



BARGHAUSEN

PROJECT NARRATIVE

Construction Permits, Building, and Engineering ARCO ampm Convenience Store, Fueling Facility, and Car Wash

1403 South Meridian
Puyallup, Washington 98371

Prepared by:
Barghausen Consulting Engineers, Inc.

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Our Job No. 21730

Project Overview

The proposed scope of work includes construction of a new 3,349-square-foot ARCO ampm convenience store, a 49- by 94-foot fuel canopy with six (6) multi-product dispensers (MPDs), a 25,000-gallon underground storage tank (UST), and a 22,000-gallon split UST (12,000/10,000) allocated for diesel and premium fuel. Additionally, the project will include the construction of a detached 24-by 48-foot Car Wash with single drive-through lane and one (1) vacuum station. Site improvements will include surface parking for 17 vehicles, including four (4) EV charging spaces, interior and perimeter landscaping, pedestrian walkways, and a trash and recycling enclosure. The existing restaurant building will be demolished to accommodate new improvements.

The convenience store would replicate typical elements and fixtures associated with convenience retail (ARCO ampm). Items being sold would include prepackaged convenience grocery items, sundries, hot and cold drinks, tobacco products, beer and wine, and automobile-related convenience items. Cold storage facilities and limited on-site dry storage would be provided to support both retail sales and food service. Food preparation is limited to warming (reheating) and packaging for resale. The facility proposes alcohol sales, tobacco sales, and 24-hour operation on the property.

The subject property is zoned General Commercial. The proposed project is a permitted use within the General Commercial district.

Site Design

The project is designed to satisfy the City's site design guidelines and principles that promote an attractive streetscape. The ampm convenience store is located within 17 feet of South Meridian on the north half of the property with pedestrian plaza and entrance that fronts the right-of-way. All surface parking is located on the side of the building as viewed from the public roadway. The car wash is located on the southern half of the property with the canopy located between the ampm and car wash. The trash enclosure is located internal to the site and to the west of the ampm convenience store. The vacuum station is also located within the interior of the site at the further point from the roadway, and to the west of the car wash building. Perimeter landscape with trees and shrubs consistent with code requirements will provide a visual screen of the fuel pump areas from the right-of-way.

Access

The subject property currently shares access onto South Meridian with surrounding hospitality and office uses within the established commercial complex. The shared access driveway allowing full turn movements is located along the southern perimeter of the project site. The project proposes to maintain the existing cross-access and shared driveway on the site with a mountable pork-chop to restrict the site to right-in-right-out only onto South Meridian.

Architecture

The convenience store and carwash feature a combination of composite materials intended to impart a Pacific Northwest feel in both color and texture. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. The building features modulation of the roofline, building wall articulation, and building materials that are aesthetic and compatible with other newer developments in the community.

The ampm convenience store building is designed with a customized floor plan to accommodate a storefront design with windows that offer clear visibility into the store from the public roadway. In addition

to storefront windows, a second building entrance is also proposed on the east elevation of the ampm convenience store that is located within 20 feet of the South Meridian. Large awnings will span across 25-feet of the east elevation to provide weather protection.

Signs and Lighting

Signs proposed for use at the project site will conform to City Land Use Code. Signs proposed to be installed at the project site include a freestanding sign, wall signs, canopy signs, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and internal sign illumination. Exterior building lighting will be installed on the building and canopy frontage. Under-canopy lighting will consist of LED lighting directed toward the fueling area. All lights will be shielded and/or directed toward the project site and keep glare away from the adjacent land uses and rights-of-way.