CITY OF SEQUIM

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October 31, 2022

City of Sequim- Resubmittal Review

Permit No: CDR-22-001 and BSP-22-001

Plan Review: CDR-22-001 & BSP-22-001 Grubb Hendrickson 8unit Multi-family
Address: W Hendrickson, Parcel Number: 033019820570

The city of Sequim has completed a **review of the following:**

1. Binding Site Plan Application
2. Design Review Application

The 2018 International Building Code (IBC) (adopted in SMC 15.04.010), 2018 Washington Department of Transportation Standard Specifications (WSDOT), the Revised Code of Washington (RCW), International Fire Code Section 503 and Appendix (IFC) (adopted in SMC 15.04.080), 2019 Stormwater Management Manual for Western Washington (SWMMWW) (adopted in SMC 13.104.100), 2010 ADA Standards for Accessible Design including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191 appendices B and D (ADA) along with the City of Sequim Municipal Code and Engineering Standards were used as the basis of this review. Plan review comments follow on the attached list.

Please submit an itemized response letter and **complete and revised** documents directly to the City of Sequim Department of Community Development. **Plan review comments follow on the attached list.**

Sincerely,

City of Sequim
Emily Coler, DCD Specialist
Department of Community Development
Business Hours: 7:30AM – 4:00PM, M-F (360) 683-4908 Web site: sequimwa.gov

cc: Steven Lachnicht, DCD Director, slachnicht@sequimwa.gov
Sarah VanAusdle, PW Director, svanausdle@sequimwa.gov

GENERAL COMMENTS:

G1. The following plan review documents are based on the **City of Sequim** Building Regulations. The following comments reference the 2018 International Building Code (IBC) (adopted in SMC 15.04.010), 2018 Washington Department of Transportation Standard Specifications (WSDOT), the Revised Code of Washington (RCW), International Fire Code Section 503 and Appendix D (IFC) (adopted in SMC 15.04.080), 2019 Stormwater Management Manual for Western Washington (SWMMWW) (adopted in SMC 13.104.100), City of Sequim Engineering Standards, 2010 ADA Standards for Accessible Design including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191 appendices B and D (ADA) and City of Sequim Municipal Code (SMC) were used as the basis of this review as amended by the **City of Sequim** unless otherwise noted.

G2. Please respond in writing to each plan review comment by marking this comment list or creating a response letter. Indicate which detail, specification, or calculation shows the requested information. At minimum, the following should be included with each plan review response:

- Page / sheet number(s), detail / specification number(s), etc., and include all applicable code section(s).
- Briefly explain in writing how the design is intended to comply with the applicable code sections.
- Please provide a narrative of revisions made outside the plan review comments.

Complete and clear responses will expedite the re-check of this project.

G3. Please be sure to include on the re-submittal the architect's and /or engineer's stamp, signature, date of signature, and registration number on all sheets of plans depicting structural designed elements and cover sheets of calculations. RCW 18.43.70 & RCW 18.43.130.

G4. Please resubmit all plans on one cohesive document. Current submittals include different layouts for landscaping, sidewalks, open space, etc. The resubmittal should be one clean document that includes all necessary information. Example;

Doc 1 – Vicinity Map
Doc 2 – Site Plan
Doc 3 – Utility Plan
Doc 4 – Landscape, Irrigation and Lighting Plan
Doc 5 – Colored Elevation and Material Drawings

*Note: The floorplans, and structural plans are NOT needed for this application. Those do not need to be included until the building permit application.

PLAN REVIEW COMMENTS:

PLANNING: [Travis Simmons, DCD Assistant Planner; tsimmons@sequimwa.gov; (360)582-3438]
Date Reviewed: 09-20-2022

P1. Facade wall plane projections: While balconies are projected from the wall, they do not qualify as "**wall plane** projections or recesses". Please address to meet SMC18.24.050(B)(1).

SMC18.24.050(B)(1) Facades greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 50 horizontal feet.

