CITY OF DUPONT

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PLANNING DIVISION
REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

Project: DuPont Public Works Operations Facility - North Site

Requests: Type III Site Plan Review (PLNG2019-024), Type I Design Review (PLNG2019-034), Type III Tree Retention Modification (PLNG2019-036), Type III General Variance (PLNG2020-001).

Date of Report: May 13, 2020

From: Lisa Klein, AICP, AHBL, Inc. (Planning Consultant to the City)

Via: *Jeffrey S. Wilson*
Jeffrey S. Wilson, AICP
Community Development Director/SEPA Responsible Official

Public Hearing: May 27th, 2019 at 10:00 a.m.

SUMMARY OF REQUEST: City approval is required for Site Plan Review (Type III Approval), Design Review (Type I Approval), Tree Retention Modification (Type III Approval), and General Variance (Type III Approval) for the Public Works Operations Facility - North Site.

PROJECT DESCRIPTION: The Public Works Operations Facility is a proposed two-story, 14,707-square foot Public Works Department office building located north of Civic Drive for the purposes of storing and maintaining the heavy vehicles used for maintenance of public properties and for administrative offices for Public Works staff. The proposal also includes a 2,909-square foot covered storage building, 900-square foot covered fueling station, approximately 42 parking spaces, paving, and landscaping. The fueling station includes two aboveground fuel tanks: a 1,000-gallon diesel tank and a 2,000-gallon unleaded gasoline tank. The new facilities will be accessed from two existing driveways off Civic Drive. A Tree Modification approval is required to allow grading and construction within the tree protection zone of regulated trees. Variances are requested to deviate from the City's front yard setback, primary building entrance and storefront window location, and roof pitch requirements.

LOCATION: 1700 to 1780 Civic Drive, DuPont, Washington. The project site is located northwest of the City of DuPont's Public Safety Building.
Tax Parcel 0119266004, in Section 26, Township 19, Range 01.

APPLICANT: City of DuPont Public Works Department
Gus Lim, City of DuPont Public Works Director

APPLICANT'S AGENT: Dominic Miller, PE, Gray & Osborne, Inc.

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SUMMARY OF RECOMMENDATION: Staff recommends **Approval** of Site Plan Review (PLNG2019-024), **Approval** of the Design Review (PLNG2019-034), **Approval** of the Tree Retention Modification (PLNG2019-036), and **Approval** of the General Variance (PLNG2020-001), applications, all subject to recommended conditions listed in Section F, below. (Note: This Report and Decision does not pertain to the Public Works Department development plans for the property located south of Civic Drive (PLNG2019-025 (Site Plan Review); SEPA2019-005(SEPA); PLNG2019-031 (Short Plat), PLNG2019-035 (Design Review), which is approved following a Type II process. See Section B.1.4, below.)

A. SUMMARY OF RECORD

See the list of attachments that comprise the Summary of Record provided in Section H below, which includes the submittal plans and documents received for processing the application, comments received on the application during the City review process and historical background information (Attachments H.1 – H.51).

B. FINDINGS OF FACT

Proposal and Property Details

1. The site is located within the Mixed Use Zoning District (MXD). The City's Comprehensive Plan Land Use Map designates the property's future land use as Mixed Use and it is located in the Civic Center Planning Area (see Attachment H.1).

2. The property is located on Tax Parcel 0119266004, comprising 7.7 acres. It contains the existing City Hall and Public Safety buildings, together with associated parking and landscaping areas (see Attachment H.2).

3. The existing City Hall and Public Safety buildings comprise the Civic Center Campus, which received the following land use approvals:

a. Site Plan Review approval on November 27, 2007 (ADM 07-24). Type II approval was granted to Panattoni Construction, Inc. to construct 41,219 sq. ft. (combined) for the Public Safety building and City Hall on a 7.7 acre site, including parking, landscaping and utilities. The decision included seven conditions of approval.

b. Design Review approval on November 9, 2007 (ADM 07-23). Design Review approval was documented in the above referenced Site Plan Review documents; however staff was unable to locate a staff report or Decision on Design Review in the City's files. The staff report for Site Plan Review states that the project complied with the City's commercial development design guidelines.

c. Tree Modification approval on December 17, 2007 (MOD 07-01). The request was to modify the tree protection area for one landmark Oregon white oak tree located in the northeast portion of the site in close proximity to the proposed City Hall building.

d. SEPA Mitigated Determination of Nonsignificance on October 11, 2006 (SEPA 06-02). The SEPA Determination describes the project as including construction of Civic Drive and the traffic signal at Center Drive, a 30,000 sq. ft. Public Safety building and the 9,900 sq. ft. City Hall building. It also described other uses that were not built: fire training tower, under building police firearms range, 82,000 SF of two story general office building, 1,640 sq. ft. café/deli, 7,000 sq. ft. library, 7,500 sq ft. museum. The improvements were on two lots totaling 13.8 acres. It included nine mitigation measures, many related to soil and clean up requirements.

4. The City has also received a land use application from the City Public Works Department for a new Public Works Decant & Wash Facility to be located to the south across Civic Drive (aka South Site). The South Site proposal is located on a separate tax parcel that is not contiguous to the subject property and will be reviewed and approved under a separate Type II land use process, which requires approval by the City's Community Development Director. The two properties were combined for one SEPA Environmental Review process (SEPA2019-005).

5. Adjacent uses include:

North:	Vacant land that includes Sequalitchew Creek
East:	Center Drive and vacant land
South:	Vacant land and future location of the proposed Public Works decant facility
West:	Vacant land and golf course

6. Stormwater runoff from the paving areas will be collected and conveyed to the existing stormwater pond to the south (Parcel 0119266003). Stormwater from the building roofs will be collected and conveyed through storm pipe to a proposed onsite infiltration trench. The stormwater facilities will be designed according to the City's Stormwater Manual (2012 Department of Ecology Stormwater Management Manual for Western Washington, with 2014 amendments).

Procedural Requirements

7. Per DMC 25.175.020, a pre-application meeting is required for all Type II and Type III projects. The pre-application meeting was held on July 10, 2019 (PLNG2019-021).

8. A Notice of Complete Application was issued on December 16, 2019 (Attachment H.3) for the Site Plan Review (PLNG2019-024), Design Review (PLNG2019-034), Tree Modification (PLNG2019-036), and Short Plat (PLNG2019-030) applications. The short plat application was subsequently withdrawn by the applicant on February 26, 2010 (Attachment H.4).

