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ARCHITECTURE & PLANNING

# **Ukiah Costco New Warehouse and Fuel Station Ukiah, California**

**Owner/  
Applicant**                      **Costco Wholesale**  
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**Contact  
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## **Site Information**

**Project Address:**                      Airport Park Blvd.  
Ukiah, CA

**Assessor Parcel Numbers:**              Portions of 180-110-08, 180-110-09, 180-110-10,  
180-080-57, 180-080-58, 180-080-59, 180-080-62,  
180-080-63, 180-080-64, 180-080-65, 180-080-66  
and 180-080-67

**Site Area:**                                      ±15.33 acres (Costco)

**Current Zoning:**                              PD - "Airport Industrial Park"

**Current General Plan:**                      Master Plan Area (MPA)

## Site Description

The site is located within the City of Ukiah along Highway 101. Access to the site is from Talmage Road to Airport Park Blvd which runs along the western property line. The existing Ken Fowler Auto Center is immediately adjacent at the north end of the property. The Mendocino Brewing Company is located at the southern end of the property. The site is currently vacant and undeveloped.

## Project Proposal

The proposed project consists of the following components:

1. The construction of a new 137,620 square foot Costco Wholesale warehouse.
2. The construction of a new 16-pump Gas Facility with the approval for expansion to 20-pumps.
3. A Boundary Line Adjustment to consolidate the several existing parcels into two.
4. A Site Development Permit for the proposed building and site layout.
5. A general Rezone of the project site to Retail Commercial.

The project would be constructed in one phase and would include a new Costco warehouse, Costco fuel station, and new site amenities including landscaping and parking lot. We anticipate the Ukiah Costco warehouse and gas station will employ approximately 165 to 170 people.

### *Costco Warehouse*

The total proposed retail area for the Costco store would be approximately 137,620 square feet. Costco's goal of simple elegance and efficiency creates a design that has set the standard for large retail facades with a variety of massing and appropriate materials. The building provides a design that is harmonious in texture and mass throughout and reflects a contemporary style. By combining concrete and architectural metal panels, Costco is able to minimize the visual impact of a large retail warehouse. Through the use of design techniques such as the orientation of the metal panel, landscaping, the incorporation of varying parapet cap depths and heights Costco can successfully break the long elevations both horizontally and vertically. The technique of breaking a long elevation into smaller elements is used to create a more pedestrian-friendly scale. The proposed colors are warm natural earth tones which will relate to the neighborhood and some of the more recent buildings in the area. The building entrance, located on the "skew" of the floor plan, provides Costco and the city with the opportunity to make a unique "Ukiah" statement. This is where the culmination of time tested details are blended together to give this location a look and feel that is specific to the context of the surrounding area and community. The building orientation will

position the most dynamic design features facing the Highway 101 corridor. When approaching from the south, this location will present itself as the welcoming feature to the city. A design that is sustainable, environmentally conscious, without the need of over indulged ornamentation is a statement that fits the feel of Ukiah.

Building signage would be the Costco red and blue corporate colors. The signage is scaled appropriately to the mass of the building elevations so as to not overwhelm but to reinforce the brand that Costco has established. The warehouse wall signage will consist of externally illuminated reverse pan channel letters and the gas station signage will also be externally illuminated. Costco does not utilize monument or pylon signs.

Lighting fixtures would be located on the building approximately every 40 feet around the exterior of the building for proper safety and security. The parking lot will be lighted with standard downward pointing lights, each containing two 875 watt metal-halide bulbs affixed to a 35-foot light pole. The lighting fixtures are of a "shoe-box" style.

The warehouse has one customer entrance to the main Costco store located at the southeast corner. The Ukiah Costco will include a bakery, pharmacy, optical center, hearing aid testing center, food court, a photo center and other features which from time to time may be typical of Costco warehouses. The Ukiah Costco warehouse will sell about 4,000 products, comprised of a relatively limited number of stock keeping units in a large number of product categories. The Tire Center is a 5,692 square-foot attached building with member access through the inside of the main Costco building and includes retail tire sales and a tire installation facility. The installation facility has four bays that face toward the south to allow Costco employees to drive the cars into the installation facility.

The truck loading dock would be located at the north edge of the building within the building area. It would face east and include three individual side-by-side loading bays. The bay doors would be equipped with sealed gaskets to limit noise impacts. A low screen wall would be constructed along the edge of the dock, facing north, to help mitigate visual impacts. In addition, because the docks all face in one direction, any potential noise would be channeled to the east toward the highway. A transformer and two trash compactors would also be located along the north edge of the building. Dense landscape material and mounding will provide the necessary screening to this area (see Landscape Plan).

### *Gas Station*

The gas station will include a 2,816 square foot canopy and will be located in the southeast corner of the site adjacent to Highway 101. A 75 square foot controller enclosure will be located on the north side of the fuel station to house the control equipment for the gas station. It will be built with steel walls and finished with paint to match the warehouse building colors. There will be four covered fueling bays, each with two gas pumps which could fuel two cars each. The gas station will thus have fueling capacity for 16 cars at a time. The fueling station will also have eight stacking lanes

which will allow 40 cars to wait for pumps at any given time in addition to the 16 at the fueling pumps. The pumps are fully automated and self-serving for Costco members only, with a Costco attendant present to oversee operations and assist members with problems. Three underground fuel tanks will also be installed at the northern edge of the gas station. Landscaping will run along the north, screening both controller and air separator tank. Lights will be semi-recessed into the canopy and provide both lighting during operating hours and a lower level of security lighting after hours.

