



City of Tukwila

Department of Community Development

Jim Haggerton, Mayor

Jack Pace, Director

**STAFF REPORT TO
THE BOARD OF ARCHITECTURAL REVIEW
PREPARED August 14, 2013**

HEARING DATE: August 22, 2013

FILE NUMBER: L13-038

APPLICANT: John Ellingsen, Barghausen Consulting Engineers, Inc.

OWNER: Costco Wholesale Corporation

REQUEST: Public Hearing Design Review for expansion of the Tukwila Costco fueling facility to include an additional row of gasoline dispensers, a 29-foot by 88-foot fueling island canopy extension and associated site improvements.

LOCATION: 451 Costco Drive, parcel # 3623049107

NOTIFICATION: Notice of Application and Notice of Public Hearing for this Type 4 permit was mailed to the surrounding property owners, interested parties, affected agencies and posted on the site on August 7, 2013. Notice of Public Hearing was also published in the Seattle Times on August 7, 2013.

ZONING/COMPREHENSIVE
PLAN DESIGNATION: Tukwila Urban Center

SEPA DETERMINATION: This project is exempt from State Environmental Policy Act review per WAC 197-11-800 (2) (E) Other Minor New Construction.

DECISION: Approval with Conditions

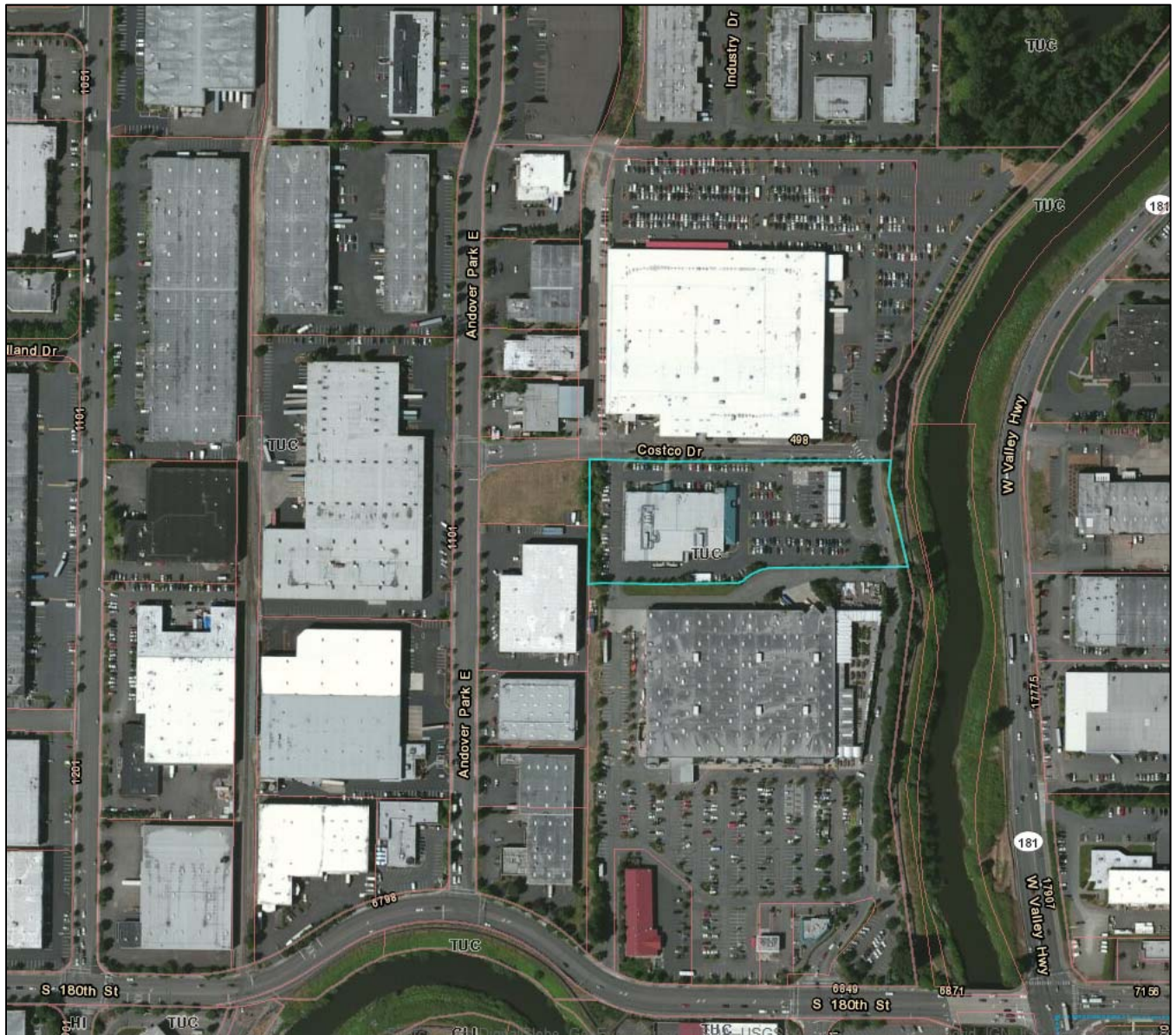
STAFF: Jaimie Reavis

ATTACHMENTS: A. Applicant's response to Design Review Criteria
B. Plans: Site Plans, Elevations, Colored Elevation, Landscape Plan
C. Materials and colors

FINDINGS

VICINITY INFORMATION

The project site is located on the south side of Costco Drive, and on the west side of Sperry Drive. The project parcel is shared with the Costco Optical building to the west, including employee parking areas to the west and south of the fueling facility. The existing Costco warehouse store is directly north of the site across Costco Drive. The Green River is located to the east of the fueling facility, on the east side of Sperry Drive. The existing Home Depot hardware store is directly south. Various one- and two-story warehouse/distribution/retail uses are located along Andover Park East to the west of the site.



PROJECT INFORMATION

There are currently four fueling islands, each containing two gas dispensers for a total of 16 fueling positions for vehicles at the Costco Fueling Facility. The proposal is to extend the three southern-most fueling islands to add an additional gas

dispenser to each island, providing an additional six fueling positions. Existing signage on the canopy is proposed to be replaced by new canopy signage, which will be reviewed through separate sign permit(s). The fueling island canopy is proposed to be extended the cover the new gas dispensers. The area of the canopy extension is 29-feet by 88-feet. Site design changes are proposed to improve circulation within the fueling facility. Landscape areas and parking will be reconfigured to accommodate an expansion of the vehicle queuing area. Six parking spaces will be removed with the proposed reconfiguration. Some of the equipment associated with the fueling facility will be relocated to landscape areas.

