



May 31, 2024

Barb Kincaid
City of DuPont
Department of Community Development
1700 Civic Drive
DuPont, WA 98327

RE: DuPont West
Response to May 10, 2024 Comment Letter from City of DuPont
for the DuPont West Project
City File Numbers: PLNG2022-031 and -032
Our Job No. 18666

Dear Ms. Kincaid:

We have revised the plans and technical documents for the above-referenced project to address the comments in your letter dated May 10, 2024. Enclosed are the following plans and documents for your review and approval:

1. One (1) each electronic file revised Architectural Site Plan
2. One (1) each electronic file revised Preliminary Civil Engineering Design Plans
3. One (1) each electronic file revised Preliminary Landscape and Irrigation Plan
4. One (1) each electronic file revised Noise Study Report

The following outline provides each of your comments in italics, along with a narrative response describing how each comment was addressed:

A. DMC 25.105 Critical Area

1. *There is a small area of Sequelitchew Creek Trail encroachment into the Sequelitchew 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 DMS 25.105.***

Response: The layout of the new trail has been revised so that the connection to the existing trail occurs outside the Sequelitchew Creek buffer. No work is proposed inside the creek buffer.

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.***

Response: A revised noise study report addressing this item is included with this resubmittal.

C. Landscaping

1. *DMC 25.090.030(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 25.090.030(2). **Update the landscape plans to include interior parking lot landscaping for the proposed trailer parking stalls south of the proposed building.***

Response: Revised landscaping plans are included with this resubmittal showing the required trees south of the proposed trailer parking.

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.***

Response: The proposed connection at the existing cul-de-sac has been revised to allow traffic to transition from the two lanes proposed on Sequalitchew road to the existing section with a median south of the development.

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 of the median. This City will review this matter under a separate permit and comments associated with the median are not addressed in this letter.*

Response: Comment acknowledged. Modification of the median to accommodate truck turns will be handled under a separate permit.

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. Revised the plans to include EV infrastructure.*

Response: An updated architectural site plan is included with this resubmittal which indicates 15 parking stalls to be provided with EV charging stations.

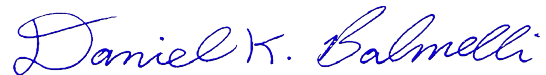
Barb Kincaid
City of DuPont
Department of Community Development

-3-

May 31, 2024

We believe that the above responses, together with the enclosed revised plans and technical documents, to address the comments in your letter dated May 10, 2024. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



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

DKB/bd

18666c.015

enc: As noted

cc: Ben Varin, Avenue 55
Drew Zaborowski, Avenue 55
Brian Ludwig, Innova Architects
Josh Towne, Barghausen Consulting Engineers
Betsy Dyer, Barghausen Consulting Engineers