

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

# Project Overview



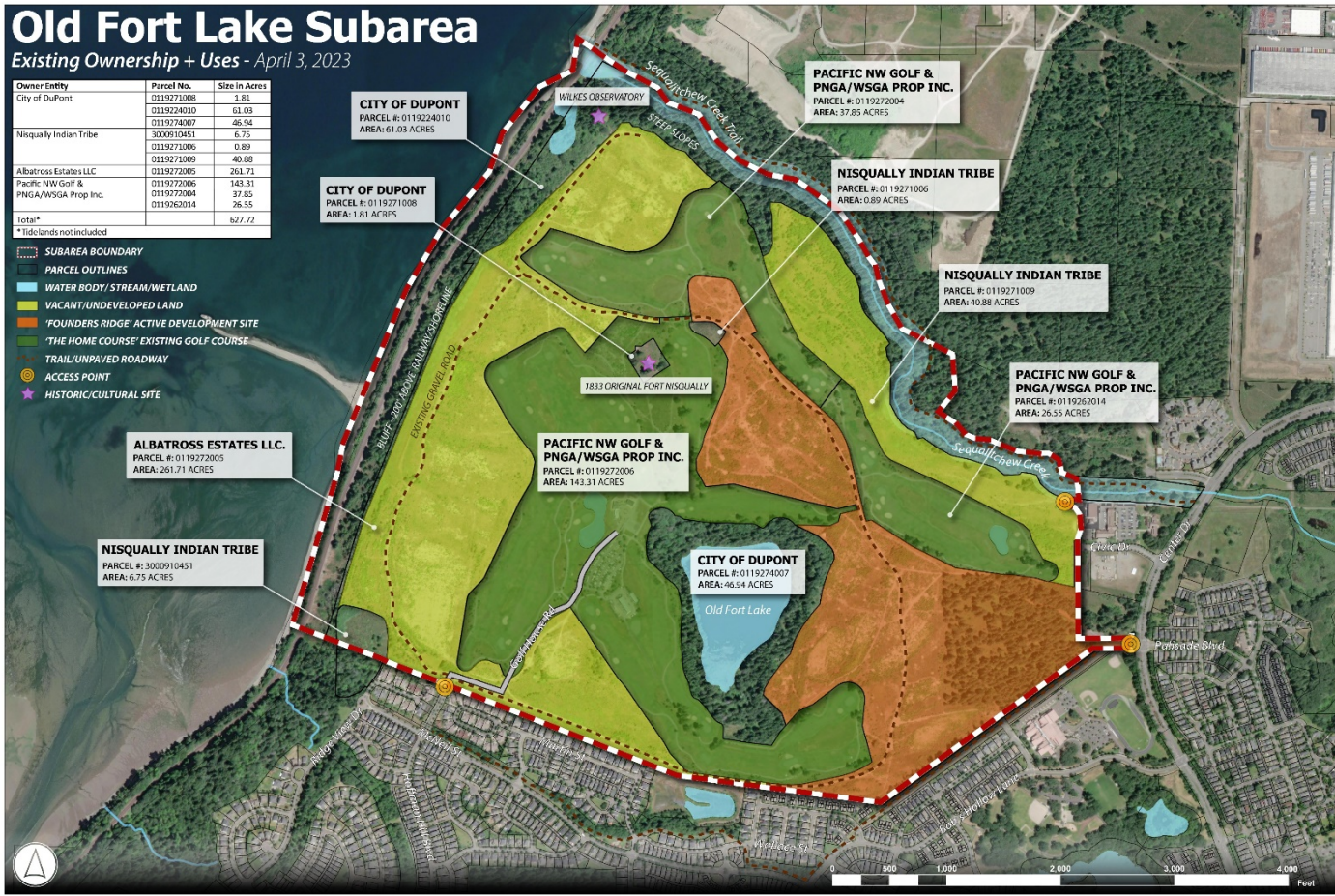
## Old Fort Lake Subarea

Existing Ownership + Uses - April 3, 2023

Owner Entity	Parcel No.	Size In Acres
City of DuPont	0119271008	1.81
	0119224010	61.03
	0119274007	46.94
Nisqually Indian Tribe	3000910451	6.75
	0119271006	0.89
	0119271009	40.88
Albatross Estates LLC	0119272005	261.71
	0119272006	143.31
	0119272004	37.85
Pacific NW Golf & PNGA/WSGA Prop Inc.	0119262014	26.35
	0119272006	26.55
Total*		627.72

