



CITY OF ARLINGTON NOTICE OF DECISION

Safeway Store #1522 Addition Site Plan Review

The City of Arlington has issued a Notice of Decision for a Zoning Permit as required by Arlington Municipal Code. The following project has been **APPROVED**, with the conditions listed in the permit decision.

Project Name: Safeway Store #1522 Addition
Proponent: ABS WA-O LLC, Albertson's Inc
Project Number: PLN #953

Description of Proposal: The applicant is proposing to construct a 9,887 square foot expansion of the existing Safeway grocery store and its site at 20500 Olympic Place. The existing building is approximately 42,702sf and the proposed expansion is 9,887 sf 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.

Location: 20500 Olympic Place

Permit Decision: Approved, with Conditions

Notice of Decision Date: September 14, 2022

End of Appeal Period: September 28, 2022

Zoning Permit Expiration Date: September 14, 2024

Appeals: This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on September 28, 2022**, and the appeal fee as set by resolution is paid.

Staff Contact: Amy Rusko, Planning Manager, arusko@arlingtonwa.gov, 360-403-3550

ZONING PERMIT

FOR

SAFEWAY STORE #1522

*This certifies that the proposed
ADDITION*

Located at 20500 Olympic Place

Meets all applicable requirements, as conditioned in the attached report, of

TITLE 20

Of the City of Arlington Municipal Code



ISSUED BY THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

September 14, 2022

PLN #953

ISSUANCE DATE

FILE No

A. J. Lusk
SIGNATURE



Community and Economic Development
Planning Division

18204 59th Avenue NE, Arlington, WA 98223

**ZONING PERMIT – SITE PLAN REVIEW
STAFF REPORT AND PERMIT DECISION**

GENERAL INFORMATION

File Number: PLN #953

Project Title: Safeway #1522 Addition

Owner: ABS WA-O LLC
Albertson's Inc, Mark Palmer

Applicant/Contact: PM Design Group, Amanda Martin

Description: Expansion of Existing Grocery Store

Location: Northeast of the State Route 9 and 204th Street Intersection

Address: 20500 Olympic Place

Tax Parcel ID: 00847300000800

Lot Size: 4.82 acres/ 209,967 sf

Topographical Description: Generally flat

Zoning Classification: General Commercial with Mixed Use Overlay

Land Use Designation: General Commercial with Mixed Use Overlay

Proposed Use Classification: 2.110 – General Mercantile

City Approvals Required: Zoning Permit, Design Review, Civil Permit, Building Permits

Date of Decision: September 14, 2022

Decision: **APPROVED, with Conditions**

I. NATURE OF APPLICATION

A. Request

The applicant is proposing to construct a 9,887 square foot expansion of the existing Safeway grocery store and its site at 20500 Olympic Place. The existing building is approximately 42,702sf and the proposed expansion is 9,887 sf 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 landscaping between the DUG lot and the property line will be replaced, 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 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. A new fire hydrant is proposed at the North end of the DUG stalls

The new SE façade of the building will mimic the original in scale and proportion 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.

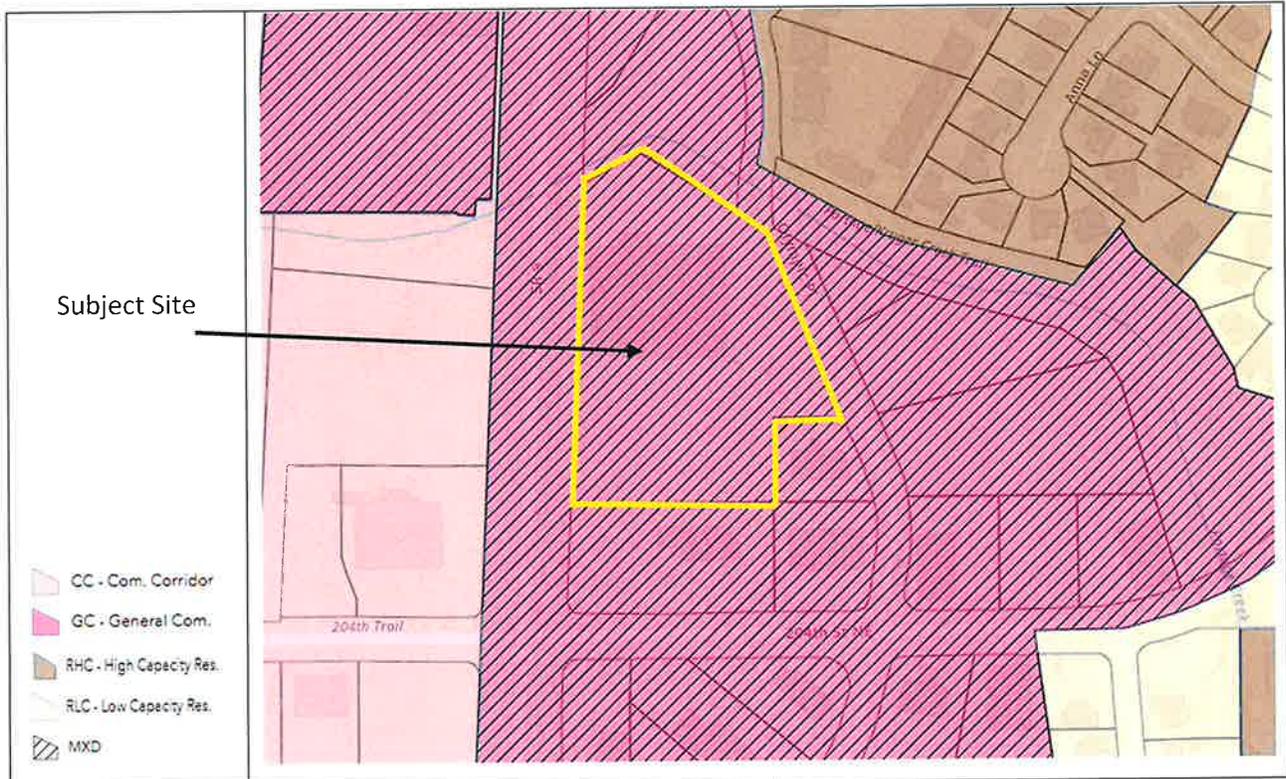
B. Project Chronology / Background

A formal application for the Zoning Permit was submitted to the Community & Economic Development Department on May 19, 2022, with revised plans submitted on July 6, 2022 and September 9, 2022. Staff routed the material to City review staff on May 19, 2022, and after each resubmittal.

C. Site Location / Description



D. Site and Adjacent Zoning / Uses



Area	Zoning	Existing Use
Subject Site	General Commercial & Mixed-Use Overlay	Existing Grocery Store
North	General Commercial & Mixed-Use Overlay	Vacant
South	General Commercial & Mixed-Use Overlay	Commercial
East	General Commercial & Mixed-Use Overlay	Commercial & Residential Mixed-Use
West	General Commercial & Commercial Corridor	State Route 9 and Vacant

II. PROJECT CONSISTENCY WITH TITLE 20 AMC, ZONING

A. Applicable Review Criteria and Process

The Zoning Permit – Site Plan Review request is subject to review for conformity with the Arlington Municipal Code (AMC), including but not limited to the following:

Regulation	Analysis	Meets
Chapter 20.16 AMC, Permits and Final Plat Approval		
20.16.010 (b) Zoning permits are issued under this title only when a review of the application submitted, including plans contained therein, indicates that the development will comply with the provisions of this title if completed as proposed. All development shall occur strictly in accordance with such approved plans and applications.	The applicant submitted for a Zoning Permit for Site Plan Review. The Community Development Director is responsible for the permit decision and the decision is appealable to the Hearing Examiner.	Yes

Regulation		Analysis		Meets															
20.16.034 Official Representative of the Applicant. The applicant for each land use permit shall designate an official representative, which may be himself, to receive all correspondence, determinations, and notices regarding the application.		The owner, Mark Palmer of Albertson's Inc, has designated Amanda Martin of PM Design Group, as the official representative for the subject permit.		Yes															
20.16.070 (c) Complete Application. Within 28 days of after receiving the permit application, the Community Development Director shall mail or provide in person a written determination to the applicant, stating either: 1. That the application is complete; or, 2. That the application is incomplete and what is necessary to make the application complete.		The application was submitted on May 19, 2022. The City issued a Notice of Complete Application on June 6, 2022, within the 28-day timeframe.		Yes															
Chapter 20.36 AMC, Zoning Districts and Zoning Map																			
20.36.020 Commercial Districts Established. (d) The General Commercial (GC) zone is established to accommodate commercial uses generally similar, though more intensive, to the types permissible in the Old Town Business District. However, it is intended that this zone be placed along arterials to cater to commuters or as a transition in some areas between a Highway Commercial zone and a residential use.		The subject property for the proposed zoning permit is zoned General Commercial. The proposed addition is to an existing Grocery Store, which is a permissible use within the General Commercial district.		Yes															
Chapter 20.38 AMC, Airport Protection District																			
20.38.080 Performance Standards and Miscellaneous Restrictions. Restrictions of the following zones are required of all development under the Airport Protection District Boundaries: (a) Subdistrict A (b) Subdistrict B (c) Subdistrict A, B, and C (d) Subdistrict A, B, C, and D		The property is located under Subdistrict C. The applicant is required to obtain an Avigation Easement from the Arlington Municipal Airport.		Yes															
Chapter 20.40-1 AMC, Table of Permissible Uses																			
Use	RULC	RLC	RMod	RMC	RHC	OTR ²⁹	NC	OTBD1	OTBD2	OTBD3	GC	CC ³⁰	HC	BP	LI	GI	AF	MS	P/SP
2.110							ZC	ZC	ZC	ZC	ZS ¹⁸	ZS	ZS						
<ul style="list-style-type: none"> • Z = Zoning Permit • S = Special Use Permit • ¹⁸ Subject to Section 20.38.080 (Performance Standards and Miscellaneous Restrictions) 																			

