

OLD FORT LAKE

*Subarea Plan
UPDATE*



EIS Scoping Meeting
June 20, 2023



Introductions



City of DuPont

Barb Kincaid, Director of Public Services

Janet Howald

AHBL – Planning consultant to the city

Lisa Klein, AICP

Ali Masterson

EIS consultant to the city

David Sherrard

Agenda



- Old Fort Lake Subarea Plan Update overview
- Planned Action EIS overview
- EIS Scoping Alternatives overview
- Next steps

Project Overview



CITY OF DUPONT
WASHINGTON
ORDINANCE NO. 23-1123

AN ORDINANCE OF THE CITY OF DUPONT, PIERCE COUNTY, WASHINGTON, EXTENDING A LAND USE MORATORIUM AND INTERIM OFFICIAL CONTROL REGARDING DEVELOPMENT AND DESIGN STANDARDS IN THE OLD FORT LAKE SUBAREA, DMC CHAPTER 25.41; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The City of DuPont is in the process of updating the Old Fort Lake Subarea Plan, Zoning Code, and Design Standards to “meet the City’s residential needs as required by law and review and amend design standards.” This includes updating the following chapters and completing SEPA Environmental Review:

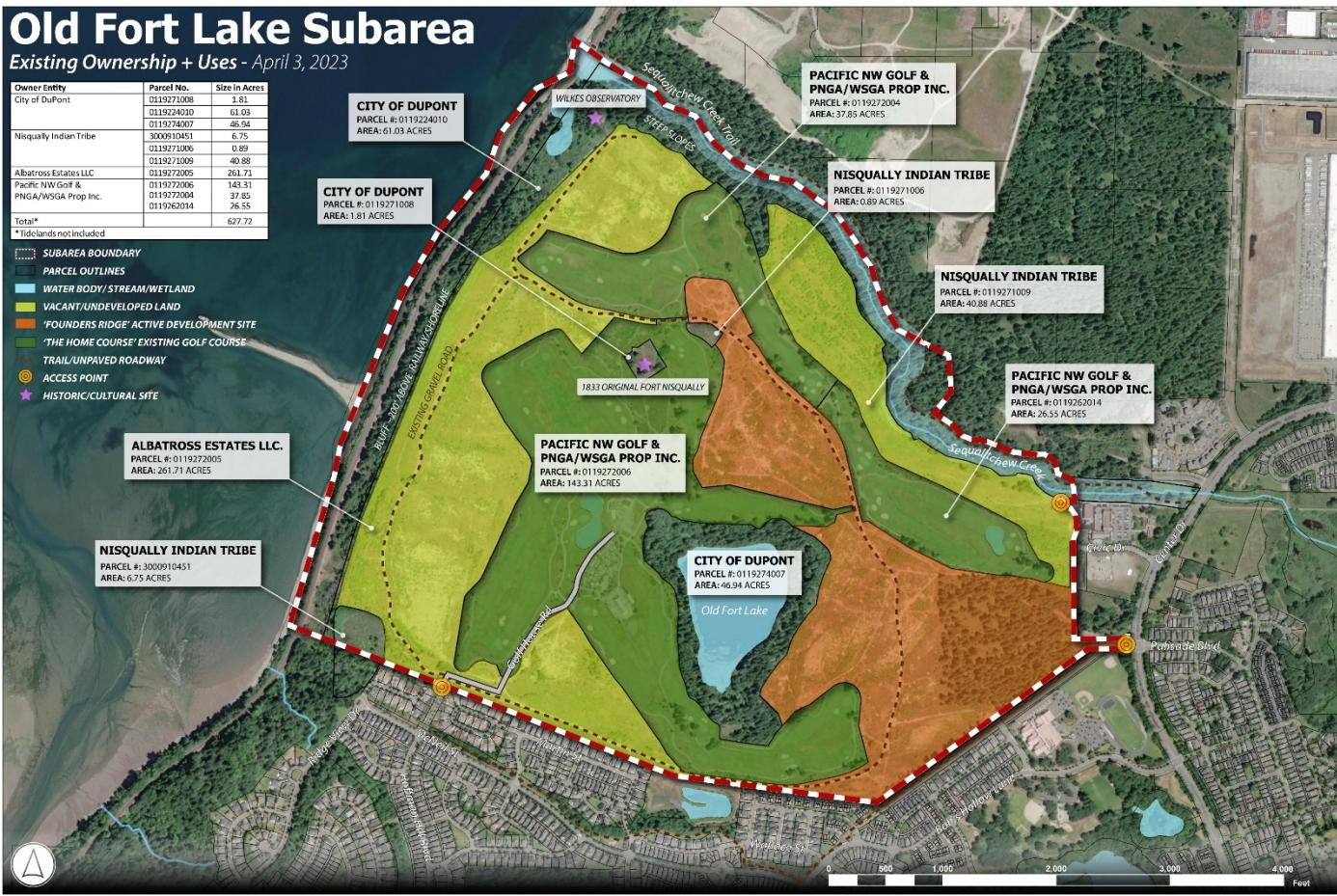
- Introduction and Objectives
- Land Use
- Community Character
- Overview and Community Context
- Open Space and Recreation
- Utilities
- Vision and Guiding Principles
- Cultural Resources
- Transportation