\*Tidelands not included

- SUBAREA BOUNDARY
- PARCEL OUTLINES
- WATER BODY/STREAM/WETLAND
- VACANT/UNDEVELOPED LAND
- 'FOUNDERS RIDGE' ACTIVE DEVELOPMENT SITE
- 'THE HOME COURSE' EXISTING GOLF COURSE
- TRAIL/UNPAVED ROADWAY
- ACCESS POINT
- HISTORIC/CULTURAL SITE



# Project Overview



## Old Fort Lake Subarea

Existing Conditions - April 3, 2023



# Project Overview



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



Table 25.41.020(a): Table of Land Uses

Land Use   MUV Subdistrict	MUV-1	MUV-2	MUV-3	MUV-4	MUV-5	MUV-6	MUV-7	MUV-8	MUV-9
Open space/passive recreation <sup>(1)</sup>	A	A	A	A	A	A	A	A	P
Commercial recreation facilities such as golf, tennis, swimming and all indoor commercial recreation facilities <sup>(1)</sup>	P	P	P	P	A	P	P		P
Service businesses	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
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 <sup>(1)</sup>	P	P	P					P	
Single-family residences <sup>(1)</sup>	P	P							
Family day care	P	P	P						
Child day care centers <sup>(1)</sup>	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	
Home occupations	A	A	A					A	
Convention center	P	P							A
Cultural/community center <sup>(1)</sup>	P	P	P				P	P	P
Public uses other than parks and K-12 schools <sup>(1)</sup>	P		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 <sup>(1)</sup>	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.  
 (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

# 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:

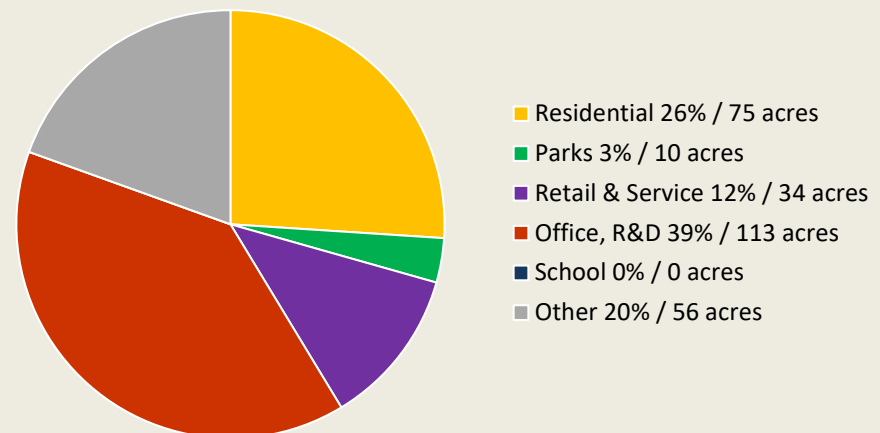
- Develop 3 EIS Scoping Alternatives with Alternative 1 representing the baseline if no action is taken / the existing subarea plan and zoning
- Further develop Alternatives 2 and 3 to integrate public and/or agency input throughout the planning process