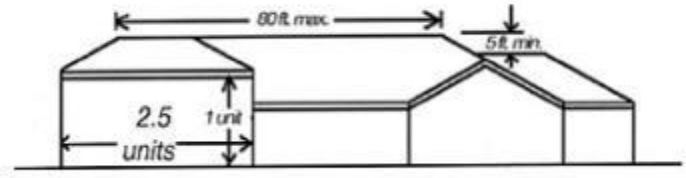
P2. Repeating pattern on building facade: Please address how SMC18.24.080 will be met.

SMC 18.24.080 All building façades must include a repeating pattern that shall include no fewer than three of the elements listed below. At least one of these elements shall repeat horizontally. Each selected element shall repeat at intervals of no more than 30 feet.

a. *Color change*
b. *Texture change*
c. *Material module change*
d. *Wall plane change*

P3. Roof ridge: The current roof ridge does not meet SMC18.24.090. Please revise.

SMC 18.24.090 Roof surfaces exceeding 80 feet in length shall be interrupted into smaller modules using substantial shifts in building footprints which result in substantial shifts in roof lines; see Figure 8.



No single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet in length without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet this standard.

P4. Please revise walkway along public street to meet SMC18.24.180(B)(1).
SMC 18.24.180(B)(1) Walkways at least eight feet in width shall be provided along all sides of the lot abut a public street and shall provide human-scale lighting (SMC18.24.170(B)(6)) to create a safe and attractive pedestrian atmosphere.

P5. Unit Individuality: Please address how SMC18.24.210(B)(9) will be met.

SMC18.24.210(B)(9)Emphasize individuality of units with variation of massing and/or details (e.g., a combination of trim, roof lines, porch designs, reverse designs and color variations) particularly on street-oriented units.

P6. Openspace and Recreation. Current plans show fencing between front yards, creating unshared open space. The addition of the play area for children does not fully meet the intent of this code to provide open space for all units as Unit 1 will be without any usable open space. Please address. [*SMC18.22.060(D), SMC18.22.060(D)(2), SMC18.22.060(D)(3), SMC18.22.060(F)(1)]*

SMC18.22.060(D) Usable open space and recreation areas within developments shall be required within multifamily residential developments containing five or more dwelling units.

SMC18.22.060(D)(2) Where a multifamily residential project consists of a total of five or more dwelling units, in any configuration, shared or common usable open space shall be provided in addition to any other spaces or protected areas. Shared or common usable open spaces shall include landscaped areas and active or passive recreation opportunities for the residents.

SMC18.22.060(D)(3)Minimum area required. Each multifamily project comprised of five or more dwelling units shall provide a minimum of 200 square feet of usable open space for each dwelling unit in the project. A portion of the usable open space may be required to provide for active recreational uses as described in subsection (D)(4), "Play Space for Children", of this section.

SMC18.22.060(F)(1) Multifamily residential developments shall include usable open space and landscaping.

P7. Play Space for Children. Please show/describe the play equipment to be used. Unit 1's balcony overhangs into shown play space area, please address. Please address how the play space is located as to provide maximum visibility per SMC18.22.060(D)(4)(e)]. Please address how ADA access is provided to the play space.[*SMC18.22.060(D)(4)(a), SMC18.22.060(D)(4)(c), SMC 18.22.060(D)(4)€, SMC18.24.180(B)(7)]*

SMC18.22.060(D)(4)(a) Play spaces shall include play equipment which is manufactured and installed in conformance with the safety standards of the American Play Equipment Industry, or other adopted standards.

SMC18.22.060(D)(4)(c) Play spaces shall not include driveways, parking areas, required landscaping areas or porches, balconies of overhangs.

SMC 18.22.060(D)(4)(e) To maximize personal safety of children resident in the development, play spaces shall be located so as to provide maximum visibility from surrounding multifamily dwelling units and be connected by pedestrian walkways and lighted.

SMC18.24.180(B)(7) All pedestrian amenities shall meet ADA guidelines.

