



August 25, 2021

City of Olympia - Planning Department
601 4th Ave E
Olympia, WA 98501

RE: *Tommy's Express Car Wash Olympia, WA – Cover Letter*

To whom it may concern:

Kimley-Horn and Arco/Murray are working with a private developer on a proposed Tommy's express car wash located at 3000 Harrison Ave within the City of Olympia jurisdiction (PIN 128-16-240-200 and 128-16-130-600). The site currently consists of an existing Chase Bank. With this project, we intend to demolish and remove the bank. The proposed express carwash will be located on both parcels as shown on the attached concept site plan. We have also included proposed architectural elevations for your reference.

The intent of this meeting is to discuss the proposal, overall site plan layout, and address any questions comments or concerns. In addition to the above, we would like to discuss the following in greater detail:

- What are the anticipated entitlement applications and what should we anticipate for the entitlement timeline? Can the entitlements run concurrently with other development applications?
- Since this is all onsite development, are there any anticipated offsite improvements?
- Will a traffic study be required? If so, what is the typical review timeline?
- Since this development is taking place of an existing building, will a full drainage report/study be required? If so, what is the typical review timeline?
- What is the process for water and sewer points of connection? Is there any capacity analysis required? What are the anticipated impact fees for a 2" water service and 6" sewer service?
- What are the typical fire access and fire flow requirements for a development like this one?
- What other permits (Civil or Building) will be required for this project? Can you provide anticipated review timelines for each of the permits?

We appreciate your time in reviewing our proposed project and helping us understand the overall development process within the City of Olympia. Please contact me at (702) 862-3630 or Scott.Martin@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Martin".

Scott M. Martin, P.E.
Project Manager