

TO City of Issaquah
FROM Steve Bullock, MulvannyG2
CC

DATE 2.13.14
PROJECT Costco Corporate
Parking Garage
Extension
PROJECT NUMBER 07-0086-01

RE Pre-Application narrative

Costco is in the process of acting on both an SDP and a construction permit to build a 5 level parking garage on their corporate campus. During the permitting phase of the project they designed the building to structurally accommodate 2 more levels in the future. Now that construction is underway, Costco has decided that they would like to construct all seven levels as opposed to having to disrupt their campus and the city roadway with the impacts of another year of construction at some point in the future. With that in mind we are submitting pre-app request to initiate an ASDP application to add the 2 additional levels.

Project Description

The footprint of the garage will be around 106,000 sq. ft. and provide a total of 2,245 parking stalls. Combined with the new surface parking and the elimination of the existing surface parking, this proposal adds 1,740 parking stalls to the site. The site plan and the landscape plan will not change with this proposal and the drawings in the package show the latest plans approved by the city. The only significant change to the building is shown in the elevations which extend another 18'-0 over what was previously approved. For a majority of the building, the top level of the garage together with the guardrail that protects the edge extends to 56'-10" (Finished Floor 53'-4") above finished grade. At the elevator penthouses and exit stair wells, located in three small footprint areas on the building, that results in a height of 70'-8".

Site Description

As mentioned above, at this time no changes are proposed to the site. The footprint of the building will remain the same and the landscape and improvement plan that was already approved will be installed.

Other Issues?

We intend on submitting an updated SEPA checklist with our ASDP application and would like to hear if you have any other things you think we should include.

Steve Bullock
MG2

h:\costco\07\07-0086-01\02_correspondence\204_jurisdiction\070724 preapp narrative for structured parking.doc



