

<div>SUBSTANTIVE REVIEW COMMENTS</div> <div>Briggs Village Copper Leaf, Phase 2, File No. 18-3670, 18-3671</div> <div>February 11, 2019</div> <div>Note: Please type your responses into the column title <i>Applicant Response</i> 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. Likewise, please avoid referring to the plans without a sheet number or explanation of how the plans were revised.</div>	
STAFF COMMENTS	<div>APPLICANT RESPONSE</div> <div>Provide detailed description of how staff comments are addressed and sheet/page numbers of plans and reports where changes have been made.</div>
PLANNING - Comments prepared by Cari Hornbein, Senior Planner	
Briggs Village Conditions of Approval	
1. When the Briggs Village Master Plan was amended in 2014, conditions of approval from past decisions were integrated into a single document - Exhibit F-Briggs Village Amended Master Plan Combined Conditions of Approval (attached). The following conditions need to be addressed for the current proposal:  a) Condition 18 regarding protection of native vegetation. Since removal of vegetation – both native and non-native – may result in erosion and sedimentation, please address both in your response.  b) Condition 30 regarding queuing/congestion problems and Pioneer Elementary.  c) Condition 31 regarding safety of the crosswalk across Henderson Boulevard at Carlyon.  d) Condition 40 regarding development of a landscape management plan for the proper use and application of fertilizers and pesticides; use of such chemical to be minimized.  e) Condition 52 regarding landscape buffer and easement (this is specific to the Ward Lake duplexes.  f) Condition 54 regarding orientation and design of buildings for privacy of residents.	<p>Here are the specifically referenced master plan conditions are being met:</p> <p><u>Condition #18</u> – When the east side of Briggs master plan was approved, the area east of Henderson Blvd. was an active nursery and had no existing vegetation to preserve. An aerial map of the site at the time of master plan approval (2003) has been attached for reference. The master plan condition was meant to preserve existing vegetation that was present at that time of master plan approval and included areas such as the wetland buffers and kettles, areas to remain open space, critical areas, etc. This area of the master plan has sat undeveloped for many years so vegetation has grown back over time, but it is immature and made up of largely undesirable species. The vegetation on the adjacent steep slope area is on an adjacent parcel and will be maintained. Appropriate erosion control measures will be taken for removal of vegetation.</p> <p><u>Conditions #30 and #31</u> – The issues with Pioneer Elementary queuing and safe walk routes were actually addressed when the west side of Henderson Blvd. was platted in 2004. This 2004 preliminary plat application and approval addressed the master plan conditions related to transportation and safe walking routes for the entire master plan. Nothing was left to address for the east side parcels. All improvements were constructed, or fees paid in lieu of construction.</p> <p>The 2004 preliminary plat application included a TIA which analyzed all required intersections. Per 2004 preliminary plat approval, traffic mitigations that were required included the widening of Henderson Blvd. as well as payment of mitigation fees to the Olympia School District, City of Olympia, Thurston County and the City of Tumwater, Henderson Blvd. has been widened. These fees respectively were \$135,000, \$187,051, \$89,668, and \$81,663. As each plat has moved forward, a proportionate share of these fees has been paid based on number of units. The specific condition for Pioneer Elementary queuing was Condition #8 which was addressed.</p> <p>A safe walking route study was also prepared and submitted as part of the 2004 preliminary plat application. This was reviewed by the city and resulted in conditions 64-69 of the preliminary plat approval (attached). These conditions included construction of sidewalks on Henderson Blvd and portions of Pifer Street and North Street</p>

	<p>which were constructed. The Henderson Blvd. part of this work addresses the safe walking route from the duplexes (Preliminary Plat Condition # 64). Henderson Blvd. has sidewalks on both sides of the road. Pedestrians going north will need to cross to the west side of Henderson Blvd. to remain on a safe walking route as the sidewalk is only continuous on the west side with a connection made as a requirement of the master plan. Crossings have been provided in several locations (see attached aerial) for pedestrians to cross from the east to west side of the street.</p> <p><u>Condition #40</u> – A landscape management plan will be developed in conjunction with the final landscape and irrigation plan. All plans will be submitted to the city for review and approval.</p> <p><u>Condition #52</u> –The buildings have been shifted further east to allow for more landscaping in this area. An easement has now been shown on the map.</p> <p><u>Condition #54</u> - Thomas Architecture Studio (TAS) will provide additional information regarding privacy of occupants and adjacent building occupants as design progresses and shall submit at Detail Design Review.</p>
