

HAND DELIVERED

October 16, 2013

Catherine McCoy, Associate Planner
City of Olympia
601 1th Ave East
Olympia, WA 98501

Dear Mrs. McCoy:

We received your request for additional information comment letter, dated September 23, 2013. Please find our response to each of your comments below.

Planning: Comments prepared by Catherine McCoy, Associate Planner

1. Design Review - address these items in your next (detail) design review submittal/packet:
 - a. The stamped pedestrian crosswalk shall be a high visibility color, suitable to Olympia weather conditions. Address this issue graphically on the site plan.

Response: *The raised pedestrian concrete crosswalk will be Terra Cotta in color as noted on sheet C-1.0 site key 'R'. This is drastically different than the greyish toned pavement on either side of the crosswalk. See Exhibit 'A' for a visual clarification.*

- b. Provide adequate and visible signage directing guests to entryways, and alerting drivers to pedestrians crossing vehicle lanes.

Response: *See sheet C-1.0 for entryway and pedestrian crossing signage locations. See Exhibit 'B' for an example.*

- c. Walkways shall be kept clear of parked vehicles, landscaping, and signage. Access to the north and east parking areas shall be accessible and clear.

Response: *Concrete wheel stops have been added to the northern and eastern parking stalls to prevent bumper overhang. Refer to sheet C-1.0 for proposed locations.*

- d. Provide pedestrian amenities in areas both west and east of the building.

Response: *An outdoor pedestrian plaza with tables and chairs has been proposed on the west side of the proposed building. A covered bike rack has been proposed on the east side of the building. Refer to sheet C-1.0 for additional information.*

- e. The landscape plan shall depict plants in relation to their location on-site, and shall include a KEY with plant photographs and arrows to plant placement.

Response: *The plant schedule on sheet L-1.0 shows a 'Picture Key' column with alphabetical letters that match the enclosed Exhibit 'C' document showing pictures of proposed plant material.*

- f. Show the location of all mechanical equipment and utility vaults (on-site and building mounted) on both the site plan and landscape plan. Locate mechanical equipment and utility vaults on the least visible side of the building and/or site. Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses. Screen or paint wall mounted mechanical equipment to match the building.

Response: *All utility equipment is shown on the site plan and landscape plan. To the maximum extent possible, as space allows and underground conflicts area avoided, utility equipment is screened by shrubbery.*

- g. Provide a solid screen of plant materials along the (plan) west property line. Coordinate plantings with the City's Urban Forester.

Response: *The landscape plan shows evergreen trees and shrubs along the property line adjacent to State Route 101 with the only exception being where the service access is located. Evergreen trees are not located south of the service access due to the location of the existing underground detention vault.*

- h. Retain the existing hedge and trees along the (plan) south property line (along Black Lake Boulevard); shift the building as necessary.

Response: *The existing plant material along Black Lake Blvd. has been retained as noted on sheet L-1.0.*

- i. Consider moving the handicapped parking spaces, near the (plan) north entrance, further west, and moving the drive-through exit to the east.

Response: *Shifted ADA stalls to the western property line and provided accessible route to the building as requested.*

- j. Provide the required 60% glazing or wall coverage along the south building façade.

Response: *As calculated per OMC 18.110.090, the total wall area between 2' and 8' above grade equals 624 SF. The total area of glazing and wall coverage within these dimensions is 487 SF. This amount exceeds the minimum 60% glazing and cover requirement by resulting in 78.0%. See Exhibit 'J' for glazing and wall coverage calculation exhibit.*

- k. Provide awnings above each entryway that extend at least 4.5 feet from the face of the building, that cover the width of the entire entry, and are a minimum height of 8 feet.

Response: *See the Seating Plan, sheet R1.3, for awning extension dimensions. Also see Exhibit 'K' for a visual clarification that the minimum dimensional requirements have been met.*

- l. Entrances to the building shall be clearly articulated and obvious from the street and from on-site active areas (open space areas). Make the west entry obvious from the (plan) north elevation.

Response: *See the revised building elevations which depict the west entry that has been shifted further away from the drive-through as requested.*

- m. Shift the (plan) west entry as far from the drive-through aisle as possible.

