



5/31/2023

City of Olympia  
Community Planning and Development  
Pre-submission Conference  
Street Street Food Hall Project Narrative

To whom it may concern:

225 State Street is being proposed to be renovated into a food hall, commissary kitchen and second floor apartment. Much of the building's recent renovations will remain with additional interior renovation and the addition of a new covered outdoor area. The follow is a summary of the project narrative:

- a) The site is located at parcel #78502300300 and 78502300400 for a total of 0.34 acres.
- b) The existing site has no pervious surface and 7,157 SF of hard surface. An existing two-story building with a height of 23' 6" is on parcel 78502300400. This existing building is to remain. Current square footage of ground floor is 7,080 SF. An additional 155 SF will be added to enclose a vestibule for a total of 7,235 SF on the ground floor. An approximately 1,800 sf covered area will be added to the West side of the building with access through new openings along the West façade.
- c) The existing site contains a 6' chain link privacy fence on the NW corner, enclosing a patio. The chain link fence is to remain with the southern patio fence line to move South roughly 10'-0" to expand the patio area. New fencing will enclose the parking lot and will match the existing fence.
- d) Existing asphalt patio will be removed and replaced with new concrete paving.
- e) The second story offices will be renovated into a single R3 residential apartment.
- f) Vehicle access will remain off the alley accessed via Franklin St NE.
- g) All existing utilities to continue serving the project.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Josh Gobel", written in a cursive style.

Josh Gobel, AIA  
Architect | Principal  
360.226.1945