Costco Optical was built in 1997, as a result of subdividing the Home Depot site that is immediately to the south. The original building design was approved via a public hearing design review in October, 1996, with construction in 1997. An addition to the optical facility was approved in 2008. After a design review hearing in 1998, Costco gas station was built immediately to the east on the same lot. An extension of the gas station which included one fueling island with two dispensers and a canopy was approved in 1999 through a shoreline substantial development permit and a minor modification to the design review.

PUBLIC COMMENT

No public comments have been received.

DESIGN REVIEW CRITERIA

The project is subject to a Public Hearing Design Review under Tukwila Municipal Code (TMC) Chapter 18.28.070. The Board of Architectural Review evaluates the project under the criteria established in TMC 18.60.050 B. The design criteria explain requirements for development proposals. They are the decision criteria from which the Board will evaluate whether to approve, condition, or deny this project.

The applicant's response to the design review criteria is Attachment A. Below is the staff analysis and response.

1. Relationship of Structure to Site

- a) *The site should be planned to accomplish a desirable transition with streetscape and to provide for adequate landscaping and pedestrian movement;*

This project represents the expansion of an auto-oriented use. Pedestrians within the fueling facility are limited to customers in the immediate vicinity of the fueling dispensers and fueling facility employees. Pedestrian movement is accommodated around the perimeter of the fueling facility on sidewalks located on the north and east sides of the project site. These sidewalks are separated from the fueling facility by perimeter landscaping. Additional shrubs are proposed within the north and east landscape perimeter areas to fill in gaps in the existing hedge. The proposed reconfiguration of parking spaces and curbed landscape areas will provide physical separation of employee parking areas from vehicle queuing areas to help keep pedestrians out of the fueling facility area where the vehicle maneuvering and idling engines characteristic of a gas station do not create an amenable pedestrian environment.