<b>Briggs Village Design Guidelines</b>	
<p>2. The streetscape is to be designed as a wooded lane with units set back from the lane. An open space easement or tract is planned to run along the edge of the lane to provide a landscape buffer between the lane and garages.</p> <p>To meet these guidelines:</p> <ul style="list-style-type: none"><li>a) Increase the distance between the sidewalk and units to the 25-maximum, thereby creating more room for trees and landscaping. If the buffer cannot be provided, further recess the garages;</li><li>b) Establish easement or tract for landscape buffer;</li><li>c) Reduce driveway widths; and</li><li>d) Increase the variety of housing styles.</li></ul>	<p>Buildings have been moved back on the lots where possible to create more space for trees and landscaping. A 20-foot landscape easement has now been designated at the front of the lots. A cross section through the “wooded lane” and duplex front yards has been added to the Landscape Plans, to illustrate the streetscape. See comment response to #3 to address housing styles and driveways.</p>

<p>3. The Ward Lake duplexes are to have a wide diversity of housing styles, similar to the single-family neighborhoods, and oriented toward the lake. Single family residential styles include Neoclassical, Colonial Revival, Craftsman, and Tudor. A variety of elements are required including:</p> <ul style="list-style-type: none"> <li>a) A variety of roof forms;</li> <li>b) Entry features at the driveways;</li> <li>c) Modulation (garage to be setback at least 4 feet from the front wall of the house;</li> <li>d) 6-foot deep front porches;</li> <li>e) Eaves with enough depth to create shadow lines;</li> <li>f) Well proportioned doors and windows;</li> <li>g) Use of trim and fascia boards;</li> <li>h) A minimum of three colors per building; and</li> <li>i) A significant amount of the front facades are to be devoted to windows and entryways.</li> </ul> <p>Several of these elements have been incorporated into the building design, however, all of the duplexes are identical. In order to meet the design criteria, a variety of styles must be provided. In developing additional styles, come up with different floor plans to create a variety of elevations and roof forms, greater modulation, minimize garage-dominant façades, and greater variety of materials and colors.</p>	<p>As noted, several of the items have already been successfully addressed. The design guidelines do not dictate or mandate the need to use multiple styles. The code says “may” not must or shall. Additional floor plans will not be used. We can address variety through use of different materials and color and will look at potential variations in roof forms as we proceed forward with the design and shall submit for review with the Detail Design Review Package.</p> <p>Regarding garage dominant facades, this section of the design guidelines states it “is not critical” due to the landscape buffer along the lane. The orientation of each site dictates where the garage shall be placed and we have provided additional landscape buffers to reduce the dominance of the garage facade, therefore the garages shall remain as they are.</p>
<p>4. The Briggs trail network is intended to:</p> <ul style="list-style-type: none"> <li>a) Ensure safe, lighted, and accessible trails; use signage and lighting; provide comfortable spaces to rest, gather, park a bike; allow year round use through location, siting, and surfacing.</li> </ul> <p>How is pedestrian safety along the north/south pathway been addressed? It sits in a narrow space defined by a retaining wall and vegetation on one side, and steep slopes on the other. At a minimum, the width of this “bench” should be increased to create a comfortable, safe space for pedestrians. Trees required per the street tree plan should be selected and located with good visibility in mind.</p> <ul style="list-style-type: none"> <li>b) Trail material to be comprised of 8’ wide path with 2-foot shoulders and maximum 12% grades.</li> </ul>	<ul style="list-style-type: none"> <li>a) Per our field visit on 3/27/19, the layout of the trail was discussed. Per our field discussion, for most of the trail length, the wall is low (largely under 3 feet) with the exception of the northern most are where grades and space are tight. Low shrub and groundcover plantings are proposed between the trail and backyards. East of the trail on the adjacent property, there are mature trees that provide vegetation. West of the trail, we have proposed trees and landscaping on the adjacent lots. The lot landscaping has been planned with providing views in mind which will also provide visibility to the trail. A 3’-ht. wooden rail fence is proposed along both sides of the trail – see detail on the landscape plans. The fence proposed will be moderately low and very open to ensure visual connection. Lighting, signage and places to rest shall be provided along the trail and will be further shown with submittal of the detail design review package.</li> <li>b) A cross section of the proposed trail has been shown using the required indicated dimensions. No grades in excess of 12% are planned.</li> <li>c) Trail markers shall be provided with the detail design review package.</li> </ul>

