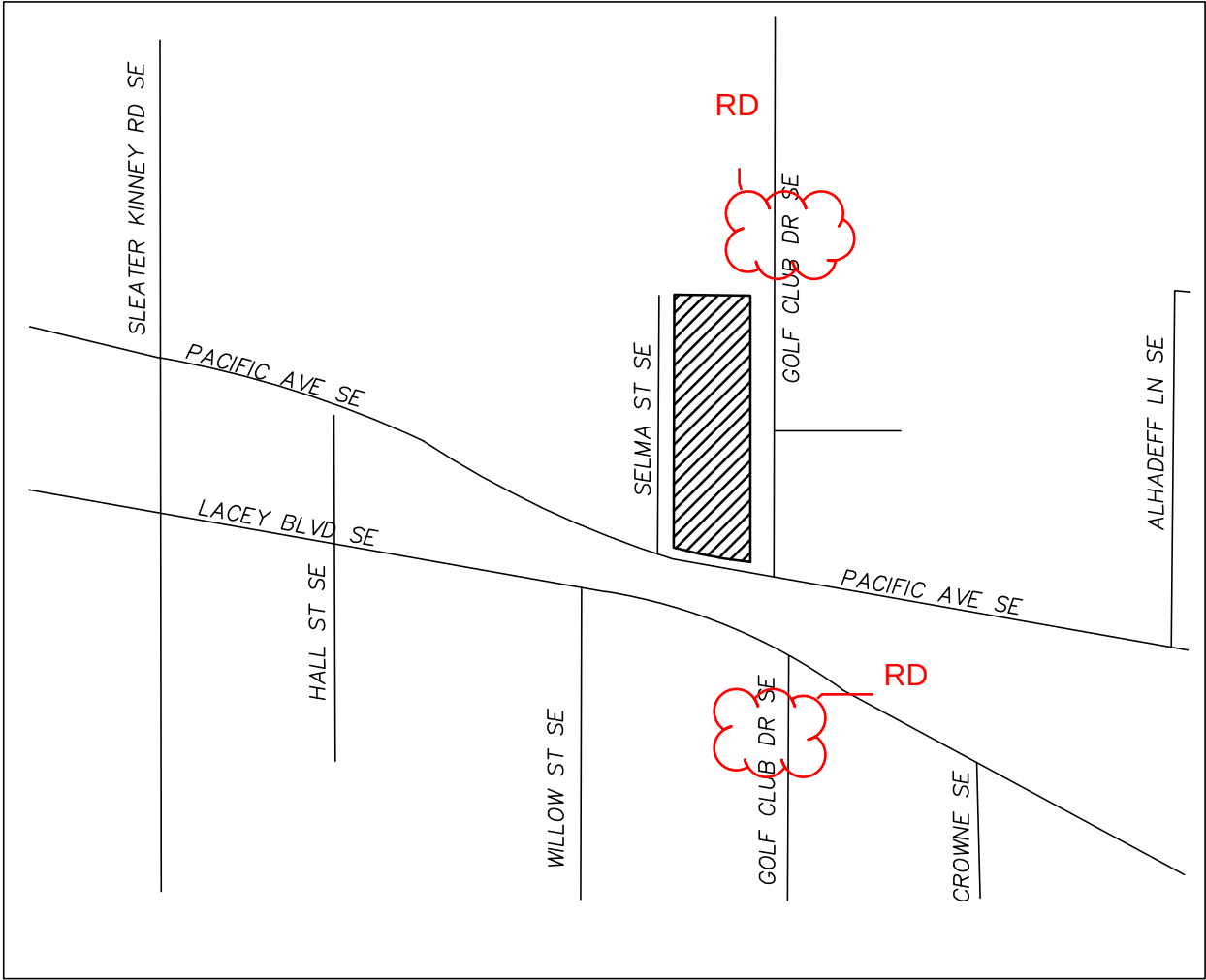
CITY OF LACEY BOUNDARY LINE ADJUSTMENT

NW 1/4 NE 1/4 SECTION 20, TOWNSHIP 18N, RANGE 1W, W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

OCED

CITY OF LACEY BLA NO. _____

VICINITY MAP



MERIDIAN: CITY OF LACEY GROUND SCALE COORDINATE SYSTEM
NAD 83/91, SOUTH ZONE 4602

REFERENCE SURVEYS:

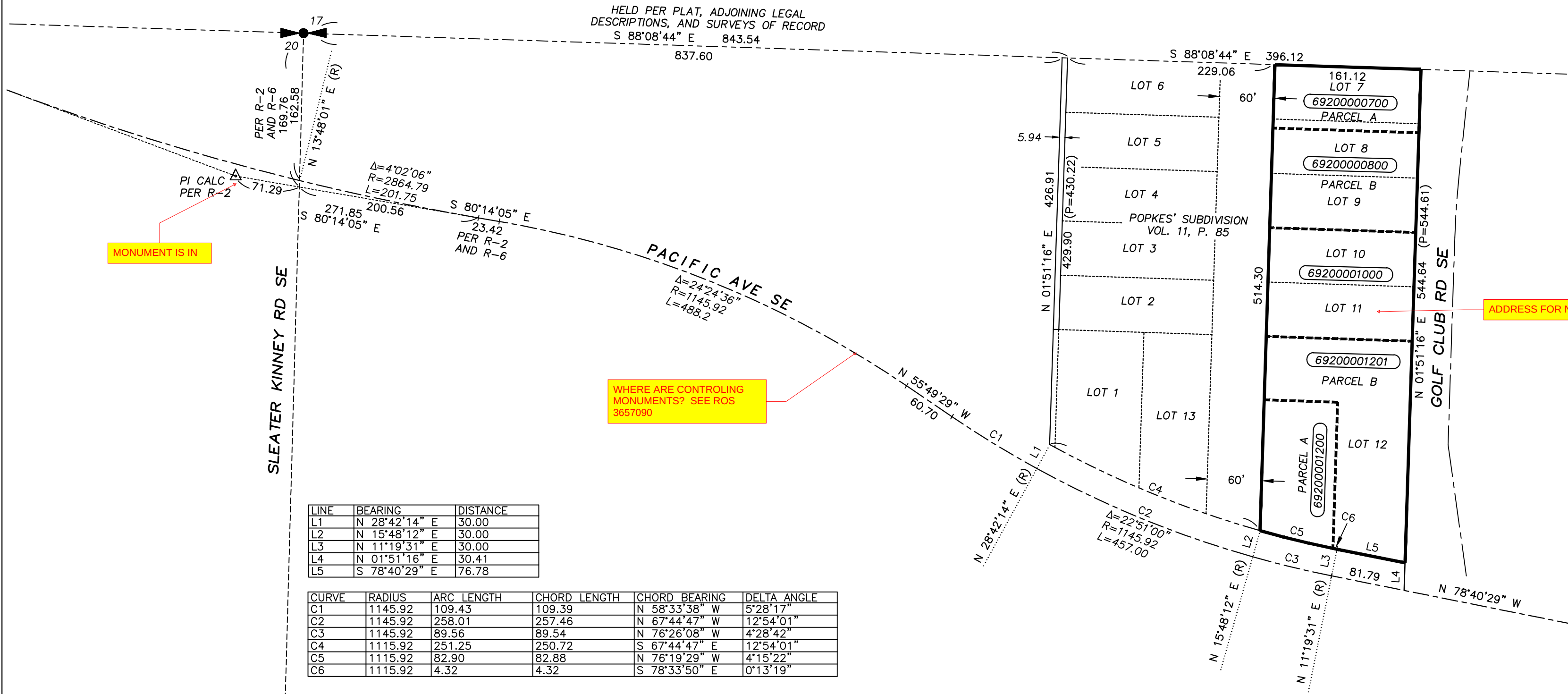
- R-1. BLA AFN 3181063
- R-2. SURVEY AFN 9101070276
- R-3. SURVEY AFN 4390029
- R-4. SURVEY AFN 8307270016
- R-5. BLA AFN 3428770
- R-6. ALTA SURVEY AFN 9201060150
- R-7. SURVEY AFN 8411060057
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METHOD OF SURVEY:

CONTROL WORK PERFORMED USING GPS/RTK METHODS WITH THE USE OF TOPCON GR5 RECEIVERS, TOPOGRAPHIC SURVEY PERFORMED WITH THE USE OF TOPCON PS 103 ROBOTIC TOTAL STATION.

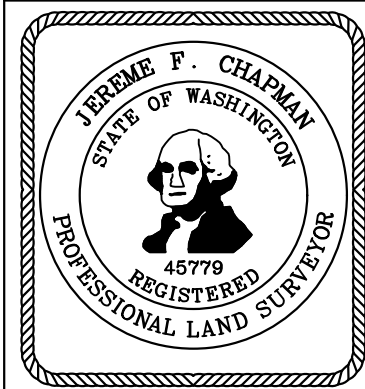
THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

WORK PERFORMED IN NOVEMBER OF 2021.



LINE	BEARING	DISTANCE
L1	N 28°42'14" E	30.00
L2	N 15°48'12" E	30.00
L3	N 11°19'31" E	30.00
L4	N 01°51'16" E	30.41
L5	S 78°40'29" E	76.78

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1145.92	109.43	109.39	N 58°33'38" W	5°28'17"
C2	1145.92	258.01	257.46	N 67°44'47" W	12°54'01"
C3	1145.92	89.56	89.54	N 76°26'08" W	4°28'42"
C4	1115.92	251.25	250.72	S 67°44'47" E	12°54'01"
C5	1115.92	82.90	82.88	N 76°19'29" W	4°15'22"
C6	1115.92	4.32	4.32	S 78°33'50" E	0°13'19"



kpff

612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

To: [Sarah Schelling](#)
Date: Thursday, January 06, 2022 9:32:42 AM

Sarah...I have assigned the following address for the lot consolidation and proposed building for Lacey OCED.



From: Sarah Schelling <sschelli@ci.lacey.wa.us>

Sent: Wednesday, January 5, 2022 4:10 PM

To: Terry McDaniel <tmcdanie@ci.lacey.wa.us>; Asher Cabe <ACabe@ci.lacey.wa.us>; Tom Stiles <TStiles@ci.lacey.wa.us>; Martin Hoppe <MHOPPE@ci.lacey.wa.us>; Chris Stolberg <CStolber@ci.lacey.wa.us>; Doug Christenson <Dchrste@ci.lacey.wa.us>; Dylan Call <DCall@ci.lacey.wa.us>; Marci Price <MPrice@ci.lacey.wa.us>; Joe Upton <JUPTON@ci.lacey.wa.us>; Rick Walk <RWALK@ci.lacey.wa.us>; Scott Egger <SEgger@ci.lacey.wa.us>; Scott Spence <SSpence@ci.lacey.wa.us>; Grant Beck <GBeck@ci.lacey.wa.us>; Marci Price <MPrice@ci.lacey.wa.us>; Kevin McFarland (suf1234@comcast.net) <suf1234@comcast.net>

Subject: Project Number 21-306 - Lacey Off Campus Emergency Department (Lacey OCED)

Good afternoon;

Below are links to documents for project number 21-306 – an application for conditional use permit approval (and a lot consolidation application) for a 10,000 square foot emergency medical center at 4312 Pacific Avenue. Comments are due January 19, 2022 at 5pm. Let me know if you have questions or if you have any trouble accessing the documents. The documents are available on the common drive in the link below now, but won't be available on the website until Monday.

Thanks! Sarah

[H:\Permit Applications\21-306 Lacey OCED\Routing and website documents](#)

http://www.ci.lacey.wa.us/city-government/city-departments/community-and-economic-development/planning-zoning/current-planning/projects_under_review-

Sarah Schelling, AICP
Senior Planner
Community and Economic Development
360.438.2689
sschelli@ci.lacey.wa.us

To: [Sarah Schelling](#)
Date: Thursday, January 20, 2022 7:31:30 AM
Attachments: [image.png](#)
[image.png](#)



Hello Sarah,

I'm looking forward to the Olympia Multicare facility and work just down the street. I get around by foot, bus and biking and take the Woodland Trail to and from Golf Club Rd nearly daily.

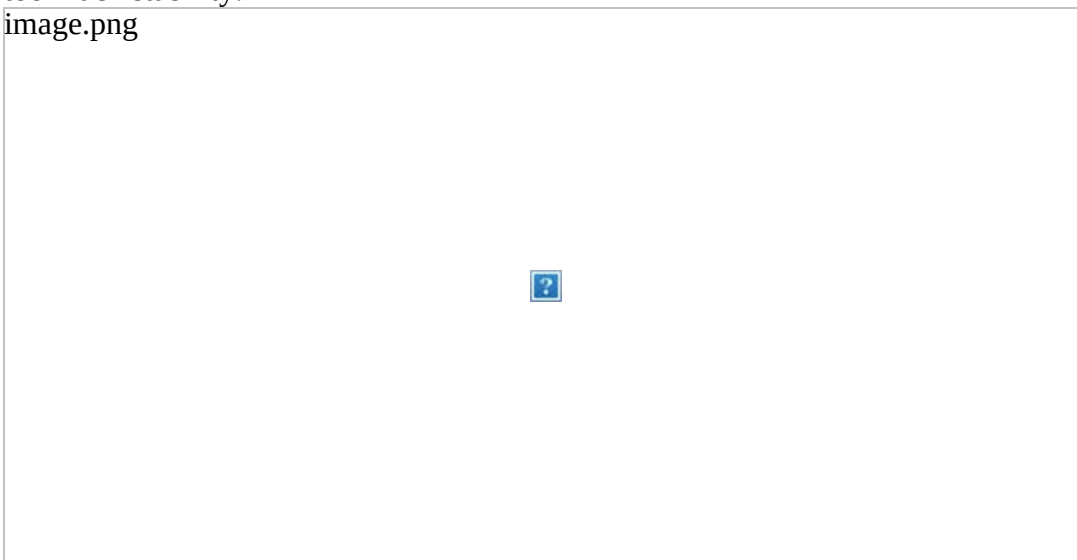
As you are well aware, the Woodland Trail is the backbone of Lacey's bike network. It allows me easy access east to the St. Martins and the Depot District and west to my home in Olympia.

This project is at one of the most critical intersections for the Woodland Trail, both for people continuing on the trail and people exiting onto Golf Club to access Midtown. Currently, the trail is hard to follow and requires many tight turns through the roundabout at Golf Club Rd.

I believe there are a couple tweaks to the proposed site plan that would significantly enhance the comfort and safety of navigating the roundabout by bike, especially for the many kids and older folks who are less stable on bikes when forced to make tight turns:

1. Could the proposed curb ramps be widened to at least 10 ft. wide to match the trail width and the width of the existing curb cuts? Also, it'd be nice to have at least 5 ft. radius corners where the curb ramps meet the sidewalk to allow cyclists to turn more easily without losing too much stability.

image.png



2. There is currently no all ages and abilities bike access on Golf Club Rd. between the Woodland Trail and Fred Meyers/Lacey Transit Center/Midtown. It looks like the City's Bike & Ped Master Plan indicates that protected bike lanes are planned for Golf Club Rd. Perhaps the sidewalk along Golf Club be widened to 12 ft or so to serve as a multiuse path and tie into a two-way or one-way future protected bike lanes at the north end of the site?

image.png



Many thanks for your time!
Philip

Philip VanDevanter
philvandevanter@gmail.com
206-755-4735

To: [Sarah Schelling](#)
Date: Thursday, January 13, 2022 8:51:00 AM



I think the emergency facility proposal by Multicare is an excellent idea. I had to go to the emergency room at Providence in 2020 and it was very crowded. Thurston County needs more access to emergency medical care. Given that the population continues to grow, a new emergency medical center is necessary to serve that population.

To: [Sarah Schelling](#)
Date: Thursday, January 13, 2022 12:31:03 PM



Good afternoon. I have been a resident of Lacey for quite some time now and I just wanted to let you know that I think the new emergency clinic would be a great idea. I have spent hours in the St. Peter's emergency room and I think this clinic would be very helpful for the community and create much needed jobs also. Thank you for your time.

Dawn Davie

To: [Sarah Schelling](#)
Date: Friday, January 14, 2022 7:04:26 AM

[Warning! External Email]

I have worked in healthcare for 23 years including HarborView in Seattle. I now live in Olympia Wa. and retired with disability. The St. Peters and Providence medicals centers have horrible staff and doctors. And nit because of being too busy. Some of the nicest people working there are made to be mean to patients in a superiority manner as if we know nothing. Despite our expertise.

My new doctor at multicare, the old UW building, across from St Peters hospital is amazing! She is nice, very smart and well organized. I would welcome a new facility in Lacey and hope that the Capitol Mall Hospital in Olympia can be remodeled and changed to Multicare as well.

Great job in bringing Tacoma hospitality and good healthcare to our area. Thank you!

Amber M.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on April 19, 2022, at 10:00am via zoom video conference at the following address:

https://us02web.zoom.us/webinar/register/WN_kC0Ni5MBTeCVRieVCPPI9A

for consideration of the following item:

Application # 21-306: Multicare Health System's request for conditional use permit approval for construction of a 10,000 square foot, emergency medical office building, with associated parking, storm water and landscape improvements. A lot consolidation application is also included. The property is zoned Woodland District. The site address is 4312 Pacific Avenue Southeast, Lacey, Washington 98503. The parcel numbers are 69200000700, 69200000800, 69200001000, 69200001200 and 69200001201.

If you want to state your opinion of this project, please attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot come to the public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it **before the hearing**.

Information on this project, including a study of possible environmental impacts, is available at City Hall. Or, you may phone the Community Development Department at (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

Sarah Schelling

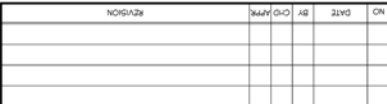
sschelli@ci.lacey.wa.us

420 College St. SE

Lacey, WA 98503

**DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM!**

NO	DATE	BY	CHG	APPR	REVISION



LACEY OCED
LACEY, WASHINGTON

SHEET 5 OF 4


 BASIS OF BEARING
 HORIZONTAL DATUM
 NORTH 147°45' EAST BETWEEN CITY OF
 LACEY CONTROL MONUMENT NO. 36,
 BEING THE SOUTH EAST CORNER OF
 SECTION 28, T. 10N. R. 1W.
 OF LACEY CONTROL MONUMENT NO.
 97, BEING THE EAST QUARTER CORNER
 OF SECTION 20, T. 10N. R. 1W.
 VERTICAL DATUM
 NAVD 29
 WOODS CONTROL MONUMENT TENO 11 0. NO. 4956
 BEING THE SOUTH EAST CORNER OF
 SECTION 28, T. 10N. R. 1W.
 CONVERTED NAVD 29 THROUGH USE OF CONVERSION
 CONVERSION SOFTWARE HAVING A CONVERSION
 FACTOR OF -3.42 FT. NAVD 29 ELEV. = 199.71 FT.

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **The Olympian** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(360) 754-5400**.

Notice ID: ZB8SzbkoqK9DYbckUbs | **Proof Updated: Apr. 07, 2022 at 05:54pm PDT**
Notice Name: Lacey Project #21-306 | Publisher ID: CLM_000173

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

sarah schelling
sschelli@ci.lacey.wa.us
(360) 491-3214

FILING FOR

The Olympian

Columns Wide: 1

Ad Class: Legals

04/10/2022: Other Notice	166.98
Affidavit Fee	10.00
Base fee	16.38
04/10/2022: Other Notice	17.40

Subtotal	\$210.76
Tax %	0.00
Processing Fee	\$21.08
Total	\$231.84

EXHIBIT 30

NOTICE OF PUBLIC HEARING

ice is hereby given that the City

for consideration of the following item: Application # 21-306: Multicare Health System's request for conditional use permit approval for construction of a 10,000 square foot, emergency medical office building, with associated parking, storm water and landscape improvements. A lot consolidation application is also included. The property is zoned Woodland District. The site address is 4312 Pacific Avenue Southeast, Lacey, Washington 98503. The parcel numbers are 69200000700, 69200000800, 69200001000, 69200001200 and 69200001201.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

Sarah Schelling, Senior Planner
sschelli@ci.lacey.wa.us

Published Apr 10, 2022

15.

APPLICATION

January 7, 2022

January 5, 2022

Northwest corner of Golf Club

Notice of Public Hearing Published:

April 9, 2022

Notice of Public Hearing Posted:

April 8, 2022

Northwest corner of Golf Club

Notice of Public Hearing Mailed to Mailing List:

April 8, 2022

The above is an accurate accounting of the public notice provided for the project.

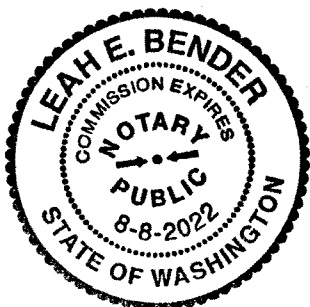
4/12/22

Date _____

) SS.

y

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Leah E Bender

Notary Public in and for the State of Washington,
residing at: Olympia WA

My Commission Expires: 8-8-2022



Lacey Site



An architectural rendering of a modern, multi-story medical building. The building features a mix of light-colored panels and large glass windows. A sign on the upper right corner of the building reads "MultiCare / Good Samaritan Emergency". The building is situated at a street corner. Several cars are shown on the streets, and a few small human figures are placed near the entrances to provide a sense of scale. The overall style is clean and professional.