9. A Notice of Application with Optional DNS was published on December 19, 2019, in the Tacoma News Tribune, posted on the site, and posted at City Hall. The Notice of Application originally provided a comment period that expired on January 2, 2020; however, it was extended to January 9, 2020 (Attachment H.5). The following comments were received:

a. Department of Ecology Toxics Cleanup Program Comment Letter dated January 9, 2020 (Attachment H.6)

b. Department of Ecology Southwest Regional Office Comment Letter dated January 9, 2020 (Attachment H.7)

c. Department of Archaeology & Historic Preservation Comment Email dated January 1, 2020 (Attachment H.8)

d. Tacoma-Pierce County Health Department Comment Letter dated January 10, 2020 (Attachment H.9)

10. The City issued a SEPA Mitigated Determination of Nonsignificance (MDNS) (SEPA2019-005) with a revised SEPA checklist on February 27, 2020. The appeal period ended on March 12, 2020. No appeals were filed. (Attachment H.10)

11. A General Variance application was submitted on March 2, 2020 (PLNG2020-001). A Notice of Application for the Variance was published on March 5, 2020, in the Tacoma News Tribune, posted on the site, and posted at City Hall (Attachment H.11). The Notice of Application provided a comment period that expired on March 19, 2020. No comments were received.

12. A Notice of Public Hearing was published on May 11, 2020, posted on the site and posted at City Hall (Attachment H.12)

13. A copy of the application forms, plans and narratives are provided in Attachments H.13 - H.47. The application plans and documents provided per application are as follows:

a. Site Plan Review (PLNG2019-024): Attachments H.13 – H.21; H.27; H29; H.31 – H.36; H.44 – H.46.

b. Design Review (PLG2019-034: Attachments H.22 – 24; H.26 – H27; H29; H33; H.47.

c. Tree Modification (PLNG2019-036): Attachments H.25; H.27 – H30; H.33; H37.

d. General Variance (PLNG2020-001): Attachments H.38 – H.43.

14. Site Plan Review and Design Review approval are required for all development projects in the Mixed Use zoning district per DMC 25.35.060 and 070. The new building sizes, when combined with the existing buildings, exceed 50,000 square feet of building area. As such, the Site Plan Review shall be processed as a Type III procedure. Per DMC 25.35.070, Design Review shall be processed as a Type I procedure.

15. To obtain Site Plan Review approval, Chapter 25.175.040, Consistency with Development Regulations, requires that "during project permit application review, the director shall determine whether the development regulations applicable to the proposed project, or in the absence of applicable development regulations, the City's comprehensive plan, address the type and density of the use, adequacy of infrastructure, and the character of the proposed development, as authorized by the development standards" (see Section D.1.).

16. Chapter 25.150, Site Plan Review, requires that all development regulations and criteria specified in the Mixed Use District be satisfied, in addition to any general development requirements in DMC Chapters 25.75 through 25.95 and 25.105 through 25.125 (see Section D.1). In order to obtain Design Review approval, consistency with Chapter 25.70, Commercial and Commercial Design Guidelines, is required (see Section D.2).

17. A Tree Modification approval is required to allow for grading and construction within the tree protection radius (1.5 times the drip line) of a retained Landmark Oregon white oak tree and five other trees, all located along the northern property limits. Per DMC 25.120.050, Tree Modification approvals are processed as a Type III procedure. To obtain tree modification approval, demonstration of consistency with DMC 25.102.010 is required (see Section D.3).

18. The applicant has requested a Variance from four sections of City code (PLNG2020-001). Per DMC 25.160.020, general variances are processed as a Type III procedure and must meet the criteria for approval (see Section D.4).

19. The four applications (Site Plan Review, Design Review, Tree Modification, and General Variance) are approvable following three different process types (Type III, Type II, and Type I); however, per DMC 25.175.010(2)(b), any application that involves two or more procedures may be processed collectively under the highest numbered procedure required for any part of the application. Accordingly, all applications are included herein for review and approval by the City's hearing examiner following the Type III procedures.

C. CONSISTENCY WITH CITY OF DUPONT COMPREHENSIVE PLAN

Chapter 25.175.040, Consistency with Development Regulations, requires evaluation of consistency with the Comprehensive Plan ***in the absence of development regulations*** [emphasis added]. The subject property is located within the City's Mixed Use (MXD) zoning district and is subject to numerous relevant development regulations. Nonetheless, staff has reviewed the Comprehensive Plan and provided a summary and analysis below of pertinent vision, goals, and policies.

The City of DuPont Comprehensive Plan designates the subject property as being within the MXD zoning district and within the Civic Center. The MXD zoning district is described in the Comprehensive Plan as follows:

> *"The purpose of this district is to implement the comprehensive plan's concept of permitting uses that are allowed in the commercial district, the office district and residential zone district. This area is intended to provide office space, goods and services to the entire community or larger market."*

The City's Comprehensive Plan describes the Civic Center as follows:

> *"The Civic Center is approximately 56 acres with open space, public, community park, and residential uses. The primary feature in this village is a ten-acre site, located on the northwest side of Center Drive, adjacent to the south side of Sequalitchew Creek. The site is a qualified land donation to the City of DuPont for use as a civic center. Principal civic buildings include the City Hall and Public Safety buildings housing the police and fire departments. In the future, a library, museum, and community center may also be located on the Civic Center Campus."*

Goals and policies that pertain to the proposal include the following:

1. Land Use Goals and Policies

a. LU-3.6: Employ practices that protect the long-term integrity of the natural environment, adjacent land uses, and the long-term productivity of resource lands.

b. LU-4.2: Orientation of retail, residential, public structures, and commercial buildings (outside the Research Park and Business and Technology Park) should be to the front near the street right-of-way, rather than being separated from the street. Churches and other symbolic structures should be located in a way that promotes their visual prominence.

c. LU-7.2: Allow for a variety of uses that support the area, such as small retail services and offices.

d. LU-7.3: Development standards should encourage buildings of at least two stories, and public buildings should exhibit a "civic" quality, with features such as a dramatic roofline and prominent entrance, and integrate public art.

e. LU-7.4: Parking should be screened from major access roads and divided into smaller, heavily landscaped pockets in order to reduce the overall impact of asphalt.

Staff Analysis and Conclusion: The project proposes the construction of a Public Works office building, storage building, and fueling station to complete the Civic Center Campus. The proposed Public Works uses are compatible with existing uses that are currently within the Civic Center Campus (LU-7.2). The proposed buildings are located outside the adjacent critical areas and associated buffers and use temporary erosion and sedimentation controls to ensure the integrity of the natural environment (LU-3.6). Additionally, by providing moderate screening, the proposal protects the long-term integrity of the plans for property to the west (LU-3.6). The Public Works office building is a two-story building that exhibits the "civic" quality of the Public Safety and City Hall buildings (LU-7.3). The proposed parking areas are screened from Civic Drive and Center Drive (LU-7.4). As conditioned, the proposed parking along the western property line will also be screened from the planned future street at that location (LU-7.4). The applicant has requested variances to deviate from City code requirements for the placement of buildings near the front (LU-4.2), which is

largely required due to the existing development configuration. The project is consistent with the Land Use chapter of the Comprehensive Plan.