- b) *Parking and service areas should be located, designed and screened to moderate the visual impact of large paved areas;*

Existing perimeter landscaping works to screen the fueling facility from adjacent streets and properties (see pictures on the next page). Additional landscaping is proposed to provide separation between the fueling facility and the employee parking area, and will help to break up the large expanse of pavement proposed to accommodate fueling facility vehicle queuing areas for the fueling facility and employee parking areas.



East Perimeter Landscaping along Sperry



North Perimeter Landscaping along Costco Dr.



South Perimeter Landscaping along Home Depot Property

- c) *The height and scale of each building should be considered in relation to the site.*
 The existing canopy is 17' 6" feet in height, and the canopy expansion will match the existing height. Roofs and canopies within proximity to the project site range between 12' and 21' 4" in height. The height of the canopy expansion is much lower in height than what is allowed by the zone, and is similar in height to surrounding buildings.

The 2,552 square foot canopy expansion will be added to the west side of the existing canopy, bringing the total square footage of the fueling canopy to 6,392. The area of the canopy on the west side of the northernmost fueling island will not be expanded. This will have the effect of creating modulation and reducing the scale of the canopy extension. The scale of the fueling canopy is consistent with surrounding warehouse retail and industrial buildings, including the Costco Warehouse to the north and the Home Depot to the south.

2. Relationship of Structure and Site to Adjoining Area.

- a) *Harmony in texture, lines and masses is encouraged;*
 The canopy extension will use the same materials and will be of the same design as the existing canopy area. The existing canopy is comprised of columns faced with a gray colored rough-textured concrete block (split-face CMU) and metal panels making up the canopy fascia.
- b) *Appropriate landscape transition to adjoining properties should be provided;*
 Additional shrubs are proposed along the north and east landscape perimeter to fill in areas where there are gaps in the existing landscaping. There are no other changes proposed to landscape areas on the perimeter of the project site. A new, continuously curbed landscape area is proposed which will run along the west and south side of the vehicle queuing area of the fueling facility, and will serve to separate the Costco Optical facility and pedestrians associated with the employee parking area from the fueling facility.

- c) *Public buildings and structures should be consistent with the established neighborhood character;*
The project is an expansion of the existing use, and is consistent with the warehouse retail and industrial nature of the surrounding neighborhood.
- d) *Compatibility of vehicular pedestrian circulation patterns and loading facilities in terms of safety, efficiency and convenience should be encouraged;*
Though the fueling facility is on the same parcel as the Costco Optical facility, a landscape area is proposed to separate the fueling facility from the optical center and help channelize traffic coming in to the fueling facility. The existing site design includes a combined entry point to the fueling station and the Costco employee parking area. The employee parking area is within 100 feet of the existing canopy, and people walking to their parked cars must currently walk within the same area where vehicles are waiting in line for gas or where vehicles are turning in to the fueling station from Costco Drive. The new curbed landscape area serves to channelize traffic into the fueling facility and to provide a barrier between pedestrians within the employee parking area and vehicles turning in to and waiting within the fueling facility.
- e) *Compatibility of on-site vehicular circulation with street circulation should be encouraged.*
Vehicle access to the fueling facility is from Costco Drive on the north side of the project site. There are currently two entry driveways to the Costco Optical facility along Costco Drive; (1) the main entry-only entrance to the optical facility to the west of the fueling facility, and (2) the entry driveway to the fueling facility. The new site design will close off access to the employee parking area from the fueling facility area. Vehicles will be able to exit the optical facility using either the exit at the southwest side of the Costco Optical site connecting to the Home Depot property and on to S 180th Street, or the exit-only exit to Sperry Drive located at the southeastern corner of the project site which is combined with fueling facility exit.

The existing site design includes a parking area in close vicinity to the access driveway to the fueling facility. Cars parked in this area make vehicular circulation difficult when the fueling facility is busy and vehicle waiting lines are long. Additionally, employees who park in this area and walk either to the sidewalk along Costco Drive or the entrance to the optical facility are potentially at risk/in conflict with vehicles turning from Costco Drive into the fueling facility. The vehicle queuing area is proposed to be expanded from approximately 80 feet in length to approximately 125 feet. The removal and reconfiguration of parking areas to accommodate the expansion of the vehicle queuing area along with the addition of the curbed landscape area acts to both channelize traffic, improve vehicle circulation, and provide protection to vehicles and pedestrians maneuvering within the employee parking areas.

