

April 7, 2026

City of Olympia
601 4th Avenue E.
Olympia, WA 98501

Briggs Professional Suites Project Narrative

The Briggs Professional Suites project is located on a 0.95-acre parcel in the City of Olympia. The proposed project includes constructing a new two-story commercial building, grading for a future commercial building, utility service connections for the proposed and future building, and constructing associated parking lot. The project is summarized by the following characteristics and narrative:

Site Address:	4422 & 4510 Maple Lane SE, Olympia, WA 98501
Parcel Numbers:	370300000021
Current Zoning:	Urban Village/Briggs
Total Area:	0.95 AC
Proposed Development:	Commercial Building

Site Description

The project site is in the City of Olympia at 4422 & 4510 Maple Lane SE in the Briggs Village. The project site is currently vacant. The site is relatively flat and has no critical areas.

The surrounding lots are characterized by the following uses and zoning:

- North: Vacant, Urban Village
- East: Multi-family housing, Urban Village
- South: Retail Commercial, Urban Village
- West: Vacant, Urban Village

Project Elements

Proposed Use:

The proposed two-story commercial building will have a dental practice (medical and dental office) on the second floor and commercial retail space on the first floor. The tenant(s) for the first floor have not been determined. There is the potential for the dental practice to expand into part of the first-floor commercial space in the future.

The future commercial building is assumed to be a single-story retail space when application is necessary.

Stormwater, Water and Sewer:

The project will connect to the existing 8" sanitary sewer stub off of Henderson Boulevard SE.

Roof runoff will be fully infiltrated on site. Runoff from the remaining impervious and pervious surfaces will be collected and conveyed to a water quality treatment system prior to discharging into the City's storm drain system. Stormwater from Briggs Village drains to one of three existing kettles located west of the project site.

Water will be provided by City of Olympia through a proposed 8" water main from Maple Lane SE.

Access/Streets/Parking:

The project proposes utilizing the existing driveway accesses off Maple Lane SE.

The project will provide 69 parking stalls; 60 on-site parking stalls and 9 existing parallel on-street parking spaces.

See the attached site plan for proposed parking and access.

Critical Areas

There are no critical areas on the project site.

Sincerely,

Land Development Consultants, Inc.



Ross Jarvis, PE, Assoc. DBIA
Principal Engineer