P8. Please show the 10' Utility easement on the north side of the lot per record of survey recorded in volume 78 of surveys, page 13, under auditors file number 2015-1329772. [SMC Table 17.12.020(A)]

SMC Table 17.12.020(A) An application for subdivision shall include the proposed and existing easements for ingress, egress, utility corridors, irrigation ditch access, and other easements.

P9. Please address pedestrian access via the driveway. Please note that landscaping should separate buildings from pavement, and buildings from walkways. [*SMC18.22.060(F)(2), SMC18.24.130(B)(2)(j)]*

SMC18.22.060(F)(2) Landscaping should separate buildings from pavement or walkways.

SMC18.24.130(B)(2)(j) Where possible, pedestrians and vehicles shall be separated through provision of a walkway. Where complete separation of pedestrians and vehicles is not feasible, hazards shall be minimized by using landscaping, bollards, special paving, lighting, and other means to clearly delineate pedestrian areas.

P10. Please address the side elevations showing blank walls. [SMC18.24.130(B)(2)(r)]

SMC18.24.130(B)(2)(r) The rear or sides of buildings often present an unattractive view of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such features. Architectural and landscaping features shall mitigate these impacts

P11. On page 1 of the Binding Site Plan, Under "Declaration and Dedication", please explain why the easements and common areas are being dedicated to the city of Sequim? Per the requirements of SMC18.22.060(D), openspace on a binding site plan is for privately owned openspaces and recreational areas only, and shall not be dedicated to the city. [*SMC18.22.060(D)]*

SMC18.22.060(D) Open Space and Recreation. These standards are for privately owned open spaces and recreational areas only and shall not be dedicated to the city.

P12. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Please provide pedestrian access from the parking areas and rear doorways (parking in front of the garage) to the existing neighborhoods and in play areas. The provided pedestrian access must be comply with ADA regulations. {SMC18.22.060(A)(2), SMC18.22.060(C)(8), SMC18.24.210(A), SMC18.24.210(B)(4)]

SMC18.22.060(A)(2) Each building shall be provided with direct pedestrian access from a street fronting the building and from established parking areas to the multifamily dwellings and to the existing neighborhoods.

SMC18.22.060(C)(8) Pedestrian walkways shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.

SMC18.24.210(A) Guideline. Buildings should offer attractive and inviting human-scale features, spaces, and amenities that reflect the rural heritage of the community. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations.

SMC18.24.210(B)(4) Provide continuous pedestrian links between buildings, sites and common areas.

P13. Please provide lighting along walkways adjacent to and within the development. [SMC18.22.060(C)(2), SMC18.22.060(C)(3)]]

SMC18.22.060(C)(2) Street lighting shall be provided along walkways adjacent to and within the multifamily development. Lighting shall minimize glare, and shall be downward facing and fully shielded.

SMC18.22.060(C)(3) Security lighting shall be provided in parking and play areas.

P14. Please provide lighting for all building facades, entrances, driveways, vehicle and pedestrian circulation, public safety, pedestrian walkways, landscaping, and where curbs, ramps and crosswalks occur. Please provide a photometric plan. [SMC18.24.032(C)(11), SMC18.24.130(B)(2)(g), SMC18.27.170(B) 18.48.080(D)]

SMC18.24.032(C)(11) A photometric plan identifying the location and height of proposed parking lot, pedestrian and/or building security light structures and poles.

SMC18.24.130(B)(2)(g) Landscape design plans shall also address a variety of landscape lighting elements utilized both for safety and aesthetics as required in SMC 18.24.170.

SMC18.27.170(B)

2. Landscape and architectural lighting shall be used to illuminate building facades, building entrances, and feature or courtyard spaces.
3. Night lighting must be provided for all pedestrian walkways and where stairs, curbs, ramps, and crosswalks occur.
4. All exterior lighting fixtures in parking areas and driveways shall utilize cutoff shields or other appropriate measures to conceal the light source from adjoining uses and rights-of-way. A photometric plan and fixture specifications shall be provided as part of application submittal.