3. Landscaping and Site Treatment.

- a) *Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized, preserved and enhanced;*
The existing site topography is flat and is planned to remain the same as part of this project.
- b) *Grades of walks, parking spaces, terraces and other paved areas should promote safety and provide an inviting and stable appearance;*
The site topography will remain flat in grade. The new curbed landscape area includes a row of trees, along with shrubs and groundcover which will help promote an inviting entry into the fueling facility while at the same time promoting safety by keeping the entry point to the fueling facility where there is a high volume of vehicular activity away from pedestrians and slower-moving vehicles within the employee parking area.
- c) *Landscape treatment should enhance architectural features, strengthen vistas and important axis, and provide shade;*
The new landscape strip area is six feet wide in the section which runs north-south, and approximately five feet wide in the section running east-west. The original plan included Acer rubrum 'Red Sunset' Maple trees, which need a lot of space and present the risk of having their roots grow out resulting in the pavement lifting. The

landscape plan was changed to include Allee Elms (*Ulmus parvifolia* 'Emer II'), which are better able to survive in strips as narrow as those proposed, have reduced potential for pavement lift, and provide a canopy for shade. The row of trees and shrubs proposed will act to enclose the space and provide a visual pattern to emphasize the vehicular circulation pattern within the site.

- d) *In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken;*

Ten parking spaces are proposed directly adjacent on the west side of the new north-south section of the curbed landscape area, and ten parking spaces are proposed directly adjacent on the south side of the east-west section of the curbed landscape area. The new landscape areas are narrow; there is no room to locate plantings a few feet away from parking areas to prevent damage from parked cars. As a condition of approval, staff recommends wheelstops be added to these 20 parking spaces to prevent damage to the plantings in the new landscaped areas.

- e) *Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged;*

The Demolition Plan shows those portions of existing parking lot landscape islands that are proposed to be removed. The majority of the landscape island directly south of the entrance to the fueling facility will be demolished; a small area of the northwestern part of this island, where a light pole for parking lot lighting is located, will be retained. Directly to the south, half of another parking lot landscape island will be retained and combined with the new landscape area. To the west, an existing parking lot landscape island will be completely demolished along with an associated parking lot light pole and fixtures. A total of 1,529 square feet of landscape area is located within the project area. Changes to landscape islands will result in the removal of 76 square feet of landscaping, reducing the total landscape area within the project area to 1,453 square feet. The new landscape areas will include more trees than are currently located on the site.

- f) *Screening of service yards, and other places that tend to be unsightly, should be accomplished by use of walls, fencing, planting or a combination;*

The new landscape areas proposed along the west and south sides of the fueling facility will provide screening between the fueling facility and the service area on the east side of the optical facility. Equipment located within an existing landscape island area that will be removed as part of the proposal is planned to be relocated. A vent stack is proposed to be moved to a landscape area at the south side of the fueling facility, just east of the controller enclosure. The arid permeator and associated bollards (see picture at right) will be relocated to the corner of the new landscape area. Trees and shrubs within existing and new landscape areas will provide screening of this equipment.



- g) *In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone or gravel may be used;*

The landscape plan has been reviewed with the goal of ensuring that plants within landscape areas will be able to remain healthy over time. The type of tree used within the new landscape area was changed from the original submittal per staff recommendations in order to provide room for the tree to grow and provide a canopy for shading while at the same preventing the tree root system from lifting the pavement. Irrigation is required in landscape planting areas. The applicant has stated that irrigation is planned to be provided. As a condition of approval, an irrigation plan shall be submitted with the building permit for the canopy extension. Additionally, the landscape plan submitted for the building permit shall include notes and specifications to help plantings within the new landscape area prosper:

- a. Add a note that all wire and twine and the top 2/3 of burlap are to be removed from B& B plants before planting.
- b. Add specifications for plant quality per ANSLA standards, including for B&B trees.
- c. The new planting strip needs to have good soil preparation to ensure that soils are decompacted and loosened to at least 18 inches and that resulting planting soils have at least 10% organic material in them (via the addition of compost like Cedar Grove or equivalent that is tilled in to the soil). Notes should be added to the plan about soil preparation.