<p>c) Trail markers must be installed along key waypoints to assist in wayfinding; guidelines call for a hierarchy of markers.</p> <p>Please address how these standards are being met for this project.</p>	
<p>5. The Street Tree plan identifies the general location of trees within Briggs Village. For the subject site, deciduous trees are shown on both sides of the north/south pedestrian path and at regular intervals along the east/west path. The landscape plan does not show trees along the north/south path, nor in the middle portion of the east/west path. Provide additional trees in order to comply with the street tree plan.</p> <p>Along the north/south path, additional room will is needed between the edge of the path and retaining wall to accommodate trees.</p>	<p>In response to the onsite meeting with the City, deciduous trees are located within the backyard areas, adjacent to the trail and clustered to allow to views to the trail and natural area to the east. Trees are shown along the east/west path at a regular interval.</p>
<b>Development Standards</b>	
<p>6. Per OMC 18.05.080.G, lot widths must be varied a minimum of 6-foot increments to avoid monotonous development patterns. Lot widths vary by less than this amount. Further, lot widths shown on the site plan are different than those shown on the preliminary plat map. Please adjust lot widths to provide the minimum variation and address discrepancies.</p>	<p>We have changed the dimensions of Lot 4 to meet this requirement. This has also changed the dimensions of Lots 3 and 5. We have removed the lot dimensions from the site plan to avoid future discrepancies.</p>
<p>7. In addition to addressing the discrepancy between lot widths on the plat map and site plan, confirm that setbacks are accurately shown on the site plan.</p>	<p>The base information including lot lines are the same for both maps therefore setbacks are accurately shown. Discrepancies that came about with the original submittal had to do with the use of architectural dimensioning (78 feet 3 inches) versus engineering dimensioning (78.2 feet) and rounding. The architectural site plan rounded up to 3 inches even though the actual dimension was less than 3 inches. To avoid future confusion, the lot line dimensioning has been removed from the architectural site plan.</p>
<p>8. Provide building coverage and impervious surface calculations for each individual lot on the site plan. OMC 18.05.080, Table 5.50</p>	<p>This has been added to Sheet SP-01.</p>
<p>9. Plans do not indicate the use of fences. If used, they will need to comply with fence height standards in OMC 18.40.060.C. Also confirm that perimeter grading/retaining walls comply with this same section. Make sure that fencing complies with shoreline public access requirements.</p>	<p>A visually open split rail wooden fence is shown on both sides of the trail on the Landscape Plans. The detail for this can be found on sheet LA-03 and conforms to OMC 18.40.060C as required.</p>

Shoreline Regulations	
<p>10. The project is subject to several provisions of Olympia’s Shoreline Master Program, noted below. Please provide a written narrative demonstrating how the project complies with these provisions.</p> <ul style="list-style-type: none"> <li>a) 18.20.420, Critical Areas – The site abuts a landslide hazard area, a small portion of which extends onto the site.</li> <li>b) 18.20.430, Archaeological, Historic, and Cultural Resources – The site has a higher potential for archaeological resources according to the City’s interim historic preservation officer. She and the state archaeologist with DAHP recommend that a professional monitoring plan be developed in consultation with DAHP and the Squaxin, Nisqually, and Chehalis tribes. Prior to this occurring, please contact the lead planner to schedule a meeting/conference call to discuss the scope of this plan.</li> <li>c) 18.20.450, Public Access and 18.20.460, Design of Public Access;</li> <li>d) 18.20.504, View Protection;</li> <li>e) 18.20.690, Residential Use and Development;</li> <li>f) 18.20.700, Transportation and Trail Facilities;</li> <li>g) 18.20.710, Utilities; and</li> <li>h) 18.20.833, Shoreland Fill.</li> </ul>	<ul style="list-style-type: none"> <li>a.) Areas of landslide hazard do not extend into the plat area, only landslide hazard area buffers extend onto the parcel. Per OMC Section 18.32.625, the hearing’s examiner may approve uses within a buffer as long as it is demonstrated that it is safe as demonstrated through a geotechnical report. A geotech report has been previously provided that discusses the stability of the steep slope. The trail has been located adjacent to the slope per the vision of the master plan which intended the trail to be in this location. The trail location allows for views of Ward Lake and Mount Rainier.