



ARW Landscape Design

June 7, 2024

Barb Kincaid, AICP
 Director of Community Development
 City of DuPont

RE: Response Letter to Request for Revisions to Champions Centre applications for Site Plan Review (PLNG2023-010), Critical Areas/Tree Modification (PLNG2023-011), Boundary Line Adjustment/Lot Line Elimination (PLNG2023-012), and SEPA Environmental Review (PLNG 2023-013)

Attn: Barb Kincaid

I've listed my responses below in bold italics in regards to the landscape in the comment letter dated April 19, 2024.

Planning Department Comments, Barb Kincaid, City of DuPont

2. The landscape plans depict landscaping around part but not all of the Pierce County Sanitary Sewer Pump Station. Additional moderate buffer landscaping shall be provided between the Pump Station and the public right of way. The screening will need to wrap around the building to screen the view from traffic heading westbound on DuPont Steilacoom Road.

The landscaping will be modified to screen the pump station from westbound traffic.

3. The landscape plans indicate a 10-foot-wide moderate landscape buffer located along the north property boundary that is adjacent and to and shared with a residential use. The parking lot orientation would allow for vehicular lights to shine north into the residential property. Revisions are needed to shield the residential property from light and glare impacts. The revisions could include re-orientation of the parking spaces to an east/west configuration, the addition of a screen wall or solid board fence and/or the planting of additional shrubs and trees to provide the needed buffering and protection from light spill and glare. Revise the plans to protect the adjacent residential property from impacts related to vehicular light spill and glare.

The landscape design will be revised to provide more screening of parked cars in the parking lot.

Land Use Application Review by Gray & Osborne, Inc. (for the City)

3. Frontage improvements

C. The existing improvements on Barksdale Avenue frontage of the project site include roll curb and a 4-foot-wide sidewalk with no planter strip. These improvements do not meet current City of DuPont Standards, and would have to be replaced with development of the property. Current City Standards require roadway widening and/or surfacing, 6-inch vertical curb and gutter, a 5-foot-wide planter strip, 5-foot-wide sidewalk, roadway drainage, and street lighting. The sidewalk could be routed behind the large oak trees in the right-of-way to preserve the trees. The improvements should extend to the west end of the property frontage.

The landscape will be revised to show a 5' width sidewalk, 5' width planter strip, drainage, and lighting.

E. The frontage improvements along DuPont-Steilacoom Road must incorporate sidewalk, curb, gutter, roadway drainage, bike lane, channelization, signage, street lighting, and landscaping from the north end of the proposed driveway to the WSDOT I-5 Mounts Road to Steilacoom-DuPont Road project currently under construction.

The landscape plan will be revised to show landscaping from the north end of the proposed driveway to the WSDOT I-5 Mounts Rd. to Steilacoom DuPont Rd project.

Overall Site Plan

19. Add the City of DuPont Approval block to the upper right corner of all sheets submitted for City review and approval for construction.

The Approval block will be added to all landscape and irrigation sheets.

Landscape Plans

30. There are existing City landscape and irrigation improvements on the Barksdale Avenue and DuPont-Steilacoom Road frontage of this property. Maintenance of these improvements, if retained, would become the Applicant's responsibility. The Applicant would be responsible for abandoning and/or reconfiguring these improvements to serve the site. Add a note to this effect to the plans.

A note will be added to the landscape plans indicating Applicant's responsibility of maintaining the existing landscape and irrigation, and any improvements.

31. The rights-of-way lines of Barksdale Avenue and DuPont-Steilacoom Road should be shown and labeled.

The ROW lines will be shown and labeled on the plans.

32. Landscaping must be provided for the median on Barksdale Avenue.

Landscaping will be shown in the median on Barksdale Avenue.

33. Sheet L1.1:

A. Indicates an automatic irrigation system. A separate water service connection, water meter, and backflow assembly located in a 15-foot-wide easement dedicated to the City is required. Irrigation Plans must be provided for review and approval.

An irrigation plan and details will be provided.

B. The project information (area, landscape area required, and landscape provided) is inconsistent with Sheet 01 Overall Site Plan. The Applicant should resolve this discrepancy.

The site area and landscape areas required and provided will be corrected.

34. The City should determine the landscaping and buffer screening requirements at the existing Pierce County Sanitary Sewer Station off of DuPont-Steilacoom Road. It appears landscaping should extend to the reduced wetland buffer on the northerly side of the building.

Landscaping will be provided to screen the pump station.

35. The irrigation water usage of 6.13 gallons per square foot and water conservation statement on Sheet L1.1. comply with the requirements of DMC 25.90.040 and appears to be sufficient for purposes of land use approval.

No revision necessary.

36. Clearances, in accordance with City Standards, must be reviewed for compliance during construction review. A minimum 3-foot clearance and level area is required around fire hydrants.

Clearance and level area around fire hydrants will be checked and updated as needed.

Land Use Application Review by Sound Urban Forestry, LLC (for the City)
Landscape Plans 12-5-2023

There is no irrigation plan as part of the submitted set. This needs to be provided.

An irrigation plan and details will be provided.

Please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Amy R. Wolfe". The signature is written in a cursive, flowing style.

Amy R. Wolfe PLA, ASLA