COSTCO WHOLESALE

ISSAQUAH, WASHINGTON

AERIAL

FEBRUARY 11,

COSTCO
WHOLESALE
ISSAQUAH, WA

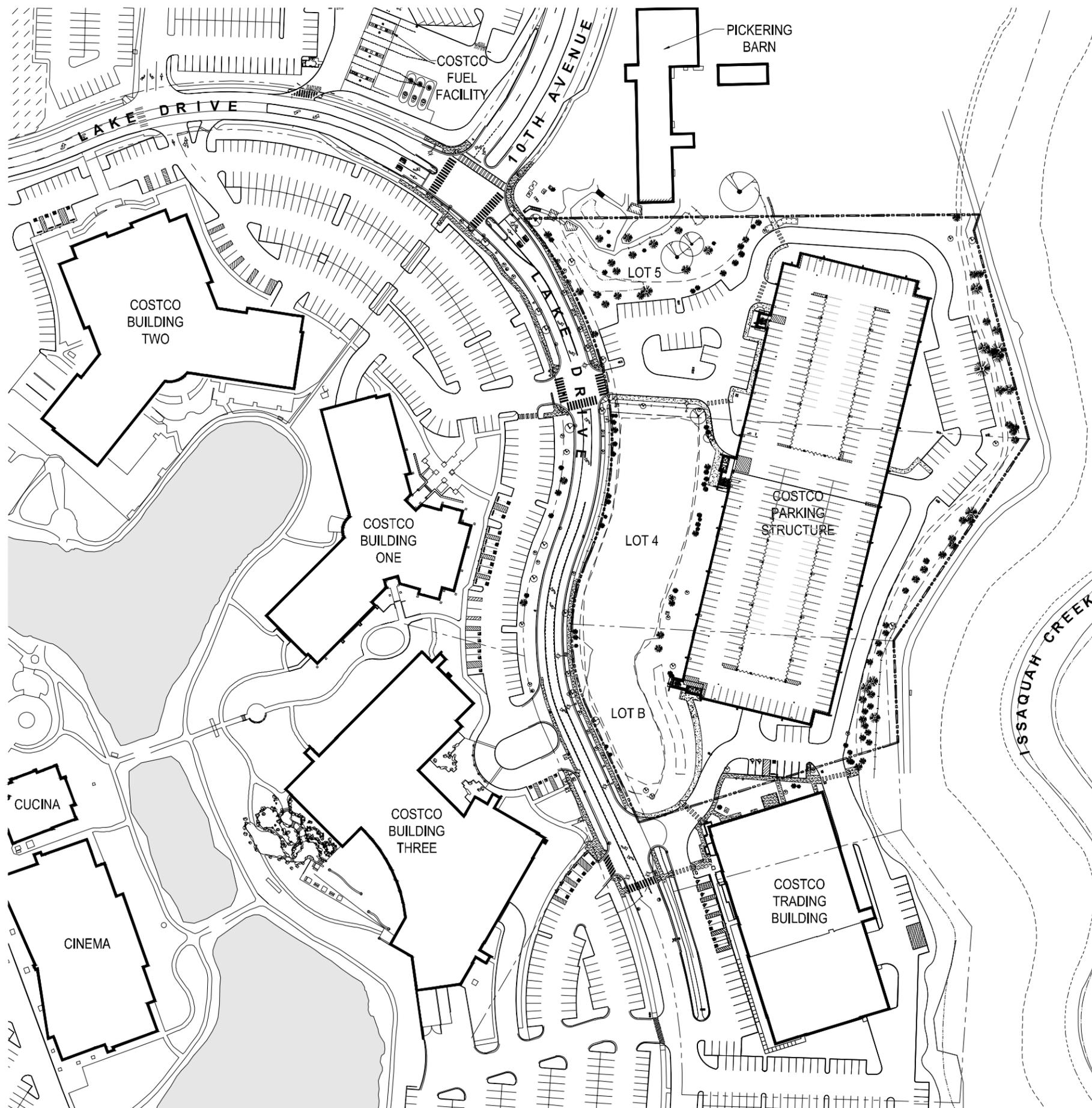
MULVANNY G2

1110 112TH AVE. NE | SUITE 500
BELLEVUE, WA | 98004
1 425.463.2000 | 1 425.463.2002

MulvannyG2.com

07-0219-01
FEBRUARY 11,
AERIAL

TS1.1-01



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: COSTCO WHOLESALE
 800 LAKE DRIVE
 ISSAQUAH, WA 98027

ZONING: R-RETAIL

SITE AREA: 7.44 ACRES (324,115 S.F.)
 (LOTS 3,4,5)

IMPERVIOUS / PERVIOUS AREA REQUIREMENT 65% / 35% (210,675 SF / 113,440 SF)
IMPERVIOUS / PERVIOUS AREA PROVIDED: (171,781 SF / 152,334 SF)

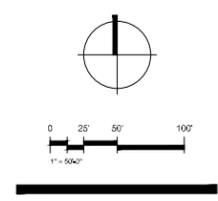
JURISDICTION: CITY OF ISSAQUAH

SETBACKS: 10' FRONT, 5' SIDE, 10' REAR

PROPOSED PARKING STRUCTURE	
TYPICAL AREA PER LEVEL	106,271 S.F.
TOTAL BUILDING AREA	743,897 S.F.

PARKING DATA (STALLS)	
LEVEL P-1 (BELOW GRADE)	339
LEVEL P-2	330
LEVEL P-3	330
LEVEL P-4	330
LEVEL P-5	330
LEVEL P-6	330
LEVEL P-7 (ROOF)	256
PARKING STRUCTURE TOTAL	2245
NEW ONSITE PARKING	70
EXISTING PARKING REMOVED	-575
NET PARKING	1740

IN ADDITION TO THE 17 HANDICAP STALLS AND 1 VAN STALL REQUIRED FOR THE EXISTING 5 LEVELS, 12 NEW HANDICAP STALLS AND 1 VAN ACCESSIBLE STALL WILL BE REQUIRED FOR THE 2 NEW ADDED LEVELS. THOSE STALLS AND LOADING ZONES WILL REPLACE EXISTING NON-ADA COMPLIANT STALLS AND WILL BE LOCATED NEAR THE ENTRANCES OF THE EXISTING COSTCO OFFICE BUILDINGS THIS PARKING STRUCTURE SERVICES.

