

Narrative Document pertaining to Firehouse Remodel project

The Whitener Group would like to make multiple uses of the property located at 5033 Harrison Ave. This is the old firehouse and was formerly where WSU had their extension office.

First, The Whitener Group (TWG) wishes to convert part of the existing structure of the Old Firehouse into classroom settings for the Olympia Community School. There would be 3 to 4 dedicated classroom settings, a dedicated bathroom area, a convertible play area, and a shared kitchen and shared dining area. For each classroom, interior walls would be removed to create larger learning spaces for more desk/student areas. New lighting will be installed, new flooring installed, walls cleaned and painted, and potentially new windows installed depending on condition/need. Additionally, the dropped ceilings would be removed to expose the air handling system and future fire suppression system, leaving an industrial look. The building is currently unused. Structurally it is sound with good bones and acceptable electrical, plumbing and air handling. The interior has a combination of concrete walls, sheet rock walls, exposed ceiling or ceiling tiles, carpet, tile and linoleum floors, and concrete floors in the garage. Much of this shows its wear as normal. All existing spaces are heated, cleaned and monitored for pests weekly. As part of the conversion, there is a desire to install a fire suppression system in the building. This will make the building safer and more valuable for additional occupancy opportunities. TWG is currently receiving bids on this effort. The remaining portions of the firehall that are not dedicated to the school will be converted into office space or potential additional rent opportunities and/or for the school to expand as needed.

Second, The Whitener Group wishes to add to the front of the firehall an area for a food truck. In front of the garage doors would be parking for patrons, with the food truck off to the side. We wish to paint the sidewalk in yellow to highlight to patrons and passerby's where the property line is and put in bollards to protect the patrons and food truck. Drawing is attached.

The land is in good condition with many parking stalls, a fully fenced back yard, and plenty of room for vehicle access in both the front and the rear of the building. The septic system has been inspected and is working in accordance with design.

Proposed vehicle access shall stay the same with vehicle access coming from Harrison Avenue. All the parking spots in the front and rear shall remain, and vehicle access to the front and back of the property will continue.

All utilities such as power, water and natural gas are working and already provided to the site. Both buildings on site are currently attached to a septic system with tanks and a drain field that has been inspected and is in good working condition.

Relevant to this project, TWG desires to connect to the city's sewer service. This will allow for the expanded services that TWG desires the building to grow into.