

MACKENZIE.

June 1, 2023

City of Puyallup Planning Division
Attention: Nabila Comstock
333 S. Meridian
Puyallup, WA 98371

Re: **Fortress Puyallup**
PLPSP20220155
Project Number 2220290.00

Dear Nabila Comstock:

In response to your plan review checklist dated January 30, 2023, we have addressed the items below, with our responses following your comments.

Planning Review: Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

General Comments – Markups from Redlines

1. *Signage is applied for and permitted through a sign permit and subject to the special sign code provisions for the ML zone found in PMC 20.60.055 [exterior elevations, A2.00]*

Response: Understood. Signage will be submitted via the signage permit process.

2. *You have noted that there is a water easement that crosses through where the landscaping is required on the northern portion of the site along the interior side yard. In the pre-app notes, planning commented that although trees may not be able to be planted here due to the waterline, you would need to substitute trees for adequate shrubbery and other vegetation required in the landscape buffer. Vegetation is required to be planted in this area interior to the site. The minimum distance from underground water, sewer, or storm is 10'. [landscape plans, L0.01]*

Response: Tall shrubs are added to this planter. See L1.10.

3. *Landscape islands every eight stalls are required for trailer parking [landscape plans, L0.01]*

Response: In lieu of islands, landscape area equal to 10.8% of the pavement within the trailer parking area is provided. The quantity of trees required has been met.

4. *Perimeter landscaping required to be 12' [landscape plans, L1.10]*

Response: Landscape perimeter shown at 12' width.

5. *Parking landscape islands not meeting required widths*

Perimeter: 12' wide

Internal: 15' wide

[landscape plan, L1.10]

Response: Updated plans to meet required minimum width.

6. *Trees required to be planted in landscape area abutting wall [landscape plans, L1.10]*



Response: Providing tall shrubs to meet the intent of the blank wall screening along south side of building. Along east and northeast walls, trees have been added.

7. *Trees required to be planted in the blank wall landscaping [landscape plans, L1.10]*

Response: See response #6 above.

8. *Parking landscape islands not meeting required widths*

Perimeter: 12' wide

Internal: 15' wide

[landscape plan, L1.11]

Response: See response #5 above.

9. *Please add another wide vegetative screen wall here [elevations, A2.00]*

Response: Additional vegetative screen wall has been added. See revised elevations on A2.00.

10. *The perimeter of all parking areas and associated access drives which abut public right-of ways shall be screened with on-site landscaping, earth berms, fencing, or a combination of both [landscape plans, L1.10]*

Response: Updated plans to include full 12' width with berm and on-site landscaping.

11. *PMC 20.26.400 (1) requires that the 15 wide landscape strip along blank walls include a mixture of medium to large evergreen conifer and deciduous trees and shrubs. Please include trees on the landscape plan chosen from class II, III, or IV street tree list in the VMS. [landscape plans, L1.10 & L1.11]*

Response: Trees are provided along the east and west sides of the building are all from the VMS list. Along the southern wall, a combination of vegetative screening panels and tall shrubs are used to meet the intent of the code. Shrubs and groundcover are provided at all blank walls.

12. *Please add soil cells to the 6-foot wide blank wall landscape area. [landscape plans, L1.10 & L1.11]*

Response: Soil cells added.

Site Plan

13. *Buildings cannot cross parcel lines even when owned by the same property owner. A lot combination will be required. Lot combinations are an administratively approved permit that also requires a review and recording with the County. I have attached a link to the lot combination application below:*

<https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application>

Response: Noted. We will be submitting an application for a lot combination.

Landscape

14. *The zone transition standards require a 12' landscape buffer with a 6' wall. It is not clear where the RS-04 zone adjacent to the site ends. Provide matchlines where the RS-04 zone ends on all applicable pages. [landscape plans].*

Response: Updated RS-04 screening notation; see landscape plans, L1.12.

15. *The proposed landscape buffer required by the zone transition standards is not meeting the required standards*

a. *The landscape buffer must be 12' in width and include:*

i. *Evergreen trees that are at least eight feet tall at planting, spaced no more than 15 feet on center, and placed in a triangular pattern (having three equal sides, except in 15-foot-wide*

buffers) to resemble a natural growth pattern and to give depth and density to the screening. For added interest and variation, deciduous trees may be mixed with evergreen trees, provided the required number of evergreen trees are installed and spaced in a manner that will provide required screening.

