

NARRATIVE SUMMARY

Lacey Food Bank Customer Service Center
Parcel Nos. 11815121800

Project Description:

The proposed Lacey Food Bank customer service center facility will include a 1,953 sf Farm Stand (fresh produce market), a 5,797 Pantry (general grocery), and a 20,000 sf Veterans Garden. The facility will consist of two buildings. The Farm Stand will remodel the existing (former) Colonial Meat sales, and the Pantry will be a new Type IIb non-combustible structure replacing an existing commercial structure in poor condition. The project will be built in two phases, with Farm Stand sales starting by end of 2018.

Phase 1 of the project will include demolition of portions, and remodel of, the upper building for Farm Stand. Portions of the parking, drainage and landscape improvements will occur with this phase. The full project will include new Pantry building and remaining site improvements. The overall parking provided will meet code requirement of 3 to 6 stalls per 1000 square feet; 35 stalls will be provided.

The proposed buildings will be connected to Thurston PUD water system. A water main will be extended south to serve a new hydrant. An existing well will be maintained to provide irrigation for the garden area. The buildings will be connected to Lacey sewer, which also requires an extension on the Marvin frontage. An existing septic system will be abandoned. On-site stormwater will be collected and treated with biofiltration facilities.

The site will be landscaped meeting Type I, II and III perimeter buffers. Fencing is proposed for the Veteran Garden area. The site has no existing trees to be retained. The site has been reviewed by USF&W and no occurrence of pocket gopher was found.

The site is located within the NW 1/4 of the NE 1/4 of Section 15, Township 18N, Range 1 West, W.M. The current zoning classification for this site is Mixed Use High Density Corridor.

Directions to the Site:

East on Martin Way from I-5 roughly 1.2 miles to site on right. The site is addressed at 7027 Martin Way E and is currently accessed from two driveways which are proposed for retention.

Existing Conditions:

The site is currently developed consisting of two buildings and accessory structures with paving in portions. The lower area is undeveloped. The Thurston County Soil survey lists the soils on-site as Spanaway gravelly sandy loam, Everett very gravelly sandy loam and Spana gravelly loam.

Existing/Proposed Utilities:

The site is currently served with water, on-site septic system, electricity, natural gas, refuse, and telephone. Water and sanitary sewer connections are proposed. Each building will be served with electricity and natural gas (PSE), refuse (LeMay), telephone (Qwest), sewer (City of Lacey) and water (Thurston PUD).

Adjacent districts:

The project site is located within the following special districts: North Thurston School District, Lacey Fire District, and Medic Response District #3.