



**PROJECT NARRATIVE**

**76 Station Raze and Rebuild  
16850 International Boulevard, SeaTac, WA 98188  
Our Job No. 20552**

**Prepared By  
Barghausen Consulting Engineers, Inc.**

**September 10, 2020**

**Project Description**

Panjabi Corporation requests a Preliminary Site Plan Review and SEPA approval from the Planning Division for a new car wash, gas station, and convenience store. The project scope includes the construction of a new 2,415-square-foot convenience store, a 903-square-foot single-bay, roll-over automated car wash, a 24- by 92-foot fueling canopy over four (4) dispensers, and site improvements. Site improvements include new landscaping, revisions to parking stripping, a new curb cut, and asphaltting. The site has an existing gas station, convenience store, and car wash. The existing structures will be demolished. The existing underground storage tanks will remain at the site. The automated car wash is an ancillary use to the existing site operations.

**Purpose of Request:**

**Preliminary Site Plan Review**

*Pursuant to Section 15.115.055 of the City of SeaTac Municipal Code, to recommend approval of an application, the Director shall make the following findings:*

- (1) *Upon the filing of a complete application, the Director or designee shall have the authority, subject to the provisions of this section, to approve, approve with conditions or deny a preliminary site plan application. Approval may be subject to conditions as deemed necessary to ensure conformance with policies, codes and development standards.*

**Response:** The Preliminary Site Plan Review application has all applicable submittal checklist items included in the submittal package.

The site is designated as the Commercial High zone of the SeaTac Comprehensive Plan. The Commercial High zone encourages auto-oriented uses in the City Center. There are no other specific plans that are applicable to the site.

The site is zoned Community Business in the Urban Center (CB-C) zone with the City Center Overlay District within the City's Municipal Code. The project is in conformance with the bulk design standards described within the code, as described in the table below.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Front Yard Setback	20 feet	The site meets the setback standard.
Side-Yard Building Setback	5 feet	The site meets the setback standard.

Side-Street Building Setback	20 feet	The site meets the setback standard.
Rear-Yard Building Setback	5 feet	The site meets the setback standard.
Off-Street Parking	<p>Minimum Parking: One (1) stall per 250 square feet of floor area.</p> <p>The convenience store requires 9 parking stalls (<math>2415/250=8.58</math>)</p>	The site provides a total of 15 parking stalls, with eight (8) stalls dedicated to refueling cars.
Landscaping	<p>5 feet of Type III perimeter landscaping is required along all property lines.</p> <p>One (1) parking lot landscaping island is required for every seven (7) parking stalls. One (1) tree is required per landscape island.</p>	<p>Please see the <i>Departure Narrative</i> regarding perimeter landscaping.</p> <p>Two (2) landscape islands are in the parking lot with two (2) trees planted within the vicinity. Additional shrubbery is proposed on the landscaped islands.</p>
Open Space	10 percent of the site area shall be dedicated to open space.	The site provides ten (10) percent of open space area on site. The applicant will develop a pedestrian plaza with benches at the southwest corner of the property.
Screening	A 4-foot landscape or fence is required along the right-of-way.	The site proposes shrubs along the perimeter of the parking lot facing the right-of-way and will meet the height requirement upon maturity.
Exterior Lighting	<p>Lighting shall be shielded to avoid direct glare onto adjacent properties.</p> <p>Lighting shall be provided along the pedestrian walkway.</p>	<p>New parking lot lights will be shielded and directed downward.</p> <p>Pedestrian scaled lighting will be provided within the public spaces including a pedestrian walkway.</p>
Pedestrian Connection	A 5-foot wide raised walkway must be provided from the	A 5-foot-wide sidewalk is provided along the eastern property perimeter and in

	right-of-way to the building entrance.	front of the convenience store.
Building Orientation	The front façade of the primary building to be oriented to the front property line.	Please see the <i>Departure Narrative</i> regarding building orientation.
Building Placement	Corner properties shall place the primary building at the intersection corner, along both rights-of-way.	Please see the <i>Departure Narrative</i> regarding building placement.
Design Criteria	<p>Display windows and customer entrances are to be oriented toward the right-of-way. Windows shall cover a minimum 60 percent of the street facing façade.</p> <p>The building must incorporate a variety of vertical or horizontal variations in setback, material, or fenestration. Blank walls should be avoided</p>	<p>The primary building has windows meeting the minimum requirement on the southern and western elevations.</p> <p>The primary building includes a variety of materials that are of high quality and durability. The building incorporates approved variation measures such as a parapet, building projections, and awnings.</p>

