



First American

First American Title Insurance Company

**7502 Lakewood Drive West, Ste A
Lakewood, WA 98499**

September 30, 2019

Rick Bond
Gray & Osborne
1130 Rainier Avenue South Suite 300
Seattle, WA 98144

Phone: (206)284-0860
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Title Officer: Lisa Polosky
Phone: (253)382-2811
Fax No.: (253)382-2883
E-Mail: lpolosky@firstam.com
Order Number: 3236808

Owner: City of Dupont
Property: 1700 to 1780 Civic Drive
Dupont, Washington 98327

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!



First American

Guarantee

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5003353-3236808

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

Gray & Osborne

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

This jacket was created electronically and constitutes an original document

SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
 - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
 - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
 - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
 - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
 - (c) The identity of any party shown or referred to in Schedule A.
 - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the

indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. Determination and Extent of Liability.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by

GUARANTEE CONDITIONS AND STIPULATIONS (Continued)

any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies. If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. Liability Limited to This Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707 Claims.NIC@firstam.com Phone: 888-632-1642 Fax: 877-804-7606**



First American Title



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Schedule A

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3236808

Order No.: 3236808

Liability: \$2,000.00

Fee: \$350.00

Tax: \$34.65

Name of Assured: Gray & Osborne

Date of Guarantee: September 20, 2019

The assurances referred to on the face page hereof are:

1. Title is vested in:

City of Dupont, a municipal corporation
2. That, according to the public records relative to the land described in Schedule C attached hereto (including those records maintained and indexed by name), there are no other documents affecting title to said land or any portion thereof, other than those shown under Record Matters in Schedule B.
3. The following matters are excluded from the coverage of this Guarantee
 - A. Unpatented Mining Claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
 - B. Water rights, claims or title to water.
 - C. Tax Deeds to the State of Washington.
 - D. Documents pertaining to mineral estates.
4. No guarantee is given nor liability assumed with respect to the validity, legal effect or priority of any matter shown herein.
5. This Guarantee is restricted to the use of the Assured for the purpose of providing title evidence as may be required when subdividing land pursuant to the provisions of Chapter 58.17, R.C.W., and the local regulations and ordinances adopted pursuant to said statute. It is not to be used as a basis for closing any transaction affecting title to said property.
6. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment, guarantee or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.



First American

Schedule B

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3236808

RECORD MATTERS

1. General taxes for the year 2019, which have been paid.

Tax Account No.: 0119266004 (Lot 1)

Amount: \$ 10.82
Assessed Land Value: \$ 2,555,000.00
Assessed Improvement Value: \$ 0.00

The taxes for the current year reflect an exemption for Municipal Corp and Misc Taxing Districts. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

2. General taxes for the year 2019, which have been paid.

Tax Account No.: 0119266002 (Lot 2)

Amount: \$ 9.61
Assessed Land Value: \$ 260,300.00
Assessed Improvement Value: \$ 0.00

The taxes for the current year reflect an exemption for Municipal Corp and Misc Taxing Districts. Any curtailment of the exemption may result in an additional amount being due for the current year and for any re-assessment of land and improvement values.

3. Taxes which may be assessed and extended on any subsequent roll for the tax year 2019, with respect to new improvements and the first occupancy which may be included on the regular assessment roll and which are an accruing lien not yet due or payable.

4. Easement, including terms and provisions contained therein:

Recording Information: [755683](#)
In Favor of: Puget Sound Power & Light Company
For: electrical transmission and/or distribution line

Modification and/or amendment by instrument:

Recording Information: [1362684](#)

5. Easement, including terms and provisions contained therein:

Recording Information: [1362683](#)
In Favor of: Puget Sound Power & Light Company
For: electrical transmission and/or distribution line

6. Easement, including terms and provisions contained therein:
 Recording Information: [2015421](#)
 In Favor of: Puget Sound Power & Light Company
 For: electrical transmission and/or distribution line
7. Reservations and exceptions, including the terms and conditions thereof:
 Reserving: minerals
 Reserved By: Weyerhaeuser Company
 Recorded: February 2, 1990
 Recording Information: [9002020329](#)

We note no examination has been made regarding the transfer or taxation of the reserved rights.

Modification and/or amendment by instrument:
 Recording Information: [9405130746](#)

8. Easement, including terms and provisions contained therein:
 Recording Information: [9004190543](#)
 In Favor of: Puget Sound Power & Light Company
 For: utilities
9. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
 Recording Information: [9208240297](#), including all amendments thereto

Assignment of Declarant Rights recorded under Recording No. [200201080843](#).

10. Provisions of the Articles of Incorporation and By-Laws of the **Northwest Landing Commercial Owners Association**, and any tax, fee, assessments or charges as may be levied by said association.
11. Easement, including terms and provisions contained therein:
 Recording Information: [9511200886](#)
 In Favor of: Puget Sound Power & Light Company
 For: underground electric system
 Affects: Easterly portion said premises
12. Easement, including terms and provisions contained therein:
 Recording Information: [9205210946](#)
 In Favor of: City of Dupont
 For: Landscape easement
 Affects: Easterly portion said premises
13. Easement, including terms and provisions contained therein:
 Recording Information: [9601090362](#)
 In Favor of: owners
 For: Landscaping, pedestrian access and utility

14. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: [9712230865](#)
15. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: [9910290750](#)
16. The terms and provisions contained in the document entitled "Notice Regarding historic District Designation and Declaration of Covenant"
Recorded: February 12, 2001
Recording No.: [200101120143](#)
- Modification and/or amendment by instrument:
Recording Information: [200606120310](#)
17. The terms and provisions contained in the document entitled "Declaration of Covenant Regarding Fire Station"
Recorded: February 16, 2006
Recording No.: [200602160943](#)
18. The terms and provisions contained in the document entitled "Declaration of Restrictive Covenant - Commercial"
Recorded: July 25, 2006
Recording No.: [200607251021](#)
19. The terms and provisions contained in the document entitled "Declaration of Restrictive Covenant - Commercial"
Recorded: July 25, 2006
Recording No.: [200607251022](#)
20. Terms, covenants, conditions and/or provisions as contained in an easement serving said premises, as contained in instrument:
Recording Information: [200708100582](#)
For: Temporary construction easement and permanent access and utility easement
21. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by Short Plat recorded August 15, 2007, under recording number [200708155002](#).

Affidavit of Minor Correction of Survey recorded under Recording No. [200712180504](#).

22. Easement, including terms and provisions contained therein:
Recording Information: [200708270208](#)
In Favor of: Pierce County
For: Sanitary sewer
Affects: Northeasterly portion Lot 2

23. The terms and provisions contained in the document entitled "Declaration of Restrictive Covenant Commercial - Lot A"
Recorded: October 26, 2007
Recording No.: [200710260184](#)
24. The terms and provisions contained in the document entitled "Declaration of Restrictive Covenant Commercial - Lot B"
Recorded: October 26, 2007
Recording No.: [200710260185](#)
25. Easement, including terms and provisions contained therein:
Recording Information: [200804111004](#)
In Favor of: Puget Sound Energy, Inc.
For: gas and electricity
26. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

Informational Notes, if any



First American

Schedule C

Subdivision Guarantee

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

3236808

The land in the County of Pierce, State of Washington, described as follows:

Lots 1 and 2, Pierce County Short Plat No. [200708155002](#), according to Short Plat recorded August 15, 2007, records of Pierce County, Washington.

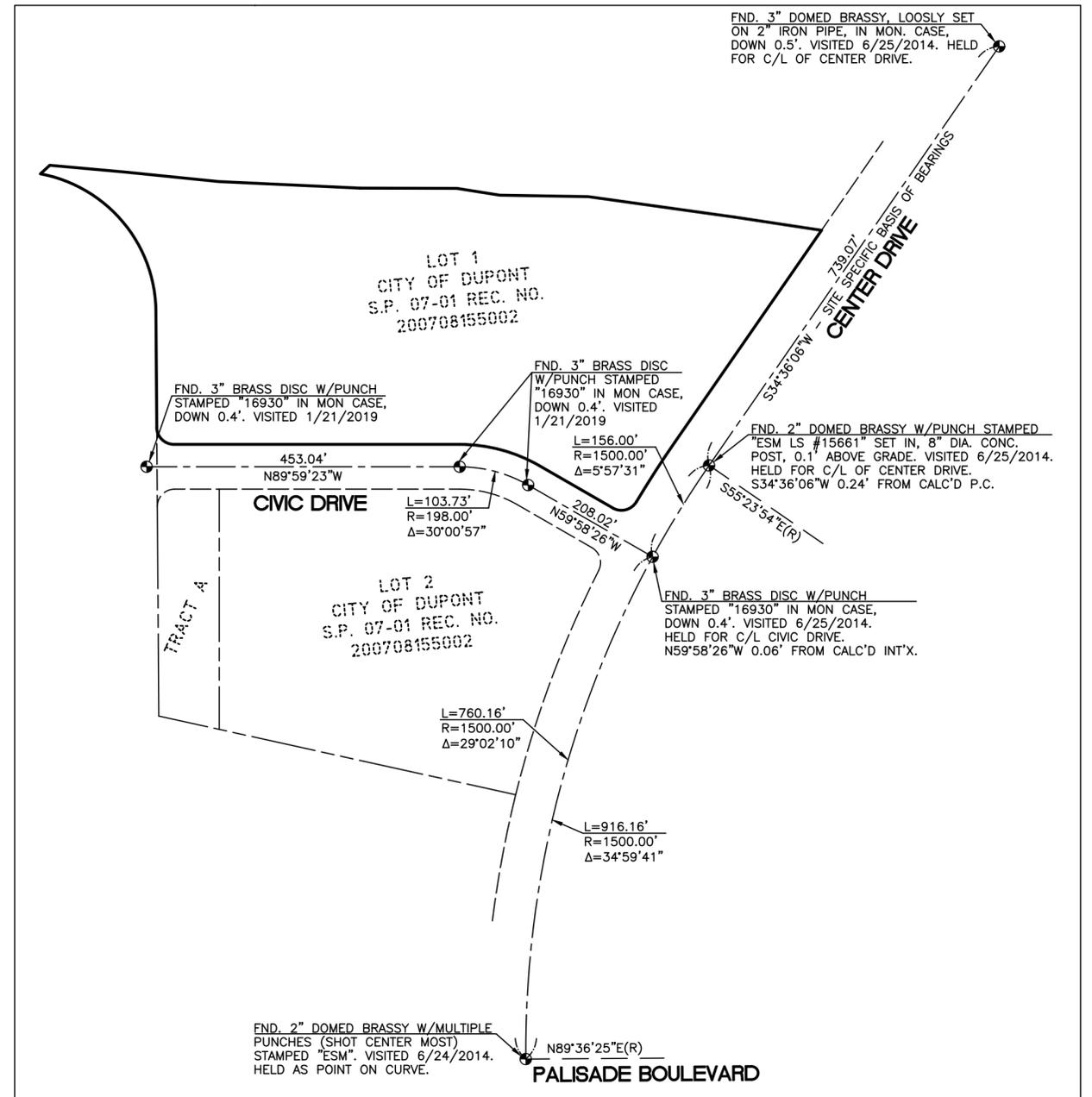
Situate in the County of Pierce, State of Washington.

CITY OF DUPONT SHORT PLAT NO. PLNG 2009-00XX
PORTION OF SE 1/4 NW 1/4, AND SW 1/4 NW 1/4 SEC. 26, T 19 N, R 1 E, W.M., PIERCE COUNTY, WASHINGTON

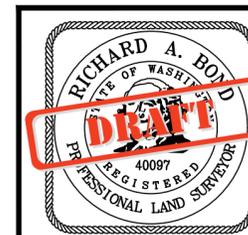
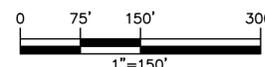
EXCEPTIONS TO TITLE REPORT

CORRESPONDING TO SCHEDULE 'B' ON FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 3236808, DATED SEPTEMBER, 20, 2019.

1. SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 0119266004 (BLANKET IN NATURE)
2. SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 0119266002 (BLANKET IN NATURE)
3. SUBJECT TO TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY SUBSEQUENT ROLL FOR THE TAX YEAR 2019, WITH RESPECT TO NEW IMPROVEMENTS AND THE FIRST OCCUPANCY WHICH MAY BE INCLUDED ON THE REGULAR ASSESSMENT ROLL AND WHICH ARE AN ACCRUING LIEN NOT YET DUE OR PAYABLE. (BLANKET IN NATURE)
4. SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. UNDER RECORDING NO. 755683, MODIFICATION AND/OR AMENDED BY RECORDING NO. 1362684. (NOT PLOTTED HEREON)
5. SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. UNDER RECORDING NO. 1362683. (NOT PLOTTED HEREON)
6. SUBJECT TO EASEMENT FOR ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION LINE, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. UNDER RECORDING NO. 2015421. (NOT PLOTTED HEREON)
7. SUBJECT TO RESERVATIONS AND EXCEPTIONS, INCLUDING TERMS AND CONDITIONS THEREOF. UNDER RECORDING NO. 9002020329. (BLANKET IN NATURE)
8. SUBJECT TO EASEMENT FOR UTILITIES, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, UNDER RECORDING NO. 9004190543 (NOT PLOTTED HEREON)
9. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, UNDER RECORDING NO. 9208240297, INCLUDING ALL AMENDMENTS THERETO, AND ASSIGNMENT OF DECLARANT RIGHTS RECORDED UNDER RECORDING NO. 200201080843. (BLANKET IN NATURE)
10. SUBJECT TO PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE NORTHWEST LANDING COMMERCIAL OWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. (BLANKET IN NATURE)
11. SUBJECT TO EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEM, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. UNDER RECORDING NO. 9511200886. (NOT PLOTTED HEREON)
12. SUBJECT TO EASEMENT FOR LANDSCAPE, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. UNDER RECORDING NO. 9205210946. (PLOTTED HEREON)
13. SUBJECT TO EASEMENT FOR LANDSCAPING, PEDESTRIAN ACCESS AND UTILITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN. UNDER RECORDING NO. 9601090362. (PLOTTED HEREON)
14. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, UNDER RECORDING NO. 9712230865. (BLANKET IN NATURE)
15. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES, UNDER RECORDING NO. 9910290750. (BLANKET IN NATURE)
16. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE REGARDING HISTORIC DISTRICT DESIGNATION AND DECLARATION OF COVENANT" UNDER RECORDING NO. 200101120143. (BLANKET IN NATURE)
17. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT REGARDING FIRE STATION" UNDER RECORDING NO. 200602160943. (BLANKET IN NATURE)
18. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT REGARDING FIRE STATION" UNDER RECORDING NO. 200607251021 (BLANKET IN NATURE)
19. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT REGARDING FIRE STATION" UNDER RECORDING NO. 200607251022. (BLANKET IN NATURE)
20. SUBJECT TO EASEMENT FOR TEMPORARY CONSTRUCTION AND PERMANENT ACCESS AND UTILITIES INCLUDING TERMS COVENANTS, CONDITIONS AND/OR PROVISIONS AN EASEMENT SERVING SAID PREMISES, UNDER RECORDING NO. 200708100582. (PLOTTED HEREON)
21. SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT RECORDED AUGUST 15, 2007 UNDER RECORDING NO. 200708155002, AND AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED UNDER RECORDING NO. 200712180504. (PLOTTED HEREON)
22. SUBJECT TO EASEMENT FOR SANITARY SEWER, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, UNDER RECORDING NO. 200708270208. (PLOTTED HEREON)
23. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT COMMERCIAL - LOT A", UNDER RECORDING NO. 200710260184. (NOT PLOTTED HEREON)
24. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT COMMERCIAL - LOT B", UNDER RECORDING NO. 200710260185. (NOT PLOTTED HEREON)
25. SUBJECT TO EASEMENT FOR GAS AND ELECTRICITY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, UNDER RECORDING NO. 200804111004. (PLOTTED HEREON)
26. SUBJECT TO UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM. (BLANKET IN NATURE)



CENTERLINE MONUMENT CONTROL
SCALE: 1"=150'

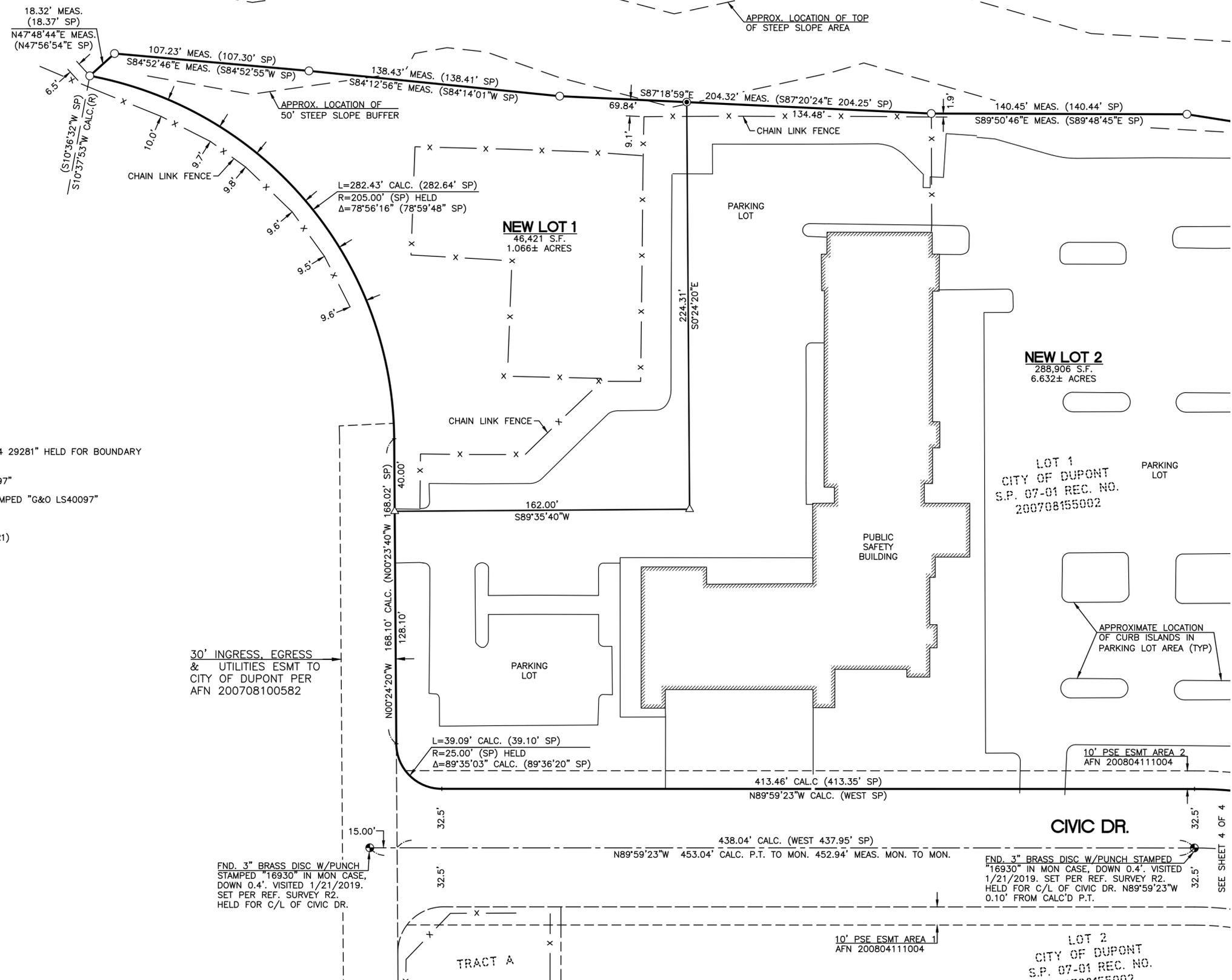


Gray & Osborne, Inc.

CONSULTING ENGINEERS
1130 RAINIER AVENUE SOUTH, SUITE 300
SEATTLE, WASHINGTON 98144 (206) 284-0860

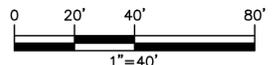
DWN BY: R.B.	SCALE: 1"=150'	SHEET 2 OF 4
CHK'D BY: R.B.	DATE: 10/9/19	JOB NO. 19233

CITY OF DUPONT SHORT PLAT NO. PLNG 2009-00XX
 PORTION OF SE 1/4 NW 1/4, AND SW 1/4 NW 1/4 SEC. 26, T 19 N, R 1 E, W.M., PIERCE COUNTY, WASHINGTON



LEGEND

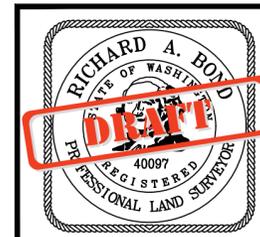
- FOUND MONUMENT (AS NOTED)
- FOUND REBAR & CAP STAMPED "ESM LLC 29294 29281" HELD FOR BOUNDARY
- ⊙ SET 5/8" REBAR W/CAP STAMPED "G&O LS40097"
- △ SET MAG NAIL WITH 1-1/4" ALUMINUM TAG STAMPED "G&O LS40097"
- X — FENCE
- SP RECORD BEARING/DISTANCE PER SHORT PLAT (R1)
- R2 REFERENCE SURVEY (R2)
- (R) RADIAL LINE



30' INGRESS, EGRESS & UTILITIES ESMT TO CITY OF DUPONT PER AFN 200708100582

FND. 3" BRASS DISC W/PUNCH STAMPED "16930" IN MON CASE, DOWN 0.4'. VISITED 1/21/2019. SET PER REF. SURVEY R2. HELD FOR C/L OF CIVIC DR.

FND. 3" BRASS DISC W/PUNCH STAMPED "16930" IN MON CASE, DOWN 0.4'. VISITED 1/21/2019. SET PER REF. SURVEY R2. HELD FOR C/L OF CIVIC DR. N89°59'23"W 0.10' FROM CALC'D P.T.



Gray & Osborne, Inc.