</li> <li>b.) A full environmental impact statement was provided for the Briggs Village Master Plan.</li> <li>c.) There are many limitations to providing physical public access to Ward Lake from the Copper Leaf Phase 2 site. First, the Copper Leaf Phase 2 is not directly adjacent to Ward Lake. There is an intervening property not owned by the Copper Leaf Phase 2 property owners. Physical access would also require construction of a trail within a landslide hazard area which would likely not be allowed per OMC Section 18.32. Access for Ward Lake was evaluated as part of the overall master plan and found that visual access only would be provided. Visual access for the entire master plan is provided through the arboretum directly north of the Copper Leaf Phase 2 site. A viewing area is planned and has been permitted. The proposed main loop trail for Copper Leaf Phase 2 will also provide visual access.</li> <li>d.) The only adjacent residences that would have a view of Ward Lake through this shoreline area is the adjacent Copper Leaf Phase 1 development. Views would not be blocked from any other adjacent residence. In addition, during portions of the year, views to Ward Lake are blocked due to mature vegetation and trees on the adjacent parcel.</li> <li>e.) This residential development does not have physical access to the shoreline of Ward Lake. The requirements of this section appear to be for projects that have physical shoreline access and would not apply.</li> <li>f.) No roads are proposed within the shoreline. A trail is proposed. It has been designed to work with existing topography and disturbance has been limited as much as feasible.</li> <li>g.) No utilities are proposed within shoreline areas.</li> <li>h.) Fill has been limited to the greatest extent feasible to provide adequate use of the property. Erosion control has been proposed which will eliminate water quality concerns. In addition, this site has a significant grade separation from Ward Lake so many of the requirements of this section are not applicable.</li> </ul>
Landscape Standards	
<p>11. The project is subject to landscape standards in OMC 18.36. Revise landscape plan to address the following provisions:</p> <ul style="list-style-type: none"> <li>a) OMC 18.36.060.E, Suitability and Vegetation – Make sure that plants are appropriately located based on their sun/shade and water requirements. For example, the fern mix, which prefers shade, is located along south facing walls;</li> <li>b) OMC 18.36.080.A, Landscape Plan Requirements – lists items to be included on landscape plan; make sure all of the items are included. Use a symbol for</li> </ul>	<p>The landscape plans have been revised to provide specific plants, not just plant types. The location of the Fern Mix in a sunny location has been revised, and plant locations are suitable for their sun and shade tolerance and water requirements. The north arrow has been corrected on the landscape plans.</p>

each plant being used, not grouped together as shown. Also fix north arrow (pointing west).	
<b>Other</b>	
12. The City has not yet received comments from Thurston County on the preliminary plat. As soon as they come in, they'll be forwarded to you.	Per the county comment provided subsequent to this matrix, we have shown the well radius as requested.
13. Revise the environment checklist as noted in the attached checklist.	An updated checklist has been provided.
14. Revise the JARPA as noted on the attached form.	An updated JARPA has been attached.
<b>ENGINEERING - Comments compiled by Tiffani King, Engineering Plans Examiner</b>	
<p>15. No revisions needed at this time for engineering. The following items are provided for informational purposes:</p> <p><b><u>Prior to engineering permit approval:</u></b></p> <p>a) A detailed CSWPPP, addressing impacts to the slope and Ward Lake, will be required as part of the engineering permit submittal.</p> <p><b><u>Prior to final plat approval:</u></b></p> <p>a) Phase 1 will become a separate lot and has been shown on the preliminary plat as Lot 8;</p> <p>b) All ingress/egress for both Phase 1 and Phase 2 are physically located on the phase 1 portion. An easement shall be established for all ingress/egress;</p> <p>c) Existing easements for adjacent privately-owned parcels on Phase 1 shall be shown and referenced with an auditor's file number;</p> <p>d) All utilities for both Phase 1 and Phase 2 are located on the Phase 1 portion. Easements for use of these utilities shall be established, shown on the plat map, and recorded with the plat. and</p>	Noted.
<b>FIRE DEPARTMENT - Comments compiled by Kevin Bossard, Fire Marshall</b>	
16. The width of the drive aisle must be 24 feet. Any vaults under the drive aisle must meet HS25 engineering.	The access drive aisle to the duplexes is 26 feet. There are no vaults proposed within the drive aisle as part of this project.