Regulation	Analysis	Meets
Chapter 20.46 AMC, Design		
<p>20.46.010 (a) Conformance with Design Standards. Structures within the following zones are subject to the relevant design standards adopted in this chapter. No building or land use permit shall be issued for structures or uses that do not conform to the applicable standards.</p> <p>(1) Zones (D) General Commercial</p>	<p>The proposed building of this Land use permit has Design Review Board approval, under permit number PLN#933. The Design Review Board approved the design of the building at the April 19, 2022 Planning Commission meeting and the Design Review Board Decision was issued on April 21, 2022.</p>	<p>Yes</p>
Chapter 20.48 AMC, Density and Dimensional Regulations		
<p>20.48.040 Building Setback Requirements. No portion of any building or any freestanding sign may be located on any lot closer to any lot line than is authorized in Table 20.48-1 Density and Dimensional Standards for the General Commercial zone.</p>	<p>The proposed project is within the General Commercial zone and complies with the following regulations.</p>	<p>Yes</p>
Table 20.48-1 Density and Dimensional Standards		
General Commercial	Existing Lot	
Minimum Lot Size: 0 sf	209,967 sf	Yes
Minimum Lot Width: 70 ft	325 ft	Yes
Non-Arterial Building Setback: 10 ft	64'3"	Yes
Lot Line Building Setback: 5 ft	59'1" & 270'	Yes
Building Height: 45 ft	24'2" Top of Roof Parapet 38'1" Top of Main Entry Peak	Yes
Maximum Lot Coverage: 100%	25%	Yes
<p>20.48.042 Sight Visibility Areas at Intersections. At the intersection of two streets, either public or private, no structure, sign, vegetation, or anything else that obscures sight shall exceed 30 inches in height in the area described by a triangle having two 25-foot legs along the curb faces of the streets from the streets' point of intersection, and a diagonal line connecting the ends of these lines.</p>	<p>The proposed project takes access to the site at two existing locations from Olympic Place and has sight visibly at the driveway intersection. The southern access will have vegetation removed and lower growing plants installed on the north side of the driveway access.</p>	<p>Yes</p>
Chapter 20.56 AMC, Streets and Sidewalks		
<p>20.56.030 Access to Lots. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. Access includes vehicular, pedestrian, bicycle, and other common forms of transportation.</p>	<p>The project proposes vehicular and pedestrian access to the subject property through the Olympic Place right-of-way and includes access from both the roadway and a new 8 foot sidewalk. Bicycle racks are located next to the building entrance.</p>	<p>Yes</p>

Regulation	Analysis	Meets
<p>20.56.050 Entrances to Streets. (a) All driveway entrances and other openings onto streets within the city's planning jurisdiction shall be constructed so that:</p> <ol style="list-style-type: none"> 1. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized. 3. Driveway cuts shall be limited so the narrowest width necessary to provide safe ingress and egress onto and from the property. 	<p>The proposed site has two main access points to the property. The proposed project complies with the following City of Arlington Standards and Specifications:</p> <ul style="list-style-type: none"> • The proposed entrances are within the required width and provide safe access to the site and convenient flow of traffic. • The proposed driveway provides safe ingress and egress. 	Yes
<p>20.56.130 Construction Standards and Specifications. Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in the "Public Works Construction Standards and Specifications," and all such facilities shall be completed in accordance with these standards.</p>	<p>The proposed project is subject to a Site Civil permit and Right-of-Way permit. This has been added as a permit condition.</p>	Yes
Chapter 20.60 AMC, Utilities		
<p>20.60.100 Sewage Disposal Facilities Required. Every principal use and every lot within a subdivision shall be served by a sewage disposal system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>The project site is currently connected to City of Arlington Sanitary Sewer. A sewer manhole is required to be moved due to the building addition. The construction of utilities will take place after Site Civil Permit approval and shall meet all requirements of the Public Works Construction Standards and Specifications.</p>	Yes
<p>20.60.300 Water Supply System Required. Every principal use and every lot within a subdivision shall be served by a water supply system that is adequate to accommodate the reasonable needs of such use or subdivision lot and that complies with all applicable health regulations.</p>	<p>The project site is currently connected to City of Arlington water.</p>	Yes
<p>20.60.400 Lighting Requirements. (a) All public streets, sidewalks, and other common areas or facilities shall be sufficiently illuminated to ensure security of property and the safety of persons using such streets, sidewalks and other common areas or facilities.</p>	<p>The proposed project has provided sufficient pole lighting throughout the site that will illuminate the building and parking areas the approved Design Review Decision.</p>	Yes

Regulation	Analysis	Meets				
(c) All entrances and exits in substantial buildings used for nonresidential purposes shall be adequately lighted to ensure the safety of persons and the security of buildings.	The proposed project has provided adequate lighting at the building entrance and throughout the site to ensure safety.	Yes				
(d) All outdoor lights shall be low sodium or similar lamp type and be down shielded to prevent light pollution.	The project has proposed low sodium lamps and are down shielded to prevent light pollution.	Yes				
20.60.410 Excessive Illumination. Lighting within any lot that unnecessarily illuminates any other lot or public right-of-way and substantially interferes with the use or enjoyment of such other lot or public right-of-way is prohibited.	The proposed project has provided down-shielded lighting that illuminates the site but does not shine onto neighboring properties or public rights-of-way.	Yes				
20.60.450 Underground Utilities. All existing, extended, new electrical power lines, telephone, gas distribution, cable television, and other communication and utility lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the Public Works Construction Standards and Specifications.	All proposed utilities to and on the site shall be located underground. All utility lines are required to be shown on the Site Civil plans and shall be approved by the City of Arlington prior to construction activities on the site. This has been added as a permit condition.	Yes				
Chapter 20.72 AMC, Parking						
20.72.010 Number of Parking Spaces Required. (a) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.	The proposed project is located within the General Commercial zone and the proposed use is an addition to an existing grocery store. All required parking spaces have been met for this use, see table below.	Yes				
(d) Uses in Table 20.72-1: Table of Parking Requirements are indicated by a numerical reference keyed to the Table of Permissible Uses.	The proposed uses with this project include the following: 2.110 – General Mercantile	Yes				
Table 20.72-1 Table of Parking Requirements						
<table border="1" data-bbox="209 1629 792 1759"> <thead> <tr> <th data-bbox="209 1629 501 1682">Use</th> <th data-bbox="501 1629 792 1682">Required Parking Stalls</th> </tr> </thead> <tbody> <tr> <td data-bbox="209 1682 501 1759">2.110</td> <td data-bbox="501 1682 792 1759">1 space per 400 square feet of gross floor area.</td> </tr> </tbody> </table>	Use	Required Parking Stalls	2.110	1 space per 400 square feet of gross floor area.	The project has a total of 238 parking spaces on the subject parcel, that include 219 standard parking spaces, 11 ADA spaces, 2 EV spaces, and 6 DUG spaces. The proposal exceeds the required minimum. Required: 51,601 / 400 = 129 parking spaces	Yes
Use	Required Parking Stalls					
2.110	1 space per 400 square feet of gross floor area.					

Regulation	Analysis	Meets
<p>20.72.060 Parking Area Surface.</p> <p>(a) All parking areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust. Specifications for surfaces meeting the standard set forth in this subsection are contained in the Public Works Construction Standards and Specifications.</p> <p>(b) Parking spaces shall be appropriately demarcated with painted lines or other markings.</p> <p>(c) Parking areas shall be properly maintained in all respects.</p>	<p>The project site plan shows paving throughout all parking spaces on the site and the striping of all parking spaces. These requirements shall be reviewed and approved through the Site Civil permit.</p>	<p>Yes</p>
<p>20.72.064 Accessible Parking Spaces. All handicapped parking spaces shall meet all State and Federal Regulations. The parking spaces shall be at least 8 feet wide and shall have an adjacent access aisle at least 5 feet wide. The parking spaces shall have adjacent aisle access to the sidewalk, have required striping and provide display symbols required on the pavement and signage.</p>	<p>The project site plan shows the layout of the accessible parking spaces. The proposed spaces provide 8 feet of adjacent striped area, along with adequate striping and signage.</p>	<p>Yes</p>
<p>Chapter 20.76 AMC, Screening and Trees</p>		
<p>20.76.020 General Screening Standard. Every development shall provide sufficient screening so that:</p> <ol style="list-style-type: none"> 1. Neighboring properties are shielded from any adverse external effects of that development. 2. The development is shielded from the negative impacts of adjacent uses such as streets and railroads. 	<p>The project is in the General Commercial zone, with adjacent commercial uses. All surrounding properties are zoned General Commercial. The proposed landscape plan shows that adequate screening is provided between the proposed use and the street and the proposed use and neighboring properties.</p>	<p>Yes</p>
<p>20.76.030 Compliance with Screening Standard. The table set forth in 20.76.050, in conjunction with the explanations in 20.76.040 concerning the types of screens, establishes screening requirements that presumptively satisfy the general standards established in 20.76.020. The table uses the permissible use designation to determine the type of screening that is required between two uses.</p>	<p>The proposed project includes the following potential uses:</p> <ul style="list-style-type: none"> • 2.110 – General Mercantile <p>The project is a similar or less intense use than the abutting properties. The proposed project provides landscaping around the property to screen parking and provides Type B Landscaping as required along the street frontage of Olympic Place.</p>	<p>Yes</p>

