

April 24, 2023

City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA 98270

**RE: PA22-044 – Olympic Vista PRD – Technical Review 1**

Dear Reviewer,

Please refer to our responses below which address all review comments received from the City of Marysville on February 28th, 2023, regarding the Olympic Vista PRD application package. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

**Planning Comments:**

Amy Hess, Senior Planner, ahess@marysvillewa.gov

**BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS**

1. Include File Number PA22-044 on all future correspondence, in addition to all site, civil and landscape plans.

***Response: The file number has been added to each of the plans and will be included in correspondence.***

2. The following are the impact fees that apply to this project:

| Impact Fee Type        | Impact Fee Rate             |
|------------------------|-----------------------------|
| Traffic*               | \$6,300 per SFR             |
| Parks**                | \$1,825 per SFR (currently) |
| Schools (Marysville)** | \$0.00 per SFR (currently)  |

\* Fees due prior to recording of final plat

\*\* Impact fees vest at building permit submittal and shall be paid prior to

building permit issuance Lots 1 and 2 will receive credit for the existing residences

that will be demolished.

***Response: Noted.***

3. Please see comments from Brad Zanhov, Development Services Technician, for Capital Improvement Charges.

***Response: Noted.***

4. Fractional dwelling units resulting from RDI calculations must be rounded down (MMC 22C.090.050(4)). Please revise the 'Residential Density Incentives' table on Sheet 2 of the Preliminary Site Plan accordingly, and identify an alternative RDI to 7(e).

***Response: The 'Residential Density Incentives' table has been revised to show a maximum of 23 units. The total proposed units is 23, so no revision to the number of***

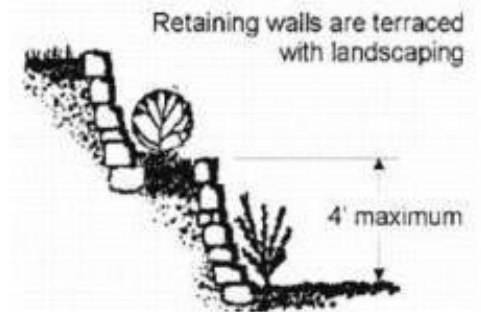
**lots is necessary.**

5. Minimum lot area in a PRD is 3,500 square feet. Please revise the 'Density, Dimension and Parking' table on sheet 2 of the Preliminary Site plan to reflect this.

**Response: The minimum lot area in the 'Density, Dimension and Parking' table has been revised.**

6. Pursuant to MMC 22D.050.030(4)(e), retaining walls taller than four feet shall be terraced so that no individual segment is taller than four feet. Compliance will be verified during civil construction plan review.

**Tall retaining walls must be terraced with landscaping as depicted below.**



**Response: Noted. There will be no walls facing the ROW that are greater than 4 ft that will require screening. Walls on the internal portion of the site will have a maximum height of 9 ft and will all face the private development and lots that will be purchased. Each homeowner will purchase the lot and home upon it with the understanding that they will have views that include that of a wall taller than 4'.**

7. All future residences shall have fire sprinklers installed, due to access deficiencies. If 59th Drive happens to be extended through to the north, providing a second access point, prior to building permits being submitted for this proposal, this requirement may be waived.

**Response: Noted.**

8. Prior to recording the FINAL BSP the applicant shall be required to provide FINAL restrictive covenants as required by MMC 22G.080.120 and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

**Response: Noted. Covenants with the required provisions will be provided prior to the final BSP.**

#### OPEN SPACE CALCULATION COMMENTS

9. Please clearly define the different areas of open space and how each area meets the required open space type.

**Response: Please see the revised landscape plans for updates.**

10. Per MMC 22C.090.030, RDIs are only eligible if they offer an above and beyond public benefit. Therefore, area that is required to be open space per the PRD code may not be double counted to gain RDI bonus density. The PRD codes requires that open space be accessible and convenient to

all residents within the development and be situated and designed to be observable by the public. Since integrating the open space is required in the PRD code, RDI 7(e) cannot be used. If 0.64 acres of open space are required to meet PRD open space requirements, then the difference between what is required and what is provided (0.13 acres) can be used for RDI. This would amount to 0.65 units (0.13 acres x 5 = 0.65), which is less than a whole unit and is rounded down (see comment 4 above) and does not result in a bonus unit. Please identify an alternative RDI to use for one additional unit.