- d. Provide specifications for mulch and its application.
 - e. Add planting notes – top of root ball even with soil surface, loosen root ball and straighten or prune any circling roots in container-grown plants before planting, etc.
- h) *Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded, and restrained in design. Excessive brightness and brilliant colors should be avoided.* Lighting fixtures, including parking lot lighting on poles, the canopy fascia light fixtures, and under the canopy will match the existing fixtures within the fueling facility. Proposed lighting levels are shown on the Electrical Site Plan (Attachment B, sheet SE-1), and are highest under the fueling canopy, in the area where vehicles exit from the canopy and merge into the exit driveway, and in the new parking areas. The lighting for the area under the canopy will be designed to face downward with full cutoff LED fixtures to reduce light source visibility from outside the site while providing a safe fueling environment.

4. **Building Design**

- a) *Architectural style is not restricted, evaluation of a project should be based on quality of its design and relationship to its surroundings;*
The design of the canopy extension is the same as the existing canopy areas. The extension will only cover the four southernmost fueling islands; the north fueling island will remain as-is. The canopy extension will start 32 feet south of the north edge of the existing canopy. This will create horizontal modulation of the roofline in the northwestern area of the canopy.
- b) *Buildings should be to appropriate scale and in harmony with permanent neighboring developments;*
The project uses split face concrete block (CMU) on the canopy columns, consistent with the existing canopy area and construction materials used on the optical facility. The Costco Warehouse and the Home Depot building are similar in scale to the fueling canopy. The proposed canopy extension is in harmony with the scale and character of surrounding development.
- c) *Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure;*
The new canopy and columns of the fueling facility expansion will match those used in the existing fueling facility. Building components for this project are consistent with those used in the design of a gas station.
- d) *Colors should be harmonious, with bright or brilliant colors used only for accent;*
Colored elevations state “Color to match existing ‘Mutual Material Rose Brown’”; however, the existing color of the CMU used within the fueling facility is a gray split face CMU. Through correspondence with the applicant, the intent is for the new canopy columns to match the color and material of the existing canopy columns. The colors and materials sheet (Attachment C) has been changed by the applicant to reflect this. Staff agrees that the new CMU should match existing, and recommends a condition of approval to require that the new CMU used in the project be the split-face gray CMU used on the existing columns. The split face gray CMU block is also used at the base of the optical facility building, which is interspersed with vertical bands of rose brown split face CMU block. The color of surrounding buildings is predominantly gray, brown, and brownish-red, with green and blue colors used for accent. Red and blue are proposed for the canopy signage and for small signs and structures on the canopy islands (fueling dispensers, bollards, etc.). These accentuate Costco’s corporate color scheme for the fueling facility customers underneath the fueling canopy, and are harmonious with the green and blue accent colors used within the design of the optical facility and Home Depot.
- e) *Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from view;*
Mechanical equipment associated with the fueling facility includes the existing controller enclosure, additive tank vent stack, and arid permeator. There are no changes proposed to the existing controller enclosure. A vent stack will be relocated from one of the parking lot landscape islands to the existing landscape area to the east of the controller enclosure. Landscaping in this area will help screen the relocated vent stack from view. The arid

permeator is proposed at the southwestern corner of the fueling facility, in the area where the two new parking areas meet. Shrubs and trees within the new landscape area will help provide screening around the arid permeator.

- f) *Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design;*
Lighting fixtures and accessories will match the design of existing fixtures and accessories on the fueling site. New signage proposed is not reviewed as part of this design review but instead will be reviewed under separate sign permit(s).
- g) *Monotony of design in single or multiple buildings projects should be avoided. Variety of detail, form and siting should be used to provide visual interest.*
The addition is designed in the same style as the existing building, and will blend well with the original structure. Building components and proportions from the original building are maintained. The design of the new addition is consistent with the existing building, with the same materials used.