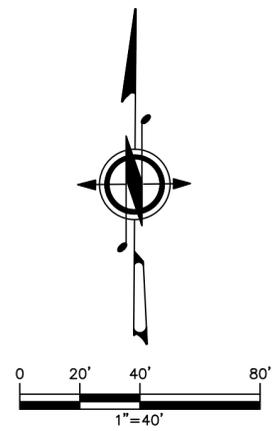
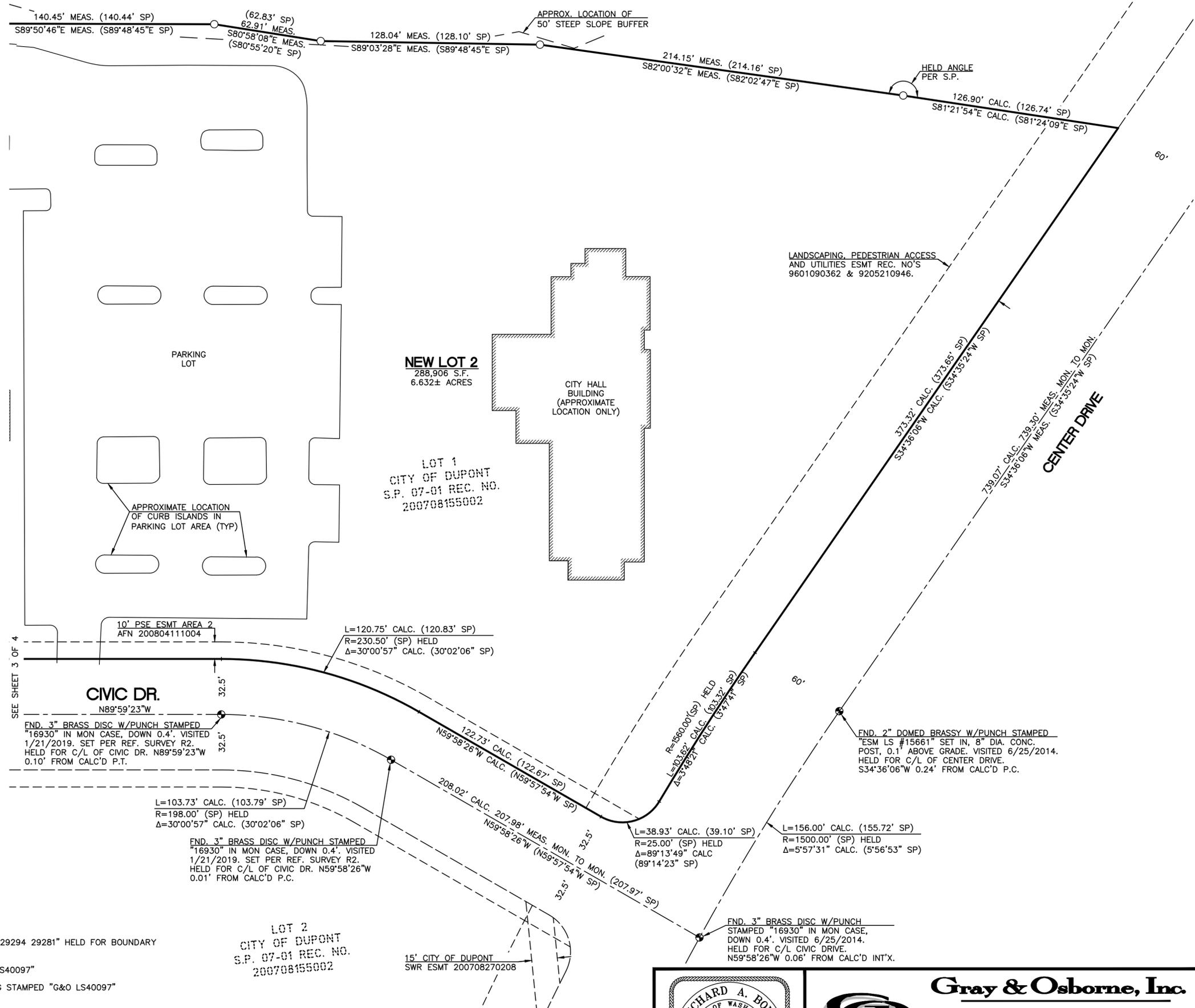
CONSULTING ENGINEERS
 1130 RAINIER AVENUE SOUTH, SUITE 300
 SEATTLE, WASHINGTON 98144 (206) 284-0860

DWN BY: R.B.	SCALE: 1"=40'	SHEET 3 OF 4
CHK'D BY: R.B.	DATE: 10/9/19	JOB NO. 19233

SEE SHEET 4 OF 4

I:\GOSERVERS\Survey\SEAM\JOBS\Dupont\19233-19214-19219 - Public Works Facility\050 - Drawings\19233-SP-LOTT.dwg, SP Sht. 3, 10/9/2019 10:47:26 AM, rband, 1:1

CITY OF DUPONT SHORT PLAT NO. PLNG 2009-00XX
PORTION OF SE 1/4 NW 1/4, AND SW 1/4 NW 1/4 SEC. 26, T 19 N, R 1 E, W.M., PIERCE COUNTY, WASHINGTON

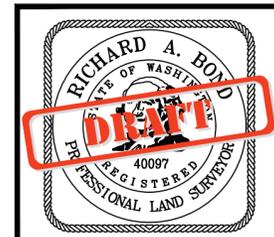


LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND REBAR & CAP STAMPED "ESM LLC 29294 29281" HELD FOR BOUNDARY
- ⊙ SET 5/8" REBAR W/CAP STAMPED "G&O LS40097"
- △ SET MAG NAIL WITH 1-1/4" ALUMINUM TAG STAMPED "G&O LS40097"
- x — FENCE
- SP RECORD BEARING/DISTANCE PER SHORT PLAT (R1)
- R2 REFERENCE SURVEY (R2)
- (R) RADIAL LINE

LOT 2
 CITY OF DUPONT
 S.P. 07-01 REC. NO.
 200708155002

15' CITY OF DUPONT
 SWR ESMT 200708270208



Gray & Osborne, Inc.
 CONSULTING ENGINEERS
 1130 RAINIER AVENUE SOUTH, SUITE 300
 SEATTLE, WASHINGTON 98144 (206) 284-0860

DWN BY: R.B.	SCALE: 1"=40'	SHEET 4 OF 4
CHK'D BY: R.B.	DATE: 10/9/19	JOB NO. 19233

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www.ci.dupont.wa.us

City of DuPont Preliminary Short Plat Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone 253-912-5393
Fax 253-964-1455

City File Number: _____

All information listed in this application, or by applicable ordinance, must be submitted in order for a preliminary plat application to be determined complete. Only a complete application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: _____

Owner name: _____

Address: _____

Phone number: (_____) _____ Fax number: (_____) _____

Authorized representative:

Address: _____

Phone number: (_____) _____ Fax number: (_____) _____

Location and Description of proposal. Be specific.

Site Information:

Site acreage: _____

Number of lots: _____

Average lot size: _____

Acreage of lots: _____

Acreage of public streets: _____

Acreage of storm drainage improvements: _____

Acreage of critical areas and buffers: _____

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Engineering related plans shall be no larger than 24 by 36 inch sheet size) **Short Plat Site Plan shall be on 18inch by 24 inch sheets.**

- Vicinity Map (include as part of site plan),
- Short Plat Site Plan drawn at one inch equals 20 feet (1:20 scale, 7 each),
- Topographic information at two foot elevation (1:20 scale, 7 each)
- Existing Tree Plan identifying location, size and species of all landmark, historic and specimen trees and trees to be retained (1:20 scale, 7 each),
- Grading Plan with estimated dimensions and quantities of work involved (1:20 scale horizontal and two foot contour interval vertical, 7 each),
- A Temporary Erosion and Sediment Control (TESC) Plan shall be provided, including details and City Standard TESC notes.
- Storm Drainage and Utility Plan (1:20 scale, 7 each), Existing utilities and easements shall be shown.
- Preliminary Stormwater Management Report and calculations (3 each),
- Roadway cross sections, (single line dimension, 7 each),
- One each 8 by 11 inch reduction of all drawings,
- Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (2 each),
- Title report of subject site that is less than 30 days old,
- Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (2 each),
- Letter of Sewer Availability from Pierce County (2 each),
- Letter of Water Availability from City of DuPont (2 each),
- Completed environmental checklist (2 each),
- Pre-stamped envelopes addressed to all property owners within 300 feet of the subject site and list of addresses (1 each). Be sure to include envelopes for the applicant and applicant's representative.
- Completed Preliminary Short Plat Application (1 each),
- Completed Agent Affidavit (1 each),
- Filing fee(s).

Note:

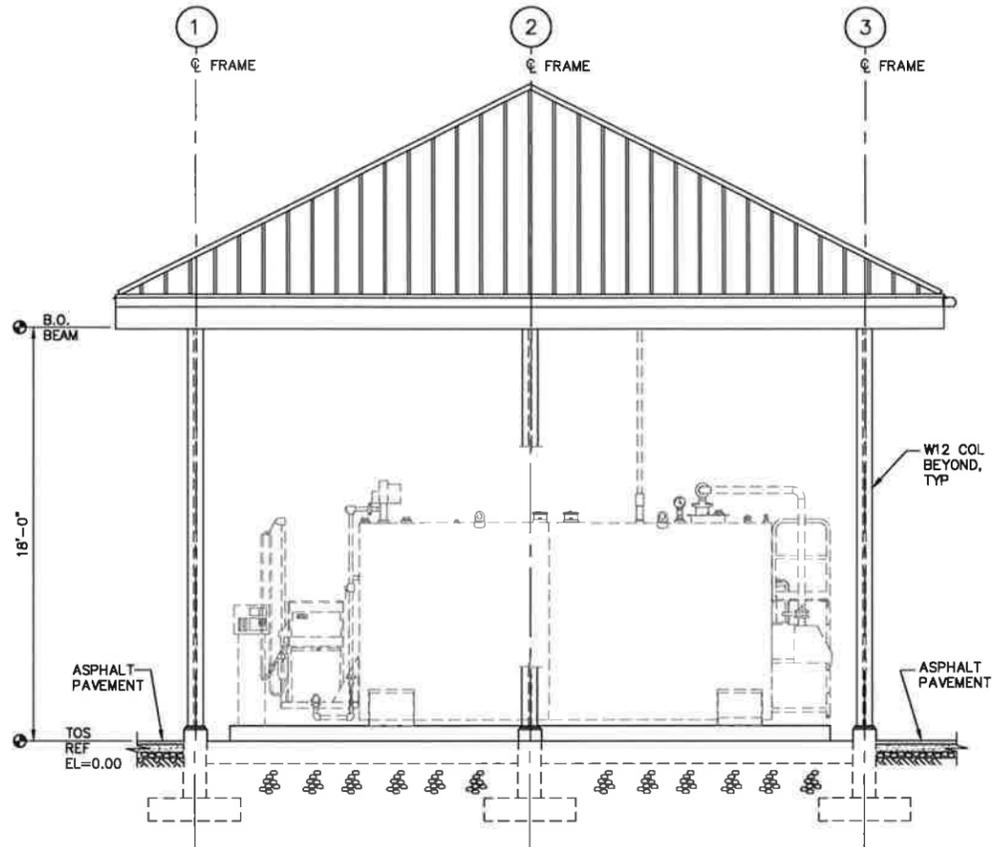
Fill out and return this application with all material listed in the Required Plans, Information and Fee section. All plans must be folded to 8½ by 11 inch size. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

(Applicant Signature)

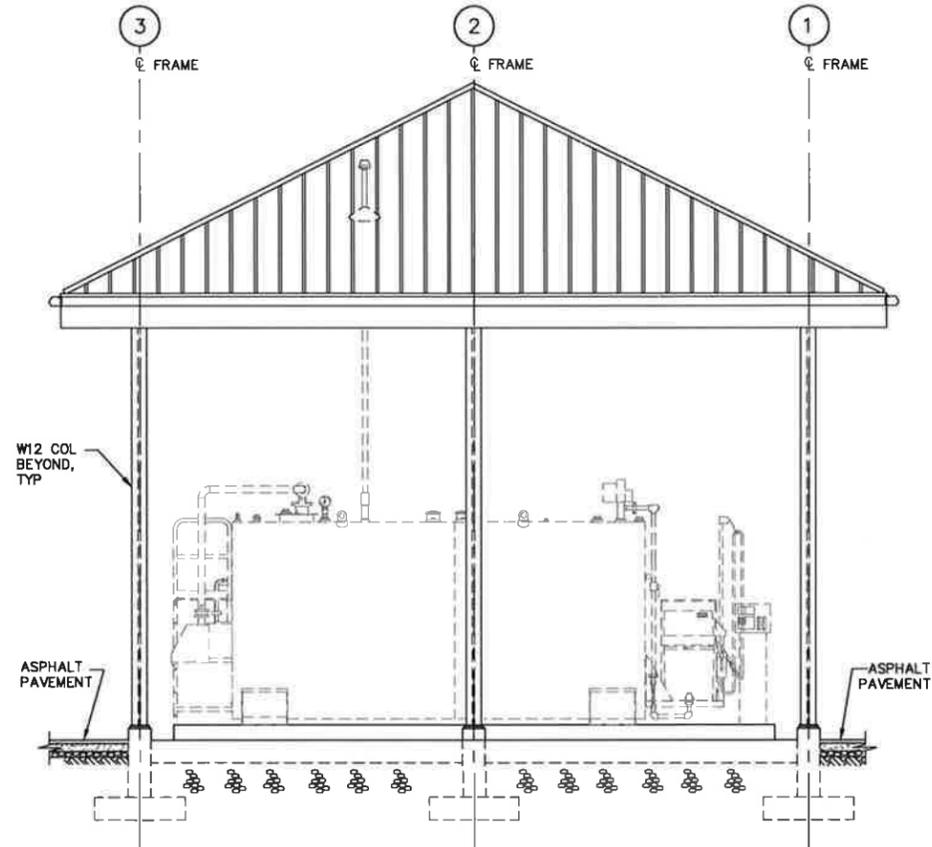
(Date)

(Print name)

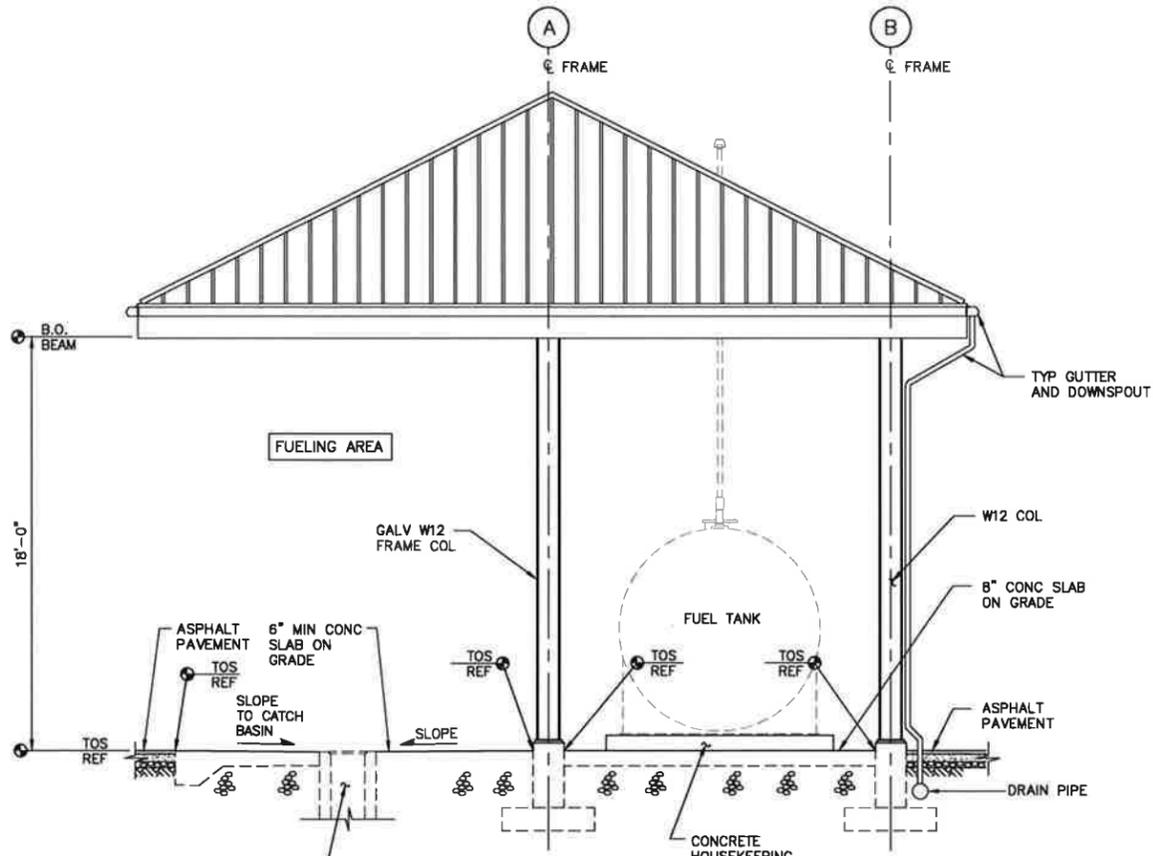
L:\DUPONT\19233 Public Works Facility\01 Design\Planset\Structural\S31_FUEL F.dwg, 10/22/2019 5:21 PM, CHRIS GASKIN



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



DATE: OCT 2019	RAH	AC	MJB
DRAWN:	CHECKED:	APPROVED:	

REVISION	DATE	APPD
PRELIMINARY NOT FOR CONSTRUCTION		
No.		



CITY OF DUPONT
WASHINGTON
PIERCE COUNTY
PUBLIC WORKS FACILITY
FUEL FACILITY ELEVATIONS

SHEET: **S3-4**
OF: **5**
JOB NO.: 19233.00
DWG: S31_FUEL F



CITY OF DUPONT PUBLIC WORKS FACILITY

SITE NOISE STUDY



Submitted to:

Dom Miller
Gray & Osborne, Inc
202 Carriage Dr SW
Building I
Olympia, WA 98502

DOCUMENT INFORMATION

FILE: City of Dupont Public Works Facility Noise Study
PROJECT #: 19-7280
PREPARED BY: Steve Hedback and Alan Burt, P.E.

SIGNED:



DATE: October 15, 2019

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorization of SSA Acoustics, LLP. SSA Acoustics, LLP accepts no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or SSA Acoustics, LLP and agree to indemnify SSA Acoustics, LLP for any and all resulting loss or damage. SSA Acoustics, LLP accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned. The findings and opinions expressed are relevant to the dates of the works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations SSA Acoustics, LLP reserves the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

I. INTRODUCTION

This report presents the results of an environmental noise study conducted for the proposed City of Dupont Public Works Facility project. The proposed site is located to the north and west of the DuPont Fire and Police building located at 1700 Civic Dr. in DuPont WA. The purpose of the study is to document the extent of impact of the proposed public facility operations to nearby properties and the Sequelitchew Creek Path which is located north of the project site. Noise levels from the site is predicted to the receiving properties compared to the exterior sound level limits established by applicable code requirements. Additionally, noise levels are predicted to the Sequelitchew Creek Path and compared to measured ambient noise levels at the path.

See Appendix I for descriptions and definitions of acoustical terminology used in this report.

II. PROJECT SITE AND ZONING

The site locations and surrounding properties, shown in the figure below, is within the City of Dupont zoning jurisdiction. According to the City of Dupont, the project site and nearest adjacent properties are currently zoned as follows:

Table 1: Site and Surrounding Properties Zoning

Property	Zoning	EDNA
Project Site	MXD	Class B
North	OS	Class A
East	OS	Class A
West	MUV7	Class B
South	MXD	Class B

The following figure presents the zoning of the proposed site and surrounding properties:

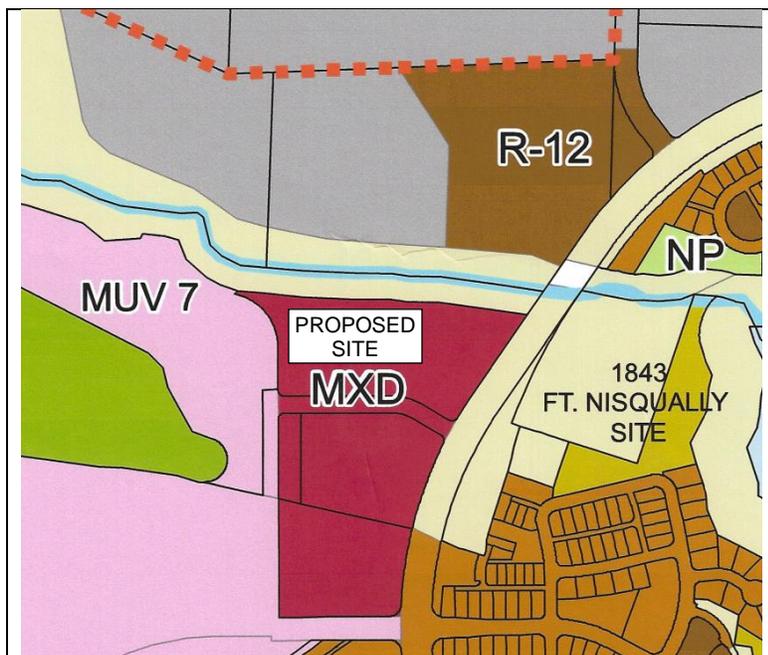


Figure 1: Site Map

III. IMPACT REGULATIONS AND CRITERIA

The City of Dupont Municipal Code Chapter 9.09 provides regulations for off-site impacts related to noise as follows:

9.09.040 Maximum permissible noise levels

- (a) No person shall cause or permit noise to intrude into the property of another person which noise exceeds the maximum permissible noise levels set forth in this section.
- (b) The noise limitation established are as set forth in WAC 173-60-040 and the following table. "EDNA" means environmental designation for noise abatement.
- (c) EDNAs are designated by the map on file in the City Clerk's office.
- (d) The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied:

(1)

EDNA of Noise Source	ENDA of Receiving Property		
	Class A	Class B	Class C
Class A	55 dBA	57 dBA	60 dBA
Class B	57	60	65
Class C	60	65	70

- (2) Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs
- (3) At any hour of the day or night the applicable noise limitations in subsections (d)(1) and (2) of this section may be exceeded for any receiving property by no more than:
 - (i) Five dBA for a total of 15 minutes in any one-hour period, or
 - (ii) Ten dBA for a total of five minutes in any one-hour period, or
 - (iii) Fifteen dBA for a total of one and one-half minutes in any one-hour period.

Ambient Conditions

Existing ambient noise levels were measured along the north property line and along Sequelitchew Creek Path from July 23 at 12:00 a.m. to July 30 at 12:00 a.m. in 2019 with a Svantek 971 noise monitor. The following table presents a summary of the hourly noise levels during daytime and nighttime hours:

Table 2: Measured Ambient Noise Levels

Time Period	Hourly Sound Level Range at path, dBA Leq	Hourly Sound Level Range at property line, dBA Leq
Daytime (7 AM – 10 PM)	32 – 45	34 – 52
Nighttime (10 PM – 7 AM)	30 – 46	33 – 48

Please refer to the appendix for more information regarding the site noise measurements.

In order to discuss the noise impact to the ambient noise environment of the Sequelitchew Creek Path, the following table approximates human sensitivity to changes in sound level.

**Table 3
Changes in Sound Level**

Change in Sound Level (dB)	Change in Apparent Loudness
1	Imperceptible (except for tones)
3	Just barely perceptible
6	Clearly noticeable
10	About twice (or half) as loud
20	About 4 times (or one-fourth) as loud

IV. SITE OPERATIONS

The proposed public works facility will store and maintain the heavy vehicles used for maintenance of the public properties. The following is a list of significant noise generating equipment and activities that may occur at the public works facility:

- Air compressor
 - The air compressor will most likely be located in a closed room adjacent to the shop. Noise levels from the compressor will be contained within the room.
- Sawing
- Drilling
- Grinding
- Floor lift
- Welding
- Installing / removing tires
- Installing / removing lug nuts

The following is a summary of typical noise levels from sources associated with the site:

Table 4: Source Sound Pressure Levels

Truck Events	Noise Level
Sawing ¹	80 dBA at 25 feet
Drilling ¹	88 dBA at 25 feet
Grinding, Pneumatic ¹	71 dBA at 25 feet
Floor lift, Pneumatic ¹	77 dBA at 25 feet
Welding ¹	77 dBA at 25 feet
Installing / removing tires ²	82 dBA at 25 feet
Installing / removing lug nuts ²	82 dBA at 25 feet

1. These events occur for less than 1 minute in duration.
2. These events occur instantaneously.

The major noise generating activities are expected to be have a total duration of less than 5 minutes per hour. Therefore, the noise generating activities must meet the 67 dBA 5-minute code limit at residential receiving properties and the 70 dBA 5-minute code limit at the commercial receiving properties.

