



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

Project Narrative

Pre-Application Meeting
Fueling Facility with Convenience Store
and Quick Service Restaurant

PREPARED BY

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PREPARED FOR

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CLIENT ADDRESS

6737 170th Place SE
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SITE ADDRESS

1801 Black Lake Blvd
Olympia, WA 98512

PROJECT NO.

23747

DATE

11/5/2024

JURISDICTION

City of Olympia

Project Overview

The project proposes to develop a 1.57-acre parcel for construction of a fuel station with a 4,650-square-foot convenience store, a 2,000-square-foot quick service restaurant with a drive-through, and a 2,850-square-foot retail space. The fuel station would include six (6) dispensers under a 3,936-square-foot canopy. Forty-seven parking spaces are provided across the site, including four (4) EV spaces. Three (3) trash enclosures are proposed for each use at various locations on the site.

The project is located at the southeast corner of the intersection of Black Lake Boulevard and Highway 101 in Olympia, Washington. The site consists of two (2) separate parcels zoned for General Commercial (GC). Based on the City's Land Use and Development Code, service stations are a permitted use in the GC zoning district. The proposed project would utilize the existing access easement with the property to the south to provide full access to Black Lake Boulevard. An existing access easement through the property to the property to the north would be modified to accommodate additional parking, but would remain for access purposes.

Scope of the Project

Fueling station

Phase 1 of the project proposes to construct a new fueling facility consisting of a 24- by 164-foot canopy with a 4,650-square-foot convenience store. The fuel canopy would provide protective covering for six (6) multi-product dispensers (MPDs) that result in a total of 12 vehicle fueling positions (VFPs). Using the latest version of the International Building Code (IBC), the canopy structure would be built as Type II-B Construction, the convenience store would be built as Type V-B Construction, and both are classified as Group M Occupancy.

The project will require the installation of three (3) underground storage tanks (USTs); one (1) 25,000-gallon tank, a second 22,000-gallon dual/split tank, and a third 6,000-gallon tank. The project will also feature asphalt paving, lot lighting, an air/water unit, necessary utility connections (water, sanitary sewer, stormwater, electric, etc.), and stormwater/drainage improvements.

Stormwater management is designed to separate the under-canopy drive slab from the remainder of the paved areas on site. Stormwater from the under-canopy drive slab will be diverted into a stormwater conveyance system, pretreated by an oil/water separator, and then discharged into the downstream system.

QSR and Retail

Phase 2 of the project proposes to construct a 2,850-square-foot retail addition onto the convenience store along Black Lake Boulevard, as well as a new quick service restaurant of approximately 2,000 square feet located to the rear of the lot. The convenience store and retail addition are designed to abut at least 50 percent of the street frontage to comply with City Code.

Questions

As we are in the feasibility stage of the project, we respectfully request answers to the following questions:

Planning and Land Use/Entitlements

1. Please describe the land use approval process for entitlements, including submittal requirements, fees, any relevant appeal processes, and public meetings and/or hearings, as well.
2. Please identify the general timeframe to process the required land use entitlement applications, including typical timeframes for first and second round staff reviews.

3. Please identify any opportunities for seeking an expedited plan review schedule.
4. Please confirm that permit applications may be processed concurrently with the land use process for entitlements at the applicant's risk.
5. Please confirm any environmental review thresholds and requirements.
6. Please describe any new critical area or environmental studies that may be required.
7. Please identify any potential mitigation measures that may be required by City staff with respect to critical areas and tree preservation standards, if applicable.
8. Please bring attention to any obvious site planning issues or potential concerns as they pertain to the City's zoning standards and design guidelines based on your preliminary review.
9. Please identify any special trash enclosure requirements such as minimum dimensions, building design, or roof requirements.

Traffic and Circulation

1. Please identify any circulation and LOS issues, define their relevance to the site design, and any proposed mitigations.
2. Please identify any right-of-way dedications, frontage improvements, access restrictions, and/or permits associated with off-site improvements.
3. Please confirm if a traffic analysis is required. If so, please identify the specific scope of work to be addressed by a traffic engineer.
4. Please quantify any applicable traffic impact and/or mitigation fees.

Engineering and Utilities

1. Please confirm applicable stormwater and water quality standards for the project.
2. Please identify any requirements for new water quality or bioretention measures.
3. Please identify any special requirements for stormwater detention and water quality pretreatment.
4. Please identify infiltration rates for the site, if available.
5. Please identify if the trash enclosure requires a separate drain to sewer and a roof.
6. Please identify the nearest available utility locations based on available GIS mapping, if available.
7. Please identify any special requirements to connect utilities to the site, if known.
8. Identify if a separate civil engineering review is required prior to or concurrent with the building permit process; describe submittal requirements and review timeframe.
9. Identify and quantify, if possible, all utility impact and/or mitigation fees.

Fire Marshal

1. Please discuss the adequacy of current hydrants and the need/location for additional hydrants.
2. Please confirm the adequacy of fire flow and/or water supplies for firefighting needs.
3. Based on preliminary review of the Site Plan, please provide feedback on any potential modifications that may be required to satisfy fire access requirements.
4. Please identify any requirements for special alarm systems and/or sprinklers.

Building

1. Please identify all permits required for this project; describe the submittal process and review timeframe.
2. Please identify any available process to expedite plan reviews during the Building Permit Application.
3. Discuss any accessibility requirements relevant to the site plan.