Project Overview



Old Fort Lake Subarea

Existing Ownership + Uses - April 3, 2023



Project Overview



Old Fort Lake Subarea

Existing Conditions - April 3, 2023



EIS Scoping Meeting

June 20, 2023

OLD FORT LAKE

Subarea Plan

Project Overview



Old Fort Lake Subarea - Existing Zoning - April 3, 2023

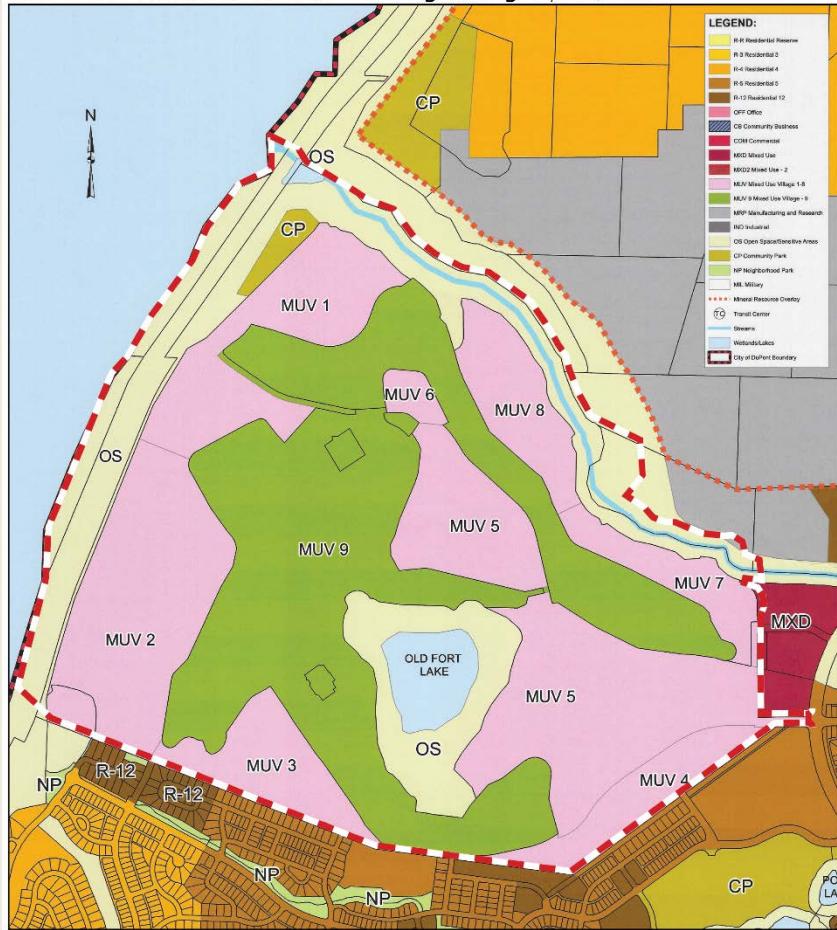


Table 25.41.020(a): Table of Land Uses

Land Use MUV	MUV-1	MUV-2	MUV-3	MUV-4	MUV-5	MUV-6	MUV-7	MUV-8	MUV-9
Subdistrict									
Open space/parks/recreation ⁽¹⁾	A	A	A	A	A	A	A	A	P
Commercial recreation facilities such as golf, tennis, swimming and all indoor commercial recreation facilities ⁽¹⁾									
Service businesses	P	P	P	P	P	P	P	P	A
Retail trade (individual tenant spaces up to 20,000 sf)	P	P	P	P	A	P	P	A	A
Retail trade (individual tenant spaces over 20,000 sf)	C	C	C	C	C	C	C	C	C
Restaurant and drinking establishments	P	P	P	P	A	P	P	A	
Hotel (up to 150 rooms)	P	P							P
Hotel (over 150 rooms)	P	P							C
Multifamily residences ⁽¹⁾	P	P	P						P
Single-family residences ⁽¹⁾	P	P							
Family day care	P	P							
Child day care centers ⁽¹⁾	A/C								
Home occupations	A	A	A						A
Convention center	P		P						A
Cultural/community center ⁽¹⁾	P		P				P	P	P
Public uses other than parks and K-12 schools ⁽¹⁾	P		P						A
Office	P	P	P	P	P	P	P	P	A
Light manufacturing (up to 200,000 sf)	P	P	P	P	P	P	P	P	
Light manufacturing (over 200,000 sf)	C	C	C		C	C	C	C	
Research and development	P	P	P	P	P	P	P	P	
Utility facility	P	P	P	P	P	P	P	P	A
Wireless communication facility, attached	A	A	A	A	A	A	A	A	A
Educational institutions ⁽¹⁾	P	P	P	P					A

LEGEND: P = Permitted Use C = Conditional Use A = Accessory Use Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved master plan.

Land Use | MUV

MUV-1 MUV-2 MUV-3 MUV-4 MUV-5 MUV-6 MUV-7 MUV-8 MUV-9

Subdistrict

Notes:

⁽¹⁾ Further Land Use Restrictions: These uses may be further restricted based on a State of Washington Department of Ecology Consent Decree and/or private restrictive covenant. These uses may only be allowed when not prohibited/restricted by a consent decree and/or restrictive covenant. The applicant shall demonstrate compliance as part of the land use and/or building permit review.