2. Natural Environment Goals and Policies

a. NE-1.1: Preserve environmentally sensitive areas and those that are valuable natural and aesthetic resources to the City.

b. NE-2.3: Protect and retain significant trees and vegetation in public and privately dedicated areas.

c. NE-2.4: Landscaping in public places and rights-of-way should consist of species that are drought resistant and low maintenance, such as native plant species.

d. NE-2.6: Ensure that the Sequalitchew Nature Trail's natural character is preserved and/or enhanced by any development project that is located on, around, near, or adjacent to the trail from beginning to end through site design efforts, such as reduced lighting and noise, enhanced vegetation preservation, etc.

e. NE-4: Minimize adverse effects of development on the environment.

f. NE-4.3: Site preparation activities should be designed to minimize extensive grading and to retain a portion of significant trees and vegetation. Development standards should implement guidelines and define extensive grading to clarify the circumstances when extensive grading may be appropriate.

Staff Analysis and Conclusion: The subject property is located within an Oak Management Mapping Unit (MO-13) area and is adjacent to critical areas. The critical area buffers for Sequalitchew Creek (stream) and offsite steep slopes extend onto the project property. The proposal protects and retains all significant trees (NE-2.3) and preserves the environmentally sensitive areas from development (NE-1.1). The proposal preserves the Sequalitchew Nature Trail and enhances the trail by providing parking at the trailhead. The submitted noise study demonstrates that noise levels to the trail will be within acceptable levels (NE-2.6). A Preliminary Landscape Plan has been prepared to meet City standards, which includes native plant use (NE-2.4). A temporary erosion and sedimentation control plan was prepared to City standards to ensure that construction and site preparation activities are following best management practices, much of which is addressed in the SEPA Determination (NE-4 and NE-4.3). The project is consistent with the Natural Environment chapter of the Comprehensive Plan.

3. Capital Facilities and Utilities Goals and Policies

a. CF-1.9: Require new developments to incorporate appropriate onsite stormwater facilities or connect to regional facilities in order to prevent pollution, siltation, erosion, flooding, and other surface water degradation.

b. CF-1.17: Require all new development to have sanitary sewer service.

c. CF-6.3: Public facilities shall be located to protect natural areas.

d. CF-7.2: Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency.

e. CF-9.1: Develop a Civic Center area to include a community center and possibly a library and museum.

Staff Analysis and Conclusion: The project includes constructing new Public Works operations facilities within the Civic Center Campus. The proposal will connect the buildings to the City's sanitary sewer service (CF-1.17) and will use onsite stormwater infiltration facilities and connect to the Civic Center Campus stormwater facility (CF-1.9). The proposed buildings are located outside the natural areas around the City of DuPont City Hall (CF-6.3). The project is consistent with the Capital Facilities and Utilities chapter of the Comprehensive Plan.

D. CONSISTENCY WITH CITY DEVELOPMENT REGULATIONS

DMC Chapter 25.150, Site Plan Review requires that the proposal be carried out in a manner consistent with the criteria specified in the MXD zoning district and the general development requirements provided by DMC Chapters 25.75 through 25.95 and 25.105 through 25.125. The following sections present staff analyses for consistency review for Site Plan Review. Consistency with the requirements of DMC Chapter 25.65 is provided in the Design Review Analysis, Section D.2. Consistency with DMC Chapter 25.120, Tree Retention, is provided in the Tree Modification Review Analysis, Section D.3. Consistency with the requirements of DMC Chapter 25.160, Variances, is provided in the Variance Analysis, Section D.4.

1. PLANNING DEPARTMENT REVIEW – SITE PLAN REVIEW

a. DMC Chapter 25.35 – Mixed Use District

1) DMC 25.35.060 requires Site Plan approval for all development projects. For Office Use developments and expansions that exceed 50,000 square feet of building area, Site Plan Review shall be processed as a Type III procedure (the combined building area of the existing City Hall and Public Safety buildings, together with the proposed buildings, exceeds 50,000 square feet). DMC 25.150.030 states that to obtain site plan approval, all development regulations and criteria specified in the zoning district (MXD) must be satisfied, in addition to any general development requirements in Chapters 25.75 through 25.95 and 25.105 through 25.125.

   Staff Analysis and Conclusion: The City received a complete Site Plan Review application. The proposal is for the construction of an office building and accessory uses. This section addresses the site plan consistency review requirements provided in DMC 25.150.030.

2) Permitted Uses - The property is located in the MXD zoning district. DMC 25.35.020 establishes permitted and conditional uses within the MXD zoning district.

   Staff Analysis and Conclusion: The proposed Public Works office building is most similar to an office or public use, both of which are permitted uses in the MXD district. The proposed storage building and fueling station are considered an accessory use to the City's Civic Center Campus overall public use. The proposal is compliant.

3) Front Yard Setbacks - DMC 25.35.050(1) establishes a front yard setback between zero and 20 feet, except when across the street form a residential district, in which case it shall be that of the adjoining residential district.

   Staff Analysis and Conclusion: Per DMC 25.10.160.110, the front lot line of the subject property is both the south lot line adjacent to Civic Drive and the westerly lot line to the point where a 30-foot wide easement extends to provide access. The parcel on which the proposal is located also fronts on Center Drive; however, it is not possible to locate the facilities adjacent to Center Drive due to the developed City Hall building at that location. Therefore; staff assumes the front setback requirement does not apply to Center Drive. The property is not across the street from a residential district on any property line; therefore, the front yard setback is to be between zero and 20 feet. The proposal includes the following front yard setbacks:

Table 1 - Proposed Front Yard Setbacks		
Building	***Western Property Line (Easement)***	***South Property Line (Civic Drive)***
Public Works Office Building	*74 feet*	*229 feet*
Storage Building	*131 feet*	*332 feet*
Fueling Station	*84 feet*	*176 feet*

The proposed buildings are located greater than 20 feet from all front property lines except the proposed storage building, which is 9.6 feet setback from the western property line. As such, the proposal shall require a variance to deviate from DMC 25.35.050(1) bulk standards. The applicant has applied for a general variance from DMC 25.35.050(1); see Section D.4 below for the associated analysis and recommendation. See also Section D.2.b, below for the front setback requirement per the City's Commercial Design Standards.

4) Side Yard Setbacks - DMC 25.35.050(2) establishes a minimum side yard setback of zero feet, except building setbacks adjoining a residential district shall be 20 feet. In no case shall a building encroach within a vision clearance triangle, as defined by DMC 25.110.010.

