

July 1, 2022

Amy Rusko – Planning Manager
Community & Economic Development Dept
City of Arlington
18204 59th Ave NE
Arlington, WA 98223

RE: **SAFeway #1522 ARLINGTON, WA**
20500 Olympic Place
Arlington, WA 98223
PMDG JOB NO. ALB21022

Dear Ms. Rusko;

This Project Narrative is provided for the proposed 9,887sf expansion of the existing Safeway grocery store and its site at 20500 Olympic Place in the City of Arlington.

The existing site is approximately 4.82 acres (209,959 sf) and is bounded on the East and West sides by Olympic Place and State Route 9 respectively. To the South are adjacent commercial tenants consisting of retail shops, a McDonald's and both a Chevron and Safeway Fueling Station. Those tenants face 204th Street NE. To the North of our site is a green belt housing Portage Creek and then undeveloped land.

Proposed site upgrades include the landscaping along the West side of the parking lot being refreshed with the removal of invasive plant growth (i.e. blackberries), pruning of existing trees, and refresh of any ground cover/shrubbery not meeting current landscape codes.

Along the East side of the site the existing parking at the building will be removed to accommodate the new building expansion. A new Drive-Up-and-Go (DUG) parking lot of (6) stalls and a drive aisle will be installed. All the landscaping between the DUG lot and the property line will be replaced to code, with new trees planted at a 3:1 ratio. A new 2.5' high decorative wall will be placed between the public sidewalk and the new landscaping. Existing street trees and public sidewalk will remain and be protected during construction. The main driveway from Olympic will also be rebuilt to correct the grading issue damaging both the concrete and the cars that travel over it. The sidewalk and directional curb ramps South of the main driveway will be rebuilt and expanded to a width of 10 feet with adjacent shrubs to be removed as needed. The trees along the sidewalk will remain. An accessible crosswalk with flashing beacons will be built just North of the main driveway to connect both sides of Olympic. The accessible path from

Olympic to the store entry will be rebuilt with a new, concrete sidewalk leading down from the street to a new crosswalk which will meet the expansion's sidewalk at grade. There is an existing lot light that will remain along this path for illumination

In the main parking lot, the sidewalk along the building and safety bollards will be installed at the expansion to match existing. There will be (2) existing EV stalls with chargers placed in the landscape islands next to them. ADA parking will be completely redone with regrading of the pavement, (9) new stalls and accessible connections to the building.

The existing building is approximately 41,714sf and the proposed expansion is +/- 9,887sf on the East side. This expansion will allow for a Drive-Up-and-Go (DUG) Department where customers can order online/via cell phone and have their groceries held for mobile pickup via their car. The expansion will also allow for a new cooler and fresh cut area for Produce, some additional Sales Floor, and a new Breakroom for Employees. An existing manhole for the Sanitary Sewer will be relocated along the line to move away from the expansion and into the new drive lane for the DUG parking.

The new SE façade of the building will mimic the original in scale and proportion so as to integrate seamlessly. There will be a corner portico to accept the new ADA pathway from Olympic and the colonnade and canopies will cascade to cover the new sidewalk. Modulations in the overall massing will run down the East side to avoid over-scale. Finish materials and window treatments will match existing and the whole building will be repainted after construction in new, natural colors.

There will be new canopy lights at the expansion and a new wall-pak light at the Fire Exit Door along the East side. All parking lot lights will also be upgraded to LED fixtures. Cutsheets are included in this submittal.

Please reference the attached Design Matrix for specific design information, and as always, I am available to help with any questions you might have.

Thank you for taking the time to look over our proposal. I look forward to working with you over the next couple of months.

Respectfully,

Amanda Martin – Project Manager
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