

**Anderson Architecture
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Proposed Project: South Bay Bar-B-Q Restaurant
Site Address: 4336 Martin Way E., Olympia, WA
Owners: Eric J. and Suvantha Dickerson
2725 South Bay Rd. NE
Olympia, WA 98506

Project Narrative:

The project proposal consists of the site work and construction of a new 2-story wood frame building to house a restaurant of up to 2500 sf on the ground floor, and an office of up to 900 sf on the second floor. In addition to the restaurant dining room, space for seasonal outdoor seating is planned. While this is a 'dine-in' restaurant, the impacts of the current virus pandemic emphasized the importance of a convenient and viable 'take-out' business. Therefore, the existing easterly driveway will remain to provide vehicular access to a 'pick-up' window. The 'take-out' meals will be pre-ordered by phone or App, as this is not a 'fast food' restaurant.

The site is fairly flat. Two residential buildings, a carport, and wood-frame shed are currently located on the site. These will be removed prior to the site development work for the restaurant. There are two existing driveway accesses from Martin Way. One is shared with the adjacent property to the west and the other is located near the east end of the subject property. Both will continue to be used in the new project proposal. The existing landscape buffer along the north property line will remain as a visual screen from the existing mobile home park. Existing mature trees along the east property line will also remain. The new paved parking lot will feature landscape islands and other enhanced planting areas.

The site is currently served along the Martin Way frontage with City Water, Storm, and Sanitary Sewer. An existing electrical transformer and service vault are located at the SE corner of the subject property.