PROJECT NAME/NUMBER: 18-1315 WELLINGTON HEIGHTS
PROJECT ADDRESS: 2000 BLOCK 18TH AVENUE SW
SUBSTANTIVE REVIEW COMMENTS **DATE: JUNE 4, 2018**

NOTE TO APPLICANT: Please type your responses into the column titled *Applicant Response*, and include as much information needed to clearly respond to each comment. Please do not say "comment noted or acknowledged" without providing an explanation; doing so may delay resubmittal. Additionally, please avoid referring to the plans without a sheet number, or explanation of how the plans were revised.

ITEM	CODE REQUIREMENTS	COMMENT OR REQUESTED REVISION/INFORMATION	DETAILS	APPLICANT RESPONSE
PLANNING				
LANDSCAPING	18.36.060.J.	RETURN FOR REVISION	1. Stormwater drainage ponds and swales and other stormwater facilities shall be attractively landscaped with native, or well-adapted drought-tolerant plants and integrated into the site design. 2. Provide planting details for landscaping within the open space/stormwater tract. Indicate on the landscaping plan if these plants are native or drought tolerant plants.	
	18.36.080.B	COMMENT	See OMC 18.36.080.B for requirements needed on the Landscaping Plan. Items that can be added now should be revised to include. The final landscaping plans shall meet **all** requirements of 18.36.080.B. upon engineering submittal.	
ENVIRONMENTAL CHECKLIST		RETURN FOR REVISION	1. Refer to the attached Environmental Checklist "Staff Comments" document for specifics and revise the checklist. 2. In general, consideration of other requests within this table should also be reflected on any responses on the Environmental checklist.	
	HISTORIC PRESERVATION OFFICER	RETURN FOR REVISION	3. Regarding Questions 13a-13d on the SEPA checklist, the responses are generally inadequate. However, I have reviewed the secure data available on the WISAARD database noted in 13c and can confirm that there are no recorded archaeological sites in the immediate vicinity of the project area. The predictive model also notes a relatively low risk for encountering archaeology and there are no designated historic properties nearby.	
HISTORIC PRESERVATION OFFICER		COMMENT	Note that because this proposed project is subject to SEPA, a condition that a signed Inadvertent Discovery Plan (IDP) must be submitted with Engineering plans and maintained on site for the duration of project activity (as per OMC 18.12.140). The IDP template is attached.	
ENGINEERING				
ITEM	**CODE REQUIREMENTS**	**COMMENT OR REQUESTED REVISION/INFORMATION**	**DETAILS**	**APPLICANT RESPONSE**
SEWER		RETURN FOR REVISION	1. Easement for existing sewer south of the intersection of Division and 18th needs to be centered on the sewer line. 2. A combination sewer-water easement, at least 30' wide, is required in Tracts B and D, ensuring 10 feet of clear space on both sides of each pipe. 3. No sewer service is shown for lots 13 and 14. The laterals may be shown as connecting to the water instead. 4. If the sewer main in Tract D is longer than 150', a manhole will be required at the north end, rather than a cleanout.	
WATER		RETURN FOR REVISION	1. The water pressure in this area may exceed 80 psi, any water service that exceeds 80 psi will a PRV per the EDDS section 6.035. 2. Add fire hydrants at the beginning of Fern, Division, and Cushing Streets. 3. No water main, hydrant main or service line will be laid through any proposed storm water gallery area. 4. The water main size in Tract Band D should be evaluated to comply with EDDS 6.030 Main Line. 5. Tract D requires a 30' joint utility easement as described in the sewer comments above.	
SOLID WASTE		RETURN FOR REVISION	1. Solid waste will be picked up at the curb in Wellington Heights. The side of the road where residents place carts for pick up needs to be free of parked vehicles. Roughly 1/2 of the roads will have one-side road collection. 18th	