5. Miscellaneous Structures and Street Furniture.

- a) *Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.*
The miscellaneous structures, including fueling dispensers, trash receptacles, and bollards, will match those already existing within the fueling facility, and are typical of the miscellaneous structures associated with gas stations.
- b) *Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to site, landscape and buildings.*
Proposed lighting will match the existing fixtures, and is proposed to provide customers with adequate lighting levels underneath the canopy structure, as well as lighting for adequate visibility and security within areas where vehicles will be maneuvering on site.

COMPREHENSIVE PLAN POLICIES

In addition to the specific criteria of the Board of Architectural Review, proposed development must show consistency with adopted plans and regulations (18.100.030 TMC.) Below are the specific policies from the adopted Comprehensive Plan that relate to the location of the proposal.

Commercial Areas - Goal 1.7: "Commercial districts that are visually attractive and add value to the community, are visitor and pedestrian friendly, are designed with pride and constructed with quality workmanship, are secure and safe with adequate lighting and convenient access, are uncongested with smooth-flowing traffic patterns, are well-maintained with adequate streetscape landscaping, and are wholesome and in harmony with adjacent uses".

1.7.1 *Require design review for significant commercial development.*

1.7.2 *Require sidewalks for all new construction and redevelopment.*

1.7.3 *Require adequate parking and lighting.*

This project is being presented to the Board of Architectural Review for review. Sidewalks along the site perimeter are preexisting. Six parking stalls are planned to be removed for expansion of the vehicle queuing area. Required parking for the optical facility is one space per 1,000 square feet of usable floor area. The gross square footage of the Costco Optical facility is approximately 38,000. After removal of the six parking spaces, there will be 134 spaces remaining on site will exceed code requirements after removal of the six spaces. The addition of fueling dispensers, expansion of the vehicle queuing area, and the addition of a landscape area to serve as a barrier between the fueling facility and the optical facility are expected to improve vehicular circulation on site. Site

lighting will match the design of existing lighting and will illuminate the site and adjacent sidewalks without causing excess brightness or spillover lighting to the Green River.

CONCLUSIONS

DESIGN REVIEW CRITERIA

1. Relationship of Structure to Site

Minor changes to the transition from the fueling facility to the streetscape are proposed with this project, and include adding shrubs to fill in the gaps in the existing hedge within the north and east landscape perimeter areas. Pedestrian movement is currently accommodated along sidewalks on the north and east perimeter of the project site, and there are no changes proposed to these areas. The addition of fueling dispensers and expansion of vehicle queuing area for the fueling facility will improve vehicular circulation on the project site. The addition of a new curbed landscape area will separate the Costco Optical facility employee parking area from the fueling facility to help keep pedestrians out of the fueling facility area where vehicle maneuvering and idling engines characteristic of a gas station do not create an amenable pedestrian environment. The height of the canopy extension will match the height of the existing canopy, and at 17' 6" in height is in scale with the roof height of surrounding buildings. The scale of the structure is consistent with surrounding warehouse retail and industrial buildings.

2. Relationship of Structure and Site to Adjoining Area

The canopy extension will use the same materials and will be of the same design as the existing canopy area. Concrete block proposed for the fueling canopy is consistent with the concrete block used on the Costco Optical facility, and the combination of concrete block and metal are consistent with materials used in neighboring developments including the Costco warehouse to the north and the Home Depot to the south. Changes proposed to circulation, including removal of employee parking areas from the vehicle queuing area of the fueling facility, will help reduce potential conflicts between cars entering the fueling facility and pedestrians and slower-moving vehicles within the employee parking area.

3. Landscaping and Site Treatment

Demolition of multiple parking lot landscape islands and the addition of new landscape area will result in a total loss of 76 square feet of landscape area. The new landscape area will include more trees than currently exist in landscape areas that will be demolished. New landscape areas include trees, shrubs and groundcover and will help promote an inviting entry into the fueling facility. Parking has been reconfigured so that a total of 20 parking spaces will be located adjacent to the new landscape areas. The new landscape areas range from approximately five to six feet in width. Since there is no room to locate plantings back from the curb to prevent damage from parked cars, staff recommends a condition of approval to add wheelstops to these 20 parking spaces to prevent damage to the plantings in the new landscaped areas. Irrigation is required in landscape planting areas. An irrigation plan was not submitted with design review application materials, but the applicant has stated that irrigation is planned to be provided in the new landscape area. As a condition of approval, an irrigation plan shall be submitted with the building permit for the canopy extension. Additionally, the landscape plan submitted for the building permit shall include the following notes and specifications to help plantings within the new landscape area prosper:

