

NOTICE OF APPLICATION
CITY OF LAKEWOOD
PLANNING AND PUBLIC WORKS
01/03/2025

Project applications have been filed with the City of Lakewood Planning and Public Works Department. The following is a description of the applications and the process for review. The applications and listed studies may be reviewed by contacting the Lead Planner assigned to the project or by visiting the online permit portal and searching for the associated application number.

APPLICATION NUMBER AND NAME: SEPA App # 15117 / 6391 – EGU Washington Estates

APPLICANT: Jason Hubbell Barghausen Consulting Engineers

Mailing Address: 18215 72nd Ave S, Kent, WA 98032

All comments and questions may be sent to the City of Lakewood email contact listed below.

PROJECT DESCRIPTION: The applicant is proposing the construction of new office/ warehouse buildings with associated drainage facilities, water, sewer utilities, parking, & landscaping. Adding additional parcel for trailer parking to existing trailer storage yard. This project is being designed as speculative warehouse buildings on three parcels, suitable for distribution or manufacturing type tenants. The intent is to initially submit a shell permit package for each parcel separately, without any tenant buildouts.

PROJECT LOCATION: 7319 146thST SW, Tacoma, WA 98439 (APN: 0219221023)

ZONING: Industrial Business Park (IBP)

PERMIT APPLICATION DATE: 11/19/2024

DATE APPLICATION DEEMED COMPLETE: 12/13/2024

PERMITS/REVIEW REQUESTED: SEPA Environmental Review

OTHER PERMITS/PLANS WHICH MAY BE REQUIRED: Site Development Permit and Building Permit

PUBLIC COMMENT PERIOD: January 3rd, 2025 – January 17th, 2025.

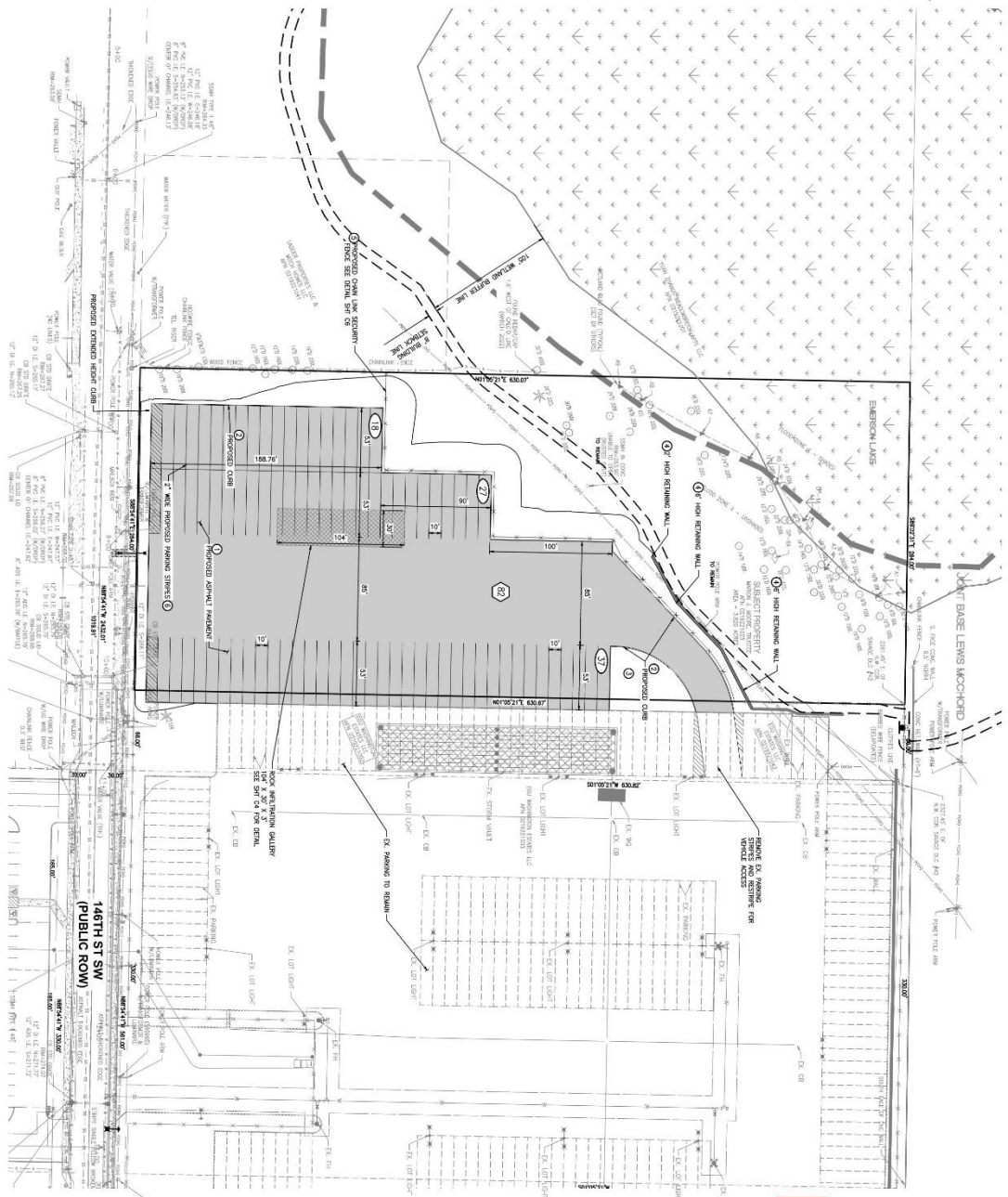
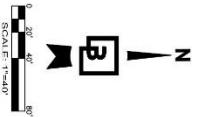
Pursuant to WAC 197-11-355 the City is electing to use the optional DNS process. The SEPA threshold determination for this proposal is expected to be a Determination of Non-significance (DNS), which may include standard mitigation measures, and the project review process may incorporate mitigation measures regardless of whether an EIS is prepared. The comment period below may be the only opportunity to comment on the environmental impacts of the project. All persons may provide written comments about the proposal to the City of Lakewood Planning and Public Works at 6000 Main Street SW, Lakewood, WA. 98499. Please include the permit number in your comments. Comments must be written and submitted to the staff contact listed below by **5:00 pm** on **January 17th, 2025**, which is 14 days from the date of issue below. Any person wishing to become a party of record or desire a copy of the determination should include the request with their comments. A party of record may appeal the project determination to the City of Lakewood Hearing Examiner by filing a complete appeal application in accordance with Lakewood Municipal Code (LMC) 1.36.