   Staff Analysis and Conclusion: Per DMC 25.10.160.110, side property line is defined as "any property line other than a front property line or a rear property line." The southwestern, eastern, and southern property lines are defined as front property lines, as discussed above. The north property line does not meet the definition of a rear yard property line (see below). As such, the north property line is a side property line subject to side yard setback standards. The northwestern portion of the west property line that is not adjacent to the access easement is also a side property line.

   The side property lines do not adjoin a residential district and are subject to the minimum side yard setback of zero feet. There is no maximum side yard setback. The proposed side yard setbacks are between 9 and 171 feet. The proposal is compliant.

5) Rear Yard Setback - DMC 25.35.050(3) establishes a minimum rear yard setback of zero feet.

   Staff Analysis and Conclusion: Per DMC 25.10.160.110, rear property line is defined as "any property line that is farther from and essentially parallel to a front property line except on a lot which contains two or more front property lines." The subject property has three front property lines; as such, the property does not have a rear property line or an associated rear yard setback.

6) Maximum Building Height - DMC 25.35.050(4) establishes a maximum building height of 50 feet.

   Staff Analysis and Conclusion: The proposed two-story Public Works office building has a maximum height of approximately 42.5 feet. The proposed storage building has a maximum height of approximately 24.7 feet. The proposed fuel station has a maximum height of approximately 28 feet. The proposal is compliant.

b. DMC Chapter 25.75 - Commute Trip Reduction (CTR) is applicable to new businesses that employ more than 100 persons.

   Staff Analysis and Conclusion: The City of DuPont has an existing CTR Program that is on file at DuPont City Hall. Per DMC 25.75.080(b)(1), Public Works, police, and fire employees are generally exempt from this program due to shift work and emergency schedules. The proposal is exempt from Chapter 25.75 requirements.

c. DMC Chapter 25.80 - Cultural, Historical, and Archaeological Resources regulates construction within areas of potential historical or cultural resources and allows for conditions to be imposed on any plat, site plan, or permit to assure that such resources are protected, preserved, or collected.

   Staff Analysis and Conclusion: A Cultural Resources Assessment was completed for the property by Cultural Resources Consultants (CRC) in April and May 2019. CRC reviewed available project and site cultural and historic information and conducted field investigations. No cultural resources were identified. Background research identified 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. CRC concluded that it is unlikely that any archaeological deposits remain within the project location. No further cultural resources investigations were recommended by CRC.

A Memorandum of Agreement (MOA) dated August 7, 1989, was executed between Weyerhaeuser Real Estate Company (WRECO) (the previous landowner), the City of DuPont, and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws. Implementation of the MOA requires archaeological monitoring during soil disturbing activities, including extending an invitation to the Nisqually Tribe to be present during such activities, and preparation of a closing report. The February 27, 2020, SEPA MDNS (see Attachment H.10) includes mitigation measures for the protection of cultural, historical, and archaeological resources. (Condition F.1)

d. DMC Chapter 25.85 - Affordable Housing Incentives Program provides incentives for affordable housing.

   Staff Analysis and Conclusion: Housing is not a component of the proposal. Chapter 25.85 is not applicable to the proposed project.

e. DMC Chapter 25.90 - Landscaping requires the following:

   1) DMC 25.90.020(2) requires that 20 percent of the site be landscaped for office use.

      Staff Analysis and Conclusion: The primary use is the office use; therefore, the minimum landscaping requirement is 20 percent of the property. The proposal provides landscaping but did not include landscaping calculations on the preliminary landscape plans. The applicant shall provide landscaping calculations demonstrating compliance with DMC 25.90.020 at the time of site development permit. (Condition F.5.a)

   2) DMC 25.90.030(1) requires that street trees be provided, at least one per 40 to 50 feet of frontage, depending on the tree species and other circumstances.

      Staff Analysis and Conclusion: Street trees are already in place along Center Drive and Civic Drive at acceptable spacing intervals. No additional street trees are required.

   3) Per DMC 25.90.030(2), the interior of parking lots with more than ten stalls are to be landscaped with at least one tree per six stalls.

      Staff Analysis and Conclusion: DMC 25.90.030(2) interior parking lot landscaping is in conflict with DMC 25.70.030(2)(e) and (3)(g), which require an average of one tree per four stalls. Per DMC 25.05.040, when a provision of this title conflicts with another provision in this title, the more restrictive provision shall apply. As such, the proposal shall provide an average of one tree per four stalls. The project proposes 42 parking stalls that will require 11 trees in the parking lot area. The Preliminary Landscape Plan indicates that the proposal will plant ten trees, seven of which are planted near parking areas. The three black pines could not be located on the landscape plan. The applicant shall provide tree calculations showing compliance with DMC 25.70.030 and clearly label all trees at the time of site development permit. (Condition F.5.b)

   4) DMC 25.90.030(3)(a) requires a moderate buffer between parking lots and any adjacent public right-of-way. DMC 25.10.020 defines a moderate buffer as having a minimum visual screening of 50 percent. Berms, grade separations, walls, and fences may be incorporated to achieve up to 50 percent of the minimum screening.

      Staff Analysis and Conclusion: The proposed parking area is adequately screened from Center Drive and Civic Drive by existing established vegetation between the proposed parking and the public right-of-way. The moderate buffer-screening requirement applies to the western property line (which is identified as a future street in the City-adopted Old

Fort Lake Subarea Plan) for screening of the proposed parking area. The applicant is providing between 5.5 and 6.6 feet of landscaping buffer, with a mixture of shrubs and groundcover plantings. No trees are provided. DuPont Municipal Code does not provide clarity on what is meant by "visual screening of 50 percent," which requires staff interpretation. In addition, there is a more restrictive parking lot screening requirement in DMC 25.70.030(2)(a) and (c). Per DMC 15.05.040(3), when there are conflicts in the provisions of Title 25, the more restrictive provision shall apply. The more restrictive parking lot screening requirement of DMC 25.70.030(2)(a) and (c)applies. See Section D.2.d, below.

5) Per DMC 25.90.030(3)(b), the City will require full, moderate, or light buffers as necessary to mitigate incompatibility, for example, between residential and nonresidential development, or between outdoor storage or trash receptacle and surrounding high-use area.

   Staff Analysis and Conclusion: The proposal development footprint is abutting the Mixed Use Village 7 (MUV-7) zoning district to the west, open space to the north, and the existing Civic Center Campus to the south and east. The proposal does not include residential development and does not abut residential development. The MUV-7 and Open Space zoning districts do not allow for residential development. Evaluation of the screening and landscaping of the trash enclosure is provided in Section D.2.t, below. The proposal is compatible with adjacent land uses and the existing development on the Civic Center Campus; therefore, no additional buffers are required.