Corner of Pacific Avenue and Golf Club Road



MultiCare 
Capital Medical Center



View from corner of Pacific Avenue and Golf Club Rd



MultiCare
Capital Medical Center





MultiCare 
Capital Medical Center

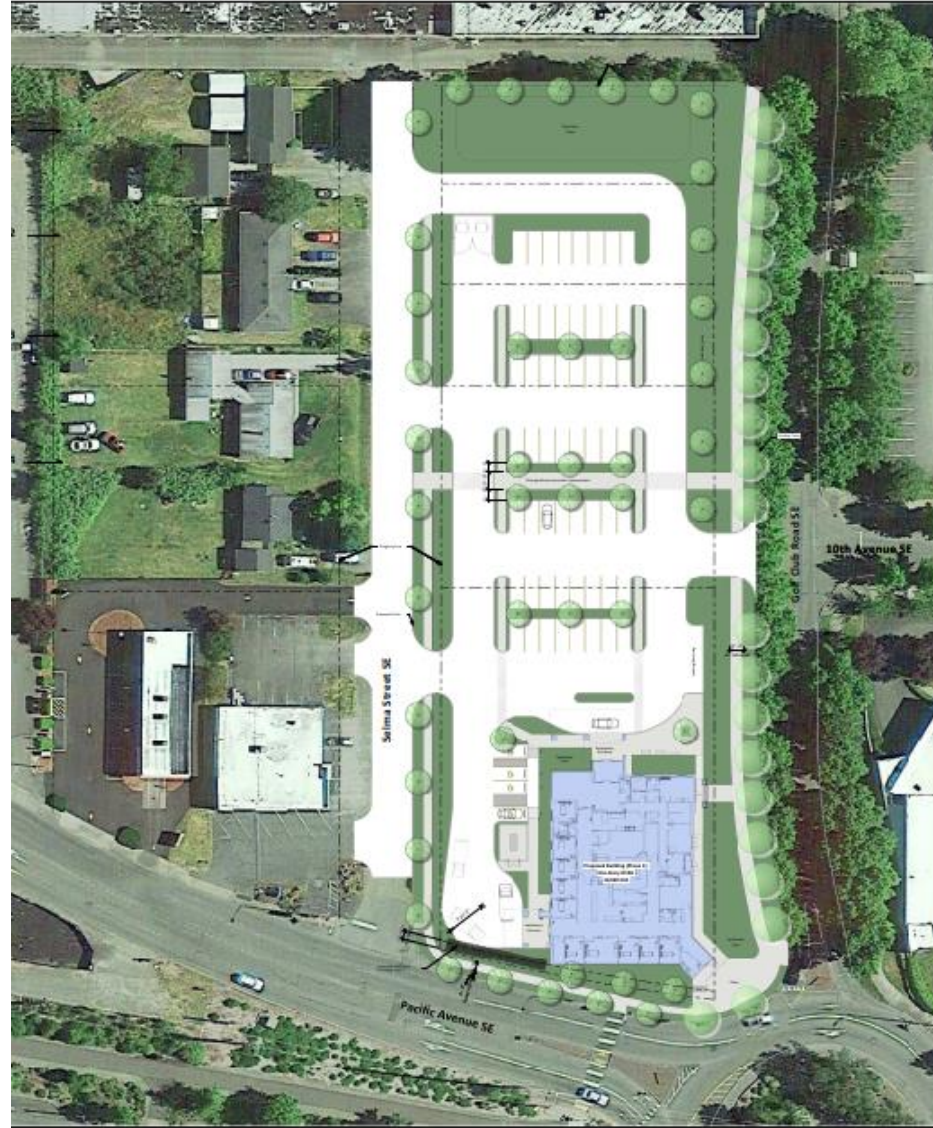


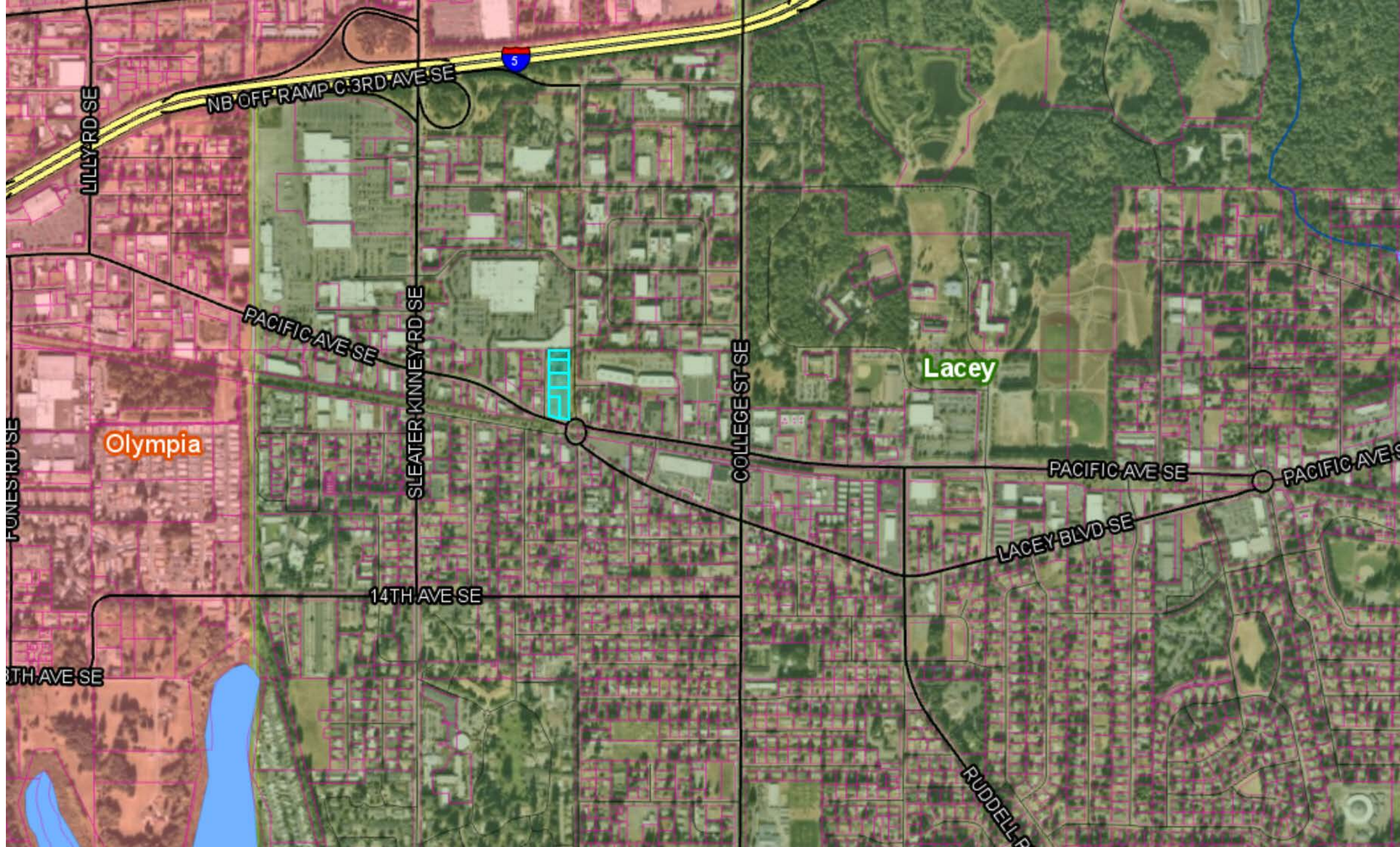


EMERGENCY

MultiCare 
Capital Medical Center

Site Plan





LILLY RD SE

NB OFF RAMP C:3RD AVE SE



PACIFIC AVE SE

SLEATER KINNEY RD SE

COLLEGE ST SE

Lacey

Olympia

PACIFIC AVE SE

PACIFIC AVE SE

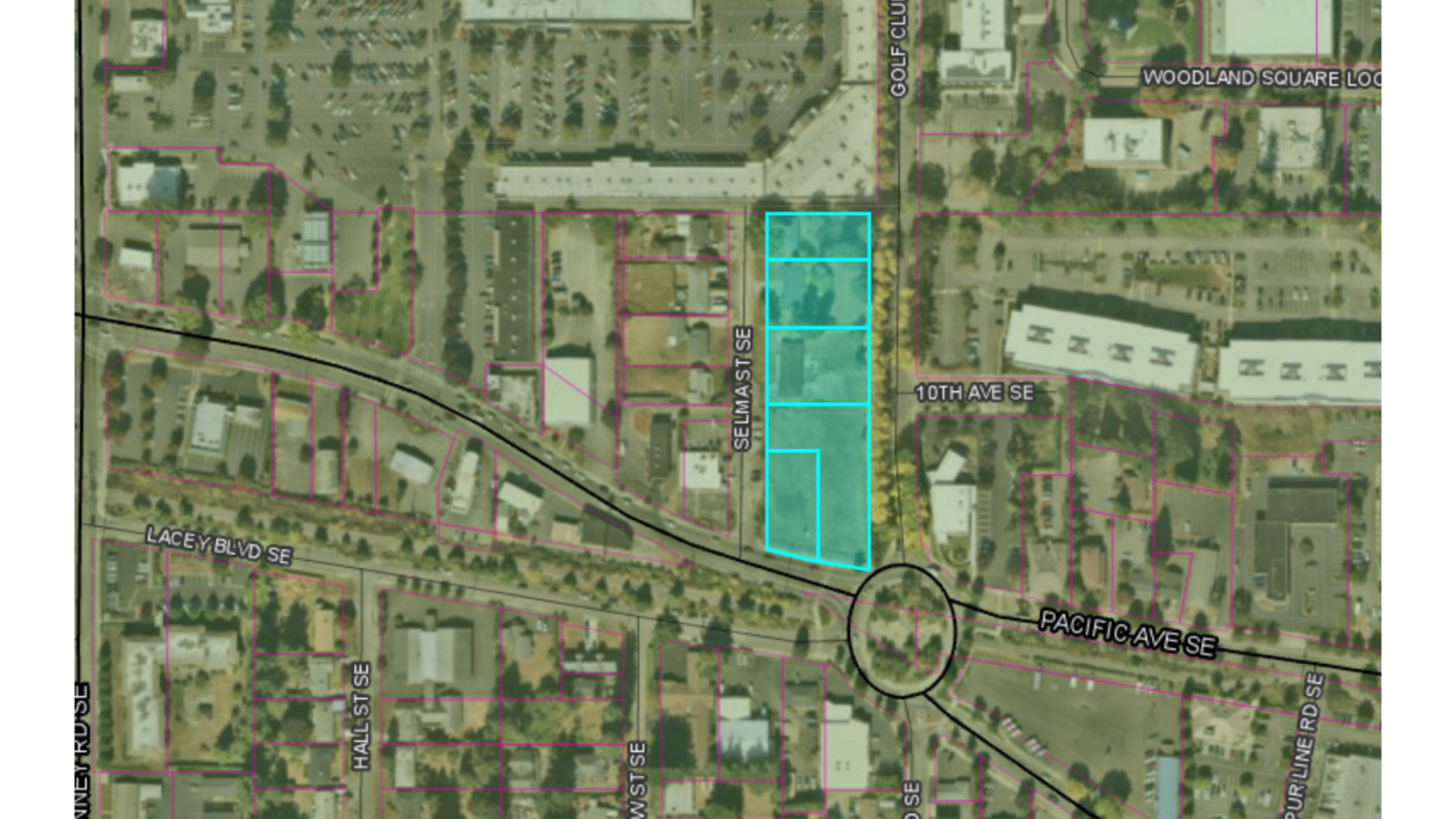
LACEY BLVD SE

14TH AVE SE

FONES RD SE

14TH AVE SE

RUDDELL RD SE



WOODLAND SQUARE LOC

GOLF CLUB RD SE

10TH AVE SE

SELMA ST SE

PACIFIC AVE SE

PURLINE RD SE

W ST SE

HALL ST SE

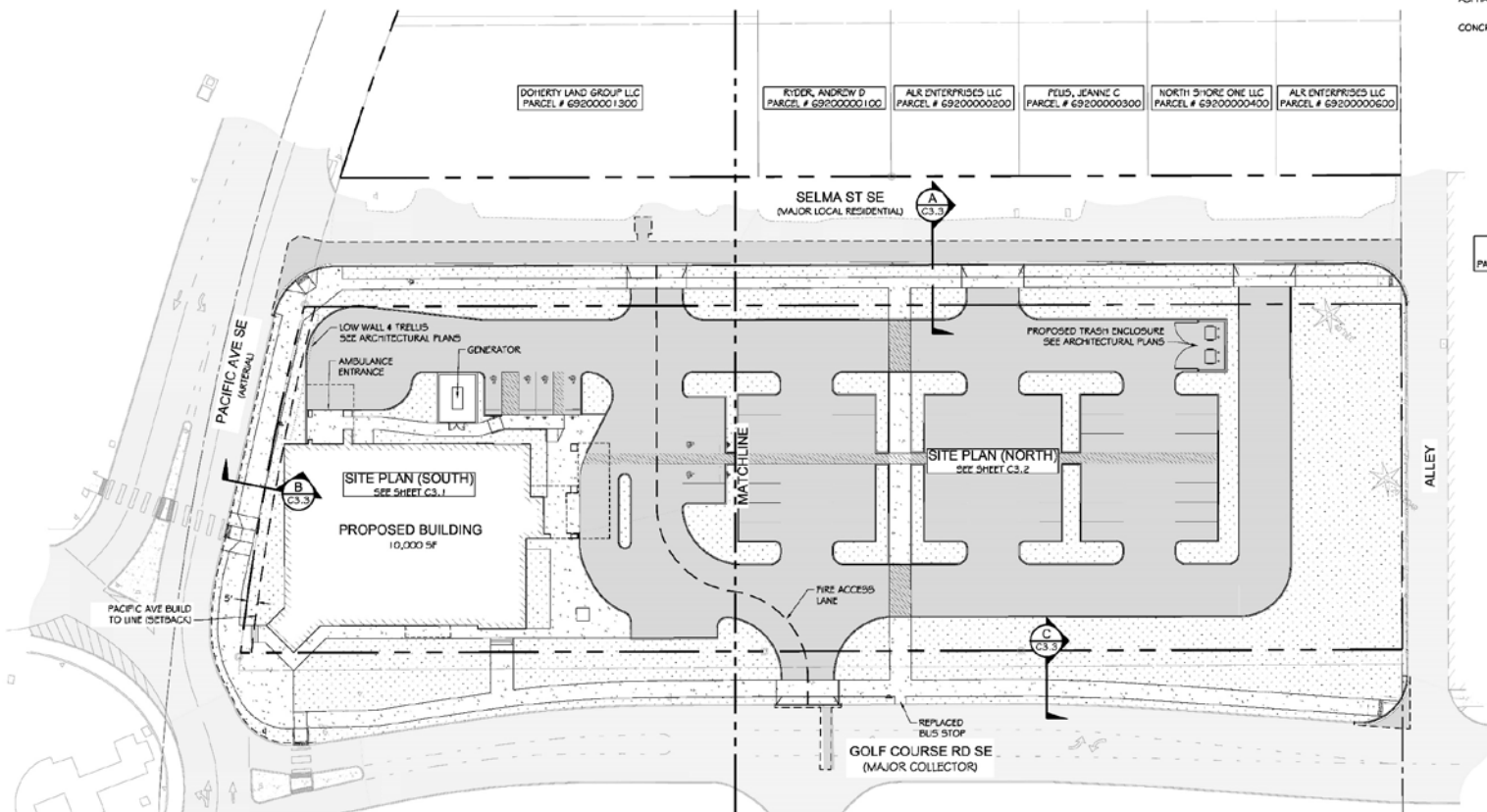
LACEY BLVD SE

WINEY RD SE

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON

LEGEND

PROPERTY LINE	---
ROOF OVERHANG	----
PARKING STRIPING	----
LANDSCAPING (SEE LANDSCAPING PLAN)	----
ASPHALT PAVEMENT	----
CONCRETE SIDEWALK	----



OVERALL SITE PLAN
SCALE: 1" = 30'



VERTICAL DATUM
NGVD 29

WSDOT CONTROL MONUMENT DEMO 1" ID NO. 4996
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NAVD 29 THROUGH USE OF COMPARISON
CONVERSION SOFTWARE, HAVING A CONVERSION
FACTOR OF -3.42 FT, NAVD 29 ELEV. = 199.71 FT.

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011
NORTH 147°45' EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N. R. 1 W. AND CITY
OF LACEY CONTROL MONUMENT NO.
97, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18N. R. 1 W.



kpf
612 Woodland Square Loop,
Lacey, WA 98503
360.292.2300
www.kpf.com

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG 811

DRAWN BY: DAL, LC
CHECKED BY: MRS
DATE: 12-03-2021
JOB#: 10162100074

LACEY OCED
LACEY, WASHINGTON

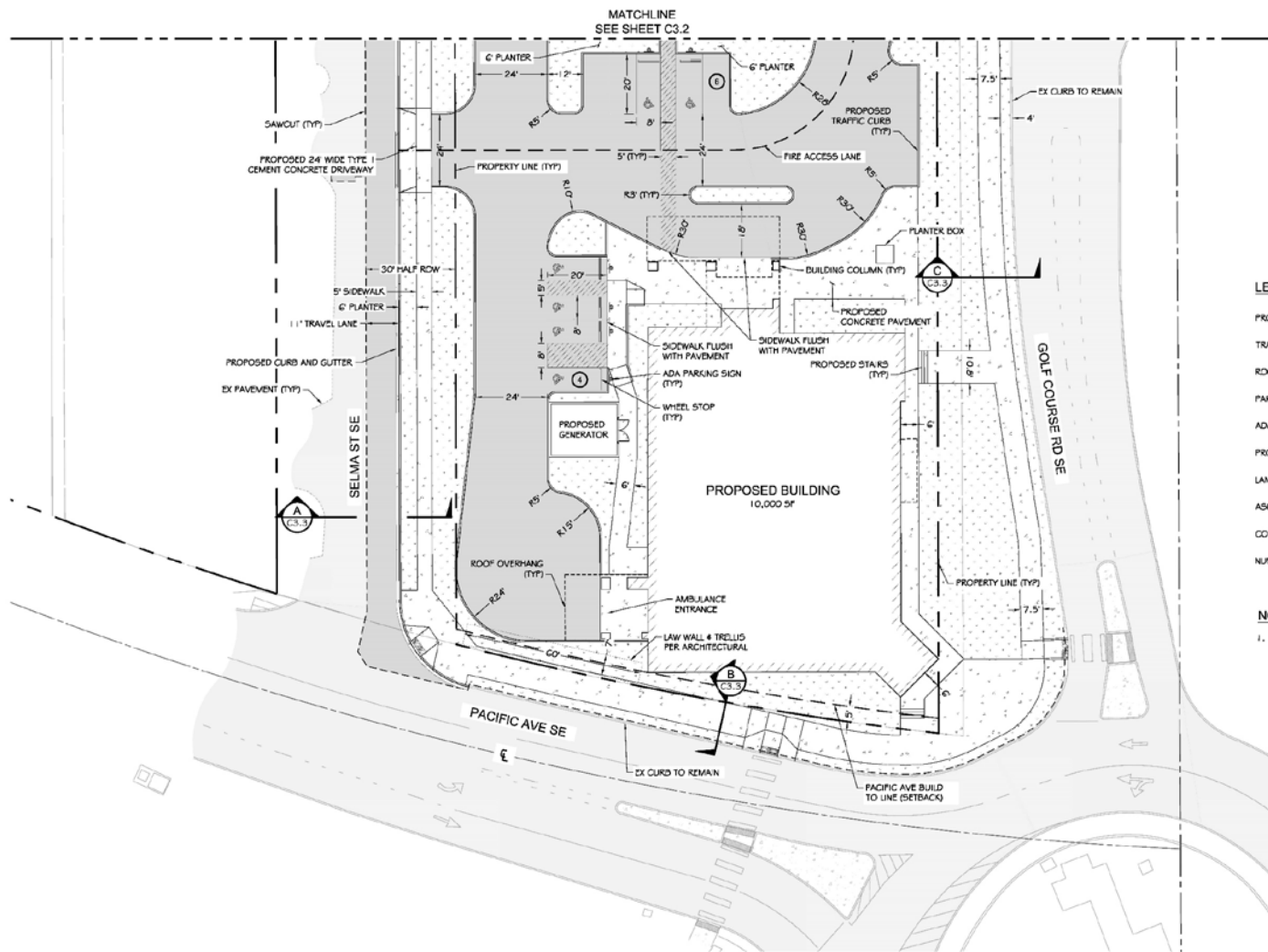
OVERALL SITE PLAN

SITE PLAN REVIEW
SUBMITTAL

C3.0

SHEET 5 OF 14

SECTION 20, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
THURSTON COUNTY, WASHINGTON



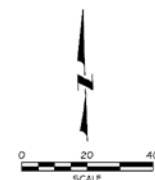
SITE PLAN
SCALE: 1" = 20'

LEGEND

PROPERTY LINE	---
TRAFFIC CURB	==
ROOF OVERHANG	----
PARKING STRIPING	
ADA PARKING SIGN	Ⓚ
PROPOSED BUILDING	▨
LANDSCAPING (SEE LANDSCAPING PLAN)	••••
ASPHALT PAVEMENT	▨
CONCRETE SIDEWALK	▨
NUMBER OF PARKING STALLS	⓪

NOTES:

1. TYPICAL CURB RADIUS IS 3', UNLESS LABELED OTHERWISE.



VERTICAL DATUM
NGVD 29

BASIS OF BEARING
HORIZONTAL DATUM:
NAVD 83/2011
NORTH 147°45' EAST BETWEEN CITY OF
LACEY CONTROL MONUMENT NO. 58,
BEING THE SOUTH EAST CORNER OF
SECTION 20, T. 18 N., R. 1 W., AND CITY
OF LACEY CONTROL MONUMENT NO.
57, BEING THE EAST QUARTER CORNER
OF SECTION 20, T. 18 N., R. 1 W.

WOOD CONTROL MONUMENT DEMO 1" ID NO. 4256
HAVING A RECORD NAVD 88 ELEVATION OF 203.126
CONVERTED NAVD 29 THROUGH USE OF COMBISON
CONVERSION SOFTWARE, HAVING A CONVERSION
FACTOR OF -3.42 FT., NGVD 29 ELEV. = 199.71 FT.



kpf
612 Woodland Square Loop,
Lacey, WA 98503
360.292.2300
www.kpf.com

CALL
UNDERGROUND
LOCATE TWO (2)
WORKING DAYS
BEFORE YOU
DIG 811

DESIGNED BY	DAL, LC
DRAWN BY	N/A
CHECKED BY	M/S
DATE	12-03-2021
JOB#	10162100074

LACEY OCED
LACEY, WASHINGTON

SITE PLAN (SOUTH)

SITE PLAN REVIEW
SUBMITTAL

C3.1

SHEET 6 OF 14



NUMBER OF PARKING STALLS

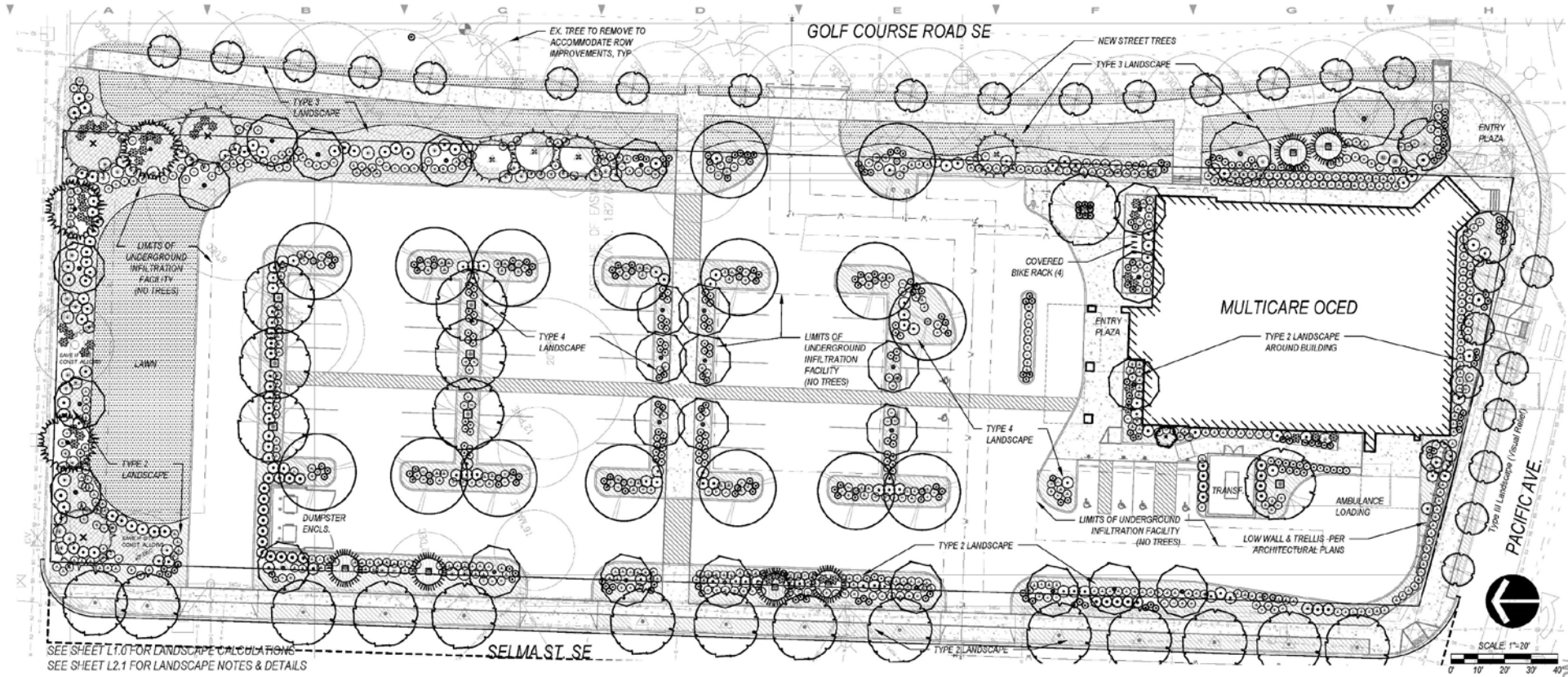
1. TYPICAL CURB RADIUS IS 3', UNLESS LABELED OTHERWISE.