Response: *See the revised building elevations which depict the west entry that has been shifted further away from the drive-through as requested.*

- n. Use consistent exterior materials, architectural detailing, and color schemes around the entire building.

Response: *See the revised building elevations for additional information.*

- o. Provide a color and materials board that represents what will be applied to the building at construction.

Response: *A color and materials board will be provided at the Detailed Design Review Board Meeting.*

- p. Provide a full lighting plan, in the plan set, that includes a KEY to the proposed lighting with the types and location of fixtures, mounting height, hours of illumination, and cut sheets with photographs of the fixtures.

Response: *See sheet C-3.8 for hour of illumination, fixture locations, and mounting height. See Exhibit 'D' for a visual clarification and lighting cut sheet.*

- q. Provide graphic details of the covered short-term bicycle parking; colors, materials, bike parking structures, etc.

Response: *See Exhibits 'E' and 'F' for a visual clarification.*

- 2. Signage - the project is subject to the City's Sign Code, OMC Chapter 18.42. Staff noted several sign requirement issues that need to be addressed in your next submittal:

- a. The McDonald's development proposal is entitled to one freestanding or building mounted sign per street frontage. Freestanding signs are limited to 200 sq.ft.; building mounted signs shall not exceed one (1) square foot per one linear foot of the wall on which the sign is mounted. OMC 18.42.200 and 220.

Response: *Completed signage packages to address this comment and will be provided at building permit submittal.*

- b. Please remove the pole sign from the signage plan. When adjacent to a freeway, pole signs are limited to multifamily complexes, shopping centers, and industrial complexes. OMC 18.42.270.

Response: *Completed signage packages to address this comment and will be provided at building permit submittal.*

- c. Building entrance signs are signs which indicate where the entrance to a use exists. The signs are limited to flush mounted only; one per exterior public entry; maximum size of 10 sq.ft. OMC 18.42.280.

Response: Completed signage packages to address this comment and will be provided at building permit submittal.

- d. Driveway entrance/exist signs are limited to 1 per driveway; freestanding only; maximum size of 5 sq.ft. (2.5 sq.ft. per side for double-sided signs). OMC 18.42.360.

Response: Completed signage packages to address this comment and will be provided at building permit submittal.

- e. Other signage depicted in the current signage proposal, outside the scope of this Chapter, is not permitted. Please remove sign types 4 and 6.

Response: Completed signage packages to address this comment and will be provided at building permit submittal.

- f. Directional signage may be placed at the entrances from Black Lake Boulevard and Cooper Point Road to direct McDonald's traffic to use the Ring Road - refer to OMC 18.42.360; this in addition to item 2d above. See item 6c below.

Response: Completed signage packages to address this comment and will be provided at building permit submittal.

Engineering: Comments prepared by Alan Murley, Engineering

- 3. Water Main Plan - The applicant shall install water facilities in accordance with the provisions of Chapter 6 of the Development Guidelines and Public Works Standards (2.050.8). The water system shall be designed to provide adequate domestic plus fire flow at the required residual pressure. Please address the following items on the plans and resubmit for review:

- a. The proposal to extend an irrigation service off the proposed domestic service is not permitted and must have a separate service and meter from the main.

Response: Revised as requested.

- b. Sheet C-3.1 provided in the digital submittal labeled Water Notes and Details are not the City of Olympia's General Notes and need to be removed and replaced with the correct 2013 Engineering Design & Development Standards, (EDDS) General Notes (Water Main installation) found in section 6.010; and the standard plan for trench restoration is Standard Plan (4-8) Trench-pavement Restoration Detail, not the one proposed.

Response: Revised as requested.

- c. Ensure that no potential large trees proposed in the landscape design are on top of the proposed water main and services.

Response: Confirmed as requested. Proposed water connections shown on Landscape Plan for clarity.

- 4. Sewer Main Plan - The applicant shall install sewer facilities in accordance with the provisions of Chapter 7 of the Development Guidelines and Public Works Standards (2.050.4). Please address the following items on the plans and resubmit for review:

- a. The data in the Crossing Table for all but crossing C2 is transposed - the lines listed under UTIL 1 should be under UTIL 2, and vice versa.