Use Table Legend: P = Permitted Use C = Conditional Use A = Accessory Use Blank = Use Not Allowed

EIS Scoping Meeting

June 20, 2023

What is a Planned Action EIS?



A planned action is a development project whose impacts have been addressed by an **Environmental Impact Statement (EIS)** associated with a plan for a specific geographic area before individual projects are proposed.

A planned action involves detailed **State Environmental Policy Act (SEPA)** review and preparation of EIS documents in conjunction with subarea plans, consistent with RCW 43.21C.031 and WAC 197-11-164 through WAC 197-11-172.

Such up-front analysis of impacts and mitigation measures then facilitates environmental review of subsequent individual development projects, some of which may not require additional environmental review.

City Council will adopt an ordinance that specifies what type of development is covered by the planned action EIS and what additional studies are needed.

EIS Scoping



Schedule:

- EIS Scoping Period: June 9 – July 9
- EIS Public Meeting: June 20
- EIS Agency Meeting: June 29

Process:

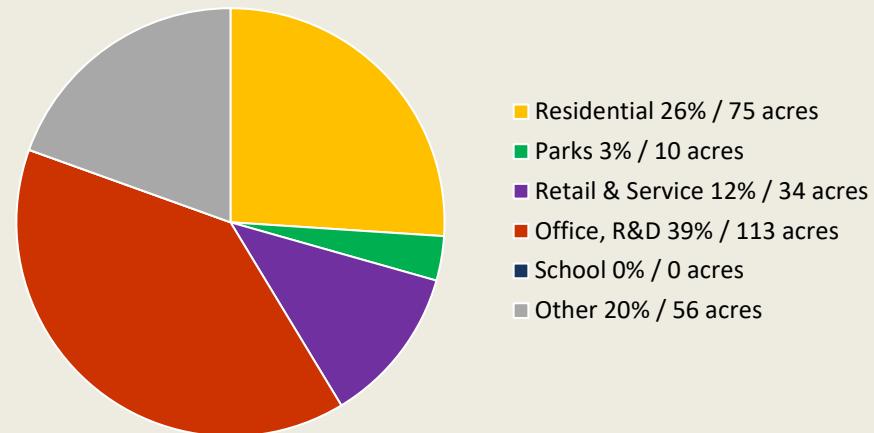
- Develop 3 EIS Scoping Alternatives with Alternative 1 representing the baseline if no action is taken / the existing subarea plan and zoning
- Further develop Alternatives 2 and 3 to integrate public and/or agency input throughout the planning process

Alternative 1 – No Action/Existing



- Assumes development under the **existing subarea plan and zoning**
- Assumes 100 single-family residential units and 1,000 multi-family units – total **1,100 DUs**
- Retail and service components are based on the market support
- The office and research and development component is based regional demand
- Very little light manufacturing use is projected
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea

Alternative 1 - No Action/Existing Subarea Plan

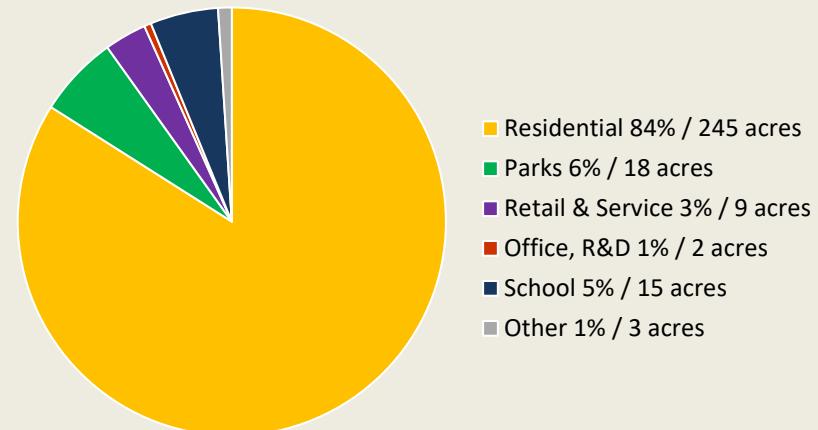


Alternative 2 – Missing Middle



- Allows a maximum of **2,000 DUs**
- Housing types include SF, duplex, and townhomes (up to 8 attached units)
- Retail and service components are based on the market support
- The office and research and development component is based regional demand
- Very little light manufacturing use is projected
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea
- A **new school** is anticipated to be needed

Alternative 2 – Missing Middle Alternative

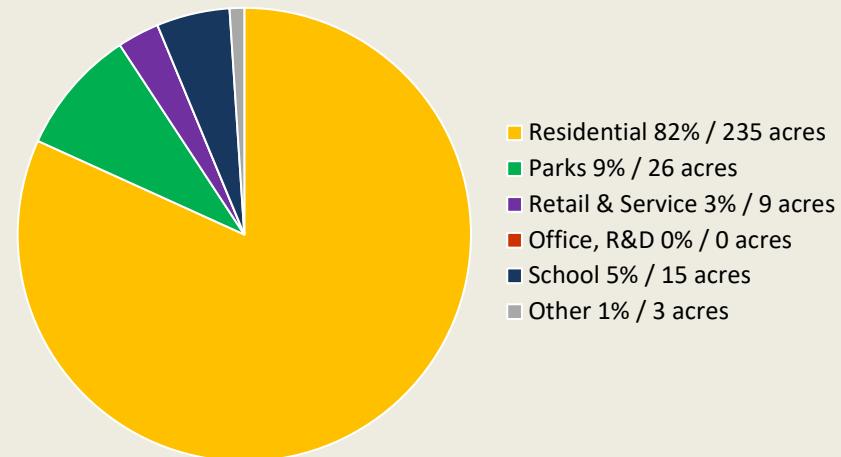


Alternative 3 – Growth Targets



- Allows a maximum of **3,000 DUs** thereby meeting the city's growth targets for the next 20 years
- Housing types include SF, duplexes, townhomes, and apartments
- Retail and service components are based on the market support
- The office and research and development component is based regional demand
- Very little light manufacturing use is projected
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea
- A **new school** is anticipated to be needed

Alternative 3 - Growth Targets Alternative



Housing Types per Alternatives



Alternative 1- Existing Subarea Plan + Alternative 3 - Growth Targets

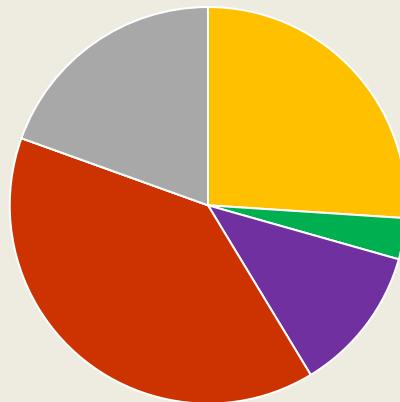
Alternative 2 - Missing Middle



Comparing EIS Scoping Alternatives



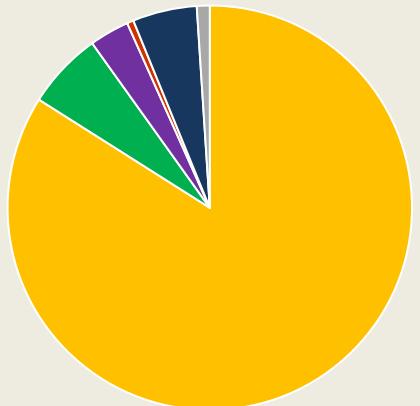
Alternative 1 - No Action/Existing Subarea Plan



