



B A R G H A U S E N

PROJECT NARRATIVE

PRE-APPLICATION MEETING

Costco Wholesale

Fueling Facility Relocation and Warehouse Addition

1201 39th Avenue S.W.
Puyallup, Washington 98373

APN 0419043114 and 0419043123

Costco Location No. 660
Costco CW No. 22-1002

Prepared for:
Costco Wholesale
730 Lake Drive
Issaquah, Washington 98027

October 18, 2023
Our Job No. 22278

Project Description:

The project will relocate the existing Costco fueling facility located at the address above to the undeveloped parcel west of the existing site and add an additional building area to the main Costco Warehouse. The project includes the installation of 15 new multi-product dispensers (MPDs), a 12,590-square-foot canopy, three (3) 40,000-gallon underground gasoline storage tanks, one (1) 1,500-gallon fuel additive underground storage tank, three (3) remote fills, a new controller enclosure, a new transformer, a 24,732-square-foot addition to the main warehouse, and associated retaining wall, parking, circulation, and landscape modifications.

In addition, the existing fueling facility will be razed and removed from the site. The existing underground storage tanks and piping will be decommissioned and removed by state-certified contractors. Following demolition, the existing fuel facility will be improved with additional parking for the main warehouse. The intent of the relocation is to install a new state-of-the-art facility to provide a more efficient fuel purchasing experience for Costco members.

The canopy design includes a ribbed metal-wrapped canopy fascia with top and bottom coping and galvanized steel canopy columns. The warehouse addition design is consistent with the existing warehouse and includes the use of ribbed metal panels with a split-face concrete masonry unit base. Lighting will be CREE LED lighting fixtures for the fuel canopy and building addition. The canopy signs will include one (1) 20-square-foot "Costco Wholesale" sign located and centered on each façade of the canopy. The existing "Costco Wholesale" sign on the south façade of the warehouse will be replaced in-kind on the new southern facade. Signage lighting will also be LED.

The project will add approximately 26 parking stalls, for a total of 759 parking stalls for the site. City parking standards require a minimum of one (1) parking space per 300 square feet of gross floor area for retail uses. The project will add approximately 24,732 square feet of building floor area, for a new building gross floor area of 173,395 square feet. Therefore, a minimum of 578 parking stalls is required for the overall development. The site will continue to meet City minimum parking standards.

The project will provide approximately 36,810 square feet of landscape area for the new fuel facility site and add approximately 13,309 square feet of landscape area for the warehouse site, for an interior landscape area of nine (9) percent for the new fuel facility site and 17 percent for the new parking area on the warehouse site. City landscape standards require all paved areas more than 10,000 square feet to contain at least five (5) percent of the interior landscape area and all paved areas more than 100,000 square feet to contain a minimum of 10 percent of the interior landscaping. The project area will meet City minimum landscape standards.

The project will reconfigure 14th Street Place S.W. to allow for the installation of a new roundabout at the northern end of the right-of-way. The reconfiguration will relocate the existing eastern driveway to the Costco Warehouse site on 14th Street Place S.W. approximately 135 feet north. The roadway will continue to provide one (1) northbound lane and one (1) left-turn only, one (1) through and left-turn only, and one (1) right-turn only southbound lane at the 39th Avenue intersection, consistent with the existing condition.

Construction of the fuel facility relocation and warehouse addition will be completed in a single phase and will commence after receipt of the applicable permits and approvals. Depending on construction sequencing, the existing fuel facility may remain open during construction.

Tier I Notes Follow-Up Discussion Topics:

In follow-up to the Tier I notes received for this project, we would like to further discuss the below comments with City staff in a virtual meeting:

1. **SEPA review process.** The project will be developed under a single phase and should be considered a single SEPA action. The improvements to 14th Street Place S.W. are integral to both parcels. The decommissioning of the existing fueling facility is integral to the completion of the new fuel facility. The warehouse addition will be constructed concurrently with all improvements.
2. **The entitlement process to allow temporary parking on the new parcel.** Please provide the required entitlement process and any other required review processes to allow temporary employee parking on the new parcel in the project interim.
3. **The request for pedestrian crossing enhancements.** Please provide the specific required pedestrian crossing enhancements on 14th Street Place S.W.
4. **The right-out only restriction for the driveway along 39th Avenue.** Right-in/right-out access for the existing driveway along 39th Avenue is required to provide adequate on-site and off-site circulation for the property.
5. **Reconfiguration of 14th Street Place S.W.** Please provide the process to revise and/or vacate the right-of-way for the reconfiguration of 14th Street Place S.W. and summarize the associated requirements for design and construction.
6. **The requirement to maintain an on-site Fire Access Road south of the warehouse.** The Site Plan provides Fire Access for all sides of the warehouse via three (3) on-site drive aisles and the 39th Avenue right-of-way. It is our understanding that the site meets Fire Code access requirements, and an additional on-site access drive is not required.
7. **The use of the mountable median in the roundabout by fire vehicles.** The intent of the mountable median is to allow vehicles with a larger turning radius to adequately circulate through the roundabout. A larger roundabout is not feasible due to existing site constraints.