



October 8, 2019

City of Olympia  
Planning and Development Services  
601 4<sup>th</sup> Ave E  
Olympia, WA 98501

RE: United Pacific  
1803 Black Lake Boulevard SW  
Detailed Letter of Explanation

Dear Staff,

Boos Development West, LLC is proposing a United Pacific fuel station and carwash located at 1803 Black Lake Boulevard SW, within the Urban Corridor comprehensive planning area in Olympia, Washington. The proposed United Pacific will be constructed between Highway 101 and an office building on an undeveloped 1.57-acre parcel (12821310301, 12821310302).

The United Pacific will include a single-story, 3,220 square foot building and an attached 940 square foot car wash with associated parking, service, and landscape areas. Approximately 23 parking stalls will be provided for the fuel station. Two vehicle accesses are proposed, a right-in on Black Lake Boulevard and a full movement access through the shared access drive adjacent to the property as shown on the attached site plan.

Utilities required to serve the project will include water, sanitary sewer, natural gas, power, and telecommunications. All utilities required can be found adjacent to site.

The existing site is zoned (GS) General Commercial. The "Service Station/Car Wash" use is allowed in this zone.

All the parking, service areas, lighting, drive(s) and landscaping on the undeveloped pad will be newly constructed per the attached site plan and landscape plan. Similarly, the United Pacific building will be of new construction with a mix of materials.

Please don't hesitate to contact me if you have any questions. I can be reached at 385-212-3180 and/or [brandon.mcdougald@kimley-horn.com](mailto:brandon.mcdougald@kimley-horn.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon McDougald", with a long horizontal line extending to the right.

Brandon McDougald, PE  
Kimley-Horn & Associates, Inc.