Regulation	Analysis	Meets
20.76.040 (c) Intermittent Screen, Type C. A screen composed of intermittent visual obstructions form the ground to a height of at least 20 feet. The width shall be a minimum of 5 feet wide and in all cases a minimum of 10 feet along street frontages where required.	The proposed landscape plan shows that Type C landscaping has been provided along the street frontage of Olympic Place. Additional landscaping has been provided within the parking lot and for the screening of the parking spaces and is shown on the Landscape Plan.	Yes
20.76.110 Required Trees Along Dedicated Streets. The developer shall either plant or retain sufficient trees so that within the landscape strip there is for every 30 feet of street frontage at least an average of one deciduous tree of two inches dbh at the time of planting and with a canopy that starts at least eight feet above finished grade and has or will have when fully mature a trunk at least 8 inches in diameter. Root barriers shall be provided for all street trees and the landscape strip shall be planted per the Department of Public Works Standards and Specifications.	The frontage along Olympic Place has already been improved. The project proposed to protect the existing trees and to plant additional trees in the northeast portion of the project where the new parking area is located.	Yes
20.76.130 Shade Trees in Parking Area. Vehicle accommodation areas that are paved are required to provide trees that shade 20 percent of the parking area.	The landscape plan shows 8 trees to be planted along the parking area which to provide the required 20% shading.	Yes
20.76.140 Maintenance of Screening and Shading Elements. All screening and shading elements required by this Chapter shall be maintained by the owner for the life of the project to the following standards: 1. All plant material shall be maintained with respect to pruning, trimming, mowing, watering, insect control, and fertilizing to maintain a healthy growing condition, create an attractive appearance, and to accomplish the purpose for which it was required. 2. Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months of the plants indicated on the approved landscape plans. 3. All screening and shading elements shall be maintained reasonably free of weeds and trash. 4. All screening and shading elements located within the public right-of-way shall be maintained by the abutting property owner.	The required maintenance of the landscaping on the property and within the right-of-way will be conditioned on this permit decision. The final landscape plan shall be approved with the Site Civil Permit.	Yes

Regulation	Analysis	Meets						
Chapter 20.90 AMC, Concurrency & Impact Fees								
<p>20.90.040 (a) Imposition of Impact Fees on Development Activity. All development projects within the City shall be assessed a transportation impact fee, at the rate of \$3,355.00, based on peak p.m. trips, as computed in accordance with the most current edition of the Institute of Transportation Engineers Trip Generation Manual, as applied to the City's transportation element of the adopted Comprehensive Plan.</p>	<p>The applicant provided a Traffic Impact Analysis prepared by Kimley Horn Traffic Consultants in April 2022. The traffic analysis concluded that the proposed use would produce 12 new PM peak-hour-trips to the site. The city concurs with the amount proposed for City of Arlington Traffic Impact Fees as shown below.</p> <table border="1" data-bbox="813 520 1344 596"> <thead> <tr> <th>Traffic Fee</th> <th># Of Trips</th> <th>Total Amount</th> </tr> </thead> <tbody> <tr> <td>\$3,355.00</td> <td>12</td> <td>\$40,260</td> </tr> </tbody> </table>	Traffic Fee	# Of Trips	Total Amount	\$3,355.00	12	\$40,260	Yes
Traffic Fee	# Of Trips	Total Amount						
\$3,355.00	12	\$40,260						
Chapter 20.93 AMC, Critical Area Ordinance								
<p>20.93.230 Compliance. All land uses or development applications shall be reviewed to determine whether an environmentally critical area exists on the property for which the application is filed, what the action's impact to any existing environmentally critical area would be, and what actions are required for compliance with this chapter.</p>	<p>The City of Arlington concludes that the subject property does not contain environmentally critical areas and does not impact nearby critical areas.</p>	Yes						
Chapter 20.98 AMC, State Environmental Policy Act (SEPA)								
<p>20.98.110 (a) Environmental Checklist. A completed environmental checklist in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this ordinance. The City shall use the environmental checklist to determine the lead agency and for determining the responsible official and for making the threshold determination.</p>	<p>The applicant provided an environmental checklist with the application. The City of Arlington was determined to be the lead agency. A Mitigated Determination of Non-Significance was issued for the proposal on July 13, 2022. The comment period for the MDNS was from July 15, 2022 to July 29, 2022.</p> <p>No comments were received during the comment period.</p>	Yes						
Chapter 13.28 AMC, Stormwater								
<p>13.28.070 Applicability of the Utility. The following actions or applications for the following permit and/or approvals will require submittal for approval by the utility: site plans, design drawings, and operations and maintenance plans. Submittals shall be consistent with the provisions of this Code, and shall comply with the stormwater manual and engineering standards:</p> <p>(4) Redevelopment that creates or alters hard surfaces</p>	<p>The proposed project is subject to meeting the required stormwater regulations for the site. A Site Civil Permit shall be required for all site improvements. The approval of the stormwater system takes place during this review process. All stormwater systems shall comply with the City of Arlington Public Works Standards and Specifications and the most recent Department of Ecology Stormwater Manual for Western Washington. This has been added as a permit condition.</p>	Yes						

III. CONCLUSIONS

Under AMC 20.16.100, the Community Development Director shall issue the requested Zoning permit unless he concludes after reviewing the application that:

Regulation	Analysis	Meets
(a) The requested permit is not within its jurisdiction according to the table of permissible uses.	The requested site plan review is within the City of Arlington's jurisdiction per the above zoning map and permissible use table.	Yes
(b) The application is incomplete.	The application for the subject site plan review was deemed complete on June 6, 2022.	Yes
(c) If completed as proposed in the application, the development will not comply with one or more of the requirements of this title.	The proposed site plan review complies with all required sections of AMC Title 20 per the above staff analysis.	Yes
(d) The proposed project is not in conformance with the Comprehensive Plan, Transportation Plan, and the Arlington Municipal Code.	The proposed site plan review complies with the Arlington Municipal Code, Comprehensive Plan, and Transportation Plan.	Yes

IV. ADMINISTRATIVE DECISION

The proposed project was found to be consistent with and meets the intent of the Arlington Zoning Code, Comprehensive Plan, and the Arlington Municipal Code, therefore the Zoning Permit – Site Plan Review for Safeway #1522 (PLN #953) is hereby APPROVED, subject to the following conditions.

V. CONDITIONS

Zoning Permit:

1. All development shall be in substantial conformance with the approved site plan received on August 9, 2022, subject to any conditions or modifications that may be required as part of the permit review.
2. The building shall be constructed per the elevations approved by the Design Review Board on April 19, 2022.
3. The developer shall meet all local, state, or federal code requirements. Attached is a list of code requirements that are specifically called to the developer's attention. It is in no way intended to be a complete list of code requirements, but a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your project type.

4. The development is subject to the following traffic impact fees for 12 new PM peak-hour trips as proposed in the Traffic Impact Analysis prepared by Kimley Horn Traffic Consultants:
 - o City of Arlington Traffic Impact Fees: \$40,260.00These fees are payable at the levels in effect at the time of building permit submittal and will be collected at the time of building permit issuance.
5. The property owner is required to obtain an Avigation Easement with the Arlington Municipal Airport prior to final building approval.
6. The property owner shall comply with the Unanticipated Discovery Plan on file and notify the affected Tribes, Department of Archaeological and Historic Preservation, and the City of Arlington in the event of any historic or cultural artifacts are found.

Site Civil Permit:

7. A Site Civil construction permit shall be applied for and approved prior to any land disturbance on the subject property.
8. A Right-of-Way Permit shall be required for all work within the City of Arlington right-of-way.
9. The Final Landscape Plans shall be approved with the Site Civil plans.
10. Prior to any construction activities, the applicant shall file and receive approval of site civil construction plans, which comply with all requirements of the Arlington Municipal Code, International Building Code(s), International Fire Code and Public Works Construction Standards and Specifications. Said plans shall address all site improvements, either required or voluntarily provided.
11. The developer shall comply with AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology Stormwater Management Manual for Western Washington.
12. The Applicant shall connect to City of Arlington water and sanitary sewer. All proposed improvements shall be shown and approved on the Site Civil Plans.
13. The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

Building:

14. A building permit application shall be reviewed and approved prior to building construction on the site.
15. All building permits shall meet the most current edition of the International Building Code.

Other:

16. Construction hours of operations are limited to 7:00 am to 7:00 pm Monday through Saturday. No construction activity or use of heavy equipment may occur on Sundays or holidays observed by the city.
17. All contractors working on the subject site shall obtain a City of Arlington Business License through the Washington State Department of Licensing.

VI. EXPIRATION

Per AMC 20.16.220, a Zoning Permit shall expire automatically if, within two (2) years after the issuance of such permits:

1. The use authorized by such permits has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use, or
2. Less than 10 percent of the total cost of all construction, erection, alteration, excavation, demolition, or similar work on any development authorized by such permits has been completed on the site.