			Ave SW and Fern St SW can be one-side or both sides for solid waste. If street parking is allowed, it should be on the inside of the loop (Fern, 18th, Cushing). See attached drive path map. Provide curbside cart staging areas for one-sided pickup.	
STREETS		RETURN FOR REVISION	1. Fern Street and 18th Avenue are Neighborhood Collector Streets; revised the street section accordingly.	
STORMWATER		RETURN FOR REVISION	The overall design concept acceptable but require some changes to meet city code. We are also focusing on the off-site pass through drainage from Wellington West, existing seepage along the southern slope, and the failing downstream conveyance system. The report mentions the downstream system is functioning adequately, but there are known downstream conveyance problems; the downstream ditch has insufficient conveyance capacity along the toe of the slope south of the project site. Review of the proposed stormwater design against current code is summarized below: Core Requirement #2 – Construction Stormwater Pollution Prevention Plan (C-SWPPP) • Prior to Engineering Plan Review the C-SWPPP must demonstrate how sediment and flows will be managed during construction and how the infiltration gallery will be protected from sedimentation throughout homebuilding. • This site requires a Construction Stormwater General Permit (CSGP). The City requires a copy of the CSGP prior to issuing a clearing and grading permit (not a land use requirement). Core Requirement #4 – Preservation of Natural Drainage Systems and Outfalls: Off-Site Drainage & Pass through Drainage from Wellington West • Provide the peak overflow rate from Wellington West. • Provide a roadway profile of 18th Avenue SW where it will be used as an overflow weir. Verify structures will not be impacted at overflow. • Provide details for the proposed overflow conveyance channel, the two 24” conveyance pipes under 18th Avenue SW, and for the proposed riprap lined ditch at the outfall. • The proposed outfall to the auto mall parking lot currently would not connect to a ditch. The existing ditch begins approximately 120 feet away from the proposed outfall, and the existing ditch is too shallow to convey the runoff. Runoff regularly discharges into the parking area below the slope. What is the proposal for this connection and remedying conveyance capacities? Core Requirement #5 – On-Site Stormwater Management: • Low Impact Development (LID) Performance Standard applies, or demonstrate that LID is infeasible (Chapter 2.5.5, Volume 1). We agree with the applicant that the roadway section will have raised planter strips and not LID bioretention swales. • Lawn and landscape areas shall comply with Post-Construction Soil Quality and Depth in accordance with BMP T5.13. • Roof Downspouts shall be routed to infiltration systems (BMP T5.10A) and/or rain gardens (BMP T5.14A). During Engineering Review, the applicant shall demonstrate how these systems will fit within the lots. Use Hydrologic Group C for systems located in the upper till layers and Hydrologic Group B may be used for systems that extend down into a known sand layer. Setbacks from the building foundations (10’) and setbacks from the top of bank (25’) will prohibit the placement of infiltration/bioretention systems in the backyards of lots south of 18th Street that border the top of bank. As mentioned above, this is to avoid any increase in existing seepage from the bank that discharges to the auto mall. Lots that fail to meet the feasibility criteria for downspout infiltration shall send the roof runoff to the flow control system. • Public roads shall be asphalt concrete pavement; private driveways, private lanes and public sidewalks shall be permeable pavement in accordance with BMP T5.15; and describe how other hard surfaces will be addressed.	