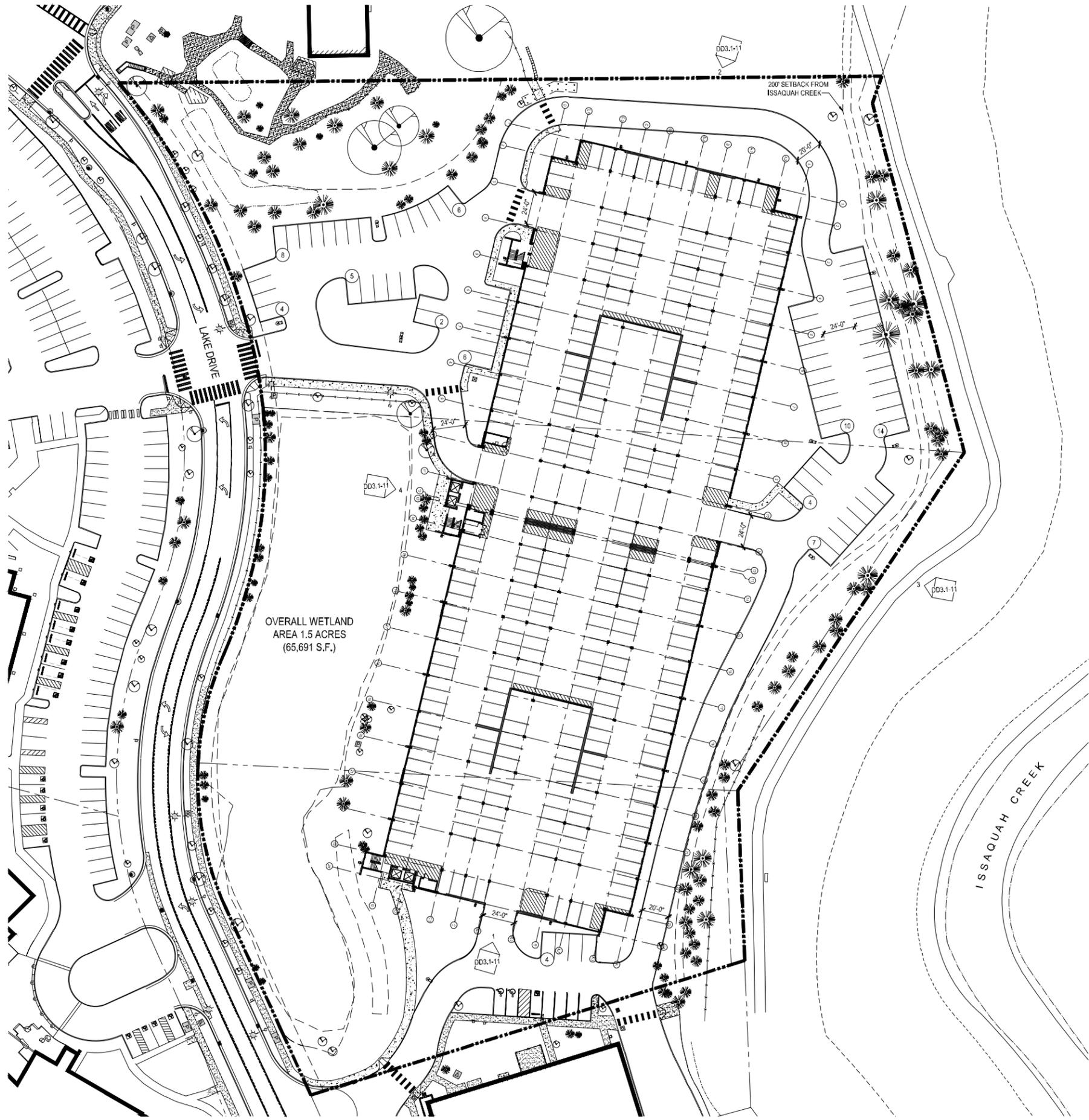


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07-0086-01
 FEBRUARY 07, 2014
 CONCEPT
 SITE PLAN

DD1.1-11



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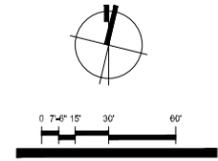
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PROPOSED ADDITION TO PARKING STRUCTURE	
TYPICAL AREA PER LEVEL	106,271 S.F.
EXISTING TOTAL BUILDING AREA	531,355 S.F.
ADDITIONAL BUILDING AREA	212,542 S.F.
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OVERALL WETLAND
AREA 1.5 ACRES
(65,691 S.F.)