**Response: The open space has been increased enough to reach the 7E Private Park and Open Space Facilities bonus. The total amount of open space is 36,555 SF, and the required open space is 27,843 SF. The difference between what is required and what is provided is 8,712 SF (0.20 AC). This would amount to 1.00 bonus RDI units (0.20 acres x 5 = 1.00 units).**

#### LANDSCAPING COMMENTS

11. Sheets 9-11 (L-1, L-2, and L-3) of the Preliminary Civil Plans are not consistent with the proposed layout of the project. Please revise to be consistent with the current proposed layout.

**Response: The landscape plans have been updated to match the civil plans.**

12. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in MMC Chapter 22C.120, Landscaping and Screening. Specifically, please revise the Landscaping Plan to include:

- 12.1 Provide details of the plantings in Tract 999. Is the intent for it to be all turf? Does this provide the required water quality treatment?
- 12.2 Street trees on 59<sup>th</sup> Drive NE should be the same species as those planted in the subdivision to the south.
- 12.3 The Parks Maintenance Supervisor has suggested using a powder coated playset to ensure that it can be easily cleaned and maintained.

**Response: Please see the revised landscape plans for updated details related to these comments above.**

#### CRITICAL AREA REVIEW COMMENTS

13. Staff has reviewed and concurs with the findings in the provided Critical Area Reconnaissance prepared by Wetland Resources, dated October 6, 2022. No critical areas were determined to be on site.

**Response: Noted**

#### OTHER COMMENTS

14. Per prior discussions, in order to pursue the proposed outfall plan utilizing Olympic View Park the following is required:

- Applicant to provide analysis on flow capacity.
- All portions of the facility shall be piped/underground.
- An energy break or dispersion trench may be used near the trail at the end of the pipe. A culvert under the trail may be required.
- No check dams shall be utilized.
- Applicant to provide report demonstrating that the facilities will have no negative impact on the critical areas and associated buffers.

- All areas of disturbance shall be restored in compliance with MMC 22E.010.

**Response: Please see the project Drainage Report for calculations on the flow capacity. Check dams have been utilized for a portion of the open ditch as a way to slow flow and minimize potential for erosion. The design as currently shown has been coordinated with the City for design purposes.**

15. Please see comments from Kerry Lyste of the Stillaguamish Cultural Resources Department, related to the need for an archaeological survey of the site as well as notification of ground disturbance:

“Based on an archaeological survey on the parcel adjacent having flaked cobble (lithic scatter) we would recommend an archaeological survey on this project and notification of ground disturbance and/or archaeological fieldwork.

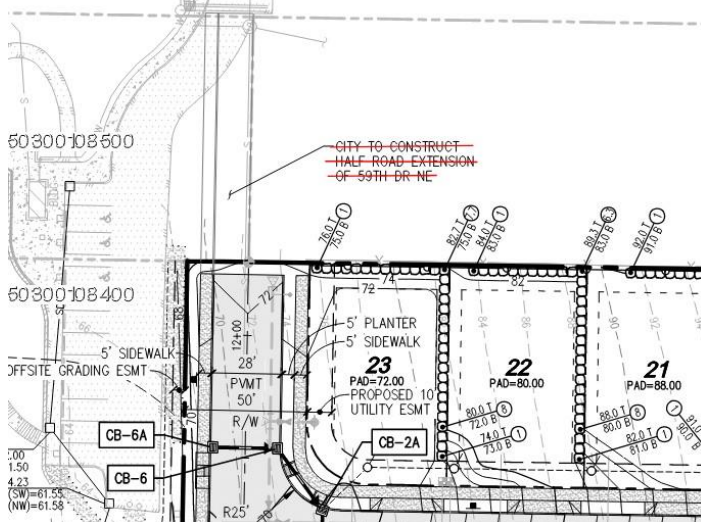
Best, Kerry” klyste@stillaguamish.com

**Response: Noted.**

16. Please see attached comments from neighboring property owners.

**Response: See responses found at the end of this comment letter.**

17. Please remove the note on Sheet 4 of the preliminary civil plans referencing City construction of half- road extension. This is not part of this project and has caused confusion.



