



November 18, 2022

City of DuPont  
Planning Division  
1700 Civic Drive  
DuPont, WA 98327

RE: SEPA Environmental and Land Use Review Application Package for  
DuPont 243 located at  
1700 Center Drive, DuPont, Pierce County, Washington  
Tax Parcel No: 011926-6005 and 6006  
Our Job No. 18666

On behalf of Avenue 55, Barghausen Consulting Engineers, Inc. is submitting the SEPA and Land Use application documents to begin review of the proposed DuPont 243 project. The project proposes to construct two office/warehouse buildings totaling approximately 268,380 square feet on an approximate 19.65-acre vacant parcel of land located on the west side of Sequalitchew Drive. In addition to construction of the new buildings, the project will include grading activities, paved truck maneuvering and truck and vehicular parking areas, landscaping, water and sanitary sewer extensions, stormwater collection and infiltration facility, extension of Sequalitchew Drive, franchise utility improvements, relocation and reconstruction of a portion of the existing Sequalitchew Trail and protection of an existing Mission Marker with a 50-foot buffer located within the middle east portion of the site.

The following plans and documents are enclosed for review:

1. One (1) Electronic Copy Vicinity Map
2. One (1) Electronic Copy Preliminary Architectural Site Plan
3. One (1) Electronic Copy Preliminary Landscape Planting Plans
4. One (1) Electronic Copy Preliminary Civil Engineering Design Plans
5. One (1) Electronic Copy Stormwater Site Plan
6. One (1) Electronic Copy updated Traffic Impact Analysis
7. One (1) Electronic Copy Preliminary Building Elevations and Renderings
8. One (1) Electronic Copy Title Report
9. One (1) Electronic Copy Geotechnical Engineering Report
10. One (1) Electronic Copy Geotechnical Engineering Addendum dated May 11, 2018
11. One (1) Electronic Copy Geotechnical Engineering Addendum dated November 8, 2022
12. One (1) Electronic Copy Cultural Resources Report
13. One (1) Electronic Copy Cultural Resources Addendum Memo
14. One (1) Electronic Copy updated Tree Protection Plan

**BARGHAUSEN CONSULTING ENGINEERS, INC.**

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782

BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA

[barghausen.com](http://barghausen.com)

15. One (1) Electronic Copy request to Pierce County for Sewer Service Availability
16. One (1) Electronic Copy City of DuPont Water Availability
17. One (1) Electronic Copy request to LeMay, Inc. for Trash Enclosure Location Approval
18. One (1) Electronic Copy Environmental Checklist
19. One (1) Electronic Copy Land Use Application
20. One (1) Electronic Copy Authorization to Act as Agent Affidavit
21. One (1) Electronic Copy Mail Labels for Property Owners in 300-foot Radius (hard copy to City under separate cover)
22. One (1) Electronic Copy 300-foot Radius Map Exhibit
23. One (1) each Check in the amount of \$3,750 for SEPA Review (\$750) and Type IV Land Use Review (\$3,000) Fees (check to City under separate cover)

We believe that the enclosed plans and documents compile a complete application package to begin the SEPA Environmental and Land Use review process for the DuPont 243 project. Please review at your earliest convenience and please feel free to contact me if you have any questions or need any additional information. Thank you.

Sincerely,



Daniel K. Balmelli, P.E.  
Executive Vice President

DKB/bd  
18666c.009.doc  
enc: As Noted  
cc: Ben Varin, Avenue 55  
Drew Zaborowski, Avenue 55  
Eric Cederstrand, DuPont Industrial Partners  
Josh Towne, Barghausen Consulting Engineers, Inc.  
Betsy Dyer, Barghausen Consulting Engineers, Inc.