18.48.080(D) Lighting.
1. Provide adequate lighting for both vehicle and pedestrian circulation and public safety.
2. Freestanding parking lot luminaires shall be located in landscaped islands or otherwise separated from parked or moving vehicles at a maximum height of 25 feet and shall not allow direct light or glare onto adjacent properties. For those parking lots that are adjacent to residentially zoned property, the maximum height of light posts shall not exceed 18 feet.
3. Wall and canopy lighting shall be screened to keep direct light and glare from spilling off the site.
4. All lighting shall meet Washington State Energy Codes.

P15. Declaration and Covenants, Conditions, Restrictions, and Reservations for North Olympic View Condominium, a Condominium.
a. Section 5.3: Unit description should include a parking space in front of garage.
b. Section 6.1.4: Please identify “Limited Common Elements”, “Common Elements” on the plat. Please add deed restrictions and open space ownership per SMC18.28.050(D)/(E)

P16. Please provide Colored Elevation Drawings per SMC18.24.032(C)(7)

SMC18.24.032(C)(7) Colored Elevation Drawings. Complete colored elevation drawings of all buildings showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include conceptual trim and cornice design and roof pitch. If landscaping is proposed to soften or mitigate architectural modulation or details, additional elevation drawings showing proposed landscaping shall be provided.

P17. Outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets. Please provide visible and acoustic screening for the trash collection and recycling areas. Please show the location of the outdoor storage, HVAC equipment, utility meters, and any other service functions, with the appropriate screening. Noise attenuation shall be in conformance with Chapter 8.32 SMC. [SMC18.24.032(C)(12), SMC18.24.190]

SMC18.24.032(C)(*12) Accessories, Where Applicable. The location of all outdoor furniture, trash receptacles, recycling areas, bicycle racks and other accessories.*

SMC18.24.190(B) Standards.
1. Areas for outdoor storage, truck parking, trash collection or compaction, recycling areas, cargo containers, loading, or other such uses shall not be visible from abutting streets or properties.
2. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street or public walkway.
3. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
6. Noise attenuation shall be in conformance with Chapter 8.32 SMC.

P18. Please provide written approval of proposed trash collection location from Waste Connections. [SMC18.24.190, SMC8.08.070, SMC18.48.080(A)(9)]

SMC18.24.190(1)(B) Areas for outdoor storage, truck parking, trash collection or compaction, recycling areas, cargo containers, loading, or other such uses shall not be visible from abutting streets or properties.

SMC8.08.070 All solid waste containers must be placed, at the time of scheduled collection, at locations designated by the solid waste collector. Such locations must be within five feet of the public street or private road (or on the sidewalk without obstructing the sidewalk, if there is no customer property within five feet of the public street or private road) without blocking driveways or on-street parking. If extraordinary circumstances preclude such a location, the customer must contact the solid waste collector to determine a mutually agreeable alternative.

ENGINEERING: [Shawnie Peters; speters@sequimwa.gov; (360)582-2473]
Date Reviewed: 10-20-2022

E1. Please provide Preliminary Site Section Drawings and a Preliminary Grading Plan. [SMC18.24.032(C)(4), SMC18.24.032(C)(5)]

SMC18.24.032(C)(4) Preliminary Site Section Drawings. Section drawings which illustrate existing and proposed grades.

SMC18.24.032(C)(5) Preliminary Grading Plan. An accurate topographic map of the property, delineating contours, existing and proposed, at no greater than five-foot intervals. The plan shall indicate all proposed cuts, fills and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures, and impervious surfaces.

E2. Please provide a sidewalk transition between the existing sidewalk to the west and the proposed sidewalk. [SMC18.22.030(B)]

SMC18.22.030(B) Where sidewalk depths are inconsistent a transition area shall be provided to avoid hazardous conditions.