6) DMC 25.90.040 regulates water conservative landscaping, irrigation systems, and demonstration of compliance with water conservation techniques. Landscape plans are to include water conservation methods. DMC 25.90.050 states that, "to the extent necessary to remain healthy and attractive, all nonnative landscaping shall be watered, weeded, pruned, freed of pests, and replaced if necessary." This is consistent with the purpose statement of Chapter 25.90, which includes the following in DMC 25.90.010(2)(d): "requiring that landscapes be adequately maintained and irrigated."

   Staff Analysis and Conclusion: The Preliminary Irrigation Plan Sheet L1.0 (Attachment H.45) does not provide water conservation measures or provide a projection of the amount of irrigation that will be required for the proposed landscape. The applicant shall provide water conservation measures and irrigation calculations showing compliance with DMC 25.90.040 at the time of site development permit. (Conditions F.5.c)

f. DMC Chapter 25.95 - Off-Street Parking requires the following:

   DMC 25.95.030 provides the minimum and maximum number of parking spaces based on the type of use. The list of uses provided is fairly brief. The most similar use type is "office, clinic, and bank," which requires between two and four parking spaces per 1,000 square feet. If a land use is not listed in the DMC 25.95.030(1) table, the administrator shall determine the parking requirements on a case-by-case basis.

   Staff Analysis and Conclusion: The existing Civic Center Campus includes the City Hall and Public Safety buildings, which are most similar to the "office" use listed on the parking table. The parking area also serves as the Sequalitchew Creek Trailhead; however this use type (or anything similar) is not listed in the parking table. This trailhead is highly used by the community, and the Civic Center Campus provides the only vehicle parking for the trailhead. As such, the Civic Center Campus should provide additional parking for the use of the Sequalitchew Creek Trail. Therefore, it is assumed that the administrator shall determine the parking requirements associated with the trailhead. Below is an analysis of the existing and proposed parking on the Civic Center Campus.

*Existing Quantity of Parking - The Overall Site Plan (Sheet GA-010, Attachment H.43) identifies a total of 153 existing parking spaces on the subject property. There are also ten existing informal parking spaces located west of the existing Public Safety building that are not striped but are used for parking by staff on a regular basis. For the purpose of this analysis, the City considers the ten informal parking spaces as existing spaces; therefore, the total of existing parking is **163** spaces. (Note: the proposal intends to stripe these existing parking spaces.)*

Total Parking Requirement (Existing and Proposed) - The project proposes to add a 14,707-square foot Public Works office building, a 2,909-square foot unstaffed storage building, and a 900-square foot unstaffed fueling station. The proposed office building is most similar to the "office" use type listed on the parking table. DMC 25.95.030(1) requires that office uses provide between two and four parking spaces per 1,000 square feet of building. Unstaffed facilities are not subject to minimum and maximum parking requirements because these facilities do not generate a parking need. As discussed above, there is no code-required amount of parking provided for the recreation type use (Sequalitchew Creek Trailhead). The following table provides the overall parking requirements for the Civic Center Campus, combining existing and proposed uses:

Table 2 - City of DuPont Civic Center Campus Parking Requirements			
Building	***Facility Size***	***Minimum Parking*** *(2 spaces per 1,000 sf of office)*	***Maximum Parking*** *(4 spaces per 1,000 sf of office)*
Existing City Hall	*10,098 sf*	*20*	*40*
Existing Public Safety Bldg.	*24,607 sf*	*49*	*98*
Proposed Public Works Office Bldg.	*14,707 sf*	*29*	*59*
Unstaffed Storage Bldg.	*2,909 sf*	*0*	*0*
Unstaffed Fueling Station	*900 sf*	*0*	*0*
*Sequalitchew Creek Trailhead**	*N/A*	*N/A**	*N/A**
Total	***53,221 sf***	***98***	***197***

**No parking requirement provided in DMC 25.95*

*Additional Parking Proposed - It appears the proposal will add **42** new parking spaces to the Civic Center Campus; however, there are inconsistencies between the plans, so the applicant will need to confirm the number of proposed parking spaces at the Public Hearing.*

*The addition of approximately 42 parking spaces to the current 163 onsite parking spaces results in a total of **205** parking spaces. While the total quantity exceeds the maximum allowed for the office use type by approximately eight spaces, approximately 12 existing parking spaces are located near the Sequalitchew Creek Trailhead and are used and are used by the public for access to this recreational use. Because the City parking table does not provide a parking requirement for recreational use and the proposed 12 parking spaces are located near the Sequalitchew Creek Trailhead, and per DMC 25.95.030(1) the administrator has the authority to determine the parking requirements on a case-by-case basis, staff recommends that the total proposed parking for the Civic Center Campus is adequate for the proposed and existing land uses. The applicant shall confirm the number of proposed parking spaces and provide consistent plan sets prior to site development permit. (Condition F.7.a and F.7.b)*

g. Per DMC 25.95.040, parking spaces are to be located within 500 feet of the building served and shall not be located within any required vision clearance triangle.

<u>Staff Analysis and Conclusions</u>: The farthest parking stall is approximately 350 feet from the Public Works building entrance. The proposed parking is not located within any required vision clearance triangles. The proposal is compliant with DMC 25.95.040.

1) DMC 25.95.050 provides design requirements for parking and drive aisles. It requires driveway widths of at least 10 feet per lane and located so as not to endanger or impede traffic; incorporate maneuvering room to avoid backing onto a public street, be surfaced with a dust-free, durable material; and other dimensional requirements.

   Staff Analysis and Conclusions: The parking lot and circulation design appears to be in conformance with the dimensional requirements. The design details will be reviewed further for conformity during the site development and building permit review. Drive aisles less than 26 feet in width are allowed as long as the access is marked with signs or striping (Condition F.15).

2) DMC 25.95.060 requires disabled parking per state law and locational priority for disabled parking and high-occupancy vehicles. This standard requires one of every 20 employee parking spaces be reserved for high-occupancy vehicles if the land use requires a minimum number of parking spaces per employee.

   Staff Analysis and Conclusions: The proposal includes one ADA-compliant parking space located closest to the building entrance. The office use type does not require a minimum number of parking spaces per employee; therefore, the project is not required to provide high-occupancy vehicle spaces.

3) DMC 25.95.070 provides the loading area dimensional requirements.

   Staff Analysis and Conclusions: Loading areas are not a component of the proposal. DMC 25.95.070 is not applicable to the proposed project.

h. DMC Chapter 25.100 - Recycling

DMC 25.100.020-050 requires at least one storage enclosure for refuse and recycling receptacles; it shall be located outside required yards or buffer areas, comply with DMC 25.70 (Commercial and Mixed Use Design Regulations and Guidelines), be designed to match the primary building in terms of design and materials, be easily accessible to users, and have adequate vertical and turning clearances for collection equipment.