## **Costco Operations**

Costco Wholesale is a membership-only retail/wholesale business, selling high quality national brands and private label merchandise for commercial and personal use. The warehouse hours are anticipated to be: Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00 pm, and Sunday from 10:00 am to 6:00 pm. Delivery hours will generally occur between 4:00 am and 2:30 pm.

Costco anticipates an average of about 10 trucks delivering goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 54 feet long for double-axle trailers. Receiving time is from 4:00 a.m. to 12:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before the 10:00 a.m. opening time. Deliveries to the warehouse are made primarily in Costco trucks from its freight consolidation facility in Tracy, California.

We estimate that fuel will be delivered to the gasoline facility in two trucks per day. The fuel trucks will come from Highway 101 to Talmage Road and travel south to the project along Airport Park Blvd. The largest fuel trucks are approximately 70 feet long. While delivering the fuel, the truck will be parked over the underground tanks located on the north side of the gas facility. The truck will not block access to any of the sixteen fueling positions. The gas facility is located at the most remote area of the Costco parcel with accessibility which is specifically designed to avoid traffic and queuing conflicts with the warehouse.

In order to open and operate the gas facility, Costco will have to meet requirements of local, state and federal regulators and agencies, including the City Fire Department, the County Department of Environmental Health--Hazardous Materials Division (Hazardous Materials/Underground Tank Permit), the Air Quality Management District, the State Water Resources Control Board, the California Environmental Protection Agency, and the United States Environmental Protection Agency. One of these requirements, for example, may be a Spill Prevention Countermeasure and Control Plan to prevent runoff of petroleum product spills into nearby waterways and/or water detention facility.

The tire center typically will receive shipments of tires one to two times per week in single- or double-trailer trucks of up to 60 feet in length, and pick up of old tires usually will occur once per week in 28 foot long trucks. Their typical routing will be from Highway 101 via the same routes as the warehouse and gas delivery trucks. Deliveries

to and pickups from the tire center will be scheduled for pre-opening hours, typically about 6:00 a.m.

In an average week, a total of approximately 80 to 100 trucks will call upon the Costco warehouse, tire center and gas facility combined.

## **Objectives of the Proposed Project:**

The proposed project has been designed to meet a series of objectives:

- Provide a Costco facility on a site with good access in a central location within the trade area.
- Reduce vehicle trip lengths by its substantial number of existing members in the Ukiah trade area, most of whom now drive to the Costco warehouse in Santa Rosa.
- Provide a Costco facility in a location that is convenient for its employees to travel to work.
- Locate between Highway 101 and the (Ukiah Municipal) Airport where access can be feasibly accommodated and impacts on surrounding uses are minimal, if any.
- Increase the number of employees and contribute to the local job/housing balance.
- Provide a Costco facility with a state-of-the-art warehouse to better serve Costco's members in the greater Ukiah area.
- Provide a facility on a site that is large enough to accommodate the features and uses that are typical of a Costco warehouse.
- Enhance the area with an economically viable development which is architecturally designed to be sensitive to the Ukiah community and compatible with Costco's needs for a new warehouse. .

## **Energy-Efficient Project Components**

Costco will incorporate many energy saving measures when constructing a new facility. Below are some of the significant practices that Costco currently incorporates into new buildings that help conserve energy and other natural resources:

Energy Conservation:

1. Parking lot light standards are designed to provide even light distribution, and they utilize 20% less energy compared to a greater number of fixtures at lower heights. Metal halide lamps provide a color-corrected white light and a higher

level of perceived brightness with less energy than other lamps such as high pressure sodium.

2. New building materials are typically extracted and manufactured within the region.
3. The use of pre-manufactured building components, including structural framing and metal panels, help to minimize waste during construction.
4. Pre-manufactured metal wall panels with insulation carry a higher R-Value (R40 or more) and greater solar reflectivity to help conserve energy. Building heat absorption is further reduced by a decrease in the thermal mass of the metal wall when compared to a typical masonry block wall.
5. Costco uses a reflective roof material to produce lower heat absorption and thereby lowering energy requirements during the hot summer months. This roofing material meets the requirements for the EPA's Energy Star energy efficiency program.
6. Triple glazed skylights are used on the roof to reduce the annual heating and cooling energy by reducing the need for interior lighting. Costco uses an energy management system we call "daylight harvesting" to monitor and adjust mechanical and lighting systems in order to conserve energy. With the new building, we can maximize the amount of daylight allowed into the building and capitalize on the free energy the sun can provide. With the additional skylights, the light sensors, and the associated control systems, we should be able to walk into the new Ukiah warehouse on any sunny day and find fewer than one-third of the lights on. This fact, combined with the more energy-efficient HVAC units and fixtures that will be installed, means that we will be saving energy and reducing pollution accordingly.

#### Planting and Landscaping:

1. Tree plantings will provide a substantial level of parking lot shading. The proposed tree shading will serve to reduce summer heat gain within the parking field.
2. A substantial amount of the proposed plant material for the new site is drought tolerant and will use less water than other common species.
3. The new water conserving irrigation system includes the use of deep root watering bubblers for parking lot shade trees to minimize usage and ensure that water goes directly to the intended planting areas.

End of Project Description