



**1000 COOPER POINT RD SW  
Olympia, WA 98502**

**NARRATIVE**

**Presubmission Conference Request**

**Development Proposal:**

The project is in a parking lot within an existing development. The current parcel includes an abandoned Toys R Us building, originally built in 1990, approximately 45,303sf. The site has 108,900sf of existing asphalt and 4,242sf of concrete. The overall site is approximately 5.06 acres with a Toys R Us building as the only structure on the parcel. A large wetland area is located along the street frontage. An underground detention system appears to be a part of the wetland area which is being used by adjacent, offsite buildings.

The proposed project will develop a new 4,634sf restaurant building with 102 interior seats, and interior playground. The site design includes dual order drive-thru lane with stacking capacity for 22 vehicles, and (2) canopies are over the drive-thru lane. A Binding Site Plan is proposed as a concurrent review with the Design Review/Land Use process; the site plan shows the designated area for the new parcel.

The site is located within the HDC4 zone which requires the building and main entry to be along Cooper Point Rd. Since there is an active wetland/detentions system along Cooper Point Rd, the site plan proposes keeping the wetland area and providing wraparound drive-through lane between the building and the wetland. The current site plan shows 51 parking stalls. 46 stalls are required based on 10 stalls per 1,000sf. However, the HDC-4 corridor requires a 10% reduction for drive-throughs which equates to a total of 42 required stalls. A parking modification may be required for a deviation from the required parking amount.

	<b>Existing</b>	<b>To be Added</b>	<b>Total</b>
Parcel Area	220,413sf	56,332sf (reduction for a new parcel as BSP)	164,081
Number of Lots	1	1	2
Occupancy Type	TBD	A2 – VB Fully Sprinklered	-
Number of Buildings	1	1	2
Height	TBD	24'	-
Number of Stories	1	1	-
Basement	TBD	0	-
Gross Floor Area	45,303sf	4,634sf	49,937
Number of Parking Stalls	239 (approx)	51 (reduction)	177