



CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

May 10, 2024

Sent via email to: bvarin@avenue55.net

Ben Varin
Avenue 55
601 Union Street, Suite 2930
Seattle, WA 98101

Project: Dupont West (formerly DuPont 243) PLNG 2022-031 (Type III Site Plan Review) and PLNG 2022-032 (SEPA)

Subject: Review Comments and Request for Additional Information

Dear Mr. Varin:

On March 29, 2024, the City received the following additional information related to the Type III Site Plan Review and SEPA environmental review of the DuPont West project:

- Response to Comment Letter dated March 29, 2024
- Noise Study Response to Landau Peer Review prepared by JGL Acoustics, Inc. dated March 1, 2024
- Civil Plans prepared by Barghausen Consulting Engineers, Inc. dated March 27, 2024
- Technical Memorandum Response to City Comments Regarding OHWM Verification prepared by Soundview Consultants dated March 19, 2024
- Geotechnical Report Addendum prepared by GeoEngineers dated March 22, 2024
- Tree Retention Plan prepared by Washington Forestry Consultants, Inc. dated March 20, 2024
- Landscape and Irrigation Plans prepared by Barghausen Consulting Engineers, Inc. dated March 27, 2024
- SEPA Site Plan prepared by Innova Architects dated October 10, 2023

The Planning Department has reviewed the resubmittal and have the following comments and requests for additional information to continue our review of the proposal. We have also included comments received from other City Departments and the peer review consultant for noise.

A. DMC 25.105 Critical Areas

1. There is a small area of Sequalitchew Creek Trail encroachment into the Sequalitchew Creek buffer where it is needed to connect to the existing trail, also located in the buffer. This encroachment may be allowed as an Exception to the requirements of DMC 25.105 Critical Areas. **The applicant shall submit an Exception Request in writing to the Director for approval of the portion of the trail that falls within the stream buffer in accordance with DMC 25.105.070(2). The Exception Request shall demonstrate that the trail location cannot be feasibly moved.** The Director may include additional mitigation for impact to the critical areas in accordance with DMC 25.105.



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B. Noise

1. The revised Noise Report has been reviewed by the City's consultant. There is one significant missing piece of information: the hourly distribution of trucks shown in Table 4 of the report. The report cites Table 3 of the Heath & Associates traffic study as the source of this data, but the traffic study only provides average weekday daily traffic and AM and PM peak hours, not hourly data. **Provide the source of the hourly percentage breakdown shown in Table 4.**

C. Landscaping

1. DMC 25.90.030(2) requires that the interior of surface parking lots with 10 or more stalls be landscaped with at least one tree per six stalls. The trailer parking located south of the proposed building does not include any interior parking lot landscaping other than hydroseeding and is therefore not compliant. Staff interpretation is that this is a type of parking area and that it shall be landscaped in accordance with DMC 25.90.030(2). **Update the landscape plans to include interior parking lot landscaping for the proposed trailer parking stalls south of the proposed building.**

D. Transportation

1. The City's transportation consultant provides the following comment: Sheet C9 of the civil plans shows what appears to be at least a 20-foot offset from the existing westbound lane at the existing temporary cul-de-sac to the new pavement section serving the site. **Provide an appropriate transition between these two cross-sections with appropriate channelization (centerline and edge line) and possibly additional pavement to safely guide westbound motorists between the two sections.**
2. We are in receipt of your email dated April 23, 2024, which provided an exhibit detailing truck turning movements from Sequalitchew Drive and Center Drive. We understand that the prohibition of truck movement on Center Drive will require a modification to the median. This City will review this matter under a separate permit and comments associated with the median are not addressed in this letter.

E. Building Code

1. Washington International Building Code Section 429.1 requires EV charging stations. We did not see any EV charging stations or their electrical systems on the plans. **Revise the plans to include EV infrastructure.**



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If you have any questions, please call me at 253-912-5393.

Sincerely,

Barbara Kincaid

Barbara Kincaid, AICP
Director of Public Services
City of Dupont

Cc: PLNG2022-031, -032
Dan Balmelli/Betsy Dyer, Barghausen Consulting Engineers