- ii. *(b) Understory shrubs (at least three-gallon container size) spaced no more than five feet on center, or sufficiently sized and spaced to assure full screening between required trees up to a height of six feet within three years (as determined by a professional landscape architect and as approved by the director). A variety of shrubs may be used, provided they are of a type and species that will provide vertical height and horizontal fullness for screening purposes (e.g., photinia frasier, arborvitae, huckleberry, tall Oregon grape).*

Response: Landscape buffer between trailer area and ML zone to the west and CG zone to the north updated to include evergreen trees every 15', 8' height fence, and evergreen understory shrubs .

16. *Perimeter Landscaping Requirements*

a. *North (interior side yard)*

- i. *You have noted that there is a water easement that crosses through where the landscaping is required on the northern portion of the site along the interior side yard. In the pre-app notes, planning commented that although trees may not be able to be planted here due to the waterline, you would need to substitute trees for adequate shrubbery and other vegetation required in the landscape buffer.*
- ii. *The minimum distance from underground water, sewer, or storm is 10'.*
- iii. *Vegetation is required to be planted in this area interior to the site.*

b. *East (front yard)*

- i. *Perimeter landscaping is not being met on the north eastern part of the site along 15th St SE.*
- ii. *The required landscape width should be 12' minimum.*
- iii. *The proposed parking stalls along this area look as if they could be shorter in length, which could help with meeting the required landscape width.*
- iv. *See landscape plans L1.10*

Response: Tall shrubs are provided along north perimeter and landscape width along east perimeter is widened to 12'.

17. *PMC 20.26.400 (1) requires that the 15' wide landscape strip along blank walls include a mixture of medium to large evergreen conifer and deciduous trees and shrubs. Please include trees on the landscape plan chosen from class II, III, or IV street tree list in the VMS. [landscape plans, L1.10 & L1.11]*

Response: Trees updated to meet standard.

18. *Staff is supportive of reducing the blank wall planter width along the south side of the building dependent upon mitigation in the form of CU-Structural plant soils (or equivalent) in a total soil volume equal to that which would have been provided if the full 15' planter had been installed. Please show a call out agreeing to this mitigation and provide installation details at the time of civil permit approval. [landscape plans, L1.10 & L1.11]*

Response: Note added to L0.01, L1.10, and L1.11.

19. *The tilt wall proposed to screen the loading docks is required to have a 10' landscaping strip that includes a continuous row of trees at least 8' tall at planting spaced no more than 30' on center to be planted per PMC 20.26.400 (3) [landscape plans, L1.10]*

Response: Updated to include trees.

20. *Please provide calculations on the landscape plans that show that at least 10% of all paved areas are landscaped in accordance with PMC 20.58.005 [landscape plans, L0.01]:*

a. *In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply:*

i. *All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce stormwater runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the "Type IV" landscaping standards contained in the city's vegetation management standards (VMS) manual.*

1. *In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.*

Response: See calculation under Site Information: Type IIV Internal Parking Lot Landscape on L0.01.

21. *Truck and trailer parking are considered to be a form of outdoor storage. Please show on the plans that the area is screened from adjoining properties and public ROW in accordance with PMC 20.35.035.*

a. *(3) Outdoor Storage. Outdoor storage as defined in PMC 20.15.005, including merchandise display, equipment and materials storage, and junk and scrap storage, when permitted in the ML and MP zones shall comply with the following requirements:*

i. *(a) Fencing and Screening Required. Sight-obscuring fencing or screening is required around all portions of a lot utilized for outdoor storage of component merchandise, equipment and materials, and junk and scrap as defined in PMC 20.15.005, except for component merchandise which is stored and displayed only during business hours. All fencing and screening shall be installed in accordance with the following requirements:*

ii. *(i) Building Setbacks. All fencing and screening shall comply with the building setback requirements for the zone in which it is located unless specified otherwise,*

iii. *(ii) Minimum Screening Requirements. When required, all outdoor storage areas shall be screened from adjoining properties and public rights-of-way by a wall, fence, landscaping and/or structure. Such screening shall serve the purpose of concealing and obscuring the storage area from view. Landscape screening shall consist of plantings designed and installed in such a manner to provide year-round screening in terms of vegetation density and height within three years of planting, and shall be maintained in a healthy, growing condition. Landscape plantings installed to screen outdoor storage from public rights-of-way shall be installed on the right-of-way side of any wall, fence or structure,*

iv. *(iii) Maximum Fence Height. Fencing and walls surrounding outdoor storage areas which are not part of a building wall shall not exceed a maximum height of eight feet,*