200' SETBACK FROM
ISSAQUAH CREEK



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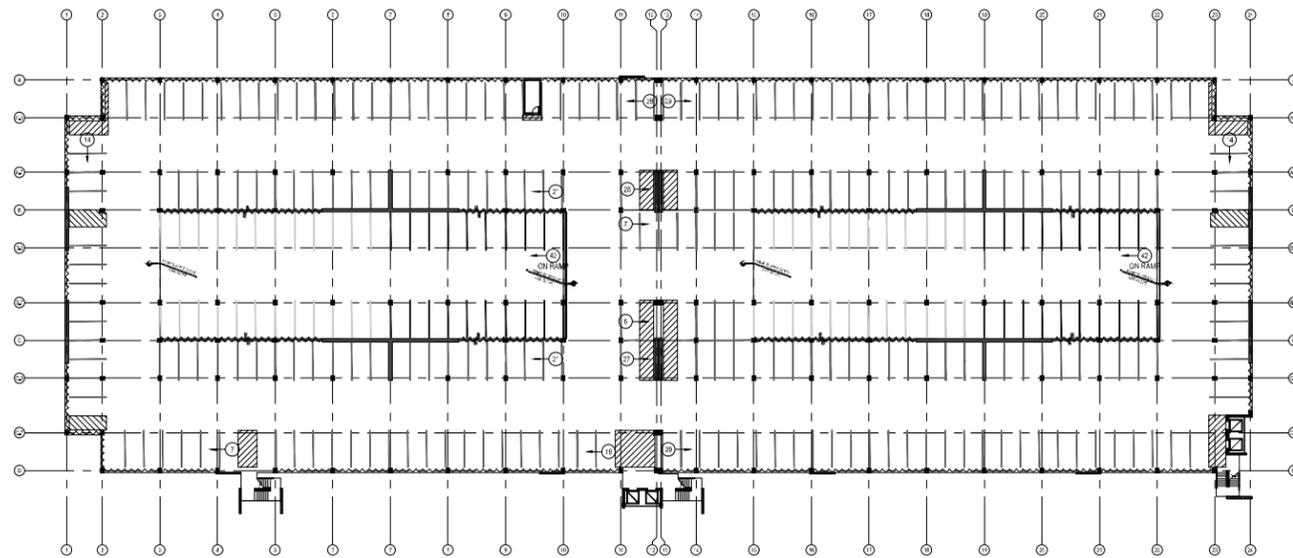
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07-0086-01
FEBRUARY 11, 2014
CONCEPT
ENLARGED
SITE PLAN

