

Project Narrative

Hong Kong Supermarket
2630 Martin Way East
Olympia, WA 98506

The proposed project would remodel an existing 6,300 sf building from office space to a new grocery store.

The building is currently served by on-site septic but the new owners would like to abandon and pave over the septic field and connect to the city sewer line in State Ave NE.

At a rate of 3.5 parking stalls per 1,000 sq ft the total number of required stalls is just 22. There are 41 parking stalls existing but with the addition of a barrier free space to the north of the building the site would lose one parking stall for a total of 40. A 10' x 45' loading zone would be provided at the location of the existing septic field. The existing parking lot does not have any landscape islands and no new landscaping is included in this proposal.

The building has a historic use as a grocery store so we are hoping that traffic impact fees would not be levied against the new tenant.

Through this pre-submittal conference we are looking for design review requirements which might be applied to the building as well as the sewer connection fee and any other impact fees.



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