Response: *Revised as requested.*

- b. A manhole must be installed at the location where McDonald's 6" sewer service line connects to the privately-owned 6" sewer main running north-south from Top Foods.

Response: *Revised as requested.*

- c. If the developer intends to connect to this private sewer main, as the drawing indicates, then before any permits are issued they need to (a) show it has the capacity for new flows and (b) have a written agreement with the owner to connect.

Response: *See attached Exhibit 'I' for flow information. A written agreement with the owner will be provided at building permit submittal.*

- d. The developer needs to provide a video to the City showing the condition of the existing private sewer main; it appears that grease may already be an issue in this line.

Response: *Please see the attached compact disc.*

- e. The design Engineer is using the wrong legend symbols for the utility lines on the plan view. (w/w) is not the symbol required it should be (SS), as (w/w) confuses it with the water symbol which is (W).

Response: *Revised as requested.*

- f. Sheet C-3.6 provided in the digital submittal labeled Sanitary Sewer Notes and Details are not the City of Olympia's General Notes. Please remove and replace with the correct 2013 Engineering Design & Development Standards, (EDDS) General Notes found in section 74.080. The standard plan for trench restoration is Standard Plan (48) Trench-pavement Restoration Detail, not the one proposed.

Response: *Revised as requested.*

- 5. Stormwater System and Drainage Report (hydra & work map)
 - a. Provide a Stormwater Site Plan.

Response: *See the attached Stormwater Site Plan, dated 10/15/13.*

- b. Standard erosion control notes consistent with DDECM Appendix II-A must be added to the erosion control plan.

Response: *Revised as requested.*

- c. Locate the building and trash enclosure outside of the drainage easement.

Response: *Revised as requested.*

- d. Submit a construction pollution prevention plan, per Minimum Requirement #2.

Response: *See the attached Stormwater Site Plan, dated 10/15/13.*

- e. Submit a source control plan, per Minimum Requirement #3.

Response: *See the attached Stormwater Site Plan, dated 10/15/13.*

- f. Minimum Requirement #5 requires onsite stormwater controls for all roof downspouts. Describe how Roof Downspout Control BMPs, functionally equivalent to those described in Chapter 3 of Volume III are being implemented. Alternatively, provide a narrative justifying why Roof Downspout Control BMPs are not feasible (e.g. will cause flooding or erosion) for this site.

Response: *See the attached Stormwater Site Plan, dated 10/15/13.*

- g. Minimum Requirement #5 necessitates the use of Soil Quality and Depth BMP's equivalent to BMP T5.13 (Compost amended soils) on all disturbed pervious areas. Add the specifications needed to comply with this BMP to the stormwater site plan and construction plans. Show the areas to be amended on the plans.

Response: *See Landscape Plan for soil amendment note.*

6. Traffic Plan

Top Food's Entrance from Black Lake Boulevard & Top Food's "Ring Road"

The proposed stop approach on the Top Foods Entrance from Black Lake Boulevard at peak times has the potential to cause vehicle back-up onto Black Lake Boulevard and cause delay to through traffic. The approach to the Ring Road needs to be free flow to avoid this traffic impact.

- a. Provide stop control at both approaches to the Top Food's entrance.

Response: *See Traffic Control Exhibit 'EX-G' for additional information.*

Top Foods Entrance & Cooper Point Road Traffic Signal Operation

The existing entrance merges two lanes into one as it approaches the Top Food's "Ring Road" and parking lot. In a distance of approximately 100 feet, vehicles slow to merge into one lane. This traffic maneuver impacts the traffic signal's northbound double left turn lanes, which prevent the signal from operating at optimal efficiency. With the addition of McDonald's traffic, these conditions will be exacerbated. Therefore the following mitigation is recommended.

- b. Restripe the Top Food's entrance to provide a two lane approach to the Ring Road (left-turn and through lane). Widen the driveway width to accommodate, at a minimum, three 10-foot lanes.

Response: *See Traffic Control Exhibit 'EX-G' for additional information.*

- c. Install internal way-finding signs to direct McDonald's traffic to use the Ring Road.

Response: *See Traffic Control Exhibit 'EX-G' for additional information.*

- d. At the Ring Road and Top Food's Entrance off of Cooper Point Road, replace the Ring Road yield sign with a stop sign.

