



April 14, 2025

City of Puyallup
Planning Division
333 S. Meridian
Puyallup, WA 98371

RE: Responses to Development Review Team Letter
South Hill Business & Technology Center – Binding Site Plan
1015-1023 39th Avenue S.E., Puyallup, WA 98374
City File No. PLBSP20230028

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated April 19, 2024. Enclosed are the following documents for your review and approval:

1. Revised Binding Site Plan map dated March 31, 2025
2. Revised closure report for Lots 2 & 6
3. Draft Copy of Trail Easement Agreement

NOTE: The lot line between Lots 2 & 6 has been adjusted to accommodate the newly constructed switch gear structure. Revised closures are included with this resubmittal.

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

Planning Review – Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

1. *Toxic Cleanup: the Department of Ecology Toxic Cleanup Program has commented on the proposed BSP regarding the ongoing toxic cleanup of two contaminants at the site, diesel and chlorinated solvents. Until successful cleanup of the chlorinated solvents has occurred, these chemicals present a potential public health risk to employees or residents who come into repeated contact with contaminated air, soil, or groundwater. The limits of potential exposure to this solvent are within 100ft of the contaminated site which have been identified as buildings #D1, A-1, and B located on proposed Lot 1 and Lot 2. It is the City's understanding that the current use of these buildings is for storage and warehousing. This use presents a very low risk of human exposure to the contaminants. However, future uses of the buildings that propose increased human occupancy levels (such as residential uses, office uses, daycare uses or any uses that involves workers or customers regularly occupying the space) will require testing to confirm that the buildings are safe to be occupied by employees or residents. Therefore, the following notes shall be added to Lot 1 and Lot 2:*

"As a result of vapor intrusion concerns related to chlorinated solvents, no residential uses or uses that include employees or customers regularly occupying the area within a 100-foot radius of the identified contaminated area. If such uses are proposed, the applicant shall complete a Tier 2 vapor intrusion investigation consistent with Ecology publication 09-09-047, Guidance

for Evaluating Vapor Intrusion in Washington State, revised March 2022. The analysis must provide sufficient analytical data for Ecology to concur that chlorinated solvent concentrations in indoor air do not and would not present an unacceptable risk to building occupants."

Response: This note has been added to the lower right corner of Sheet 4.

External Agency Review – Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

1. *City's legal department has reviewed the draft Development Agreement submitted for review on 12-4-2023. Corrections are required for the City to accept the document and proceed to scheduling a meeting with the City Council. Please review the marked up document titled "Termination of Concomitant Agreement Development Agreement (CityComments 4-19-2024)" for a list of required corrections to provide with your next resubmittal.*

Response: The draft Development Agreement is no longer a part of this BSP application. Please consider it deleted. Similarly, the applicant no longer seeks termination of the Concomitant Agreement in connection with this BSP application. The applicant will continue its discussions with the City regarding these two matters separately from this BSP process.

Conditions

Standard Conditions

Future landuse and building permits will be required to conform to PMC 20.35.031 Business park design standards

Response: Acknowledged.

2. *Surveying and Monumentation. In order to ensure the establishment and preservation of land surveys, and ensure accurate and consistent standards and procedures for surveying and monumentation, the following requirements shall apply:*
 - a. *All surveying and monumentation shall be performed in accordance with Chapter 58.09 RCW and city requirements;*

Response: Acknowledged. The survey was performed in accordance with Chapter 58.09 RCW and city requirements. All lot & tract corners will be set upon final approval.

- b. *Permanent survey control monuments shall be provided at all controlling corners of the subdivision, at the intersection of centerlines of roads within and adjacent to the subdivision, and at the angle points and points of curvature in each street;*

Response: Acknowledged. All lot & tract corners will be set upon final approval. No public roads or private road tracts are proposed within this Binding Site Plan.

- c. *Permanent survey control monuments located within areas subject to flooding shall include the elevation of the top of the monument;*

Response: Acknowledged. Any monuments set within areas subject to flooding will include the elevation of the top of the monument.

d. Every lot corner shall be permanently marked in accordance with standard surveying practices;

Response: Acknowledged. All lot & tract corners will be set upon final approval.

e. The city may also require the boundaries of any delineated critical area to be surveyed and permanently marked in accordance with the city's monumentation standards;

Response: Acknowledged.

f. If any land proposed for subdivision under this title is contiguous to a meandering body of water, the meander line shall be reestablished, the line shown on the face of the drawing, and permanently marked in accordance with the city's monumentation standards; and

Response: Acknowledged.

g. Any monument or other permanent survey markers disturbed by construction or other activities shall be reestablished in accordance with the requirement contained in this section

Response: Acknowledged.

Prior to Issuance

Legal Dept to review BSP and CCRs prior to final approval per JBeck email dated 06/30/23. (MH)

Response: Our understanding is that the Legal Department has reviewed the BSP. The applicant does not propose to adopt CCRs in connection with this application.

Standard Conditions

Prior to new construction building permit issuance or significant change of use TI, the following will be required:

-Based on previous EIS & Concomitant agreement, must provide a determination on the overall quantity of vested vehicle trips to this site.

Response: This BSP application does not seek entitlement for any future development or change of use on the property. It is merely intended to establish new legal lots on the overall site. As such, this information will be appropriate in the future in connection with a possible building permit or entitlement permit for any lots on the property, but is not required at this time to review and approve the BSP. The applicant acknowledges for the record that the City will expect such information in connection with a future building permits or entitlement permits for any lots on the property.

-Provide a trip generation estimate based on your current use & proposed future buildout. This estimate must be based on published rates in the ITE trip generation manual (using building sqft). City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. In general, trip generation regression equations

shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth.

Response: See prior response.

-The applicant shall conduct a traffic analysis to determine impacts of a proposed full buildout of site. Analysis shall include a detailed summary of all building permits and/or off-site improvements associated with this site since original construction was completed. This summary shall include all previous mitigation and/or traffic impact fees paid.

Response: See prior response.

The City has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.

Response: Acknowledged.

During the Civil review process, this commercial development shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.

Response: Acknowledged.

39th Ave SE along the site is designated as a major arterial. City standards (Section 101.10.1(4)) require minimum spacing of 300 feet between driveways measured between closest edges of the driveway (this standard also applies to driveways across the street).

Response: Acknowledged.

Eastern access location on the 39th Ave SE (STOP controlled) must be restricted to a right-in/right-out.

Response: Acknowledged.

Internal access road must meet minimum fire standards

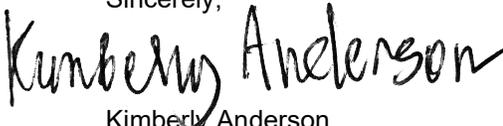
Response: Acknowledged. The October 20, 2023 BSP DRT letter from the City confirmed that this requirement would need to be met "prior to new construction building permit issuance or significant change of use."

Add a 1ft no access easement along 39th Ave SE. All vehicles must access from existing driveway locations on 39th Ave SE.

Response: This easement has been graphically depicted and labeled on Sheets 14, & 15.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated April 19, 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,

Handwritten signature of Kimberly Anderson in black ink.

Kimberly Anderson
Project Manager

KA/kb
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enc: As Noted