VII. APPEAL

This decision may be appealed pursuant to AMC 20.20.010, which provides for a hearing of the zoning permit decision before the Hearing Examiner. Any aggrieved party of record may file an appeal within 14 days of the permit decision. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by 5:00 PM on September 28, 2022, and the appeal fee as set by resolution is paid.

ORDERED THIS ON THE 14th DAY OF September, 2022

Marc Hayes

Marc Hayes, Community and Economic Development Department Director

Distributed to the Following Parties:

Amanda Martin, PM Design Group

ATTACHMENT B CODE REQUIREMENTS

NOTE: The following items are not conditions of permit approval but rather certain local, state, or federal code requirements that the developer needs to be aware of. This is in no way intended to be a complete list of code requirements but is a general checklist of major steps and issues. Please refer to the Arlington Municipal Code for a complete list of code requirements for your particular project type.

1. **Code Applicability.** This permit is subject to the applicable requirements contained in the Arlington Municipal Code, Land Use Code, Building Code, and COA Public Works Design, Construction Standards and Specifications. It is the responsibility of the developer to ensure compliance with the various provisions contained in these ordinances.

2. **Pre-Construction Phase.** Prior to commencing any site work, including installing any easement or right-of-way improvements, utility systems, drainage systems, streetlights, mailbox structures, emergency facilities, storm water control systems, or any other improvements, the developer shall submit site civil construction improvement plans for review and approval by the Public Works Director. Said plans shall be in conformance with applicable code and below listed conditions.
 - a. The developer shall survey and mark all property corners prior to review of any submitted construction plans.
 - b. The developer shall design and install erosion control measures deemed necessary by the City. These measures shall be installed and inspected by the City prior to the issuance of any permits.
 - c. The developer shall undertake no site preparation or other disturbances within environmentally sensitive areas or their required buffers.
 - d. The developer shall submit to the Community & Economic Development Department and receive approval of a storm-water run-off and detention plan in conformance with the AMC Chapter 13.28, Stormwater Management, and the most current City-adopted edition of the Department of Ecology's Stormwater Management Manual for the Puget Sound Basin (The Technical Manual) for both the construction phase and a permanent system. All site drainage must be directed through bio filtration swales prior to discharge into wetlands.
 - e. The developer shall place all new utility lines underground.
 - f. The developer shall provide a temporary rock pad at all points of ingress and egress to the site throughout the construction phase.
 - g. The developer shall show locations of all required streetlights on the construction plans and install them as designed.
 - h. The developer shall obtain a right-of-way permit prior to any work done in a public right-of-way. (NOTE: City departments are exempt from right-of-way permits.)
 - i. The developer shall install all low sodium or similar low intensity illumination lighting and it shall be placed in a way as to not cause glare on an adjoining property or right-of-way.

3. **Construction Phase.** The following conditions shall apply during construction.
 - a. The developer shall follow all applicable noise and other nuisance codes.
 - b. The developer shall not track mud and dirt onto public rights-of-way, but if tracked by accident, the developer shall clean it up immediately.
 - c. During any site grading or clearing activity, the developer and contractor shall use all available means of controlling air pollution (dust, ash, and smoke).
 - d. The restrictions of the AMC shall apply to any and all grading.

4. **Installation of Improvements.** Prior to receiving a Certificate of Occupancy, the developer shall:
 - a. Install all rights-of-way and access easement improvements on all proposed streets internal and existing streets adjacent to the project in accordance with the requirements of AMC Chapter 20.56 and per COA Public Works Design, Construction Standards and Specifications. The developer shall coordinate with all adjacent developments the final design of the street improvements and/or include the appropriate transition tapers for the street pavement from the property.
 - b. Install a potable water system to serve the project per the COA Public Works Design, Construction Standards and Specifications. Water is to be served by the City of Arlington. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - c. Relocate any existing water facilities and/or install water services/fire hydrants at the expense of the developer.
 - d. Install a sanitary sewer system per COA Public Works Design, Construction Standards and Specifications. This system cannot be deferred if a performance bond is secured. Both water and sanitary sewer must be completely installed and approved before either a temporary or permanent Certificate of Occupancy is issued.
 - e. Install a permanent storm water control system per AMC Chapter 13.28.
 - f. Prior to issuance of a Certificate of Occupancy, the applicant shall complete all required or voluntary improvements unless otherwise secured by the developer and authorized by the City Engineer.

(NOTE: Code requirements for infrastructure improvements are based on conceptual information as submitted by the applicant for the land use permit. Additional specific requirements may be required upon review of the engineered construction drawings submitted by the developer. All improvements are subject to review and approval by the City of Arlington Inspectors. All utilities shall be constructed underground.)

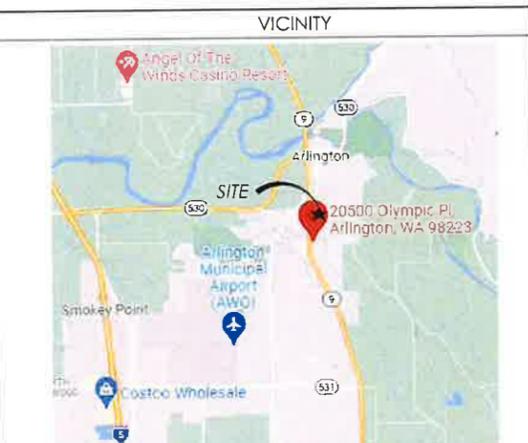
Two large Responsibility Matrix tables for project #1522 Arlington, WA. Each table has columns for Description, NO, and CC, and rows for various project phases and tasks.

GENERAL NOTES

- List of general notes and specifications for the project, including notes on site conditions, construction methods, and material requirements.



SAFeway EXISTING SAFeway STORE EXPANSION SAFeway STORE # 1522 20500 OLYMPIC PLACE, ARLINGTON, WA 98223



PROJECT INFORMATION

PROPERTY INFO: CITY: ARLINGTON, WA; COUNTY: KING; PROJECT NUMBER: 20500 OLYMPIC PLACE; PROJECT ADDRESS: 20500 OLYMPIC PLACE, ARLINGTON, WA 98223.

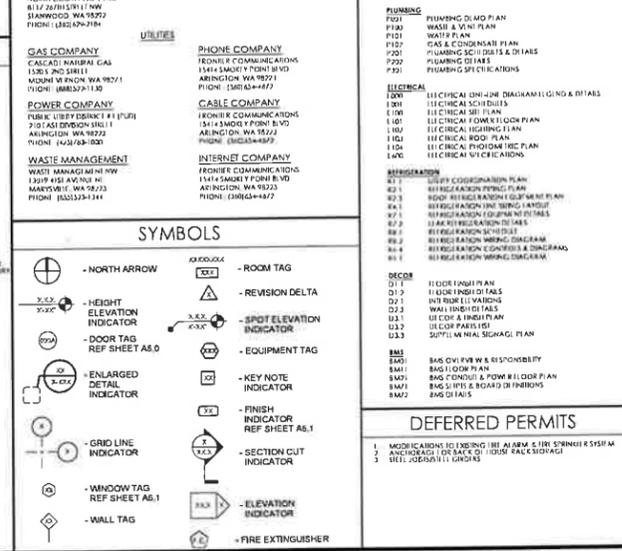
PROJECT DESCRIPTION

THIS IS AN EXPANSION OF AN EXISTING GROCERY STORE.

REGULATORY AGENCIES

- List of regulatory agencies including Building Department, Health Department, Fire Department, Gas Company, Phone Company, Power Company, Waste Management, Cable Company, and Internet Company.