V. PREDICTED SOUND LEVELS

Noise levels from the major noise generating activities are predicted to each of the receiving property lines and the proposed Sequelitchew path.

Noise levels were predicted based on distance attenuation. Noise reduction due to intervening elements, such as earth berms, barrier walls, buildings, etc were accounted for in the calculations.

The noise generating activities will be conducted within the shop, and therefore noise will be primarily contained within the shop. The garage doors are assumed to be closed most of the time, except when a vehicle is entering the shop. Since the doors may be open, noise from a worst-case scenario with garage doors open was evaluated. With the reflective surfaces located within a typical shop, the noise exiting through the garage door will be attenuated by 4 dB.

Additionally, between the facility and the path, there is a significant amount of dense foliage which will provide attenuation.

Predicted Sound Levels – Proposed Sequelitchew Creek Path

The following table presents a summary of predicted noise levels at the nearest portion of the Sequelitchew Creek Path:

Table 5 - Receiver: Sequelitchew Creek Path

Event / Source	Sound Level (dBA @ 25')	Distance (feet)	Distance Reduction ¹	Noise Reduction ²	Receiver Sound Level (dBA)
Sawing	80	350	-23	-28	29
Drilling	88	350	-23	-28	37
Grinding	71	350	-23	-28	20
Floor lift	77	350	-23	-28	26
Welding	77	350	-23	-28	26
Installing tires	82	350	-23	-28	31
Installing lug nuts	82	350	-23	-28	31

Table Notes:

1. Distance Reduction for dBA = $20 \cdot \log(D2/D1)$
2. Minimum noise reduction from the garage door opening, the building barrier, and dense foliage.

According to the table above, the noise level from drilling is predicted to be 5 dB above the lowest measured ambient daytime noise levels at the path. The drilling noise will be audible at the path. In order for the drilling to not be noticeable at the path, closing the garage door will be the most effective measure for mitigating the noise.

The predicted noise level from the other noise generating activities at the nearest portion of the path will be within 2 dB of the lowest measured ambient daytime noise levels. For most people this would be just barely perceptible, and will not noticeably impact the acoustical environment of the portion of the proposed path closest to the public works facility.

Predicted Sound Levels – North Receiving Property

The following table presents a summary of predicted noise levels at the north receiving property:

Table 6 - Receiver: North Property (Class A EDNA)

Event / Source	Sound Level (dBA @ 25')	Distance (feet)	Distance Reduction ¹	Noise Reduction ²	Receiver Sound Level (dBA)
Sawing	80	240	-20	-28	32
Drilling	88	240	-20	-28	40
Grinding	71	240	-20	-28	23
Floor lift	77	240	-20	-28	29
Welding	77	240	-20	-28	29
Installing tires	82	240	-20	-28	34
Installing lug nuts	82	240	-20	-28	34

Table Notes:

1. Distance Reduction for dBA = $20 \cdot \log(D2/D1)$
2. Minimum noise reduction from the garage door opening, the building barrier, and dense foliage.

According to the table above, the predicted noise level from the activities at the north receiving property will meet the 67 dBA code limit.

Predicted Sound Levels – East Property Line

The following table presents a summary of predicted noise levels at the east receiving property:

Table 7 - Receiver: East Property (Class A EDNA)

Event / Source	Sound Level (dBA @ 25')	Distance (feet)	Distance Reduction ¹	Noise Reduction ²	Receiver Sound Level (dBA)
Sawing	80	725	-29	-23	28
Drilling	88	725	-29	-23	36
Grinding	71	725	-29	-23	19
Floor lift	77	725	-29	-23	25
Welding	77	725	-29	-23	25
Installing tires	82	725	-29	-23	30
Installing lug nuts	82	725	-29	-23	30

Table Notes:

1. Distance Reduction for dBA = $20 \cdot \log(D2/D1)$
2. Minimum noise reduction from the garage door opening, and the building barrier.

According to the table above, the predicted noise level from the activities at the east property line will meet the 67 dBA code limit.

Predicted Sound Levels – South Property Line

The following table presents a summary of predicted noise levels at the south receiving property:

Table 8 - Receiver: South Property (Class B EDNA)

Event / Source	Sound Level (dBA @ 25')	Distance (feet)	Distance Reduction ¹	Noise Reduction ²	Receiver Sound Level (dBA)
Sawing	80	400	-24	-14	42
Drilling	88	400	-24	-14	50
Grinding	71	400	-24	-14	33
Floor lift	77	400	-24	-14	39
Welding	77	400	-24	-14	39
Installing tires	82	400	-24	-14	44
Installing lug nuts	82	400	-24	-14	44

Table Notes:

1. Distance Reduction for dBA = $20 \cdot \log(D2/D1)$
2. Minimum noise reduction from the garage door opening, and the building barrier.

According to the table above, the predicted noise level from the activities at the south property line will meet the 70 dBA code limit.

Predicted Sound Levels – West Property Line

The following table presents a summary of predicted noise levels at the west receiving property:

Table 9 - Receiver: West Property (Class B EDNA)

Event / Source	Sound Level (dBA @ 25')	Distance (feet)	Distance Reduction ¹	Noise Reduction ²	Receiver Sound Level (dBA)
Sawing	80	120	-14	-4	62
Drilling	88	120	-14	-4	70
Grinding	71	120	-14	-4	53
Floor lift	77	120	-14	-4	59
Welding	77	120	-14	-4	59
Installing tires	82	120	-14	-4	64
Installing lug nuts	82	120	-14	-4	64

Table Notes:

1. Distance Reduction for dBA = $20 \cdot \log(D2/D1)$
2. Minimum noise reduction from the garage door opening.

The predicted noise level from the noise generating activities at the west property line will meet the 70 dBA code limit.

VI. SUMMARY

This report has provided the results of the site noise study from the proposed public works facility to the neighboring properties and to the Sequalitchew Creek Path to the north. Predicted noise levels were compared and evaluated relative to the City of Dupont Municipal Code maximum permissible sound levels. Additionally, predicted noise levels were compared to the ambient noise levels at the Sequalitchew Creek Path.

The predicted noise levels from the drilling will be audible at the path but will meet code limits at the nearest receiving properties. The predicted noise levels from the other noise generating activities at the path may be slightly audible during the quietest periods, while the normal activities will not be audible.

The noise levels were predicted for a worst-case condition with the garage doors to the shop open. We recommend keeping the garage doors closed during maintenance activities, particularly drilling, in order to further reduce the noise levels to the adjoining properties and the path.

Please contact us if you have questions or need further information.

APPENDIX I: ACOUSTICAL DESCRIPTORS

Sound is measured as sound level in units of decibels, dB. The human ear responds differently to sounds at different frequencies. This is demonstrated by the fact that we hear higher pitched sounds more easily than lower ones of the same magnitude. To compensate for the different "loudness" as perceived by humans, a standard weighting curve is applied to measured sound levels. The weighting curve represents the frequency response of the human ear and is labeled as dBA ("A" weighted decibels).

People normally experience sound levels between 30 and 90 dBA, depending on their activities. Locations near highways or urban arterials may be 70 dBA, whereas quiet rural areas may be 40 dBA.

Each 10 dB increase in sound level corresponds to a tenfold increase of sound energy, but is judged by a listener as only a doubling of loudness. The smallest changes in sound level considered just noticeable are about 2 to 3 dBA.

Sound levels from two or more sources are combined logarithmically, not by adding the levels arithmetically. When two levels are combined, the louder level predominates, and the combined level is the louder level plus 0 to 3 dBA. Some examples: 50 dBA combined with 50 dBA is 53 dBA; 50 dBA combined with 40 dBA results in 50.4 dBA, which is rounded off to 50 dBA since fractions of a dB are negligible from the point of view of perception of environmental noise.

When measuring noise that is fluctuating over time, it is common practice to use a descriptor called equivalent A-weighted sound level, Leq. The Leq is that constant sound level in dBA which contains the same amount of sound energy over a given time period as the measured fluctuating noise. The Leq is often determined for one-hour time periods.

Another descriptor is the Lmax. The Lmax is the highest instantaneous sound level for a given sound event or time period. Similarly, Lmin is the lowest instantaneous sound level for a given sound event or time period.

APPENDIX II: ACOUSTICAL MEASUREMENTS

Hourly monitoring of noise levels at the site were conducted at the north property line and at the proposed Sequalitchew Creek Path with two Svantek 971 type 1 sound level meters. The monitors were set to record noise levels over from 12:00 AM on July 23 to 12:00 AM on July 29, 2019. The following figure presents the locations of each of the measurements.

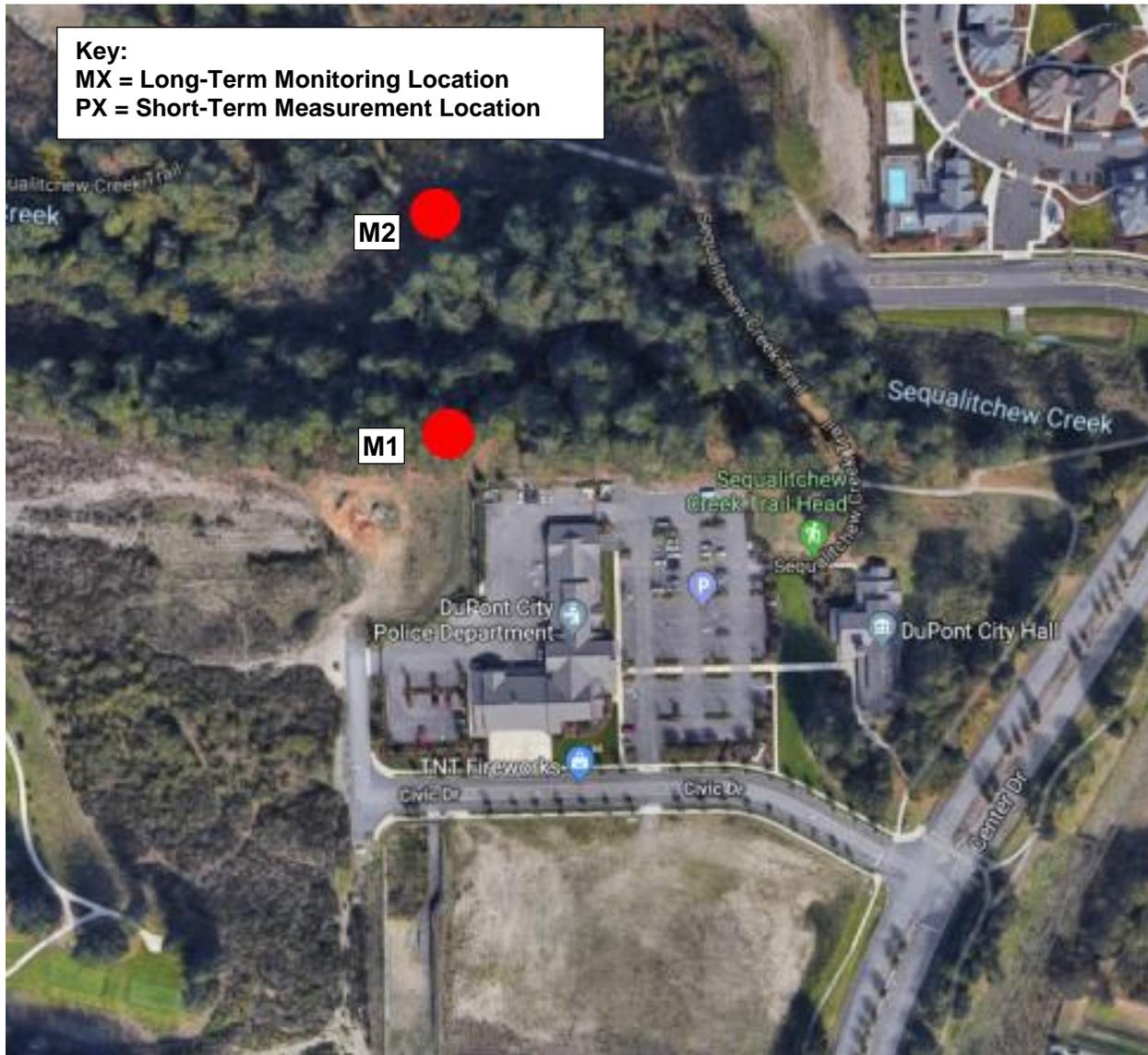


Figure 2: Measurement Locations

The charts on the following page present the results of the monitoring at locations M1 and M2:

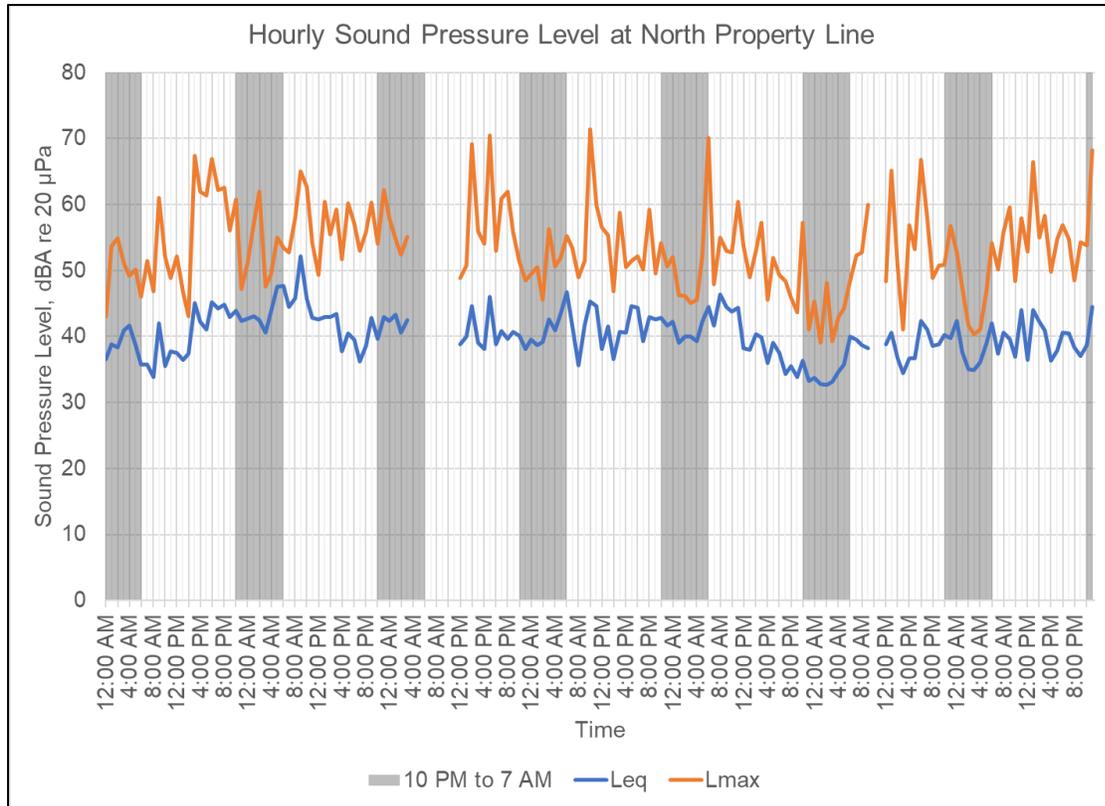


Figure 3: Hourly Noise Levels - M1 - July 23-29, 2019

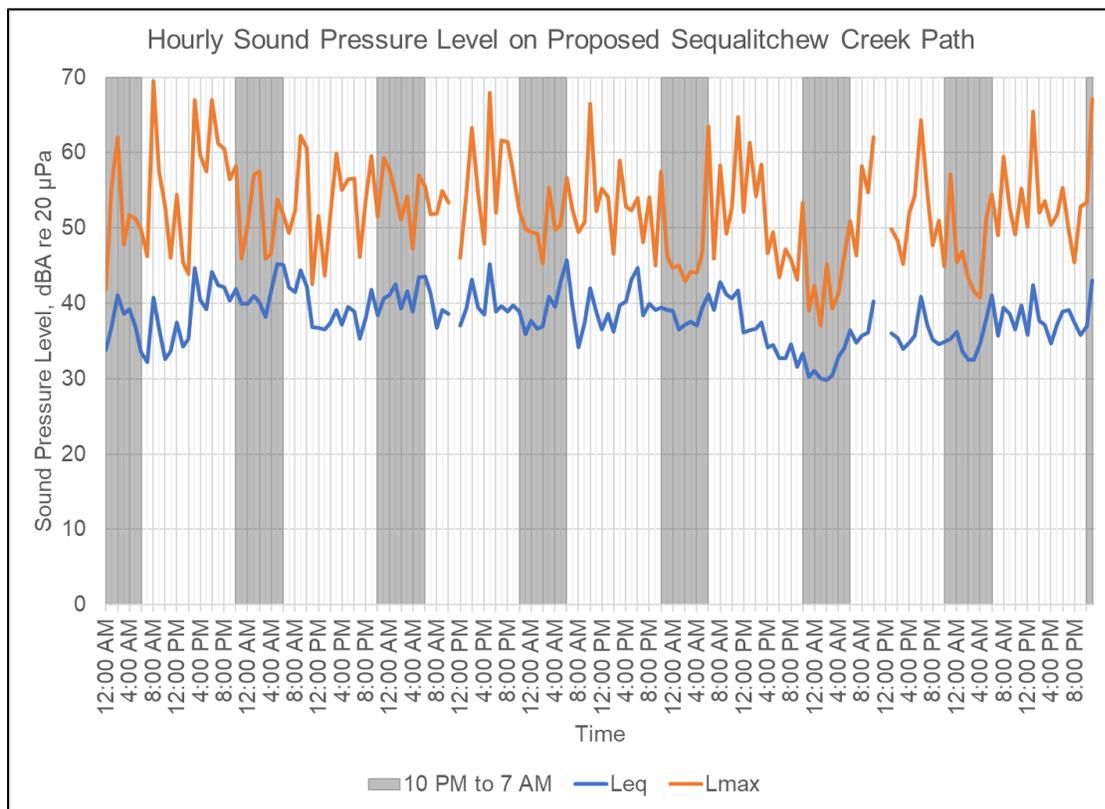


Figure 4: Hourly Noise Levels – M2 - July 23-29, 2019



Cultural Resource Consultants

TECHNICAL MEMO 1901D-1

DATE: May 1, 2019

TO: Brian Matthews
Gray & Osborne

FROM: Margaret Berger, Principal Investigator

RE: Cultural Resources Assessment for the City of DuPont Public Works Building
Project, Dupont, Pierce County, Washington

The attached short report constitutes our final report for the above referenced project. No evidence of archaeological sites was found in the project location. No further cultural resources investigations are recommended. Please contact our office should you have any questions about our findings and/or recommendations.

CULTURAL RESOURCES REPORT COVER SHEET

Author: Sonja Kleinschmidt and Douglas Beyers

Title of Report: Cultural Resources Assessment for the City of DuPont Public Works Building Project, Dupont, Pierce County, Washington

Date of Report: May 1, 2019

County(ies): Pierce Section: 26 Township: 19 N Range: 01 E

Quad: Nisqually, WA Acres: ~1.5

PDF of report submitted (REQUIRED) Yes

Historic Property Inventory Forms to be Approved Online? Yes No

Archaeological Site(s)/Isolate(s) Found or Amended? Yes No

TCP(s) found? Yes No

Replace a draft? Yes No

Satisfy a DAHP Archaeological Excavation Permit requirement? Yes # No

Were Human Remains Found? Yes DAHP Case # No

DAHP Archaeological Site #:

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.

**Cultural Resources Assessment for the
City of Dupont Public Works Building Project,
Dupont, Pierce County, Washington**

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Management Summary

This report describes the cultural resources assessment for the City of DuPont Public Works Building Project, Dupont, Pierce County, Washington. Gray & Osborne requested a cultural resources assessment prior to ground disturbing activities associated with the construction of a new public works building/shop, along with a fueling facility, decant facility, and wash rack at 1700 to 1780 Civic Drive in DuPont. This assessment was developed to identify any archaeological sites in the project location and to evaluate the potential for the project to affect cultural resources. Background research conducted by Cultural Resource Consultants, LLC (CRC) resulted in the identification of one recorded historic archaeological site determined not eligible for listing on historic registers overlapping the southern portion of the project, and two locations where archaeological material was collected during previous archaeological monitoring in the immediate vicinity of the northern portion of the project. No site numbers were assigned to these latter two locations. Field investigations, inclusive of archaeological monitoring and testing, did not result in the identification of any archaeological sites within the project location. No further cultural resources investigations are recommended. An inadvertent discovery protocol is attached.

1.0 Administrative Data

1.1 Overview

Report Title: Cultural Resources Assessment for the City of DuPont Public Works Building Project, DuPont, Pierce County, Washington

Author (s): Sonja Kleinschmidt and Douglas Beyers

Report Date: May 1, 2019

Location: The physical addresses for the project is 1700 to 1780 Civic Drive, DuPont, Pierce County, WA. The project is on Pierce County Assessor's parcels #0119266004 and #0119266002. The legal description for the project is in the NW $\frac{1}{4}$ of Section 26 of Township 19 North, Range 01 East, W.M.

USGS 7.5' Topographic Map(s): Nisqually, WA (Figure 1).

Total Area Involved: ~1.5 acres.

1.2 Research Design

This assessment was developed as a component of preconstruction environmental review with the goal of preventing cultural resources from being disturbed during construction of the proposed project by identifying the potential for any as-yet unrecorded archaeological or historic sites within the project. CRC's work was intended, in part, to assist in addressing state regulations pertaining to the identification and protection of cultural resources (e.g., RCW 27.44, RCW 27.53, RCW 68.60). The Archaeological Sites and Resources Act (RCW 27.53) prohibits knowingly disturbing archaeological sites without a permit from the Washington State Department of Archaeology and Historic Preservation (DAHP), the Indian Graves and Records Act (RCW 27.44) prohibits knowingly disturbing Native American or historic graves, and the Abandoned and Historic Cemeteries and Historic Graves Act (RCW 68.60) calls for the protection and preservation of historic era cemeteries and graves.