# 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

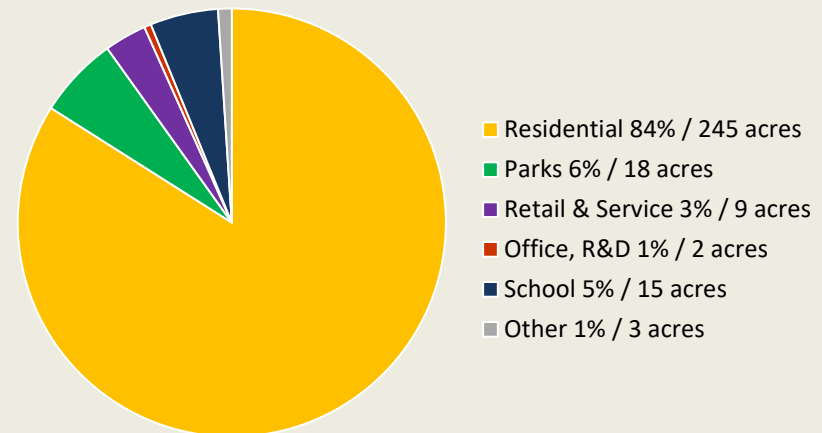


# Alternative 2 – Missing Middle



- 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

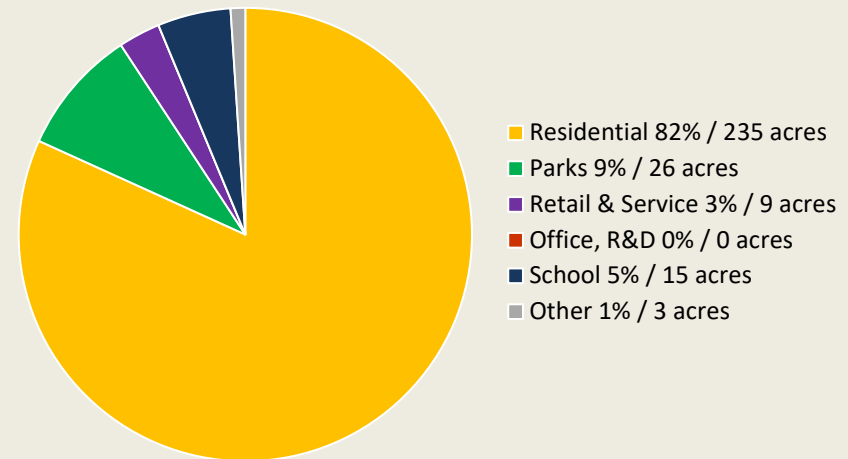


# Alternative 3 – Growth Targets



- 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



Detached  
Single-Family  
Housing