Crime Reduction Through Environmental Design (CRTED)

*Pursuant to Section 17.08.030 of the City of SeaTac Municipal Code, the following principles must be incorporated into site design for application approval:*

<u>CPTED Principal</u>	<u>Requirement</u>	<u>Response</u>
<u>Territoriality</u>	The enhanced feeling of legitimate ownership by reinforcing existing natural surveillance and natural access control strategies with additional symbolic or social ones.	The site is being redeveloped and will incorporate surveillance measures consistent with CPTED measures. The site will operate under 24 hours a day, and a convenience store clerk will always be on site monitoring who is entering and exiting the property.
	The design of space to allow for its continued use and intended purpose.	The site is designed in accordance with Chapter 17 of the SeaTac Municipal Code for landscaping, signage, and screening measures.
	The use of pavement treatments, landscaping, art, signage, screening and fences define and outline ownership of space.	<p>On-site signage is posted throughout the site and establishes the ownership of the site.</p> <p>The proposal includes perimeter landscaping treatment along the right-of-way, which includes shrub plantings of at least 4 feet in height. The</p>

		perimeter's plantings reinforce the separation of private property from public property.
<b><u>Natural Surveillance</u></b>	Design and placement of physical features to maximize visibility. This may include: building orientation, windows, entrances and exits, parking lots, refuse containers, walkways, guard gates, landscape trees and shrubs, use of wrought iron fences or walls, signage and other physical obstructions.	The primary building is designed to have transparent windows make up 60 percent of the façade. There will be visibility within the building to each of the rights-of-way and the fuel dispensers.
	Placement of persons or activities to maximize surveillance possibilities.	The fuel dispensers are arranged parallel to the convenience store, and there will be a clear line of vision to each customer dispensing gasoline.
	Minimum maintained lighting standards that provide for nighttime illumination of parking lots, walkways, entrances, exits, and related areas to promote a safe environment.	The site will meet the City Code's requirements for on-site commercial exterior lighting. Lighting will be provided throughout the parking lot and along the pedestrian pathway.
<b><u>Access Control</u></b>	The use of sidewalks, pavement, gates, lighting and landscaping to clearly guide the public to and from entrances and exits.	A raised, well lit pedestrian pathway will be provided from each right-of-way to the entrance of the convenience store.
	The use of gates, fences, walls, landscaping and lighting to prevent or discourage public access to or from dark or unmonitored areas.	Lighting will be provided throughout the site and will meet the City Code's lighting requirements.
<b><u>Activity Support</u></b>	Place safe activities in areas that will discourage would-be offenders, to increase the natural surveillance of these activities and the perception of safety for normal users, and the perception of risk for offenders.	The site will operate under 24 hours a day, and a convenience store clerk will always be on site monitoring who is entering and exiting the property. The site will be well-lit during evening hours.
	Place high-risk activities in safer locations to overcome the vulnerability of these activities by using natural surveillance and access control of the safe area.	There are no high-risk activities occurring on site.
	Locate gathering areas in locations that provide for natural surveillance and access control	The pedestrian plaza is placed at the southwest corner of the site adjacent to the intersection. Drive-by cars will monitor the pedestrian plaza's

	or in locations away from the view of would-be offenders.	activities and ensure that no illicit activities are occurring.
	Improve the scheduling of space to allow for effective use and appropriate intensity of accepted behaviors.	Site design will be reviewed by the City's Planning Department in accordance with the Zoning Code and will affirm that the building placement is acceptable.
<b><u>Maintenance</u></b>	Proper maintenance of lighting fixtures to prescribed standards.	On-site lighting will be maintained in accordance with the City Code.
	Landscaping which is maintained at prescribed standards.	Landscaping will be maintained in accordance with the City Code.
	Minimizing the conflicts between surveillance and landscaping as groundcover, shrubs and trees mature.	Clear visibility between the store attendant within the convenience store and fuel pumps will be maintained without conflict of landscape or other obstructions.