Response: *See Traffic Control Exhibit 'EX-G' for additional information.*

- e. Transportation impact fees will be required at the time of building permit issuance.

Response: *Acknowledged.*

7. Solid Waste

- a. Shift the solid waste trash enclosure toward Cooper Point Road enough to keep the gates away from cars. It may only require a couple feet of movement.

Response: *Revised as requested.*

- b. The enclosure width at the opening shall be 20' minimum

Response: *Revised as requested.*

- c. If there are to be stub walls on each side of the front of the enclosure, then the inside dimensions of the enclosure will need to be wider than 20' in order to keep the gate opening at 20' minimum.

Response: *Revised as requested.*

- d. Gates will be built and hung such that they move smoothly with minimal effort. Use of j-hooks is required.

Response: *Revised as requested.*

- e. Keep the slope of the access area and enclosure per the specifications in the EDDS, Chapter 8.

Response: *Revised as requested.*

- f. The depth of enclosure shall meet the dimensions of the compactor used.

Response: *Revised as requested.*

Urban Forestry: Comments prepared by Shelley Bentley, Urban Forester

8. The site plan shall show:

- a. Locations and size of existing trees clearly and distinctly marked on the plan to coincide with the tree survey conducted for the Tree Plan.

Response: *Revised as requested.*

9. Grading and Erosion Control Plan shall include:

- a. Surveyed location, size and type of trees to be preserved

Response: *Unhealthy trees recommended to be removed per the tree survey are indicated to be removed on the T.E.S.C. Plan, sheet D-2.0, and are noted to be replaced on the Landscape Plan, sheet L-1.0.*

- b. Surveyed location, size and type of trees to be removed.

Response: *See T.E.S.C. Plan, sheet D-2.0, for trees to be removed and those to remain.*

- c. Graphically delineate existing and proposed grades.

Response: *See Grading and Drainage Plan, sheet C-2.0, for existing and proposed grades.*

- d. Graphically depict Tree Protection Fence detail.

Response: *As noted on the Landscape Plan sheet L-1.0, no existing trees are to remain within the project limits.*

- e. Graphically depict Tree Protection Fence location around trees to be saved/protected and show graphic depiction in legend. Fencing shall be located 1' (one foot) away from the trunk for every 1" (one inch) in size of the tree being protected.

Response: *See T.E.S.C. Plan, sheet D-2.0, for location of tree protection and T.E.S.C. Noted and Detail, sheet D-2.1, for trees protection fence detail.*

- f. Provide a narrative description of maintenance measures required for the preservation of existing trees.

Response: *Construction fencing shall be installed around all existing trees and landscape areas to be preserved. No construction activity shall occur within the construction fencing areas. The landscape contractor shall monitor the health of the existing trees and plant material and shall inform the landscape architect of any disturbance or damage to the existing trees and plant material.*

- g. Under "Sequence of Construction" timeline, show "installation of Tree Protection Fence" as #7.

Response: *Revised as requested.*

10. Landscape Plan shall include:

- a. Tree Density calculations generated from the Level V Tree Plan. Typically these are shown in a chart including buildable area of the site, required tree density, existing tree numbers on site, number of trees removed, number of trees retained (just as stated in the tree plan).

Response: *Tree Density calculations have been added to the landscape calculations shown on sheet L-1.0.*

- b. The number of trees of each tree species shall be included in the plant schedule next to each species.

Response: *Quantities of each tree species has been added to the plant schedule shown on sheet L-1.0.*

- c. Under Landscape Plans "Planting Notes", include Urban Forester's notes stating the following: "In areas where grading brings the hardpan in this soil type nearer to the surface, the hardpan must be fractured under new trees to provide soil volume for root development and to improve drainage around the tree. It is probable that compacted gravel for the asphalt underlayment exists and must be removed from tree planting areas."

Response: *The requested note has been added to the Planting Notes on sheet L-1.0, line item 25.*

- d. Timeline for site preparation, installation and maintenance of the trees.

Response: *The timeline for site preparation, installation, and maintenance of the trees has been outlined in the Planting Notes, line items 10 and 11.*

- e. Cost estimate for the purchase, installation and 3 years maintenance of the trees.

