



6504 Capitol Blvd SE
Tumwater, WA 98501
253-302-4761
jenny@artisansgroup.com

City of Olympia
Building Permit & Land Use Review
360-753-8314
cpdinfo@ci.olympia.wa.us

August 19, 2022

RE: 521 Capitol Way #78500600700

To Whom it May Concern,

This is a Narrative Description of the Proposed Land Use, as required for the Pre-submission Conference.

This project is an adaptive reuse of a three-story office building (originally J.C. Penny Co.) into a bustling commercial space housing main floor restaurants, a boutique hotel along with a lower level spa and work share office space. The upper floor will house the remaining boutique hotel rooms with a common room for hotel guests. The main and upper floors will be centered around a new atrium housing a planted area for visual and physical connection.

Zoning – DB Downtown Business

IEBC – Existing Building, Improvements over 50% of building value

Change of Use – From B to R-1 (Boutique Hotel), A-2 (Sushi Restaurant & Wine Tasting/Tea Room),

B (Spa, Wine Retail & Office Spaces)