



22 April 2019

City of Olympia
Community Planning & Development
601 4th Ave
Olympia, WA 98507

RE: Narrative for a new project at 4350 Martin Way E.

Project Description: The proposed project consists of removing an existing car wash facility at 4350 Martin Way E and to construct a new 5,000 square foot commercial lease space and a 380 square foot coffee drive-through along with parking and landscaping.

Existing Site Conditions: The site currently supports a car wash facility that includes a 3,200 square foot building and 12,000 square feet of paved maneuvering space. The site is served with water, power, sewer and storm water utilities. The essentially level site has a 40 foot wide driveway access to Martin Way E.

Proposed Vehicle Access: Vehicle access will consist of a new 25 foot wide driveway from Martin Way E to replace the existing 40 foot wide access.

Proposed Utility Service: The site is currently served with public water, power, sewer and storm water lines located in the Martin Way E right-of-way with lines extending onto the site. No new connections are anticipated.

Feel free to contact me if you have any questions.

Sincerely,

Roy Hellwig
Principal Architect