- v. *(iv) Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be maintained and kept free of litter, posters, signs, trash or stored items,*
- vi. *(v) Outdoor Storage Height Limitations. Outdoor storage shall not exceed the height of required screening;*

Response: Screening includes 8' height fence, berm, evergreen trees spaced 15 on center, and large evergreen shrubs.

22. *The perimeter of all parking areas and associated access drives which abut public right-of ways shall be screened with on-site landscaping, earth berms, fencing, or a combination of both [landscape plans, L1.10]*

Response: Berm noted on L0.01. Landscape noted on L1.10.

Parking

23. *The perimeter of all parking areas and associated access drives which abut public right-of ways shall be screened with on-site landscaping, earth berms, fencing, or a combination of both [landscape plans, L1.10]*

Response: See response #22.

24. *Perimeter and internal parking landscape islands are not meeting the required widths (VMS Type IV Design Standards A.1, A.2) [landscape plan, L1.10 & L1.11]*

- a. *Perimeter: 12' wide*
- b. *Internal: 15' wide*

Response: Updated to meet min width requirements.

25. *Parking lot landscape islands do not have the required amount of trees as required in VMS Type IV Design Standards A.1, A.2. [landscape plan, L1.10, L1.11, L1.12]*

- a. *Perimeter: 12' wide*
 - i. *Each perimeter island shall include a minimum of one (1) tree selected from the Class III or Class IV Street tree list shown in section 12.9 or 12.10 of the VMS.*
- b. *Internal: 15' wide*
 - i. *Each internal island shall include a minimum of two (2) trees selected from the Class III or Class IV street tree list shown in section 12.9 or 12.10.; fifty percent (50%) of trees in internal islands shall be Class III or Class IV evergreen conifers.*

Response: Trees updated to comply with class and quantity requirements.

26. *Trailer parking requires parking landscape islands every 8 stalls (VMS Type IV Design Standards, C.)*

- a. *Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking [landscape plans, L1.11 & L1.12]*

Response: Upon discussion with City staff, no striping will be shown within this area. A landscape area equal to 10 percent of the impervious area is provided along with the required trees along the east side of the storage area. See L0.01, L1.11, and L1.12.

SEPA Checklist

27. *The Department of Ecology has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.*

Response: Wastes generated during demolition and redevelopment activities will be managed and disposed of in accordance with the Washington State Solid Waste Management Laws and Regulations, Chapter 70.95 of the Revised

Code of Washington, WAC 173-351 and WAC 173-304, and in accordance with Washington State Dangerous Waste Regulations, WAC 173-303.

Petroleum hydrocarbon, halogenated volatile organic compound (HVOC), and per- and polyfluoroalkyl substance (PFAS) contamination has been identified in soil and/or groundwater as a result of historical operations on and/or near the project site. The project includes implementation of a cleanup action to remediate contaminated soil and groundwater at the project site. The cleanup action will be conducted in accordance with the Model Toxics Control Act as an independent remedial action in Ecology's Expedited Voluntary Cleanup Program. Long term monitoring will be used to confirm the effectiveness of the cleanup action.

A Construction Stormwater General Permit (CSWGP) application has been submitted for the project and currently is being reviewed by Ecology. Ecology will not finalize the CSWGP until a final SEPA determination has been made. Erosion control measures and stormwater discharge will be managed in accordance with the requirements of the CSWGP and the procedures outlined in the Stormwater Pollution Prevention Plan that has been prepared for the project site.

28. *Washington State Department of Transportation has provided a comment letter. Please see the attachment in Documents & Images in the CityView Portal.*

Response: Responses to the WSDOT comments have been provided in a separate memo.

