

PROJECT NARRATIVE

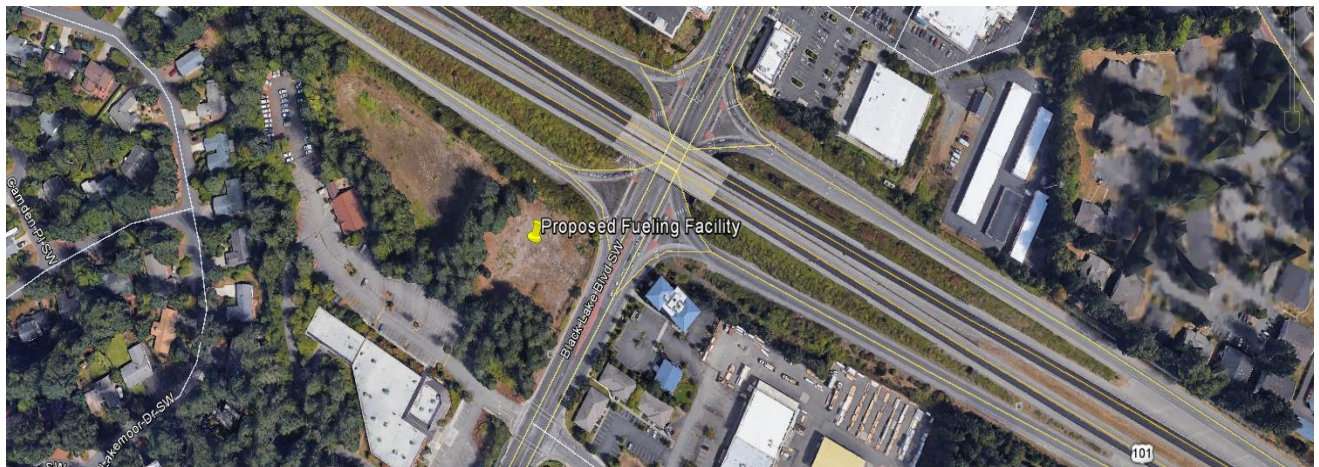
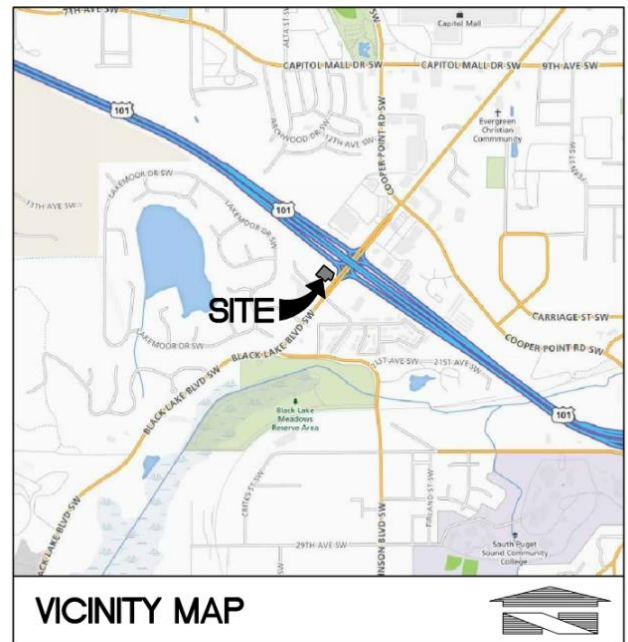
Fueling Facility with Convenience Store and Car Wash 1801 Black Lake Boulevard Olympia, Washington 98512

Prepared By
Barghausen Consulting Engineers, Inc.
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Location of Project

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 three (3) separate parcels zoned for General Commercial (GC) and Professional Office / Multi-family Residential (PO/RM). Based on the City's Land Use and Development Code, fuel sales are a permitted use in the GC zoning district, but are prohibited within the PO/RM 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.