DD1.2-12

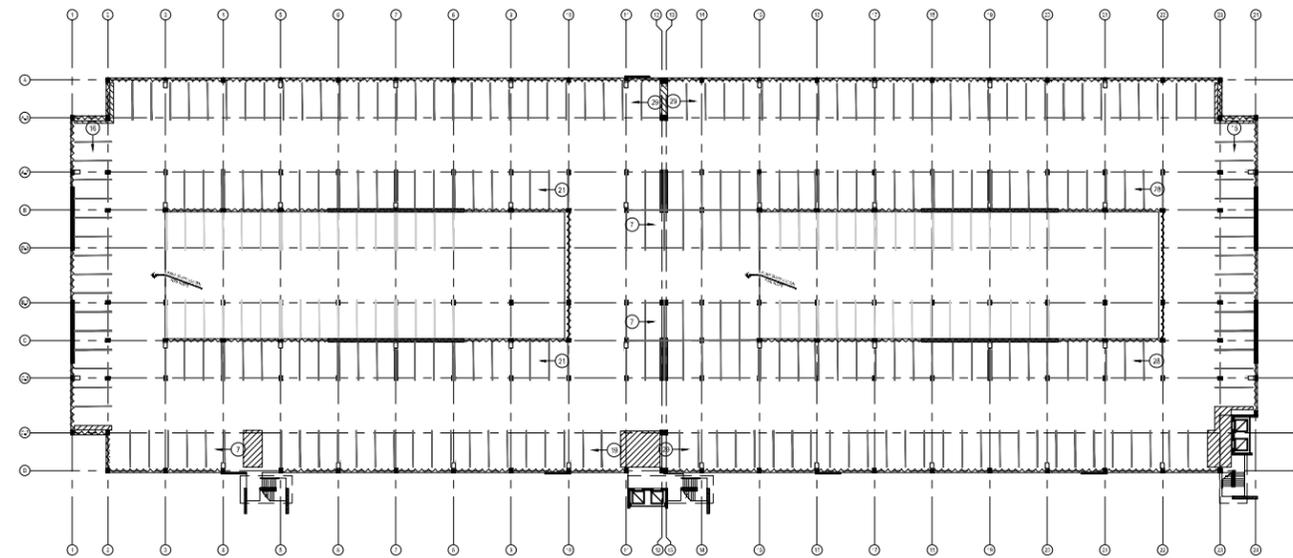
COSTCO WHOLESALE

CONCEPT ENLARGED SITE PLAN



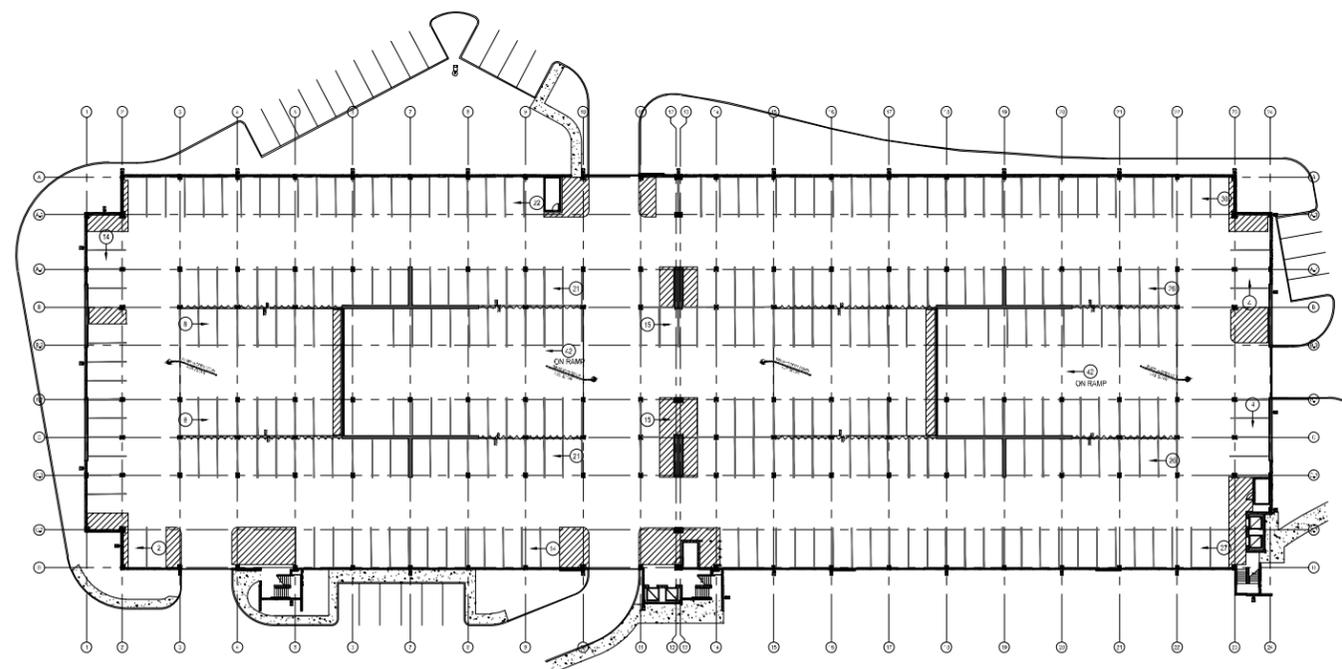
LEVEL P-2 THROUGH LEVEL P-6 (5 LEVELS)

SCALE: 1/32" = 1'-0"



LEVEL P-7 (ROOF PARKING)

SCALE: 1/32" = 1'-0"



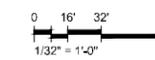
LEVEL P-1 (BELOW GRADE)

SCALE: 1/32" = 1'-0"



