

EXCESS PROPERTY PROPOSED USE FORM

PROPERTY ADDRESS: 815 SE 7th Avenue, Olympia, WA 98501

PARCEL I.D. #: 78202400300

RESPONDENT/ORGANIZATION: Michael Healy (entity name TBD)

CONTACT PERSON: Michael Healy **PHONE:** (360) 790-9637 or (360) 709-9400

PROPOSED USE: Describe the proposed use for the property, including information on potential improvements, users, terms, construction timelines, etc. (Attach additional sheets as necessary).

Dear Jay Burney,

Thank you for making me aware that the City of Olympia has authorized the sale of the subject property. As I have mentioned to you previously, I own the next door lot located at 809 – 7th Avenue SE. Upon hearing of Olympia’s willingness to sell, I began my due diligence process. I also made a verbal offer to the owner of 801 – 7th Avenue SE, which is also adjacent to my property and fronts Plum Street. I am continuing to negotiate a sales price for that parcel. The total land area of these three (3) lots is 17,900 square feet and **makes up the busy commercial corner of 7th and Plum Street.**

This month I spoke with the real estate representative for Starbucks Coffee Company as well as their commercial realtors that consult for them. I shared with them the details of the 7th and Plum location. After our review Starbucks expressed interest in constructing a **drive-up kiosk with a footprint of around 600sf and with an additional walk-up window.**

After my discussion with Starbucks, I e-mailed you regarding the concept and we discussed that drive-thru’s are not approved in the DB zoning. You replied to me that, “planning staff are taking this issue up next year and are planning to work with Council to allow this in a limited fashion (project by project) within DB zone”.

My proposal is to provide a 15 year est. ground lease to Starbucks for the construction of their drive thru plan. The plans for this development could be available for review in the first quarter of 2017 with construction commencing next summer. Construction time is estimated at 4 months.

I have walked the property with my site development contractor. As you may be aware, the north property line is a slope that is adjacent to the old Building and Planning building. **To develop the property, this slope would require the construction of a 6 foot sheer retaining wall at a cost of up to \$60,000.**

For your review, I have *attached* a building plan that Starbucks recently constructed on a similar size lot. I have also *attached* photos of another similar, recently constructed drive-thru.

If you have any immediate questions, please e-mail me at mike@healycap.com. Thank you for your consideration.

REQUESTED PURCHASE PRICE: \$155,000

BENEFITS TO THE CITY OF OLYMPIA FROM THIS PROPOSAL:

The benefits to the City of Olympia include the following:
Property tax and sales tax revenue. New job opportunities. Quality, in demand products and services made available to Olympia consumers. The proposed tenant is an internationally successful company.

Michael Healy

Signature of Respondent

October 26, 2016

Date

Michael Healy

Printed or Typed Name