SITE PLAN REVIEW
SUBMITTAL

C3.2

SHEET 7 OF 14

 VERTICAL DATUM NGVD 29 WS007 CONTROL MONUMENT 120MO 1" 10 IN. 4956 HAVING A RECORD NAVD 86 ELEVATION OF 203.126 CONVERTED NAVD 29 THROUGH USE OF CORPSSON CONVERSION SOFTWARE, HAVING A CONVERSION FACTOR OF -3.42 FT. NGVD 29 ELEV. = 199.71 FT.	BASIS OF BEARING HORIZONTAL DATUM NAVD 83/2011 NORTH 1°47'45" EAST BETWEEN CITY OF LACRY CONTROL MONUMENT NO. 58, DEWING THE SOUTH EAST CORNER OF SECTION 20T, 16N R. 1 W. AND CITY OF LACRY CONTROL MONUMENT NO. 57, BEING THE EAST QUARTER CORNER OF SECTION 20, T. 16N. R. 1 W.
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Preliminary Plant Schedule

symbol / key	botanical name	common name	count	size	o.c. spacing NV=Native, NAT=naturalized Notes		
* NOTE: PLANT SYMBOLS FOR SHRUBS AND GROUNDCOVERS ARE SCHEMATIC FOR THIS SUBMITTAL. FINAL LANDSCAPE PLANS SUBMITTED FOR PERMIT WILL INDICATE SPECIFIC PLANT SPECIES AND QUANTITIES.							
STREET TREES - DECIDUOUS							
ATP	ACER TRUNCATUM X A. PLATANOIDES / PACIFIC SUNSET MAPLE		14	MIN. 2" CAL.	APPROX. 35'	NAT	B&B, FULL, MATCHED, EVENLY BRANCHED ABOVE 7' HT.
SA	SORBUS AMERICANA / RED CASCADE MT. ASH		29	MIN. 2" CAL.	AS SHOWN	NAT	B&B, FULL, EVENLY BRANCHED ABOVE 6' HT.
DECIDUOUS TREES - MEDIUM TO LARGE							
AND	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY MAPLE		16	MIN. 2" CAL.	AS SHOWN	NAT	B&B, EVENLY BRANCHED ABOVE 6' HT.
GT	GLEDITSIA TRIACANTHOS / SHADENMASTER HONEYLOCUST		8	MIN. 2" CAL.	AS SHOWN	NAT	B&B, BRANCHED MIN. 7' HT.
CE	CORNUS EDDY'S WHITE WONDER		2	MIN. 2" CAL.	AS SHOWN	NY-CULT	B&B, BRANCHED MIN. 5' HT.
ACCENT - SMALL TREES							
AC	ACER CINERATUM / VINE MAPLE		15	MULTI-STEM, 8' HEIGHT	AS SHOWN	NY	B&B, 3 STALKS MIN. MIN. 7' HT. FULL
AG	ACER CINERATUM / FLAME MAPLE		11	MULTI-STEM, 7' HEIGHT	AS SHOWN	NAT	B&B, MS OK, MIN. 7' HT. FULL
SJ	STYRAX JAPONICA / JAPANESE SNOWBALL TREE		2	2" CAL OR 1-1/2" MULTISTEM, 7' HT.		NAT	B&B, BRANCHED ABOVE 4' HT.
TM	TSUGA MERTENSIANA / MOUNTAIN HEMLOCK EVERGREEN TREES		1	5' HEIGHT	AS SHOWN	NY	B&B OR CONT.
CD	CALOCEDRUS DECURRENS / INCENSE CEDAR		6	7' MIN. HT.	AS SHOWN	NY	B&B
PI	PINUS CONTORTA / CONTORTA / SHORE PINE		4	7' MIN. HT.	AS SHOWN	NY	B&B
PM	PSEUDOTSUGA MENZIESII DOUGLAS FIR		3	7' MIN. HT.	AS SHOWN	NY	B&B
TH	TSUGA HETEROPHYLLA / WESTERN HEMLOCK		3	7' MIN. HT.	AS SHOWN	NY	B&B
TALL SHRUBS (MATURE HT. OVER 4')							
NU	ARBITUS UMEIDA / COMPACTA / COMPACT STRAWBERRY TREE		X	5 GAL., MIN. 21" HT.	AS SHOWN	NAT	CONTAINER
CG	CORNUS SERICA / MID WINTER FIRE / DOGWOOD		X	5 GAL., MIN. 24" HT.	AS SHOWN	NY	CONTAINER
VO	VACONUM OVATUM / EVERGREEN HUCKLEBERRY		X	5 GALLON, 21" HT.	AS SHOWN	NY	CONTAINER
RS	RIBES JUNCEUM / RED FLOWERING CURRENT		X	5 GAL., MIN. 24" HT.	AS SHOWN	NY	CONT OR BARE ROOT
TALL EVERGREEN SCREEN SHRUBS							
TOE	THUJA OCCIDENTALIS 'SMARAGO' / EMERALD ARBORVITAE		X	5 GAL. MIN. 4' HT.	4	NN	CONTAINER OR B&B

symbol / key	botanical name	common name	count	size	o.c. spacing native=NV notes		
MEDIUM HT. SHRUBS (MATURE HT. 3-4')							
	AG ABELIA GRANDIFLORA / MARY GRASS / EDWARD GOUCHER		X	2 GAL, MIN 16" HT.	AS SHOWN	NAT	CONTAINER
	GS GALLERIA SHALLOON / SALAL		X	2 GAL, MIN. 16" HT.	3'	NV	CONTAINER
	LP LOINCERA LUCSTRINA / LEMON BEAUTY / LEMON BEAUTY BOX HONEYSUCKLE		X	2 GAL, MIN. 16" HT.	AS SHOWN	NAT	CONTAINER
	ND NANDINA DOMESTICA / HARDY DWARF / OR 'COMPACTA'		X	5 GAL, MIN. 16" HT.	AS SHOWN	NAT	CONTAINER
	PM PINUS MUGHO / MUGHO / MUGHO PINE		X	5 GAL, MIN. 16" HT.	AS SHOWN	NAT	CONTAINER
	SB SPYRATA JAPONICA / LINDA JORDAN / LINDA JORDAN SPREA		X	2 GAL, MIN. 16" HT.	AS SHOWN	NAT	CONTAINER
	SA SYMPLOCARPOS ALBUS / COMMON SWEETWOOD		X	2 GAL OR BR. MIN 16"	3'	NV	CONT. OR B.R.
	VO VIBURNUM DAVID / DAVID'S VIBURNUM		X	5 GAL, MIN 16" HR	2.5'	NAT	CONTAINER
LOW SHRUBS, SHRUBBY GROUNDCOVER & ACCENTS							
	AZ AZALEA HYNO-CRIMSON / HYNO-CRIMSON AZALEA		X	2 GAL.	4.0'	NAT	CONTAINER
	BT BERBERIS THUNBERGSI / CRIMSON PIGMY / CRIMSON PIGMY BARBERRY		X	2 GAL.	2.5'	NAT	CONTAINER
	CV CALLUNA VIL. GRASS PHELY / OR SIM. HEATHER		X	2 GAL.	3.5'	NAT	CONTAINER
	EF EUCONYMUS FORTUNE / EMERALD / N. GOLD / EMERALD / GOLD EUCONYMUS		X	2 GAL.	3'	NAT	CONTAINER
	JS JAPANESE QUAMMATA BLUE STAR / BLUE STAR JAPANESE		X	2 GAL.	3'	NAT	CONTAINER
	PL PRINUS LAURICERASUS / OTTO LUYKENS / OTTO LUYKENS LAUREL		X	5 GAL.	3'	NAT	CONTAINER
	SH SARCOCOCOA HOOKERIANA VAR. HUMULIS / DWARF HIMALAYAN SWEET BOX		X	1 GALLON	2.5'	NAT	CONTAINER
GROUNDCOVERS							
	AJ ARCTOSTAPHYLOS UVAURS / VANCOUVER JADE / KINKINICK		X	1 GALLON	30"	NV	CONTAINER
	CG CEANOTHUS GLOIOSUS / POINT REYES / POINT REYES CEANOTHUS		X	1 GALLON	30"	NAT	CONTAINER
	CO COTONEASTER DAMERI / LOWFAST / COTONEASTER LOWFAST		X	1 GALLON	30"	NAT	CONTAINER
	PLM PRUNUS LAURICERASUS / MOUNT VERNON / MOUNT VERNON ENGLISH LAUREL		X	2 GALLON	30"	NAT	CONTAINER
	NG NATIVE GROUNDCOVER MIX: KINKINICK, SALAL, SWORD FERNS, LOW MAHINA		X	1 GALLON	36"	NV	CONT., EQUAL SPP.
ORNAMENTAL GRASSES & FERNS & ACCENTS							
	HA HAKONECHLOA MACRA / PLEASANT / GOLDEN JAPANESE FOREST GRASS		X	1 GALLON	24"	NAT	CONTAINER
	RS REICHTICHOCHON SPERMOPHYENS / BLUE OAT GRASS		X	1 GALLON	36"	NAT	CONTAINER
	HS HEMEROCALLIS STELLA / DODOR OR SIM. DWARF DANIELS		X	1 GALLON	24"	NAT	CONTAINER
	LA LAVENDULA ANGIUSTIFOLIA / MIDCOTEY / MIDCOTEY DWARF LAVENDER		X	2 GAL.	24"	NAT	CONTAINER
	PM POLYSTICHUM MUNITUM / WESTERN SWORD FERN		X	2 GALLON	36"	NV	CONTAINER
	RF RUBECHLOA FLUIDA / GOLDSTURM / BLACK-EYED SUSAN		X	1 GALLON	36"	NAT	CONTAINER
LAWN							
	TURF GRASS 500						

Lacey OCED

XXXX Pacific Avenue SE
Lacey, WA



PROJECT NO. 21010

DRAWING

DESIGNED BY SJ

DRAWN BY SJ

CHECKED BY RD

REVISION

DATE CHANGE

DATE DECEMBER 2, 2021

Preliminary
Planting Plan

L2.0



LAND USE REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

Glazing Requirements:

FRONTAGE TYPE 3 – PORCH-STOOP-TERRACE

Min. 30% glazing at Club Rd.	31% glazing provided
30% glazing at Pacific Avenue.	32% glazing provided

See Frontage Type 3 requirements UMC Figure 16.24.070-3

East Elevation Window Glazing Calculation:

$$556 + 1,270 = 1,826$$

$$\frac{1,826}{5} = 365.2 \text{ Glazing}$$

$$2,645 \text{ SF total Elevation}$$

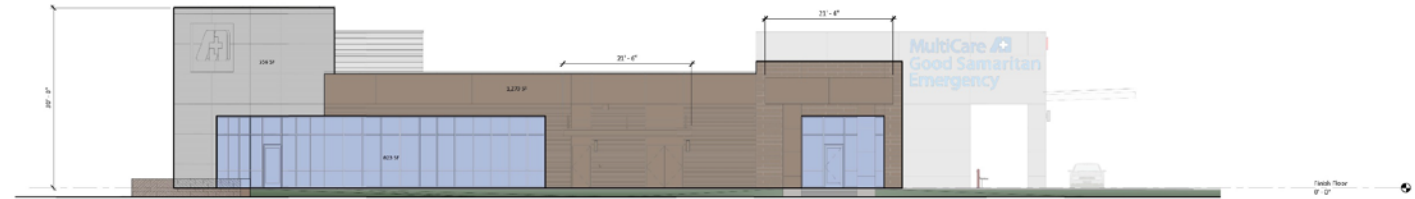
$$365.2 * 0.92, 649 \text{ SF} = 31\% \text{ Glazing provided at Club Rd.}$$

South Elevation Window Glazing Calculation:

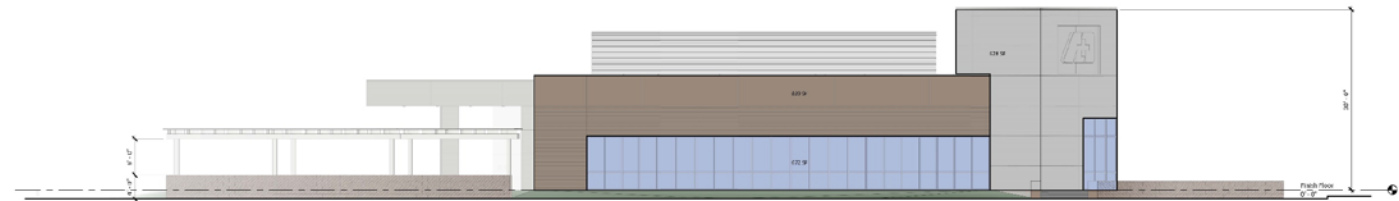
$$628 + 839 = 1,467$$

$$\frac{1,467}{5} = 293.4 \text{ Glazing}$$

$$2,135 \text{ SF total Elevation}$$

$$293.4 * 0.92, 399 \text{ SF} = 32\% \text{ Glazing provided at Pacific Avenue}$$


1 East Elevation - Golf Club Road
1/8" = 1'-0"
11% Grading



2 South Elevation - Pacific Avenue
1/8" = 1' 0"
TDS Glazing

EXHIBIT 11

Not for regulatory approval,
loading, or construction
By:
Per Reg. No.:
Date: 11/30/21
11/30/21
Control: 3-1 after the 11th mile for inside
10 miles in total.
21.7-010

HEARINGS EXAMINERS REPORT & RECOMMENDATION TO CITY COUNCIL

MERIDIAN MARKET & GAS

CONDITIONAL USE PERMIT 20-310

Background

The Lacey Community & Economic Development Department received an application for a Conditional Use Permit (CUP) to develop a 4,000 square foot convenience market, with 1,000 square feet of second-story, or half-story office space; 4,000 square feet of commercial space, four gas pumps, and other amenities and associated improvements.

Mr. Andrew Reeves from Sound Law Center, acting in his capacity as a Hearings Examiner for the City of Lacey, conducted an open-record public hearing on April 12, 2022. The hearing was held as a Zoom webinar that allowed for public testimony.

All hearing notices provided information necessary for the public and interested parties to attend the virtual hearing. City staff, the applicant, and members of the public provided testimony and exhibits relating to the project for the Examiner's consideration.

The record before the Hearings Examiner includes:

- Community & Economic Development staff analysis.
- Application materials, technical reports, and studies.
- Comments from City staff and other Public Agencies.
- 417 emails and letters from the public.
- Testimony from the open-record public hearing, including reports from City staff, the applicant and their representatives, and 26 members of the public.

The full record is documented in Attachment A to the Examiners recommendation and is posted on the City Website in full, including a recording of all testimony from the public hearing.

Council Role

In the matter of Conditional Use Permits, the Examiner creates the record and makes a recommendation to the City Council based on that record. The Council, acting in its quasi-judicial role, reviews the record and the Examiner's recommendation and may approve, modify, or reverse the recommendation of the Examiner.

If the Council approves the recommendation the Council, by default, adopts the Examiners findings of fact and conclusions of law in support of the decision and no further action is required.

If the Council modifies or reverses the recommendation, the Council must adopt findings of fact and conclusions of law which support the decision. Adopted findings of fact and conclusions of law must be based on the record created by the Examiner and must be articulated by the Council. The adopted findings and conclusions would be subsequently transcribed by the City Attorney's office for consideration at a future Council meeting.

Staff Role – In the matter of a Hearing Examiner recommendation to the City Council regarding a quasi-judicial land use application, the record is closed at the conclusion of the public hearing held by the Hearing Examiner. As such, staff is limited to transferring the hearing examiner recommendation and complete record to the City Council and respond only to procedural questions or clarifications of the record. Staff cannot introduce new information, testimony or offer advice to council on a decision or supportive findings.

Appearance of Fairness

The Washington State Appearance of Fairness Doctrine is a rule of law which requires government decision-makers to conduct non-court hearings and proceedings in a manner that is fair and unbiased in both appearance and fact.

The doctrine prohibits any decision-making body acting in a quasi-judicial role from ex-parte (off the record) contact. Councilmembers that have engaged in ex-parte communication are required to: 1) place the substance of any oral or written communication concerning the decision on the record; and 2) allow involved parties to rebut the substance of the communication.

Councilmembers should consider:

- 1) Whether they have any personal interests (financial, property, employment, membership, family/social) that would be affected by denying or approving the requested conditional use;
2. Whether they have had any "ex-parte" communications (off-the-record), either written or oral, concerning the requested conditional use with any proponents or opponents while this matter was before the Council; and
3. Whether there is any reason they cannot consider the requested conditional use application in a fair and impartial manner.

**BEFORE THE HEARINGS EXAMINER
FOR THE CITY OF LACEY**

In the Matter of the Application of	)	No. 20-310
	)	
Brad Kaul, Kaul Design Architecture,	)	Meridian Market and Gas CUP
on behalf of Navi Grewal, Northwest	)	
Investors, LLC	)	
	)	FINDINGS, CONCLUSIONS,
<u>For Approval of a Conditional Use Permit</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearings Examiner recommends that the Lacey City Council **APPROVE** the proposal for a conditional use permit to allow construction of a 4,000 square foot convenience market, with 1,000 square feet of second-story, or half-story, office space; 4,000 square feet of commercial space; and other potential amenities and associated improvements, on a 1.5-acre property located at 8808 Campus Glen Drive NE. Conditions are necessary to address specific impacts of the proposed project.

SUMMARY OF RECORD

Hearing Date:

The Hearings Examiner for the City of Lacey held an open record hearing on the request on April 12, 2022, using remote access technology.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

David McDonald, Applicant Representative
Aaron Van Aken, Applicant Traffic Engineer
Samra Seymour, City Senior Planner
Tom Stiles, City Development Review Engineer
Chris Stolberg, City Transportation Engineer
Doug Christenson, City Water Resources Engineer
Terry McDaniel, City Plans Examiner
Alan Rathbun
Zachary Fernandez
Gregory Kidwell
Elizabeth Van Hooser-Wilse
Griffin Wilde
Elaine Briggs
Brad Martell
Lori Martell
Chris Porrazzo

*Findings, Conclusions, and Recommendation
City of Lacey Hearings Examiner
Meridian Market and Gas CUP, No. 20-310*

Cheryl Ricevuto
Eugene Kyyan, CEO, VIS Group
Janet O'Halloran
Geoff Browning
Sarah Daniels
Nathan Peppin
Kimberly Coburn
Deborah Shawver
Jill Pelton
Bryan Cardoza
Scott Roth, VIS Group
Maureen Bard, Carmel Healthy Neighborhoods Alliance
Ron Germeaux
Sue Medeiros
Chris Valcho
Chris McAnnally
Ty Hill

Exhibits:

A list of the exhibits admitted into the record is provided as Attachment A, appended to this decision.

The Hearings Examiner enters the following findings and conclusions based upon the testimony and exhibits admitted at the open record hearing:

FINDINGS

Application and Notice

1. Brad Kaul, Kaul Design Architecture, on behalf of Navi Grewal, Northwest Investors LLC (Applicant), requests approval of a conditional use permit (CUP) to construct a 4,000 square foot convenience market, with 1,000 square feet of second-story, or half-story, general office space; four fueling islands; and 4,000 square feet of commercial/retail space, on an undeveloped 1.5-acre parcel. The property is located at 8808 Campus Glen Drive NE.¹ *Exhibit 2, Staff Report, page 1; Exhibit 3; Exhibit 4; Exhibits 6 through 9; Exhibit 16; Exhibit 18.*
2. The City of Lacey (City) determined that the application was complete on March 19, 2021. On March 23, 2021, the City provided notice of the application by routing notice to reviewing City departments and government agencies, publishing notice in *The Olympian*, and posting notice on-site, with a comment deadline of April 6, 2021. On March 25, 2022, the City provided notice of the open record hearing associated with the application by mailing notice to all property owners within 300 feet of the site, publishing

¹ The property is identified by tax parcel number: 11936340200. *Exhibit 2, Staff Report, page 1.*

notice in *The Olympian*, and posting notice on-site. The City received several comments from reviewing agencies specific to the environmental review of the proposal, which are detailed below. The City also received over 400 comments on the proposal from members of the public in advance of the open record hearing, which are discussed in detail later in this recommendation. *Exhibit 2, Staff Report, page 5; Exhibits 21 through Exhibit 23; Exhibits 26 through 32; Exhibits 34 and 35; Exhibits 37 through 41.*

State Environmental Policy Act

3. The City acted as lead agency and analyzed the environmental impacts of the proposal, as required by the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). The City consolidated notice of the SEPA review and application comment periods under the optional process provided for by Washington Administrative Code (WAC) 197-11-355, with a comment deadline of April 6, 2021. The City's notice materials stated that it expected to issue a Mitigated Determination of Nonsignificance (MDNS) for the proposed development. The City received the following comments specific to SEPA environmental review of the proposal from reviewing agencies:²

- The Squaxin Island Tribe commented that work should be halted if any archaeological or cultural resources are uncovered.
- The Nisqually Indian Tribe commented that it did not have any concerns about the proposal.
- The Olympic Region Clean Air Agency (ORCAA) stated that all new gasoline dispensing facilities with a facility-wide gasoline storage capacity equal to or greater than 10,000 gallons are required to install a California Air Resources Board (CARB) certified Stage I Enhanced Vapor Recovery (EVR) system. ORCAA further stated that the project would likely require the agency's approval in the form of a Notice of Construction or Notice of Intent prior to the beginning of construction, as required by WAC 173-491-040(5)(c).
- The Washington State Department of Ecology (DOE) commented that the proposed project is in an area that may have been contaminated with heavy metals due to emissions from the former Asarco smelter. DOE stated that a sample of soils on-site must be submitted to DOE to determine whether the site contains lead or arsenic exceeding the Model Toxic Control Act (MTCA) cleanup levels and, if so, certain remediation measures and precautions would be required. DOE also provided general comments noting the requirement that the project utilize only clean fill for all grading and filling activity and about the construction activities that would require coverage under the Construction Stormwater General Permit.

Exhibit 2, Staff Report, pages 2 and 3; Exhibit 5; Exhibit 22; Exhibit 30; Exhibit 33; Exhibit 34; Exhibit 36.

² The City also received comments from two members of the public in response to the City's SEPA determination (Exhibit 41). These concerns were reiterated in additional comments expressed by members of the public in response to the City's notice materials and, accordingly, are not specifically addressed here.

4. The City reviewed the Applicant's environmental checklist and other information on file, including the comments submitted by reviewing government agencies described above, and determined that, with mitigation measures, the proposal would not have a significant adverse impact on the environment. Accordingly, the City issued an MDNS on March 18, 2022, with an appeal deadline of April 1, 2022. The City provided notice of its determination by publishing the MDNS in *The Olympian* on March 22, 2022. The MDNS was not appealed. The MDNS requires the following mitigation measures:
- Traffic impact fees mitigating impacts to Thurston County roads in the amount totaling \$29,619 shall be paid prior to building permit issuance to the City. The City would then forward the collected impact fees to Thurston County.
 - Prior to site disturbing work, the soils on-site shall be sampled and analyzed for arsenic and lead. The soil sampling results shall be sent to DOE for review.
 - If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (WAC 173-340) the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The Applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology Southwest Regional Office. The MTCA cleanup level for arsenic is 20 ppm and for lead is 250 ppm.
 - If lead, arsenic, and/or other contaminants are found at concentrations above MTCA cleanup levels, prior to grading permit issuance, the Applicant shall: enter into a Voluntary Cleanup Program with DOE prior to issuance of any site development or disturbance permits; provide DOE with a tree retention survey of the subject site; obtain an opinion letter from DOE stating that the proposed soil remediation will likely result in further action under MTCA; and provide the City with written verification from DOE that development permits are consistent with the cleanup action plan developed under the requirements of the Voluntary Cleanup Program.
 - If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children's play areas.
 - Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.
 - All mitigation measures volunteered by the developer and described within each element of the submitted environmental checklist shall be implemented into the design and/or development of the proposed development.

Exhibits 24 and 25.

Existing Site

5. The project area is located on a 1.5-acre parcel that is currently undeveloped. The site is mostly flat with a short slope along the northern property line that runs from east to west. The majority of the site is characterized by scattered trees, open field, and understory vegetation consisting of Himalayan blackberry, scotch broom, grasses, and broadleaved weeds. The remainder of the site consists of dense stands of Douglas fir, Pacific madrone, Scouler's willow, red alder, and Pacific dogwood trees. *Exhibit 2, Staff Report, pages 1 and 2; Exhibits 6 through 10; Exhibit 13.*

Comprehensive Plan, Zoning, and Surrounding Uses

6. The City and Thurston County prepared a joint planning document, the "City of Lacey and Lacey Urban Growth Area Comprehensive Plan" (Comprehensive Plan) under the Growth Management Act, to account for long-term growth and planning within the community. The subject property is designated "Neighborhood Commercial" under the Comprehensive Plan and is within the Hawks Prairie Planning Area, which is characterized as the planning area with the most potential for economic development within the city. *Comprehensive Plan 5-1.* The Hawks Prairie Planning Area has extensive vacant land resources and has historically served a wide range of uses, including single-family residential development, commercial development, and industrial development. *Comprehensive Plan 5-1.* City staff identified the following Comprehensive Plan goals and policies as relevant to the proposal:
 - Commercial and Industrial Lands Goal 1: Designate an adequate supply of land for high quality commercial uses based on appropriate site characteristics, community needs, and adequacy of facilities and services.
 - Commercial and Industrial Lands Policy 1-A: Existing core commercial and mixed-used areas, including urban corridors and nodes, should be the primary focus for commercial development, redevelopment, and infill opportunities.
 - Commercial and Industrial Lands Policy 1-B: Provide for a compatible mix of housing and commercial uses in appropriate locations that enables people to walk to employment and shopping.
 - Commercial and Industrial Lands Policy 1-C: Provide neighborhood commercial zones near residential areas to provide opportunities for neighborhood shopping and services with pedestrian accessibility.
 - Commercial and Industrial Lands Goal 2: Create vibrant, integrated, and well-designed districts in designated areas in the community.
 - Commercial and Industrial Lands Policy 2-A: Utilize the City's design review standards to encourage clustered commercial and mixed-use development rather than strip commercial development in urban corridors and nodes.
 - Transportation and Land Use Goal 1: Enhance the function, safety, and appearance of the City's streets.
 - Transportation and Land Use Policy 1-A: Ensure implementation of the Transportation Element of the Comprehensive Plan, the Thurston County Transportation Plan, and the Thurston Regional Transportation Plan.