			Core Requirement #6 – Runoff Treatment • The project proposal to route roadway runoff (pollution generating impervious surfaces) to a Baysaver Bayfilter™ system for treatment is acceptable. Core Requirement #7 – Flow Control • The project proposal to use underground StormTech chambers for infiltration is acceptable. A 50' setback from the top of the slope is required for the infiltration chambers (Chapter 4.3.1, Volume 5). • Two test holes will be required for this infiltration facility, including a groundwater monitoring well to a depth of 5 times the maximum design water depth. • Provide a geotechnical analysis of the potential influence on the stability of the cut bank to the south. • Infiltration rate verification testing for the completed facility shall be required and will be a condition of the permit (SSC-10, Chapter 3.3.7, Volume 3). • A Contingency Plan is required in the event the infiltration rate verification testing fails to match the design infiltration rates (SSC-9, Chapter 3.3.7, Volume 3). General Comments: • We are requesting a groundwater study to better understand the Subsurface Site Characterization (Chapter 3.3.5(4), Volume 3); and provide an evaluation of off-site structural stability due to extended subgrade saturation and/or head loading of the permeable layer, including the potential impacts to down-gradient property (Chapter 3.3.7, Volume 3). Of the twelve test pits from the Parnell Engineering Soils Report (1/5/2018), eight of the test pits encountered till soils and groundwater at depths ranging from 24" to 96", and four of the test pits encountered outwash soils with no groundwater found. The outwash soils were located near the Bruce Titus dealership where people have reported seeing groundwater seeping through the cut bank. These are contradicting observations. The groundwater study should shed light on the situation by identifying the depth and locations of seasonal high groundwater, gradient and direction, limits of confining layers, and most importantly, is groundwater present along the southern cut bank bordering the Auto Mall. • Conveyance system shall comply with Appendix F, Volume 1.	
TRAFFIC IMPACT ANALYSIS	EDDS	RETURN FOR REVISION	1. Document-scoping teleconference meeting conducted on March 21, 2018 and include scoping sheet in the appendix of the report (see attached scoping). 2. On the Vicinity Map, show the borders of the South Westside Neighborhood and the Wellington West Neighborhood. 3. Include a revised site plan that shows Fern Street and 18th Avenue as a neighborhood collector street per EDDS 4-2I or 4-2I-LID, consistent with the Olympia Comprehensive Map (Ordinance #7104). 4. Revise TIA 3.2 Roadway Improvements. The City does not have any planned projects to widen Decatur Street. The future neighborhood collector shown in Ordinance #7104 between Wellington Heights and Decatur Street will be constructed as part of future development. The specific alignment of future streets will be determined based on analysis that is more detailed during development review or City alignment studies. 5. Section 3.3 Peak Hour Volumes. Traffic counts at the intersections of Black Lake Boulevard/9th Avenue and Fern Street/9th Avenue need to be factored up to 2018 from 2016 by 2% annually. All traffic volumes need to be an average of two hours, to provide a two-hour level of service (LOS). 6. Provide daily traffic volumes on critical links (see daily volumes and speed traffic data attachments). 7. Report delay times/LOS per the Synchro worksheets for total intersection averages and approaches. 8. Include available recorded 5-year accident history at significant intersections and street corridors (see attached accident data worksheets). 9. Provide rationale for p.m. peak analysis over the need for a.m. peak analysis. 10. In the development of future background growth for 2020 traffic volumes, include the 7 unit multi-family Fern	

