



**BARGHAUSEN**

# **PROJECT NARRATIVE WITH DESIGN RESPONSES**

---

## **Site Plan and Design Review ARCO ampm Convenience Store and Fueling Facility**

1105 Marvin Road East  
Lacey, Washington 98516

Prepared by:  
Barghausen Consulting Engineers, Inc.

December 21, 2022  
Our Job No. 22349

---

## **Project Overview**

The proposed scope of work includes construction of a new 3,349-square-foot ARCO ampm convenience store, a 49- by 90-foot fuel canopy with six (6) multi-product dispensers (MPDs), a 25,000-gallon underground storage tank (UST), and a 22,000-gallon split UST (12,000/10,000) allocated for diesel and premium fuel. Site improvements will include surface parking for 15 vehicles, including four (4) EV charging spaces, interior and perimeter landscaping, pedestrian walkways, a trash and recycling enclosure, a patio space, and a pedestrian oriented wing wall. The existing fueling canopy, convenience store, and car wash structures will be demolished to accommodate new improvements.

The project also proposes a pergola structure with attached window walls on each side to provide an attractive street frontage and frame the street frontage with a building edge. The pergola structure is 13 feet in height along the southeast corner of the site. Please refer to the color architectural elevations for further details on the structure being provided at the southwest corner of the property to satisfy the intent of the City's design standards.

The convenience store would replicate typical elements and fixtures associated with convenience retail (ARCO ampm). Items being sold would include prepackaged convenience grocery items, sundries, hot and cold drinks, tobacco products, beer and wine, and automobile-related convenience items. Cold storage facilities and limited on-site dry storage would be provided to support both retail sales and food service. Food preparation is limited to warming (reheating) and packaging for resale. The facility proposes alcohol sales, tobacco sales, and 24-hour operation on the property.

The subject property is zoned General Commercial. The proposed project is a permitted use within the General Commercial district.

## **Site Design**

The project is designed to satisfy the City's site design guidelines and principles that promote an attractive streetscape. The ampm convenience store is within 6 feet of Marvin Road Northeast on the northeast corner of the property with an entrance on both the south and east side of the ampm. A pergola structure with attached window walls is provided at the southeast corner of the site along half of each street frontage to meet the maximum building setback standards. The primary surface parking area is provided between the ampm convenience store and the fueling canopy. Additional EV charging stations and an air/water unit is provided on the south side of the property and behind the pergola structure. The fueling canopy is located to the south of the convenience store to allow for optimal surveillance of the fuel pump areas for the attendant within the convenience store. The trash enclosure is located internal to the site and to the west of the ampm. The combination of perimeter landscape with trees and shrubs and the window walls will provide a visual screen of the fuel pump areas and parking areas from the right-of-way.

## **Access**

A new driveway is proposed at the northeast corner of the property to allow right-in/left-in/right-out turn movements onto Marvin Road N.E. A 'No Left Turn' sign will be installed near the proposed driveway onto Marvin Road to prohibit left turn movements out of the site. Additionally, one (1) right-in/right-out driveway at the southwest corner of the property onto Martin Way East is proposed that is located as far from the intersection as possible. The number of driveways and locations for the access points are generally consistent with the existing condition that serves the current operation of a gasoline fueling facility. The driveways will be constructed to meet City of Lacey construction standards for commercial driveways.

## **Architecture**

The convenience store features a combination of composite materials and stone veneer finish that is intended to impart a Pacific Northwest feel in both color and texture. The building features modulation of the roofline, building wall articulation, and building materials that are aesthetic and compatible with other newer developments in the community. A combination of clear glass and additional spandrel glazing is provided along the southern and eastern facades to create an attractive streetscape. The proposed window

walls are designed to be compatible with the building design of the ampm convenience store to provide an aesthetic extension of the building along the street frontage. The windows within the extended walls will be open air into the site with no glass.

The ampm convenience store building is designed with a customized floor plan to accommodate additional storefront windows and a second entry that offers clear visibility into the store from the right-of-way. Additionally, large awnings will span across approximately 46 feet of the south elevation to provide weather protection. Direct pedestrian connections will link the building storefronts to the right-of-way to minimize interactions with the gasoline fueling operations. A bicycle rack is provided between the building and Marvin Road N.E.

## **Signs and Lighting**

Signs proposed for use at the project site will conform to City of Lacey Municipal Code. Signs proposed to be installed at the project site include a freestanding sign, monument signs, wall signs, canopy signs, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and internal sign illumination. Exterior building lighting will be installed on the building and canopy frontage. Under-canopy lighting will consist of LED lighting directed toward the fueling area. All lights will be shielded and/or directed toward the project site and keep glare away from the adjacent land uses and rights-of-way.