- Transportation and Land Use Goal 2: Support land use policies and plans to allow densities and a mix of uses that reduce the number and length of vehicle trips. Increase the opportunity to use public transportation and non-motorized modes of travel.
- Transportation and Land Use Policy 2-C: Ensure that destination sites, including job centers, commercial areas, office complexes, and other economic development generators are connected with multimodal transportation options.
- Transportation and Land Use Policy 2-D: Encourage land use policies that support destination sites where uses are close enough together that consumers, customers, and other users can access each without the need of an automobile.
- Transportation and Land Use Goal 4: Ensure that private development projects, including subdivision and commercial/retail project design, facilitate measures to improve multimodal transportation.
- Transportation and Land Use Policy 4-B: Require pedestrian-friendly building design within commercial nodes and along corridors. Parking lots serving mixed-use and commercial developments should be located to the rear or sides of buildings.
- Transportation and Land Use Policy 4-C: Private development projects shall provide bicycle parking and a site design that will accommodate transit.
- Utilities and Capital Facilities Goal 1: Ensure that existing utility customers, and future customers, are adequately served by water, sewer, and stormwater utility services that consider both growth demand projections and asset management.
- Utilities and Capital Facilities Policy 1-B: All proposed development should be analyzed for anticipated impact on utilities and services, whether as an element of the site plan review, subdivision review, or as part of the environmental impact assessment.
- Health and Human Services Goal 1: Work to achieve a safe, active, and healthy lifestyle for City citizens through community planning and design.
- Health and Human Services Policy 1-A: Provide opportunity for a distribution of land use types located within planning areas and within walking distance of one another to encourage pedestrian activity and minimize the need for automobiles.
- Health and Human Services Policy 1-B: Design neighborhoods to promote bicycling and walking, encouraging these activities and healthy lifestyle choices.
- Health and Human Services Goal 2: Work to achieve a community where residents have convenient access to healthy food, clean water, and affordable shelter.
- Health and Human Services Policy 2-C: Provide healthy food choice opportunities for urban farming and convenient access to grocery stores and farmers markets.
- Land Use Hawks Prairie Planning Area Goal 2: Recognize the planned community approvals for the Hawks Prairie and Meridian Campus Planned Communities.

- Land Use Hawks Prairie Planning Area Policy 2-A: Allow implementation of uses as designated in the Master Plans.

Exhibit 2, Staff Report, pages 3 through 5.

7. The Comprehensive Plan also designates the property as within a neighborhood node. The Comprehensive Plan states that “growth will need to be focused in our nodes and urban corridors. . . . The nodes (within the City) and urban corridor are well served by utilities.” *Comprehensive Plan 3-8*. The Commercial and Industrial Lands analysis in the Comprehensive Plan encourages commercial nodes in close proximity to neighborhoods. *Comprehensive Plan 3-9. Exhibit 2, Staff Report, page 6; Exhibit 19.*
8. The subject property is also located within the Meridian Campus Master Planned Community (Meridian Campus). Meridian Campus was approved in the late 1980s by Thurston County and established a range of land uses, including industrial, commercial, institutional, single-family and multi-family residential, and a variety of designated open space areas. The subject property was zoned Low Density Residential when the area was annexed by the City in 1992. In 2003, the City Council changed the site’s land use and zoning designation to Neighborhood Commercial (NC). Under Lacey Municipal Code (LMC) 16.36.010, the intent of the Neighborhood Commercial zoning district is to:
 - A. Provide the opportunity for the development of small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services;
 - B. Limit such commercial facilities as to size of site, bulk of structures, and to such locations as to serve a relatively large number of persons in a relatively small geographic area. To that end, pedestrian accessibility shall be a major criterion in the location of neighborhood commercial facilities;
 - C. Limit such development to areas where local economic demand, local citizen acceptance and appropriate design solutions assure compatibility with the neighborhood.

Exhibit 2, Staff Report, pages 2 and 6.

9. The NC zone allows for retail, service, and office-type uses, including food stores and grocery and produce sales. *LMC 16.36.020*. The NC zone also allows for gas stations as a conditional use, subject to conditional use permit review and approval. *LMC 16.36.020*. The Applicant is proposing a 4,000 square foot convenience market/miniature grocery market, which would sell a variety of goods, including produce, baked goods, deli meats, dry and canned goods, health and beauty products, and other items. The proposal also includes four fueling islands with eight total positions, a 1,000 square foot second-story office space above the store, and an additional 4,000 square feet of speculative commercial space. A stand-alone market or convenience store would be permitted through the City’s administrative review, or Site Plan Review, process. The

gas station component of the proposal, however, requires review under the conditional use permit review process. *Exhibit 2, Staff Report, page 6; Exhibit 18.*

10. The property is bordered by London Loop NE to the east, Campus Glen Drive NE to the south, Willamette Drive NE to the west, and by single-family residential development to the north, specifically six single-family lots within the Moderate Density Residential zoning district that are a part of the Campus Pointe subdivision. Property across London Loop NE to the east is zoned Open Space Institutional and consists of a 30-acre forested parcel that is operated and maintained by the City. Property across Campus Glen Drive NE to the southeast is zoned Open Space Institutional Park and consists of Meridian Neighborhood Park, a 24-acre park with restrooms, picnic shelter, playground equipment, half basketball court, and open play area. Properties to the west across Willamette Drive NE are zoned Low Density Residential and consist of the Campus Glen subdivision. Properties to the south and southwest of the site are zoned High Density Residential and consists of the Campus Reserve subdivision. *Exhibit 2, Staff Report, page 2.*

Conditional Use Permit

General Considerations

11. The municipal code makes certain uses conditional in specific zoning districts. *LMC 16.66.010 and .020.* A conditional use is a use that, because of special requirements, unusual character, size or shape, infrequent occurrence or possible detrimental effects on surrounding property, or other, similar reasons, is allowed in certain districts only with a CUP granted by the City Council. *LMC 16.06.240.* All conditional uses must satisfy the environmental standards of Chapter 16.57 LMC. The standards govern: maximum noise levels; emissions, including those of air pollutants, toxic substances, sewage, waste, or radioactive materials; and vibration or concussions. *LMC 16.57.030 and .040.* The design standards for permitted uses in the underlying zoning district should be the initial basis of reference in determining the design standards for conditional uses in the same district. *LMC 16.66.050.* LMC 16.66.050 provides the authority to alter or vary the underlying district's design standards when the "alteration or variation is found to be reasonable to protect adjacent properties or the health or general welfare of the community." *Exhibit 2, Staff Report, pages 4, 5, and 7.*

Design Standards and Neighborhood Compatibility

12. LMC 16.36.030.B provides that development in the Neighborhood Commercial district should be characterized by small buildings (uses with less than 10,000 square feet), low traffic generation, considerable walk-in trade, moderate lighting, and quiet operations. The proposed development would include the construction of two buildings: one that would measure 4,000 square feet and another that would measure 5,000 square feet. Business Street, LLC, prepared a market assessment for the project site, dated July 28, 2021. The assessment determined that there are 15 single-family subdivisions and six multi-family projects, either constructed or in the development process, within one-half mile of the subject site. The assessment also determined that the location of the Meridian

Neighborhood Park across the street could increase opportunity for walk-in business. Pedestrian scale lighting would be used on the site to the greatest extent possible, including internal parking-lot, site, and security lighting. Lighting underneath the fuel canopy, however, would not constitute pedestrian scale lighting. The Applicant would be required to submit a final site lighting plan as part of the commercial design review for the proposal. The building placement and the orientation of the development would be sited to minimize noise impacts to adjacent residences, and operations at the site would be subject to the City's noise ordinance, LMC 16.57.030. The application materials indicate that the proposed market and gas station would operate between the hours of 5:00 AM and 11:00 PM. *Exhibit 2, Staff Report, pages 7 through 9, and 11; Exhibits 6 through 9; Exhibit 17.*

13. Under LMC 14.23.082.G, "care shall be taken to ensure compatibility and integration of the development with the adjacent residential neighborhood." Varying roof lines and pitch, glazing, weather protection, as well as colors and materials, can be used to blend the buildings with the adjacent neighborhood. *LMC 14.32.082.A.1 and .8.* The commercial design review process would consider how the proposed buildings would integrate with the existing residential areas. *Exhibit 2, Staff Report, page 11; Exhibits 6 through 9.*

Traffic and Access

14. City staff has noted that Neighborhood Commercial zones do not intend to exclude all auto dependent uses and, rather, that the intent of commercial nodes within residential areas is to reduce the number and length of vehicle trips. *See Transportation and Land Use Goal 2, discussed above.* On November 3, 2020, the Applicant completed a Traffic Generation Worksheet, and on June 7, 2021, Heath and Associates, Inc., completed a Land Use and Trip Generation Evaluation on behalf of the Applicant. The trips generated by a convenience market with gas pumps were compared to the same use without gas pumps. The evaluation found that a convenience market with gas pumps generates approximately 20 percent fewer average weekday daily traffic trips than a market without gas pumps. City staff concurred that vehicular travel for the proposed development would be equal to or less than the traffic that would be generated by a similar use without gas pumps—a use allowed by LMC 16.36.020 without a conditional use permit. A City transportation engineer reviewed the Applicant's materials and determined that a full Traffic Impact Analysis (TIA) would not be warranted because a TIA was previously approved for a different project on the site that was expected to generate 89 new PM peak hour trips, which is more than the 80 new peak hour trips expected to be generated by the current proposal. The Applicant would be required to pay traffic mitigation fees to mitigate for the proposal's impacts to the City's transportation network. *Exhibit 2, Staff Report, pages 7, 8, and 12; Exhibit 14; Exhibit 16; Exhibit 32; Exhibits 38 and 39.*

15. The site would be accessed from both London Loop NE and Campus Glen Drive NE. The City transportation engineer determined that vehicle access must be limited to right-in right-out only and that the project must dedicate right-of-way at the southwest corner of the parcel to accommodate a future roundabout at the intersection of Campus Glen Drive NE and Willamette Drive. Intercity Transit reviewed the proposal and did not request any bus-related infrastructure along the property's frontage because it previously installed a bus stop adjacent to the site in 2020. Frontage improvements serving the property were installed during previous development in the area, with the exception of the remaining frontage along London Loop NE, which would be installed with the project consistent with the City's development guidelines. *Exhibit 2, Staff Report, pages 7, 8, and 12; Exhibit 14; Exhibit 16; Exhibit 32; Exhibits 38 and 39.*

Setbacks and Parking

16. The parcel is surrounded on three sides by public right-of-way, resulting in three "front yards" for purposes of assessing required setbacks. The yard adjacent to the existing residential structures is a side yard. The standard setbacks in the Neighborhood Commercial zone are 10 feet maximum for a front setback and 10 feet minimum for a side setback. *LMC 16.36.050.F. LMC 16.36.030.A* authorizes the alteration or variation of design standards when it is found to be reasonable to protect adjacent properties. City staff requests that the Hearings Examiner waive the setback requirements to enhance pedestrian access by siting the buildings closer to the sidewalk and to accommodate the 15-foot minimum landscaping area required between commercial and residential properties under *LMC 16.80.030.B*. City staff also request that the Hearings Examiner waive the parking requirement under *LMC 16.36.070.D* in order to locate the proposed buildings between the existing residential homes and the vehicles associated with the development. The buildings and existing mature vegetation would help mitigate noise and glare impacts to the existing residential homes from vehicular use of the site. In order to provide both screening for the fueling islands and to enhance the pedestrian environment along Campus Glen Drive NE and London Loop, the Applicant would install a pedestrian plaza and screening feature consisting of landscaping, trellises, and seating. *Exhibit 2, Staff Report, pages 9 through 11; Exhibit 9.*

Trees and Vegetation

17. The Meridian Campus Master Plan, approved and adopted by the City in 1992, required 20 percent of the Meridian Campus site to be set aside as open space. As a result of the initial land set aside as open space, all projects in the Meridian Campus are considered to be in compliance with the City's five percent tree tract requirement. *LMC 14.32.064*. Although the project would not be required to set aside an additional five percent of the site for a tree tract, the Applicant proposes to retain most of the existing trees on the north end of the site, which would help to screen the proposed development from the adjacent single-family residential development to the north. The City's contract forester reviewed the site plan and has provided recommendations for tree retention, which have been

incorporated into the recommended conditions of CUP approval. *Exhibit 2, Staff Report, page 11; Exhibit 15.*

Stormwater

18. ZipperGeo provided a geotechnical engineering report, dated May 22, 2020, and DECCIO Engineering, Inc., provided a stormwater drainage report on behalf of the Applicant, dated February 2, 2021. The drainage report notes that existing runoff drains to the south end of the site with all site runoff intercepted by adjacent streets. The geotechnical report determined that the site soil types preclude effective on-site infiltration of stormwater. The proposal would create a total of 32,293 square feet of impervious surface area. Stormwater from the proposed site improvements would be intercepted by catch basins and storm pipes, where the runoff would pass through a StormFilter catch basin for water quality treatment, then be detained in a detention vault for flow control before being released to the roadway storm system that drains to the Meridian Campus regional infiltration pond on the west side of Willamette Drive. City Water Resources Engineer Doug Christenson reviewed the Applicant's proposed stormwater site plan and determined that, with recommended conditions, it would comply with the requirements of the 2016 City of Lacey Stormwater Design Manual. *Exhibit 2, Staff Report, page 12; Exhibits 10 and 11; Exhibit 13; Exhibit 37.*

Written Comments

19. As noted above, the City received a substantial amount of public comments on the proposal, mostly from area residents opposed to the project. These comments generally related to the following topics:
 - **Pedestrian Safety:** Comments on this topic expressed concerns that the proposal would increase traffic at the intersection of Willamette Drive NE and Campus Glen Drive NE and would pose safety hazards to pedestrians. Many commenters noted that this is already a busy intersection with heavy traffic and pedestrian use. For example, Chris Labrecque, Randy Wirtz, Ilicia Damschen, James and Lynne England, Mark Anthony Claudio, Cassy Randolph, Roberta Shawver, Cameron and Pov Grunberg, Mirchelle McKoy, Mims Gordon, Marie Williams, John Matykowski, John and Teresa Jeffreys, Marysa Stevens, Dennis Erixson, Regina LaMar, Jeannine Leitch, Mary Gardner, Myrna Williams, Stephanie Johnson, Ron Hall, Elaine Briggs, Ana Carrera, Rostem Bassalow and others expressed concerns that there would be increased traffic across the street from a heavily-used park that is frequently used by children. Several commenters also expressed concerns that there are no traffic controls at the intersection.
 - **School Impacts:** Comments on this topic expressed concerns that the location of the proposed development is near Salish Middle School, and many students pass through the intersection where the gas station would be located. For example, Chris Labrecque, Reginald Smith, Mark Anthony Claudio, Roberta Shawver, Mike and Jan Johnston, Krista McClellan, Melinda Santiago, Marysa Stevens, Dan Kurtz, Vlad Ivanenko, Janice Salois, Cammie Perretta, Alicia Cleland, and

Patrick McMillen expressed concerns for the safety of students walking to and from school through the intersection at Campus Glen Drive NE and Willamette Drive NE due to increased traffic. Curtis Richardson, Ilicia Damschen, Manuel Bravo, and Patricia and Robert Le Roy also expressed concerns about negative impacts to health of children and proximity to controlled substances such as alcohol and tobacco.

- **Environmental Impacts:** Comments on this topic expressed the following concerns: there are negative health impacts associated with living near gas stations; increases in toxins and noise emissions degrade air quality; gasoline could leak into drinking water; there would be increased light pollution; and the project was not consistent with environmental goals to eliminate gas-powered vehicles. For example, Brad Martell, Lori Martell, June Ziser, and Violet McWhirk expressed that increased vehicular and human activity would create noise pollution. Reginald Smith and Nancy and George Castro expressed concerns about leakage from the gas station polluting drinking water. Roberta Shawver, Brian and Jessica Nau, and Alfonso Magana expressed concerns that light from the gas station would shine into adjacent residences. Joseph Rinehart expressed concerns about the project eliminating carbon sinks through the removal of existing mature trees. Roberta Shawver, Tim and Linda Bates, and Mary Gardner raised concerns about the project encouraging gas-powered vehicles rather than electric vehicles. Maureen Bard expressed concerns about increased stormwater runoff from the proposed development.
- **No Demand for Services:** Comments on this topic expressed concerns that there is no current demand for a gas station or market in the community. For example, Reginald Smith, Marcena Fuller, Seraphine Moncada, Rachel Dobiyanski, Jan Wingerson, Javier Tejeda, Lisa Lee, Phillip Zmuda, Eleanor Fischer, Elaine Briggs, Stephanie Barnett, Chris Cook, Jennifer Peppin, Daniel George, and Stephanie Heavner stated that the area is well served by nearby existing gas stations. Ava and Art McCluskey stated that few customers would be within walking distance of the convenience store.
- **Compatibility:** Comments on this topic expressed concerns that a gas station would not be a good fit for the site because it is located near a playground and residential areas. For example, Stephanie Johnson and Roberta Shawver said that the lighting of the development would not be compatible with the dimmed light of the residential area at night.
- **Property Values:** Comments on this topic expressed concerns that the proximity of the gas station would decrease residential property values. For example, Cassy Randolph said the gas station could attract individuals experiencing homelessness, which in turn could decrease property values.
- **Crime:** Comments on this topic expressed concerns that the proposed development would increase crime and the presence of individuals experiencing homelessness in the area. For example, Mirchelle McKoy stated that convenience

stores are associated with high crime rates. Brad Martell and Bryan Cardoza expressed concerns over increased risk of human trafficking.

Exhibit 40.

20. In addition to the individual written comments it received, the City also received a petition with over 550 signatories in support of denying the conditional use permit. *Exhibit 40.*

Testimony

21. Applicant Representative David McDonald testified generally about the proposal. Mr. McDonald noted that the submitted drainage report indicates that the project would be capable of managing and treating stormwater in accord with applicable requirements of the City of Lacey Stormwater Design Manual. He noted that he had reviewed the numerous comments on the proposal submitted by members of the public and asserted that the site plan adequately addresses environmental and safety concerns. *Testimony of Mr. McDonald.*
22. Applicant Traffic Engineer Aaron Van Aken testified that he completed a trip generation analysis for the project and would be happy to answer any questions from members of the public regarding the proposal's traffic impacts. *Testimony of Mr. Van Aken.*
23. City Senior Planner Samra Seymour testified generally about the proposal and how it would comply with the City Comprehensive Plan, zoning ordinances, and the requirements for a conditional use permit. She explained that the open public hearing was supposed to be held the week prior but that a windstorm resulted in a power outage in the northeast area of the city (including Meridian Campus). Ms. Seymour stated that, in response to the power outage, City staff informed the Hearings Examiner and all parties of record that the hearing would be rescheduled for April 12, 2022. She also noted that City staff reposted the new hearing date at the proposed development site and informed those attending the original remote meeting that the hearing had been rescheduled. Ms. Seymour noted that the City issued an MDNS for the project with conditions that would mitigate the project's impacts to Thurston County roads through the payment of impact fees. She testified that the Applicant would be required to test on-site soils for potential heavy metals caused by the former Tacoma Asarco Smelter. Ms. Seymour noted that there has been significant growth in the Meridian Campus area over the last decade. She explained that gas stations are a conditional use in the Neighborhood Commercial zone, which is intended to serve the surrounding neighborhood and reduce vehicle miles travelled by bringing commercial services into the area. Ms. Seymour noted that the Applicant initially proposed six fueling islands but reduced the proposal to include only four fueling islands after City staff expressed concerns about the scale and size of the site and compatibility with the surrounding area. She stated that City staff recommends the front yard setback and parking standards be waived in order to construct the building in a way that preserves mature vegetation and prioritizes pedestrian access.

Ms. Seymour noted that City staff contacted Salish Middle School's transportation and facilities directors but did not receive any comments on the proposal from school representatives. *Testimony of Ms. Seymour.*

24. City Development Review Engineer Tom Stiles testified generally about the utility services and stormwater management at the site. He noted that the site currently has a water main, sewer line, and stormwater line. Mr. Stiles stated that the Applicant would install fueling area awnings, an oil water separator, a catch basin, and a wet vault to manage stormwater runoff. *Testimony of Mr. Stiles.*
25. City Transportation Engineer Chris Stolberg testified that a TIA was conducted for a proposed 10,000 square foot daycare at the site in 2020. He stated that he had determined that a new TIA would not be required because the proposal is expected to generate fewer PM peak hour trips than would have occurred with the proposed daycare. Mr. Stolberg noted that the Applicant would pay traffic mitigation fees to ameliorate traffic impacts of the project. He stated that existing crosswalks on London Loop and across Willamette Drive NE on Campus Glen Drive NE are left unmarked because there is evidence that pedestrians are more alert at unmarked crossings that lack a traffic control device. *Testimony of Mr. Stolberg.*
26. City Water Resources Engineer Doug Christenson testified that all of the development's stormwater runoff from impervious surfaces would be managed on-site, and stormwater would be collected in on-site catch basins and pipes, treated, and held in a detention tank for a controlled release downstream to a regional pond system. He also explained that, in addition, the fuel canopy area would be isolated from the rest of the impervious surfaces to ensure gasoline and other hazardous materials would not come in contact with the rest of the stormwater being managed on-site. *Testimony of Mr. Christenson.*
27. Alan Rathbun raised concerns about how the development would impact homelessness in the area. *Testimony of Mr. Rathbun.*
28. Zachary Fernandez expressed concerns over potential accidents or failures of the stormwater filtration system and how that would impact drinking water and health, including for children and pets. He also stated that the Meridian Campus area did not need the services offered by the proposed development. *Testimony of Mr. Fernandez.*
29. Gregory Kidwell stated that the proposed development would reduce the number of miles driven by people currently traveling to stores located further away. He noted this would result in lower insurance costs and less gas consumption. *Testimony of Mr. Kidwell.*
30. Elizabeth Van Hooser-Wilse raised concerns about potential fuel in drinking water and about the proposed development's potential impacts on traffic and homelessness. *Testimony of Ms. Van Hooser-Wilse.*

31. Griffin Wilde expressed concerns about siting the proposed development across from a playground and high-trafficked area. He also raised concerns about the development's impact on homelessness and public safety. *Testimony of Mr. Wilde.*
32. Elaine Briggs stated she reviewed the public comments in the record and did not see support for the project from anyone in close proximity to the site. She testified that the proposed development would be inconsistent with the Comprehensive Plan's goals and policies for the Hawks Prairie planning area and with LMC 16.37.070, which she asserted does not allow gas stations on corner lots within the Hawks Prairie Business District areas. Ms. Briggs stated that the Traffic Impact Analysis prepared for an earlier daycare proposal does not reflect changes that have occurred in the area since the daycare was proposed, including the extension of Campus Glen Drive to Hogan Bay Drive and employee traffic from an Amazon processing center on Campus Glen Drive. *Testimony of Ms. Briggs.*
33. Brad Martell presented a letter from a former resident of the area, which raised concerns that the MDNS did not address clean air concerns. *Testimony of Mr. Martell.*
34. Lori Martell raised concerns about the impact of the development on property values, pollution, congestion, crime, traffic, noise, and safety, particularly the safety of children walking to the nearby school. She also expressed concerns about siting a gas station near a school, in a densely populated residential area, and near a community park. *Testimony of Ms. Martell.*
35. Chris Porrazzo stated that the proposal would not be compatible with the neighborhood and is opposed by area residents. He expressed concerns that the traffic study did not adequately account for the proposal's likely traffic impacts. Mr. Porrazzo stated that the developer had not demonstrated that there was a local demand for a gas station. He also expressed concerns over pedestrian safety, noise pollution, light pollution, the parking setback requirements, and safety of runoff from the site. *Testimony of Mr. Porrazzo.*
36. Cheryl Ricevuto stated that she does not believe a gas station supports the community roles outlined in the City's urban growth plan and that the Applicant has not demonstrated demand for a gas station in the area. She also stated that use of automobiles is limited in the area and that the sidewalk is used daily by students and adults. *Testimony of Ms. Ricevuto.*
37. Eugene Kyyan, CEO of VIS Group, indicated that his group had received dozens of calls related to the proposal. He stated that there is another elementary school proposed on the other side of Willamette, which would increase the number of children walking in the area. *Testimony of Mr. Kyyan.*