- a. Add a note that all wire and twine and the top 2/3 of burlap are to be removed from B& B plants before planting.
- b. Add specifications for plant quality per ANSLA standards, including for B&B trees.
- c. The new planting strip needs to have good soil preparation to ensure that soils are decompacted and loosened to at least 18 inches and that resulting planting soils have at least 10% organic material in them (via the addition of compost like Cedar Grove or equivalent that is tilled in to the soil). Notes should be added to the plan about soil preparation.
- d. Provide specifications for mulch and its application.
- e. Add planting notes – top of root ball even with soil surface, loosen root ball and straighten or prune any circling roots in container-grown plants before planting, etc.

4. Building Design

The design of the canopy extension is the same as the existing canopy areas, except that the extension will only cover the four southernmost fueling islands; the canopy area over the north fueling island will not be expanded. The canopy extension will start 32 feet south of the north edge of the existing canopy. This will create horizontal modulation of the roofline in the northwestern area of the canopy. Colored elevations shown on sheet P32-04 of Attachment B state “Color to match existing ‘Mutual Material Rose Brown’”; however, the existing color of the CMU used within the fueling facility is a gray split face CMU. Through correspondence with the applicant, the intent is for the new canopy columns to match the color and material of the existing canopy columns. Staff agrees that the new CMU should match the existing, and recommends a condition of approval to require that the new CMU used in the project be the split-face gray CMU used on the existing columns.

Mechanical equipment associated with the fueling facility will be screened by a combination of existing and new landscape plantings. Lighting fixtures and accessories will match the design of existing fixtures and accessories on the fueling site. New signage proposed is not reviewed as part of this design review but instead will be reviewed under separate sign permit(s).

5. Miscellaneous Structures

Miscellaneous structures, including fueling dispensers, trash receptacles, and bollards, will match those already existing within the fueling facility, and are typical of the miscellaneous structures associated with gas stations.

COMPREHENSIVE PLAN GUIDELINES

Commercial Areas Goal 1.7

The project meets the Commercial Areas Goal. The project is going through design review. Sidewalks are preexisting and lighting will be added to the site. Six parking spaces are proposed to be removed, but the remaining number of parking stalls greatly exceeds the required number of parking spaces for the optical facility.

RECOMMENDATION

Staff recommends that the BAR adopt the Findings and Conclusions of the staff report and approve the request subject to the following conditions.

1. Irrigation is required in the new landscape area. An irrigation plan shall be submitted as part of the building permit.
2. Wheelstops shall be added to the 20 parking spaces located adjacent to the new landscape area to prevent damage to the plantings.
3. The following information shall be added to the landscape planting plans as part of the building permit:
 - a. Add a note that all wire and twine and the top 2/3 of burlap are to be removed from B& B plants before planting.
 - b. Add specifications for plant quality per ANSLA standards, including for B&B trees.
 - c. The new planting strip needs to have good soil preparation to ensure that soils are decompacted and loosened to at least 18 inches and that resulting planting soils have at least 10% organic material in them (via the addition of compost like Cedar Grove or equivalent that is tilled in to the soil). Notes should be added to the plan about soil preparation.
 - d. Provide specifications for mulch and its application.
 - e. Add planting notes – top of root ball even with soil surface, loosen root ball and straighten or prune any circling roots in container-grown plants before planting, etc.
4. Concrete block used on the new fueling facility columns shall be gray split face CMU to match the material and color used on the existing canopy columns.

Informational Items

1. The proposed signs have neither been reviewed nor approved. Applicant shall be responsible for obtaining a sign permit for any proposed signs, unless they are exempt under Tukwila's Sign Code.
2. Plans submitted for construction shall reference 2012 Building codes.
3. A Transportation Impact Fee in the amount of \$19,218.78 applies to the future Building permit (or) future Public Works permit. Fee is based on 6 new Vehicle Fueling Positions (VFP) in Zone 1 times \$3,203.13 per (VFP).
4. A tank permit from the Fire Department shall be obtained for fuel island modifications.