## **Purpose of Request:**

### Design Review - Criteria

Pursuant to Lacey Commercial Design Review Criteria, the following information is considered for approval of a Design Review:

#### *1. Commercial Building Design Guidelines:*

- A. To avoid flat walls, building modulation should be considered to reduce the mass and bulk of the structure. This can be achieved by utilizing the following: building setbacks on upper floor levels; recessed or clearly defined entryways; building ornamentation; varying roof lines, pitches, and shapes; overhangs, awnings and marquees; dormers, balconies, porches, staircases; window and door fenestration.*

**Response:** The convenience store building proposes building modulation, clearly defined entryways, varying roof lines, awnings, windows, along the east elevation and south elevation. Please see color elevations for further details.

- B. For commercial structures developed along arterials or collector roadways, the building should be placed as near as possible to the adjacent sidewalk. This will allow the building walls to frame/anchor the streetscape.*

**Response:** The convenience store building is within three (3) feet of the public sidewalks along Marvin Road Northeast. Additionally, the large pergola structure with extended window walls will expand over 165 feet in length along the street corner and both rights-of-way. The combination of the ampm convenience store and the pergola structure will frame approximately 53 percent of the street frontage upon project completion.

- C. Consideration should be given to colors and materials. Each should complement the other and enhance existing buildings.*

**Response:** Natural colors are proposed throughout the ampm building with an orange aluminum composite material used to construct the awning and provide an accent color to complement the ampm signage.

- D. *For commercial uses proposed within a neighborhood commercial zone, building design shall blend with the adjacent neighborhood. Items to consider include such things as scale, building height, materials, and architectural features.*

**Response:** The convenience store features a combination of composite materials and stone veneer finish intended to impart a Pacific Northwest feel in both color and texture. The tallest point of the ampm building is 26-feet in height and the building materials are aesthetic and compatible with other newer developments in the community.

3. *Landscaping.*

- A. *Landscaping shall meet the requirements of the City Zoning Code Chapter 16.80 and the Department of Park's Urban Beautification Plan.*

**Response:** The landscaping is consistent with the City Zoning Code Chapter 16.80, please see the enclosed Landscaping Plans for further details.

- B. *Interior landscaping for the parking lot shall meet the requirements of Chapter 16.80.050.D.*

**Response:** Interior landscaping for the parking lot is consistent with Type III landscaping requirements including trees, shrubs, and ground cover native to the Pacific Northwest.

- C. *The landscaping plan shall be submitted directly to the Department of Community Development for review approval.*

**Response:** A Preliminary Landscaping plan dated December 21, 2022, is submitted concurrently with the Site Plan and Design Review application.

- D. *The City's Tree Protection Professional shall also review proposed sites for appropriateness of selected species and retention of natural vegetation, where applicable.*

**Response:** Kevin Mcfarland with Sound Urban Forestry will conduct the Tree Protection Professional Report. The Tree Protection Professional is underway with the site visit scheduled for January 5, 2023. The tree report is anticipated to be submitted to the City of Lacey for review on January 10, 2023.

- E. *Window boxes, planter boxes and hanging flower baskets should be considered as accents to create a friendly pedestrian environment.*

**Response:** This consideration was made by ARCO and the landscape architect with the determination to avoid providing window boxes or hanging flower baskets at this time. Alternative methods to provide additional landscape along the eastern edge of the building to soften the streetscape is possible if prioritized by City staff.

- F. *If seasonal weather prohibits installation, a performance guarantee in the amount of 150% of the licensed landscape architect or nursery person's estimate shall be submitted to the Department of Community Development prior to issuance of a building permit. After installation of the landscaping, the Department of Community Development will review and approve the installed vegetation. All funds will be released after approval is granted.*

**Response:** This comment is acknowledged.

- G. *A maintenance performance guarantee in the amount 20% of the landscaping materials shall be submitted to the Department of Community Development after final approval of the*

*landscaping. This bond shall be used to guarantee replacement of any plant material that dies within one year. After one year, the Department of Community Development will release all funds that have not been used to replace landscape materials.*

**Response:** This comment is acknowledged.

4. *Signs:*

- A. *Use sign shapes, lettering styles and materials that reflect architectural features of the development.*

**Response:** The proposed ampm wall sign provides a visually appealing design that reflect connection with the architectural features such as the orange-colored awnings.

- B. *Locate building identification signs so that building details will not be covered or obscured.*

**Response:** Identification wall signs are proposed to enhance building details. See color elevations for further details.

- C. *Sign illumination shall be oriented to reduce glare and shall only be white or yellow.*

**Response:** All signs are illuminated with white lighting and designed to minimize glare.

5. *Site Lighting:*

- A. *Establishments shall install lighting throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.*

**Response:** Adequate lighting is proposed throughout the site including exterior building lighting, interior lot lighting, parking lighting, and fueling canopy lighting.