Estimated: 1,100 DUs

- Residential 26% / 75 acres
- Parks 3% / 10 acres
- Retail & Service 12% / 34 acres
- Office, R&D 39% / 113 acres
- School 0% / 0 acres
- Other 20% / 56 acres

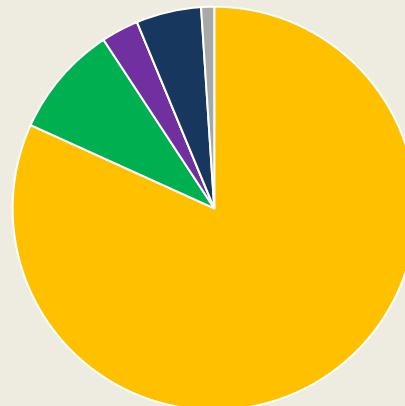
Alternative 2 – Missing Middle Alternative



Estimated: 2,000 DUs

- Residential 84% / 245 acres
- Parks 6% / 18 acres
- Retail & Service 3% / 9 acres
- Office, R&D 1% / 2 acres
- School 5% / 15 acres
- Other 1% / 3 acres

Alternative 3 – Growth Targets



Estimated: 3,000 DUs

- Residential 82% / 235 acres
- Parks 9% / 26 acres
- Retail & Service 3% / 9 acres
- Office, R&D 0% / 0 acres
- School 5% / 15 acres
- Other 1% / 3 acres

Major Issues to be Addressed in the EIS



Hazardous Materials: The site has localized high levels of a variety of compounds from both munitions manufacture and from airborne fallout from smelter operations elsewhere. The site was previously cleaned up to non-residential standards. Impact include both the required level of cleanup for residential use and residual risks to future residents.

Transportation: Trip generation of various alternative uses will be assessed for effects on local roads and I-5. Alternatives for access will be evaluated. It is likely that alternatives with larger components of residential use will have lower impacts than current zoning.

Cultural/Historic Resources: The site has a rich history that will be documented and mitigation measures provided for their protection.

Public Services and Utilities: Whatever uses are allowed will have demands for a variety of public services. For residential uses this will include impacts on school capacity, parks and recreation, as well as a variety of other services. The demand for water will affect the current source and distribution system.

Land Use and Aesthetics: Impacts will focus on compatibility with the existing and intended character of the Community, including aesthetics and view impacts.

Elements of the Natural Environment will primarily involve proximity impacts from the type and intensity of land use on surrounding areas such as Sequalitchew Creek, the slopes above Puget Sound, and other resources.