<b>SURVEY - Comments compiled by Eric Murphy, Survey Mapping Coordinator</b>	
<p>17. Address the following items on a revised plat map:</p> <p>a) The perimeter of the plat needs to be shown with heavier lines;</p> <p>b) The sheet size needs to be 18 x 24;</p> <p>c) Include a legend on each sheet, with line-types and symbols;</p> <p>d) Provide 2" margin on the left side of sheet;</p>	<p>a.)Per the city surveyor, this comment will be addressed with the final plat map.</p> <p>b.)Per the city surveyor, this comment will be addressed with the final plat map.</p> <p>c.)Per the city surveyor, this comment will be addressed with the final plat map.</p> <p>d.)Per the city surveyor, this comment will be addressed with the final plat map.</p> <p>e.)Per the city surveyor, this comment will be addressed with the final plat map.</p> <p>f.)This has been added.</p> <p>g.) This has been added.</p>

<ul style="list-style-type: none"> <li>e) Include sheets 6 and 7 in the index;</li> <li>f) Include the record legal description;</li> <li>g) Show section subdivision or controlling monuments;</li> <li>h) Show adjoining corners of adjoining subdivisions;</li> <li>i) Show names and recording data of abutting subdivisions;</li> <li>j) Show lot dimensions. Tract A needs a bearing and distance on its west side;</li> <li>k) Show boundary dimensions. The distance of the N 2d 01 52.01 E 392.13 line on the west side should be 392.16, per BLA-08-0124-OL. A bearing is partially obscured on the southeast boundary, see L28 of BLA-08-0124-OL;</li> <li>l) Include boundary calculation sheet;</li> <li>m) Show any easements, including existing easements AFN#8106160025, 4362668;</li> <li>n) Clearly state the designated use and ownership of Tract A;</li> <li>o) Include a title block on each sheet showing the business name or surveyor that performed the survey;</li> <li>p) Show curve data with controlling elements. The 9.65 curve segment on the north boundary needs to show all controlling elements. See BLA-08-0124-OL;</li> <li>q) Give physical description of monuments shown, found, established or re-established; type, size and date visited;</li> <li>r) Give the location and identification of any visible physical appurtenances such as fences, structures, etc., that may indicate encroachment, lines of possession or conflict of title;</li> <li>s) The following shall be required when the short plat contains commonly owned tracts: 1) community tracts shall be owned and maintained in common for the benefit of all lot owners, 2) all lots have an undivided interest in the ownership and maintenance of community areas. 3) the ownership interest in each community tract shall be stated in the deed to each lot;</li> <li>t) Show existing monuments or other such identity markers. Add certificates that show upon final plat check;</li> <li>u) Identify the type of access of lots 1-7 will have to Henderson Boulevard; and</li> <li>v) Surveyor to be notified when all monuments and lot corners are set, flagged, and ready for inspection (informational; not required at this time).</li> </ul>	<ul style="list-style-type: none"> <li>h.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>i.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>j.) This has been added.</li> <li>k.)This has been added.</li> <li>l.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>m.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>n.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>o.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>p.) The plat map has been updated to address this comment.</li> <li>q.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>r.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>s.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>t.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>u.)Per the city surveyor, this comment will be addressed with the final plat map.</li> <li>v.)Per the city surveyor, this comment will be addressed with the final plat map.</li> </ul>
---	---

<b>URBAN FORESTRY - Comments prepared by Michelle Bentley, Urban Forester</b>	
18. No revisions needed at this time for urban forestry. For informational purposes, the following will be required at the time of engineering permit review:  The project forester shall provide tree protection locations on the demolition and erosion control plans, including the timeline for installation of fencing and all other tree protection measures as required by the project forester. The timeline shall indicate the fencing is to be installed prior to the on-site preconstruction meeting and shall be accepted by the project forester. The forester shall be contacted throughout construction to advise if issues arise between trees and construction.	This is understood.
<b>PARKS AND RECREATION – Comments prepared by Laura Keehan, Parks Planning and Design Manager</b>	
19. It is assumed that the trail will be maintained by the homeowners association; please confirm.	Yes, this will be maintained by the HOA.
20. Identify what type of material will be used for the trail.	This has been indicated on the drawings. We are proposing an asphalt trail.
21. Address stormwater management along the trail. Because of it's proximity to a steep slope, erosion may be an issue.	Per our site visit of 3/27/2019, stormwater may be directed to the adjacent slope as long as it is not concentrated.
22. Insert comments from design review child permit.	This comment was erroneous
23. The Briggs Village Design Guidelines call for a system of iconic markers to be installed along key points along the trail network and through Briggs Village. The marking are intended to assist in wayfinding, identifying village boundaries and entry points, and supplying information (page 88). Include the locations of proposed markers along the trail and its entry points to aid in way-finding.	We shall provide signage design and locations during detail design review.
24. Include 1 -2 benches in the circular area of Tract A.	Two benches have been located at this location on the Landscape Plan.