- B. *Lighting shall be activated by photo electric cells or timers.*

**Response:** Site lighting pole fixtures closest to the driveways will include motion detectors. All the site pole lights will be activated from motion detection to full brightness and return to 50-percent brightness after 15 minutes of site vacancy.

- C. *Lighting fixtures shall complement project design and shall be oriented to avoid glare to adjacent properties.*

**Response:** Lighting fixtures are incorporated into the project design. All lights will be shielded and/or directed toward the project site and keep glare away from the adjacent land uses and rights-of-way.

6. *Compatibility With Residential Developments:*

- A. *Where neighborhood commercial zones are developed and where commercial establishments in other zones are to be located adjacent to residential zones, care shall be taken to ensure compatibility and integration of the development with the adjacent residential neighborhood. This will include the physical layout of the site plan, the architectural design of the building, and improvements. Impacts such as, but not limited to, light, glare, noise and traffic shall be considered.*

**Response:** The project site is not adjacent to any residential zones; however, the canopy will feature LED lighting to minimize the potential for glare along the right-of-way. Additionally, the parking lot lights will include shields to direct light downwards. Noise and traffic impacts are primarily limited to the vehicle traffic from the surrounding arterial roadways.

- B. *In the development of the site plan, consideration shall be given to how the layout fits into the neighborhood and how it may become a desirable focus point for neighborhood services and pedestrian activities. Service areas should not be located facing a residential area or if so, must be screened and buffered by Type I landscaping.*

**Response:** The project site is not adjacent to any residential zones. The surrounding neighborhood consists of similar commercial retail uses that are compatible for the General Commercial district. The proposed use provides an essential service use that is located within established travel nodes along two (2) arterial roadways. The convenience store provides additional goods and services that are accessible by vehicle and pedestrian. A pedestrian pathway is provided along the storefront to provide direct connection to the right-of-way and minimize pedestrian interactions with the right-of-way.

- C. *Architectural designs shall consider compatibility with the neighborhood and style with special emphasis for pedestrians.*

**Response:** The project site is not adjacent to any residential zones. However, the proposed building style is designed to be compatible with other newer developments in the community.

#### 7. *Public Transportation and Pedestrian Circulation Design:*

- A. *Site Access Projects should maximize public transportation access for buses and ride share vehicles by providing for their physical requirements. Projects also need to provide the necessary physical environment for those who use public transportation.*

**Response:** A nearest public transportation bus stop is identified approximately 200 feet to the east of the project site. New sidewalks along the project's street frontage are proposed that will connect with the existing pedestrian infrastructure that links with the bus stop facilities.

- B. *Building Location. Buildings are to be located in a manner that helps create a development compatible with public transportation. In mixed use and commercial zones with a pedestrian emphasis, the building location criteria shall be met. This information is located in LMC 14.23.100B. In other commercial zones, the building location criteria is recommended where feasible.*

**Response:** The building orientation, location, pedestrian areas and pathways, and entrances provide optimal pedestrian access to convenience store building from the street frontages.

- C. *Parking design and public transportation. Placement of parking is the key ingredient for successful pedestrian and public transportation circulation. To create developments that are less reliant on autos and encourage the use of public transportation and pedestrian access, all the following criteria shall be considered in design of all commercial projects.*

1. *Preferential parking close to building entrances for ride-share vehicles should be provided.*
2. *Parking shall be designed substantially similar to the following design types: parking behind buildings, walkways through parking lots, parking interior to block, parking on the street, parking within or beneath buildings, "pocket" lots, parking garages, a combination of the above.*

**Response:** Ten (10) parking spaces are proposed abutting the south elevation of the convenience store building. The Electrical Vehicle charging units on the south end of the site is located behind the pergola structure and window walls as viewed from the right-of-way. A five (5)-foot-wide pedestrian walkway is proposed to connect the parking areas to the main building entrance. Parking is provided within the interior of the site.

- D. *Pedestrian Circulation. Pedestrian pathways need to be separated from roads and parking areas by grade or other devices. Walkways must meet all state and local barrier free design standards. Every parking lot should have a minimum of one pedestrian.*

**Response:** Pedestrian pathways abutting the convenience store building that connects to the street frontage of Marvin Road Northeast are separated by a higher grade above the parking area. The pedestrian pathway between the building and the south parking area is separated by stripping and landscaping.