SYMBOLS



SAFeway - "EXPANSION" STORE NO. # 1522 20500 OLYMPIC PLACE ARLINGTON, WA 98223

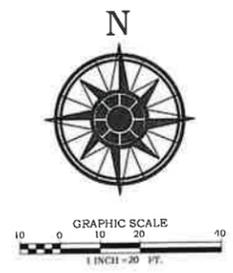
COVER PAGE TO.1



1501 101st Ave W, Suite 420, Lynnwood, WA 98225

DATE: 05/25/22





DATE	07/07/2022
REVISION	ADDITIONAL TO PO ON N.W. & SW
ISSN	
MAN	

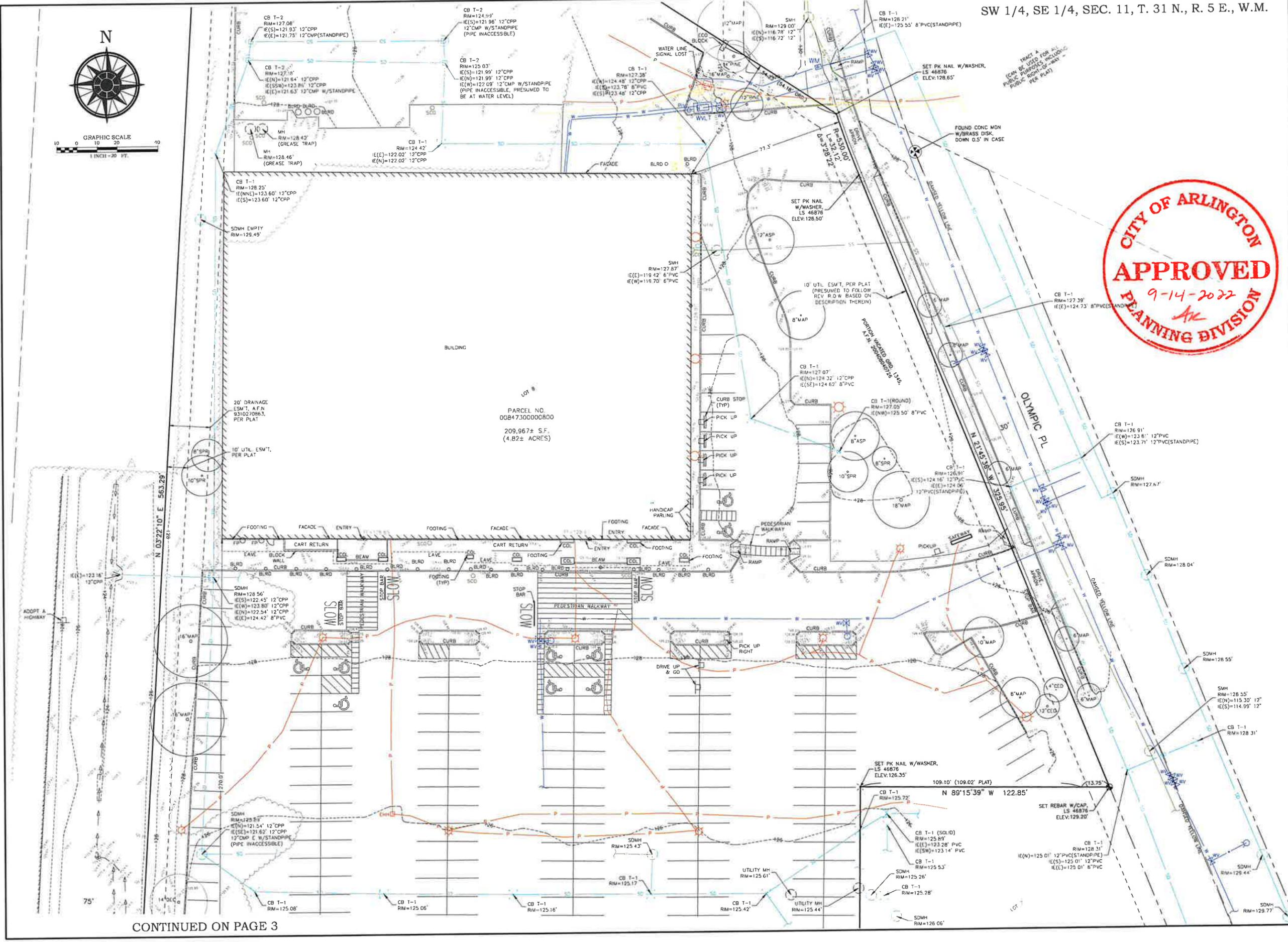
Ph: 206.406.1257
 nicole@bbsurveying.com
 www.bbsurveying.com



BOUNDARY & TOPOGRAPHIC SURVEY
 TERRAFORMA DESIGN
 20500 OLYMPIC PL
 ARLINGTON, WA 98223

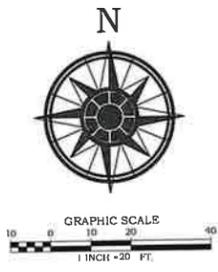
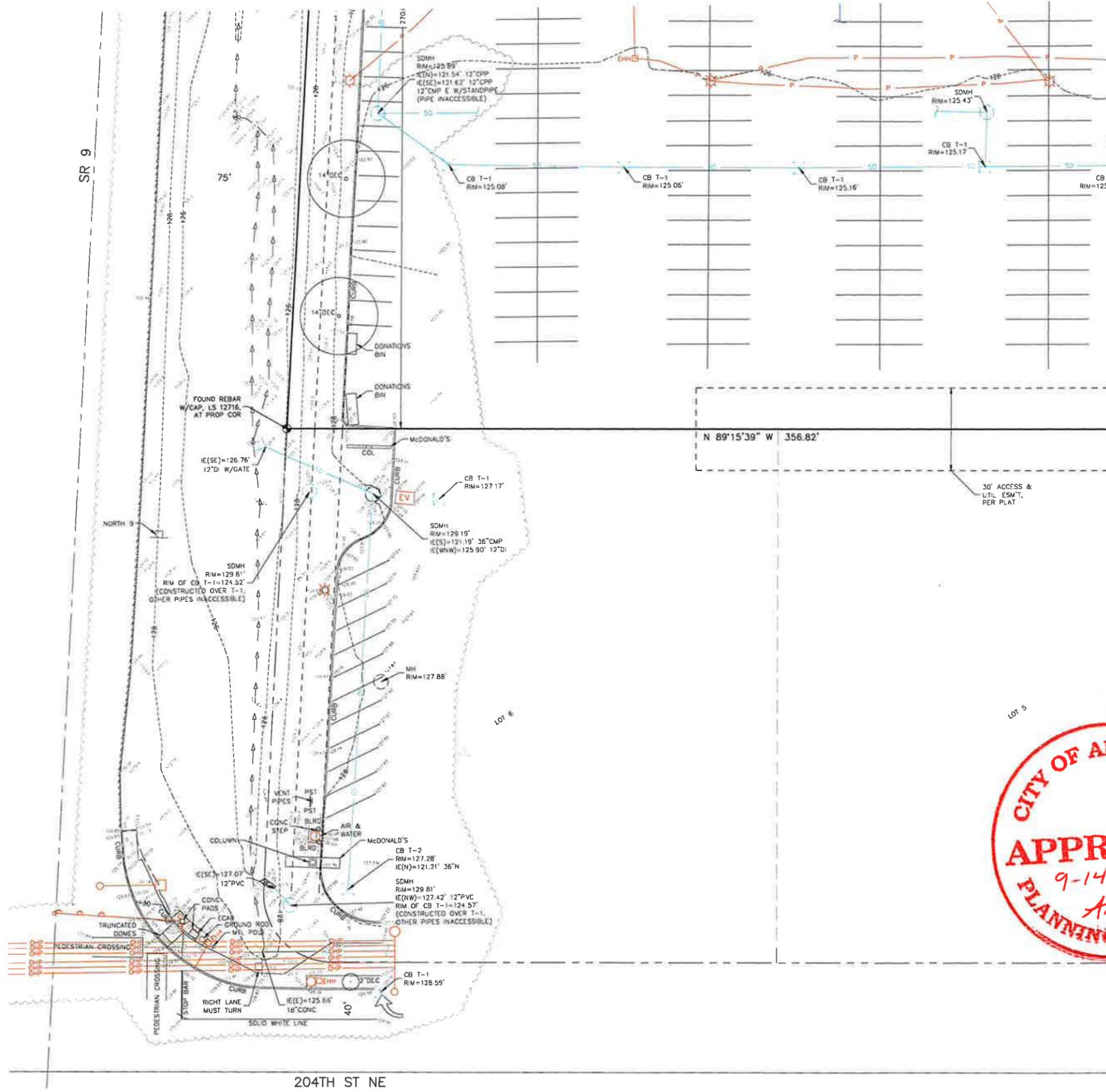
JOB NO. 210723
 DRAWN BY: RSN
 CHECKED BY: MAB
 DATE: 12/23/2021

SHEET
2 OF 3



CONTINUED ON PAGE 3

CONTINUED ON PAGE 2



LEGEND

- PST POST
- CULVERT
- O BLRD BOLLARD
- FP FLAG POLE
- M MANHOLE
- CC CLEANOUT
- FH FIRE HYDRANT
- WM WATER METER
- LUM LUMINAIRE
- ASP ASPEN
- CED CEDAR
- MAP MAPLE
- SPR SPRUCE
- SIGN
- OIL
- GAS METER
- COL COLUMN
- WV WATER VALVE
- SCSO SEWER CLEANOUT
- EV ELECTRIC VAULT
- TEL PED TELEPHONE PEDESTAL
- CB (TYPE-1) CB (TYPE-1)
- CB (TYPE-2) CB (TYPE-2)
- PIV POST INDICATOR VALVE
- RE ROOF ELEVATION
- FFE FINISH FLOOR ELEVATION
- EHH ELECTRIC HAND HOLE
- FSP FIRE STAND PIPE
- FSC FOUND SECTION CORNER
- F1/4C FOUND 1/4 SECTION CORNER
- SFN SET/FOUND NAIL AS DESCRIBED
- SFR SET/FOUND REBAR AS DESCRIBED
- FM FOUND MONUMENT IN CASE
- ASP ASPHALT SURFACE
- CONC CONCRETE SURFACE
- ROCK ROCKERY
- SS SANITARY SEWER LINE
- SD STORM DRAINAGE LINE
- W WATER LINE
- G GAS LINE
- P POWER LINE (UNDERGROUND)
- TEL TELPHONE LINE (UNDERGROUND)
- BLDG BUILDING LINE
- WALL / ECO BLOCK WALL / ECO BLOCK
- OHP OVERHEAD POWER
- PPL POWER POLE W/LIGHT
- TL TRAFFIC LIGHT
- PPB PED PUSH BUTTON
- CLD CENTERLINE DITCH