38. Janet O'Halloran stated that the traffic report does not include a gas station in the area. She also expressed concerns that the geotechnical report is not valid because it does not consider the changes that have occurred since the daycare was proposed or the proposed gas station's storage tanks. Ms. O'Halloran also raised concerns about the proximity of the proposed gas station with a nearby park. She stated that the Applicant should be in conversations with nearby residents to develop the site. *Testimony of Ms. O'Halloran.*
39. Geoff Browning stated that over 500 people had signed a petition opposing the project. *Testimony of Geoff Browning.*
40. Sarah Daniels expressed concerns about the proximity of the proposed gas station with a park. *Testimony of Ms. Daniels.*
41. Nathan Peppin raised concerns about the consistency of the proposal with CUP requirements. He also expressed concerns about the demand for a gas station in the area, stating there are currently nine gas stations serving the community. Mr. Peppin stated that he has concerns that City staff is biased in approving the project. *Testimony of Mr. Peppin.*
42. Kimberly Coburn expressed concerns about health impacts resulting from proximity to environmental hazards associated with gas stations. *Testimony of Ms. Coburn.*
43. Deborah Shawver expressed concerns that the SEPA checklist was based on the geotechnical report for the daycare proposal. She also raised concerns about supporting gas vehicles, crime, child trafficking, light pollution, and parking. Ms. Shawver expressed concerns about the proximity of alcohol and tobacco sales to a park. She echoed concerns that the community did not want or need a gas station. *Testimony of Ms. Shawver.*
44. Jill Pelton raised concerns about traffic impacts, crime, and pedestrian safety, particularly for children in the area. She echoed concerns about using the traffic report from the daycare proposal for this proposal. *Testimony of Ms. Pelton.*
45. Bryan Cardoza asked for clarification about whether traffic mitigation fees had already been paid and when the roundabout at Willamette and Campus Glen would be built. He expressed concerns about public safety, particularly the safety of children, and the compatibility of a gas station with area. *Testimony of Mr. Cardoza.*
46. Scott Roth, VIS Group, raised concerns about the hearing process. He stated that LMC 16.37.070.H.2 does not allow gas stations on corner properties and raised concerns that the proposal did not conform with LMC 16.36.020 square footage requirements. Mr. Roth also echoed concerns about the demand for the gas station. He also raised concerns about the market study prepared for the proposed development, particularly regarding the

consistency of the gas station with the zoning goal of reducing traffic. *Testimony of Mr. Roth.*

47. Maureen Bard, Carmel Healthy Neighborhoods Alliance, provided a presentation detailing her concerns. She expressed concerns that the proposed development would increase traffic due to its proximity to an industrial area and raised concerns about crime, increased costs due to inflation for infrastructure, and speeding enforcement on Willamette Drive. Ms. Bard also raised concerns about the proposed development's proximity to a neighborhood park, a children's play structure, and a middle school. In addition, she expressed concerns about the types of retail on the site and the financial viability of the project. *Testimony of Ms. Bard.*
48. Ron Germeaux expressed concerns about the proximity of the gas station to residential homes, parks, and an elementary school. He stated that there are already several gas stations located close to the site. *Testimony of Mr. Germeaux.*
49. Sue Medeiros expressed concerns about the timeliness of the Campus Meridian Master Plan. *Testimony of Ms. Medeiros.*
50. Chris Valcho, employee of Salish Middle School, raised concerns that the school was not aware of the project. He encouraged communication between the Applicant and school administrators. Mr. Valcho echoed concerns about the proximity of the proposed development to the school and about pedestrian safety. *Testimony of Mr. Valcho.*
51. Chris McAnnally requested that community attendance be part of the record. She expressed concerns about speeding, traffic impacts, impacts to the park, and pedestrian safety, particularly that of school children. Ms. McAnnally also raised concerns about the consistency of the project with Washington State goals to increase electric vehicle use. In addition, she expressed concern over the lack of community support for the project and the health impacts of food products that would be sold at the market. *Testimony of Ms. McAnnally.*
52. Ty Hill expressed concerns over emissions and safety. He echoed concerns that there are other gas stations available and that there is no demand for a gas station in the area. *Testimony of Mr. Hill.*
53. Samra Seymour responded to public comments. She clarified that the development regulations of LMC 16.37.070 do not apply to the NC zone and, rather, apply only to the Hawks Prairie Business District. She noted that LMC 16.36.050 prevents a single-use building from exceeding 10,000 square feet and a multi-use building from exceeding 40,000 square feet. Ms. Seymour also clarified that the City does not have the ability to regulate vapor recovery as mentioned by the ORCAA comments. She stated that she and other City staff reached out to members of the school district, including Monty Sabin, the

district's superintendent, and the school district explicitly stated they would not provide comments on the application. Ms. Seymour also clarified that examining the financial feasibility of development proposals is outside the City's regulatory capacity. She noted that the project would be subject to additional technical review, including civil drawing approval and construction drawing approval through the City's Public Works Department. Ms. Seymour testified that many uses in the NC zoning district with similar impacts would not require a conditional use permit and that the project has been designed to be compatible with the surrounding area. *Testimony of Ms. Seymour.*

54. Chris Stolberg clarified that traffic impact fees are required to be paid before building permits are issued and that such fees are updated annually based on a construction-cost index. He stated that the Thurston County model for trip generation does not focus on land use types, but on volume of traffic. Mr. Stolberg stated that the Campus Glen extension was not included in the model that was used for the traffic study, but he is not concerned about the additional volume of the project because more recent traffic counts at the intersection have not demonstrated a dramatic increase in traffic volume since the street extension. Mr. Stolberg also stated that every traffic impact analysis must consider any previously approved projects in their traffic volume and that the TIA used for this project took into account the volumes of traffic created by the warehouse facilities. He explained that funding for the design of the roundabout on Willamette is available and that the roundabout would likely be built within the next five years. Mr. Stolberg noted that police are able to ticket speeding vehicles on Campus Glen Drive. *Testimony of Mr. Stolberg.*
55. Doug Christenson stated that his review of the project is to ensure that proposed stormwater management features would be feasible on the site and would meet the City's stormwater design manual. He stated the stormwater report is adequate for this stormwater management analysis. *Testimony of Mr. Christenson*
56. Tom Stiles clarified that assessing impacts of the fuel storage tanks would be part of the building permit process. *Testimony of Mr. Stiles*
57. City Plans Examiner Terry McDaniel testified that the City would ensure at the civil review phase that any underground tanks would comply with requirements of the International Fire Code. *Testimony of Mr. McDaniel.*
58. Aaron Van Aken clarified that a traffic impact analysis was not required and that the required trip generation report calculated traffic volumes based on the Institute of Transportation Engineering Trip Generation Manual. He explained that the traffic generation report showed that fewer PM peak hour trips would be generated for the project with the gas station as compared to a comparable proposal without a gas station. Mr. Van Aken also clarified that the TIA prepared for the previous daycare proposal was completed after the Campus Glen extension. *Testimony of Mr. Van Aken.*

59. David McDonald stated the project would be able to comply with the City's conditions. He testified that the project would commence in one to two years. *Testimony of Mr. McDonald.*

Staff Recommendation

60. City staff determined that the proposal would be consistent with the Comprehensive Plan, the zoning code, and other applicable codes and regulations, and with the requirements for approval of a conditional use permit if specific conditions are attached to approval. *Exhibit 2, Staff Report, pages 13 through 24.*

CONCLUSIONS

Jurisdiction

The Hearings Examiner has authority to receive and examine all available information, conduct public hearings, and prepare a record thereof, and make a recommendation to the City Council on Conditional Use Permits. *LMC 2.30.090.B.*

Criteria for Review

Conditional Use Permit

Conditional use permits are reviewed under Chapter 16.66 LMC. In order to recommend approval of a conditional use permit, the Hearings Examiner must:

- Ensure that conditional uses comply with the environmental performance standards, as described in Chapter 16.57 LMC, and meet stricter environmental performance standards upon a finding that stricter standards are necessary and reasonable to protect adjacent properties, community health, or the general welfare. *LMC 16.66.040.A.*
- Use the design standards for permitted uses in a given district as the initial base of reference in determining the design standards for conditional uses in the same district while allowing for alternations of those design standards, including size and shape of lots, building coverage, development coverage, parking, and landscaping. *LMC 16.66.050.*
- Impose all Title 16 LMC requirements for the proposed use, as well as other conditions and safeguards necessary to secure adequate protection for the locality where the use is to be permitted. *LMC 16.66.100.*
- Recommend a time limit for beginning or completion, or both, of action on the conditional use. *LMC 16.66.100.*

The criteria for review adopted by the Lacey City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

Conclusions Based on Findings

1. **With conditions, the proposal would satisfy the requirements for a Conditional Use Permit under Chapter 16.66 LMC.** The City gave reasonable notice of the application and provided sufficient opportunity to comment on the proposal. The City received over 400 public comments on the proposal from members of the public, as well as a petition urging denial of the permit with 550 signatories. The overwhelming majority of comments expressed opposition to the project and raised concerns about the proposed development's impacts on traffic, pedestrian safety, air pollution, noise pollution, light pollution, crime, property values, and neighborhood compatibility. Community displeasure alone, however, cannot be the basis of a permit denial. *Kenart & Assocs. v. Skagit Cy.*, 37 Wn. App. 295, 303, 680 P.2d 439, *review denied*, 101 Wn.2d 1021 (1984). Rather, the Hearings Examiner must review the proposal for compliance with municipal code requirements, the Comprehensive Plan, and other governing regulations.

The proposal would allow for construction of a 4,000 square foot convenience market, with 1,000 square feet of second-story, or half-story, office space; four fueling islands; 4,000 square feet of commercial space; a pedestrian pavilion; landscaping; and associated improvements. The proposed development would be consistent with several Comprehensive Plan goals and policies by providing neighborhood shopping and services within the Neighborhood Commercial (NC) land use designation and zone, while incorporating pedestrian-friendly features and utilizing design elements to ensure the use is compatible with surrounding uses. Gas stations are allowed in the NC zone with a conditional use permit and are not subject to the development regulations of LMC 16.37.070, which pertain only to development in the Hawks Prairie Business District. Although several concerns were raised by members of the public about the proposed commercial development's compatibility with surrounding residential land uses, the NC zone is specifically intended to accommodate small commercial facilities in residential areas. *LMC 16.36.010.A.*

Moreover, although the NC zone is intended, in part, to limit development to areas where "local citizen acceptance . . . assure[s] compatibility with the neighborhood," the Hearings Examiner must conclude that this intent is effectuated through the City's zoning code provisions specifying permitted and conditional uses in the NC zone; the dimensional and performance standards for development in the NC zone; and, where a proposed use is listed as conditional in the NC zone, through the conditional use permit process. *LMC 16.36.010.C.* Accordingly, although the Hearings Examiner recognizes that numerous area residents have expressed opposition to the proposal, the Hearings Examiner has reviewed the proposal for consistency with these governing regulations and determines that the proposal would include several features (described in more detail below) that, together with the recommended conditions of approval, would mitigate

impacts to surrounding residential land uses and ensure that the use is compatible with the existing neighborhood.³

LMC 16.66.050 requires that the design standards established for the underlying zoning district serve as the initial base of reference in determining the design standards for conditional uses in the zoning district. The 1.5-acre subject property consists of a corner lot surrounded on three sides by public rights-of-way, resulting in three front yards and a side yard. City staff recommends allowing a deviation from the maximum 10-foot front yard setback requirement and from the requirement that parking areas be located to the side or rear of buildings to allow the proposed buildings to be located between the proposed parking area/fueling stations and adjacent residential development to the north. The Hearings Examiner agrees with the recommended deviations because the proposed building location would help to screen noise and light associated with the gas station operations from adjacent residential uses to the north. In addition, although the project is not subject to the City's tree tract requirements, the Applicant would retain existing trees and vegetation at the north of the property to provide a minimum 15-foot landscape buffer from the adjacent residential development. The project would also provide a pedestrian plaza and screening features to help frame the site's southwest intersection and streetscape frontages, which would include landscaping, trellises, and seating. The proposed building design's compatibility with existing residential neighborhood would be further reviewed during the commercial design review process.

As noted above, several concerns were raised about the proposal's traffic and pedestrian safety impacts. Notably, absent the gas station component, the proposed project would be allowed outright in the NC zone and would generate a higher traffic count than with the gas station component. The City's transportation engineer determined that a full traffic impact analysis (TIA) would not be required for the proposed development because a TIA was submitted and approved for a previous daycare development project for the site that was expected to generate 89 new PM peak hour trips, exceeding the 80 new PM peak hour trips anticipated by the current market and gas station proposal. The Applicant would be required to pay traffic impacts fees to mitigate for the proposal's impacts to the City's transportation network. Vehicular access to the site would be provided from both London Loop NE and Campus Glen Drive NE. Frontage

³ That said, the Hearings Examiner acknowledges that LMC 16.36.010.C is explicit in stating that commercial development in the NC zoning district should be limited to "areas where local economic demand" and "local citizen acceptance" assure "compatibility with the neighborhood." In contrast, LMC 16.34.010.C, the "intent" section related to the Community Commercial zoning district, also references "economic demand" (though does not use "local" as a qualifier) but *does not* reference "citizen acceptance." Accordingly, the City Council may have intended—in adopting LMC 16.36.010—that some indication of "local citizen acceptance" be required when commercial development is proposed or, at the very least, that full-throated public opposition is absent. How to quantify or evaluate "local citizen acceptance," however, is the type of political decision more appropriately addressed by the City Council. Accordingly, while the Hearings Examiner acknowledges the *potential* to deny the present request on these grounds, such a determination is best left to the city's elected representatives.

improvements were previously installed during previous development in the area, and the Applicant would complete required frontage improvements along the remainder of London Loop NE. A geotechnical evaluation of the site determined that stormwater infiltration on-site would not be feasible. The Applicant proposes to collect and convey stormwater runoff through a system of catch basins to provide water quality treatment and detaining stormwater in a detention vault for flow control before discharging it to the existing roadway stormwater system. City Water Resources Engineer Doug Christenson reviewed the Applicant's proposed stormwater site plan and determined that, with recommended conditions, it would comply with the requirements of the 2016 City of Lacey Stormwater Design Manual. Concerns raised about potential stormwater and site pollution from the gas station use would be addressed through the City's subsequent technical review process, including civil drawing approval and construction drawing approval through the City's Public Works Department and review of underground storage tanks at the civil review and building permitting phase.

All conditional uses must ensure that adequate protection is provided for the locality where the use is to be permitted. *LMC 16.66.100*. The proposal would result in permanent light impacts to surrounding property owners. As addressed above, these visual impacts, as well as noise impacts of the proposed use, would be partially mitigated by siting the building between the parking lot and adjacent residences and by preserving existing mature vegetation on the property. In addition, the Applicant has indicated that the proposed facilities would operate only between the hours of 5:00 AM and 11:00 PM. The Hearings Examiner concludes that, to address light and noise concerns raised by members of the public and to further ensure compatibility with nearby residential uses, it would be appropriate to impose a condition limiting the facility's operating hours to that stated by the Applicant. Limiting the operating hours of the proposed facility could also help to address concerns raised about the potential for increased crime in the area by restricting public use of the property to these operating hours. The Applicant submitted a market analysis for the proposed development at the site and, although several members of the public expressed disagreement with the analysis and commented that a gas station is not needed in the area, City Senior Planner Samra Seymour explained at the hearing that examining the financial feasibility of development proposals is outside the City's regulatory capacity.

The City reviewed the Applicant's environmental checklist and other information on file and determined that, with mitigation measures, the project would not have a probable significant adverse impact on the environment. The City therefore issued an MDNS, which was not appealed. The MDNS would require the Applicant to address potential soil contamination from the former Asarco smelter, in accordance with recommendations from DOE, and would require the Applicant to pay traffic impact fees to Thurston County.

Conditions unique to the proposal and those required of all development permits are necessary to ensure development meets all requirements of the municipal code and the City's other development standards, and to ensure that all concerns raised by reviewing departments and agencies have been adequately addressed. *Findings 1 – 60.*

2. **The Hearings Examiner recommends a time limit for completion of development of basic infrastructure related to the proposal.** Applicant Representative David McDonald testified that work is anticipated to begin in approximately one to two years. Accordingly, the Hearings Examiner recommends that the CUP lapse if the basic infrastructure related to the proposal has not been completed within five years. *Finding 59.*

RECOMMENDATION

The Hearings Examiner recommends that the Lacey City Council **APPROVE** the proposal for a Conditional Use Permit to construct a 4,000 square foot convenience market, with 1,000 square feet of second-story, or half-story, office space; four fueling islands; 4,000 square feet of commercial space; and associated improvements, on a 1.5-acre property located at 8808 Campus Glen NE, with conditions:⁴

Conditions Unique to this Application:

The conditions below are those that the reviewing departments and agencies have determined are necessary to address unique aspects of this application.

1. All requirements of the MDNS issued on March 18, 2022, shall be satisfied.
2. Hours of operation for all businesses on-site shall be limited from 5:00 AM to 11:00 PM.
3. Prior to building permit issuance, the developer shall receive commercial design review. In addition to standard commercial design review criteria the submittal should include and/or address the following items:
 - A lighting plan, including site and building lighting. Pedestrian scaled lighting shall be used to the greatest extent possible;
 - Pedestrian plaza plan, including screening element for fueling islands, trellises, seating, and landscaping;
 - Narrative addressing how the project integrates with the existing residential development;
 - Analysis of fueling canopy height. The fueling canopy shall be the minimum height necessary to accommodate passenger vehicles.
4. The following note shall be on the building, grading, and land clearing permits:

⁴ Conditions include both legal requirements applicable to all developments and requirements to mitigate the specific impacts of this development.

When an unanticipated discovery of protected cultural materials (e.g. bones, shell stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains are discovered, the property owner or contractor will immediately stop all work, completely secure the location, and contact the Washington State Department of Archeology and Historic Preservation and other contacts as identified in the City of Lacey Standard Inadvertent Archeological and Historic Resources Discovery Plan (LMC 16.53.080).

5. All trees identified as cover Type I in Washington Forestry Consultants' April 12, 2021, report shall be retained unless deemed a hazard by the City's contract forester. Additional tree planting may be necessary if the minimum requirements for a Type I landscape buffer cannot be achieved by existing vegetation at the time of Certificate of Occupancy.
6. No trees shall be removed until a grading permit has been issued. Grading plans shall be designed to consider tree retention on the site. Prior to any site clearing and/or construction activities occurring all tree protection fencing shall be placed around the perimeter or the tree protection and tree tract areas, and around any individual trees selected to be retained. Tree protection fencing shall be shown on the grading plans for the proposed project. A detail of the tree protection fencing can be found in the tree report prepared for this project by Washington Forestry Consultants, dated April 12, 2021.
7. The final landscape plan shall identify and incorporate trees to be retained on-site. Tree replanting shall also be required within the tree tract if existing trees are not sufficient to meet canopy coverage requirements of Chapter 14.32 LMC. The trees to be planted within the tree tracts shall be identified on the landscaping plans prepared for this project and shall be subject to review and approval by the City Forester. All evergreen tree species shall be resistant to laminated root rot. Landscape and a separate irrigation plan shall be submitted to the Planning section of the Community and Economic Development Department for review and approval prior to the issuance of the vertical building permits for the project.
8. Tree protection shall follow the Timeline for Tree Protection Activity outlined on page six of the report dated April 12, 2021. Trees identified for protection shall be protected throughout all phases of construction activity, with orange, mesh, construction fencing on steel driven posts. A detail of the tree protection fencing, the locations of the tree protection fencing, and the Timeline for Tree Protection Activity, shall be shown on the grading plans for the project.
9. Prior to any site construction activities taking place, a preconstruction meeting shall be held with Washington Forestry Consultants to review the location of the tree protection fencing. A note stating that a preconstruction meeting shall be held with Washington

Forestry Consultants shall be shown on the grading plans for the project. Confirmation from the Forester that the meeting has been held shall be provided to the Community Development Department prior to the start of site construction or grading activity.

10. Prior to site construction activity the contractor completing any tree removal or logging work shall sign and submit the “Acknowledgement of Responsibilities for Professionals Doing Tree Removal in the City of Lacey.” The form shall be submitted to the Planning Department prior to issuance of the grading permit.
11. One fire hydrant shall be provided for the site. The required fire-flow for the building shall be not less than 1,500 gallons per minute (gpm) for 2 hours in accordance with IFC Appendix B. Said fire-flow is based on square footage/building construction type, including a 50% credit for the installation of automatic fire sprinkler systems. *IFC Section 507.1; LMC 14.07.015*. The initial calculation is based on type 5b wood framed construction as a worst-case scenario for fire flow.
12. The proposed building shall require an approved automatic sprinkler system. Installation shall be in accordance with NFPA 13 (2016 Edition) standards. In addition, a fire department connection shall be installed in accordance with LMC 14.07, and a fire department connection shall be located within 40 feet of a fire hydrant. The building shall have its own FDC line with KNOX locking caps or plugs.
13. An approved addressable fire alarm system with supervised monitoring shall be provided in the addition in accordance with LMC 17.07 and NFPA 72 Standards (2016 Edition).
14. An approved 20-foot-wide all-weather surface fire apparatus access roads shall be provided to within 150 feet of all exterior portions of the buildings at ground level. Said fire apparatus access road shall be located not less than 10 feet from the building. *IFC Section 503.1*.
15. The existing water extension to the site shall be utilized to provide domestic water service for the proposed building, meet Lacey Fire requirements and satisfy water quality requirements. If a main is extended on site, it shall be looped from the existing water extension to the site back to the main located in London Loop. Main extensions shall be located on the north/east side of the road or drive area 6 feet off center line. *Development Guidelines and Public Works Standards (DG&PWS) 6.010 and 6.020*.
16. An irrigation meter with a Double Check Valve Assembly backflow prevention device is suggested for all landscaped areas. *DG&PWS 6.120.F*.
17. A Reduced Pressure Backflow Assembly device shall be installed for the domestic meter. *DG&PWS, Appendix P*.

18. A side sewer shall be extended to provide sewer service to the proposed building and to collect runoff from under the fueling canopy area. The side sewer shall connect to a manhole. The side sewer shall not connect to the manhole with an angle less than 90 degrees in relation to the outlet pipe. *DG&PWS, Sewer 7A.015.*
19. Stormwater from this site shall be treated and infiltrated in accordance with Meridian Campus Master Drainage Design allowances.
20. An awning shall be installed above the fueling islands. The area under the awning shall be designed and constructed so it is collected and discharge to sewer. This area shall also be designed and constructed to prevent stormwater from entering the awning area.
21. An appropriately sized oil water separator shall be installed prior to the sewer connection associated with the fueling area.
22. At a minimum the following conditions/items shall be incorporated into the fueling area design and construction:
 - Double wall fiberglass or fiberglass clad tanks
 - Double wall fiberglass or flexible piping
 - Double wall piping on any phase 2 vapor recovery system installed
 - Interstitial monitoring of the tanks and piping system
 - Fiberglass or plastic turbine sumps (monitored as the interstitial space for the piping)
 - All interstitial monitoring systems should be able to alarm for water and petroleum products and should discriminate between the two
 - Fiberglass or plastic dispenser sumps (catch basing under the dispensers), interstitially monitored for releases
 - Automatic line leak detectors as standard leak detection equipment
 - Monitoring wells placed on the edge of the excavation for the tank pit, at least 1 foot below the level of the tank bottom and down gradient
 - Deeper monitoring wells placed at the edge of the property and down gradient.
 - At a minimum, yearly testing of any installed monitoring well
 - The site shall be attended during hours of operation
23. All State of Washington and Federal Fueling requirement shall apply to the fueling area design and construction.
24. Frontage improvements along Willamette and Campus Glen Drives were previously installed. Ramps adjacent to the project shall be brought up to current ADA standards. *DG&PWS, 4C.030 7.*

25. Adequate right-of-way for the future roundabout at Willamette and Campus Glen Drives shall be dedicated with this project.
26. The proposed access onto Campus Glen Drive is limited to a “Right in/Right out.” Full access to the site shall occur from London Loop.
27. Landscaping and irrigation matching the east side of London Loop shall be installed. If sod is not desired, other approved landscaping materials identified in section 4G 110 of the City of Lacey 2017 Development Guidelines and Public Works Standard Manual may be substituted.
28. The traffic mitigation identified as of October 26, 2021, is \$61,700.28, and will mitigate off site traffic impacts for this project. The actual fee will be determined at the date of payment for issuance of building permits, water meters, or other approval process. The fees increase annually in an amount equal to the increase in the Engineering News Record Construction Cost Index over a date one year earlier. Chapter 14.21 LMC.

