



PROJECT NARRATIVE

Gravity Energy Drinks

2121 S. Power Road

The proposed project consists of an attached addition of approximately 700 square feet, single story with a maximum building height of 21 feet.

The use of the addition is for a beverage service drive-thru restaurant use. There is no indoor public area or outdoor public dining area. This is a drive-thru use only. One drive-thru lane that splits to run along both sides of the addition will be provided and will serve the vehicles directly. There is no need for a solo driver dedication. The Gravity brand prides itself on personal customer service and the drink stands are designed specifically to have personal interaction with the vehicles from either the driver or passenger side of the car. The highest volume locations are based upon this model in Washington State and all customer polling data overwhelmingly shows that customers prefer these locations because the queueing moves much more quickly and efficiently.

The existing parcel numbers are 304-05-646A and 304-05-645C. This project is an addition and will be attached to the existing building. The property is currently zoned LC-PAD.

The site will be accessed from one existing driveway off of E. Kiowa Road through adjacent properties with a common access easement. Please see attached access agreements. The building addition will have a hip roof system with flat roof canopies that extends out over the drive-thru lanes and connects to the existing building. The addition will have both metal siding look panel finish which will be a redwood tone and a stone veneer which is a silver/gray stacked stone system. A screened mechanical yard will be provided to screen mechanical equipment. The existing building will be updated to match the addition to ensure a uniform, consistent streetscape.

Existing Pedestrian access is provided from Power Road and will continue around the site to connect on E. Kiowa Road.

Two small shade structures will be provided on the site for possible employee order taking along with a menu board.

Channel style letters for signage will be provided on the addition portion of the project. Existing building signage will be updated to match proposed addition signage. Signage will be handled on a separate permit however, a sample sign package will be provided in this submission.