The site is primarily surrounded by office development to the north, Highway 101 to the east, an insurance office and Highway 101 to the south across Black Lake Boulevard and an office complex, and to the west the Olympic National Forest Supervisor's Office.



Scope of the Project

Phase One

Phase One of the project proposes to construct a new fueling facility consisting of a 42- by 116-foot canopy with a 3,180-square-foot convenience store which provides space for cashier/attendant area, retail space,

equipment, storage area, and two (2) unisex restrooms. The fuel canopy would provide protective covering for eight (8) multi-product dispensers (MPD's) that result in a total of fourteen (16) vehicle fueling positions (VFP's). 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 two (2) underground storage tanks (UST's); one 20,000-gallon UST for the storage of regular unleaded fuel and a second 22,000-gallon dual/split UST for the storage of diesel fuel (10,000 gallons) and premium unleaded fuel (12,000 gallons). The project will also feature asphalt paving, a freestanding pole sign along the street frontage, 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.

Phase Two

Phase Two of the project proposes to construct a 24- by 48-foot car wash on the north side of the property. The current zoning does not allow a car wash. It is our understanding that the property has submitted an application proposing a zone change from Professional Office/Multi-Family Residential (PO/RM) to General Commercial (GC). If the zone change is successful, Phase Two will proceed.

Estimated Traffic Generation

Based on the 10th Edition of the ITE Trip Generation Rates, the proposed project is estimated to generate 1,347 net new weekday trips per day, with 76 net new trips occurring during the weekday AM peak hour and 99 net new trips occurring during the PM peak hour. This estimate is subject to change pending a completed traffic analysis.

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, public meetings and/or hearings, as well as the projected timeframe for plan review.
2. Should your preliminary review indicate the need for any variances or administrative exceptions please provide details on the process itself, including applicable criteria.
3. Please provide and/or confirm all development standards applicable to this project, including but not limited to setbacks and height limits, parking and circulation requirements, sign regulations, special architectural requirements, and landscaping standards.
4. Please identify any approvals required by this project which are sourced from other agencies with jurisdiction over this project, such as state or regional authorities and any special districts.
5. Please identify staff from each department who will be available to answer questions regarding process and approvals on this project, and contact information.
6. Please quantify any applicable impact and/or mitigation fees.

7. Please identify any critical areas and any regulatory or mitigation factors anticipated as a result of this project.
8. It is our understanding that the property is located within a wellhead protection zone with a 10-year travel zone. The City Code appears to require gas station uses to be attended in the wellhead areas outside the 6-month and 1-year travel zones. Please indicate whether the attendant within the convenience store may satisfy this requirement. Will a Hydrogeological Report be required?

Traffic and Circulation

1. Please identify any circulation and Level of Service (LOS) issues, define their relevance to the fueling facility design, and any proposed mitigations.
2. Please identify any requirements for right-of-way dedications, access easements, and/or roadway improvements.
3. Please quantify any applicable traffic impact and/or mitigation fees.

Engineering and Utilities

1. Identify any special requirements for access, grading, erosion control and stormwater system design, and water quality controls.
2. Describe any special requirements for water, power, and/or telephone service, such as easements or permits.
3. Identify if a separate civil engineering review is required prior to or concurrent with the Building Permit process; describe submittal requirements and review timeframe.
4. Will the under-canopy fuel area stormwater runoff be allowed to be discharged to the City's sanitary sewer system? Or storm system?
5. 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 fire-fighting needs.
3. Please identify any requirements for special alarm systems and/or sprinklers, as well as any permitting requirements for the USTs.

Building

1. Please provide or confirm the applicable codes enforced by the City and any specific design elements such as seismic zones, wind load, and snow load standards.
2. Please identify all permits required for this project; describe the submittal process and review timeframe. Are concurrent Building Permit applications permitted along with land use applications?
3. Discuss accessibility requirements relevant to the site plan.