CRC’s investigations consisted of review of available project information and correspondence provided by the project proponent, local environmental and cultural information, and historical maps; and field investigations. On April 1, 2019, CRC contacted cultural resources staff at the Squaxin, Muckleshoot, and Puyallup tribes to inquire about project specific information and concerns on a technical staff-to-technical staff basis (Attachment A). This communication was not meant to be or replace formal government-to-government consultation. At the time this assessment was completed, responses had been received from the Squaxin and Nisqually tribes. A representative from the Nisqually Tribe stated that the DuPont is an important location to their tribe as it contains many precontact sites and burial locations, and they would like notification when survey work would take place. A representative from the Squaxin Island Tribe responded that they did not have any specific concerns for cultural resources at the present time. Any additional information made available subsequent to the submission of this report will be included in a revision of this report. This assessment utilized a research design that considered previous studies, the magnitude and nature of the undertaking, the nature and extent of potential effects on historic properties, and the likely nature and location of historic properties within the project location, as well as other applicable laws, standards, and guidelines (per 36CFR800.4 (b)(1)) (DAHP 2018).

1.3 Project Description

City of DuPont proposes to construct a new public works building/shop, along with a fueling facility, decant facility, and wash rack. For the purposes of this assessment, the area of interest for cultural resources (hereafter, “the project location”) is understood to be the area described above and depicted in Figures 1 – 2.

2.0 Background Research

2.1 Overview

Background research was conducted in April 2019.

Recorded Cultural Resources Present: Yes [] No []

The southern area of the project location is within archaeological site 45PI563, a ca. 1843-1930s historic artifact scatter measuring 116 meters east-west and 107 meters north-south and identified within the upper 10 centimeters below surface (Chesmore 2001; Wilson 2002). This site was determined not eligible for listing on historic registers. Two locations containing cultural material were identified in the immediate vicinity of the northern portion of the project (Thompson 2006): HRA-30a-d consisting of one core, one flake, and two edge-modified flakes; and HRA-31a-d consisting of four basalt flakes. These locations were recorded, and the artifacts collected, but were not given trinomials on the DAHP WISAARD. No GPS coordinates were listed.

Context Overview: The context presented here summarizes environmental, ethnographic, historical, and archaeological information from local cultural resource reports by reference; archaeological and historic data from DAHP and the Washington Information System for Architectural and Archaeological Records Data (WISAARD) records search; ethnographic resources; geological and soils surveys (e.g., USDA NRCS 2019; WA DNR 2019); and historical maps and documents from Bureau of Land Management United States Surveyor General (USSG) Land Status & Cadastral Survey Records database, HistoryLink, Historic Map Works,

HistoricAerials (NETR 2019), University of Washington's Digital Collection, Washington State University's Early Washington Maps Collection, county assessor website, and in CRC's library.

2.2 Environmental Context

Overview: The project is within the *Tsuga heterophylla* (Western Hemlock) vegetation zone in the Willamette-Puget Lowland physiographic province characterized by the wide "trough" between the Coast and Cascade Ranges formed during the advance and retreat of Pleistocene epoch glaciers (Franklin and Dyrness 1973; McKee 1972). The project is located northwest and south of the existing DuPont City Hall with the northern and southern portions of the project divided by the existing infrastructure and Civic Drive. Immediately to the north is Sequelitchew Creek which flows west in a ravine into the Puget Sound. The headwaters of Sequelitchew Creek are located to the northeast of the project at Sequelitchew Lake with the creek draining through and feeding a series of marshes before entering an incised ravine. Remaining land surrounding the project appears to have been cleared and leveled and is a mix of ground cover vegetation and gravel. Land to the west-southwest of the project on the topographic map is depicted as marsh but appears to have been filled in. Immediately west of the project is a golf course, The Home Course. Edmond Marsh is located approximately .35 mile to the east-southeast. Terrain in the project location is fairly level in the northern portion, ranging in elevation from 227 to 229 feet. The southern portion of the project descends to the south from 225 feet to 217 feet.

Geomorphology: The topography and geology of the area were formed during the Late Pleistocene, following episodes of advance and retreat of the Cordilleran Ice Sheet, which originated from Canada and extended between the Cascade and Olympic mountain ranges into the Puget Lowland (Kruckeberg 1991:12; Thorson 1980:303). The Vashon Stade was the most recent glacial event in Puget Sound and is largely responsible for the region's contemporary landscape. Glacial advance and retreat scoured and compacted underlying sediments while meltwaters carved drainage channels into glacial outwash deposits (Downing 1983; Booth et al. 2003). Streams and valleys in the area are relict recessional channels that, at the end of the Pleistocene, were spillways that allowed meltwaters to drain southwest from glacial Lake Puyallup into glacial Lake Russell, the main proglacial lake along the axis of the Puget Lowland (Thorson 1980). To the northeast of the project is a broad glacial outwash plain that contains numerous lakes, including Sequelitchew Lake, Steilacoom Lake, American Lake, and Gravelly Lake, near the terminus of the Puget Lobe of the Cordilleran Ice Sheet (Waite and Thorson 1983:60-61). These lakes originated when detached blocks of glacial ice, sand, and gravel were stranded and, as they melted, formed and filled depressions known as kettles (Kruckeberg 1991:247). While sedimentation during glacial times was widespread and voluminous, active deposition in nonglacial periods including the present day has been more restricted, occurring mostly by alluvial processes in major river valleys (Booth et al. 2003).

Mapped Surface Geologic Unit: Mapped surface geology for the project location consists of Qgd, Quaternary (Pleistocene) continental glacial drift (WA DNR 2019). This unit is described as Pleistocene till and outwash clay, silt, sand, gravel, cobbles, and boulders deposited by or originating from continental glaciers. Local variations may occur within this unit and could consist of peat, non-glacial sediments, modified land, and/or artificial fill.

Mapped Soil Unit: The soil unit mapped in the project location is Spanaway gravelly sandy loam (USDA NRCS 2019). This soil unit forms on outwash plains from a parent material of volcanic ash over gravelly outwash. A typical profile of this soil unit is gravelly medial sandy loam from

0 to 14 inches (0 to 35 centimeters), very gravelly medial sandy loam from 14 to 18 inches (35 to 46 centimeters), and extremely gravelly sand from 18 to 60 inches (46 to 152 centimeters) below surface. This unit is considered to be somewhat excessively drained.

2.3 Archaeological Context

Overview: Thousands of years of human occupation in the Puget Lowland have been summarized in a number of archaeological, ethnographic, and historical investigations over the past several decades that provide a regional context for evaluating the project area (Greengo 1983; Kopperl 2016; Larson and Lewarch 1995; Matson and Coupland 1995; Nelson 1990). Human use of the area is generally oriented toward resources locations (i.e. fresh water, terrestrial and marine food resources, forests, and suitable terrain). Archaeological context for evaluating this project area is provided by information regarding the local and regional chronological sequence and research problem domains as included in Greengo (1983), Morgan (1999), Wessen and Stilson (1987), and others.

These researchers (and others) have divided the prehistoric record for the Puget Sound region into three broad chronological categories: early (ca. 12,000-5,000 years Before Present [BP]), middle (5,000-1,000 years BP), and late (1,000-250 years BP). Each period is characterized by specific cultural changes in habitation sites, tool development and subsistence practices reflected in the archaeological record. Shell middens first appear in the archaeological record in the middle period, as do the first records of seasonal village sites (Carlson 1990; Nelson 1990; Wessen and Stilson 1987). The late period is characterized by an influx of exotic trade goods; bone, shell and antler tools begin to replace (or supersede) the small stone projectile points common in the early period. The first permanent village sites identified in the archaeological record date to this time period (Carlson 1990; Nelson 1990; Wessen and Stilson 1987).

In the ethnohistoric period, Puget Sound Indians practiced a seasonal subsistence economy that consisted of spring, summer, and fall migrations to areas for hunting, fishing, gathering of berries, and roots, and procurement of shellfish followed by a more sedentary lifestyle as they returned to longhouse villages as winter approached. Although salmon and other fish were the primary food source, the complexity of the Puget Lowland environment provided a rich subsistence base.

2.4 Ethnographic Context

Traditional Territory: The project is within territory utilized both in the historic past and today by members of the Puyallup, the Nisqually, and the Steilacoom (Castile 1985:20; Haeberlin and Gunther 1930; Ruby and Brown 1992; Smith 1940; Spier 1936:42; Suttles and Lane 1990:485). These groups are Southern Lushootseed speakers, now represented by the contemporary Puyallup Tribe of Indians, the Nisqually Indian Tribe, and the Steilacoom Tribe. The Puyallup and Nisqually tribes are federally recognized; the Steilacoom do not currently have federal recognition. Puyallup people are descendants of Southern Lushootseed-speaking (Puget Salish) people (Suttles and Lane 1990) who lived in villages along the Puyallup River and its tributaries, and the shores of Puget Sound. Smith (1940) identifies 34 principal villages within Puyallup and Nisqually territory. Nisqually bands occupied the Nisqually River valley from its headwaters near Mount Rainier to its mouth east of Olympia, as well as areas along the upper reaches of the Puyallup River (Ruby and Brown 1992:150). Five bands in the Tacoma Basin comprise the Steilacoom Tribe: the Steilacoom were in six locations on Chambers Creek, the Sastuck were in three locations on Clover Creek, the Spanaway were at Spanaway Lake, the Tlithlow were on

Murray Creek, and the Segwallitchu were in two locations on the Segwallitchu River (Sequalitchew Creek) (Steilacoom Tribe 2012). The Steilacoom and other southern Puget Sound peoples also used Ketron, McNeil, and Anderson islands for fishing (Ruby and Brown 1992:223).

Ethnographic Place Names: Early ethnographers documented locations of villages and names for resource areas, water bodies, and other cultural or geographic landscape features from local informants. Knowledge of these features contributes to the broader archaeological context of the project and the nature of the archaeology that may be encountered during this assessment. Waterman (2001:325) identifies two place names in the vicinity of the project. *S qwa'ilt-teu* is the name of a large creek east of Nisqually and referencing Signalitchew (Sequalitchew) Creek located immediately north of the project. Suttles and Lane (1990) also note "Sequalitchew" as an important village location. This name is translated as "extensive sand banks over which the water is shallow," "big tide," or "long run out" (Waterman 2001:326). Near the mouth of the Nisqually River west-southwest of the project ~3.5 miles was *TusqweE'le*, translated as "late," and the name given to an old village site located at the mouth of the river (Waterman 2001:325). This name was given as salmon were said to run later in the year up the Nisqually.

2.5 Historical Context

As previously discussed in an overview report by Thompson (2006:8-9) for the former DuPont Works Site which includes the project location,

Numerous studies have covered the Euroamerican history of the area that includes the former DuPont Works site (Anderson 1988; Carlson 1990; Moura 1990; Stilson 1990, 1991a, 1991b; Stratton and Lindeman 1977). While Euroamerican history of the area first dates to 1792 when George Vancouver's expedition explored the area, the most significant period follows the HBC's 1833 construction of Fort Nisqually.

In 1832, HBC established a storehouse (Nisqually House) along the beach near the Nisqually Indians' Sequalitchew Village. The first site of the Fort was located on the south side of Sequalitchew Creek, between the creek and Old Fort Lake. This location was selected for its prime agricultural potential and to provide distance from Sequalitchew Village (Carpenter 1986).

The 1833 Fort included a store, a kitchen, the Chief Factor's House, a dwelling house for the men, an Indian hall, stables, and agricultural buildings such as cellars and sheds. These buildings were enclosed within a palisade, established primarily to control the movement of Indians within the Fort and to provide privacy (Moura 1990:42). Outside the palisade, a structure was built to provide housing for Indians who had traveled long distances to trade. The HBC began plowing land surrounding the Fort and by 1939, they "had all available, arable land under cultivation around the Fort and had expanded operation on the fertile prairies along Sequalitchew Creek to the marshes and ponds near its headwaters" (Moura 1990:25).

Following establishment of the Fort, Indians from across the region came to trade and gathered at the Sequalitchew Village. The Nisqually and other Indians expanded the village along the banks of the creek and began to live along the edge of the prairie and around the Fort.

According to letters of Edward Huggins, the last employee of Fort Nisqually, men at the 1833 Fort tried to drill a well in the kettle depression near the Fort (probably the small depression east of the Fort site), digging a hole about 100 feet deep (Huggins 1904). No water was found, and the lack of an adequate source of water contributed to the decision to move the Fort. In 1843, HBC moved Fort Nisqually up the creek a distance of almost one-half mile to improve its water source and to accommodate the agricultural activities that had increased after the establishment of the PSAC in 1839. The PSAC farm at Fort Nisqually emphasized cattle and sheep husbandry for trade with Alaska, Hawaii, and Europe, while another farm at Cowlitz Prairie focused on plant products.

The construction of the second Fort began around 1841 when workers started to disassemble many of the 1833 Fort structures and reconstruct them at the new location closer to the creek. The Fort was not formally completed until the building of the palisades and bastions in 1848. During this time, dwellings, stores, kitchens, barns, sheds, and other agricultural structures were constructed north and south of the creek. Additional agricultural fields were established south and east of the Fort (Stilson 1991b).

Increasing American settlement threatened and eventually ended the HBC's holdings around the Consent Decree Area. After the boundary dispute between the United States and Britain was settled in an 1846 treaty, the HBC was allowed to remain at the site for a few years, although American settlers soon began trespassing on HBC lands. Edward Huggins claimed part of the HBC lands for himself, including the former DuPont Works Site, and continued agricultural activities there.

In 1906, the E. I. DuPont de Nemours & Company (DuPont), an explosives manufacturer based in Delaware, acquired the land. The DuPont Company constructed a large-scale, self contained plant for the manufacture of explosives such as nitroglycerine, dynamite, water gel, and black powder, which it produced for resource extraction and construction along the Pacific Rim. Many of the buildings and structures served multiple purposes, including the delivery of raw materials to the plant, the production of electrical power, the security of the Plant, the housing of workers, waste disposal, and the development, manufacture, transportation, storage, and shipping of Plant products.

During the operation of the DuPont plant, buildings frequently were constructed and demolished, resulting in extensive disturbance of the area, including for example, the construction of the railway and roads, and the burning and demolition of a number of buildings. Underbrush was cleared and burned every year, and explosions were not uncommon—resulting in the destruction of production buildings and the scattering of debris for up to half a mile (Munyan 1972). In 1945, DuPont demolished and burned structures associated with a black powder mill located on the north side of Sequallitchew Creek just over a mile inland (Stratton and Lindeman 1977). The Burning Ground Dump site (45PI64), located north of Sequallitchew Creek near the Methodist Episcopal Mission Site (45PI66), was systematically dynamited before the property was turned over to Weyerhaeuser. Another example of DuPont-era damage is the use of the kettle to the east of the 1833 Fort as a holding area for soda and nitrate residue as well as runoff from plant operations (Welch n.d.). The DuPont Powder Works closed in 1976 and Weyerhaeuser purchased the property. Before the property was turned over to Weyerhaeuser, many of the production buildings were burned to prevent detonation of undetected explosives.

2.6 Historical Records Search

Review of historical maps and aerial imagery provided an understanding of the historic and modern land use, and ownership of the project. The General Land Office (GLO) conducted early cadastral surveys to define or re-establish the boundaries and subdivisions of Federal Lands of the United States so that land patents could be issued transferring the title of the land from the Federal government to individuals. These maps and land serial patent records provide information of land ownership in the 1800s. The GLO first surveyed the project location in the 1850s. The GLO map from 1854 depicts a large area, including the project as “Claimed by the Puget Sound Agricultural Company under the Treaty of 1846.” On this map, Fort Nisqually is illustrated. This map depicts Fort Nisqually approximately .70 mile northeast of the project location. This location may not be fully accurate as the shoreline of in Township 19 N, Range 01 E is mapped different than that of present day. The GLO produced a map in 1859 but it did not depict the project location.

An early 1871 map does not any cultural annotations within the project (USSG 1871a). The project is located just outside of a mapped prairie and Edmond Marsh is present to the east (~.40 mile). Seguallitchew Creek is mapped to the north (~.06 mile). A network of roads is also mapped including a road passing immediately north of the project south of the creek and a road passing to the southeast of the project (~.09 mile). Several homesteads are annotated on this map with the nearest ~.25 mile east of the project belonging to E. Huggins. The GLO remapped

Township 19 N, Range 01 E later in 1871 to include land claims (USSG 1871b). The land claim nearest to the project was in Sections 22 and 23 north of the project and belonged to Levant F. Thompson totaling 157.30 acres. Records on file at the Bureau of Land Management (2019) show that the project was within lands patented to William Young on October 10, 1872 and included the NW¼ of Section 26, 160 acres (Document Nr: 4059; BLM Serial Nr: WAOAA 082550; Authority: April 24, 1820: Sale-Cash Entry [3 Stat. 566]).

The 1889 county atlas depicts the project within land belonging to E. Huggins who owned the NW¼ of Section 26 along with other surrounding tracts of land (Plummer 1889). This map depicts a road passing through the southern portion of the northern part of the project. This road was aligned southeast to northwest and intersected with another established road east of the project in the general location of Fort Nisqually, though the fort is not illustrated on the map. Sequalitchew Creek is annotated north of the project in the same general location. The USGS 1898 land classification sheet depicts the project as within an area free of timber.

Historic county atlases, aerial imagery, and topographic maps provide information on the land ownership and use of the project from the early 1900s to present. The 1951 county atlas depicts the project as within a large tract of land owned by E. I. DuPont de Nemours & Co (Metsker 1951). The town of DuPont was located southeast of the project and a railroad line was shown extending northwest from the town limits and passing just north of the project location. The 1960 county atlas depicts the project as within E. I. DuPont Co. land. Sequalitchew Creek is annotated to the north of the project and railroad lines are present to the northeast and northwest of the project (Metsker 1960). The 1965 county atlas shows similar conditions and ownership as the 1960 atlas (Metsker 1960, 1965).

Historic aerial imagery is available for the project location beginning in 1969 (NETR 2018). Imagery from this year shows the project as cleared and surrounded by stands of trees. What appears as an unimproved road passed through the northern portion of the project. Subsequent imagery from 1981 and 1990 shows the project location as becoming revegetated and an established road passing through the project in the same location. Imagery from 2002 to 2007 shows the project as cleared and graded with heavy machinery scarring, likely part of soil remediation, and the golf course to the west being constructed. Beginning in 2008, the city hall was under construction and was completed in 2009. The southern portion of the project in this imagery appears to have been filled to some extent creating a uniform gravel pad. The project remains in similar condition to present day.

Historic topographic maps of the project location beginning in 1940 show the project as undeveloped with a road in a similar alignment to the present day Civic Drive to the east and what appears to be a dam on the creek to the north of the project (NETR 2019). The 1955 map shows the two rail lines visible in the 1951 county atlas. Maps from the 1970s and 1980s show the same conditions as the 1955 map. The 1994 map depicts the project as still undeveloped but illustrates the “Historic Fort Nisqually 1843” to the east of the project and east of Civic Drive. By 2003, Sequalitchew Cemetery was annotated south of the fort.

2.7 Cultural Resources Database Review

A review of the WISAARD database identified previous cultural resource studies, recorded precontact and historic sites, and recorded built environment, which helps gauge the potential and likely nature of cultural resources present within the project vicinity (DAHPP 2019). Thirty-

six cultural resources assessments have been conducted within approximately one mile of the project location with 20 of these completed within .25 mile of the project. Two of these assessments, an interim (Maass 2002) and final report (Thompson 2006), completed for the Former DuPont Works Site, Parcel 1 overlap the proposed project location. Archaeological monitoring of soil remediation resulted in the identification of precontact and historic materials though much of the deposits observed were sparse and fragmentary. Archaeologists completing these assessments investigated these locations to determine whether any represented intact archaeological sites, and if so, to gather information on their nature and boundaries. These included the identification of HRA-1/45PI563 a historic debris scatter, HRA-30a-d consisting of one core, one flake, and two edge-modified flakes, and HRA-31a-d consisting of four basalt flakes. The latter two finds were recorded, and the artifacts collected, but were not assigned trinomials by DAHP. Site 45PI563 is located in the southern project location, and HRA-30a-d and HRA-31a-d were identified in the immediate vicinity of the northern project location, though GPS coordinates were not provided.

Nearly 60 archaeological sites have been recorded within one mile of the project location and 20 sites are recorded within approximately .25 mile of the project location. These include both historic and precontact archaeological sites (Table 1). According to adjacent precontact archaeological site forms, cultural materials and deposits have been identified between the ground surface and 50 centimeters below surface. One archaeological site has been recorded within the proposed southern project location, 45PI563, briefly discussed above. This is a historic artifact scatter occupying an area measuring 116 east-west and 107 meters north-south and extending from the surface to 10 centimeters below surface (Chesmore 2001; Wilson 2002). The site was initially identified in the tracks of heavy machinery and was later delineated through the excavation of 22 shovel probes. Initially recorded items included Hudson's Bay Company rum bottle glass, plate fragments, a small tea cup base, and metal fragments. Shovel testing identified an additional 55 ceramic, glass, and metal artifacts. Analyzed artifacts suggest a period of use from 1840s through the 1930s and associated with domestic activities possibly from the Puget Sound Agricultural Company or Old Town-period occupation. The site was found to be in poor condition and was determined not eligible for listing on historic registers.

Historic archaeological sites identified in proximity to the project include the ruins of the historic Fort Nisqually (45PI56) and other sites associated with the fort including the remains of structures occupied by Hudson's Bay Company personnel (45PI405) located west of the fort; a precontact and historic era site that included a Hudson's Bay Company dwelling (45PI401); a lens of shell believed to be historic and associated with the fort (45PI4895); a historic artifact scatter associated with Hudson's Bay Fort Nisqually (45PI563); and a historic Native American cemetery located adjacent to Fort Nisqually (45PI413) and isolated occurrence of several human elemental fragments of a burial (45PI712) that may be associated with the cemetery.

Four historic register listed properties are located within approximately one mile of the project location (Table 2). These include the Fort Nisqually 1833 Site, the 1843 Fort Nisqually Site, the DuPont Village Historic District, and the Sequelitchew Archaeological Site. The nearest to the project is the 1843 Fort Nisqually Site listed on the National Register of Historic Places (NRHP) (Thompson 1999). The site was nominated under Criteria A and D and is significant for the period between 1843 and 1869. The fort is the second of two built by the Hudson's Bay Company of the Nisqually Bay (the first in 1833 west of the project) and operated by the Puget Sound Agricultural Company. No surficial structural remains are present at the site though

structural elements have been moved to be displayed elsewhere. The site has been investigated by archaeologists and has been found to contain palisades, gates, bastions, and interior structural elements.

Just under 100 historic structures have been inventoried within approximately one mile of the project location. The nearest mapped to the project is located .25 mile to the southeast and is the Fort Nisqually (Second Site) and Old Town of DuPont. These resources have been previously evaluated for listing on historic registers and are mapped in different locations on the nomination forms than the inventory location on DAHP's WISAARD. The nearest inventoried property is the DuPont Powder Works: Entrance Gate located approximately .26 mile to the south-southeast.

Eight cemeteries have been recorded within one mile of the project location (Table 3). These include established cemeteries and locations of identified human remains and date to the historic and precontact periods. The nearest to the project are remains identified .06 mile to the south, believed to belong to a single individual.