Response: *The cost estimate for purchase, installation, and maintenance has been added to the landscape calculations on sheet L-1.0.*

- f. Required depth of mulch is 4" in landscape islands (18.36.060.F).

Response: *The landscape plan has been updated to show 4" of bark mulch.*

- g. Street trees are required along Cooper Point Road Frontage (and may be required along Hwy 101); however these tree units DO NOT count toward the 25 tree unit requirement for the site. The spacing and species selection shall be determined by the City Urban Forester given the unique soils, and planting island characteristics.

Response: *A note labeled "Urban Forestry Notes" has been added to sheet L-1.0 which outlines these requirements.*

- h. Additional tree species selection will be researched and provided, at a later date, by City of Olympia's Urban Forester to meet the unique soils and growing conditions of the site.

Response: *A note labeled "Urban Forestry Notes" has been added to sheet L-1.0 which outlines these requirements.*

11. Groundwater Protection

- a. If the proposal indicates the use, storage, handling or disposal of hazardous materials above the minimum quantity thresholds listed in 18.32.235, the applicant shall submit a hazardous materials management (spill) plan as outlined in 18.32.235.

Response: *Acknowledged.*

- b. Within the landscape plans, the Stormwater Operations and Maintenance Agreement, and the Conditions, Covenants and Restrictions regarding fertilizers, insert the following specific passage, "Only slow release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs. of nitrate as Nitrogen annually and no more than 1 lb. per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50% water insoluble form of nitrogen are permitted for use. Approved water insoluble forms of nitrogen include sulfur and/or polymer coated fertilizers Isobutylidene Diurea (IBDU), Methylene Urea and Ureaform, and organic fertilizers registered with Washington Department of Agriculture."

Response: *The planting notes on sheet L-1.0 have been updated to show the specific note requested. The note is line item 24.*

- c. The total turf area of the development will be limited to 25% of the total regulated landscaped area. All additional plantings will include native and/or drought tolerant plants as listed in the Thurston County Common Sense Gardening Plant List or a similar list approved by the above department.

Response: *No turf area is proposed on site for the project development. A majority of the plant material selected is either native and/or drought tolerant. All landscape areas are to be irrigated with a design/built automatic irrigation system.*

- d. Irrigation systems shall be designed and managed to maximize efficient use of water. Lawns will not be watered more than a depth of 1 inch per week over the area of turf. An irrigation consultation will be required at the time the irrigation system is installed to determine precipitation rates and uniformity of system. Consultations will be conducted by an Irrigation Association Certified Landscape Irrigation auditor.

Response: *Irrigation notes have been added to sheet L-1.0 to address this comment.*

- e. A well inventory report. Any existing wells shall be identified on a map, with an assessment of their condition, photographs and well tags (if available). Wells that are not being used for ongoing domestic water use; irrigation or monitoring will be decommissioned by the applicant following the procedures in WAC 173-160-381.

Response: *No wells exist on the project site. However, one well is located within a ½ mile of the project site. See Exhibit 'H' for information regarding this well.*

- f. Provide a grant to the Department for the purposes of:
- i. Providing pollution prevention outreach to residents, employees, and contractors, Access may include but is not limited to: interpretive sign installation, model home displays, demonstration sites, conducting interviews and surveys, observing practices, and distributing informational materials.

Response: *Grant of access will be provided at building permit submittal.*

- ii. Ensure compliance with items described under 18.32.225, section A above.

Response: *Grant of access will be provided at building permit submittal.*

- iii. The grant of access shall be included in the Stormwater Operations and Maintenance Agreement and the Conditions, Covenants, and Restrictions for the project.

Response: *Grant of access will be provided at building permit submittal.*

- g. A dedicated groundwater monitoring well is required in situations where infiltration of stormwater is proposed, or where other groundwater contamination risks or monitoring needs are identified. The wells will be installed and equipped by the applicant to city standards.

Response: *N/A. Infiltration is not proposed or any other groundwater contamination risk is known.*

Please give me a call at 425-453-9501 x1511 if you have any questions regarding the attached materials.

Thank you for your help with this project.

Sincerely,



Jenelle Taflin, P.E., LEED AP
Associate