

Narrative

Letter of Transmittal

Date: February 7th, 2019

To: Community Planning & Development, City of Olympia

From: Darrin Klaus

RE: 2424 Evergreen Park Dr Pre-Submission Request

The building was built in 1982 which included mixed use office space and a bank with a drive-through/window. Recently, the proposed space has been used as professional office space. The proposed project is for remodeling +/- 1,200 sq. ft. into a coffee shop under 2015 IBC 303.1.1, which states that a smaller coffee shop (Under 50 occupant load) is allowed to be considered a "B" Occupancy, which would not be considered a change of use within the tenant space. There will be no on-site food preparation, and will encompass using the existing drive-through. In the Evergreen PUD Zoning, this type of service would provide a benefit to the local professional business and residential community. The proposed space will have a small tenant improvement plan, to remove interior, non load-bearing walls and to redesign the space to better fit the coffee shop functionality. The existing site has 30 parking stalls and 2 driveway entrances for the existing/proposed tenants as well as on-street parking.

If you have any questions or need additional information, please call me at (360) 570-8540