3.0 Archaeological Expectations

3.1 Archaeological Predictive Models

DAHP Model: The DAHP statewide predictive model uses environmental data about the locations of known archaeological sites to identify where previously unknown sites are more likely to be found. The model correlates locations of known archaeological data to environmental data “to determine the probability that, under a particular set of environmental conditions, another location would be expected to contain an archaeological site” (Kauhi and Markert 2009:2-3). Environmental data categories included in the model are elevation, slope, aspect, distance to water, geology, soils, and landforms. The model ranks the project location as “Survey Highly Advised: High Risk” and “Survey Highly Advised: Very High Risk.”

3.2 Archaeological Expectations

This assessment considers the implications of the predictive models coupled with an understanding of geomorphological context, local settlement patterns, and post-depositional processes to characterize the potential for archaeological deposits to be encountered. Mapped surface geology and soils in the project location are derived from glacial drift and outwash deposits. Archaeological materials or deposits are expected to be identified at or near surface due to the paucity of deposition in these units during the Holocene. Local archaeological sites have been identified locally in the upper 50 centimeters below surface. Previous archaeological studies have been conducted in the project location in response to soil remediation efforts from historic contamination. Aerial imagery depicts clearing within the project location and provides support of remediation efforts reworking the land within the project prior to the construction of the Dupont City Hall and administration facilities that divide the two project locations.

The project is located in proximity to two ethnographically named places, both noted as being village locations. Knowledge of Native American land use of the project location and surrounding area is supported by the large number and distribution of archaeological sites. Evidence of precontact use of the project location was found through the identification of stone tools and implements by previous investigators. Evidence of Native American burials has also been identified in the vicinity of the project. Manifestations of the precontact and ethnohistoric record that may be present within the project location could include evidence of resource procurement activities such as procurement and processing of plant, animal, and/or mineral

resources, overland travel, temporary camps as well as ceremonial or religious activities which may be represented by an array of deposits or materials such as fire-modified rock, lithic or bone tool or implements, or lithic waste flake scatters. Precontact archaeological sites, if present, would likely be associated with transient activities occurring between more permanent settlements such as the village location at the mouth of Sequatchew Creek or the historic Fort Nisqually locations to the east and west. Precontact materials, if observed, are not expected to be in situ.

Euro-Americans have had presence in the area since the early to mid-1800s with the establishment of Fort Nisqually, which was established west of the project but eventually moved just east of the project on the east side of Civic Drive. Following the dissolution of Fort Nisqually, the land was under the ownership of the E. I. DuPont de Nemours & Company, an explosive making company whose activities resulted in the contamination of the soils. Historic maps demonstrate that land within the project was used primarily as a transportation corridor for railroads and automobiles. One historic archaeological site, determined not eligible for listing on historic registers, recorded as a debris scatter was previously identified in the area of the southern portion of the project. Historic-period archaeological materials that could be identified during this assessment would likely be associated with the operations of the historic Fort Nisqually or E. I. DuPont de Nemours & Company and would likely consist of a variety of materials most likely lost or discarded tools or implements, equipment, or debris deposited along the travel corridors that once existed here. It is unlikely that historic road or railroad grades remain intact given the previous ground disturbance within the project. Historic materials, if observed, are not expected to be in situ.

4.0 Field Investigations

Total Area Examined: The entire project (~1.5 acres).

Areas not examined: None.

Date(s) of Survey: April 1, 2019

Weather and Surface Visibility: Weather ranged from 45 to 60 degrees and was partly cloudy. Surface conditions consisted of grass interspersed with gravel patches.

Fieldwork conducted by: Douglas Beyers. Notes are on file with CRC.

Field Methodology: Field investigations included archaeological monitoring and survey. Archaeological monitoring consisted of observing the excavation of six geotechnical test pits. Archaeological survey consisted of pedestrian surface survey and subsurface testing via hand excavated shovel test probes. Surface survey was conducted in opportunistic transects within the project to target mineral soils. Probes measuring 40 centimeters in diameter were manually excavated. All sediments were screened through ¼-inch hardware mesh for artifacts. Probe locations were recorded using a handheld GPS unit.

Field Narrative: Field investigations included archaeological monitoring and survey (Figure 4). Monitoring components for the day included six locations (Test Pits 1-6) for excavation in proposed construction locations of the DuPont Public Works complex. The northern portion of the project had previously been cleared and leveled (Figure 5). Much of the central and eastern portion of this area was used for plant storage and was enclosed by a fence. The western portion

of the project contained a large pile of wood chips. The remaining area was primarily graveled surface that was somewhat overgrown. The southern portion of the project was a graveled surface (Figure 6). Prior to subsurface testing the archaeologist examined the surface and surrounding vicinity for archaeological material; none were observed. Excavation locations had been previously marked with flagged stakes.

Test pit excavations were performed with a Komatsu PC45MR excavator and generally measured 7 feet long by 3 feet wide, with depths ranging between 4 feet and 9 feet (Figure 7; Table 4). In all test pit locations, excavations began below the level of the natural ground surface which was evident from observations of differently leveled land surfaces at property edges. Subsurface deposits were similar across all excavations, mostly consisting of gravelly glacial till (both native and as fill in some cases) on top of sandy glacial deposits. Four test pits were excavated in the northern portion of the project and two were excavated in the southern portion of the project. Test pits were immediately backfilled subsequent to documentation.

In addition to these, the archaeologist performed subsurface testing through the excavation of three shovel test probes (Figures 8-13; Table 5). Probe locations were focused along the northern boundary of the project nearest to the creek and ranged between 45 and 100 centimeters below surface. Sediments encountered in these probes mirrored sediments observed in test pit excavations. Of these, probe 3 was the only probe excavated at the level of the natural ground surface. Probes 1 and 2 were in the lower-leveled cleared area, further from the edge of the property line.

One non-diagnostic piece of metal measuring approximately 11 inches (30 centimeters) long by 6 inches (15 centimeters) wide was observed in the top 60 cmbs of disturbed glacial sediments in test pit 5. It did not appear to be associated with any significant intact cultural deposits, and no other archaeological or historical materials were observed.

5.0 Results and Recommendations

5.1 Results

No cultural resources were identified during this assessment.

5.2 Conclusions and Recommendations

Background research conducted by CRC resulted in the identification of one recorded historic archaeological site determined not eligible for listing on historic registers overlapping the southern portion of the project, and two locations where archaeological material was collected during previous archaeological monitoring in the immediate vicinity of the northern portion of the project. No site numbers were assigned to these latter two locations. Field investigations, inclusive of archaeological monitoring and testing, did not result in the identification of any previously recorded archaeological sites within the project location. Due to the extent of prior ground disturbance in the project location since these materials were recorded and the conditions observed in our field investigations, it is considered unlikely that any archaeological deposits remain within the project location. No evidence of precontact or historic archaeological sites was identified during field investigations. No further cultural resources investigations are recommended.

In the event that any ground-disturbing or other construction activities result in the unanticipated discovery of archaeological resources, work should be halted in the immediate area, and contact made with county officials, the technical staff at DAHP, and tribal representatives (Attachment B). Work should be stopped until further investigation and appropriate consultation have concluded. In the unlikely event of the inadvertent discovery of human remains, work should be immediately halted in the area, the discovery covered and secured against further disturbance, and contact effected with law enforcement personnel, consistent with the provisions set forth in RCW 27.44.055 and RCW 68.60.055.

6.0 Limitations of this Assessment

No cultural resources study can wholly eliminate uncertainty regarding the potential for prehistoric sites, historic properties or traditional cultural properties to be associated with a project. The information presented in this report is based on professional opinions derived from our analysis and interpretation of available documents, records, literature, and information identified in this report, and on our field investigation and observations as described herein. Conclusions and recommendations presented apply to project conditions existing at the time of our study and those reasonably foreseeable. The data, conclusions, and interpretations in this report should not be construed as a warranty of subsurface conditions described in this report. They cannot necessarily apply to site changes of which CRC is not aware and has not had the opportunity to evaluate.

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8.0 Figures and Tables

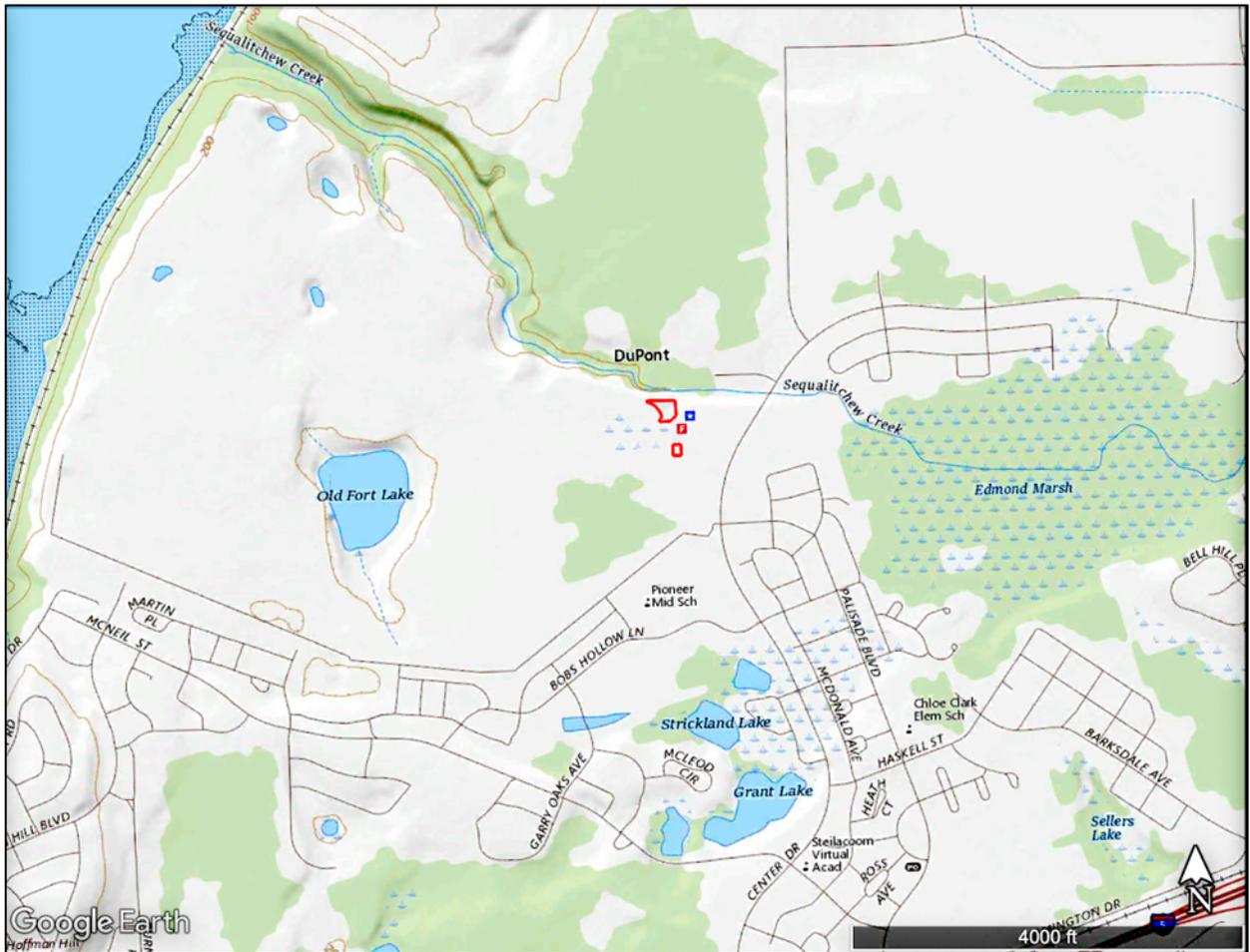


Figure 1. USGS Nisqually, WA quadrangle annotated with the project location in red in the center of the map.

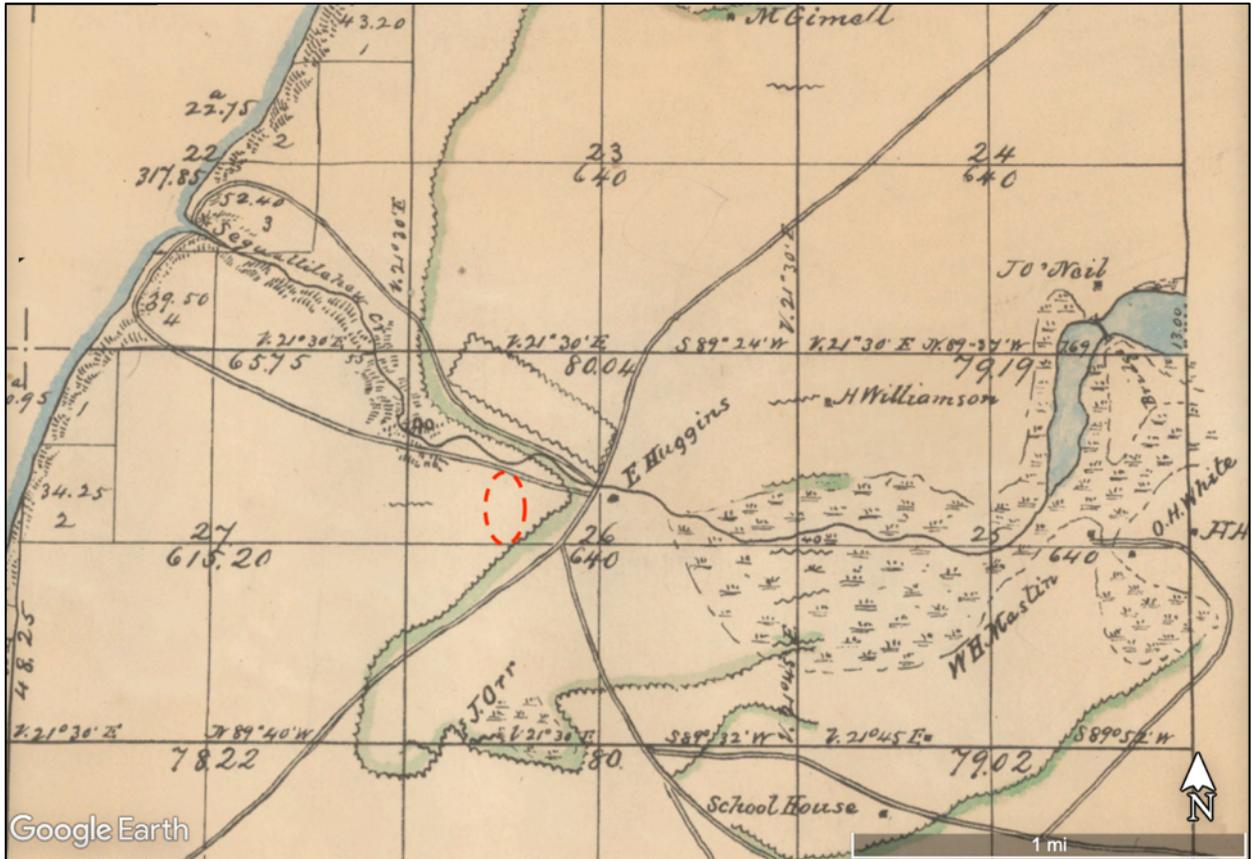


Figure 3. GLO map annotated with the approximate project location in red (1871a).

Table 1. Archaeological sites recorded within approximately .25 mile of the project location.

Site Number	Site Type	Distance from Project	Historic Register Status	Potential Impacts
45PI56	Historic Forts	.22 mile east	Listed on the WHR.	None
45PI59	Historic Debris Scatter/Concentration	.20 mile east	Determined not eligible for register listing.	None
45PI64	Historic Debris Scatter/Concentration	.18 mile northwest	Determined not eligible for register listing.	None
45PI66	Historic Religious Properties	.16 mile northwest	Determined eligible for register listing.	None
45PI401	Pre Contact Lithic Material / Historic Object(s)	.17 mile east	Determined not eligible for register listing.	None
45PI405	Historic Residential Structures Historic Object(s)	.15 mile east	Not formally evaluated for register listing.	None
45PI413	Historic Religious Properties	.17 mile east	Not formally evaluated for register listing.	None
45PI455	Historic Military Properties / Pre Contact Lithic Material	.05 mile north	Not formally evaluated for register listing.	None
45PI484	Historic Object(s)	.19 mile southeast	Not formally evaluated for register listing.	None

Site Number	Site Type	Distance from Project	Historic Register Status	Potential Impacts
45PI485	Pre Contact Shell Midden / Historic Debris Scatter/Concentration	.09 mile east	Not formally evaluated for register listing.	None
45PI563	Historic Object(s)	Within the southern project location.	Determined not eligible for register listing.	None; it is anticipated this site has been removed by prior disturbance.
45PI576	Pre Contact Lithic Material	.04 mile west	Not formally evaluated for register listing.	None
45PI712	Historic Cemetery/Burial	.06 mile south	Not formally evaluated for register listing.	None
45PI773	Pre Contact Isolate / Pre Contact Lithic Material	.04 mile north	Not formally evaluated for register listing.	None
45PI1224	Historic Railroad Properties	.12 mile northeast	Not formally evaluated for register listing.	None
45PI1225	Historic Railroad Properties	.10 mile north-northeast	Not formally evaluated for register listing.	None
45PI1226	Historic Railroad Properties / Historic Bridges	.04 mile northwest	Not formally evaluated for register listing.	None
45PI1227	Historic Debris Scatter/Concentration	.19 mile northeast	Not formally evaluated for register listing.	None
45PI1228	Historic Debris Scatter/Concentration	.17 mile northeast	Not formally evaluated for register listing.	None
45PI1229	Historic Debris Scatter/Concentration	.21 mile northeast	Not formally evaluated for register listing.	None

Table 2. Register listed historic properties within approximately one mile from the project. No historic properties have been recorded in or adjacent to the project.

Register Name	Period of Significance	Location	Historic Register Status	Potential Impacts
1843 Fort Nisqually	1843-1869	.22 mile east	Listed on the WHR.	None.
Fort Nisqually Site	1833-1869	.73 mile west-northwest	Listed on the WHR and NRHP.	None.
Sequalitchew Archaeological Site	Precontact	1.07 mile northwest	Listed on the WHR and NRHP.	None.
DuPont Village Historic District	1906-1937	.79 mile southeast	Listed on the WHR and NRHP.	None.

Table 3. Cemeteries recorded within approximately one mile of the project location.

Resource ID	Smithsonian Number	Cemetery Name	Address/ (DuPont)Distance	Date Established/In Use
628385	45PI712	--	.05 mile south	--
628384	45PI711	Early Historic Cemetery	.63 mile southwest	--
628382	45PI451	Lone Fir Grave Site	2152 Forrest Place / .37 mile southeast	Mid to late 1800s

Resource ID	Smithsonian Number	Cemetery Name	Address/ (DuPont)Distance	Date Established/In Use
628381	45PI413	1843 Fort Nisqually Native American Burial Site / Sequalitychew Cemetery	.16 mile east	Mid to late 1800s
628380	45PI404	Nisqually Indian Burial Site	.65 mile northwest	--
628373	45PI78	Huggins Ranch Graves	.34 mile southeast	Mid to late 1800s
628372	45PI77	Old Fort Lake Graves	2300 Golf House Road / .57 mile west	--
628371	45PI76	Sequalitychew Graves	.93 mile northwest	--

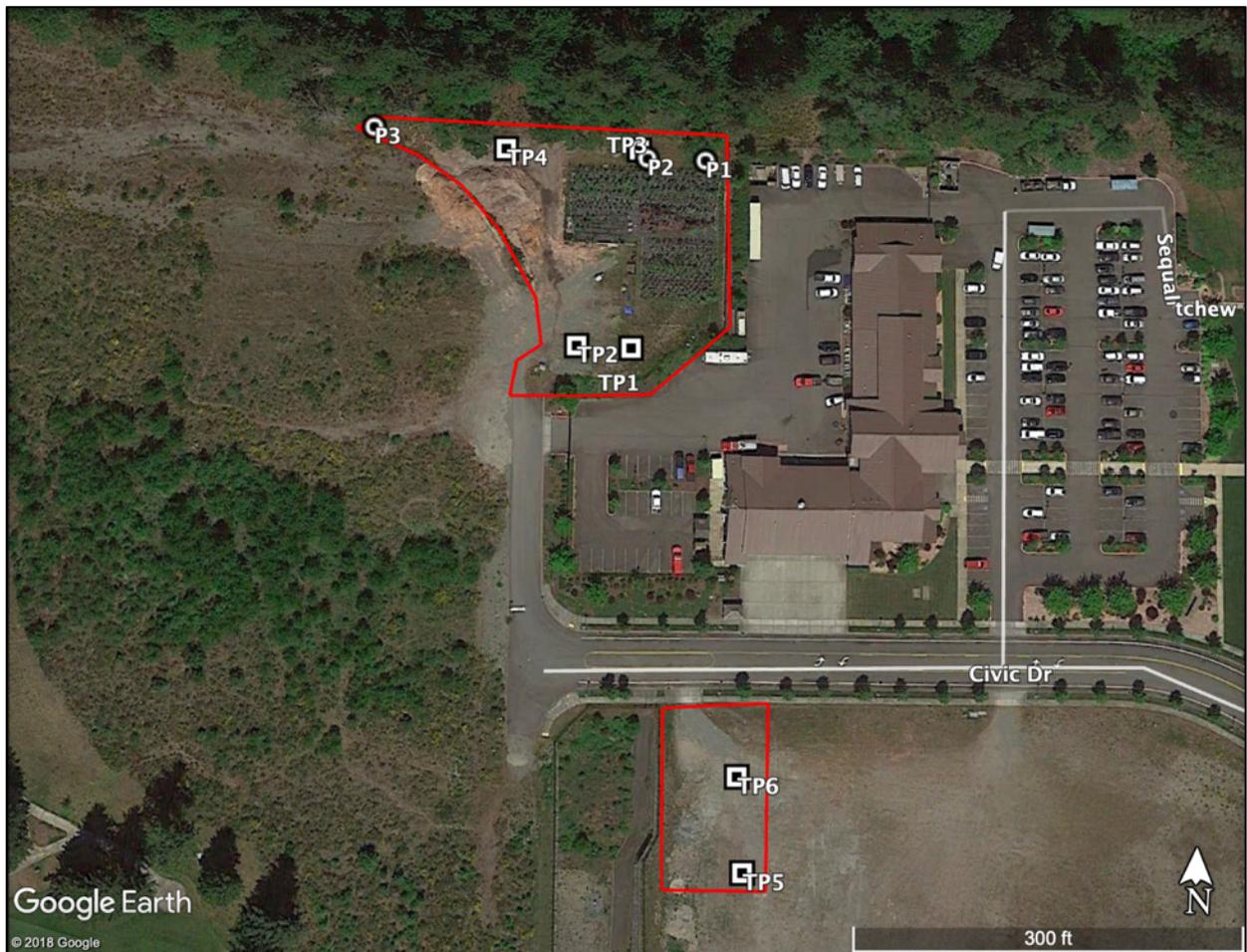


Figure 4. Satellite imagery annotated with the project location, excavated test pits, and excavated shovel probes.



Figure 5. Overview of the typical conditions in test pit locations in the northern portion of the project.



Figure 6. Overview of the typical conditions in test pit locations in the southern portion of the project.

Table 4. Depositional context observed in test pit excavations.

