



Costco Covington

City of Covington, Washington

Project History

- Location in Covington, WA
 - Growing Market
 - Proximity to other Warehouses
 - Access to Highway 18

- Project Challenges
 - Multiple land owners
 - Land swap with Fred Meyer
 - Modifications to Fred Meyer parking lot
 - Lack of site access beyond Covington Way
 - Existing unknown stockpiled soils on site
 - Required power line clearances
 - Project schedule and permit review time

An aerial photograph of a city street intersection. A Costco store and its parking lot are visible in the lower right quadrant. The image is semi-transparent, allowing the text to be overlaid on it.

Partnered Solutions

▪ Building a Store

- City and Costco worked jointly several years to build the road
- Explored feasibility and cost of regional storm pond vs. onsite stormwater management
- Relocation of existing storm pond
- City added intersection improvement projects to the six-year improvement plan
- Supported Costco's work with BPA and raising the power line
- Surplussed and sold property to Costco needed for their parking lot
- TIF Funding Source Adjustment with 50% rebate to Costco pending performance targets



Partnered Solutions - Continued

- Jurisdictional items required
 - Boundary Line Adjustment
 - Raising high voltage power line tower
 - Installation of road and utility infrastructure
 - Water district approval and maintenance bond
 - Architectural Design Review Approval
 - Site engineering and building permits thru the City of Covington – City provided expedited review and completed review in two weeks

Site Before Costco



City of Covington work vs. Costco Work

- City of Covington Work
 - Improvements to Covington Way SE, including new signal at 165th Place SE
 - Construct 165th and 168th Place SE
 - Improvements to the signalized intersection at SE 272nd Street and 168th Place SE

- Costco Work
 - Fill in existing Fred Meyer storm pond
 - Construct storm pond
 - Relocate/raise Bonneville Power Administration tower
 - Shared roadway and parking lot improvements at Fred Meyer



May 14, 2008



June 27, 2008

Construction Activities May thru October 2008



July 31, 2008



Sept 27, 2008

City of Covington Road Improvement

- Traffic Mitigation Fees

- Kent-Kangley Road and Covington Way

- 168th & 165th Place SE Construction
 - Completion Schedule
 - Costco's Contactor was welcome at the weekly meeting with the City's contractors
 - Worked with Costco to complete Costco portion first
 - the work was completed early

April 10, 2008



June 18, 2008



April 24, 2008



July 23, 2008



May 8, 2008



August 13, 2008



March 2008

March 2009

Covington Way & 165th Place SE

August 13, 2008



August 13, 2008



August 27, 2008



August 20, 2008



October 1, 2008



March 2008

168th Place SE

March 2009

Costco Covington Construction

- Site Demolition

- Storm Detention Ponds
 - Existing pond in-filled
 - New ponds built

- Bonneville Power Administration tower raised
 - Required to meet safety standard with the lines proximity to the parking lot

May 28, 2008



June 4, 2008



June 18, 2008



July 23, 2008



March 2008

March 2009

Infilling Existing Storm Pond & Raising BPA Tower



March 26, 2008



July 23, 2008



May 28, 2008



October 1, 2008

March 2008

March 2009

Costco Construction Progress



Built Results



Costco Covington Construction

- Costco Covington: 154,682 sf
- Costco building construction: 110 days
- Total Costco construction duration: 173 days
- Opening Date: October 25, 2008
- Days since Opening: 1,076 days
(as of 10.6.11)