**Response: This note regarding the 59<sup>th</sup> Dr NE construction has been removed.**

**Civil Comments:**

Kacey Simon, Civil Plan Reviewer, ksimon@marysvillewa.gov

**Drainage Comments:**

1. All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
  - a. Stormwater drainage: There was in depth discussion about the proposed outfall connection and it doesn't appear that any of that is included in this submittal. Please provide details about your proposed outfall system and any changes proposed for what is

currently installed.

***Response: The outfall has been included in the revised plans and discussion and calculations have been provided in the drainage report.***

Standard Comments:

2. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

***Response: Noted. These datums are being used.***

3. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

***Response: Noted.***

4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

***Response: Noted.***

5. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.

***Response: Noted.***

6. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

***Response: Noted.***

7. Engineering construction plan review fees will be due prior to release of approved civil construction plans.  
Engineering construction plan review per MMC 22G.030.020:  
Residential = \$250.00 per lot or unit (for duplex or condominium projects),  
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review. Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

***Response: Noted.***

8. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.  
Engineering construction inspection fees per MMC 22G.030.020: Residential = \$250.00 per lot/unit (for duplex or condominium projects),  
\$2000.00 minimum  
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour. Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

***Response: Noted.***

9. All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.

The first civil construction plan submittal is to consist of a plan set, a copy of the drainage report, and a copy of the geotechnical report. Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.

- a. Review timing:
  - i. First review = 5 weeks
  - ii. Second review = 3 weeks
  - iii. Third review = 3 week
  - iv. Subsequent reviews repeat the above schedule.

**Response: Noted.**

10. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

**Response: Noted.**

#### **Transportation & Parks Comments:**

Jesse Birchman, Transportation & Parks Maintenance Manager

1. Regarding the retaining wall along the west side of 59th. The roadway cross section shows the base of the wall at the ROW/property line. The City should anticipate the establishment of an wall maintenance access easement in favor of the City onto the OVP parcel, likely about 10-15 feet depending on how thing dimension to the existing OVP parking lot. This simply precludes any issues with a "100 year" perspective should OVP's use change in the future.

**Response: The retaining wall shown in the section was left over from a previous design iteration and is not being proposed. The wall has been removed from this section.**

2. With the steep on-site Road B slope towards 59th and the retaining wall on the opposite side of 59th that civil reviewers should anticipate any vehicular fall-protection needs or at least object marker signs on the west side of the roadway. This may or may not be necessary but is a design detail to be worked through later.

**Response: See response above. The retaining wall is not being proposed on the west side of 59<sup>th</sup>.**

#### **Development Services Comments**

Brad Zahnow, Development Services Technician

1. Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

#### **Water Comments:**

Brooke Ensor, NPDES Coordinator, bensor@marysvillewa.gov

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

**Response: Noted. The 2019 SWMMWW has been referenced in the drainage report.**

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA to maintain the landscaping and

any park amenities. The City will receive an easement to maintain the stormwater facility. This policy may be modified depending on facility design.

**Response: Noted. This project will not trigger flow control requirements, however the water quality facility satisfying Minimum Requirement #6 will be within an HOA dedicated tract. The city will receive an easement to maintain the water quality device.**

3. The lot configuration on the preliminary plans and landscaping plans do not match.

**Response: The lot configuration on the landscaping plans has been revised to match the preliminary plans.**

4. On the civil plans please show the offsite conveyance improvements that will be made downstream in Olympic View Park.

**Response: The civil plans have been revised to include the offsite conveyance downstream of the site and Olympic View Park.**

#### **Fire Comments:**

Don McGhee, Assistant Fire Marshal at Marysville Fire District

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.