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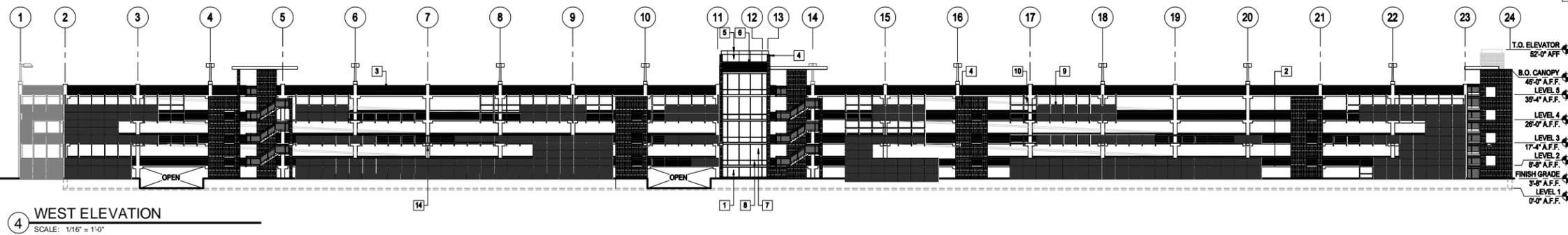
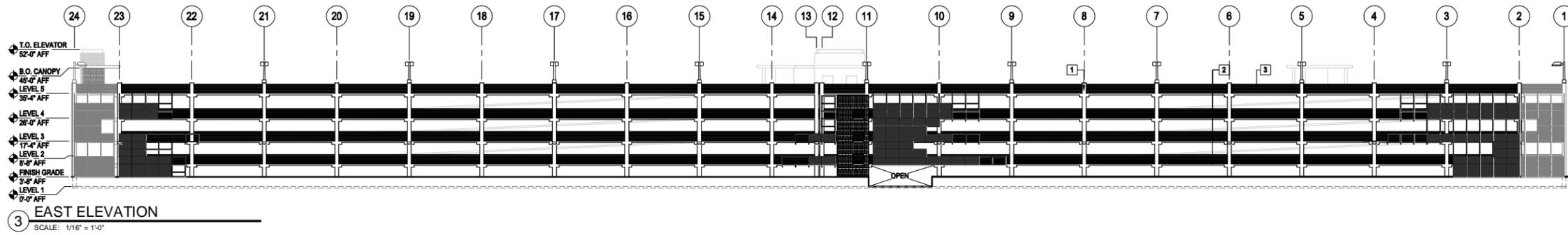
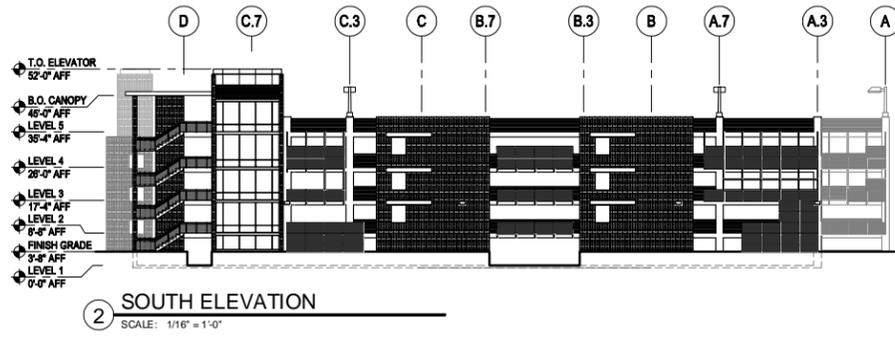
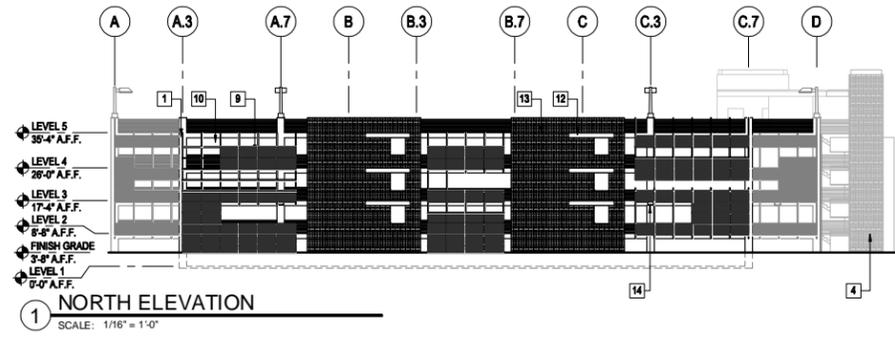


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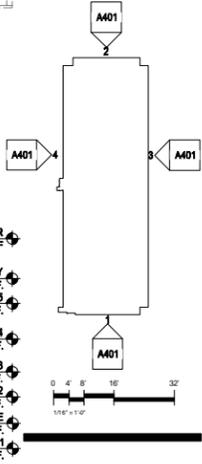
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07-0086-01
 FEBRUARY 11, 2014
 CONCEPT PLAN

