



16 April 2025

City of Olympia – Community Planning & Development

RE: Titus-Will Hyundai Rebranding – Presubmission Conference Project Narrative.

To All Staff:

Titus-Will is participating in Hyundai's nationwide re-Branding program that entails the expansion to their existing building facility and an exterior image upgrade. Their existing dealership is located at 2255 Carriage Loop SW, Olympia, WA 98502 (TPN 55320000200). There are great expectations to fulfill Hyundai's programming requirements on a constrained site.

The existing non-sprinkler building will remain intact and will include the following changes:

- Demolish storage, sales desk area and entry canopy.
- Showroom and service shop addition.
- Remodel existing showroom, sales, customer waiting and service write-up areas.

Existing Building SF Areas:

Main floor sales & service departments	11,430
Upper floor administration	2,483
Covered entry area	540
TOTAL	14,453

Proposed Building Addition SF Areas:

Main floor sales & service & addition	15,402
Upper floor administration – no change	2,483
Demolition of existing sales/storage & covered entry area	-1,272
TOTAL	16,613

The proposed conceptual site & floor plans were prepared by Hyundai's corporate architect. HHJ Architects have been tasked to coordinate this presubmission conference, then based upon your comments, modify the conceptual design to provide more useable building space without compromising the existing number of customer/staff and display parking.

Please address the following issues:

1. What triggers site/street frontage improvements and would they be required?
2. Will the building need to be retrofitted with an automatic sprinkler system? Fire alarm system?
3. How will the propose conceptual design affect fire apparatus access?
4. If the building additions need to extend further to the east & south from the existing building, then can the adjacent display parking areas be 3-deep to accommodate fire apparatus access?
 - a. What would be the landscaping requirements for these parking areas?
5. What would be the storm drainage and landscaping requirements?
6. What permitting will be required?

We look forward to your staff review comments.

Sincerely,

John Manuel,
Project Architect