**Response: Noted. The project will comply with these applicable codes.**

2. The fire code permits required for sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.

**Response: As the project proposes less than 30 units, fire sprinklers will not be required.**

3. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

**Response: Proof of fire flow has been obtained from the Marysville Public Works Department and is included with this submittal.**

4. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size.

**Response: Noted.**

5. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with



maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.

**Response: Noted. There are two proposed fire hydrants within 600 ft of each other.**

6. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.

**Response: The proposed hydrants include a 5" Storz fitting and blue reflective markers located 4" from the centerline on the hydrant side of the road.**

7. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.

**Response: Noted.**

8. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

**Response: Noted. This detail has been added to the plans.**

9. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).

**Response: Noted.**

10. Turnaround provision is required for dead-end access in excess of 150 feet long. A minimum 80' cull-d-sac is required.

**Response: The cul-de-sac has been revised to an 80' diameter.**

11. An adequate access route for fire apparatus must be in service prior to any building construction.

**Response: Noted. The access road and cul-de-sac will be installed prior to building construction.**

12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.

**Response: Noted.**

13. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access.



***Response: Noted. These requirements are being met.***

14. The city address committee will determine road names and address numbers for the lots.

***Response: Noted.***

**Water Quality Comments:**

Billy Gilbert, Water Quality Lead, [crossconnection@marysvillewa.gov](mailto:crossconnection@marysvillewa.gov)

1. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.

***Response: Noted.***

2. A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city's water system.

***Response: There are no non-flow through fire lines that are proposed on the site.***

3. A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001

***Response:***

4. On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.

***Response: Noted.***

5. Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

***Response: Noted. The required backflow testing will be completed prior to occupancy.***

**Public Works Comments:**

Kim Bryant, Water Operations Supervisor, [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov)

1. A blow off assembly will need to be installed at the end of each water main;

***Response: A blowoff assembly has been added to both ends of the proposed water main.***

2. Water details not shown.

***Response: Water details have been added to the plans.***

**Building Comments:**

Kim Bryant, Water Operations Supervisor, [kbryant@marysvillewa.gov](mailto:kbryant@marysvillewa.gov)

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.

***Response: Noted.***

2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.

***Response: Noted.***

3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.

***Response: Noted.***

4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.

***Response: Noted. There will be multiple buildings demolished onsite as part of this project.***

5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
  - Soil Classification
  - Required Drainage Systems
  - Soil Compaction Requirements
  - Type of Footings, Foundations, and Slabs Allowed
  - Erosion Control Requirements
  - Retaining Walls
  - Fill and Grade
  - Final Grade

***Response: A geotechnical report dated 10/11/2017 has been prepared by Liu & Associates, Inc. It has been included with the resubmittal items.***

2018 International Building requirements;

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

***Response: Noted.***

2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

***Response: Noted.***

3. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.

***Response: Noted.***

4. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.

***Response: Noted.***

5. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.

***Response: Noted.***

6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.

***Response: Noted.***

**Traffic Comments:**

Jesse Hannahs, P.E, Traffic Engineering Manager, [jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)

1. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
  - a. Per ILA with City of Lake Stevens, Impact fees may be required for construction of Soper Hill Road & 87<sup>th</sup> Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.
    - i. 17% of trips from development to travel through intersection.

***Response: Noted.***

2. A Traffic Impact Analysis (TIA) will be required.
  - a. TIA is acceptable.

***Response: Noted.***

3. Undergrounding of overhead utilities along frontage shall be required.

***Response: Noted.***

4. 59<sup>th</sup> Ave NE (incorrectly labeled as 41<sup>st</sup> ST NE upon site plan):
  - a. Full 50' ROW residential roadway with 28' of asphalt pavement including curb, gutter, sidewalk, landscape strip and street lighting shall be required for construction as full ROW is upon subject development parcel.