**Conclusion**

The above narrative and supporting documents demonstrate that the project meets the City's Preliminary Site Plan Review criteria. The City's approval of this application is respectfully requested.

## DEPARTURE NARRATIVE

**76 Station Raze and Rebuild  
16850 International Boulevard, SeaTac, WA 98188  
Our Job No. 20552**

**Prepared By  
Barghausen Consulting Engineers, Inc.**

**September 8, 2020**



### Purpose of Request:

The project proposes remodeling and updating the existing 76 Fuel Station located within the city of SeaTac. The current configuration includes a large canopy area over six (6) gas pumps and a small convenience store. A car wash facility is located at the rear of the site.

The current configuration does not allow for the safe use of the convenience store by pedestrian traffic from the neighborhood. The project proposed to enhance the pedestrian environment and access to the site by providing a new larger convenience store with additional retail offerings that would be constructed in the proximity to International Boulevard and provide delineated pedestrian pathways from the building entrance to each public right-of-way. The building would extend across the car wash entrance and would meet the maximum setback from International Boulevard.

The owners and parent company understand that the proposed alteration of the site deviated from the strict application of the design guidelines that would require the building to be located near the street corner. However, the property currently contains Underground Storage Tanks (USTs) at the street corner that are in good condition and preclude the ability to locate the new convenience store in compliance with the City's maximum setbacks from both rights-of-way.

Our deviation request includes a copy of the UST inspection report prepared by Avalon Project, Inc. dated January 9, 2020 that confirms the condition of the existing USTs. The equipment was found to be in good condition with no requirement to be upgraded. The facility continues to perform and pass the annual inspection requirements in accordance with the Department of Ecology.

The project has submitted a Site Plan that is designed to better serve the neighborhood and pedestrian environment by reducing the number of gas pumps and incorporated a new community plaza space with covered area and benches at the street corner. Additionally, a larger convenience store with additional retail offerings will be constructed which provides direct pedestrian access from the entrance to each right-of-way. The exterior wall of the convenience store will extend across the car wash exit with an aesthetic architectural design that visually enhances the streetscape from International Boulevard.

The project proposes the following Departure requests to accommodate the Site Plan:

### Departure - Building Placement and Orientation (SMC 15.300.220.A):

*Buildings on corner lots shall orient front facades to both the corner and adjacent public and/or private street fronts. Pedestrian entries near or on the corner are encouraged.*

1. *If the strict interpretation or application of these special standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall purpose or intent of City goals and objectives for the City Center Overlay District or Comprehensive Plan; or*

**Response:** The Site Plan depicts the convenience store with attached car wash located at the north end of the site and setback from the street corner with the proposed fueling canopy located between the building and South 170th Street. The convenience store with attached car wash does satisfy the maximum front yard setback of 20 feet per SMC 15.300.210.A for International Boulevard with consideration that the west exterior façade extends across the car wash drive-through exit lane and is designed to meet City building design standards. However, the project does not satisfy SMC 15.300.22.A for developments abutting two (2) or more street frontages.

The existing gas station has four (4) existing underground tanks, located at the southwest corner of the parcel adjacent to the intersection, which are in good condition and regularly inspected by the Department of Ecology. The retention of the existing underground tanks is critical to the feasibility of the project since it is not possible to build any structure or building over the top of the underground tanks. Replacing the underground storage tanks that are in good condition would create additional disturbance on the site that is not warranted for the proposed redevelopment of the site.

The redesign of the site is mindful of the intent of the requirement and proposes alternative pedestrian-oriented design features satisfying the intent of constructing the primary building at the southwest corner of the site and orienting the structure toward the frontage. The purpose of a building placed and oriented toward the street is to improve the pedestrian environment and connections to the site.