DATE	REVISION
02/07/2022	ADDITIONAL TOP ON N, W & SW

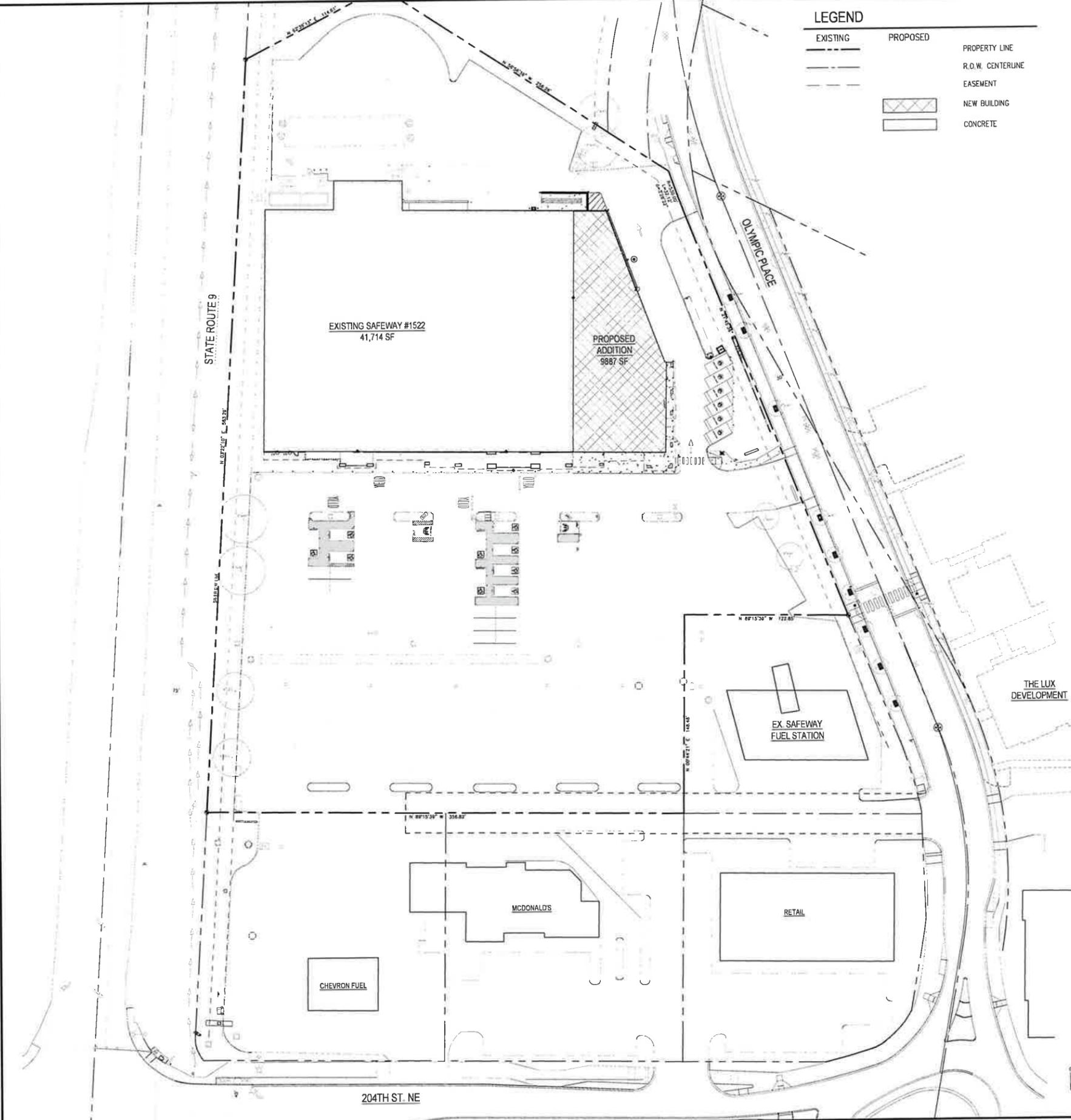
PH: 206.406.1257
 nicole@bbaurveying.com
 www.bbaurveying.com



BOUNDARY & TOPOGRAPHIC SURVEY
 TERRAFORMA DESIGN
 20500 OLYMPIC PL
 ARLINGTON, WA 98223

JOB NO. 210723
 DRAWN BY: RSN
 CHECKED BY: MAB
 DATE: 12/23/2021

SHEET
 3 OF 3



LEGEND

EXISTING	PROPOSED	PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
		NEW BUILDING
		CONCRETE

PROPERTY INFO

PARCEL NO: 00847300000800

LEGAL DESCRIPTION

LOT 8, JENSEN FARM DIV. 1, AS PER PLAT RECORDED IN VOLUME 60 OF PLATS, PAGES 32 THROUGH 35, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION VACATED PORTION OF OLYMPIC PLACE ADJACENT TO SAID LOTS AS DESCRIBED IN ORDINANCE NO. 1345 RECORDED AUGUST 4, 2004 UNDER RECORDING NO. 200408040726 IN SNOHOMISH COUNTY, WASHINGTON.

PROJECT DATA

SITE AREA:	209,967 SF (4.82 AC)
BUILDING USE:	GROCERY STORE
FIRE SPRINKLER:	YES
EX. IMPERVIOUS AREA:	176,149 SF
PROP. IMPERVIOUS AREA:	184,346 SF
NET CHANGE IMPERVIOUS AREA:	+8197 SF
TOTAL NEW + REPLACED IMPERVIOUS:	21,854 SF
TOTAL DISTURBED AREA:	30,345 SF
EARTHWORK QUANTITIES:	
SUBGRADE CUT =	151 BCY
SUBGRADE FILL =	331 BCY
* FOR PERMIT USE ONLY	

GOVERNING AGENCIES

GRADING, DRAINAGE, WATER, SEWER, ROADWAY

CITY OF ARLINGTON
CONTACT: MARC HAYES
PHONE: (360) 403-3437
EMAIL: mhayes@arlingtonwa.gov

NATURAL GAS
CASCADE NATURAL GAS

POWER
SNOHOMISH COUNTY PUD



VICINITY MAP

SCALE: N.T.S.

PROJECT TEAM

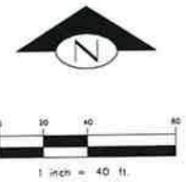
DEVELOPER
ALBERTSON'S COMPANIES
250 EAST PARKCENTER BLVD.
BOISE, ID 83706
CONTACT: MARK PALMER
PHONE: (208) 395-3864
EMAIL: mark.palmer@albertsons.com

CIVIL ENGINEER
TERRAFORMA DESIGN GROUP, INC.
5027 51ST AVENUE SW
SEATTLE, WA 98136
CONTACT: PEDRO DEGUZMAN, PE
PHONE: (206) 795-9023
EMAIL: pedro@terraformadesigngroup.com

ARCHITECT
PM DESIGN GROUP, INC.
CONTACT: AWANDA MARTIN
PHONE: (206) 619-4214

SHEET INDEX

C1.1	SITWORK COVER SHEET
C1.2	TESC PLAN
C1.3	PAVING PLAN
C1.4	GRADING & STORM PLAN
C1.5	UTILITY PLAN
C2.1	OLYMPIC PLACE IMPROVEMENTS
C3.1	CIVIL NOTES
C3.2	CIVIL DETAILS
C3.3	CIVIL DETAILS
C3.4	STANDARD DETAILS
C3.5	STANDARD DETAILS
C3.6	TREE GRATE DETAILS
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SV2	BOUNDARY & TOPO SURVEY
SV3	BOUNDARY & TOPO SURVEY



**CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT**

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THE DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATION WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ARMY CORP OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____ DATE: _____
Development Services Manager

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER 18 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAN OR SITE PLAN APPROVAL.

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

5027 51st Avenue SW, Seattle, WA 98136
Phone: 206.795.9023, Website: www.terraformadesigngroup.com