Missing Middle  
Housing

Multifamily  
Apartment  
Buildings

**DETACHED SF HOUSE**



**DUPLEX**



**TRIPLEX**



**TOWNHOUSE**



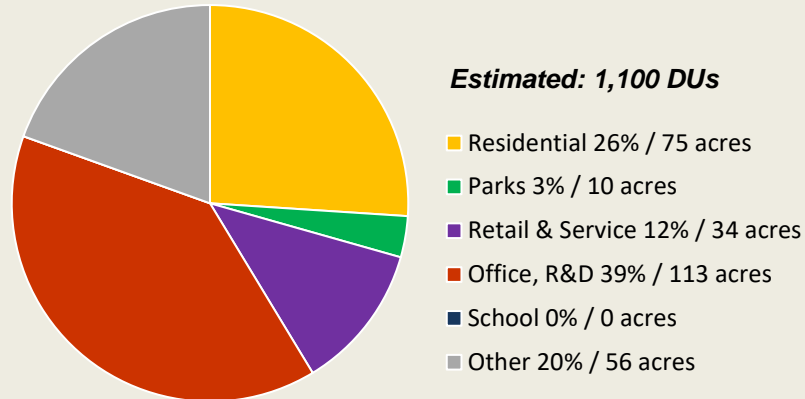
**APARTMENT BUILDING**



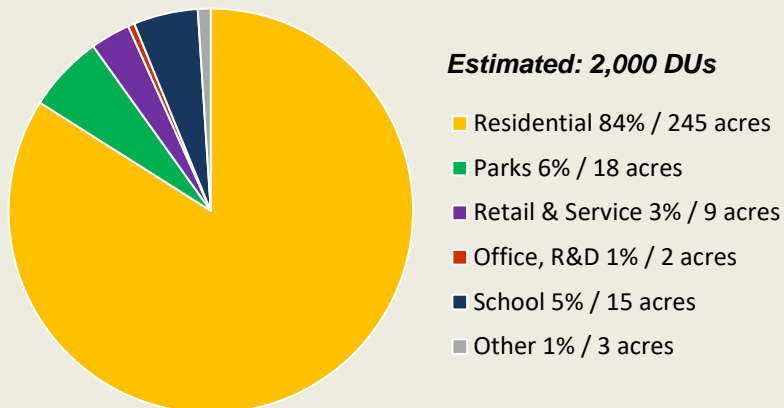
# Comparing EIS Scoping Alternatives



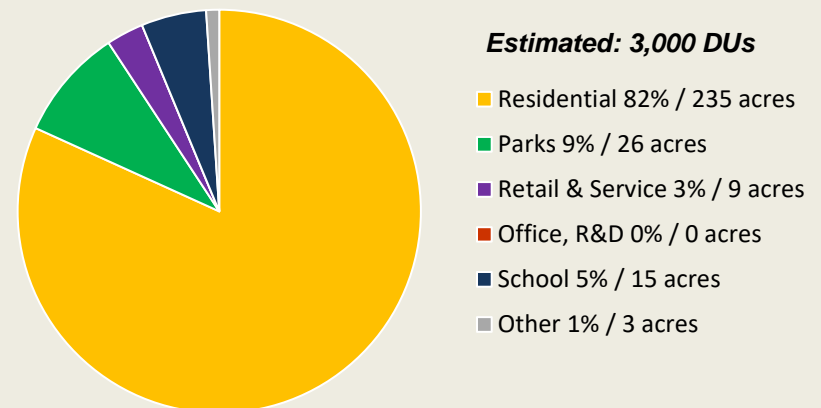
## Alternative 1 - No Action/Existing Subarea Plan