Staff Analysis and Conclusion: The proposal will use the existing onsite refuse and recycling enclosure located approximately 180 feet northeast of the proposed Public Works office building. The existing enclosure is screened by masonry walls matching the existing buildings. This proposal includes no plans to alter the existing enclosure except to improve the landscaping to the west of the enclosure. The proposal is constructing a pedestrian path from the proposed Public Works office building to the refuse and recycling enclosure.

The applicant did not provide confirmation from the service provider that the size of the refuse and recycling enclosure is adequate for the existing and proposed uses. At the time of site development permit the applicant shall provide confirmation from the service provider that the existing facilities are adequate and/or that additional pick up times per week are required. Alternatively, upsized or new facilities shall be provided in an area that is already developed (i.e. such as parking spaces). (Condition F.24)

i. DMC Chapter 25.105 - Critical Areas

Chapter 25.105 provides standards when a critical area or associated buffer is within or adjacent to the proposed development. DMC 25.105.050(2)(g) requires a 100-foot buffer on each side of the Sequalitchew Creek Ordinary Highway Water Mark (OHWM). In addition, no buildings or structures can be located within 15 feet from the stream buffer. DMC 25.105.050(2) requires that development proposals with streams located on or adjacent to the project site shall not disturb the stream or stream buffer unless the action is allowed under DMC 25.105.050(2).

DMC 25.105.050(3)(c) requires setbacks from the edges of any identified landslide hazard area. The setback shall be based on the findings of a qualified professional. Landslide hazard areas are subject to the standards provided in DMC 25.105.050(2)(b) and DMC 25.105.050(2)(d).

Staff Analysis and Conclusion: The property is located adjacent to two regulated critical areas, a Type F Stream (Sequalitchew Creek) and Steep Slopes/Landslide Hazard Area.

Type F Stream - The subject property has no surface waters within the parcel boundaries. However, Sequalitchew Creek, a Type F Stream, is located north of the north property boundary. Per DMC 25.105.050, Sequalitchew Creek requires a 100-foot buffer on each side of the Ordinary OHWM. Additionally, no buildings or structures shall be placed within 15 feet from this stream buffer.

The Overall Site Plan (Sheet GA-010, Attachment H.43) depicts the Sequalitchew Creek OHWM, and various setback lines that are not labeled. The Proposed Overall Grading Plan (Sheet G1-4, Attachment H.44) and the Planting Plan (Sheet L3.0, Attachment H.45) identify minor grading, sidewalk, and landscaping improvements within the labeled 100-foot stream buffer. No buildings or structures are proposed within the 15-foot structural setback; however, there is a wall of unknown height. Per DMC 25.10.190, walls less than 6 feet in height are not considered to be structures and are therefore allowed within the setback. The applicant has not applied for a Critical Area Permit, which is required for the proposed work within the 100-foot stream buffer. As such, the applicant shall remove work within the 100-foot stream buffer or submit a Critical Area Permit and a Habitat Management Plan, as required per DMC 25.105. The proposed improvements may or may not be allowed, depending on review of the Critical Area Permit and Habitat Management Plan. (Conditions F.4.a and F.4.b)

Steep Slope/Landslide Hazard Area - The northern property boundary is located near the crest of an offsite steep slope that descends to Sequalitchew Creek. The applicant submitted a geotechnical report prepared by Pan GEO dated February 21, 2020 (see Attachment H.36). This report confirmed the presence of the offsite landslide hazard area and, in accordance with DMC 25.105.050(3)(c), recommends a minimum setback of 40 feet from top of slope. The Enlarged Site Plan included with the Overall Site Plan (Sheet GA-011, Attachment H.43) depicts what appears to be the top of the steep slope boundary and a 50-foot steep slope setback; however, the line work is not labeled. If correct as assumed, all improvements are located outside the setback.

The Proposed Overall Grading Plan (Sheet G1-4, Attachment H.44) shows a parking area east of the proposed Public Works office building that was not depicted in the site plan included in the geotechnical report and depicts grading and other improvements within the 50-foot steep slope setback line. It is not clear if the proposed grading occurs within the 40-foot minimum setback recommended by the geotechnical engineer. The geotechnical report states that if the project changes, the geotechnical engineer needs to be consulted to review the recommendations contained in this study and make modifications to the study, if needed. Prior to site development approval, the applicant shall depict and label the 40-foot slope setback line consistently on all plans. In addition, improvements located within the 40-foot steep slope setback shall either be removed or a revised geotechnical report shall be provided that addresses the geotechnical engineer's recommendations for work located within the 40-foot steep slope buffer (Condition F.4.c).

The geotechnical report describes the surface and subsurface conditions of the soils for the site and includes recommendations for design and construction. The applicant shall follow the recommendations provided in the geotechnical report; together with any updated/amended geotechnical reports (Condition F.3.a and F.3.b).

j. DMC Chapter 25.110 – Setback - Street Corners requires that, on corner lots, no building, structure, parking, sign, berm, planting, or other sight-obscuring object, other than traffic signs and utility poles, shall be erected, placed, or allowed to grow between the heights of 3 feet and 8 feet above the street surface within the vision clearance triangle.

Staff Analysis and Conclusion: The subject property is located at the corner of Civic Drive and Center Drive. All proposed work is located outside the vision clearance tringle. The proposal is compliant with DMC 25.110.010.

k. DMC Chapter 25.115 - Transportation Concurrency Review requires a concurrency test for projects requiring site plan and design review. Per DMC 25.115.040, the finding of concurrency may occur at the building permit application phase.

Staff Analysis and Conclusion: The project will be required to be in full compliance with the Transportation Concurrency requirements at the time of building permit application. (Condition F.25)

l. DMC Chapter 25.116 - Signs provides sign standards and the sign permit process.

Staff Analysis and Conclusion: A sign permit application was not submitted with the Land Use Application and is required for any building or other monument signage in accordance with the requirements of DMC 25.116. (Condition F.2)

m. DMC Chapter 25.120 - Tree Retention provides tree retention and protection standards for all new development projects that require site plan approval.

Staff Analysis and Conclusions: See Section D.3, below for a full consistency analysis of compliance with Chapter 25.120.

n. DMC Chapter 25.125 - Wireless Communication Facilities provides standards for wireless communication facilities.

Staff Analysis and Conclusion: The application does not contain a request for a wireless communication facility. Chapter 25.125 is not applicable.

2. PLANNING DEPARTMENT REVIEW – DESIGN REVIEW

The property is located in the MXD (Mixed-Use) zoning district. Chapter 25.70.010 (1) requires Design Review for applications in the MXD zoning districts. The proposal under review is for a new 14,707-square foot Public Works office building, a 2,920-square foot storage building, a 900-square foot fueling station, a new parking lot, and additional site improvements.