SAFeway

SAFeway

MARK	DATE	REVISION
Δ	9/7/22	REV PER CITY COMMENTS
Δ	7/4/22	REV OLYMPIC PLACE SIDEWALK

STORE #1522
ARLINGTON, WASHINGTON

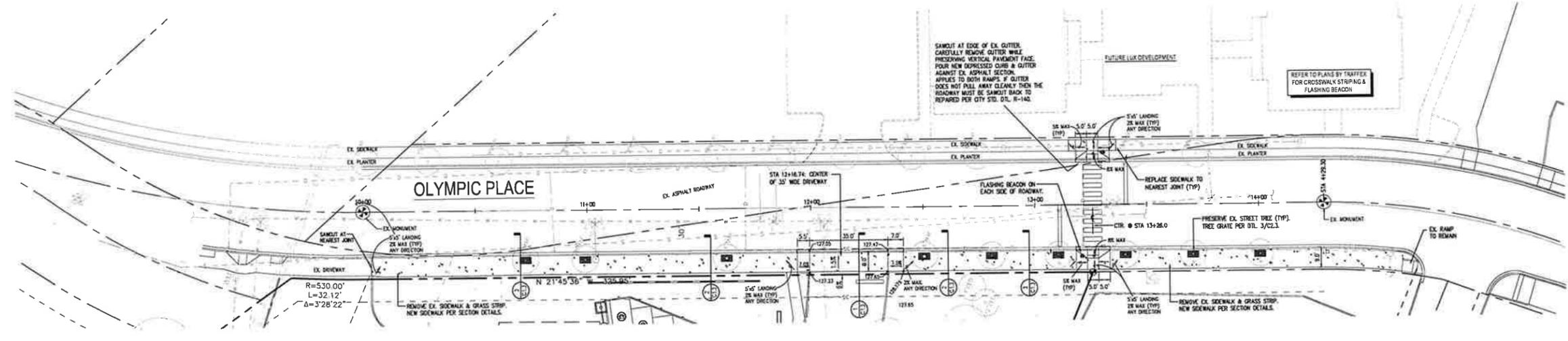
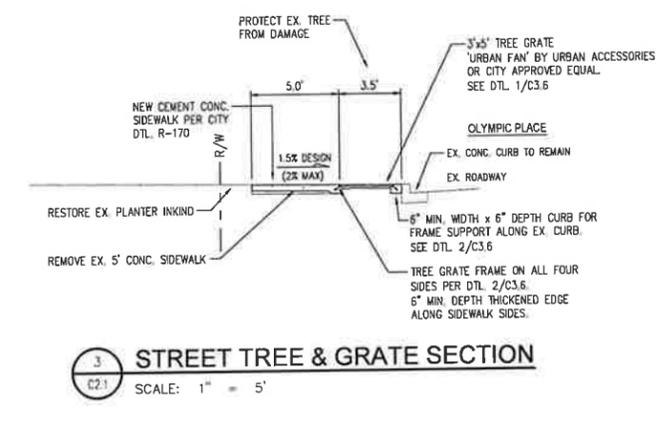
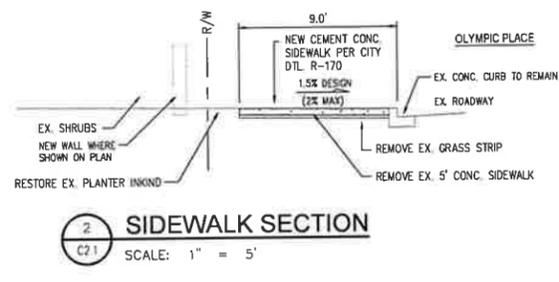
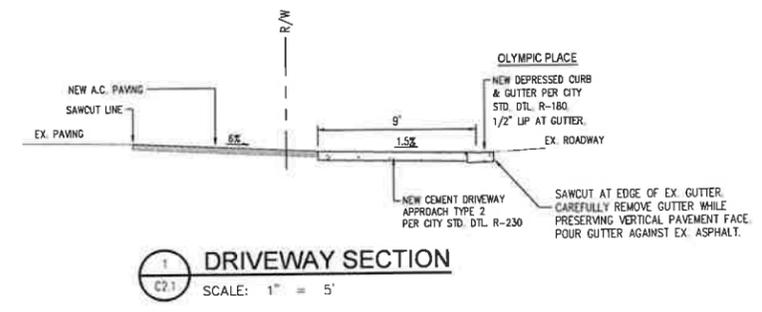
20500 OLYMPIC PLACE
ARLINGTON, WA 98223

Project Number
ALB21022.0

Sheet Name
SITWORK COVER SHEET

Sheet Number
C1.1

EXISTING	PROPOSED	PROPERTY LINE
---	---	R.O.W. CENTERLINE
---	---	EASEMENT
---	---	CONCRETE
---	---	SAWCUT LINE
---	---	RETAINING WALL
---	---	GRADING CONTOUR
---	---	SPOT ELEVATION
---	---	WATER MAIN
---	---	SEWER MAIN
---	---	STORM DRAIN
---	---	ELECTRICAL LINE
---	---	TELEPHONE LINE
---	---	GAS LINE
---	---	FIRE HYDRANT
---	---	WATER METER
---	---	GATE VALVE
---	---	SEWER MANHOLE
---	---	STORM CB
---	---	STORM MANHOLE
---	---	POWER VAULT
---	---	UTILITY POLE
---	---	STREET LIGHT
---	---	PARKING LIGHT
---	---	CROSSWALK FLASHING BEACON
---	---	SIGN



WASHINGTON COORDINATE SYSTEM, NAD83(03), NORTH ZONE, DERIVED FROM WGS SURVEY CONTROL DATABASE - ACCEPTED THE BEARING OF N 82°15'39" W FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 N., RANGE 5 E., W.M., BETWEEN WGS CONTROL POINT NOS. 310519 AND 310521, BASED ON FOUND MONUMENTS.

NAVD83 - ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WSDOT SURVEY CONTROL DATABASE.

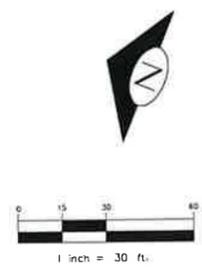
POINT ID NO. BN31009-8 - FOUND CONCRETE MONUMENT WITH BRASS DISK, DOWN 0.0' IN CASE IN THE SOUTHWEST QUADRANT OF 204TH ST NE AND SR 9 ELEVATION 130.164 FEET.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

EXISTING GRADE INFORMATION IS APPROPRIATE. THE CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING WORK.

CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR BY HIS FAILURE TO DETERMINE EXISTING UTILITY AND GRADE INFORMATION.

CALL AT LEAST 2 WORKING DAYS BEFORE YOU DIG CALL '811'



CITY OF ARLINGTON
CONSTRUCTION DRAWING REVIEW APPROVAL

THE PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS OF THIS TITLE SHEET.

BY: _____
Development Services Manager

DATE: _____ THIS APPROVAL IS VALID FOR 19 MONTHS

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

5027 51st Avenue SW, Seattle, WA 98136
Phone: 206-755-9003, Website: www.terraformdesigngroup.com

FEDRO A. DEGLAMARI
REGISTERED PROFESSIONAL ENGINEER
Seal 9/17/22

SAFeway

MARK	DATE	REVISION
△	9/7/22	REV PER CITY COMMENTS
△	7/4/22	REV OLYMPIC PLACE SIDEWALK

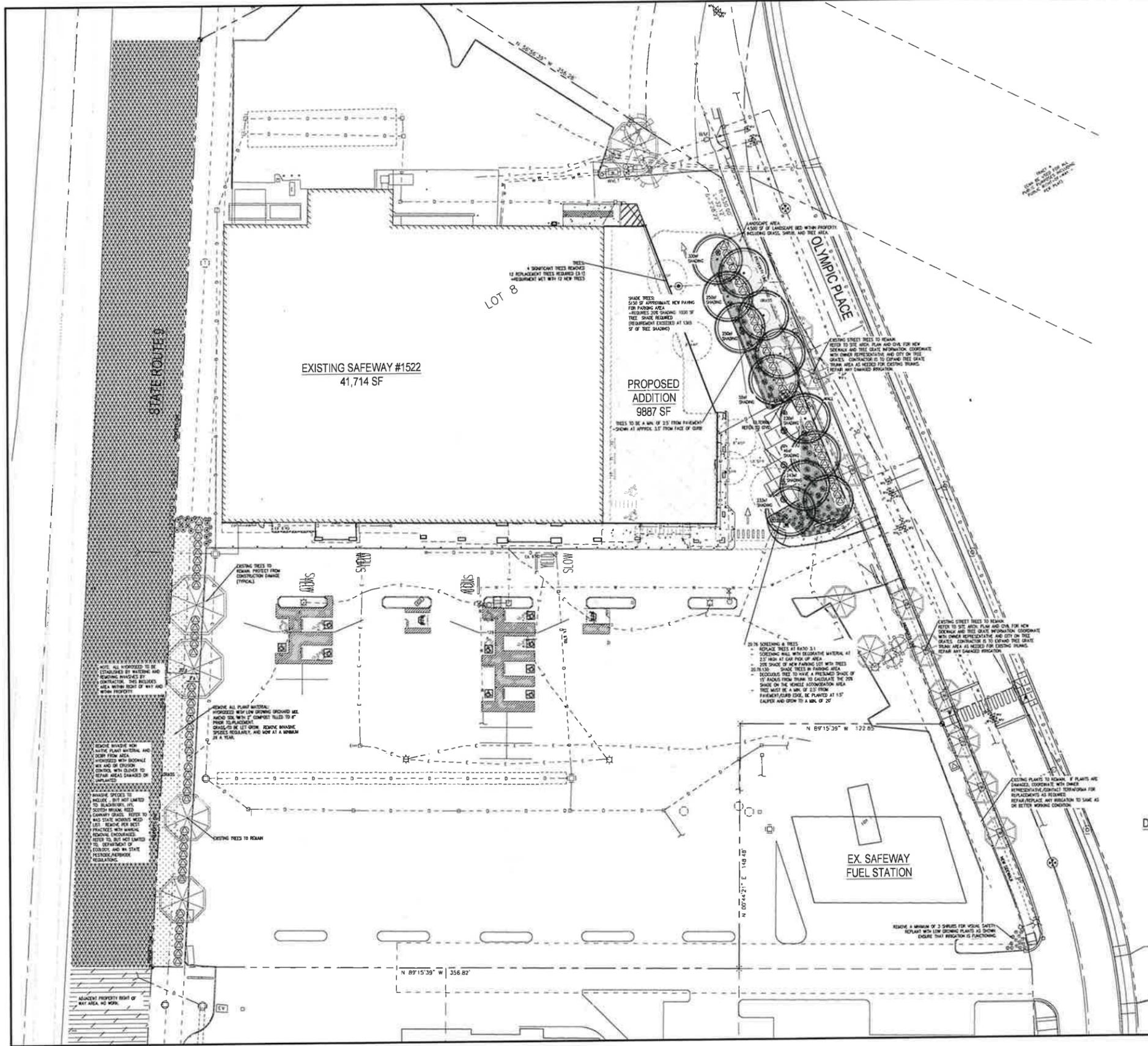
STORE #1522
ARLINGTON, WASHINGTON

20500 OLYMPIC PLACE
ARLINGTON, WA 98223

Project Number
ALB21022.0

Sheet Name
OLYMPIC PLACE IMPROVEMENTS

Sheet Number
C2.1



PLANT SCHEDULE

TREES

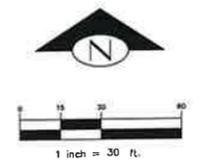
SYMBOL	SCIENTIFIC NAME	COMMON NAME
	EXISTING TREES TO REMAIN	WITHIN CONSTRUCTION AREA
	CORNUS KOUSA	KOUSA DOGWOOD

SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME
	LONICERA PILEATA	PRIVET HONEYSUCKLE
	SPIREA 'GOLD FLAME'	GOLD FLAME SPIREA
	'TERRA' APPROVED PLANT	HYDRANGEA (TREE FORM) PANICULATA

GROUNDCOVER/GRASS

SYMBOL	SCIENTIFIC NAME	COMMON NAME
	HEATHER	
	CALLUNA VULGARIS	
	MISCANTHUS 'YAKUSHIMA DWARF'	DWARF YAKUSHIMA MAIDEN GRASS
	GERANIUM 'JOHNSON'S BLUE'	JOHNSON'S BLUE CRANESBILL
	GRASS 500	PERENNIAL RYE MIX 500
	GRASS HYDROSEED	LOW GROW MEADOW/ORCHARD MIX
	GRASS HYDROSEED	EROSION CONTROL AND/OR BOWWALE MIX (REFER TO ENGINEER)



TERRAFORMA
DESIGN GROUP, INC.
CIVIL, ENGINEERING & LANDSCAPE ARCHITECTURE

5077 5th Avenue SW, Seattle, WA 98136
Phone: 206.822.0530 website: www.terraformdesigngroup.com

SCALE OF WORKSHEET
REGISTERED ARCHITECT
LANDSCAPE ARCHITECT
Alamy Sakada
AKEMI YUKI SAKADA
LANDSCAPE ARCHITECT
EXPIRES 06/30/23
9/8/22



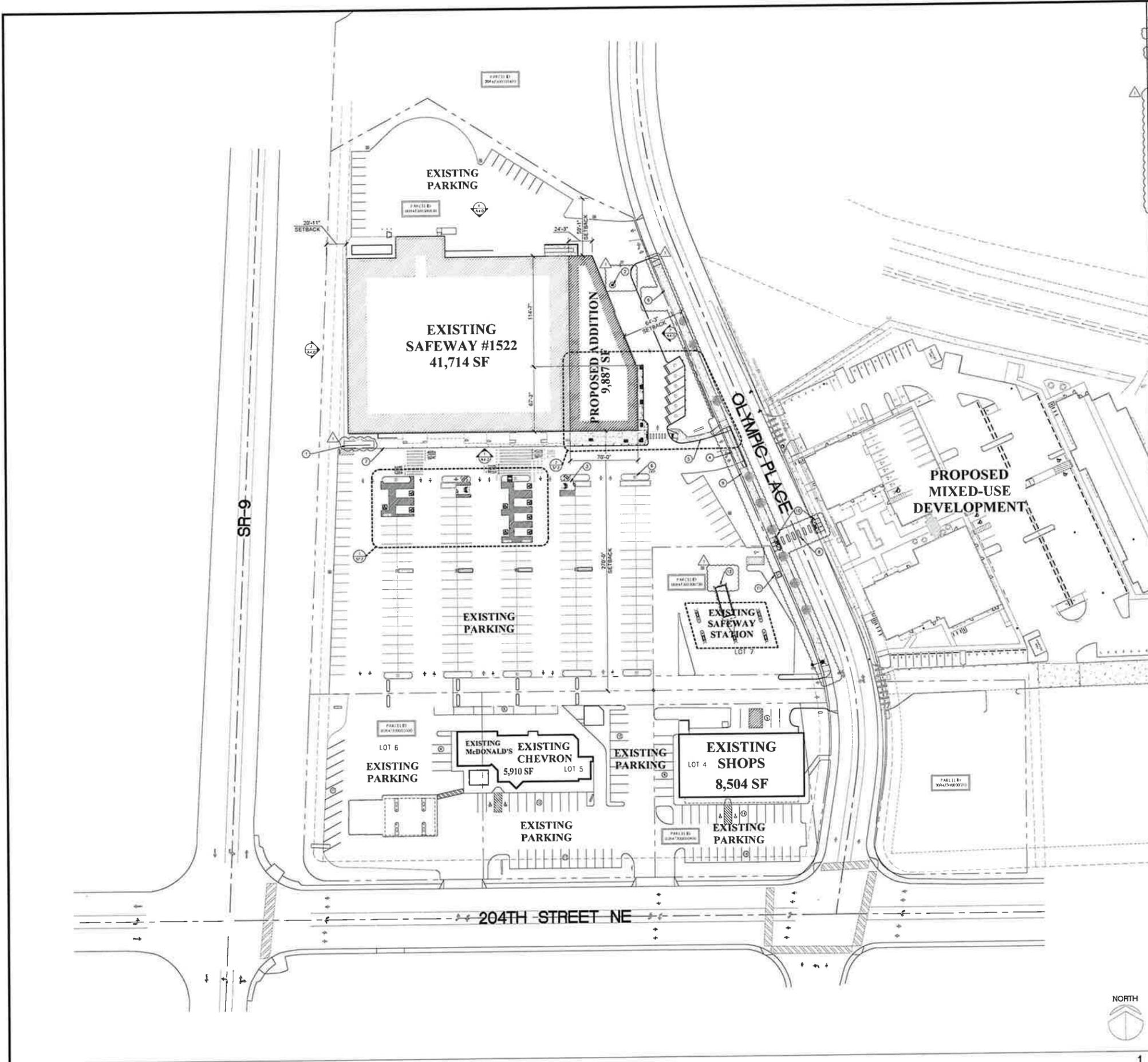
MARK	DATE	REVISION	REV. PER PERMIT COMMENTS
	9/7/22		REV. PER PERMIT COMMENTS
	7/5/22		PERMIT SUBMITTAL
	5/22/22		PERMIT SUBMITTAL

STORE #1522
ARLINGTON, WASHINGTON
20500 OLYMPIC PLACE
ARLINGTON, WA 98223

Project Number
ALB21022.0

Sheet Name
LANDSCAPE PLAN

Sheet Number
L1.1



- KEYNOTES**
- PROPOSED LOCATION OF SERVICE TRUCKS, TRUCKS & TRAILERS
 - RELOCATED CURB MARKINGS BY ERM
 - EXISTING UTILITY AND CHANGING LOCATION, SEE
 - REGRADING ACCESSIBLE CONCRETE DRIVE BY CURB
 - NEW ACCESSORY DRIVE FROM DRIVEWAY TO BUILDING BY ERM
 - ALL TREE SETBACKS TO BE MAINTAINED
 - ALL EXISTING BUILDINGS TO BE PAINTED FULLY YELLOW
 - NEW CROSSWALK WITH LED FLASHING TRANSOM SIGNALS AT INTERSECTION
 - EXISTING SIDEWALK TO BE REFINISHED WITH NEW WEAR CONCRETE SIDEWALK LENGTH FROM CURB RAMP TO BE INSTALLED AT EXISTING PLANER RAMP TO BE REMOVED STREET CURBS & GUTTER TO REMAIN AS IS. NEW GREEN ISLES TO BE MAINTAINED
 - ACCESSIBLE HEARD CONCRETE CURB RAMPS AT EACH END OF CROSSWALK SET ACCESSIBLE SIDEWALKS
 - EXISTING UTILITY TRANSOM
 - EXISTING UTILITY EGRESS TO BE REMOVED. CONFIRM FINAL SCOPE OF WORK WITH CONSTRUCTION MANUAL READ INCLUDE: RETIRED OF EXTERIOR VALIDATION OF THE CANOPY FOR REPAIR AND REPAIR EVALUATE LIGHTING AT EXTERIOR AND CANOPY FOR LED REPLACEMENT ADJUSTMENT AND SCALING TO BE REMOVED AND MANICURED AS NEEDED. EXTERIOR DECORATION/CONCRETE TO BE EVALUATED AND REPAIRED AS NEEDED

SITE PLAN LEGEND

NOTE: NOT ALL SPACED MARKS ARE APPLICABLE TO THIS DRAWING.

----- PROPERTY LINE

PARKING DATA

NOTE: ONLY PARKING STALLS INSIDE SAFEWAY LEASE AREA COUNTED

STALLS REQ'D BY JURISDICTION -	133
STANDARD STALLS -	223
DRIVE UP & GO STALLS -	4
EV CHARGING STALLS -	2
ACCESSIBLE STALLS REQ'D -	7
ACCESSIBLE STALLS PROVIDED -	9
VAN ACCESSIBLE STALLS PROVIDED -	2
TOTAL PARKING STALLS PROVIDED -	238

*REQUIRED PARKING BASED ON 1 STALL/100SF



SAFEWAY - "EXPANSION"
 STORE NO.: #1522
 20500 OLYMPIC PLACE
 ARLINGTON, WA 98223

REV. DATE DESCRIPTION

1	05/25/22	ISSUE FOR PERMIT
2	09/14/22	APPROVED

OWNER: SAF
 CHECKED BY: A. HEATH
 ARCH. PROJECT NO.: ALB21022
 SHEET NAME: OVERALL SITE PLAN
 SHEET NUMBER: SP.1.0