CONTACT INFORMATION:

City of Lakewood Community Development Division:

Leticia Barreto, Associate Planner
Contact: lbarreto@cityoflakewood.us or 253-301-7137
6000 Main Street SW, Lakewood, WA 98499

SITE PLAN
 PORTION OF NE1/4 OF 22 TWP. 19 N., RGE 2 EAST, W. M.
 CITY OF LAKEWOOD, PIERCE COUNTY STATE OF WASHINGTON



RECEIVED
 CITY OF LAKEWOOD
 12/19/24

- CONSTRUCTION KEYNOTES:**
- 1 HIGH DIRT OPDMAL FURNISHMENT PER DETAIL SHEET 03
 - 2 BRICKER CURB PER DETAIL SHEET 03
 - 3 LANDSCAPING PER LANDSCAPE PLANS
 - 4 RETAINING WALL WITH BONDICURE AND PROTECTANT WALL FINISH PER WALL DESIGN NOTES AND ELEVATIONS
 - 5 3" WALL PERFORMER CHAIN LINK FENCE WITH 3"X6" CHAINS PER PAVED PARKING STRIPS PER DESIGN SPEC.

- PARKING KEYNOTES**
- TOTAL STALLS THIS ROW
 - TOTAL STALLS PER

No.	Date	By	Desig.	Appr.	Revision

Title: **SITE PLAN**

EMERSON LAKE BUSINESS PARK - PARCEL D

Job Number 20438	<p>Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com</p>	Designed <u>DL</u>	Scale		For: EGU WASHINGTON ESTATES LLC & VGU WASHINGTON ESTATES LLC PO BOX 82839 182ND PLACE KENMORE, WA 98028
Sheet P2 of 7		Drawn <u>ISC</u>	Horizontal 1"=40'		
		Checked <u>DL</u>			
		Approved <u>JRH</u>			
		Date 10/23/24			