General Conditions

The conditions below are summaries of ordinances and standards that apply to approval of this application regardless of any specific impacts of this proposed development. The list is intended as a courtesy notice and not as an exhaustive list of legal requirements that may apply to an approval of the application. The list is also a summary of the legal requirement; if there is a conflict between the summary and the ordinance, the language of the ordinance controls.

29. A detailed landscaping plan shall be prepared by a licensed landscape architect, nursery person, or landscaper and submitted to the Planning Department for review and approval. The plan shall include the type, number, and location of the vegetative improvements as well as a specific timeline for completion of the improvements. A separate irrigation plan must also be submitted showing the location of all irrigation lines, location of sprinkler heads, and approximate coverage areas. The plans must include a note stating that the property owner is responsible for maintaining all plants in a healthy growing condition for the life of the project. All requirements of Chapter 16.80 of the Zoning Code shall be satisfied. *Chapter 16.80 LMC.*
30. If Certificate of Occupancy/Final Inspection is requested prior to the installation of the approved landscaping and irrigation, a detailed estimate from a landscape installer must be submitted to the Planning Department. The estimate should include all costs associated with installing landscaping and irrigation as called out on the approved plans, including labor. *Chapter 16.80 LMC.*
31. If condition #30 is required, a financial security must be provided to the Planning Department in the amount of 150 percent of the above-mentioned landscape estimate. The City shall release this financial security once the landscaping for the project is

installed and approved by the Planning Department and a financial security is in order to ensure that all plant materials are properly maintained. This security device shall be in the amount of 20 percent of the value of the vegetative improvements and shall be held for a period of two years. *Chapter 16.80 LMC.*

32. A note shall be placed on the face of the landscaping and irrigation plans stating that any irrigation lines placed within tree protection zones established for the project must be installed in such a manner as to not cause damage to the root protection zone, such as by cutting roots, digging trenches, operation of machinery, etc. Special care must be taken (hand digging trenches, designing lines to stay out of these areas where possible, etc.) to ensure damage to the trees does not occur. In the event damage to these areas does occur, the City may require, at their discretion, replacement of the comparable landscape value of the trees damaged or other means to make up that loss. *Chapter 16.80 LMC.*
33. Prior to the issuance of any building permits, the developer shall receive commercial design review approval from the City of Lacey. The site and building design shall be in conformance with section 14.23.082, 14.23.084, and 14.23.086 of the City of Lacey Design Review chapter. A Design Review application and supporting materials shall be submitted prior to submitting building applications. *Chapter 14.23 LMC.*
34. A sign permit shall be issued by the City of Lacey prior to the installation of any signs on the subject site. *Chapter 16.75 LMC.*
35. All applicable requirements of the City Zoning Code shall be satisfied.
36. The Applicant/developer shall be responsible for obtaining all applicable permits required for the project. For example, these may include a Construction Stormwater General Permit, Notice of Construction (ORCAA) and/or any others. These permits may require additional review time from the appropriate agencies.
37. Approved 6" minimum address numbers shall be provided on the building in a location facing the fire apparatus access roadway. The address numbers shall contrast the buildings color. *IFC Section 505.1; LMC 14.07.015.*
38. 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 C Specialist shall install the necessary keys and cover. *IFC Section 506.*

39. 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 D103.6; LMC 14.07.015.*
40. Fire extinguishers shall be provided every 75 feet in accordance with Chapter 14.07 LMC. Fire extinguishers shall be the 2a10bc type.
41. 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 tests. At least 24 hours shall be allowed for scheduling. *IFC Section 106.2.*
42. For irrigation lines located in the right of way, the following shall be stated on the irrigation plans and is a condition of approval: "The property owner adjacent to the public right of way will be responsible for maintaining and locating all irrigation lines located in the public right of way." *DG&PWS, Water, Irrigation 6.210.*
43. Water system improvements shall meet the requirements of the City, the Coordinated Water System Plan (CWSP), Department of Health (DOH), City of Lacey Water System Plan, AWWA, Department of Ecology, Thurston County Environmental Health and City of Lacey Fire Code Official's standards. Actual main size, loop closures, and possible off-site improvements including the number and location of fire hydrants, will depend on the fire flows required and available to the site. *DG&PWS, Water 6.010.*
44. To assure adequate water is present for your project, modeling of the water system shall occur. Please contact Brandon McAllister (360.413.4386) to coordinate the fire flow modeling.
45. If utility extensions are needed for the proposed project for roads that were paved in the last five years and the roads must be "cut," a disruption fee will be charged in accordance with LMC 12.16.055.
46. The builder/Applicant/owner is required to purchase each water meter prior to the issuance of each building permit. *DG&PWS Water 6.121.*
47. All proposed structures shall be connected to sanitary sewer. *DG&PWS, Sewer 7A.010.*

48. Sanitary sewer improvements associated with this project shall meet the requirements of the City of Lacey Comprehensive Sanitary Sewer Plan, Thurston County Health Department, Washington State Department of Health (DOH), the LOTT Clean Water Alliance and Department of Ecology. *DG&PWS, Sewer 7A.010 and Subdivisions and Short Plat 2-21.*
49. This project shall comply with the City of Lacey 2016 Stormwater Design Manual (SDM). *Chapter 14.27 LMC.* Stormwater drainage and erosion control submittals shall be in conformance with the formatting, design and content requirements described in Chapter 3 of the 2016 Stormwater Design Manual.
50. A final 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 and plan drawings; hydrologic modeling inputs and results (including the WWHM 2012 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 manual. *SDM 2.2.1.*
51. 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 2016 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.
52. A Stormwater Facility Maintenance Manual per chapter 3 of the City of Lacey 2016 Stormwater Design Manual shall be submitted to and approved by the City. The maintenance manual shall be included in the drainage report as part of the stormwater site plan. The maintenance manual shall be prepared as a stand-alone document for the post-development facility owner(s). The maintenance plan shall be submitted to and approved by the City prior to civil drawing approval.
53. 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.*
54. Access shall be provided to the property as determined and approved by the City. All access points shall meet minimum access spacing, minimum corner clearance, sight

distance and minimum or maximum width requirements as outlined in the 22 Development Guidelines & Public Works standards. *DG & PWS, Transportation 4B.025.*

55. Utility easements are required for all mains, water and sewer located on private property. Easements shall include fire hydrants, water meters, sewer improvements and future extensions of mains to adjacent properties. Easements and stub outs shall be provided to serve adjoining properties as determined by the City. Rather than being designated as water or sewer, all easements shall be identified as “utility” easements on the civil drawings and in the easement document. Specific requirements will be determined at the of plan review. All easements shall be prepared by a licensed land surveyor and submitted prior to release of approved civil drawings. *DG&PWS Chapter 3.110.*
56. 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 Coordinate System. *DG&PWS 3.025.*
57. 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.*
58. Immediately adjacent to the public Right of Way a 10-foot joint utility easement area shall be dedicated to accommodate the installation of private and public utilities. *2017 DG&PWS, Roadway details.*
59. 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.
60. If any part of these comments as established by existing plans, guidelines, codes and the like as established by ordinances shall be found invalid, all other parts shall remain in effect. *DG&PWS 3.035.*
61. 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. *DG&PWS 3.040.*
62. All structures associated with this site shall be connected to City of Lacey utilities. *DG&PWS 6.010 and 7A.010.*
63. Prior to submitting civil drawings for review, Land Use Approval must be obtained.

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64. 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 for all approved final plans. *DG&PWS Chapter 3.040, B.*
65. 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 for all approved final plans. *DG&PWS Chapter 3.040, J.*
66. Certificate of Occupancy for the building(s) will not be issued until all improvements shown on the approved civil drawings are installed by the applicant and approved by the City. *DG&PWS 4B.080.*
67. A 20 percent maintenance bond or financial guarantee of the engineer’s estimate or approved bid estimate 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 sewer, stormwater and water improvements. *LMC 14.20.025.*
68. 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, two drainage reports and 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.*
69. The property owner(s) adjacent to the public Right-of-Way shall be responsible for maintaining the planter strip and median (weeding, pruning, irrigating, mowing, etcetera of the landscaping and street trees.) in the public Right of Way in a healthy and growing manner in perpetuity. If these areas are being maintained by another group or organization, then a maintenance agreement (or adequate documentation) that verifies these areas are being (and will continue to be) maintained shall be submitted to the City for review. *DG&PWS, Transportation 4G.100D.*
70. To protect the public interest on private property, utility mains located on private property shall be protected from damage. If on-site settling or other phenomenon occurs causing valve boxes, sewer manholes or other appurtenances to protrude above or settle below the driving surfaces or ground elevations, the owner will be notified and the problem shall be fixed within 30 days of notification. If the problem is not fixed within the 30 day time period, the City will fix the problem and bill the property owner. This language shall be included on the face of any binding site plan or easement documents submitted to the City.

71. A Bill of Sale for water and sewer improvements being installed with this project is a requirement for approval. Prior to Final Public Works approval of the project, Bill of Sale documents shall be submitted to and approved by the City.

RECOMMENDED this 3rd day of May 2022.

A rectangular box containing a handwritten signature in black ink. The signature appears to be "A. M. Reeves" written in a cursive, stylized font.

ANDREW M. REEVES
Hearings Examiner
Sound Law Center

Attachment A

The following exhibits were admitted into the record:

1. List of Exhibits
2. Staff Report, dated April 4, 2022
3. General Land Use Application, dated February 9, 2021
4. Conditional Use Permit Application, dated February 9, 2021
5. SEPA Environmental Checklist, dated February 9, 2021
6. Revised Site Plan (1 Sheet), undated
7. Preliminary Civil Plan (7 Sheets), dated January 21, 2021
8. Landscape Plan (2 Sheets), dated February 1, 2021
9. Conceptual Site Perspectives, (7 Sheets), dated October 29, 2021
10. Drainage Design Report, DECCIO Engineering, Inc., dated February 2, 2021
11. Operation and Maintenance Manual, DECCIO Engineering, Inc., dated February 2, 2021
12. Stormwater Pollution Prevention Plan, dated January 12, 2021
13. Geotechnical Engineering Report, ZipperGeo, dated May 22, 2020
14. Commercial Traffic Generation Worksheet, dated November 3, 2020
15. Tree Protection Plan, Washington Forestry Consultants, Inc., dated April 12, 2021
16. Land Use and Trip Generation Evaluation, Heath and Associates, Inc., dated June 7, 2021
17. Retail Market Assessment, dated July 28, 2021
18. Project Narrative, dated November 10, 2021
19. Commercial Center and Nodes Map, undated
20. Notice of Incomplete Application, dated March 5, 2021
21. Notice of Complete Application, dated March 19, 2021
22. Notice of Application, dated February 10, 2021
23. Notice of Application ad, dated March 22, 2021
24. Mitigated Determination of Nonsignificance, dated March 18, 2022
25. Affidavit of Publication of MDNS, dated March 22, 2022
26. Notice of Public Hearing, undated, with Site Plan, undated
27. Notice of Public Hearing ad, dated March 24, 2022
28. Certification of Public Notice, dated March 25, 2022
29. Agency Routing Sheet, dated March 23, 2021
30. Comment from Washington Department of Ecology, dated April 6, 2021
31. Fire Site Plan Review Comments, dated March 26, 2021
32. Comment from Intercity Transit, with thread, dated March 24, 2021
33. Comment from Nisqually Indian Tribe, dated March 29, 2021
34. Comment from Lauren Whybrew, Olympic Region Clean Air Agency, dated March 29, 2021
35. Public Works Site Plan Review, dated May 11, 2021
36. Comment from Shaun Dinubilo, Squaxin Island Tribe, dated March 25, 2021
37. Comment from Doug Christenson, Development Review Manager, with thread, dated May 11, 2021

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38. Comment from Christopher Stolberg, City Transportation Engineer, dated October 26, 2021
39. Comment from Arthur Saint, Thurston County Public Works, dated May 7, 2021
40. Public Comments:
 - A. Comments from March 13, 2021, through March 25, 2022
 1. Comment from Curtis Richardson, dated March 7, 2022
 2. Comment from Chris Labrecque, dated March 7, 2022
 3. Comment from Regina LaMar, dated March 7, 2022
 4. Comment from Randy Wirtz, dated March 7, 2022
 5. Comment from Reginald Smith, dated March 6, 2022
 6. Comment from Ilicia Damschen, dated March 6, 2022
 7. Comment from James and Lynne England, dated March 5, 2022
 8. Comment from Mark Anthony Claudio, dated March 4, 2022
 9. Comment from Brittany Joseph, dated March 3, 2022
 10. Comment from Brad Martell, dated March 3, 2022
 11. Comment from Cassy Randolph, dated March 3, 2022
 12. Comment from Roberta Shawver, dated February 26, 2022
 13. Comment from King Palomar, dated March 2, 2022
 14. Comment from Cameron and Pov Grunberg, dated March 2, 2022
 15. Comment from Mirchelle McKoy, dated March 2, 2022
 16. Comment from Mims Gordon and Marie Williams, dated March 1, 2022
 17. Comment from Marcena Fuller, dated March 1, 2022
 18. Comment from Lori Martell, dated March 1, 2022
 19. Comment from John Matykowski, dated March 1, 2022
 20. Comment from Mike and Jan Johnston, dated March 1, 2022
 21. Comment from Gregory Kidwell, dated March 1, 2022
 22. Comment from Ava and Art McCluskey, dated March 1, 2022
 23. Comment from Cheri Smith, dated February 28, 2022
 24. Comment from Joseph Rinehart, dated February 26, 2022
 25. Comment from Krista McClellan, dated February 28, 2022
 26. Comment from Melinda Santiago, dated February 27, 2022
 27. Comment from John and Teresa Jeffreys, dated February 27, 2022
 28. Comment from Marysa Stevens, dated February 27, 2022
 29. Comment from Dan Kurtz, dated February 27, 2022
 30. Comment from Rene Savage, dated February 27, 2022
 31. Comment from Dennis Erixson, dated February 27, 2022
 32. Comment from Regina LaMar, dated February 26, 2022
 33. Comment from Peter Manibusan, dated February 26, 2022
 34. Comment from Louis Stout, dated February 26, 2022
 35. Comment from Roberta Shawver, dated February 26, 2022
 36. Comment from Chris McAnnally, dated February 26, 2022
 37. Comment from Jeannine Leitch, dated February 26, 2022
 38. Comment from Dennis Christianson, dated February 26, 2022

39. Comment from Vlad Ivanenko, dated February 25, 2022
40. Comment from Charles Clapp, dated February 25, 2022
41. Comment from Alan Rathbun, dated February 25, 2022
42. Comment from Steve Lake, dated February 25, 2022
43. Comment from Robert Rothwell, dated February 23, 2022
44. Comment from Mike Langston, dated February 24, 2022
45. Comment from Charles Clapp, dated February 24, 2022
46. Comment from Mary Gardner, dated February 24, 2022
47. Comment from Myrna Williams, dated February 24, 2022
48. Comment from Manuel Bravo, dated February 24, 2022
49. Comment from Seraphine Moncada, dated February 24, 2022
50. Comment from Joseph Rinehart, dated February 24, 2022
51. Comment from Leroy Fulfs, dated February 24, 2022
52. Comment from Rachel Dobiyanksi, dated February 23, 2022
53. Comment from Jake Uber, dated February 23, 2022
54. Comment from Robert Rothwell, dated February 23, 2022
55. Comment from Jan Wingerson, dated February 23, 2022
56. Comment from Jim Westberg, dated February 23, 2022
57. Comment from Karilix, dated February 23, 2022
58. Comment from Karandeep Kondal, with thread, dated February 16, 2022
59. Comment from Janice Salois, dated February 23, 2022
60. Comment from Stephanie Johnson, dated February 23, 2022
61. Comment from Tonia Seaman, dated February 22, 2022
62. Comment from Jack Coburn, dated February 21, 2022
63. Comment from Javier Tejada, dated February 20, 2022
64. Comment from Lyndsey Nelson, dated February 19, 2022
65. Comment from Bryan Cardoza, dated February 19, 2022
66. Comment from Cammie Perretta, dated February 18, 2022
67. Comment from Heather Keating, dated February 18, 2022
68. Comment from Marcena Fuller, dated February 17, 2022
69. Comment from Kevin Ewig, dated February 17, 2022
70. Comment from Alicia Cleland, dated February 17, 2022
71. Comment from Alfonso Magana, dated February 15, 2022
72. Comment from Patricia and Robert Le Roy, dated February 14, 2022
73. Comment from Joby W, dated February 11, 2022
74. Comment from Maureen Bard, dated February 11, 2022
75. Comment from Susie Lopez, dated February 11, 2022
76. Comment from John Green, dated February 10, 2022
77. Comment from Paul Watson, dated February 7, 2022
78. Comment from Chris Cook, dated July 30, 2021
79. Comment from Meridian Campus Residential Homeowners Association Board of Directors, dated July 21, 2021
80. Comment from Angela Perez, dated June 30, 2021

81. Comment from June and Denney Dawson, dated June 20, 2021
82. Comment from James and Lynne England, dated June 18, 2021
83. Comment from Yvette Moss, dated June 18, 2021
84. Comment from James Westberg, dated June 17, 2021
85. Comment from Ron Hall, dated June 13, 2021
86. Comment from Nancy and George Castro, dated June 9, 2021
87. Comment from Cassy Randolph, dated June 7, 2021
88. Comment from Roxanne and Johnny villa, dated June 7, 2021
89. Comment from Lisa Lee, dated June 7, 2021
90. Comment from Mary Gardner, dated June 6, 2021
91. Comment from Jamie Wingerson, dated June 4, 2021
92. Comment from Mary Gardner, dated June 4, 2021
93. Comment from Carlos Reising, dated June 4, 2021
94. Comment from Philip Zmuda, dated June 3, 2021
95. Comment from Jerry Kang, dated June 3, 2021
96. Comment from Rommel Dela Cruz, dated June 3, 2021
97. Comment from John and Teresa Jeffreys, dated June 3, 2021
98. Comment from Rich and Paula Volberg, dated June 1, 2021
99. Comment from John Gallagher, dated May 28, 2021
100. Comment from Susan Stone, dated May 28, 2021
101. Comment from Myrna Williams, dated May 28, 2021
102. Comment from Cheryl Ricevuto, dated May 28, 2021
103. Comment from Terry Mullane, dated May 28, 2021
104. Comment from Bruce Quam, dated May 21, 2021
105. Comment from Chris Cook, dated May 19, 2021
106. Comment from Steve Rosenoff, dated May 19, 2021
107. Comment from Bob Rothwell, dated May 15, 2021
108. Comment from Shamus Harmon, dated May 9, 2021
109. Comment from Michele Reay, dated May 3, 2021
110. Comment from Mr. Dizon, dated April 29, 2021
111. Comment from Zhou Lin, dated April 29, 2021
112. Comment from Chris Cook, dated April 28, 2021
113. Comment from Holly Grabow, dated April 28, 2021
114. Comment from Joby W, dated April 27, 2021
115. Comment from Sandy and Rodney Romberger, dated April 26, 2021
116. Comment from Virginia Frost, dated April 25, 2021
117. Comment from Chris Cook, with blog post, dated April 24, 2021
118. Comment from Christopher Graver, dated April 24, 2021
119. Comment from Andrea Flynn, dated April 24, 2021
120. Comment from Bruce Quam, dated April 22, 2021
121. Comment from Stephanie Heavner, dated April 21, 2021
122. Comment from Eleanor Fisher, dated April 21, 2021
123. Comment from Bruce Quam, dated April 20, 2021

124. Comment from Karandeep Kondal, dated April 19, 2021
125. Comment from Tim English, dated April 18, 2021
126. Comment from Cameron and Pov Greenburg, April 18, 2021
127. Comment from Jesselyn LaChapelle, dated April 17, 2021
128. Comment from Lynda France, dated April 17, 2021
129. Comment from Heather Keating, dated April 17, 2021
130. Comment from Susan Pinch, dated April 17, 2021
131. Comment from Kimberlee Spires, dated April 16, 2021
132. Comment from Myrna Williams, dated April 16, 2021
133. Comment from Christine Cook, with blog post thread, dated April 16, 2021
134. Comment from Richard Alumbaugh, dated April 16, 2021
135. Comment from Myrna Williams, dated April 15, 2021
136. Comment from Mary Ann Hirst, dated April 16, 2021
137. Comment from Matt and Vicky Pike, dated April 15, 2021
138. Comment from Sylwia Jarosz, dated April 14, 2021
139. Comment from Nathan Peppin, dated from April 13, 2021
140. Comment from Nancy Hernandez, dated April 13, 2021
141. Comment from Maly Sayasane, dated April 13, 2021
142. Comment from Nancy Castro, dated April 13, 2021
143. Comment from Julia D., dated April 12, 2021
144. Comment from Mary and Nathan Brown, dated April 11, 2021
145. Comment from Lori Niemtschk, dated April 10, 2021
146. Comment from Marc and Debbie Defreyn, dated April 10, 2021
147. Comment from Meghan Baxley, dated April 10, 2021
148. Comment from Pat and Hans Ebke, dated April 9, 2021
149. Comment from Scott Dittberner, dated April 9, 2021
150. Comment from Lisa Hayes, dated April 8, 2021
151. Comment from Ernest Byford, dated April 8, 2021
152. Comment from Steve Neuenschwander, dated April 8, 2021
153. Comment from Jeffrey and Heather Grods, dated April 7, 2021
154. Comment from Beverly Grantham, dated April 7, 2021
155. Comment from Dennis Christianson, dated April 7, 2021
156. Comment from Belinda Chow, dated April 7, 2021
157. Comment from Jordan Nelson, dated April 7, 2021
158. Comment from Daniel Smith, dated from April 6, 2021
159. Comment from Barbara Winans, dated April 6, 2021
160. Comment from Christopher Valcho, dated April 6, 2021
161. Comment from Cameron Harper, dated April 5, 2021
162. Comment from Leah Niccolocci, dated April 5, 2021
163. Comment from Danielle Wagner, dated April 5, 2021
164. Comment from John Grantham, dated April 5, 2021
165. Comment from James Fellows, to April 5, 2021

166. Comment from Niles and Cecilia Motschenbacher, dated April 4, 2021
167. Comment from Patricia and Joseph Simons, dated April 4, 2021
168. Comment from Anne Collins, dated April 4, 2021
169. Comment from Paul Watson, dated April 4, 2021
170. Comment from Margaret Lake, dated April 3, 2021
171. Comment from Romy deVenecia, dated April 3, 2021
172. Comment from Ken Mitchell, dated April 3, 2021
173. Comment from Nancy Byerly, dated April 3, 2021
174. Comment from Chris Sloan, dated April 3, 2021
175. Comment from Joanne Palomar, dated April 3, 2021
176. Comment from Kazumi Maruyama, dated April 3, 2021
177. Comment from Melissa Harris, dated April 3, 2021
178. Comment from Elaine Briggs, dated April 3, 2021
179. Comment from Athena Thomas, dated April 3, 2021
180. Comment from Lito, dated April 2, 2021
181. Comment from Patrick McMillen, dated April 2, 2021
182. Comment from Stephanie Barnett, dated April 2, 2021
183. Comment from Yvette and Dan Moss, dated April 2, 2021
184. Comment from Greg Kidwell, dated April 2, 2021
185. Comment from June and Denney Dawson, dated April 2, 2021
186. Comment from Deborah Shawver, dated April 2, 2021
187. Comment from Sara Woods, dated April 2, 2021
188. Comment from Christine Cook, dated April 2, 2021
189. Comment from Judith Love, dated April 2, 2021
190. Comment from HausofKrause, dated April 2, 2021
191. Comment from Smita Nilewad, dated April 2, 2021
192. Comment from John Matykowski, dated April 2, 2021
193. Comment from Jack Coburn, dated April 2, 2021
194. Comment from Kristine Padgett, dated April 2, 2021
195. Comment from Georgiana Kiester, dated March 31, 2021
196. Comment from Anthony Abas, dated April 2, 2021
197. Comment from Stephanie Kerle, dated April 2, 2021
198. Comment from Ron Goldstein, dated April 2, 2021
199. Comment from Katherine Anthony, dated April 2, 2021
200. Comment from David Doyle, dated April 2, 2021
201. Comment from Shilla Del Pilar, dated April 2, 2021
202. Comment from Sandra Rowe, dated April 2, 2021
203. Comment from Kermit and Dena Budinger, dated April 2, 2021
204. Comment from Curt and Joan Pintler, dated April 2, 2021
205. Comment from Kim Coburn, dated April 2, 2021
206. Comment from Stephen Roberts, dated April 2, 2021
207. Comment from Tim and Linda Bates, dated April 2, 2021
208. Comment from Mark and Estrella Strauss, dated April 2, 2021