E3. Pedestrian scale street light is required for right-of-way improvements on W Hendrickson per Engineering Standard Figure 4-00.

E4. Please add raised concrete curbing to the driveway.

SMC18.48.080(C)(4) Landscaped areas shall be separated from paving by a raised concrete curb. Curb cuts are permitted when associated with stormwater conveyance.

E5. Please demonstrate sight clearance at the driveway exit onto W Hendrickson. [SMC18.44.030, SMC18.48.080(C)(8)]

SMC18.44.030 All corners subject to yard requirements must maintain, for safety purposes, a triangular area in which no physical obstruction, such as a structure, fence, tree or shrub higher than 42 inches above grade will be permitted. Such triangular area must have one angle formed by the front lot line and the side lot line separating the lot from the side street, the length of which lot line sides of the triangle will be 15 feet. The third side of the triangle will be a line connecting the two lot lines at the 15-foot point on each.

SMC18.48.080(C)(8) Landscaping shall not exceed three feet in height within an intersection view triangle.

E6. Please provide a striping and signage plan. [SMC18.24.032(C)(11), SMC18.48.080(A)(3), SMC18.48.080(E)]

SMC18.24.032(C)(11) Sign type and location shall be identified. A separate city of Sequim sign application will be required for additional sign information.

SMC18.48.080(A)(3) Provide adequate directional signs.

SMC18.48.080(E)Striping.
1. Non-single-family, duplex and triplex parking spaces shall be designated by a four-inch-wide white painted stripe.
2. Directional arrows shall be provided on all drive aisles.
3. Fire lanes and no-parking areas shall be clearly designated.

E7. Please demonstrate that the alignment of the driveway and the alignment of North Spencer Farm Road to the north is minimally offset such that it will not create conflicts for left turning vehicles

onto W Hendrickson Road. [SMC18.48.090(A)(4)] Minimally offset is defined as 6 feet for entering and exit lanes by the WSDOT Design Manual M 22-01.21, Chapter 1310. Please see Exhibit 1310-1 Lane Alignment Taper Rate.

SMC18.48.090(A)(4) Driveways into commercial, industrial or multifamily residential projects shall be aligned with existing or future driveways on the opposite side of the street where left turns are allowed. They may be minimally offset where no left turn conflict is created; otherwise there shall be a minimum of 200 feet of separation to allow for opposing left turn lanes.

WSDOT Design Manual M 22-01.21, Chapter 1310.02(3) Lane Alignment
It is desirable that entering through traffic is aligned with the exit lanes. However, the entering and exit lanes may be offset up to 6 feet when the following conditions are met:

- *Illumination is provided.*
- *The intersection is not within a horizontal curve, nor is it within a crest vertical curve.*
- *The taper rates provided in Exhibit 1310-1 are used.*
- *There is a posted speed of 55 mph or less.*

Consider dotted extension lines that continue through the intersection.

E8. Please illustrate/narrate how vehicles entering the property have adequate turn around space and how the configuration limits the need for backup maneuvers. [SMC18.48.080(A)(5), SMC18.48.080(A)(14)]

SMC18.48.080(A)(5) Provide for through circulation, limiting the need for backup maneuvers.

SMC18.48.080(A)(14) Parking lots shall be designed to permit on-site turn-around and to permit vehicles to enter and exit the site in a forward motion.

PUBLIC WORKS REVIEW: [Shawnie Peters; speters@sequimwa.gov; (360)582-2473]
Date Reviewed: 10-20-2022

PW1. At minimum, one pedestrian scale street lighting will be required. Please address. [City of Sequim Engineering Standard Drawing Figures 4-00, 4-28A and 4-28B]

PW2. Utility plans show a water meter on the southwest corner of the property, which the city has no records of. Please provide a water main connection to the 8" PVC Water Main in Hendrickson Road. Please show how water for the required sprinklers will be supplied to each unit.

PW3. Condo units can share one water lateral, but each unit must have its own water meter. Please address.

