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MEMORANDUM

Date: May 6, 2019 Project: BOI10.G
To: Peter Kahn, Costco Wholesale
Steve Bullock, MG2
From: Andy Daleiden
Project: Lake Stevens Costco Expansion (CW #17-0085)
Subject: Costco Parking Needs Assessment

This memorandum provides an assessment of the vehicle parking needs associated with the proposed Costco in Lake Stevens, Washington. The Lake Stevens Municipal Code provides vehicle parking guidelines for commercial developments (Reference 1). These guidelines are presented as allowable vehicle parking minimum and maximums based on square footage of the structure. Costco is a unique commercial business in terms of the nature of Costco sales, its membership requirements, and the wholesale and bulk nature of product packaging. As such, Costco developments have unique and specific vehicle parking demand characteristics that require deviation from the Lake Stevens Municipal Code guidelines.

PROPOSED VEHICLE PARKING SUPPLY

Costco Wholesale is committed to providing on-site parking that meets the development's needs for several key reasons:

- To maintain successful business operations;
- To provide a high level of customer service for their members;
- To maintain safe and efficient on-site operations and circulation;
- To be a good neighbor and not negatively impact operations of adjacent businesses and on-street parking in residential areas; and
- To ensure that congestion, circulation, or parking constraints on their site do not negatively impact operations or safety on the surrounding transportation system.

For these reasons, the Costco development team has developed the proposed site plan with a recommended vehicle parking supply that will meet the expected needs for this site. While the proposed vehicle parking supply exceeds the guidelines in the Lake Stevens Municipal Code, it is in

the City's and Costco's best interest to deviate from those guidelines in this case so that safety and efficiency can be maintained both on and off site.

As can be seen from the proposed development site plan, a total of 802 parking stalls are proposed for the Costco site. This equates to 4.73 stalls per 1,000 square feet of building area, which exceeds the Lake Stevens maximum parking allowance of 4.00 stalls per 1,000 square feet of building area as referenced in Section 14.38.060 of the Lake Stevens Municipal Code. The parking supply for the proposed Costco development was established based on Costco's long-standing experience with the operational needs of their sites.

COMPARISON SITES

We surveyed five Costco sites in Washington to determine their existing parking supply so that this information could inform the needs of this site. As referenced in Lake Stevens Municipal Code Section 14.38.060, these sites are comparable in use and circumstances. The parking supply for these sites is summarized in Table 1 along with the proposed supply for the Lake Stevens site for comparison.

Table 1 Washington Costco Parking Characteristics

Location	Building Size	Parking Supply	Parking Stall / 1,000 square feet
Bonney Lake, WA	156,000 sq-ft	737 (planning to expand by 100 stalls)	4.75
N Spokane, WA	168,000 sq-ft	825	4.85
Redmond, WA	156,000 sq-ft	799	5.12
Bellingham, WA	164,000 sq-ft	830	5.06
Lynnwood, WA	158,000 sq-ft	748	4.74
<i>Lake Stevens, WA (Proposed)</i>	<i>169,243 sq-ft</i>	<i>802</i>	<i>4.73</i>

On average, the five developments have a ratio of 4.90 parking stalls per 1,000 square feet, with a range of 4.74 to 5.12 parking stalls per 1,000 square feet. The proposed parking supply at the Lake Stevens site is 802 spaces with a 4.73 parking stalls per 1,000 feet. The proposed parking supply and ratio is consistent with the five existing sites.

PROPOSED PARKING REQUEST

Costco Wholesale is proposing 802 parking stalls, which equates to 4.73 stalls per 1,000 square feet of building area. Lake Stevens Municipal Code has a maximum parking allowance of 4.00 stalls per 1,000 square feet of building area for retail trade and personal services land use (Reference 1). Additionally, the City Director may approve a modification of up to 25% of the required off-street parking spaces. Costco's proposal of 802 parking spaces equates to a 19% increase in the maximum parking allowance, which falls within the 25% parking modification increase that can be approved by the City Director.

Based on Costco's operations, a review of existing Costco sites, and that the parking increase falls within the allowable modifications from the City, a parking supply increase to 4.73 stalls per 1,000 square-feet of building area should be allowed to ensure safe and efficient operations and circulation on-site for Costco.

If you have any further questions related to parking or if there is any additional information we can provide please contact us at adaleiden@kittelson.com or 208.338.2683.

REFERENCES

1. *Lake Stevens Municipal Code*. Amended March 2019.