



BARGHAUSEN

June 1, 2022

City of Puyallup
Development Services Department
333 South Meridian
Puyallup, WA 98371

RE: SEPA and Preliminary Site Plan Review for
Red Dot Office Tenant Improvement Project
Located at 2504 East Main Avenue, Puyallup, Pierce County, Washington
Tax Parcel Number 402026-4065
Our Job No. 20705

On behalf of IDI Logistics, Barghausen Consulting Engineers, Inc. is submitting the SEPA and Preliminary Site Plan Review documents to begin review for the proposed Red Dot Office Tenant Improvement project. The site is located on an approximate 9.83-acre site on the south side of East Main Avenue and contains an existing warehouse building with paved vehicular and truck maneuvering areas, utilities, storm drainage system and landscaping. The proposal includes tenant improvements to the interior of the building in association with the change of use from warehousing and manufacturing, site work improvements to parking on the north portion of the site to convert trailer stalls to vehicular automobile stalls and updated landscaping in the areas where changes along East Main Avenue are proposed. A SEPA Mitigated Determination of Non-Significance was issued for the constructed building and site improvements by the City of Puyallup on April 3, 2020 under project number P-19-0111.

The following plans and documents are enclosed for routing and review:

1. One (1) each electronic file SEPA Checklist
2. One (1) each electronic file Architectural Site Plan
3. One (1) each Traffic Scoping Worksheet
4. One (1) each electronic file Traffic Impact Analysis
5. One (1) each electronic file Preliminary Grading and Drainage Plans
6. One (1) each electronic file Preliminary Landscape Design Plans

We believe that the enclosed plans and documents compile a complete standalone SEPA and Preliminary Site Plan Review package for the proposed Red Dot Office Tenant Improvement project. Please route for 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,

Zayin Wall

Zayin Wall, P.E.
Project Engineer

ZW/bd

20705c.008.doc

enc: As Noted

cc: Brandon Dickens, IDI Logistics

Mark Evans, Nelson

Daniel K. Balmelli, Barghausen Consulting Engineers, Inc.

Betsy Dyer, Barghausen Consulting Engineers, Inc.

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

PROJECT DESCRIPTION

EXPANSION OF EXISTING WOOD-FRAME OFFICE AND MEZZANINE TI WITHIN EXISTING WAREHOUSE BUILDING, INCLUDING NEW ELEVATOR, NEW WAREHOUSE AREA BREAK ROOM, RESTROOMS AND OFFICES. PROJECT INCORPORATES BUILDING ENVELOPE UPGRADES FOR A FULLY CONDITIONED BUILDING. SPACE CONDITIONING WILL BE BY HVAC DESIGN/BUILD CONTRACTOR UNDER SEPARATE PERMIT. SUITE CONTAINS S-1, F-1 AND B OCCUPANCIES USED BY A SINGLE TENANT. PROJECT ALSO INCLUDES SITEWORK MODIFICATIONS TO REPLACE EXISTING TRAILER PARKING AREAS WITH AUTO PARKING AND ADDITIONAL LANDSCAPING.

RED DOT TENANT IMPROVEMENTS