209. Comment from Randy Wirtz, dated April 2, 2021
210. Comment from Eric Lain, dated April 1, 2021
211. Comment from Vlad and Galina, dated April 1, 2021
212. Comment from Hyunjung Lee, dated April 1, 2021
213. Comment from James Beeman, dated April 1, 2021
214. Comment from Tanya Deuel, dated April 1, 2021
215. Comment from Erik Wilson, dated April 1, 2021
216. Comment from Kevin Ewig, dated April 1, 2021
217. Comment from Alexandra Herrera, dated April 1, 2021
218. Comment from Griffin Wilde, dated April 1, 2021
219. Comment from Velvet Collins, dated April 1, 2021
220. Comment from Sigifredo Arellano, dated April 1, 2021
221. Comment from Dante Thompson, dated April 1, 2021
222. Comment from Robert Harris, dated April 1, 2021
223. Comment from Shermane Badr, dated April 1, 2021
224. Comment from Scott McBrayer, dated April 1, 2021
225. Comment from John Wingerson, dated April 1, 2021
226. Comment from Peter Manibusan, dated April 1, 2021
227. Comment from Linn and Carol Weiss, dated April 1, 2021
228. Comment from Curtis Sneddon, dated April 1, 2021
229. Comment from Art and Ava McCluskey, dated April 1, 2021
230. Comment from Lauren Romero, dated April 1, 2021
231. Comment from Robert Rothwell, dated April 1, 2021
232. Comment from Rachel Couchey, dated April 1, 2021
233. Comment from Barbel Goodman, dated April 1, 2021
234. Comment from Jan and Mike Johnston, dated April 1, 2021
235. Comment from Lynn Briggs, dated April 1, 2021
236. Comment from Dan Lafavor, dated April 1, 2021
237. Comment from Christine Rowe, dated April 1, 2021
238. Comment from James Westberg, dated April 1, 2021
239. Comment from Albert Massaquoi, dated April 1, 2021
240. Comment from Jordan Pelton, dated April 1, 2021
241. Comment from Sharon Logan, dated April 1, 2021
242. Comment from Kyle Dirkintis, dated April 1, 2021
243. Comment from Chris and Jill Travis, dated April 1, 2021
244. Comment from Susan and Alan Tennis, dated April 1, 2021
245. Comment from Benjamin Couchey, dated April 1, 2021
246. Comment from Nancy Wicker, dated April 1, 2021
247. Comment from Daniel Caffarel, dated April 1, 2021
248. Comment from Marcena Fuller, dated April 1, 2021
249. Comment from Jeff Haworth, dated April 1, 2021
250. Comment from Patricia Cook, dated April 1, 2021
251. Comment from Angie Pillow, dated April 1, 2021

- 252. Comment from Bill Hall, dated April 1, 2021
- 253. Comment from Meredith Knight, dated April 1, 2021
- 254. Comment from Melinda Santiago, dated April 1, 2021
- 255. Comment from Rachel Dobiyski, dated April 1, 2021
- 256. Comment from Liz Ruiz-Bostick, dated April 1, 2021
- 257. Comment from Cheryl Ricevuto, dated April 1, 2021
- 258. Comment from Stephanie Kerle, dated April 1, 2021
- 259. Comment from Jeff Brandt, dated April 1, 2021
- 260. Comment from Mary Porreca, dated April 1, 2021
- 261. Comment from Gary and Peggy Gatson, dated April 1, 2021
- 262. Comment from Carol Gross, dated March 31, 2021
- 263. Comment from Rene Savage, dated March 31, 2021
- 264. Comment from Terry Mullane, dated March 31, 2021
- 265. Comment from Kit Roberts, dated March 30, 2021
- 266. Comment from Brett and Lara Henderson, dated March 30, 2021
- 267. Comment from John Matykowski, dated March 29, 2021
- 268. Comment from Troy Paananen, dated March 29, 2021
- 269. Comment from Christine Cook, dated March 29, 2021
- 270. Comment from Christine Cook, with blog thread, dated March 29, 2021
- 271. Comment from Joshua Bogart, dated March 26, 2021
- 272. Comment from Rebecca Boor, dated March 29, 2021
- 273. Comment from Ivan Golovkin, dated March 29, 2021
- 274. Comment from Jennifer Peppin, dated March 27, 2021
- 275. Comment from Briana Navarro, dated March 28, 2021
- 276. Comment from Daniel George, dated March 27, 2021
- 277. Comment from Erica Van Ogle, dated March 25, 2021
- 278. Comment from Merja Mueller, dated March 25, 2021
- 279. Comment from Kelly Huber, dated March 25, 2021
- 280. Comment from Christine Cook, dated March 25, 2021
- 281. Comment from Rebecca Boor, dated March 25, 2021
- 282. Comment from Christine Cook, dated March 25, 2021
- 283. Comment from Jim Shadoff, dated March 25, 2021
- 284. Comment from Ana Carrera, dated March 25, 2021
- 285. Comment from Mary Gardner, dated March 25, 2021
- 286. Comment from Jennifer Peppin, dated March 25, 2021
- 287. Comment from Kelly Huber, dated March 25, 2021
- 288. Comment from Rebecca Wilcox, dated March 25, 2021
- 289. Comment from June Ziser, dated March 25, 2021
- 290. Comment from Rebecca Boor, dated March 25, 2021
- 291. Comment from Violet McWhirk, dated March 25, 2021
- 292. Comment from Steve Rosenoff, dated March 25, 2021
- 293. Comment from Ana Carrera, dated March 24, 2021
- 294. Comment from Rostem Bassalow, dated March 21, 2022

295. Comment from Vern Turner, dated March 21, 2022
296. Comment from William DeRanek, dated March 20, 2022
297. Comment from Sharon English,, dated March 20, 2022
298. Comment from Jude DeRanek, dated March 20, 2022
299. Comment from William and Judy DeRanek, dated March 13, 2022
300. Comment from Aric and Sarah Bowman, dated March 13, 2022
301. Comment from Paul and Jean Dennis, dated March 17, 2022
302. Comment from Jenilee Jaber, dated March 17, 2022
303. Comment from James Wolff, dated March 17, 2022
304. Comment from Mike Stout, dated March 16, 2022
305. Comment from Gretchen Talbott, dated March 15, 2022
306. Comment from Barbel Goodman, dated March 15, 2022
307. Comment from Justin Nelson, dated March 15, 2022
308. Comment from Corrina Healey, dated March 15, 2022
309. Comment from Brian Carpenter, dated March 15, 2022
310. Comment from Karen Castaneda, dated March 15, 2022
311. Comment from James Wolff, dated March 15, 2022
312. Comment from Corrina Healey, dated March 15, 2022
313. Comment from Trisha Tanginoa, dated March 15, 2022
314. Comment from Carol Tompkins, dated March 15, 2022
315. Comment from Amanda and Jared Merlin, dated March 15, 2022
316. Comment from Ana Ramos, dated March 14, 2022
317. Comment from Brett Henderson, dated March 14, 2022
318. Comment from Lizzie Bevier, dated March 14, 2022
319. Comment from Ernest Ibanga, dated March 14, 2022
320. Comment from Nancy Byerly, dated March 14, 2022
321. Comment from Mary Beth Colón, dated March 14, 2022
322. Comment from Joni Lynn and Jonathan Aevertmann, dated March 14, 2022
323. Comment from Diane Dozal, dated March 14, 2022
324. Comment from Fritz Riddle, dated March 14, 2022
325. Comment from Mike and Jenny Gessler, dated March 14, 2022
326. Comment from the Eddy Family, dated March 14, 2022
327. Comment from Brian and Jessica Nau, dated March 13, 2022
328. Comment from Rich and Paula Volberg, dated March 13, 2022
329. Comment from Nancy Castro, dated March 13, 2022
330. Comment from Dawn Marie Rubio, dated March 13, 2022
331. Comment from Matthew Pike, dated March 13, 2022
332. Comment from Victor Talbott, dated March 12, 2022
333. Comment from Natalie Carpenter, dated March 11, 2022
334. Comment from Thomas Dozal, dated March 11, 2022
335. Comment from Elaine Briggs, dated March 11, 2022
336. Comment from Dan McKinney, dated March 11, 2022

337. Comment from Rebecca Wilcox, dated March 10, 2022
338. Comment from Jeremy Wilmot, dated March 10, 2022
339. Comment from Dianne Laslie, dated March 9, 2022
340. Comment from Linn and Carol Weiss, dated March 8, 2022
341. Comment from Kelly Wicker, dated March 8, 2022
342. Comment from James Laslie, dated March 8, 2022
343. Comment from David Doyle, dated March 8, 2022
344. Comment from Mary Ann Rothwell, dated March 8, 2022
345. Comment from Eric Lain, dated March 8, 2022
346. Comment from Merja Mueller, dated March 25, 2021
347. Comment from Kelly Huber, dated March 25, 2021
348. Comment from Chris Cook, with blog post thread, dated March 25, 2021
349. Comment from Rebecca Boor, dated March 25, 2021
350. Comment from Chris Cook, with blog post thread, dated March 25, 2021
351. Comment from Jim Shadoff, dated March 25, 2021
352. Comment from Ana Carrera, dated March 25, 2021
353. Comment from Gail Emerson, dated March 15, 2022
- B. Comments from March 25, 2022, through April 11, 2022
 1. Comment from Anthony Porrazzo, dated March 29, 2022
 2. Comment from Anthony Porrazzo, dated April 3, 2022
 3. Comment from Anthony Porrazzo, dated April 11, 2022
 4. Comment from Stephanie Ballou, dated March 28, 2022
 5. Powerpoint, Carmel Healthy Neighborhoods Alliance, dated April 4, 2022
 6. Comment from Pat Barte, dated March 30, 2022
 7. Comment from Elaine Briggs, dated April 9, 2022
 8. Comment from Ernest Byford, dated April 3, 2022
 9. Comment from Charles Callis, dated April 1, 2022
 10. Comment from Nancy Callis, dated April 1, 2022
 11. Comment from Cort Campbell, dated March 28, 2022
 12. Comment from Kristina, Brodie and Beatrice Cox, dated March 29, 2022
 13. Comment from James Fellows, dated April 11, 2022
 14. Comment from Darren Healey, dated April 8, 2022
 15. Comment from Raymond Hyytinen, dated March 29, 2022
 16. Comment from Sylwia Jarosz, dated April 4, 2022
 17. Comment from Lori and Robert Johnson, dated March 28, 2022
 18. Comment from Bruce Koty, dated April 3, 2022
 19. Comment from LeRoy and Regina LaMar, dated March 30, 2022
 20. Comment from Patricia and Robert Le Roy, dated March 29, 2022
 21. Comment from Gail MacLean, dated April 8, 2022
 22. Comment from Gail and Steve Maddocks, dated April 3, 2022
 23. Comment from Peter Manibusan, dated March 18, 2022
 24. Comment from Chris McAnnally, dated March 30, 2022
 25. Comment from Luke McGowan, dated April 2, 2022

26. Comment from Sue and John Medeiros, dated April 4, 2022
27. Comment from Susan Moreland, dated April 5, 2022
28. Comment from Merja Mueller, dated April 2, 2022
29. Comment from Janet O'Halloran, dated April 1, 2022
30. Comment from Ila Olson, dated April 3, 2022
31. Comment from Chris Porrazzo, dated April 3, 2022
32. Comment from Courtney Pyrch, dated April 10, 2022
33. Comment from Joe Rinehart, dated March 28, 2022
34. Comment from Robert Rothwell, dated March 25, 2022
35. Comment from Robert Rothwell, dated March 25, 2022
36. Comment, undated
37. Comment from Kathalyn Tung-Goodblatt, dated April 3, 2022
38. Comment from Vern Turner, dated March 29, 2022
39. Comment from Danny K, dated March 26, 2022
40. Comment from Carol Van Balen, dated April 3, 2022
41. Comment from Paul Von Thun, dated April 10, 2022
42. Comment from Marianne Webster and Marshall Johnson, dated April 3, 2022
43. Comment from Andra Weddington, dated March 29, 2022
44. Comment from Janet Wilde, dated April 4, 2022
45. Comment from Amy Wilvert, dated April 11, 2022
46. Comment from Bill and Judy DeRanek, dated April 11, 2022
47. Comment from Irene Ritchie, dated April 11, 2022
48. Comment from Bill Martin, dated April 11, 2022
49. Comment from Patricia Le Roy, with blog post thread, dated April 11, 2022
50. Comment from Gail Emerson, dated April 11, 2022
51. Comment from Kathy and Steve Duden-Daviess, dated April 3, 2022
52. Comment from Les Fosmire, dated April 3, 2022
53. Comment from Sandra Sears, dated April 3, 2022
54. Comment from Jeannine Leitch, undated
55. Comment from Denise Peterson, dated March 30, 2022
56. Comment from Elain Weber, dated April 4, 2022
57. Comment from Beverly Orrock, dated March 29, 2022
58. Petition to Deny Permit to Build Chevron Gas Station, dated April 4, 2022
59. Comment from Bob and Martha Greene, dated April 11, 2022
60. Comment from Zac Fernandez, dated April 11, 2022
61. Comment from Sarah Daniels, dated April 3, 2022
41. SEPA Comments:
 - A. Comment from Janet O'Halloran, dated March 15, 2022
 - B. Comment from James Westberg, dated March 18, 2022
 - C. Additional comment from James Westberg, dated March 18, 2022

Lacey City Council Meeting – June 2, 2022

8-B Meridian Market and Gas CUP Project #20-310:

The full set of documents relating to this project can be found on the City of Lacey website: <https://cityoflacey.org/projects/meridian-market-gas-20-310/>



LACEY CITY COUNCIL MEETING

June 2, 2022

SUBJECT: Bond Reimbursement Resolution

RECOMMENDATION: Upon review and concurrence, motion to adopt bond reimbursement resolution.

STAFF CONTACT: Scott Spence, City Manager *SS*
Troy Woo, Finance Director *TW*

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS: 1. [Resolution No. 1117](#)
2. [Resolution Exhibit A – Official Intent Certificate](#)

FISCAL NOTE:

PRIOR REVIEW: Finance and Economic Development Committee on May 24, 2022.

BACKGROUND:

The Lacey Police Station project has a significant amount of work to be completed, but it has passed some critical milestones including moving from the concept phase to the design phase.

On March 17, 2022, the City Council authorized a memorandum of understanding with the St. Martin's Abbey for the purchase of 11.96 acres of property adjacent to the City Hall campus for the construction and operation of the new Lacey Police Station. Upon completion of the schematic design, the Abbey and City will execute a boundary line adjustment to create the parcel that will be purchased. Once the boundary line adjustment is completed, a formal purchase sale agreement will be executed.

On April 21, 2022, the City Council authorized a professional services agreement, which will provide the schematic design for the Lacey Police Station. This design will provide rough construction drawings that offer a general overview of the project's basic features and

construction cost estimates. The schematic design will include site plan, roadway and frontage improvements, utilities, building elevations, and the complete description and locations of all building code elements, such as the HVAC, plumbing, and electrical systems.

Debt financing is the likely source of funding for design, land acquisition, construction, equipping, and other capital expenditures relating to the new Lacey Police Station project. \$4.0 million of reserves have been made available for the anticipated 2021 land acquisition and project schematic design. The first project design expenditures will be incurred shortly. It is timely to begin discussions and planning of the future debt issuance.

Together with the estimated \$40,000,000 the cost of a new police station, debt issue costs and the required revenue bond reserve will be financed. It is anticipated the bonds will have a 20-year repayment schedule.

In anticipation of the issuance of debt obligations, it is recommended a reimbursement resolution be adopted. A reimbursement resolution will allow the City to consider expenses incurred before receiving bond proceeds as “spent”. In other words, the bond proceeds will reimburse an issuer (the City) for capital expenditures that occurred prior to the debt issue. This allows more qualified capital expenditures to be paid by bond proceeds such as project design and the land purchase, so fewer expenditures subject to the federal tax rule relating to arbitrage rebate.

Arbitrage rebate occurs when an issuer borrows at tax-exempt interest rates and invests at higher taxable rates. One notable exception to arbitrage rebate is the two-year spending exception for construction only bond issues. Utilizing the reimbursement resolution will provide the City the largest spending window (24 months plus any reimbursed expenditures) while exposing less of the proceeds to the arbitrage rebate rules.

When reimbursement resolutions are adopted, expenditures may be incurred up to 60 days before the intent to reimburse is declared. The bonds must be issued no later than 18 months after the date of the original expenditure was paid or the date the project to be financed was placed in service, but in no event more than three years after the original expenditure was paid.

The requirements of the intent to reimburse declaration include:

- The declaration of official intent may be made in any reasonable form including a resolution of issuer, action of an authorized person, or specific legislative authorization.
- The declaration of official intent must include a functional description of the project, property, or program to be financed.
- The declaration of official intent must state the maximum amount of debt expected to be issued.

The proposed resolution authorizes the City Manager or the Finance Director to designate expenditures for reimbursement from bond proceeds that may be authorized for issuance by the City Council sometime in the future. *This resolution does not authorize capital expenditures nor obligates the City to issue any debt. Both capital expenditures and the issuance of debt require separate action or approval by the City Council.*

At its May 24, 2022, meeting, the Finance and Economic Development Committee reviewed the proposed bond reimbursement resolution. Staff recommends the adoption of the proposed bond reimbursement resolution delegating the authority to the City Manager and Finance Director to declare the intent to reimburse the City for the costs of certain capital projects from the future proceeds of debt obligations.

ADVANTAGES:

1. Declaring the capital project expenditures maximizes the City's flexibility and helps avoid arbitrage rebate.

DISADVANTAGES:

1. None identified. The reimbursement resolution does not obligate the City to issue bonds, but in the event that it does the identified expenditures are eligible for reimbursement with bond proceeds.

RESOLUTION NO. 1117

CITY OF LACEY

A RESOLUTION OF THE CITY OF LACEY, WASHINGTON, AUTHORIZING THE CITY MANAGER OR FINANCE DIRECTOR TO DESIGNATE CERTAIN EXPENDITURES FOR POTENTIAL REIMBURSEMENT FROM BONDS THAT MAY BE AUTHORIZED AND APPROVED FOR ISSUANCE BY THE CITY COUNCIL IN THE FUTURE.

WHEREAS, the City of Lacey, Washington (the "City") issues tax-exempt and tax-advantaged obligations from time to time (including bonds, leases and lines of credit) for the purpose of financing its governmental activities, and

WHEREAS, the United States Department of the Treasury has promulgated regulations limiting the ability of the City to use the proceeds of tax-exempt and taxable Build America Bond obligations for reimbursement of prior expenditures, and

WHEREAS, the regulations permit the City to appoint one or more officials for the purpose of identifying and qualifying capital projects for reimbursement purposes, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Appointment of City Manager or Finance Director. Pursuant to U.S. Treasury Regulation Section 1.150-2(e)(1), the City Council hereby designates and appoints the City Manager or Finance Director of the City as the responsible officials for the purpose of issuing statements of official intent in compliance with Treasury Regulation Section 1.150-2.

Section 2. Statements of Official Intent. Upon a determination by the City Manager or Finance Director that the costs of a particular capital project may be reimbursed from the proceeds of a tax-exempt or tax-advantaged obligation(s) of the City, the City Manager or Finance Director are authorized and directed to execute a certificate of official intent, substantially in the form attached hereto as Exhibit A. Each certificate so executed shall become a part of the official records of the City available for public inspection and review.

No capital projects will be undertaken unless such projects have been previously approved in the customary manner by the City Council, and the execution of any intent certificate shall not obligate the City to issue any debt all of which shall require separate and additional official approval by the City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
this 2nd day of June, 2022.

CITY COUNCIL

Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

CERTIFICATE

I, the undersigned, Clerk of the City of Lacey, Washington (the "City"), and keeper of the records of the City Council (the "Council"), DO HEREBY CERTIFY:

1. That the attached Resolution No. 1117 is a true and correct copy of a resolution of the City Council, as finally adopted at a regular meeting of the Council held on the 2nd day of June, 2022, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of said Resolution; that all other requirements and proceedings incident to the proper adoption of said Resolution have been fully fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of June, 2022.

City Clerk

(SEAL)

EXHIBIT A

FORM OF OFFICIAL INTENT CERTIFICATE

Pursuant to Resolution No. 1117 of the City Council of the City of Lacey, Washington (the "City"), the undersigned, [City Manager/Finance Director] of the City hereby states as follows:

SECTION 1. The City reasonably expects to reimburse the expenditures described herein with the proceeds of debt to be incurred by the City (the "Reimbursement Bonds").

SECTION 2. The maximum principal amount of Reimbursement Bonds expected to be issued is \$_____.

SECTION 3. The expenditures with respect to which the City reasonably expects to be reimbursed from the proceeds of Reimbursement Bonds are for _____ [insert general functional description of the property, project or program].

Dated this ____ day of _____, 20__.

[City Manager/Finance Director]



LACEY CITY COUNCIL MEETING
June 2, 2022

SUBJECT: Open Public Meetings Act Updates

RECOMMENDATION: Adopt Resolution No. 1118 relating to Open Public Meetings Act changes.

STAFF CONTACT: Scott Spence, City Manager *SS*
Shannon Kelley-Fong, Assistant City Manager *SKF*
Dave Schneider, City Attorney
Peri Edmonds, City Clerk *PE*

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1. [Resolution 1118 with Exhibit A: Updated City of Lacey – City Council Policies-Procedures Manual, Sections 7.05, 7.07, 7.08](#)

FISCAL NOTE: De minimis.

PRIOR REVIEW: Lacey City Council Worksession – May 26, 2022

BACKGROUND:

During the 2022 legislative session, Engrossed Substitute [House Bill 1329](#) (ESHB 1329) was passed making changes to the State's Open Public Meetings Act (OPMA) related to public meeting accessibility and participation. This bill was signed into law by Governor Jay Inslee on March 24, 2022. While several of the OPMA changes were effective upon signature, the remaining modifications are effective on June 9, 2022. To align with the new OPMA language, it is recommended that the City of Lacey (City) make modifications to several longstanding public comment practices. It is recommended that the City Council adopt **Resolution 1118** at the June 2, 2022, City Council meeting, see **Attachment 1**. This resolution would modify the City of Lacey – City Council Policies-Procedures Manual to meet these changes.

In brief, the changes incurred with the adoption of ESHB 1329 are outlined in **Table A**. Items that require changes to City processes are denoted in red.

TABLE A			
ESHB 1329 Changes (in brief)			
#	Change	Changes to City Processes	Effective On
1	Physical Location of Meetings - Meetings subject to the OPMA must have a physical location (with a few allowed exceptions).	No changes. The City will need to continue to provide a physical location for all City Council and advisory body meetings.	March 24, 2022
2	Remote Meeting Attendance by Members of the Legislative Body - Allowing for remote meeting attendance by members of the legislative body.	No changes. The City currently offers hybrid meetings and allows City Council and advisory body members to meet remotely.	March 24, 2022
3	Online Posting of Regular Meetings & Special Meeting Agendas	No changes. The City currently meets posting agenda requirements and will continue to do so.	March 24, 2022
4	Receiving Public Comment – Public comment must be received orally or by submitting written comments before or at regular meetings where final action is taken.	The City should change its policies related to public comments. See recommended changes in Attachment 1 .	June 9, 2022
5	Meeting Recordings - The OPMA encourages agencies to make an audio or video recording of the regular meetings and make those recordings available online for a minimum of six months.	No changes. The City already makes video recordings available of all City Council and advisory board meetings online via YouTube and Granicus.	June 9, 2022
6	Purpose of Executive Sessions – Purpose must be entered into the meeting minutes.	No changes. The City currently enters the purpose of an Executive Session in meeting minutes.	June 9, 2022

RECOMMENDATION:

Staff recommends adopting Resolution 1118 (**Attachment 1**) to reflect recent Open Public Meetings Act changes related to enhancing public meeting accessibility and participation.

ADVANTAGES:

1. Adoption of Resolution 1118 would align the City of Lacey City Council Policies-Procedures Manual with the new OPMA language.