## Alternative 2 – Missing Middle Alternative



## Alternative 3 – Growth Targets



# 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.

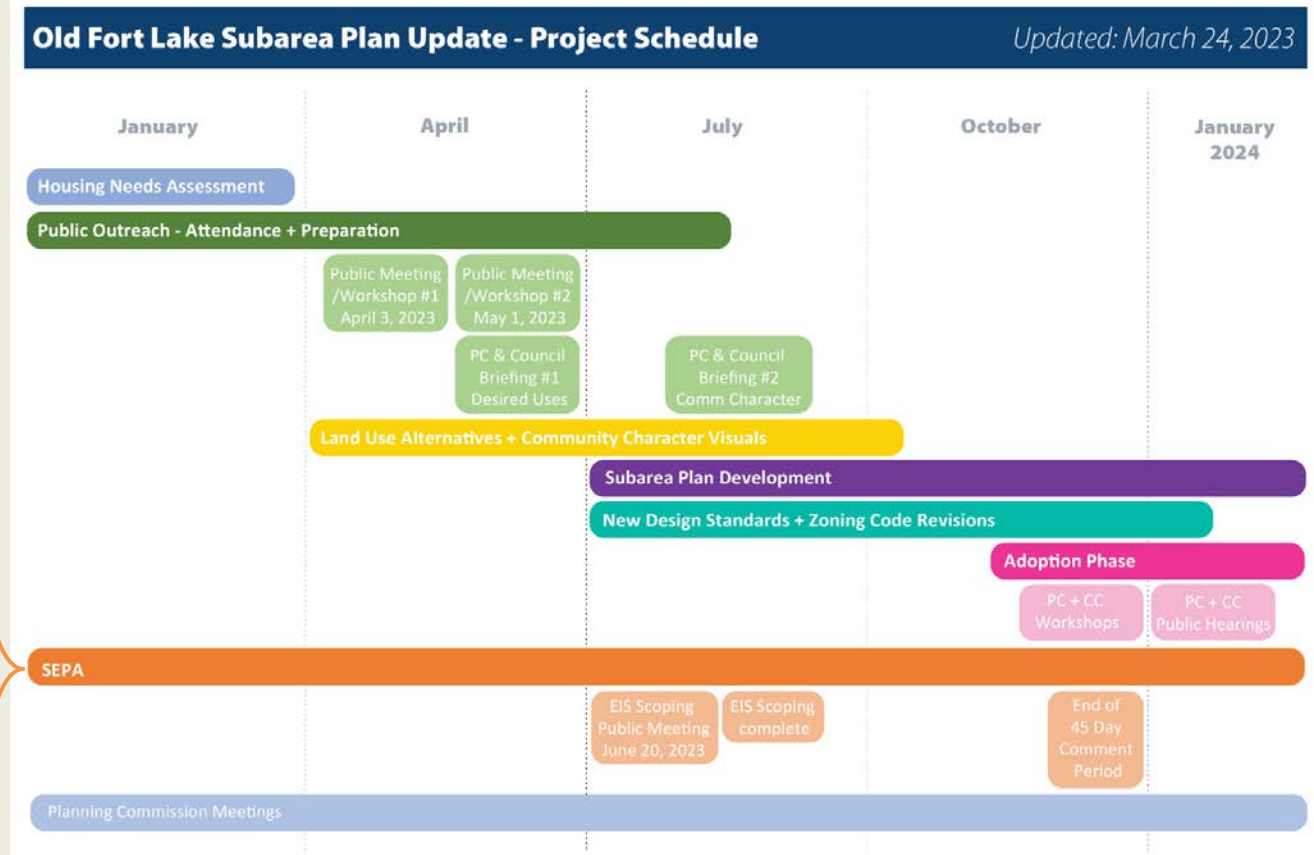
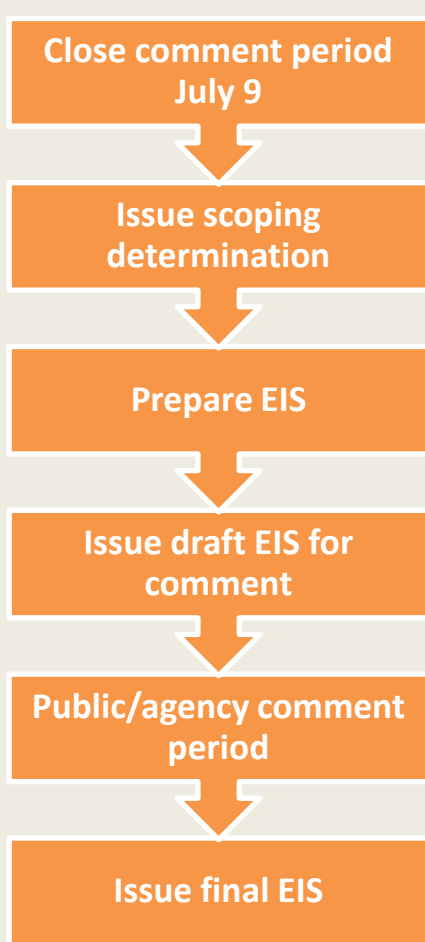
**Cultural/Historic Resources:** The site has a rich history that will be documented and mitigation measures provided for their protection.

**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 Sequelitchew Creek, the slopes above Puget Sound, and other resources.

# Next Steps



# Provide Your Input



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



*in-person*

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](mailto:oflspupdate@dupontwa.gov)



*virtually*

# Online Comment Form



Old Fort Lake Subarea Plan Planned Action  
EIS Public Scoping Comments  
Comments due by 5pm on July 9, 2023

*Subarea Plan*

Comments can be emailed to: [oflspupdate@dupontwa.gov](mailto: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:

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

<https://www.dupontwa.gov/696/>

[Old-Fort-Lake-Subarea-Plan-Update](https://www.dupontwa.gov/696/Old-Fort-Lake-Subarea-Plan-Update)



Email your comments to  
[oflspupdate@dupontwa.gov](mailto:oflspupdate@dupontwa.gov)



EIS Scoping Meeting

June 20, 2023

*Subarea Plan*

# 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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*Subarea Plan*

## UPDATE



EIS Scoping Meeting

June 20, 2023