The design intent of the commercial design standards is to (a) present and promote attractive, unified, and viable commercial businesses; (b) promote pedestrian activity, safety, and security while still providing adequate auto and truck access; (c) develop a network of onsite streets, or modified grid, that contributes to traditional neighborhood design, the principles of which are outlined in the comprehensive plan; and (d) allow the establishment of a flexible site plan that is adaptable to market conditions and capable of being phased.

The following lists the applicable design regulations and guidelines, an analysis of the applicant's proposal, and staff's conclusion with recommended conditions, where applicable.

a. DMC 25.70.020(2)(a) through (d) require sites to be developed in a coordinated manner that complements adjacent structures through placement, size, and mass. Buildings shall be arranged to facilitate plazas, courtyards, greens, and other pedestrian use areas. Site Plans shall be designed to provide connections to adjacent sites/activity areas. The guidelines provide several methods to achieve this concept, which may include (i) orienting buildings to front streets and placing parking lots at the rear or sides, (ii) providing well-defined pedestrian walkways throughout the site, (iii) designing the parking areas to avoid long rows of uninterrupted parking, and (iv) designing parking areas to be partially screened from view from adjacent streets and building occupants, while taking security into consideration. Sites shall be designed to create an identifiable pedestrian downtown character, while avoiding the appearance of automobile domination.

<u>Staff Analysis and Conclusion</u>: The proposal is located within the City's Civic Center Campus that includes the existing City Hall and Public Safety buildings. The existing buildings are public and quasi-public in orientation. The City Hall building and the lobby area of the Public Safety building are designed for public access. The proposed 14,707-square foot Public Works office building is similar in size and mass to the existing City Hall (10,098 square feet) and the existing Public Safety building (24,607 square feet). The subject property has frontage along Center Drive and Civic Drive; however, the buildings are not oriented to these streets for reasons explained in the application for front setback variance (see Section D.4).

The design intent for buildings facilitating plazas, courtyards and other pedestrian use areas is based on commercial and retail type uses which are dependent upon public access for their viability. The Public Works Operational facilities are not intended for public access; in fact they must be secured through fencing for safety purposes and to protect the City's assets. The orientation of the proposed Public Works operations facilities are ideally located behind the existing Public Safety building where they can be secured from public access all the while allowing for efficient operational use.

The relatively small new parking areas do not front Civic Drive or Center Drive and are screened from these streets through existing landscaping and improvements. The City's Civic Center Campus provides numerous, well-defined, pedestrian walkways throughout the site. The proposal provides one additional pedestrian walkway that is gated to ensure the proposed facilities are secured. There are no new driveway connections to Civic Drive or Center Drive. Overall, the proposal meets the design intent, in that the new facilities complement the existing buildings on campus in terms of placement, size, and mass. The proposed site plan complies with the General Site Design intent.

b. DMC 25.70.020(3)(a) requires that the buildings generally follow the alignment of the streets they front. Buildings are prescribed a maximum 15-foot setback from the front property lines to accommodate pedestrian-oriented uses. This setback may be increased an additional 10 feet (25 feet total) for large outdoor restaurants, a grocery store, a theater, or similar use to accommodate pedestrian-oriented space.

   <u>Staff Analysis and Conclusion</u>: Per DMC 25.10.160.110, the property has frontage along the east lot line adjacent to Center Drive and the south lot line adjacent to Civic Drive. Staff assumes the front setback requirement from Center Drive does not apply because it is not feasible to locate facilities adjacent to Center Drive due to the current City Hall location. The Public Works office building, storage building, and fueling station are set back approximately 229 feet, 332 feet, and 176 feet from Civic Drive. The proposal is not compliant with DMC 25.70.020(3)(a) and requires a variance to deviate from the setback requirements. Refer to Section D.4 below for the review and analysis of the applicant's variance request.

c. DMC 25.70.020(3)(a) and (e): All primary building pedestrian entrances and storefront windows must face onto the primary street, not the parking lot.

   <u>Staff Analysis and Conclusion</u>: Per DMC 25.70.020(3)(e), the primary street that the primary building pedestrian entrances and storefront windows must face in this instance is Civic Drive. It does not apply to Center Drive for the same reason as described in (a), above. It does not apply to the access easement because the easement is not public right-of-way. The proposed facilities do not provide primary building pedestrian entrances and storefront windows that face Civic Drive. The proposal is not compliant with DMC 25.70.020(3)(e) and requires a variance to deviate from the design requirements. See Section D.4 below for the review and analysis of the applicant's variance request.

d. DMC 25.70.030(2)(a) and (c) provide the screening requirements for parking areas facing streets. Parking lots shall be located at either the rear and/or sides of buildings. Parking lots located at the sides of buildings but fronting onto any street must be screened. Acceptable screening must include: (i) a trellis or metal grillwork with vines, (ii) a 5-foot wide landscape buffer with a 30-inch wall or planter, (iii) a 10-foot wide landscaped buffer of trees, averaging no more than 25 feet on center and evergreen shrubs sufficient to form a solid screen at least 3 feet high within three years of planting. All perimeter lots shall be edged with a 6-inch, cast-in-place concrete curb, unless the buffer is specially designed to direct water runoff to a biofiltration swale. Mid-block parking is discouraged.

   <u>Staff Analysis and Conclusion</u>: These screening provisions are similar to those described in DMC 25.90.030(3)(a) for moderate landscape buffers (see Section D.1.e(4), above). The more restrictive screening requirements provided in these Commercial and Mixed Use Design Standards apply, per DMC 25.05.040(3).

   The proposal includes a number of parking areas that are located on the interior of this site and are adequately screened from street view by proposed and existing buildings and/or proposed or existing landscaping. These areas do not require additional screening measures.

   The proposal includes a new nine-stall parking area between the proposed Public Works office building and the westerly property line. The westerly property line is adjacent to a future street, as depicted in the Old Fort Lake Subarea Plan, and is subject to DMC 25.70.030(2) screening standards. The project proposes a 5.5 to 6.6-foot strip of landscaping, including shrubs and ground cover plantings, between this parking area and the westerly property line. The proposal does not include one of the three treatments options. As such, the proposal is not in compliance with this standard.

   Because of limited developable area, staff recommends the use of treatment option (ii), which would require placing a 30-inch wall or planter in the landscaping area that runs from the southern edge of the parking area to the storage building drive aisle. It appears as though a concrete curb is provided adjacent to the perimeter parking lots; however, a detail was not provided demonstrating the curb is a 6-inch, cast-in-place concrete curb. Prior to site development approval, the applicant shall revise landscaping plans to show compliance with DMC 25.70.030(2). (Condition F.5.d and F.5.e)

e. DMC 25.70.030(2)(d) and (e) provide the landscaping requirements for parking areas facing streets. Shrubs and ground cover must be provided in the required landscape areas. Shrubs shall be planted at a density of five per 100 square feet of landscaped area. Up to 50 percent of the shrubs may be deciduous. Ground cover must provide 90 percent coverage within three years of planting. An average of one tree shall be provided for each four parking spaces.

