



James Guerrero
Architects, INC

June 3rd, 2019

City of Olympia
601 4th Ave E
Olympia, WA 98501

Project: Gravity Coffee Drive-thru Espresso
3500 Pacific Ave SE
Olympia, WA 98501

To whom it may concern:

We have applied for a Pre-submission Conference Request to build a 575 s.f. building on the southwest corner of parcel 66440000600. Our project includes construction of the building plus site improvements to accommodate two drive-thru lanes and a dumpster enclosure. Also, we will be planning on doing storm drainage improvements as needed and connecting the building to City of Olympia sewer, water, and power systems.

The attached Schematic Site Plan shows a rough layout of our proposal and we would like to make sure that it is acceptable to all City of Olympia Department Officials before preparing the construction documents. Below are some of our initial thoughts, questions, and concerns that we would like to go over at the meeting.

- The setback requirements in this zone are 0'-0" minimum and 10'-0" max. Our building is located about 17'-10' from the property line in our Schematic Site Plan. We would like to appeal that the building location as shown will ensure the preservation of existing trees and reduce the amount of impervious surface on-site that we will have to disturb. We would like your thoughts on this proposal and to know if this is acceptable.
- We would like to know if the city will require a geo-tech report for this project.
- We are disturbing approximately 125 s.f. of pervious surface and replacing with 820 s.f. of pervious surface. Is this ratio acceptable?
- We understand that City of Olympia has specific standards for the size & location of dumpster enclosures. We would like to become familiarized with these standards so we can revise our schematic as necessary.
- We have a copy of the current Binding Site Plan that shows how many parking stalls are onsite. We are removing (16) stalls and would like to verify that this is okay or if it will require amending the existing Binding Site Plan. The existing Binding Site Plan does not specify how many stalls belong to each tenant space on the site.
- Any other items that do not appear to be addressed on the Schematic Site Plan

We look forward to hearing your thoughtful feedback and remarks when we meet.

Thank you,

James Guerrero Architects