Test Pit #	UTM Coordinates	Observed sediments (measured in centimeters below surface in compacted core samples)	Archaeological Materials observed
1	526675E 5217008N	0-60 (disturbed glacial fill) grayish brown loamy sand, 50-60% rounded gravel and cobbles 60-75 (disturbed glacial fill) grayish tan gravelly sand lens 75-125 (glacial) dark brown loamy sand, 50-60% rounded gravel and cobbles	none
2	526662E 5217008N	0-100: (disturbed glacial fill) mixed till and tan sandy gravel 100-130: (glacial) Dark brown loamy sand, 50-60% rounded gravel and cobbles 130-270: (glacial) yellowish brown sand, 25-35% rounded gravel and cobbles.	none
3	526675E 5217056N	0-60: (disturbed glacial fill) dark brown loamy sand, 50-60% rounded gravel and cobbles 60-95: (disturbed glacial fill) tan sandy gravel 95-160: (glacial) banded gray and tan sandy gravel, 30-40% small cobbles 160-225: (glacial) tan sandy gravel, 30-40% small cobbles.	none
4	526643E 5217055N	0-25: (disturbed glacial fill/topsoil) very dark brown sandy loam, 15-25% gravel 25-75: (disturbed glacial fill) Tan sandy gravel and small cobbles 75-245: (glacial) gray sandy gravel, 30-40% cobbles.	none
5	526706E 5216886N	0-170: (disturbed glacial) banded gray and tan sandy gravel, 30-40% cobbles 170-205: (alluvial) compacted very dark brown sandy loam and peat, 25-35% gravel 205-235: (glacial) yellowish brown silty sand and gravel, 30-40% cobbles	Metal fragment in upper 60 cm
6	526704E 5216908N	0-120: (disturbed glacial) banded gray and tan sandy gravel, 30-40% cobbles 120-200: (alluvial) compacted very dark brown sandy loam and peat, 25-35% gravel 200-250: (glacial) yellowish brown silty sand and gravel, 30-40% cobbles	none



Figure 7. Representative photograph of the subsurface conditions observed in test pit excavations

Table 5. Depositional context observed in shovel test probes.

Probe #	UTM Coordinates (+/- 3 meters)	Observed sediments (measured in centimeters below surface in compacted core samples)	Archaeological Materials Observed
1	526691E 5217054N	0-17: (glacial/topsoil) dark brown sandy loam, 15-25% gravel 17-70: (glacial) dark brown loamy sand, 50-60% gravel and cobbles. Terminated at cobbles	none
2	526677E 5217054N	0-14: (glacial/topsoil) dark brown sandy loam, 15-25% gravel 14-45: (glacial) dark brown loamy sand, 50-60% gravel and cobbles. Terminated at cobbles	none
3	526611E 5217059N	0-32: (glacial/topsoil) dark brown sandy loam, 15-25% gravel 32-59: (glacial) dark brown loamy sand, 20-30% gravel and cobbles. 59-100: (glacial) dark yellowish brown loamy sand, 50-60% gravel and cobbles	none



Figure 8. Subsurface conditions in probe 1.



Figure 9. Probe 1 overview, view is to the west.



Figure 10. Subsurface conditions observed in probe 2.



Figure 11. Probe 2 overview, view is to the west.



Figure 12. Subsurface conditions observed in probe 3.



Figure 13. Probe 3 overview, view is to the east.

Attachment A. Correspondence with Area Tribes.



April 1, 2019

Nisqually Indian Tribe
Jackie Wall, THPO
4820 She-Nah-Num Dr SE
Olympia, WA 98513

Re: Cultural Resources Assessment for the City of Dupont Public Works Building Project,
Dupont, Pierce County, WA

Dear Jackie:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. This letter is on a technical staff-to-technical staff basis to inquire about project-related cultural information or concerns. It is not intended as formal government-to-government consultation to be initiated by the appropriate regulatory agency.

The project is located in Section 26, Township 19 North, Range 01 East Willamette Meridian at 1700 to 1780 Civic Drive in Dupont, Pierce County, Washington. City of Dupont proposes to construct a new public works building/shop, along with a fueling facility, decant facility, and wash rack.

We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me at sonja@crewa.com or 360-395-8879 should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,



Sonja Kassa Kleinschmidt
Projects Manager

CULTURAL RESOURCE CONSULTANTS, LLC. 1416 NW 46TH ST, STE 105 PMB346, SEATTLE, WA 98107
PHONE 206.855.9020 - sonja@crewa.com



April 1, 2019

Puyallup Tribe of Indians
Brandon Reynon
3009 East Portland Ave
Tacoma, WA 98404

Re: Cultural Resources Assessment for the City of Dupont Public Works Building Project,
Dupont, Pierce County, WA

Dear Brandon:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. This letter is on a technical staff-to-technical staff basis to inquire about project-related cultural information or concerns. It is not intended as formal government-to-government consultation to be initiated by the appropriate regulatory agency.

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We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me at sonja@crcwa.com or 360-395-8879 should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Sonja".

Sonja Kassa Kleinschmidt
Projects Manager

CULTURAL RESOURCE CONSULTANTS, LLC. 1416 NW 46TH ST, STE 105 PMB346, SEATTLE, WA 98107
PHONE 206.855.9020 - sonja@crcwa.com



April 1, 2019

Squaxin Island Tribe
Rhonda Foster
SE 70 Squaxin Lane
Shelton, WA 98584

Re: Cultural Resources Assessment for the City of Dupont Public Works Building Project,
Dupont, Pierce County, WA

Dear Rhonda:

I am writing to inform you of a cultural resources assessment for the above referenced project and to seek additional information about the project area the Tribe may have that is not readily available through other written sources. This letter is on a technical staff-to-technical staff basis to inquire about project-related cultural information or concerns. It is not intended as formal government-to-government consultation to be initiated by the appropriate regulatory agency.

The project is located in Section 26, Township 19 North, Range 01 East Willamette Meridian at 1700 to 1780 Civic Drive in Dupont, Pierce County, Washington. City of Dupont proposes to construct a new public works building/shop, along with a fueling facility, decant facility, and wash rack.

We are in the process of reviewing available information. Background research will include a site files search at the Washington State Department of Archaeology and Historic Preservation, review of previously recorded cultural resource reports, and review of pertinent published literature and ethnographies. Results of our investigations will be presented in a technical memo.

We are aware that not all information is contained within published sources. Should the Tribe have additional information to support our assessment, we would very much like to include it in our study. Please contact me at sonja@crcwa.com or 360-395-8879 should you wish to provide any comments. I appreciate your assistance in this matter and look forward to hearing from you.

Sincerely,

Sonja Kassa Kleinschmidt
Projects Manager

CULTURAL RESOURCE CONSULTANTS, LLC. 1416 NW 46TH ST, STE 105 PMB346, SEATTLE, WA 98107
PHONE 206.855.9020 - sonja@crcwa.com

4/8/2019

Cultural Resource Consultants, Inc. Mail - 1901D - Dupont Public Works Bldg letter



Sonja Kleinschmidt <sonja@crcwa.com>

1901D - Dupont Public Works Bldg letter

Teresa Peterson <teresa@crcwa.com>

Mon, Apr 8, 2019 at 9:38 AM

To: Rhonda Foster <rfoster@squaxin.us>

Cc: Sonja Kleinschmidt <sonja@crcwa.com>

Thank you, Rhonda.
We appreciate your time!

On Mon, Apr 8, 2019 at 9:12 AM Rhonda Foster <rfoster@squaxin.us> wrote:

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. If any archaeological resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Cultural Resource Director, Rhonda Foster at rfoster@squaxin.us.

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1/1

4/8/2019

Cultural Resource Consultants, Inc. Mail - 1901D - Dupont Public Works Bldg letter



Sonja Kleinschmidt <sonja@crcwa.com>

1901D - Dupont Public Works Bldg letter

Teresa Peterson <teresa@crcwa.com>

Tue, Apr 2, 2019 at 9:50 AM

To: Jackie Wall <wall.jackie@nisqually-nsn.gov>

Cc: Bradley Beach <bradley.beach3@gmail.com>, Margaret Berger <margaret@crcwa.com>, Sonja Kleinschmidt <sonja@crcwa.com>

Good Morning Jackie -

Appreciate this information, thank you.

And, congratulations on your upcoming retirement!
Teresa

On Tue, Apr 2, 2019 at 8:58 AM Jackie Wall <wall.jackie@nisqually-nsn.gov> wrote:

Good morning,

DuPont is an important area for the Nisqually people. It contains many precontact sites and burials. Our team would like to be present during your survey. Please notify me and Brad when the survey will take place. I will be retiring the end of the month.

Thank you,

Jackie Wall

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Attachment B. Inadvertent Discovery Protocol.

Protocols for Discovery of Archaeological Resources

In the event that archaeological resources are encountered during project implementation, the following actions will be taken:

In the find location, all ground disturbing activity will stop. The find location will be secured from any additional impacts and the supervisor will be informed.

The project proponent will immediately contact the agencies with jurisdiction over the lands where the discovery is located, if appropriate. The appropriate agency archaeologist or the proponent's contracting archaeologist will determine the size of the work stoppage zone or discovery location in order to sufficiently protect the resource until further decisions can be made regarding the work site.

The project proponent will consult with DAHP regarding the evaluation of the discovery and the appropriate protection measures, if applicable. Once the consultation has been completed, and if the site is determined to be NRHP-eligible, the project proponent will request written concurrence that the agency or tribe(s) concurs that the protection and mitigation measures have been fulfilled. Upon notification of concurrence from the appropriate parties, the project proponent will proceed with the project.

Within six months after completion of the above steps, the project proponent will prepare a final written report of the discovery. The report will include a description of the contents of the discovery, a summary of consultation, and a description of the treatment or mitigation measures.

Protocols for Discovery of Human Remains

If human remains are found within the project area, the project proponent, its contractors or permit-holders, the following actions will be taken, consistent with Washington State RCWs 68.50.645, 27.44.055, and 68.60.055:

If ground-disturbing activities encounter human skeletal remains, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The project proponent will prepare a plan for securing and protecting exposed human remains and retain consultants to perform these services. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to DAHP, which will then take jurisdiction over the remains. DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

Contact Information

Nisqually Tribe

4820 She-Nah-Num Drive SE, Olympia, WA 98513-9105

Primary Contacts: Jackie Wall, 360-456-5221x2180, and Annette Bullchild, 360-456-5221x1106, Tribal Historic Preservation Office

Puyallup Tribe

3009 East Portland Avenue, Tacoma, WA 98404

Primary Contact: Brandon Reynon, Cultural Resources, 253-573-7986,

Squaxin Island Tribe

SE 70 Squaxin Lane, Shelton, WA 98584-9200

Primary Contacts: Rhonda Foster, Tribal Historic Preservation Officer, 360-432-3850, and Stephanie Neil, Archaeologist, 360-432-3998

Washington Department of Archaeology and Historic Preservation

PO Box 48343, Olympia, WA 98504-8343

Lead Representative: Allyson Brooks, State Historic Preservation Officer, office: 360-586-3066

Primary Contact: Rob Whitlam, State Archaeologist, office: 360-586-3080

Primary Contact for Human Remains: Guy Tasa, State Physical Anthropologist, office: 360-586-3534, cell: 360-790-1633

Pierce County Medical Examiner

3619 Pacific Avenue, Tacoma, WA 98418

Primary Contact: Thomas B. Clark, MD, Chief Medical Examiner, 253-798-6494

Pierce County Sheriff

930 Tacoma Ave. S., Tacoma, WA 98402

Lead Representative: Paul A. Pastor, Sheriff

Primary Contact: Non-Emergency Line, 253-798-7530

II. Plant and Process Data

A. Plant Operation

1. Is this business subject to seasonal variations? Yes No

If yes, please describe the variations:

2. Number of work days per week: _____

3. Total number of employees: _____

	First Shift	Second Shift	Third Shift
Start/end time of shifts:	_____	_____	_____
Number of employees per shift	_____	_____	_____

4. Months of peak operation: _____

5. Scheduled shutdown periods: _____

6. Are the manufacturing processes (check) Batch? Continuous? Both?

7. Plans for expansion? Yes No

B. Process Activities

1. List each separate production or process activity that takes place in your facility.
Examples: cooking, equipment washing, metal forming, chemical formulations, painting, etc:

7. Will your facility pretreat any wastewater prior to discharge to the sanitary sewer? Yes No

If yes, describe the pretreatment method, equipment and location(s):

III. Chemical Storage and Spill Procedures

A. Facility Layout Diagram

You will need to submit a layout of the facility, drawn to scale, with this application.

Your submittal must include: The facility boundaries (including building walls, entrances, exits, streets, alleys, north arrow and other pertinent physical structures); The location of municipal sewer lines (including manholes and cleanouts) and stormwater catch basins, location of all floor drains, sewer lines and other points of discharge to the municipal sewer system, location and identification of process discharges. Processes may be identified by number as long as they correspond with those shown on the Process Schematic Diagrams in Section III.B of this application. For reference and field application, include a North arrow. Professionally prepared drawings may be required by the County.

1. List all principle materials, including any raw materials, cleaning agents, solvents, plating solutions, catalysts, photo compounds, process chemicals, etc., that are regularly used or stored in your facility in the table below. The name may be obtained from the labels attached to the containers of the materials. Also list the quantity used and what the material is being used for at the facility. The location(s) must be shown on the facility diagram in Section III.A above.

	Brand Name	Generic Name	Principle Chemical Constituents	Annual Usage	Facility Use
ex.	Nogrease	Degreaser	Trichloroethylene	100 gallons	Cleaning
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
i.					
j.					
k.					
l.					
m.					
n.					

III. Chemical Storage and Spill Procedures (cont.):

- List any other hazardous, flammable or corrosive materials, products and or wastes that will be used or stored on site in the table below. The location(s) of the materials must be shown on the facility layout diagram in Section III.A above.

Type of Material	Volume	Where is it stored on site?

- Submit all Safety Data Sheets (SDS) for materials that will be discharged to or have the potential to be discharged to the sanitary or storm sewers.
- Does your facility have an EPA Generator No. or State ID No.? _____

B. Process Schematic Diagram

You will need to submit a schematic process diagram of your facility showing locations of all process sites, sewer connections, and possible spill pathways, drawn to scale, with this application. The diagram must also show directions of flow and locations of possible sampling points. For reference and field orientation, include a North arrow and show location of buildings, alleys, streets and other pertinent landmarks. Professionally prepared drawings may be required by the County.

- List all sewer connections, size and flow in the table below. Assign sewer reference numbers and show on the schematic diagram as described in Section III.B above.

Sewer Number	Sewer Size (inches)	Description of Sewer Connection Location	Average Flow (gallons per day)
1.			
2.			
3.			
4.			
5.			
6.			

III. Chemical Storage and Spill Procedures (cont.):

C. Description of Spill Prevention and Response Procedures

1. Describe all existing or proposed equipment for spill prevention detection and containment.

2. Describe your facility's procedure for spill response, containment, and ultimate disposal.

3. Describe your facility's spill reporting procedures to Emergency and Regulatory agencies:

Contact the Sewer Division immediately:

- M–F, 7:00 a.m.–3:30 p.m.: (253) 798-3013
- 24-hour plant operator: (253) 798-3007
- 24-hour answering service: (253) 565-3440



Planning and Public Works
2401 South 35th Street, Suite 2
Tacoma, Washington 98409
www.piercecountywa.gov/pals

Information: (253) 798-3739

Application No: [917665](#)

Drop Off Date: 08/19/2019

Approved Date:



This applicant is requesting to apply for: Current buildings on the parcel are DuPont City Hall and Public Safety buildings. Proposed buildings are DuPont Public Works offices, vehicle maintenance and storage, and a fueling station.

Site Address: 1700 TO 1780 CIVIC DR

Proj. Appl Name: City of DuPont Public Works Offices, Vehicle Maintenance/Storage and
Fuel Station, Commercial Building Sewer

RTSQQ: 01192624

Parcel No(s): 0119266004

Property Owner: CITY OF DUPONT
1700 CIVIC DR 1700 CIVIC DR
DUPONT WA 98327-9603

Phone No: --

Applicant: Gray & Osborne
2102 Carriage St SW #1
OLYMPIA WA 98502

Phone No: 360-292-7481



Planning and Public Works
2401 South 35th Street, Suite 2
Tacoma, Washington 98409
www.piercecountywa.gov/pals

Information: (253) 798-3739

Application No: [917665](#)

Drop Off Date: 08/19/2019

Approved Date:



The information you have supplied supporting your request for a permit is scheduled for review within two business days. You will be notified if the information is complete and that an application has been created.

If the information is not complete the information will be returned. In addition we will provide a "Submittal Standard" that details what additional information or what corrections are needed to resubmit.

Once the required information or corrections are resubmitted to us, it will be scheduled for review within two business days.

CITY OF DUPONT
1700 CIVIC DRIVE
DUPONT, WA 98327-9603

NISQUALLY INDIAN TRIBE
4820 SHE NAH NUM DR SE
OLYMPIA, WA 98513-9105

CREEKSIDE VILLAGE
M AND M ARLINGTON LLC
2401 4TH AVE STE 840
SEATTLE, WA 98121

DUPONT INDUSTRIAL PARTNERS LLC
1940 E D ST STE 108
TACOMA, WA 98421

PACIFIC NW GOLF & PNGA/WSGA PROP INC
GOLF HOUSE RD
DUPONT, WA 98327-8833

ARCHAEOLOGICAL CONSERVANCY
1717 GIRARD BLVD NE
ALBUQUERQUE, NM 87106

FIRST PARK NORTHWEST LANDING
20415 72ND AVE S STE 210
KENT, WA 98032-2357

BENASH REAL PROPERTY EXCHANGES
860 E MASON LAKE DR S
GRAPEVIEW, WA 98546

DENNY & CHRISTI ANN GLENN
2399 MCDONALD AVE
DUPONT, WA 98327-8833

NORTHWEST LANDING ROA
1495 WILMINGTON DR STE 110
DUPONT, WA 98327-8833

NATHAN B & REBECCA H WHITHAM
2292 PALISADE BLVD
DUPONT, WA 98327-8833

KHINOTSKAYA O Y & S I KHINOTSKIY
3158 CAROLYN DR W
UNIVERSITY PLACE, WA 98466-2529

SUF

SOUND URBAN FORESTRY, LLC

Appraisals ~ Site Planning ~ Urban Landscape Design and Management
Tree Risk Assessment ~ Environmental Restoration

8/13/19

Gray & Osborne, Inc.
Dom Miller
2102 Carriage Drive SW
Olympia, WA 98502

Cc: Gus Lim, City of DuPont Public Works

RE: Public Works Facility Project Tree Assessment

Mr. Miller:

Upon your request, I have conducted an assessment of the trees located to the north of the site of the future City of DuPont Public Works Facility. I visited the property on August 9, 2019.

Findings

A total of 13 trees were identified on the site plan I was provided. Two additional nearby trees were noted during my visit and are identified on the attached drawing.

ID#	Species	Trunk Diameter (inches @ 4.5')	Condition
1	Oregon Oak	10	Good
2	Oregon Oak	5+13+11	Good
3	Oregon Oak	10+10+11+8	Good
4	Oregon Oak	4+8+10	Good
5	Douglas Fir	10	Poor (90% dead)
6	Oregon Oak	9	Good
7	Oregon Oak	9	Good
8	Oregon Oak	8	Good

ID#	Species	Trunk Diameter (inches @ 4.5')	Condition
9	Oregon Oak	9	Good
10	Oregon Oak	12	Good
11	Oregon Oak	12	Good
12	Douglas Fir	17	Fair
13	Oregon Oak	15	Good
14	Douglas Fir	9	Good
15	Douglas Fir	7	Good

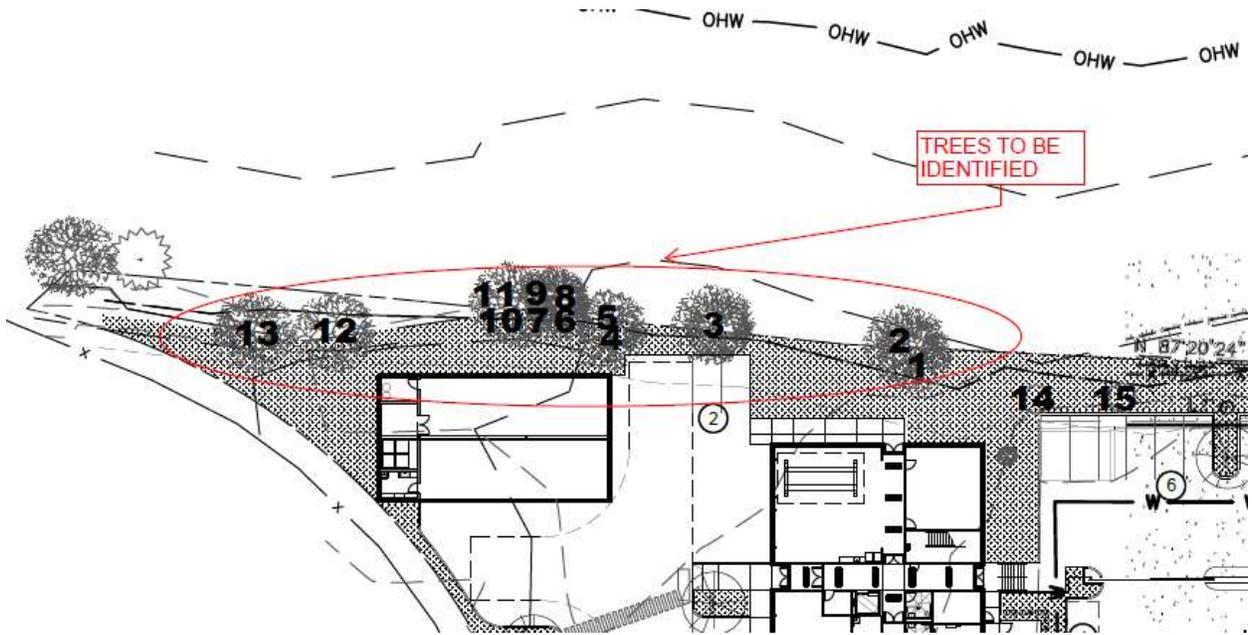
Please contact me if you should have questions.

Professionally Submitted,



Kevin M. McFarland, Principal
ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
Sound Urban Forestry, LLC

Location of Assessed Trees



SITE INFORMATION

Landscape Areas: 25.90.030 Substantive requirements - Landscaping
 Interior Parking Lot with 10 or more stalls shall be landscaped with at least one tree per six stalls.

Off-Street Parking: DMC 29.95.030 Number of spaces.
Office/Clinic/Bank
 Min # of Spaces = 2, Max # of Spaces = 4 per 1,000 sf

Note - the Administrator shall determine parking requirements for uses not listed above such as public utilities.