***Response: The road label has been corrected to 59<sup>th</sup> Dr NE. The full ROW section has been included in the plans.***

5. Per EDDS 3-506, street lighting will be required.

- a. Street Lighting upon residential street(s) and Sunnyside Blvd. shall be PUD installed fiberglass pole installation type street lighting.
  - i. Street Light Design:
    1. Residential street(s) shall be designed as collector arterial utilizing 100-watt equivalent LED fixtures.
      - a. Install PUD street lighting at approximately:
        - i. 59<sup>th</sup> DR NE:
          1. STA 11+75
        - ii. Road B:
          1. 20+60
          2. 22+40
          3. 24+20
          4. 26+00

***Response: Street lighting has been added at these locations.***

2. Sunnyside Blvd. shall be designed as minor arterial utilizing 200-watt equivalent LED fixtures.
  - a. Install PUD street lighting at north and south property lines of development.

***Response: Street lighting has been added near the property lines along Sunnyside Blvd.***

- ii. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or [wehaugen@snopud.com](mailto:wehaugen@snopud.com) for more information regarding PUD street lighting.

***Response: Noted.***

6. A signing and channelization plan shall be required as part of civil construction plans for residential street(s) and Sunnyside Blvd.
  - a. Pavement markings to the extent feasible shall be placed in permanent location for roadway cross-section.

***Response: Noted. Please see CH-01 of the civil submittal set for channelization and signage.***

7. 59<sup>th</sup> Ave NE Temporary Cul-de-sac removal:
  - a. The temporary cul-de-sac upon 4110, 4111 and 4105 59<sup>th</sup> Ave NE parcels shall be removed and restored to standard as part of the subject development.

***Response: Notes regarding the temporary cul-de-sac removal and landscape restoration have been included on sheet RD-01.***

### **Neighbor Comments**

1. Email from Kerry Lyste

**Response: An archeological report has been prepared and is included with the resubmittal items.**

2. Email from Will Curran

**Response: The request is to add a traffic calming device in the vicinity of the addressed concern (6135 41<sup>st</sup> St NE). No comments have been made on the design of the project by the City to the effect of additional traffic calming devices to date. This may be a City streets and maintenance issue for the City to address since it is outside of the scope of the project and an existing concern prior to project development.**

3. Email from Todd Davis

**Response: It appears that Bellewood Ridge residents who have lot rears coincident to the southerly property boundary of the Olympic Vista site receive stormwater runoff from the project site. The proposed lots 1-11 along the project boundary are graded with the intent of collecting most, if not all onsite runoff to yard drains and wall drains associated with each lot. A minimal amount of land may slope away from each pad grade only for the purpose of matching existing grades at the property line, but the vast majority of the graded site will drain to onsite facilities rather than the uncontrolled existing runoff condition. These onsite collection and conveyance facilities will discharge runoff towards the bottom of the slope to the west near Ebey Slough.**

4. Email from Keith Moore

**Response: The following are responses to the numbered questions posed:**

- 1. The project proposes to utilize a construction entrance that takes entrance to the site from 59<sup>th</sup> Dr NE.**
- 2. 59<sup>th</sup> Drive NE will be extended along the bottom of the project site from its current end point. The existing temporary cul-de-sac will be removed as part of construction. There is no construction of 59<sup>th</sup> Drive NE beyond the boundary of the project site that is proposed at this time.**
- 3. There are no speed bumps proposed as part of the submitted design. No speed bumps or similar traffic calming devices have been required by the City at this time.**
- 4. There is no construction of 59<sup>th</sup> Drive NE beyond the boundary of the project site that is proposed at this time.**
- 5. There is no construction of 59<sup>th</sup> Drive NE beyond the boundary of the project site that is proposed at this time.**

5. Email from Stephanie Alvarado

**Response: The request is to add a crosswalk across Sunnyside Blvd from the Bellewood Ridge subdivision to bus stops located across the street. No comments have been made on the design of the project by the City to the effect of a crosswalk This may be a City streets and maintenance issue for the City to address since it is outside of the scope of the project and an existing concern prior to project development.**

Sincerely,

Olympic Vista PRD – Technical Review 1  
April 24, 2023

***LDC, Inc.***



Tom Abbott, PE  
Project Manager  
HQ Office