



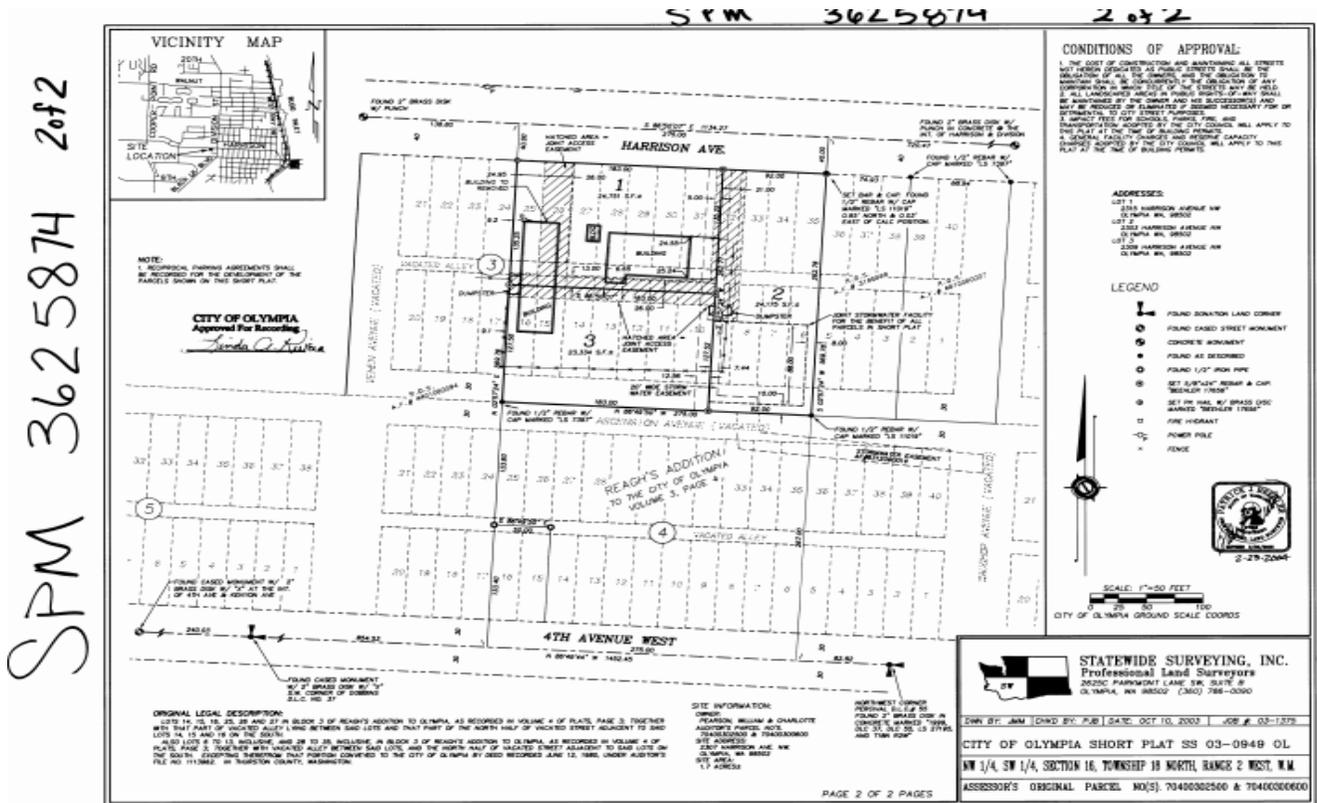
SCJ ALLIANCE
CONSULTING SERVICES

**2309 Harrison Avenue
Presubmission Conference Request
Project Narrative**

The applicant is requesting a Presubmission Conference for a potential development located at 2309 Harrison Avenue NW. The potential project is to construct a 4,000 square foot multi-use building with associated parking, landscaping, and utilities. The specific uses for this building have not been identified but the information received from the City during the Presubmission conference will help to guide the potential development of the subject property.

Short Plat

The proposed lot is Lot #3 of short plat SS0309490L and is the last remaining lot to be developed. Lot #3 is bound by Lots 1 & 2 to the north, vacated access to the south, the Hardsel building to the west and a shared stormwater facility to the east.





Access

The project access is proposed to be served by a shared driveway facility from Harrison Avenue between the existing Hardel building and the AutoZone building. The access easement is recorded under Thurston County's AFN # 3688561.

Stormwater

The stormwater facility proposed for this project falls under the existing and recorded Stormwater Drainage Facility Easement and Maintenance Agreement recorded under Thurston County's AFF # 3708823.