PW4. An 8" PVC Sewer Main exists in Hendrickson Road As-builts from Hendrickson Phase I show a 6" sewer lateral to the east side of the lot. Is this adequate to serve 8 condo units:

PW5. Infiltration facility must be at least 10 feet from building foundations. Please address.[SMC13.104]

PW6. Technical Information Report and Hydrology Calculations by Sisul Engineering dated 11-15-2021:
- a. Table 1: Lists "0", zero, existing pervious surface and existing impervious as the entire site. Please explain.
- b. Table 1: Please update the s surface areas to reflect accurate areas according to the submitted binding site plan. Preliminary measurements show:
  - i. Roof area at 7,800sf (listed as 7,200 sf in Table 1)
  - ii. Pavement, sidewalk and decks at 8,485sf (listed as 7,800 sf in Table 1)
  - iii. Landscaping at 2,010sf (listed as 3,295sf in Table 1)
- c. Section C, Mitigated – Developed Conditions, please update areas and associated calculations.

PW7. Technical Information Report and Hydrology Calculations by Sisul Engineering dated 11-15-2021, Core Requirement 4: Conveyance System: Please show/narrate how in a large stormwater event, when the stormwater conveyance system capacity is exceeded and stormwater elevations surpass the ground elevation of the conveyance system, where the stormwater will go. Is there an emergency overflow route?

PW8. Please provide landscape plans and elevations per SMC18.24.130(B)(2)(b)]

> *SMC18.24.130(B)(2)(b) Landscape design plans shall mitigate the impact to neighboring properties. The rear elevations of buildings, loading docks, and refuse collection areas must also be addressed in the landscape design plan. [It is required that rear elevations adjacent to noncommercial zoned parcels will be adequately screened within seven years of occupancy of the retail space.]*

PW9. Please adjust the landscape design to demonstrate compliance with SMC18.24.130(B)(2)(c).

SMC18.24.130(B)(2)(c) Landscape design plans shall incorporate a mix of indigenous and native plants that are hardy and drought-tolerant, and shall include a minimum of 40 percent evergreen plantings (trees, shrubs, groundcovers, ornamental grasses, and evergreen herbs). Lavender plants shall be a part of the landscape plan. Permanently installed irrigation systems are required.

PW10. Please demonstrate how stormwater will be collected from the driveway and roof areas. [SMC13.104, *SMC18.24.032(C)(3), SMC18.48.080(A)(2)]*

SMC18.24.032(C)(3) Stormwater Site Plan. A plan showing all proposed best management practices to be used in the site design. The plan, defined in Chapter 13.104 SMC, shall identify and describe the type of stormwater management technique(s) being used and applicable calculations (e.g., size, capacity, etc.).

SMC18.48.080(A)(2) Comply with the city of Sequim requirements for grading, drainage and stormwater management.

PW11. Declaration and Covenants, Conditions, Restrictions, and Reservations for North Olympic View Condominium, a Condominium.

a. Section 6.2: Please reference and recorded with this document, the stormwater system operation and maintenance manual, Section G of the Technical Information Report and Hydrology Calculations by Sisul Engineering dated 11-15-2021

Table 17.12.020(A) Draft maintenance agreements and proposed management entities responsible for tax payments and maintenance of common facilities (such as roads, stormwater facilities, open spaces, trails, parks, etc.)

b. Section 6.2: Please address pavement, curb and gutter, catch basins, sidewalk, landscaping, irrigation, lighting, ensuring positive drainage around building is maintained?

c. Please address who is responsible for Maintaining landscaping in Hendrickson Road right-of-way for 2 years.

d. Section 28.1.4: Please complete this section

BUILDING: [Joel Dressel; jdressel@sequimwa.gov; (360)681-3445]
Date Reviewed:

B1. Each unit must be sprinklered for fire protection.

Please contact the listed reviewers between 7:30 A.M. and 4:00 P.M., M-F, with any questions.

[END]