Next Steps



Close comment period
July 9

Issue scoping determination

Prepare EIS

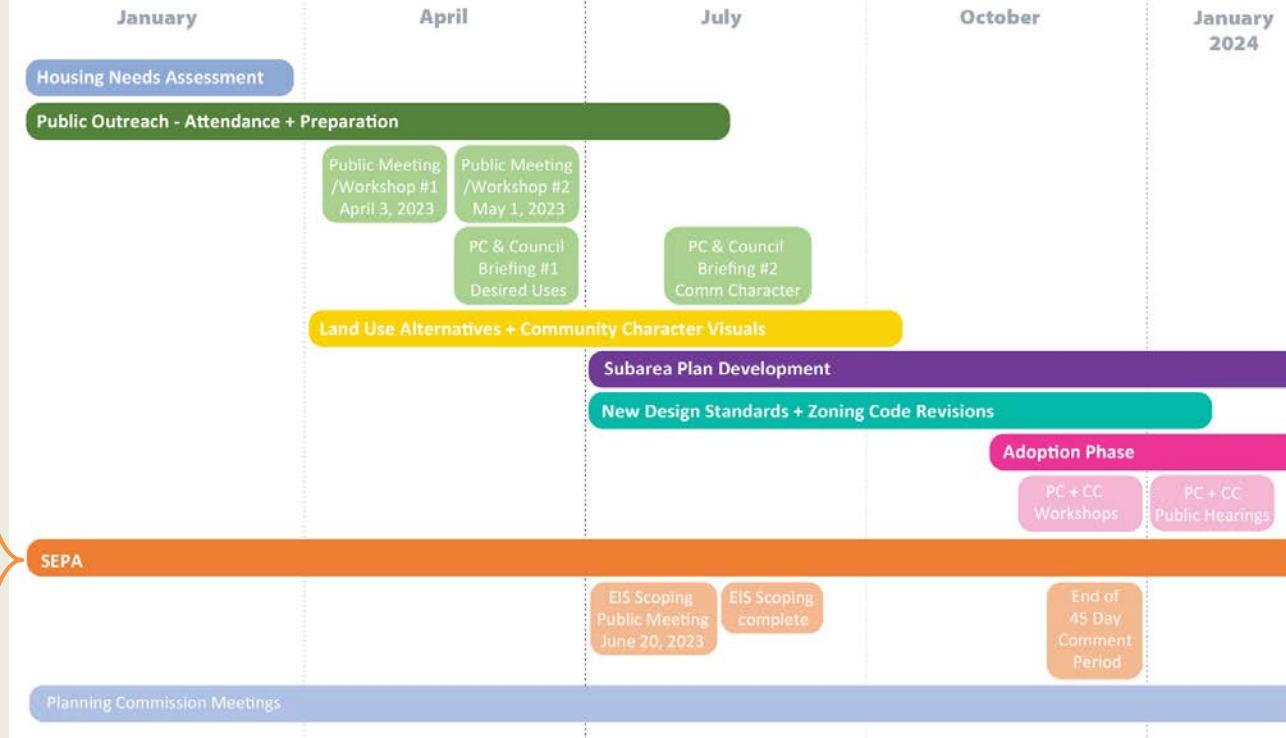
Issue draft EIS for comment

Public/agency comment period

Issue final EIS

Old Fort Lake Subarea Plan Update - Project Schedule

Updated: March 24, 2023



Provide Your Input



Comments will be accepted from
June 9, 2023 through July 9, 2023



Provide your written comments **in-person** at the
EIS Scoping Public Meeting on July 20, 2023

Or

Type your comments in the **Zoom Chat** at the
EIS Scoping Public Meeting on July 20, 2023

Or

Email your comments to oflspupdate@dupontwa.gov



Online Comment Form



Old Fort Lake Subarea Plan Planned Action EIS Public Scoping Comments

Comments due by 5pm on July 9, 2023

Comments can be emailed to: oflspupdate@dupontwa.gov. Alternatively, comments may be submitted through our website where this pdf-fillable form is available: <https://www.dupontwa.gov/696/Old-Fort-Lake-Subarea-Plan-Update>. Another alternative is to drop off or mail comments to:

Barb Kincaid, AICP
Director of Public Services and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327

Name: _____
Address: _____
Email Address: _____

My concerns about the environment are related to:

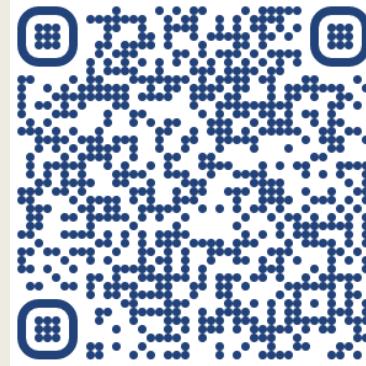
- | | |
|--|---|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Land and Shoreline Use |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Surface Water and Groundwater | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Plants and Animals | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Hazardous Materials | <input type="checkbox"/> Public Services and Utilities |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Economy, Social Factors, Social Policy |

Comments:

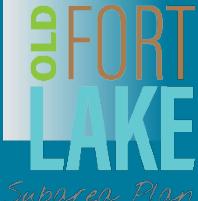


A fillable comment form will be available on the project webpage at:

<https://www.dupontwa.gov/696/Old-Fort-Lake-Subarea-Plan-Update>



Email your comments to
oflspupdate@dupontwa.gov



EIS Scoping Meeting

June 20, 2023

Old Fort Lake Subarea - EIS Environmental Issues

The EIS will likely address the following issues:

Hazardous Materials: The site has localized high levels of a variety of compounds from both munitions manufacture and from airborne fallout from smelter operations elsewhere. The site was previously cleaned up to non-residential standards. Impact include both the required level of cleanup for residential use and residual risks to future residents.

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