			Street Townhomes development proposed at 1315 Fern Street. 11. Discuss that the City will construct missing sidewalk on the west side of Fern Street from 9th Avenue south to the existing sidewalk along the Cambridge Court Apartments in 2019. 12. In addition to Figure 4 (Trip Distribution and Assignment), provide a separate figure that shows a fully connected future street network, with project trips distributed throughout the network. This includes future; 18th Avenue connected to Decatur Street, Cushing Street extended to 14th Avenue, and 16th Avenue between Cushing Street and Decatur Street. Preface that these street connections will be examined at the time of future development. Their purpose is to show how traffic will disperse on a fully connected street network. Clearly state and show that there is not a vehicle connection between Decatur Street and Caton Way. 13. Address citizens' concerns for traffic analysis north of 9th Avenue. Show potential traffic distribution on street network between 9th Avenue and 4th Avenue through the entire southwest neighborhood. Include any potential traffic that may use local access streets like Cushing, Milroy Decatur Streets. Show and discuss the traffic on Percival Street (designated neighborhood collector) and amount of traffic traveling to downtown Olympia. 14. Provide rationale for citizens to realize level of traffic impacts (project traffic in vehicles per day and p.m. peak in relation to background existing traffic and/or maybe how many vehicles in a given period, i.e. 1 minute or 5 minute spans of time. For example, provide a table that shows volumes and percentage increases on streets.) 15. In addition, provide similar assessment of traffic impacts to 10th, 11th, 12th, Streets to Plymouth Avenue south of 9th Avenue.	
FIRE DEPARTMENT				
		COMMENT	1. All new homes shall be provided with residential fire sprinklers designed to NFPA 13-D and OMC.	
URBAN FORESTRY				
ITEM	CODE REQUIREMENTS	COMMENT OR REQUESTED REVISION/INFORMATION	DETAILS	APPLICANT RESPONSE
		RETURN FOR REVISION	1. Minimum Required Tree Units for this Plat is 230 Units. 2. An additional 14 Trees will need to be planted in Tract A and the Open Space and Storm water Tract C. 3. Proposed Street Tree locations will need to meet Engineering Design and Development Standards 4H.100. Variation from the standards are allowed if approved by the City Engineer or Urban Forester.	
		COMMENT	4. Engineering Plan Review will include comments on the Landscape Notes, Planting details, Tree Species selection, Tree Retention Calculations, Cost Estimate and Timeline (Sequence) for Site Preparations.	
SURVEY/MAPPING REVIEW				
		RETURN FOR REVISION /COMMENTS	REVISE THE PRELIMINARY. MAP TO INCLUDE OR CONSIDER THE FOLLOWING: 1. Shading may not be reproducible. 2. Text crossing lines may not be recordable. 3. Verify text size is minimum .08". 4. Add legend. Show all used symbols and line types in legend. 5. Add record legal description. 6. Section subdivision or controlling monuments shown. Consider showing Basis of Bearing monument at Division and 16th. 7. Add name and recording information for abutting subdivisions. 8. Identify section and DLC lines. 9. Proposed sewer easement needs to be tied to boundary, lots or streets. Center proposed 20' easement on existing sewer line. Easements required for water and sewer in private access lanes. Easements required for 24", 18" and 30" storm pipes in Tracts C and E. 10. Show all dimensions for lots and road centerlines. Show curve data. Tie to boundary. 11. Show recording information for existing easements. 12. Add description of found monuments and the date visited. 13. Give the location and identification of any visible physical appurtenances such as fences, structures, etc. that may indicate encroachment… Show building on Northeast abutting property. Are existing cul-de-sac areas	

			encroaching, or covered by easements?	
ADDRESSING				
		COMMENT	See the attached map for the proposed addresses for each lot within this plat.	
BUILDING OFFICIAL				
		COMMENT	The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code, Chapter 16.04.	
THURSTON COUNTY ENVIRONMENTAL HEALTH				
ITEM	CODE REQUIREMENTS	COMMENT OR REQUESTED REVISION/INFORMATION	DETAILS	APPLICANT RESPONSE
		ADDITIONAL INFORMATION REQUEST	Based on the scope of the project within Critical Aquifer Area, an Integrated Pest Management Plan (IPMP) is required. The goal of the IPMP is to manage landscapes using best management practices that limit the use of pesticides in order to reduce ground and surface water contamination and reduce human exposure to pesticides. A guidance document is attached for reference.	
		REVISION REQUESTED	Records indicate the property located to the east of the project site, 1707 Decatur Street SE, is served by a single family well. All existing off-site wells located within 200 feet of the project boundaries must be shown on the map with their associated 100-foot sanitary control radii.	
PUBLIC COMMENTS				
			Numerous comments from interested citizens were submitted during the comment period. These can be found on the project's webpage on the City's website: http://olympiawa.gov/news-and-faq-s/construction-news/Wellington-Heights.aspx	

ATTACHMENTS:

1. Environmental Checklist- Staff Comments
2. IDP template
3. Solid Waste Drive Path
4. TIA Scoping Sheet 032118
5. Daily Volumes
6. Speed traffic data
7. Accident data worksheets
8. Address map
9. IPMP Guidance