- E. *Transit facilities. All transit facilities considered for a site must be developed with and approved by Intercity Transit.*

**Response:** The project does not propose or have a transit facility.

8. *Design Requirements for Zones with Pedestrian Emphasis and Key Multimodal Corridors and Intersections:*

- A. *Increase pedestrian amenities and function along key multimodal corridors, at intersections, and in pedestrian-oriented zones. Reduced setbacks; Pedestrian plazas; Awnings, marquees, and arcades; Blank wall limitation; Primary building entrance; Circulation and design for multimodal corridors and key pedestrian intersections (14.23.110D.).*

**Response:** The exterior of the building consists of a combination of building material changes, modulation, storefront windows, and awnings to minimize blank walls. Approximately 46 feet of awnings are provided along the south elevation to provide weather protection near the primary customer entrance. The eastern façade of the building is located within 3 feet of the right-of-way and includes an additional entrance and storefront glazing. A pedestrian pathway connects both entrances to the right-of-way and includes a bicycle rack near the southeast corner of the building.

9. *Vehicular and Pedestrian Access:*

A. *Vehicular Access.*

1. *Minimize the number of vehicular access points by sharing driveways and linking parking lots between uses.*

**Response:** The proposed development consists of a single parcel without access to abutting developments. The project proposes two (2) driveways including one (1) onto Marvin Road Northeast and one (1) onto Martin Way East that is consistent with the existing condition.

2. *Parking areas (on-site) should be separate from major drives, and the circulation patterns of such drives should be clear.*

**Response:** The nearest parking space is approximately 19 feet from the driveway onto Marvin Road Northeast and approximately 40 feet from the driveway onto Martin Way East. The proposed parking areas do not require any backing maneuvers into the driveways. Circulation patterns are clearly delineated between both the proposed gasoline fueling areas and the convenience store.

3. *Coordinate circulation drives and staging areas to accommodate routes needed by fire, refuse collection, delivery vehicles, moving vans, etc.*

**Response:** Fire radius, refuse collection, and fueling tanker needs have been incorporated into the circulation of the site.

4. *Consideration should be given to load/unload parking zones near the entry of the building. These spaces should be located in such a manner as to minimize interference with the entryway.*

**Response:** No load/unload parking zones are proposed.

5. *A bus pull out and shelter may be requested by Intercity Transit or North Thurston School District. The shelter shall meet the guidelines of Intercity Transit and the Development Guidelines. The Department of Community Development may require additional bus shelter design features.*

**Response:** The project does not have a bus stop along the frontage. The nearest bus stop is along the project side of Martin Way East, approximately 200 feet west of the site. A bus pull out or shelter is not anticipated.

**B. Pedestrian Access:**

1. *Walkways shall be provided from the street and the main parking areas to the main building entry. Outlying parking lots should, at a minimum, provide walkways that connect to the main or central parking areas.*

**Response:** A 7-foot-wide pedestrian walkway is proposed to allow direct connection to the street frontage of Marvin Road Northeast. A 5-foot-wide pedestrian walkway within the development is proposed to allow connection and access from the south parking area to the convenience store building.

2. *Pedestrian walkways shall be defined by Type II or Type III landscaping for a combination of overstory and understory.*

**Response:** Landscaping is proposed in between the street frontage along Marvin Road Northeast and the pedestrian walkway within the development that provides access from the south parking area to the convenience store.

3. *Use materials, textures, patterns and colors to differentiate and emphasize pedestrian path through parking areas to the main buildings within the developments. Selection of chosen materials must also meet access requirements for persons with disabilities.*

**Response:** A five (5)-foot-wide stripped concrete pedestrian pathway is proposed to provide access from the EV parking spaces to the convenience store building.

4. *Minimize grades on-site to allow ease of access for pedestrians and persons with disabilities.*

**Response:** Proposed sidewalks and pedestrian connections are compliant with Washington's ADA standards. The project site contains minimal sloping with grades generally not exceeding 5 percent.

**C. Entrance Identify:**

1. *Emphasize the entrance of a building and make it more distinct by using pavement materials and landscaping to direct pedestrians to the entrance.*

**Response:** An entrance to the building is located within three (3) feet of the public sidewalks within Marvin Road N.E. The entrance includes storefront glazing to provide distinction for pedestrians along the right-of-way. Additionally, the entrance on the south elevation of the building is emphasized with the combination of a concrete pedestrian pathway, awnings, and additional storefront windows to guide customers to the front of the store.

2. *Avoid locating parking spaces directly in front of the building entrance or in such a way as to interfere with visibility and access.*

**Response:** A seven (7)-foot-wide pedestrian pathway is separated by grade above the parking area is proposed in front of the south entrance to the convenience store to provide access from Marvin Road Northeast. The east entrance of the building is located within three (3) feet of the right-of-way with no parking in front.

We believe that the above responses, together with the enclosed plans and technical documents, address the criteria of the Commercial Design Review. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Angelica Schattler  
Assistant Planner

AS/jd  
22349.004-Project Narrative  
enc: As Noted