The property owner has proposed a pedestrian plaza at the southwest corner of the site to meet the intent of the building-orientation requirement. The plaza includes a pergola structure with two (2) benches, decorative paving, and landscaping. The plaza is located adjacent to the crosswalks and is open for public use. The decorative paving at the plaza matches the paving used at the two (2) pedestrian pathways to the store entrance, which establishes the connection between the plaza and the primary building.

The primary building includes architectural features that give the ambience of the primary building placed along the frontage (International Blvd). The west building façade of the convenience store will extend across the car wash drive-through exit lane and directly abut International Boulevard. The façade is designed to satisfy the building design requirements in accordance with SMC 15.300.610 including the ground floor transparency standards.

2. *If it can be shown that the overall project design and feasibility can be improved.*

**Response:** The feasibility of this project is dependent on the ability for the property owner to retain the existing underground tanks. The site meets and exceeds the purpose of the standards with an alternative design that emphasizes the pedestrian environment and enhances the streetscape. A pergola structure with pedestrian amenities and landscaping is proposed at the southwest corner of the site, with decorative paving that matches the pedestrian walkway along the eastern and northern property lines. The primary building incorporates pedestrian-oriented architectural features, such as the pedestrian weather protection in the form of awnings, window glazing, and exterior modulation and articulation that create an architecturally appealing environment and encourage pedestrian interaction.

Site design meets the intent of the Crime Prevention Through Environmental Design (CPTED) requirements to improve employee visibility to the fuel canopy and reduce opportunities for individuals conduct illicit activities on site. There are no outdoor fuel attendants that monitor the gas station, and employees of the convenience store and car wash must maintain a line of sight to customers. Car wash employees have a direct line of sight to the gas station and to the street. Convenience store employees also have a direct line of sight through the windows of the storefront to the gas station.

Departure - Perimeter Landscaping (SMC 15.300.500B.2):

Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. The perimeter of a parking lot shall be planted with five (5) feet of Type III landscaping, or if site layout requires, a maximum four (4) foot high fence and sufficient landscaping to filter views. Any abutting landscaped areas can be credited toward meeting this standard.

Pursuant to Section 15.445.015 of the City of SeaTac Municipal Code, a Landscape Departure shall be approved if the following findings are made:

1. *If the strict interpretation or application of these special standards would be inconsistent with related provisions of the Zoning Code or would be contrary to the overall purpose or intent of City goals and objectives for the City Center Overlay District or Comprehensive Plan; or*

**Response:** The code requires a minimum 5-foot-wide landscape strip or a maximum 4-foot-tall fence to be placed along the property lines. The site currently only meets the perimeter landscape requirement along the northern property line.

There is a 4-foot landscape strip provided along the southern property line. A pedestrian plaza space is provided on the southwest corner of the site which reduces the amount of space available for a perimeter landscape strip. The proposed pedestrian space is designed to meet the minimum open space in accordance with SMC 15.300.310. Additionally, the site must meet the minimum turning radius and circulation requirements for fuel trucks. It should be noted that the project is not reducing the perimeter landscape strip abutting the south property line that currently exists and therefore, is not increasing the level of non-conformance at the site. The existing landscape strip will be replanted with new trees, shrubs, and groundcover that meet the City's landscape standards.

SMC 15.300.120 requires a designated pedestrian pathway to be provided between the entrance of the convenience store and each right-of-way. To accommodate the pathway from South 170th Street, a 5-foot-wide paved path is provided along the eastern property line to minimize potential conflict between pedestrians and vehicle circulation areas. The pathway is delineated with textured pavement to provide a safe pedestrian connection between the building and right-of-way. The location of the existing driveway on South 170th Street in proximity to the east property line does not allow for a continuous 5-foot landscape strip in addition to providing the safe pedestrian connection to the building.

