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Project Narrative

BP Pulse SEA2 EV Charging Facility

PREPARED BY

Barghausen Consulting Engineers, a Division of Core States Group

PREPARED FOR	CLIENT ADDRESS
BP Pulse	4240 East Jurupa Street, Suite 402 Ontario, CA 91761

SITE ADDRESS	PROJECT NO.	DATE	JURISDICTION
16915 & 16921 31st Avenue South SeaTac, WA 98188	23762	01/16/2025	City of SeaTac

Project Overview

The scope of the project includes the development of a BP Pulse Electric Vehicle Charging facility that features twenty-four (24) DC Fast Charging units that provide service for two parking stalls each, one of which will be an ADA van accessible EV charging stall and one standard ADA charging stall. The proposed site improvements also include an electrical equipment yard to provide electrical service to the chargers, canopies over the charging stalls, site lighting, stormwater improvements, retaining wall, and landscaping.

The subject property consists of two (2) parcels (Parcel Nos. 807680-0040 and 807980-0045) that have a combined area of 0.451 acres (19,651 square feet). The property is currently vacant with some remaining concrete from the previously existing single-family homes. The subject property is zoned Commercial Business in Urban Center (CB-C) and the City's Development Standards identify Electric Vehicle Infrastructure and Fueling/Service Station as permitted uses in the CB-C zone.

Surrounding Uses

Surrounding the project site to the north and east are detached single-family residences. To the south of the project site is vehicle parking. To the west of the project site is a hotel and fueling station.

BP Pulse

BP Pulse charging station hub sites are defined as having four (4) or more EV chargers in a single property location. These sites are located when and where the customer needs them, i.e., near public transport and shopping centers. BP Pulse promotes EV adoption through charging with the next generation of EV charging units at speeds of up to seven (7) times faster than what is available in the market today. This development is meant to be an amenity feature for the existing business use, as customers going to and from Midway Airport and vendors (Uber, Lyft, etc.) would benefit from the direct current fast charge EV dispensers that are proposed.

EV adoption in every city across the United States is expected to increase rapidly over the next three (3) years and BP Pulse is offering the most advanced charging technology available. This is a private investment proposal to build a sustainable and long-term EV charging business that will offer inclusive and open access for the general public.

Operational Measures

The site will be open to public use on a 24-hour basis with an anticipated charging time of up to approximately 20-30 minutes per vehicle. Initiation of the chargers are provided through a specific BP app that is downloaded by the customer through BP's website. The app provides the QR code that is used to start the charging process. These chargers are compatible and accessible to all fast-charge capable EVs and are not proprietary to a single brand.

The site operates without the need for continual onsite management as all dispenser units are operated with automation control. However, BP Pulse will provide on-site maintenance and upkeep through a 3rd party vendor to be selected. This vendor will provide trash pickup and haul-off as well as other needs as identified. The schedule of onsite maintenance is anticipated to be once every few days or more often, depending on the need.

BP Pulse has developed national design standards based on industry best practice, property owner requirements and customer focus groups. All the proposed facilities adequately safeguard the health, safety, and welfare of the occupants of the adjoining and surrounding properties and will not impair the supply of light and air to adjacent properties. These facilities will not unreasonably increase street congestion as they are meant for existing customers of the existing use on the property. There is no increase in fire danger or general public safety with the installation and use of the proposed equipment and the proposed scope of work will not impact property values negatively on the subject property or those surrounding it.

Site Characteristics

The project will utilize a full-access driveway onto S 170th Street as well as a full-access driveway onto 31st Avenue South for direct access to the site. The electrical equipment yard is located at the southeast corner of the site. The site slopes from east to west which will require the site to utilize retaining walls, creating a step down from east to west. The site is landscaped around the proposed parking and electrical equipment. A landscape buffer is included adjacent to the street frontage and the existing hotel to the west.

Applications

We believe that the proposed project would better serve the community and surrounding businesses. For these reasons, we respectfully request approval of the following submitted applications:

- *Site Plan Review*
- *Concurrency*
- *Lot Line Adjustment*
- *Clearing and Grading STE*
- *ROW*
- *Building Permit*