Industrial Design Review (PMC 20.26.300)

29. *The proposal for vertical vegetative screen walls in exchange for blank wall landscape requirements of 15'0" to reduce to 6'6", will be allowed but we will require an additional large vegetative screen as noted on redlined plans [exterior elevations, A2.00].*

Response: Additional vegetative screen wall has been added. See revised elevations.

Elevations

30. *Signage is applied for and permitted through a sign permit and subject to the special sign code provisions for the ML zone found in PMC 20.60.055 [exterior elevations, A2.00]*

Response: Understood. Signage will be submitted via the signage permit process.

Additional Item

31. *The opportunity for concurrent review is an early submittal waiver form, which can be applied for after the first DRT letter is issued but it is subject to staff discretion. A further discussion with staff following your review of this DRT letter will be beneficial to determine whether this would be an option. An early submittal waiver form can be used to authorize both the submittal of a civil and building permit application, but you will need to be specific on what you want to submit: <https://www.cityofpuyallup.org/DocumentCenter/View/15272/Early-Submittal-Waiver-Form-2019>*

Response: The applicant strongly seeks to apply for the early submittal waiver for building permit and civil permits.

Building Review: Janelle Montgomery; (253) 770-3328; JMontgomery@PuyallupWA.gov.

32. *Additional Submittal Item: Provide a Geo-Tech report for soils with the building permit applications.*

Response: See attached Geo-Tech report for review.

33. *A separate demolition permit will be required for the demo of the structures currently on the site and will require documentation from the Puget Sound Clean Air agency at the time of submittal for the demo permit.*

Response: An asbestos survey will be conducted, and the results will be provided to the Puget Sound Clean Air Agency in an Asbestos/Demolition Notification prior to demolition. Responsive documentation from the Puget Sound Clean Air Agency will be provided at the time of submittal of the demolition permit.

34. *Building plans will need to be complete with all building, mechanical, plumbing, energycode items and accessibility requirements that apply to project.*

Response: Building permit submittal will include all items listed above.

35. *The proposed Code Analysis (sheet G0.01) claims the building area been calculated on unlimited area buildings (section 507). Per 507.2.1 reduced open space the minimum reduced shall not be less than 40 feet with 3 conditions. Appears you meet the 3 conditions on sheet A1.10 but the site plan reflects 38 feet to the south property line adjacent to the Union Pacific Railroad. Provide code path how it can be reduced to 38 feet or revise site plan to reflect required 40 feet setback.*

Response: Site plan has been revised to reflect 40' setback.

36. *Two different construction types and occupancies are noted, application notes IIB, S-1 or S-2 and B and the Site Plan (G0.01) notes VB, S-1, F-1 and B. Acknowledge this preliminary but upon submittal for permits all construction types and occupancy will need to match.*

Response: Acknowledged. Building and occupancy types have been updated.

37. *Electric Vehicle Charging Infrastructure are required in place for charging stations per IBC section 429 Washington State amendments for occupancy B square footage and will need to be shown on the plans. None are currently noted in parking calculations or on the site plan. **Note if building permit is applied for after July 1, 2023, the EV parking requirements change to require EV parking provided for all occupancies.*

Response: See revised site plan for anticipated locations of designated EV parking.

38. *Plans will need to be per the applicable codes 2018 adopted February 1, 2021, for all permits. Unless submitted after July 1, 2023, to current state adopted code.*

Response: Plans to be submitted prior to July 1 using 2018 codes.

39. *All electrical is permitted by the Washington State Department L & I.*


Response: Acknowledged.

40. *Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard. Minimum one electric vehicle charging infrastructure is required to be accessible. **Note if permit is applied after July 1, 2023, there are significant accessibility requirements changes in the code.*

Response: Accessible parking to be provided. See revised site plan.

41. *If VB construction the truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.*

Response: Building using type III-B Construction.

 **Engineering Review:** Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov.



42. *The Engineering approval block is outdated, you can find the most up to date here: [https://www.cityofpuyallup.org/DocumentCenter/View/6921/Section-10-Engineering- Services-Review-Process?bidId= \[site plan, pg 2\]](https://www.cityofpuyallup.org/DocumentCenter/View/6921/Section-10-Engineering- Services-Review-Process?bidId= [site plan, pg 2])*

Response: The approval block has been updated.