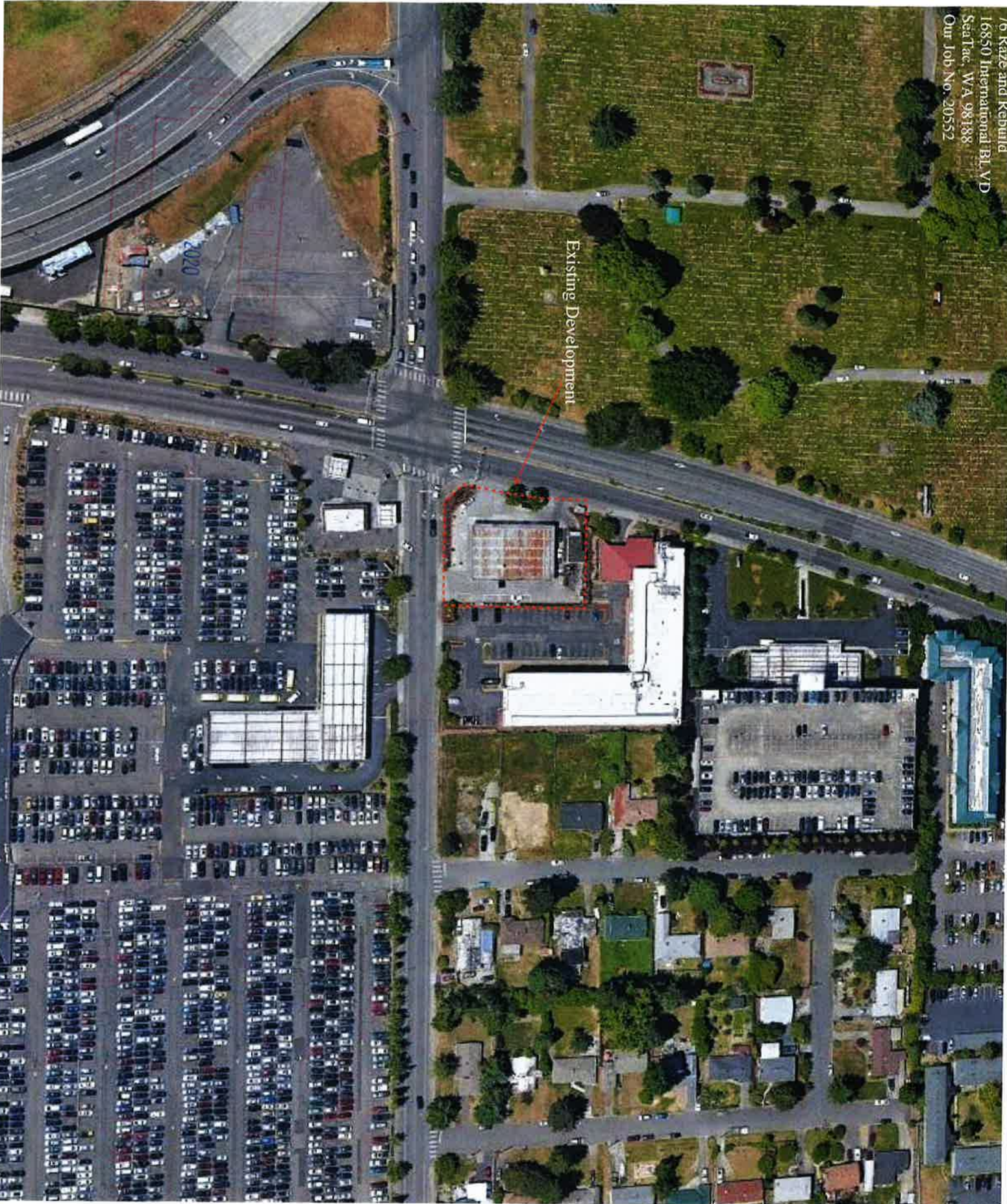
2. *If it can be shown that the overall project design and feasibility can be improved.*

**Response:** As described in the response above, it is not feasible to provide the 5-foot wide landscape strip around the perimeter of the site while meeting other SMC requirements regarding parking lot circulation, open space, pedestrian pathway, and screening requirements.

Conclusion

The above narrative demonstrates that the project meets the City's Departure criteria for the City Center Overlay District. The unique area, while within the City Center, will be served well by having a new community oriented retail fueling facility with an enlarged convenience store, reduced number of fuel pumps, and a neighborhood accessible car wash facility. The City's approval of this application is respectfully requested.





Existing Development

SPR20-0004