



BARGHAUSEN

Chick-fil-A, Project Site No. 03988

8811 35th Avenue, Marysville, Washington

Our Job No. 17520.1

December 13, 2022

PROJECT OVERVIEW:

To increase on-site vehicular circulation efficiency, Chick-fil-A is proposing to widen the existing drive-through to accommodate a second lane and to reconfigure the drive-through and parking configuration. This will be done to extend the length of the drive-through. The project also proposes interior modifications to the kitchen equipment and meal assembly areas. The proposed changes intend to increase the on-site vehicular circulation efficiency and limit off-site impacts to the surrounding road network.

SITE IMPROVEMENTS:

The proposed site improvements include a redesign and extension of the existing drive-through pick-up and stacking lanes, which Chick-fil-A anticipates will increase capacity for vehicles via a dual-lane configuration. The dual-lane and extended queue will allow for more cars to be on the property and alleviate the traffic off neighboring roads.

Chick-fil-A has been in contact with both WSDOT and the Tulalip tribes to ensure the proposed scope of work does not conflict with the future improvements to 88th Street. WSDOT is proposing to widen the existing roadway on 88th Street and add roundabouts at 35th and 36th Avenue. We have overlaid our project design with the WSDOT improvement linework to ensure no issues are present and have maintained the minimum 2-foot distance from their proposed scope of work as required.

Additional site improvements include new site lighting and planting areas.

BUILDING MODIFICATIONS:

Proposed building modifications will be made to increase meal preparation and delivery services. Modifications include updating the kitchen to Chick-fil-A's latest mechanical and equipment standards and are expected to increase the speed of service through the site.

The addition of a sliding door in place of the existing pickup window will allow team members to carry orders out to vehicles and increase circulation efficiency in getting people through the site.

The order taking and meal delivery areas will be optimized with canopies to protect team members from the elements and provide safety measures for team members who are providing customer service.

VARIANCE NARRATIVE:

The project proposes to widen the existing drive-through to accommodate a second lane. Along with the addition of a second lane, there is also team member striping proposed to ensure team member's safety as they walk through the two lanes to provide service. The additional area of drive-through for safety striping, a second lane and a longer queue requires the drive-through to encroach within the required setbacks and reduce the number of off-street parking stalls.

Variances

- 15 feet between the drive-through and 88th Street (MMC 22C.120.120)
- 15 feet between the drive-through and I-5 (MMC 22C.120.120)
- 10 feet between the drive-through and parking areas and 36th Avenue (MMC 22C.120.120 AND MMC 22C.140.030)
- Off-Street Parking Variance (MMC 22C.130.090)

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