

## PRE-SUBMISSION APPLICATION NARRATIVE

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Date:	<b>May 3, 2024</b>
Jurisdiction:	City of Olympia
Applicant:	Kendra Kozak Axis Design Group Architecture & Engineering, Inc. 11104 S.E. Stark Street Portland, OR 97216
Phone:	(503) 284-0988
Email:	kendrak@axisdesigngroup.com
Project Name:	Site Redevelopment 2420 Carriage Loop SW Olympia , WA 98502
Property ID / Site Area:	Parcel #: 66620001100 143,312 SF (3.29 Acres)
County:	Thurston
Existing Use:	55 Retail – Auto
Proposed Use:	55 Retail – Auto
Zoning:	(AS) Auto Service Zone

### i. Summary of Application

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The application proposes development on Parcel No.66620001100 located at 2420 Carriage Loop SW in Olympia, WA. Site is location of former boat dealership. Development would propose a remodel/addition to existing pre-engineered metal building and redevelop the site to accommodate a new automotive dealership sales and service facility.

### ii. Existing Conditions

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Existing site contains one pre-engineered metal building currently owned by Hanson Motors. Site is a former boat dealership zoned (AS) Auto Service. Building is currently non-sprinklered and approximately 10,885 square feet. The site fronts Carriage Loop SW with one existing curb cut driveway site access.

A recent survey of the site was conducted by Terrane in March of 2024. A portion of the site contains asphalt pavement at the perimeter of the existing building with much of the site being gravel. On-site stormwater appears to drain to the NW via surface runoff connecting to a conveyance ditch along the west property line discharging to the site south/southwest. Dense tree coverage occurs at the NW corner of the site and along the west property line. Frontages of Carriage Loop SW are landscaped with curb and sidewalk.

Existing site utilities include power and telephone lines, underground power lines, water lines, sewer lines, and storm drain lines. Easements on site include water line easements, power and telephone easements, sewer line easements, and a utility easement along the west side of the property. Existing private fire hydrant is located on site east of the building. 6' high chain-link fence occurs along the east, west, and south property lines and partially extends around the NE corner property line. Existing building is powered via overhead power lines. Existing 30-ft building setback occurs at front and side yards.

### iii. Proposed Development

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Proposed development seeks to remodel and construct an addition to the existing building. New building would be approximately 30,000 square feet utilized for automotive sales and service functions for major automotive brand. Building would include showroom, service reception drive, sales vehicle delivery, sales/administration offices, customer & employee areas, customer restrooms, service department with exterior-loaded overhead doors, and parts department with on-site delivery area. Exterior building finishes would include clear insulated low-E glazed curtainwall systems, high-quality aluminum composite panels, new & existing metal panel systems, and illuminated building signage.

Proposed site development would include asphalt paving, vehicle inventory storage, trash enclosure, newly designated parking spaces for customers & employees, and new perimeter trees and landscaping. Existing NW landscaping/storm drainage area proposed to be removed with new stormwater system undergrounded. Number of proposed perimeter trees intended to meet minimum requirement of 30 trees per acre. Existing site access from Carriage Loop SW to remain. Landscape/curbing to be modified at entrance to accommodate emergency fire access. Existing private fire hydrant on-site proposed to remain. New electric transformer anticipated to be upsized and relocated to accommodate building addition.

No anticipated change of use or zoning would be necessary for the proposed development as it falls within the requirements of the Auto Service Zone and existing use of 55-Retail Auto.

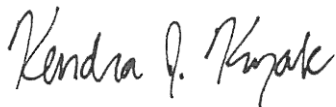
### iv. Questions

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1. Does the City have existing as-built drawings and calculations for the drainage area in NW corner of the site/west drainage ditch?
2. Does the City know if the existing drainage system only services the subject property?
3. Would the City allow the removal of the existing drainage area/conveyance ditch in lieu of underground/manufactured options?
4. Does the City have different tree replanting requirements dependent on species or size of tree(s) being removed?
5. Are there fees for cutting down particular trees?
6. Does the City offer a fee-in-lieu for replanting trees on site?
7. Will the jurisdiction request an arborist report for proposed trees to be removed on-site?
8. Will the jurisdiction request traffic engineering analysis for the proposed development?
9. What side of the property does the city consider to be the rear yard? Please confirm building and parking lot setbacks at each street frontage.
10. What improvements or dedications, if any, will the jurisdiction require along the street frontage Carriage Loop SW?
11. Is the existing private fire hydrant (flow rate and location) adequate to serve the proposed development?
12. Will the fire department require any additional fire hydrants to be installed? If so, please indicate public or private and preferred locations.
13. Does proposed emergency fire access route (path, width, turning radii) meet fire department requirements for the proposed development?
14. What are the anticipated SDC fees for the proposed development (factoring in credit for existing utilities at building to be demolished)?
15. What are the anticipated Design Review fees and Site Development Permit fees for the proposed development?
16. What Design Review process will the proposed development be required to follow?
17. Are public utilities sized adequately to accommodate proposed development?

18. Will there be any requirements to modify existing public/private utilities, other than new connections required for proposed development?
19. What are the City's requirements for proposed trash/recycling enclosure (size, location, screening, cover, drain connection)?
20. Has the City implemented state mandate standards which remove minimum parking requirements for the subject property?
21. Based upon proposed development, how many short-term and long-term bicycle parking spaces would be required, and the required locations?
22. Is a pedestrian and/or bicycle access required from the right-of-way on Carriage Loop SW to the building entrance? If so, what is the required width?
23. Will the jurisdiction allow the site development as proposed? If not, please identify list of deficient items (including any items eligible for variance requests), and the process for seeking such variance requests.
24. Please identify any items not identified herein that the jurisdiction would like to make the applicant aware of prior to proceeding with development as proposed.

Thank you for your time and consideration reviewing this application for proposed site redevelopment at 2420 Carriage Loop SW. Please contact me at your convenience with questions or additional information you may require.



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