



Addition to Olympia Food Co-op Eastside

3111 Pacific Avenue SE, Olympia WA 98501

Narrative:

The Olympia Food Co-op is interested in consolidating their two lots: Parcel numbers: 09840030000 and 09840031000. The existing 5,000 retail space will be removed, and a 9,000 s.f. addition will be constructed on the south of the property, adjoining the existing 3,100 s.f. warehouse. The two-story addition will be 18,000 s.f. of retail and office space. 1,320 s.f. of storage coolers will be added to the east of the warehouse. Total building coverage will be 13,425 s.f.

The addition will be fully sprinkled.

A new loading zone will be added to the north of the warehouse, and a dumpster location constructed at the northeast corner of the property.

The site improvements will also include new parking lot striping, EV charging stations, landscape islands, frontage improvements, bicycle parking, and pedestrian walkways.

Landscaping will remain along the north and east property lines. New landscaping and trees will be planted along the south, west, and parking lot islands.

The Co-op also owns the lot across Lansdale (1001 Lansdale St. SE), which includes an existing 30 parking stalls for employees.

Construction Phasing:

To keep the grocery store operational during construction, the new retail space is designed to be located on the south of the lot. This will allow parking and deliveries to remain active. Once the new retail space is constructed, the old retail space will be demolished, and the new delivery area will be striped.