Existing Public Safety Building:
 24,607 sf / 1,000sf = 24.607 * 2 = 50 spaces min
 24,607sf / 1,000sf = 24.607 * 4 = 99 spaces max
 (2,047sf mechanical attic not included)

Existing City Hall Building:
 10,098sf/ 1,000sf = 10.098 * 2 = 20 spaces min
 10,098sf / 1,000sf = 10.098 * 4 = 41 spaces max
 (1,349sf mechanical attic not included)

Total existing parking provided = 153 parking spaces (6 ADA included)
 Range allowed per code is minimum of 70 stalls, maximum 140.

New Enclosed Building Area
Office/Clinic/Bank
 Minimum # of Spaces = 2
 (14,707+533sf)/1,000sf=15.24 * 2 = 31 spaces min
 Maximum # of Spaces = 4 per 1,000 sf
 (14,707+533sf)/1,000sf=15.24 * 4 = 61 spaces max

Total parking provided =
 153 existing parking spaces + 13 new parking spaces (on-site) + 11 spaces (north of existing lot) + 11 spaces (north of sally port) = 188 parking spaces

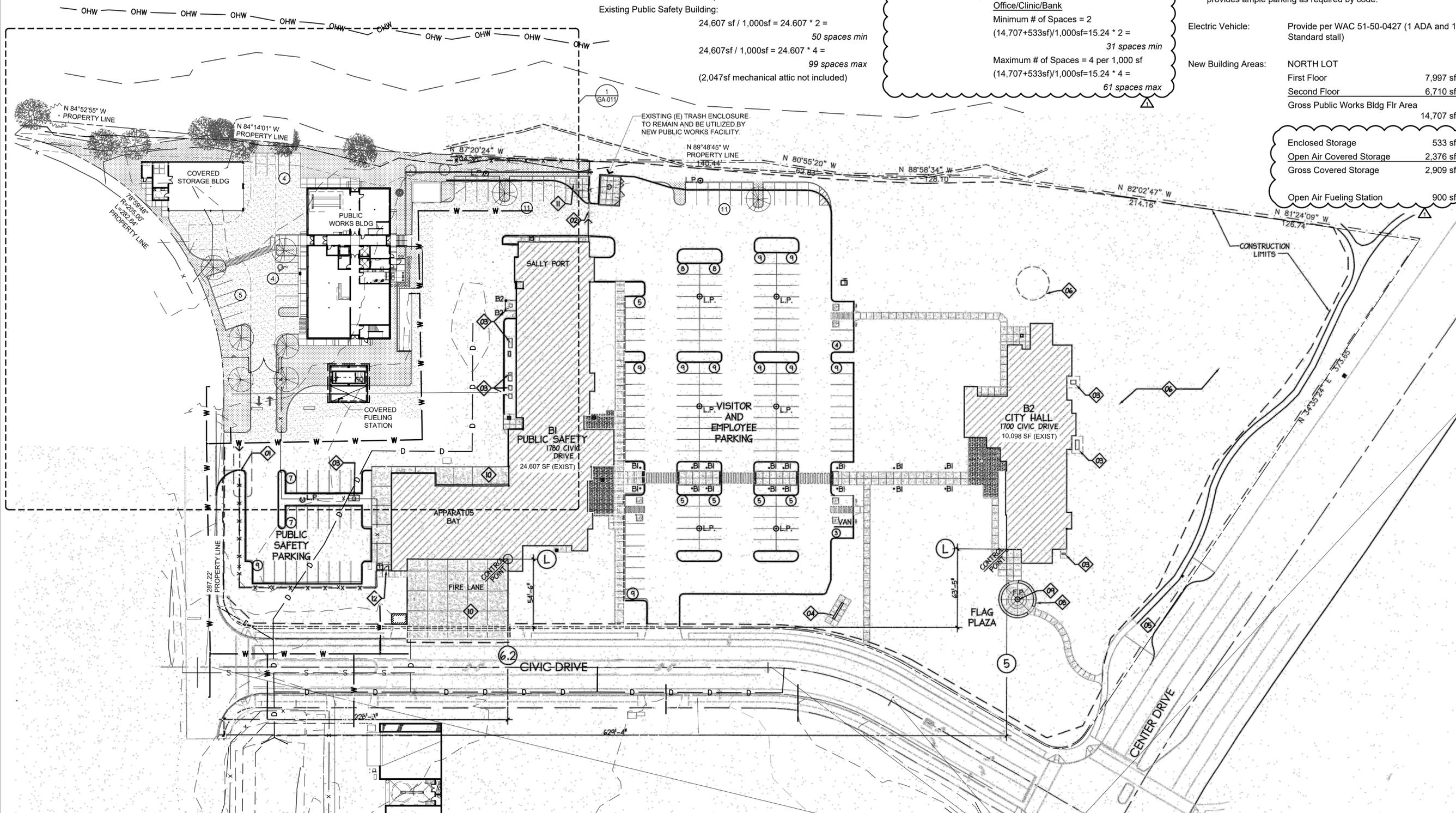
Note: (7) ADA stalls and (2) electric charging stations (1 ADA & 1 standard)
 Range allowed per code is minimum of 101 stalls, maximum 201.

Providing 13 spaces at west of main building (1 ADA included) and an additional 12 to the north of the existing lot. The total existing parking provides ample parking as required by code.

Electric Vehicle: Provide per WAC 51-50-0427 (1 ADA and 1 Standard stall)

New Building Areas:
 NORTH LOT
 First Floor 7,997 sf
 Second Floor 6,710 sf
 Gross Public Works Bldg Flr Area 14,707 sf

Enclosed Storage 533 sf
 Open Air Covered Storage 2,376 sf
 Gross Covered Storage 2,909 sf
 Open Air Fueling Station 900 sf



1 OVERALL SITE PLAN
 1"=40'-0"

Gray & Osborne, Inc.
 CONSULTING ENGINEERS
 2102 CARRIAGE DRIVE SW, BLDG. 1
 OLIMPIA, WA 98502 • (360) 292-7418

DATE: 08-26-19	SSB	TH	TH
DRAWN:		CHECKED:	APPROVED:

No.	REVISION	DATE	APPD
PRELIMINARY NOT FOR CONSTRUCTION			

TH
 TOVANI HART
 404 S. COLUMBIA ST. DR.
 PARRISH, WA 98281

CITY OF DUPONT
 WASHINGTON
 PIERCE COUNTY
PUBLIC WORKS FACILITY
 1700 Civic Dr. DuPont, WA 98327
OVERALL SITE PLAN

SHEET: **GA-010**
 OF: **X**
 JOB NO.: project number
 DWG: GA-010 OVERALL SITE PLAN

T:\2018-049 Dupont Public Works\CAD\SHEET FILES\GA-010 OVERALL SITE PLAN.dwg, 10/3/2019 8:54 AM, SAVANNAH BLAIR

Geralyn Reinart, P.E.

831 Sprague Street
Edmonds, WA. 98020
(206) 285-9035

Traffic & Transportation Engineering Services

MEMORANDUM

August 30, 2019

TO: *Dominic Miller, PE*
Gray & Osborne, Inc.

FROM: *Geralyn Reinart, P.E.*

SUBJECT: *City of DuPont Public Works Facility - Trip Generation Summary*

The following summarizes the estimated trip generation for the proposed 'City of DuPont Public Works Facility'. This information is being submitted as background information for use in the City's project file and to determine the need for any additional analysis. The subsequent information briefly summarizes the project description, trip generation, and probable impacts.

Background/Project Description

The proposed project is for the construction and development of the City of DuPont Public Works Facility. The proposed facility will be located in the northwesterly corner of the existing City Hall/Public Safety site on the northerly side of Civic Drive, west of Center Drive. The new facility will include 14,707 square feet of floor area on two levels, 515 square feet of enclosed storage and 2880 square feet of covered storage, plus a small fueling station. The facility will replace the existing maintenance and operations facility currently located in the Historic Village at 301 Louviers Avenue. The new facility will house the City's maintenance division's administrative and field staff, plus provide a large area for equipment storage (trucks, plows, mowers, and miscellaneous materials used for street repairs and landscaping). A build-out/completion year of 2020 is expected for the facility.

Twenty three fulltime permanent employees could ultimately be employed at the site plus three to four seasonal employees. An existing access from the stub street extending northerly from Civic Drive will provide access to the various parking areas, buildings, and storage areas which will be gated and fenced. Parking for 30 vehicles would be provided on-site and includes employee

parking, fleet parking, and parking within the covered structure and garage bays.

Currently, the property is an undeveloped portion of the Civic Center site that is relatively flat and has been cleared of most vegetation. The surrounding land consists of undeveloped parcels, City Hall, and the Public Safety building. The property is currently zoned "MXD", Mixed Use District, which allows the proposed action.

The new facility will primarily be served by Center Drive and Civic Drive. **Center Drive** serves as the main arterial corridor closest to the project site. Center Drive provides a connection I-5 to the south and intersects with other arterials and streets within the City. Center Drive consists of two through lanes in each direction plus turn lanes and a center landscaped median. Traffic signals are provided at major intersections, including its intersection with Civic Drive. Non-motorized facilities are provided along Center Drive in the form of a paved path or sidewalk. The adjacent land use consists of both residential and commercial development and the posted speed is 35-mph. **Civic Drive** will provide access to the stub street extending north to the driveway serving the facility. Civic Drive currently extends westerly from Center Drive for several hundred feet. The street is striped for one through lane in each direction plus a center turn lane and bike lanes on each side of the street. Curb, gutter and sidewalk have been provided on both sides of the street and the posted speed is 25-mph.

Trip Generation

The construction of the Public Works Facility will generate new traffic onto the streets immediately adjacent to the site. Most of these trips are currently being generated by the Public Works Staff, but to and from a location located in the Historic Village. Typically, trip generation for new development is estimated using the ITE *Trip Generation Manual* (10th Edition, 2017). While the *Trip Generation Manual* does provide trip generation rates for government office buildings and complexes, neither of these uses are typically associated with the maintenance facilities. The closest land use in the current edition of the *Trip Generation Manual* to the one proposed would be Land Use 170 – Utility which is defined as follows:

"A utility is a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water, supply or control, or sewage treatment facility."

The above land use is more closely associated with actual on-site utility equipment operations whereas the proposed facility will serve as the vehicle and employee dispatch center for maintenance and operation activities that occur throughout the City rather than on-site utility services. As such, trip generation for the proposed facility was estimated based on detailed information provided by the

Public Works Staff for both existing and future employment levels, activities, and typical work schedules.

The existing maintenance facility currently employs 14 staff plus two seasonal employees. The number of full-time employees could increase to 18 employees at some point in the future. Additionally, five fulltime and one seasonal employee currently working in City Hall will relocate to the office space in the new facility.

The majority of the maintenance employees work Monday through Friday from 7:30 AM to 4:00 PM, with three employees (and one seasonal) working Monday through Thursday from 7:00 AM to 5:30 PM. The future additional maintenance employees are expected to also work the Monday through Friday schedule. Office Staff work Monday through Friday from 7:30 AM to 4:00 PM (with one employee working until 6:00 PM). The detailed summary of current and future employment, visitors, deliveries, employee shifts and maintenance vehicle usage that was provided by City Staff can be found in the attachments.

Using the detailed employment and activity information provided by Staff and the assumptions noted, an estimate of the daily and peak hour trip generation is provided in Tables A-1, A-2, and A-3 which have been attached. The AM peak hour (which is defined as the peak 60-minute period between 7:00 and 9:00 AM) for the new facility was determined to likely occur between 7:15 to 8:15 AM when the majority of employees would arrive and the departure of service vehicles would occur. The PM peak hour (the peak 60-minute period between 4:00 and 6:00 PM) was determined to likely occur between 4:00 and 5:00 PM when the majority of employees would depart.

Table 1 summarizes the anticipated trip generation associated with the new maintenance facility for both the existing and future conditions. Noted in Table 1 are the existing trips associated with the administrative staff currently working at City Hall who will be relocating to the new facility. These trips, although associated with the new Public Works facility, would not be new to the adjacent street system.

**TABLE 1
ESTIMATED WEEKDAY TRIP GENERATION
CITY OF DUPONT PUBLIC WORKS FACILITY**

Condition	Daily Trips	Peak Hour Trips	
		AM In/Out (Total)	PM In/Out (Total)
Existing (1)	111	14/10 (24)	0/16 (16)
Future (2)	124	17/10 (27)	0/20 (20)
<i>Less existing trips (3)</i>	15	5/0 (5)	0/4 (4)
Future net new trips	109	12/10 (22)	0/16 (16)

(1) – Average values from Tables A-1, A-2, and A-3 and includes existing trips associated with City Hall Public Works Staff that will relocate to new facility and existing maintenance staff

(2) – Average values from Tables A-1, A-2, and A-3 and includes existing trips associated with City Hall Public Works Staff that will relocate to new facility and future maintenance staff

(3) – Values from Tables A-1, A-2, and A-3 for existing trips associated with City Hall Public Works Staff that will relocate to new facility

Table 1 shows that the new Public Works Facility could generate up to 22 net new AM peak hour trips and 16 net new PM peak hour trips in the future. As noted earlier, most these trips are new to the specific facility site, having relocated from the Historic Village.

Project Impacts

The proposed DuPont Public Works Facility could potentially generate just over 100 net new daily trips, 22 of which would occur during the AM peak hour and 16 during the PM peak hour. The project traffic would initially impact Civic Drive and then disperse either to the north or south on Center Drive. As noted previously, many of the maintenance-related trips would not be entirely new to the adjacent street but rather re-assigned from their current location within the Historic Village.

Based on the trip generation shown in Table 1, the proposed Public Works Facility will have a limited impact on the adjacent street system, i.e. no intersections will be impacted by 25 or more net new AM or PM peak hour trips. As such, it would appear that no further analysis should be needed for this application.

Attachments

***Tables A-1, A-2 & A-3
Trip Generation Estimates***

Table A-1
Estimated Weekday Trip Generation
City of DuPont Public Works Facility

Activity	Current	# of Trips	Future	# of Trips
Monday:				
Field Staff (1)	14	14 X 2 = 28	18	18 X 2 = 36
Seasonal Staff (1)	2	2 X 2 = 4	3	3 X 2 = 6
Deliveries (1)	0	0 X 2 = 0	1	1 X 2 = 2
Service/Maintenance Vehicles (2)	10	(9 X 6) + (1 X 2) = 56	10	(9 X 6) + (1 X 2) = 56
Visitors (1)	0-1	1 X 2 X .2 = 1	0-1	1 X 2 X .2 = 1
Office Staff (1)	5	5 X 2 = 10	5	5 X 2 = 10
Seasonal Off. Staff (1)	1	1 X 2 = 2	1	1 X 2 = 2
Office Deliveries (1)	0-1	1 X 2 X 60% = 1	0-1	1 X 2 X 60% = 1
Office Visitors (1)	1	1 X 2 = 2	1	1 X 2 = 2
Staff lunch (1)	0	0 X 2 = 0	1	1 X 2 = 2
Miscellaneous**	N/A	10	N/A	10
Tuesday:				
Field Staff (1)	14	14 X 2 = 28	18	18 X 2 = 36
Seasonal Staff (1)	2	2 X 2 = 4	3	3 X 2 = 6
Deliveries (1)	0	0 X 2 = 0	1	1 X 2 = 2
Service/Maintenance Vehicles (2)	10	(9 X 6) + (1 X 2) = 56	10	(9 X 6) + (1 X 2) = 56
Visitors (1)	0-1	1 X 2 X .2 = 1	0-1	1 X 2 X .2 = 1
Office Staff (1)	5	5 X 2 = 10	5	5 X 2 = 10
Seasonal Off. Staff (1)	1	1 X 2 = 2	1	1 X 2 = 2
Office Deliveries (1)	0-1	1 X 2 X 60% = 1	0-1	1 X 2 X 60% = 1
Office Visitors (1)	1	1 X 2 = 2	1	1 X 2 = 2
Staff lunch (1)	0	0 X 2 = 0	1	1 X 2 = 2
Miscellaneous**	N/A	10	N/A	10
Wednesday:				
Field Staff (1)	14	14 X 2 = 28	18	18 X 2 = 36
Seasonal Staff (1)	2	2 X 2 = 4	3	3 X 2 = 6
Deliveries (1)	0	0 X 2 = 0	1	1 X 2 = 2
Service/Maintenance Vehicles (2)	10	(9 X 6) + (1 X 2) = 56	10	(9 X 6) + (1 X 2) = 56
Visitors (1)	0-1	1 X 2 X .2 = 1	0-1	1 X 2 X .2 = 1
Office Staff (1)	5	5 X 2 = 10	5	5 X 2 = 10
Seasonal Off. Staff (1)	1	1 X 2 = 2	1	1 X 2 = 2
Office Deliveries (1)	0-1	1 X 2 X 60% = 1	0-1	1 X 2 X 60% = 1
Office Visitors (1)	1	1 X 2 = 2	1	1 X 2 = 2
Staff lunch (1)	0	0 X 2 = 0	1	1 X 2 = 2
Miscellaneous**	N/A	10	N/A	10

Activity	Current	# of Trips	Future	# of Trips
Thursday:				
Field Staff (1)	14	$14 \times 2 = 28$	18	$18 \times 2 = 36$
Seasonal Staff (1)	2	$2 \times 2 = 4$	3	$3 \times 2 = 6$
Deliveries (1)	0	$0 \times 2 = 0$	1	$1 \times 2 = 2$
Service/Maintenance Vehicles (2)	10	$(9 \times 6) + (1 \times 2) = 56$	10	$(9 \times 6) + (1 \times 2) = 56$
Visitors (1)	0-1	$1 \times 2 \times .2 = 1$	0-1	$1 \times 2 \times .2 = 1$
Office Staff (1)	5	$5 \times 2 = 10$	5	$5 \times 2 = 10$
Seasonal Off. Staff (1)	1	$1 \times 2 = 2$	1	$1 \times 2 = 2$
Office Deliveries (1)	0-1	$1 \times 2 \times 60\% = 1$	0-1	$1 \times 2 \times 60\% = 1$
Office Visitors (1)	1	$1 \times 2 = 2$	1	$1 \times 2 = 2$
Staff lunch (1)	0	$0 \times 2 = 0$	1	$1 \times 2 = 2$
Miscellaneous**	N/A	10	N/A	10
Friday:				
Field Staff (1)	11	$11 \times 2 = 22$	15	$15 \times 2 = 30$
Seasonal Staff (2)	1	$1 \times 2 = 2$	1	$1 \times 2 = 2$
Deliveries (1)	0	$0 \times 2 = 0$	1	$1 \times 2 = 2$
Service/Maintenance Vehicles (3)	8	$(8 \times 6) = 48$	8	$(8 \times 6) = 48$
Visitors (1)	0-1	$1 \times 2 \times .2 = 1$	0-1	$1 \times 2 \times .2 = 1$
Office Staff (1)	5	$5 \times 2 = 10$	5	$5 \times 2 = 10$
Seasonal Off. Staff (1)	1	$1 \times 2 = 2$	1	$1 \times 2 = 2$
Office Deliveries (1)	0-1	$1 \times 2 \times 60\% = 1$	0-1	$1 \times 2 \times 60\% = 1$
Office Visitors (1)	1	$1 \times 2 = 2$	1	$1 \times 2 = 2$
Staff lunch (1)	0	$0 \times 2 = 0$	1	$1 \times 2 = 2$
Miscellaneous**	N/A	10	N/A	10
Total weekday trips		554		622
5-day average		111		124
Highest day		114		128
Net new trips (ave.)				109

Notes:

(1) – assumes one entering/one exiting trip per employee, visitor, lunch, or delivery
(2) – assumes three entering/three exiting trips for nine vehicles and one entering/one exiting trip for a tenth vehicle
(3) – assumes three entering/three exiting trips for eight vehicles

** - miscellaneous appointments/meetings, etc.

Blue highlighted values associated with existing City Hall trips; not part of net new trips

Table A-2
Estimated Weekday AM Peak Hour Trip Generation
City of DuPont Public Works Facility

Activity	Current	# of Trips	Future	# of Trips
Monday:				
Field Staff arrivals (1)	9	9 X 1 = 9	12	12 X 1 = 12
Office Staff arrivals (1)	5	5 X 1 = 5	5	5 X 1 = 5
Service/Dump truck departure (2)	10	10 X 1 = 10	10	10 X 1 = 10
Tuesday:				
Field Staff arrivals (1)	9	9 X 1 = 9	12	12 X 1 = 12
Office Staff arrivals (1)	5	5 X 1 = 5	5	5 X 1 = 5
Service/Dump truck departure (2)	10	10 X 1 = 10	10	10 X 1 = 10
Wednesday:				
Field Staff arrivals (1)	9	9 X 1 = 9	12	12 X 1 = 12
Office Staff arrivals (1)	5	5 X 1 = 5	5	5 X 1 = 5
Service/Dump truck departure (2)	10	10 X 1 = 10	10	10 X 1 = 10
Thursday:				
Field Staff arrivals (1)	9	9 X 1 = 9	12	12 X 1 = 12
Office Staff arrivals (1)	5	5 X 1 = 5	5	5 X 1 = 5
Service/Dump truck departure (2)	10	10 X 1 = 10	10	10 X 1 = 10
Friday:				
Field Staff arrivals (1)	9	9 X 1 = 9	12	12 X 1 = 12
Office Staff arrivals (1)	5	5 X 1 = 5	5	5 X 1 = 5
Service/Dump truck departure (2)	8	8 X 1 = 8	8	8 X 1 = 8
Total weekday		118		133
5-day average		24		27
Highest day		24		27
Less existing trips				5
Net new trips (ave.)				22

Notes:

(1) – assumes one entering staff trip during the peak 60-minute period; 75% of the maintenance staff working the Monday through Friday shift expected to arrive between 7:15 & 7:30 AM with remainder arriving before 7:15 AM

(2) – assumes one exiting trip per service vehicle during the peak 60-minute period

Blue highlighted values associated with existing City Hall trips; not part of net new trips

Table A-3
Estimated Weekday PM Peak Hour Trip Generation
City of DuPont Public Works Facility

Activity	Current	# of Trips	Future	# of Trips
Monday:				
Field Staff departures (1)	12	12 X 1 = 12	16	12 X 1 = 16
Office Staff departures (1)	4	4 X 1 = 4	4	4 X 1 = 4
Tuesday:				
Field Staff departures (1)	12	12 X 1 = 12	16	12 X 1 = 16
Office Staff departures (1)	4	4 X 1 = 4	4	4 X 1 = 4
Wednesday:				
Field Staff departures (1)	12	12 X 1 = 12	16	12 X 1 = 16
Office Staff departures (1)	4	4 X 1 = 4	4	4 X 1 = 4
Thursday:				
Field Staff departures (1)	12	12 X 1 = 12	16	12 X 1 = 16
Office Staff departures (1)	4	4 X 1 = 4	4	4 X 1 = 4
Friday:				
Field Staff departures (1)	12	12 X 1 = 12	16	12 X 1 = 16
Office Staff departures (1)	4	4 X 1 = 4	4	4 X 1 = 4
Total weekday		80		100
5-day average		16		20
Highest day		16		20
Less existing trips				4
Net new trips (ave.)				16

Notes:

(1) – assumes one exiting staff trip during the peak 60-minute period

Blue highlighted values associated with existing City Hall trips; not part of net new trips

*Existing & Future Public Works Employment
and Activity Schedule*

**City of DuPont
Trip Generation/Employment Questionnaire
(Average Weekday)**

Maintenance/Field Staff	Existing	Future
Approximate number of employees:	14	18
Number of seasonal employees, if any:	2	3
Deliveries per day:	0	1.0
Visitors per day: Estimate 1 X in a 5 day week = 1/5 = 0.2	0.2	0.2
Service/maintenance vehicle trips per day: 9 service vehicles X 3 trips daily = 27	27	30
Shift times and number of employees for each shift: Day shift only	11 (0730-1600, M-F) 3 (0700-1730, M-Th)	15 (0730-1600, M-F) 3 (0700-1730, M-Th)
Seasonal shifts (permanent and seasonal employees), if applicable:	1 (0730-1600, M-F) 1 (0700-1730, M-Th)	1 (0730-1600, M-F) 1 (0700-1730, M-Th)
City Hall/Administration Personnel (relocated to new facility)	Existing	Future
Approximate number of employees:	5	5
Number of seasonal employees, if any:	1	1
Deliveries per day, if applicable: 3 X 5 day week = 3/5 = 0.6	0.6	0.6
Visitors per day:	1.0	1.0
Shift times and number of employees for each shift:	4 (0730-1600, M-F) 1 (0730 – 1800, M-F)	4 (0730-1600, M-F) 1 (0730 – 1800, M-F)

DuPont PW Facility – Existing Activity Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday
5-6 AM					
6-7 AM	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	
7-8 AM	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0700-0730: 11 Staff + 1 Seasonal Staff Arrive 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.
8-9 AM					
9-10 AM					
10-11 AM					
11-Noon					
Noon-1 PM	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 11 Staff, 1 Seasonal, 8 Service Vehicles. 1245: Return to work. 11 Staff, 1 Seasonal, 8 Service Vehicles
1-2 PM					
2-3 PM					

3-4 PM	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home.
4-5 PM					
5-6 PM	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home	
6-7 PM					

DuPont PW Facility – **Future** Activity Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday
5-6 AM					
6-7 AM	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	0630-0700: 3 Staff + 1 Seasonal Staff Arrive for work.	
7-8 AM	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive. 0700-0730: 5 City Hall Staff Arrives for work. 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive. 0700-0730: 5 City Hall Staff Arrives for work. 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive. 0700-0730: 5 City Hall Staff Arrives for work. 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck Departs. 0700-0730: 11 Staff + 1 Seasonal Staff Arrive. 0700-0730: 5 City Hall Staff Arrives for work. 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.	0700-0730: 11 Staff + 1 Seasonal Staff Arrive. 0700-0730: 5 City Hall Staff Arrives for work. 0800: 11 Staff, 1 Seasonal departs using 8 Service Vehicles.
8-9 AM					
9-10 AM					
10-11 AM					
11-Noon	1130: 1 City Hall Staff Departs for Lunch	1130: 1 City Hall Staff Departs for Lunch	1130: 1 City Hall Staff Departs for Lunch	1130: 1 City Hall Staff Departs for Lunch	1130: 1 City Hall Staff Departs for Lunch
Noon-1 PM	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 14 Staff, 2 Seasonal, 9 Service Vehicles. 1245: Return to work. 14 Staff, 2 Seasonal, 9 Service Vehicles.	1200 -1230: Lunch for everyone. 11 Staff, 1 Seasonal, 8 Service Vehicles. 1245: Return to work. 11 Staff, 1 Seasonal, 8 Service Vehicles.