43. *Include City of Puyallup Sewer and stormwater in the utilities/services list. [site plan, pg 2]*

Response: The City of Puyallup Storm and Sewer utilities have been added to sheet P1.

44. *Add this hatch to the legend. [site plan, pg 3]*

Response: The concrete hatch has been added to the legend.

45. *Provide a scale for the vicinity map. [site plan, pg 2]*

Response: A scale for the vicinity map has been added.

46. *The geotech report is blurry, provide a new copy during the next submission. [drainage report, pg 12]*

Response: The geotechnical report has been replaced in the storm report.

47. *Update MR 4. The site discharges to Deer Creek which discharges to the Puyallup River. [Drainage report, pg 15]*

Response: Revised narrative to show Deer Creek flows into the Puyallup River.

48. *Provide the following surfaces in a table format in square feet/acres for the west and east threshold discharge areas:*

**Pollution Generating Hard Surfaces*

**Effective impervious areas [drainage plans, pg 29]*

Response: Added the pollution generating and total effective impervious areas for each basin in Section 4 of the storm report.



49. *The pre-developed land use basin (5.213 acres) and proposed land use basin (5.44 acres) do not match, revise accordingly. [drainage report, pg 38]*

Response: Correct. The area draining to each basin is different in the existing and proposed conditions. Flow control is matched to the existing conditions, even though the proposed basin is slightly larger due to grading and site layout.

50. *Where did this printout come from? It appears that the vault meets the flow control requirement on page 50, but this information is contradictory. [drainage report, pg53]*

Response: This table shows the LID performance standard is not met. A note on the sheet was added.

51. *Why are the basin sizes being altered between the existing and proposed conditions? [drainage plans, pg 25]*

Response: Due to the proposed site layout and grading, the proposed basin doesn't match the existing exactly.

52. *Fill out and include Figure III-1.1: Runoff Treatment BMP Selection flow chart. [drainage report, pg 18]*

Response: The water quality treatment flow chart has been added.

53. *Provide figure I-3.5: Flow Chart for Determining Wetland Protection Level Requirements. [drainage report, pg 19]*

Response: The wetland protection level flow chart has been added but the wetland category is unknown. Narrative about the wetland protection is included in section 4.5.

◆ 54. *Provide a preliminary WWHM calculation for the wetland protection as required by the flow chart to ensure they hydroperiod of the wetland is not altered . [drainage report, pg 19]*

Response: See the provided wetland protection WWHM model on page 74 of the report showing the proposed flows to the wetland current conditions.

◆ 55. *Provide the square footages of each parcel. [site plan, pg 3]*

Response: The areas of each parcel have been added to sheet P2.

◆ 56. *Depict/label the water mains in 15th St SE. [site plan, pg 3]*

Response: The water mains have been added per the City of Puyallup GIS records and have been labeled on the plans (P2 and P3).

◆ 57. *Easements AFN 8212150220 and 1084061 are historic and the city does not have access per Pierce County's Recorded Documents, provide a copy of these easements during the next submittal. [site plan, pg 3]*

Response: Copies of these two easements are included in the resubmittal package.

◆ 58. *Provide dimensions between the underground detention system and the new building, and adjacent property lines. [site plan, pg 4]*

Response: Dimensions between the vault and the property lines and proposed building have been added to sheet P3.

◆ 59. *Provide the total proposed impervious area in square feet. [site plan, pg 4]*

Response: The site impervious area has been added to sheet P3.

◆ 60. *Show AFN 20190090363 on this sheet. Does this easement restrict the placement of the storm vault in this area? [civils, pg 4]*

Response: AFN 201910090363 does not restrict placement of the storm vault in this area. From research, AFN 201910090363 only transfers title. It does not reserve the mineral rights, and it does not create any construction restrictions upon the subject parcel; it's just a title transfer. The portion of the deed where it lists some items that it's "subject to" is just a partial re-cap of recorded documents that would show up on a title report. No additional restrictions upon construction are created by the three "subject to" documents.

61. *Include the pervious/impervious areas in 15th St SE that is within the east basin as part of this project. [drainage plans, pg 29]*

Response: No areas within the right-of-way are included in the east basin or onsite facilities.