DD2.1-01



KEY PLAN



Previously Approved

EXTERIOR FINISH SCHEDULE											
#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER \ NOTES	#	ITEM	MATERIAL	FINISH	COLOR	MANUFACTURER \ NOTES
1	POURED COLUMN WALL	CONCRETE	SEALED	NA	SEALED CONCRETE	8	STOREFRONT MULLION	ALUMINUM	ANODIZED	CLEAR	
2	POURED SLAB	CONCRETE	SEALED	NA	SEALED CONCRETE	9	BAR GRATING SCREEN	STEEL	GALVANIZED	NA	MONCHOLS / ELECTROFORGED BW / 30" x 60"
3	TENSION CABLE	STEEL	GALVANIZED	NA	3/8" O.D.	10	SCREEN FRAME	STEEL	PAINT	MONOCHROME BRONZE	
4	BRICK WALL	CMU STRUCTURAL BRICK	SMOOTH	MATCH COSTCO CAMPUS	CLIK BRK	12	CHANNEL ACCENT	STEEL	PAINT	MONOCHROME BRONZE	1'-4" HIGH
5	METAL PANEL	SHEET METAL	KYNAR 800	METALLIC SILVER	22 GAUGE	13	VENEER	THIN BRICK VENEER	SMOOTH	BURGANDY MISSION	MUTUAL MATERIALS
6	METAL PANEL	PRE-FINISHED SHEET METAL	KYNAR 800	ANTIQUE BRONZE	METAL SALES	14	WALL PACK LIGHTING FIXTURE	METAL	PAINT	MONOCHROME BRONZE	SEE ELECTRICAL
7	STOREFRONT GLASS	GLASS	NA	TINTED	VRACON						



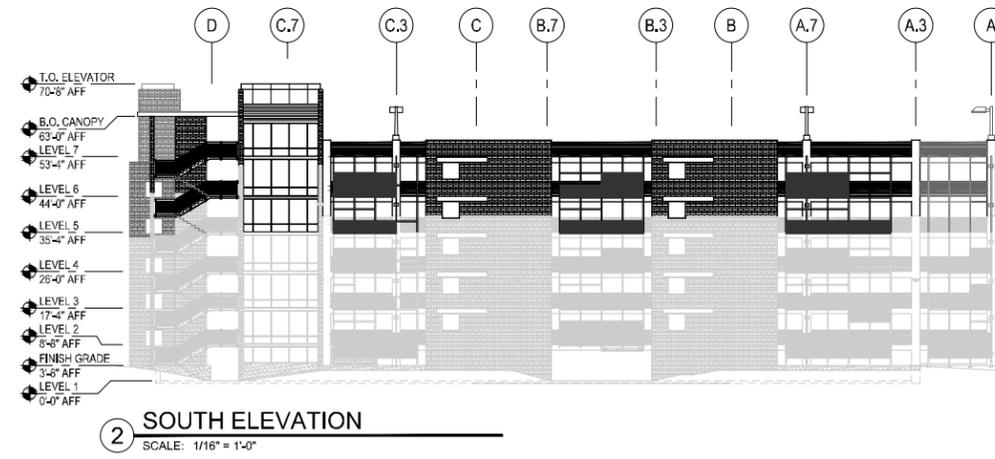
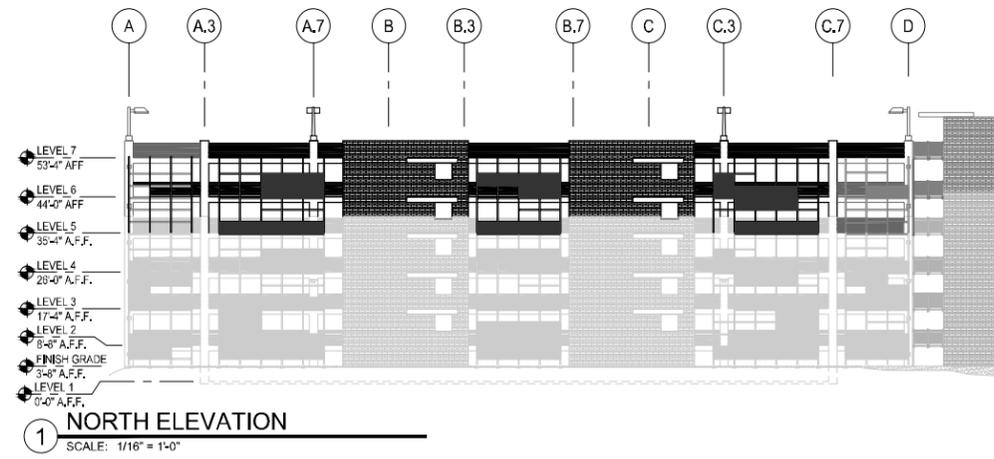
1110 112TH AVE. NE | SUITE 500
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07-0086-01
 FEBRUARY 11, 2011
 CONCEPT ELEVATIONS