	1230: 1 City Hall Staff Returns for Lunch	1230: 1 City Hall Staff Returns for Lunch	1230: 1 City Hall Staff Returns for Lunch	1230: 1 City Hall Staff Returns for Lunch	1230: 1 City Hall Staff Returns for Lunch
1-2 PM					
2-3 PM					
3-4 PM	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home. 1600: 4 City Hall staff departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home. 1600: 4 City Hall staff departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home. 1600: 4 City Hall staff departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home. 1600: 4 City Hall staff departs for home.	1530-1600: 11 Staff, 1 Seasonal arrives using 8 Service Vehicles for Clean up. 1600: 11 Staff, 1 Seasonal departs for home. 1600: 4 City Hall staff departs for home.
4-5 PM					
5-6 PM	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home 1800: 1 City Hall staff departs for home.	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home 1800: 1 City Hall staff departs for home.	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home 1800: 1 City Hall staff departs for home.	1700-1730: 3 Staff+ 1 Seasonal Staff / 1 Service Vehicle and 1 Dump Truck for clean up. 1730: 3 Staff+ 1 Seasonal Staff departs for home 1800: 1 City Hall staff departs for home.	1800: 1 City Hall staff departs for home.
6-7 PM					

NOTE: Expect that 16 Staff with 9 service vehicles to return back to the PW building on average 1X during the day on top of the above schedule.



October 23, 2019

Mr. Jeff Wilson
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

**SUBJECT: RESPONSES TO PRE-APPLICATION COMMENTS, PUBLIC WORKS
 FACILITY – NORTH SITE, PLNG2019-024
 CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
 G&O #19233.00**

Dear Mr. Wilson:

We are in receipt of the City's Pre-Application Comment Letter dated July 10, 2019 for the DuPont Public Works Facility - North Site. Our responses to the individual planning department comments are as follows:

A. BACKGROUND AND HISTORY

1. Comment noted – no response required.
2. Comment noted – no response required.
3. Comment noted – no response required.
4. Comment noted – no response required.

B. ZONING CODE REQUIREMENTS

1. Comment noted – no response required.
2. Comment noted – no response required.
3. Regarding the front yard setback requirements, a Short Plat Application will be submitted to create a new lot for the Public Works Facilities on the North Site.
4. Comment noted – no response required.



Mr. Jeff Wilson
October 23, 2019
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5. Comment noted – no response required.
6. A Landscaping Plan meeting the City’s typical Land Use Application requirements will be submitted under separate cover.
7. Comment noted – no response required.
8. Required parking information was provided with the initial Land Use Application for the North Site.
9. The Public Works Facilities on the North Site intend to use the existing Civic Center campus refuse and recycling enclosure. The existing enclosure is indicated on the Site Plan.
10. Comment noted – no response required.
11. Tree retention requirements will be met. The Oak Management Mapping Unit will be shown on a Landscaping Plan to be provided under separate cover.
12. Tree protection areas will be shown on a Landscaping Plan to be provided under separate cover.
13. Tree information and retention will be shown on a Landscaping Plan to be provided under separate cover.
14. Square footage of buildings have been provided as part of the initial and supplemental land use application submittals for the North Site.
15. Responses to Comments 15a through 15i are included in the cover letter with the supplemental land use application submittal for the North Site.

C. CRITICAL AREAS REQUIREMENTS

1. Comment noted regarding meeting new critical area ordinance requirements.
2. Comment noted regarding Sequelitchew Creek buffer and building setback.



Mr. Jeff Wilson
October 23, 2019
Page 3

3. Comment noted regarding impacts to critical areas and critical area buffers.
4. Comment noted regarding impacts to critical areas.

D. SEPA ENVIRONMENTAL REVIEW

1. Requested environmental studies have been provided as part of the initial and supplemental land use application submittals for the North Site.
2. Comment noted regarding combined SEPA for North and South sites.
3. Comment noted regarding archaeological requirements.

E. OTHER COMMENTS

1. Comment noted regarding sign permits and regulations.

F. APPLICATION REQUIREMENTS

Submittal requirements noted.

G. APPROVAL PROCESS OVERVIEW

Approval process noted.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Ms. Lisa Klein, AHBL, Inc.

KEY

- Fire Department: (16) Parking Stalls Required
 Fire Shift = (4) Engine, (2) Medic, (2) Chiefs, and (1) Fire Marshall = (9) Stalls
 + (6) Parking For Shift Overlap + (1) Reserve
 Total = (16) Parking Stalls

- Public Works Dept:
 (12) Parking Stalls for White Vehicle Fleet

- Police Department: (35) Parking Stalls Required
 (13) Sworn Positions + (10) D.P.D. -- In 36 Months
 + (5) Task Force -- As of August 1, 2019
 + (3) Civilians - Staff
 + (2) Radar
 + (2) Motor
 Total = (35) Parking Stalls

SITE INFORMATION

Landscape Areas: Interior Parking Lot with 10 or more stalls shall be landscaped with at least one tree per six stalls.

Off-Street Parking: DMC 29.95.030 Number of spaces.
Office/Clinic/Bank
 Min # of Spaces = 2, Max # of Spaces = 4 per 1,000 sf
Note - the Administrator shall determine parking requirements for uses not listed above such as public utilities.

Existing Public Safety Building:
 $24,607 \text{ sf} / 1,000\text{sf} = 24.607 * 2 = 50 \text{ spaces min}$
 $24,607\text{sf} / 1,000\text{sf} = 24.607 * 4 = 99 \text{ spaces max}$
 (2,047sf mechanical attic not included)

Existing City Hall Building:
 $10,098\text{sf} / 1,000\text{sf} = 10.098 * 2 = 20 \text{ spaces min}$

New Enclosed Building Area
Office/Clinic/Bank
 Minimum # of Spaces = 2
 $(14,707+533\text{sf}) / 1,000\text{sf} = 15.2 * 2 = 31 \text{ spaces min}$
 Maximum # of Spaces = 4 per 1,000 sf
 $(14,707+533\text{sf}) / 1,000\text{sf} = 15.2 * 4 = 61 \text{ spaces max}$

Total parking provided = 153 existing parking spaces
 +13 new parking spaces (on-site)
 +11 spaces (north of existing lot)
 +28 spaces (west of existing bldgs)
205 parking spaces provided

Note: (7) ADA stalls and (2) electric charging stations (1 ADA & 1 standard)
 Range allowed per code is minimum of 101 stalls, maximum 201.

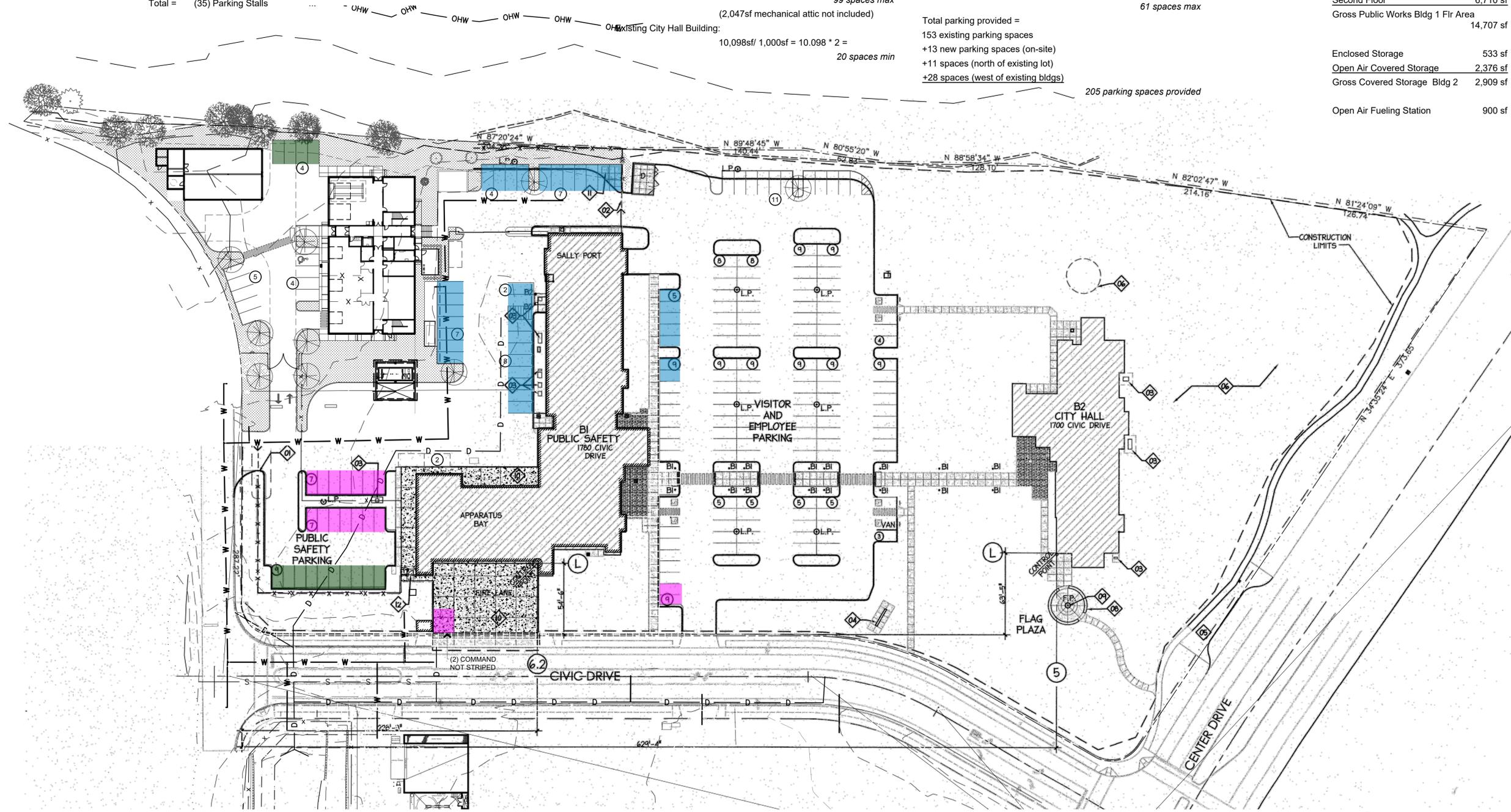
Providing 13 spaces at west of main building (1 ADA included) and an additional 11 to the north of the existing lot. The total existing parking provides ample parking as required by code.

Electric Vehicle: Provide per WAC 51-50-0427 (1 ADA and 1 Standard stall)

New Building Areas:

NORTH LOT	
First Floor	7,997 sf
Second Floor	6,710 sf
Gross Public Works Bldg 1 Fir Area	14,707 sf

Enclosed Storage	533 sf
Open Air Covered Storage	2,376 sf
Gross Covered Storage Bldg 2	2,909 sf
Open Air Fueling Station	900 sf



1 OVERALL SITE PLAN - NEW PARKING
 1"=40'-0"

Gray & Osborne, Inc.
 CONSULTING ENGINEERS
 2102 CARRIAGE DRIVE SW, BLDG. 1
 OLYMPIA, WA 98502 • (360) 292-7418

DATE: 10-04-19	SSB	TH	TH
DRAWN:	CHECKED:	APPROVED:	

PRELIMINARY NOT FOR CONSTRUCTION	DATE	APPD
	REVISION	

TJ
 TOVANI HART
 CIVIL ENGINEER
 200 N. 1ST ST. STE. 100
 OLYMPIA, WA 98501

CITY OF DUPONT
 WASHINGTON
 PIERCE COUNTY
PUBLIC WORKS FACILITY
 1700 Civic Dr. Dupont, WA 98327
SITE PLAN - DEPARTMENT PARKING LAYOUT

SHEET: **GA-012**
 OF: **X**

JOB NO.: project number
 DWG: GA-012 SITE PLAN
 = DEPARTMENT
 PARKING LAYOUT

T: 2018-049 Dupont Public Works\CAD\SHEET FILES\GA-012 SITE PLAN - DEPARTMENT PARKING LAYOUT.dwg, 10/18/2019 9:34 AM, JANE LOCKE



RECEIVED

OCT 23 2019

Initial: _____

City of DuPont Preliminary Short Plat Application

1700 Civic Drive
DuPont, WA 98327
www.dupontwa.gov

Phone 253-912-5393
Fax 253-964-1455

City File Number: PLNG2019-030

All information listed in this application, or by applicable ordinance, must be submitted in order for a preliminary plat application to be determined complete. Only a complete application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: DUPONT PUBLIC WORKS FACILITY- NORTH SITE

Owner name: CITY OF DUPONT

Address: 1780 CIVIC DRIVE, DUPONT, WA 98327

Phone number: (253) 912-5211 Fax number: (253) 964-3554

Authorized representative:

Address: DOM MILLER, P.E. GRAY & OSBORNE, INC

Phone number: (360) 292-7481 Fax number: (360) 292-7517

Location and Description of proposal. Be specific.

The project is for the City of DuPont Public Works Facility, which will be located just northwest of the existng Public Safety Building. The proposed facility will include an office building with vehicle storage, vehicle storage building and fueling station.

Site Information:

Site acreage: 7.698 Acres

Number of lots: 1 Lot to 2 Lots

Average lot size: 46,421 SF Lot 1 288,906 SF Lot 2

Acreage of lots: 1.066 Acres Lot 1 6.632 Acres Lot 2

Acreage of public streets: N/A

Acreage of storm drainage improvements: 280 LF

Acreage of critical areas and buffers: Steep Slope buffer and Creek buffer

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Engineering related plans shall be no larger than 24 by 36 inch sheet size) **Short Plat Site Plat shall be on 18inch by 24 inch sheets.**

Vicinity Map (include as part of site plan),

Short Plat Site Plan drawn at one inch equals 20 feet (1:20 scale, 7 each),

Topographic information at two foot elevation (1:20 scale, 7 each)

Existing Tree Plan identifying location, size and species of all landmark, historic and specimen trees and trees to be retained (1:20 scale, 7 each),

Grading Plan with estimated dimensions and quantities of work involved (1:20 scale horizontal and two foot contour interval vertical, 7 each),

A Temporary Erosion and Sediment Control (TESC) Plan shall be provided, including details and City Standard TESC notes.

Storm Drainage and Utility Plan (1:20 scale, 7 each), Existing utilities and easements shall be shown.

Preliminary Stormwater Management Report and calculations (3 each),

Roadway cross sections, (single line dimension, 7 each),

One each 8 by 11 inch reduction of all drawings,

Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (2 each),

Title report of subject site that is less than 30 days old,

Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (2 each),

Letter of Sewer Availability from Pierce County (2 each),

Letter of Water Availability from City of DuPont (2 each),

Completed environmental checklist (2 each),

Pre-stamped envelopes addressed to all property owners within 300 feet of the subject site and list of addresses (1 each). Be sure to include envelopes for the applicant and applicant's representative.

Completed Preliminary Short Plat Application (1 each),

Completed Agent Affidavit (1 each),

Filing fee(s).

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. All plans must be folded to 8½ by 11 inch size. Submittal of all required plans, information and fees constitutes a complete application. You will be contacted by the City within 28 days of formal application submittal regarding whether the application is complete. Site work may not start until all necessary permits have been obtained. Paper or electronic drawings of the proposal may be requested for presentation purposes.

RA Lim 8/14/19 R. Augustus Lim
(Applicant Signature) (Date) (Print name)



October 23, 2019

Mr. Jeff Wilson
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: LAND USE APPLICATION SUPPLEMENTAL SUBMITTAL, PUBLIC
WORKS FACILITY – NORTH SITE, PLNG2019-024
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19233.00

Dear Mr. Wilson:

Please find enclosed supplemental submittal materials in response to the City's August 30, 2019 Notice of Incomplete Application letter for the DuPont Public Works Facility - North Site. Our responses to the individual comments are as follows:

1. The submitted land use application is intended to include the following reviews:
 - Site Plan Review
 - Design Review
 - SEPA Environmental Review
 - Short Plat Application
2. An updated Title Report dated September 20, 2019, is included for Parcel 011926-6004.
3. Regarding the front yard setback requirements, included is a Short Plat Application to create a new lot for the Public Works Facilities on the North Site.
4. A Landscaping Plan meeting the City's typical Land Use Application requirements will be submitted under separate cover.



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5. Per DMC 25.90.020(1)(c) the required minimum landscape area for the site is 20 percent. The landscape area calculations for this site are as follows:
 - New Short Plat Parcel Total Area = 46,421 SF
 - New Short Plat Parcel Landscape Area = 13,424 SF (28.9 percent)
6. Included is a Tree Assessment by Sound Urban Forestry dated August 13, 2019.
7. Responses to Part B. Zoning Code Requirements, Comments 15a through 15i of the Pre-Application Comment Letter dated July 10, 2019, are as follows:
 - 15a. Regarding the front yard setback requirements, included is a Short Plat Application to create a new lot for the Public Works Facilities on the North Site.
 - 15b. Regarding building entrances facing the primary street, included is a Short Plat Application to create a new lot for the Public Works Facilities on the North Site. A primary street is not applicable for the new lot.
 - 15c. Additional landscaping screening will be provided along the west side of the site. A Landscaping Plan will be submitted under separate cover.
 - 15d. No response required.
 - 15e. No response required.
 - 15f. No response required.
 - 15g. The code requirements regarding building elements and details have been addressed in submittal materials.
 - 15h. The code requirements regarding blank walls have been addressed in submittal materials.



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- 15i. Roofs of all buildings will have pitches of 6:12. Included are Elevation Drawings – Fuel Facility.
8. Included are the following documents:
 - Noise Study by SSA Acoustics dated October 15, 2019
 - Cultural Resources Study by Cultural Resources Consultants dated May 1, 2019
 - Spill Protection Plan
9. Included are a mailing list and self-addressed stamped envelopes.
10. Included is the latest correspondence with Pierce County Utilities regarding sewer availability for the North Site.
11. The correct building areas are as follows:
 - Office = 14,707 SF
 - Covered Vehicle Storage = 2,376 SF
 - Enclosed Storage = 533 SF
 - Fuel Station = 900 SF

Included are an updated Site Plan, Trip Generation Summary Memo, and SEPA Checklist that reflect the same building areas.
12. Included is the Final Trip Generation Summary Memo by Geralyn Reinart, P.E. dated August 30, 2019.
13. An updated Site Plan (Sheet A010), Grading Plan (Sheet G1-2), and Landscaping Plan (Sheet L1-1) that show the tree protection radius for all retained trees will be provided under separate cover.
14. Included is a separate letter with responses to the City's Pre-Application Comment Letter for the North Site, dated July 10, 2019.
15. Included is a separate letter with responses to the City's Pre-Application Comment Letter for the North Site, dated July 10, 2019.
16. Following addressing the oak tree issues on the north site, a signed SEPA Checklist will be provided.



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17. Included as a supplemental item is a Parking Exhibit to show the designation of stalls among Police, Fire and Public Works.

The following is a list of the enclosures with this letter:

- Title Report for parcel 011926-6004
- Short Plat Application for parcel 011926-6004
- Elevation Drawings – Fuel Facility
- Noise Study by SSA Acoustics dated October 15, 2019
- Cultural Resources Study by Cultural Resources Consultants dated May 1, 2019
- Spill Protection Plan
- Pierce County Utilities Correspondance for North Site
- Mailing List
- Self-addressed Stamped Envelopes
- Tree Assessment by Sound Urban Forestry dated August 13, 2019.
- Site Plan (Sheet A010)
- Final Trip Generation Summary Memo by Geralyn Reinart, P.E. dated August 30, 2019
- Response letter to the City's Pre-Application Comment Letter for the North Site dated July 10, 2019
- Parking Exhibit

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

cc: Mr. Gus Lim, P.E., Public Works Director, City of DuPont
Ms. Lisa Klein, AHBL, Inc.