DISADVANTAGES:

1. None identified.

RESOLUTION NO. 1118

CITY OF LACEY

A RESOLUTION OF THE CITY OF LACEY RELATED TO PUBLIC ACCESSIBILITY AND PARTICIPATION AT COUNCIL MEETINGS AND AMENDING THE POLICIES AND PROCEDURES OF THE CITY COUNCIL.

WHEREAS, on June 9, 2011, the Lacey City Council adopted the Council Policies and Procedures Manual to standardize the process for implementing current and new Council practices, procedures, and policies; and

WHEREAS, on March 24, 2022, Engrossed Substitute House Bill 1329 was signed into law by Governor Jay Inslee changing the Open Public Meetings Act related to enhancing public meeting accessibility and participation; and

WHEREAS, city staff prepared proposed changes to the Council Policies-Procedures Manual to meet the new Open Public Meetings Act.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Chapter 7.05 of the Council Policies and Procedures Manual, related to Executive Session, shall be amended as set forth in Exhibit A.

Section 2. Chapter 7.07 of the Council Policies and Procedures Manual, related to Public Participation, shall be amended as set forth in Exhibit A.

Section 3. Chapter 7.08 of the Council Policies and Procedures Manual, related to Audio and Televised Recordings of Meetings, shall be amended as set forth in Exhibit A.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this 2nd day of June, 2022.

SIGNATURE PAGE FOLLOWS

LACEY CITY COUNCIL

By_____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

EXHIBIT A

CHAPTER 7

Council Meetings

In accordance with the Open Public Meetings Act, all Council regular and special meetings are open to the public with the exception of Executive Sessions.

7.01 Meetings

Council Meetings

The Council conducts its official business, enacting laws and approving policies during regular Council meetings. Regular Council meetings occur the first and third Thursday of the month. All regular meetings begin at 7 p.m. in the Council Chambers at Lacey City Hall, 420 College Street SE. There are no regularly scheduled Council meetings on the 5th Thursday of the month.

Council Worksessions

Worksessions provide an opportunity for the full Council to review and discuss issues in depth without taking official action. Council Worksessions occur on the second and fourth Thursday of each month. All meetings begin at 7 p.m. in the Council Chambers at Lacey City Hall, 420 College Street SE. Although most formal Council action occurs at regular Council Meetings, the Council may make decisions and take official action at Council Worksessions.

Council Committees

The Council holds committee meetings on a monthly basis to discuss issues related to community affairs, transportation, finance, economic development, land use, environment, utilities, general government, and public safety. Meeting times and dates are posted on the City's website. Staff distribute a weekly schedule of pending agenda items to Council and staff. Three Councilmembers serve on each committee to discuss emerging issues, review City programs and policies, and provide recommendations to the full Council. Committee issues can be forwarded to regular Council Meetings for action or to a Council Worksession or committee meeting for further review. Generally, audience participation is not allowed during committee meetings, unless permitted by the Chair. *(Refer to Chapter 2, Paragraph 2.12, and Attachment 2.12A, Council Policies, Organization & Procedures of Lacey Council – Resolutions 620, 842, 893.)*

Special Meetings

- Retreats – The Council meets annually to develop short goals, priorities and policies for the upcoming year, and strategic long-term goals.
- Legislative Meetings – Prior to the state legislative session in January, Councilmembers, City Manager, and/or staff meet with state legislators from the 2nd & 22nd Districts to discuss legislative issues of importance to the City.
- Joint Worksessions – The Council meets with the Planning Commission, School Board, and other interjurisdictional bodies are scheduled annually to discuss regional topics and issues.
- Bus Tours – Occasionally, the Council schedules community tours with Advisory Boards to view public works projects, parks, and similar private and public development projects.
- Editorial Board Meetings – Once or twice a year, the City the Olympian Editorial Board requests a meeting to discuss current City issues. The City Manager and three Councilmembers attend. Council rotates in order to ensure everyone has an opportunity to attend.

7.02 Guidelines for Editorial Board Meeting

In an effort to improve communications and discuss issues of public interest, the Olympian Editorial Board may request quarterly meetings with Lacey Councilmembers. This policy is intended to set forth guidelines for attendance and communication at these meetings.

Procedure

1. In order to ensure conformance with the State Open Meetings Law, no more than three members of the Council should attend each meeting. If more than three Councilmembers plan to attend, the City Clerk will provide appropriate notice of the meeting to the public and retain a record of the meeting.
2. Whenever possible, Councilmembers rotate attendance at the quarterly Editorial Board meetings. Variance from this practice may occur where it is anticipated that special knowledge or experience on a particular issue may be necessary or desirable.
3. Whenever possible, the City Manager attends the Editorial Board/Councilmember meeting. The City Manager participates in discussions and provides supplemental details and information on behalf of the City.
4. When Editorial Board questions arise that involve an expression of a personal opinion or points-of-view opposed to Council decision or policy, Councilmembers and the City Manager should carefully distinguish between the two when sharing information and perspectives.

5. At the regular Council Meeting immediately following the Editorial Board discussion, the full Council will be briefed regarding the highlights of the meeting.

(Refer to Chapter 7, Paragraph 7.01.)

7.03 Public Notice of Meetings and Hearings

The City Clerk publishes public notices related to public hearings, special council meetings, budget approval, annexations, and street vacations in the legal section of the local paper, and on the City's website at www.ci.lacey.wa.us under News & Events/Public Notices.

7.04 Special Meetings

Special meetings may be called at any time by the Mayor, a majority of the Council, or the City Manager by delivering personally, by mail, by fax, or by email, a written notice to each member of the Council and the City's official newspaper, and to each local radio/television station with a written notification request on file at least 24 hours before the time of such meeting specified in the notice. The notice specifies the time and place of the special meeting and the business to be transacted.

The notices provided in this section may be dispensed with in the event a special meeting is called to deal with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage, when time requirements of such notices make it impractical.

7.05 Executive Session

When appropriate, the Council may adjourn to an Executive Session to privately discuss and consider matters of confidential concern to the City. Executive Sessions are scheduled at the request or concurrence of the Mayor, or by a majority vote of the full Council during a meeting. The Council may hold Executive Sessions before, after, or during a regular or special meeting to consider matters permitted by RCW 42.30, or other applicable state law. The purposes for which an Executive Session may be held include, but are not limited to:

- Discussion with legal counsel on pending or potential litigation;
- Property acquisition/disposition where public discussion may increase or decrease the price and influence the terms of the sale;
- Matters affecting national security;
- Quasi-judicial matters;
- Complaints or charges brought against a public officer or employee;
- Qualification/performance review of the City Manager;
- Evaluate qualifications of candidates for appointment to elective office;
- Planning or adopting a position to be taken during collective bargaining, professional negotiations, grievance or mediation proceedings, or reviewing proposals made in ongoing negotiations; or
- Receive confidential advice from the City Attorney under the attorney-client privilege.

Before convening in Executive Session, the Mayor publicly announces the purpose of the Executive Session, the estimated time when the Executive Session will conclude, and whether the Council will reconvene to take action. An Executive Session may be extended to a later time by announcement of the Mayor (RCW 42.30.110). **The purpose of convening an Executive Session shall be recorded in the meeting minutes.**

7.06 Agenda Development

The City Manager coordinates the development of regular Council Meeting, Council Worksession, and committee agendas with the Mayor, Department Directors, and Committee Chairs.

Advancing Agenda Items

A Councilmember may request an item be considered on a future agenda either by making a request at a regular Council Meeting, Council Worksession, or committee meeting, or by contacting the Mayor or City Manager. Items may be added to committee meeting agendas by consensus of the Committee.

Department Directors and staff may request an item be considered on future agendas by submitting their request to the City Manager. As needed, the City Manager will consult with the Mayor before taking matters to the full Council for consideration.

A member of the public may request an item be placed on a future agenda while addressing the Council during a regular meeting and/or by submitting the request in writing to the Council through the City Clerk's office. The Council will decide whether to consider an issue proposed for a future agenda.

In order to allow sufficient time for Council to review and staff to research the issue, the request should be submitted at least 15 working days prior to the meeting for which the item is requested to be placed on the agenda. Once the issue has been approved for placement on an agenda, the City Clerk's office will notify the requestor to invite their attendance.

Emergency items may be added to an agenda in accordance with state law. Emergency items are only those matters immediately affecting the public health, safety and welfare of the community, such as widespread civil disorder, disaster, and other severe emergencies. The reason for adding an emergency item to the agenda shall be announced publicly at the meeting and the issue shall be included in the minutes of the meeting.

Agenda Timeline

The City Clerk's office developed the following timeline to ensure timely distribution of regular Council Meeting, Council Worksession, and committee meeting packs.

- Most agenda items require a Staff Report. Staff Reports must be ready for City Manager's review by 1 p.m. two Wednesdays prior to the meeting.
- Staff posts agendas and meeting packets on the City's website by 4 p.m. on the Friday prior to a council meeting.
- Staff notifies Council by email when the meeting packets are available.

The addition of last minute agenda items is discouraged, unless of an urgent nature, which will be determined by the City Manager and/or Mayor.

7.07 Order of Business

The Council agenda sets the order of business for regular council meetings.

Call to Order

The Mayor, or in the Mayor's absence, the Deputy Mayor, presides over all meetings of the Council, and after determining a quorum is present, calls the meeting to order. In the absence of the Mayor and Deputy Mayor, a Councilmember is selected from among the body to act as Chair (see 2.07 Absence of the Mayor). Following the call to order, those in attendance are asked to join the Council in reciting the Pledge of Allegiance.

Excused Absences

The Mayor announces the excused absences of individual Councilmembers.

Consent Agenda

The Consent Agenda consists of items that are routine in nature and do not require additional discussion. The Consent Agenda includes minutes of regular Council Meetings and Council Worksessions, final plat approvals, and LID/ULID's (local improvement districts/utility local improvement districts). The Mayor and Council can remove items from the Consent Agenda for further discussion.

Public

- *Public Recognition*
When appropriate, the Council recognizes volunteer service, presents special awards, and receives public presentations.
- *Public Comments*
Members of the public **may** address the Council regarding topics **scheduled, as well as not scheduled, on the agenda during public comment, with the exception of quasi-judicial matters forthcoming before the City Council and topics that have specified Public Hearings.** Individuals who wish to address the Council are encouraged to sign in using the sign-in sheet in the Council Chambers or they may preregister to speak remotely using the link provided on the posted agenda. Each person addressing the Council at the

meeting (either in person or remotely) is encouraged to give their name and address for the record, and is asked to limit their address to three minutes, unless City Council permits a longer period. If several people wish to speak to the same issue, the Mayor may limit the total amount of time dedicated to that specific issue. The Mayor may interrupt public comments that continue too long, relate negatively to others, or are otherwise inappropriate. ~~The Mayor has the option to allow or not allow comments on matters before Council.~~

Provided there is time, the Mayor will offer the opportunity for members of the public that did not pre-register or sign-in to provide Public Comment.

Members of the public may address the Council before a meeting by submitting written public comments by mail or email to the City Clerk's office by 4:00 p.m. the day of the meeting.

Comments received by the City Clerk will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting. Comments will be added to the official meeting record.

~~• *Public Comments for Items on the Agenda*~~

~~As appropriate, the Council may allow the public to address items on the agenda. A three-minute limit applies, but may be reduced to two minutes if there are more than four persons wishing to comment on a subject. These comments are not considered as part of a hearing. The public should ask the Mayor in advance of the start of the Council Meeting if they may speak.~~

Public Hearings

Council holds Public Hearings following the adoption of the consent agenda and public comment period. Individuals who wish to address the Council are encouraged to sign in **using the sign-in sheet in the Council Chambers or they may preregister to speak remotely using the link provided on the posted agenda.** The Mayor opens the Public Hearing and the City Clerk notes the time for the record. Speakers are called forward in the priority in which they signed in, and are required to state their name and address. Comments are limited to the specific matter for which the Public Hearing occurs and are limited to three minutes, unless the Mayor permits a longer period. Written comments are permitted prior to and during the public hearing, and should be submitted to the City Clerk before the public hearing closes. The City Clerk enters written documents into the record, but they are not read aloud.

Once the speakers from the **pre-registered and sign-in lists** complete their comments, the Mayor offers time to any additional members of the public who wish to speak at the Public Hearing. After the Public Hearing closes, members of the public are not permitted to address the Council or staff on that specific issue during the meeting. Once the Mayor closes the Public Hearing, the City Clerk notes the time for the record.

Proclamations

In response to citizen requests, the Mayor may issue proclamations in declaration or recognition of a special event, organization, or person according to Council Policy. At this time, either the Mayor or a Councilmember reads the Proclamation into the record. (*Refer to Chapter 10, Paragraph 10.05, and Attachment 10.05A, Council Policies, Reviewing Public Requests for Proclamations.*)

Referral from Planning Commission

The nine member Planning Commission develops recommendations for long-range comprehensive planning goals and policies in the City and areas outside of the City seeking annexation. Issues reviewed by the Planning Commission are forwarded to Council for consideration and adoption.

Referral from Hearings Examiner

The Hearings Examiner interprets, reviews, and implements land use regulations. In addition, the Hearings Examiner hears appeals relating to the City's construction codes, as described in LMC Section 14.18.030. The Mayor appoints the Hearings Examiner and any Deputy Examiners, subject to confirmation by the Council (LMC 2.30.020).

Ordinances

Ordinances are the official laws of the City and must be approved by Council prior to enactment. The City Attorney's office prepares ordinances, which are published by the City Clerk on the Monday following the meeting at which they were approved. An ordinance officially becomes law five business days after publication in the City's official newspaper (The Olympian). The ordinance is codified by the City Clerk's office into the Lacey Municipal Code. The original ordinance is archived as a permanent record. Beginning in 2010, adopted ordinances will be posted on the City's website. Requests for ordinances prior to this time are available as a public records request through the City Clerk's office.

Resolutions

Resolutions signify the intent of the Council related to specific issues, events, or ballot measures. The City Attorney, or designated City staff, prepare resolutions. The City Attorney approves to form all resolutions. Once approved by the Council, the City Clerk archives the resolution as a permanent record. The City Clerk posts all resolutions adopted on or after January 1, 2010, on the City's website. Requests for resolutions prior to 2010 are available as a public records request through the City Clerk's office.

Mayor's Report

The Mayor reports on ceremonial events, functions, and meetings attended on behalf of the Council. The Mayor may also make announcements, and appoint, with Council approval, community members to Council advisory boards and commissions.

City Manager's Report

The Council awards bids, and authorizes the City Manager to sign City contracts during this section of the meeting. The City Manager may also make announcements regarding City operations. In an effort to keep the public informed of City business, and to provide education on City operations, staff may provide brief informative presentations to the Council and the public during this time.

Standing Committee Reports

There are six standing Council committees with three Councilmembers appointed to each committee. At this time, Committee Chairs report on the topics discussed, and any recommendations forwarded to full Council for action.

Intergovernmental Boards & Commission Reports

Councilmembers provide reports and updates of activities and discussions from each of the Intergovernmental Boards and Commissions to which they are appointed. If additional discussion or consensus is required on a regional issue, the topic may be forwarded to a Council Worksession for further review and discussion.

Old Business

Items and topics previously discussed by Council, but need further discussion, may be placed under this agenda item.

Adjourn

The Mayor adjourns the meeting and the City Clerk notes the time of adjournment for the record. All meetings will conclude no later than 10:00 p.m., unless this provision is waived by a majority of the Council. Consideration of the agenda matter then on the floor is continued beyond 10:00 p.m. by majority vote of the Council. In the event the remaining agenda cannot be concluded at any meeting by 10:00 p.m., the meeting is recessed to a definite time and place, and notice of such continued meeting is given as provided by statute.

Executive Session

As needed, the Council may adjourn to an Executive Session to privately discuss and consider matters of confidential concern to the City. For more information, refer to 7.04 Executive Sessions.

7.08 Audio and Televised Video Recordings of Meetings

The City Clerk's office records and makes available online all regular Council Meetings, Council Worksessions, and committee meetings, and advisory board and commission meetings except for those portions of the meeting conducted in Executive Session. Recordings are available under the Public Disclosure Act and archived for six years according to the State Records Retention Schedule.

The City contracts with Thurston County Media (TC Media) to provide local television programming of all regular Council meetings on Channel 3 (TCTV). Meetings are rebroadcast on TCTV. Recordings are available by contacting TC Media.

Since 2011, the City has streamed Council meetings online to provide greater public access to government operations. The videos are available on the City's website at www.ci.lacey.wa.us-CityofLacey.org.

7.09 General Procedures

Seating Arrangement of the Council

Customarily, the Deputy Mayor sits next to the Mayor, and newly elected Councilmembers sit adjacent to the City Clerk. However, the Mayor with the approval of Council may reorder the seating arrangements for regular Council Meetings.

The seating order of the Council dais from left to right is:

- City Clerk
- Newly-elected Councilmembers
- Current Councilmembers
- Deputy Mayor
- Mayor
- City Manager
- City Attorney

Department Directors sit at the staff table immediately to the left of the City Clerk.

Signing of City Documents

The Mayor, City Clerk and City Attorney sign all ordinances and/or resolutions approved by Council, immediately following the meeting. If the Mayor is unavailable, the Deputy Mayor signs the ordinances and/or resolutions. The City Manager is authorized by the Council to sign all contracts and agreements.

Quorum

Four members of the Council constitute a quorum and are necessary for the transaction of City business. If a quorum is not present, the Council Meeting is cancelled.

Minutes

The City Clerk or designee takes minutes of all regular Council Meetings, Council Worksessions and committee meetings. The City Clerk or designee posts the draft minutes on the City website on the Friday prior to the Council Meeting and Council approval. Once Council approves the minutes, staff updates the website to reflect that the minutes are approved. Copies of minutes are available upon public records request through the City Clerk's office. Original minutes are archived as permanent records.

Corrections to minutes made by Councilmembers will be so noted, and revised minutes will be posted and archived as the City's official record.

7.10 Open Public Meeting Act

The Open Public Meeting Act applies to the Council, all quasi-judicial bodies, and all standing or advisory boards, commissions, and committees. All meetings of the Council shall be open to the public, except in special instances as provided in RCW 42.30.110. A meeting takes place when a quorum (a majority total number of Councilmembers currently seated on the Council) is present and information concerning City business is received, discussed, and/or acted upon. The only exception to the public meeting requirement is an Executive Session.

Under the Americans with Disabilities Act, the City provides accommodations to provide accessible meetings for people with disabilities. Assisted-listening devices are available for use in the Council Chambers. If special accommodations are required, please contact the City Clerk three days prior to the meeting.

COMMUNITY RELATIONS & PUBLIC AFFAIRS COMMITTEE MINUTES

MAY 2, 2022

11:00 A.M. – 11:25 A.M.

REMOTE AND IN PERSON ATTENDANCE

To hear the full discussion of a specific topic, or the complete meeting, you may watch the video-stream available on the City of Lacey's YouTube Channel:

<https://www.youtube.com/watch?v=DEpbK2S4WNU>

COUNCIL PRESENT: COUNCILMEMBERS STEADMAN (CHAIR), KUNKEL AND COX

STAFF PRESENT: SCOTT SPENCE, SHANNON KELLEY-FONG, ELISSA FONTAINE

ACTION: APPROVE COMMUNITY RELATIONS & PUBLIC AFFAIRS COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS KUNKEL AND COX

CITY COMMUNICATIONS PLAN

STAFF: SHANNON KELLEY-FONG, ASSISTANT CITY MANAGER

ACTION: INFORMATION ONLY

Shannon Kelley-Fong, Assistant City Manager, presented on the City's Draft Communications Plan.

Staff highlighted details within the following areas:

- Context
- Outreach
- Primary Input Sources
- Goals & Objectives
- Target Audiences

In addition to the presentation to the Committee, the draft Communications Plan has been reviewed by the Commission on Equity. Next steps include an internal review with City staff, before being brought to a Council Worksession in June. The draft Plan is projected to be presented to the full Council for adoption in June - July 2022.

UTILITIES COMMITTEE MINUTES
MAY 2, 2022
12:00 P.M. – 12:25 P.M.
REMOTE AND IN PERSON ATTENDANCE

To hear the full discussion of a specific topic, or the complete meeting, you may watch the video-stream available on the City of Lacey's YouTube Channel:

<https://www.youtube.com/watch?v=On79ENaLRiM>

COUNCIL PRESENT: COUNCILMEMBERS KUNKEL (CHAIR), STEADMAN, AND COX

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, PETER BROOKS, ED ANDREWS,
LINSEY FIELDS, ZACK ROUGH, ELISSA FONTAINE

ACTION: APPROVE UTILITIES COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS COX AND
KUNKEL

WATER MAIN MAINTENANCE & REPAIR

STAFF: ED ANDREWS, WATER MAINTENANCE SUPERVISOR
ZACK ROUGH, SENIOR WATER MAINTENANCE TECH

ACTION: INFORMATION ONLY

Zack Rough, Senior Water Maintenance Tech, provided a presentation on the City's Water Main Maintenance and Repair.

The City has over 14,000 valves in the water system. Valves are inspected approximately every 3 years and work orders created when problems are discovered.

The City has over 4,000 fire hydrants encompassing 10 separate brands as a part of the water system.

Staff highlighted the following program tasks:

- Water Main and Service Line Repairs
- Water Service Line Connection Installations, Re-Plumbs, Meter Box Replacements
- Valve Inspection, Maintenance and Repair
- Hydrant Inspection, Maintenance and Repair
- Large Water Meter Installation and Replacement
- Water System Blow-Off Installations and Repair
- Air Release Valve Maintenance and Repair
- Water Quality Sample Station Inspection, Maintenance, and Repairs
- Special City Projects

TRANSPORTATION COMMITTEE MINUTES
MAY 3, 2022
11:00 A.M. – 11:51 A.M.
REMOTE AND IN PERSON ATTENDANCE

To hear the full discussion of a specific topic or the complete meeting, you may watch the video-stream available on the City of Lacey's YouTube Channel:

https://www.youtube.com/watch?v=tCrzPF_Jhg

COUNCIL PRESENT: DEPUTY MAYOR MILLER (CHAIR), COUNCILMEMBERS VAZQUEZ AND STEADMAN (LOGGED ON 11:12 A.M.)

STAFF PRESENT: SCOTT SPENCE, SCOTT EGGER, ROGER SCHOESSEL, MARTIN HOPPE, AUBREY COLLIER, ELISSA FONTAINE

ACTION: APPROVE TRANSPORTATION COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBER VAZQUEZ AND DEPUTY MAYOR MILLER

CONSTRUCTION UPDATE

STAFF: AUBREY COLLIER, DESIGN & CONSTRUCTION MANAGER

ACTION: INFORMATION ONLY

Aubrey Collier, Construction Manager, provided an update on current and upcoming Construction Projects within the City.

The presentation included highlights for the following projects:

- Electric Vehicle Charging Stations
- 2022 Overlay
- 2022 Utilities Improvement
- Carpenter Road Overlay/Utilities
- 2022 Sidewalk Repairs
- Terry Cargil Reservoir
- Hawks Prairie Sister Standpipe
- Museum Site Demo

A review of the Water Mains Maintenance & Construction Support Accomplishments for 2022 included the following:

- 3,904 Hydrants & Hydrant Valves Inspected and Exercised
- 2,478 Valves Exercised
- 892 Critical Valves Exercised
- 251 Air Release Valves Serviced
- 195 Customer Service Calls
- 173 Standby (After-Hours) Calls
- 127 Water Taps and Service Line Re-Plumbs
- 109 Meter Boxes Raised/Replaced
- 79 Fire Hydrant Repairs
- 67 Water Service Line Repairs
- 36 Valve Repairs/Valve Pad Installations
- 15 Water Main Repairs

WATER SHORTAGE RESPONSE PLAN

STAFF: LINSEY FIELDS, WATER RESOURCES SPECIALIST

ACTION: INFORMATION ONLY

Linsey Fields, Water Resources Specialist, provided a presentation on the Water Shortage Response Plan (WSRP).

The WSRP is a tool and guide for the City, in the event of a weather-related water shortage, natural or human caused disaster, or other water system operating emergency. The WSRP establishes procedures intended for use during unexpected periods of water shortage.

Staff presented on WSRP Overview, Goals, Current Demand, and the City's Mandatory Watering Schedule.

Changes to the 2022 WSRP included the following:

- Re-organized the format of the WSRP for better readability and updates.
- Re-arranged stages and steps to reflect the needs of customers and the City's water system.
- Added updates to reflect the City's current organizational structure.
- Added language to help direct our communications in an emergency situation.