DD3.1-01

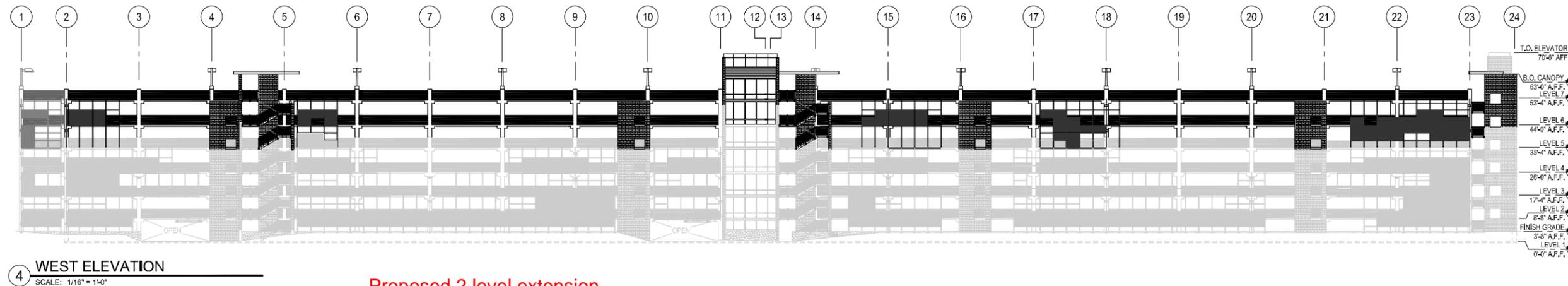
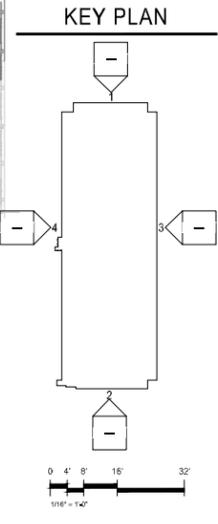
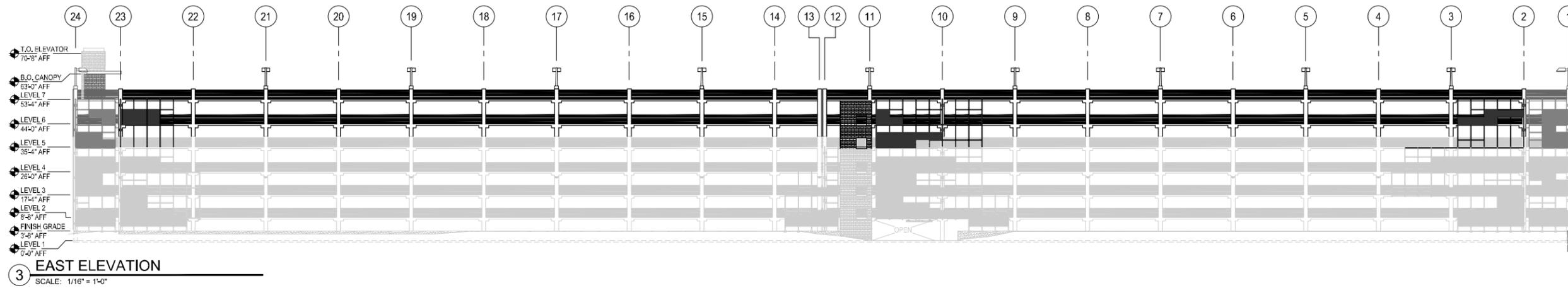
COSTCO WHOLESALE
 ISSAQUAH, WASHINGTON

CONCEPT ELEVATIONS
 FEBRUARY 11, 2011



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Proposed 2 level extension

MULVANNY G2

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1-425-463-2000 | 1-425-463-2022

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07-0086-01
FEBRUARY 11, 2014
CONCEPT
ELEVATION
ADDITION

DD3.1-12

COSTCO WHOLESALE

CONCEPT ELEVATION ADDITION