◆ 62. *What are these triangles representing? [civils, pg 4]*

Response: The triangle represent truck dock locations; they have been removed from the plans.

Engineering Traffic Review: Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov.

63. *Proposed driveway does not meet minimum spacing standards. Per previous communication & pre-application comments:*

- a. *15th St SE along the site is designated as a Minor Arterial. City standards (Section 101.10.1) require minimum spacing of 300 feet from the intersection & driveways measured between closest edges of the driveway.*
- b. *Per City standards, commercial driveways must be aligned with intersections/driveways across the street.*

[Site plan P3]

Response: The project applicant has submitted an AMR in conjunction with the latest site plan that reflects a single driveway for all vehicles (passenger vehicles and trucks) on 15th Street SE approximately 80' south of the existing shared access easement driveway. Access to/from the project site and the shared access easement driveway will be restricted to Emergency Vehicle access only via a gate.

64. *Proposed driveway does not meet minimum spacing standards. Per previous communication & pre-application comments:*

- a. *15th St SE along the site is designated as a Minor Arterial. City standards (Section 101.10.1) require minimum spacing of 300 feet from the intersection & driveways measured between closest edges of the driveway.*
- b. *Per City standards, commercial driveways must be aligned with intersections/driveways across the street.*

[Site plan P3]

Response: The project applicant has submitted an AMR in conjunction with the latest site plan that reflects a single driveway for all vehicles (passenger vehicles and trucks) on 15th Street SE approximately 80' south of the existing shared access easement driveway. Access to/from the project site and the shared access easement driveway will be restricted to Emergency Vehicle access only via a gate.

65. *Per previous communication & pre-application comments:*

This commercial/industrial development shall provide an AutoTurn analysis for the largest anticipated vehicle that would access the site (WB-67, fire apparatus). Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic. Include EBR truck movement analysis at E Main/15th St SE intersection. [Site plan P3]

Response: A fire truck maneuvering plan has been added as sheet P5 to the plan set. AutoTurn analysis for a WB-67 truck entering and exiting the site access driveway on 15th Street SE has been provided on sheet TS1.0. The intersection of E Main/15th Street SE is an off-site City intersection; thus, an AutoTurn analysis was not completed at this intersection.

66. *Show preliminary locations for City standard streetlights. This development will require streetlights every 150ft (minimum) spacing along frontage. 4-5 required streetlights to meet standards. Skyline service cabinet must be placed outside sight triangle [Site plan P3]*

Response: Proposed street light locations are shown along 15th on sheet P3.

67. *Parking spaces shall not be located within the driveway throat (related terms include the driveway connection depth, reservoir length, stacking distance, storage length etc.). The proposed parking spaces will cause blocking events that will cause undesirable operational issues. [Site plan P3]*

Response: On site vehicular circulation updated to limit use of the shared access easement, where the adjacent stalls abut the driveway throat, to emergency access only.

68. *Provide comprehensive sight distance analysis. City of Puyallup requires 350ft of available ESD. Assume 18ft setback from face of curb to simulate trucks. [Site plan P3]*

Response: As documented in the AMR, the proposed new driveway location will meet the City's entering sight distance requirements based on an 18-foot setback.

69. *Provide comprehensive sight distance analysis along frontage to ensure landscaping doesn't interfere with sight lines. Also, evaluate RR flasher visibility for approaching vehicles. Assume AASHTO truck eye height [L1.10]*

Response: A sight distance exhibit has been added as sheet P6 to the plan set.

70. *Show extent of half-street paving along frontage. A separate streetlight & channelization design will be required for civil plan submittal. [Site plan P3]*

Response: A half street overlay is shown along the project frontage. Streetlight and channelization plans will be included in the civil permit submittal.

71. *Clearly identify existing driveways on the east side of 15th StSE [Site plan P3]*

Response: The existing driveways are shown and labeled on sheet P3.

72. *Coordinate with garbage service provider on the proposed trash pickup location [Site plan P3]*

Response: Noted. Trash pickup location to be coordinated with provider.

Please contact me if you have any questions.

Sincerely,



Michael Chen
Associate Principal

Enclosure(s): Revised Plans
Revised Site Plan and Design Review Narrative
Revised SEPA Checklist
Revised Technical Information Report
WSDOT comment response letter
Easements