Boeing Frederickson Parcels 2 and 3 : 6402 180th St E , 18001 Canyon Rd E

Parcel # 0419311021, 0418061016
Applicant: Kimley-Horn, on behalf of Panattoni

- 300+ acres site with several large industrial buildings are planned
- Internal private roads will be installed to serve the site
- Proposed uses are allowed in zoning
- No further entitlements are anticipated (BLA submitted by Boeing)

Overall Meeting topic: Clear and Grade Permit process and SEPA + Overall Schedule
Below we've summarized what we understand about the process and scope of development of this site.

General Project Schedule (starting)

Step 1: We submit a "site development" permit for the clear and grade.

Step 2: The site dev permit will trigger SEPA, meaning we will want to submit SEPA at the same time as the site development permit, or shortly thereafter. (confirm this process)

Step 3: After the SEPA and site development permit submittal, we'll need to apply for a forest practices permit (can't be done until we get the site dev permit and SEPA determination). *Details/ Questions on Steps 1-3*

- Step 1: Clear and Grade Scope: submit DCP, site development drawings, SWPPP, and Maintenance Manual
  - Updated SWMM? Issued July 1
    - Not sure where to access this online
  - DCP –stormwater masterplan
    - Meeting minimum requirements 1-10
  - site development drawings
    - Questions on level of detail – we intend to submit a mass grading plan and overall drainage plan - We will have building finished floors roughed in
  - Any other key items?
- Step 2 – SEPA Submittal Scope: SEPA checklist
  - To complete SEPA checklist, the wetland analysis and geotechnical reports must be complete - we expect these analyses to be done by end of July
  - Cultural resources?
  - How can we best work together to a MDNS?

Other notes:

- TIA is underway – public improvement requirements
- Started coordination with Tacoma Water on main extension/ connection
- Working on site plan development including 70th Ave connection
- Relocating existing sanitary pipe – questions on permitting
- Stormwater outfall location