   <u>Staff Analysis and Conclusion</u>: As stated above, the proposal includes a nine-stall parking area between the proposed Public Works office building and the westerly property line. The westerly property line is adjacent to a future street and subject to DMC 25.70.030(2). Staff assumes the requirement also pertains to the vehicle turnaround/maneuvering area located just north of the parking stalls. All other proposed parking areas are adequately screened from street view by proposed or existing buildings and by proposed or existing landscaping.

   The landscape buffer along the western property line from the south end of the parking row to the north end of the vehicle maneuvering area is approximately 1,600 square feet, which requires approximately 80 shrubs. It appears that this landscaped area provides approximately 70 shrubs. Additionally, it appears that the entire landscape buffer, excluding shrubs, provides more than 90 percent ground cover.

As stated in Section D.1.e(4) above, the DMC 25.90.030(2) interior parking lot landscaping is in conflict with DMC 25.70.030(2)(e) and (3)(g), which require an average of one tree per four stalls. Per DMC 25.05.040, when a provision of this title conflicts with another provision of this title, the more restrictive provision shall apply. As such, the proposal shall provide an average of one tree per four stalls. The project proposes 42 new parking spaces, which will require 11 new trees in the parking lot area. The Preliminary Landscape Plan indicates that the proposal will plant ten trees, seven of which are planted near parking areas. Three black pines could not be located on the landscape plan.

The proposal has not demonstrated full compliance with the parking areas facing streets standards. Prior to site development approval, the applicant shall (a) revise the landscape plans to provide five shrubs per 100 square feet of landscaping between the western parking area and the vehicle storage building drive aisle and the westerly property line; (b) clearly label all proposed trees; and (c) provide tree calculations showing compliance with DMC 25.70.030(2) and (3). (Condition F.5.b and F.5.f)

f. DMC 25.70.030(3)(a) thru (g) provides a variety of requirements for the design of interior parking areas. Landscape planters not less than 8 feet wide shall be provided so that no one row is longer than 12 stalls. A 6-foot wide planter is required at the end of parking aisles. A 6-inch curb is required unless the planter is specially designed to direct water runoff to a biofiltration swale. All parking lots must contain a 5-foot wide pedestrian connection from parking areas to building area. A pedestrian crosswalk shall be provided at parking lot entrances and exits. A sidewalk or entrance area of at least 200 square feet raised 6 inches above the parking lot must be provided at the building entrance to provide for pedestrian safety and separation. Pedestrian-scaled lighting shall be provided in parking lots and open landscaped areas for greater visibility and security.

<u>Staff Analysis and Conclusion</u>: The Overall Site Plan (Attachment H.43) depicts parking rows and landscape planters. The proposal currently lacks a 6-foot wide planter at the ends of the following three parking row locations:

- *The four-stall parking row east of the storage building lacks a planter on each end. A planter on the west end of the row would impede access to the storage building, therefore it is not required. A planter on the west end of the row is required. The planter should generally contain a tree, shrubs and groundcover unless there is a concern for utilities.*
- *The four-stall parking row to the northeast of the Public Works office building contains a planter on each end, however the west end does not meet the 6-foot wide requirement and is depicted as containing ballast or course stone in lieu of landscaping. This planter shall be revised to meet the dimensional and planting requirements.*
- *The seven-stall parking row between the Public Works office building and the existing Public Safety building (facing the building) does not contain a planter on either end; however there is significant plantings located around the building. Unless there is good justification provided such as circulation issues, the planters shall be provided on each end.*

All parking areas provide a 5-foot pedestrian connection from the parking area to the building area, with the exception of parking areas located inside of the controlled parking areas (i.e. behind the security gates), where they are not required as these spaces are provided for the benefit of the public safety vehicles and not the general public.

Concrete curb surrounds the parking lots, but it is not known if they are 6 inches tall.

The proposal appears to provide raised sidewalk adjacent to the proposed Public Works office building, but it is not clear if these areas are raised 6 inches above the parking lot. The applicant did not provide any detail related to site lighting.

The proposal has not demonstrated full compliance with the interior surface parking area standards. Prior to site development approval, the applicant shall provide (a) lighting plans and details compliant with DMC 25.70; (b) revise site plans to provide a 6-foot landscape planter at the end of all parking rows; (c) note the height of the raised sidewalks on the plans; and (d) provide details on the 6-inch curbing on the plans. (Condition F.5.h and F.19)

g. DMC 25.70.040(2)(a) through (h) – Street Design. This section is applicable to projects proposing street improvements and/or located in a Designated Gateway. The proposal is not located in a Designated Gateway. This standard is not applicable to this project.

h. DMC 25.70.040(3) requires 15-foot wide sidewalks along Wilmington Drive and Ross Avenue. The project is not located along Wilmington Drive or Ross Avenue. This standard is not applicable to this project.

i. DMC 25.70.040(4) – Gateway. The subject property is not located within a designated gateway, as depicted in the code. This standard is not applicable to this project.

j. DMC 25.70.050(2) – Public Plaza Guidelines. This code section pertains to the requirements of public plaza projects near the Ross Street corridor. This property is not located near the Ross Street corridor. This standard is not applicable to this project.

k. DMC 25.70.060(2)(a) through (f) – Plaza Landscape. This code section pertains to the landscape requirements in public plazas. This property does not include a public plaza element. This standard is not applicable to this project.

l. DMC 25.70.060(3)(a) through (f) – Streetscape. Street trees shall be planted between 25 and 30 feet on center on both sides of all commercial streets.

   Staff Analysis and Conclusion: Street trees are already in place along Center Drive and Civic Drive at acceptable spacing intervals. No additional street trees are required.

m. DMC 25.70.070(3)(a) and (b) – Building Height. The code states that two stories are preferred for new buildings; however, one to three stories are allowed. The minimum height is 18 feet. The maximum height is 50 feet. At floors above the second level, buildings shall step back at least 2 feet minimum from the first and second story building face and include a change of material above the second story. Building focal points do not need to be set back.

   Staff Analysis and Conclusion: The buildings are two stories or less; therefore, the step back requirements are not applicable. The proposed two-story Public Works office building has a maximum height of approximately 42.5 feet. The proposed storage building has a maximum height of approximately 24.7 feet. The proposed fuel station has a maximum height of approximately 28 feet. None of the proposed buildings are greater than two stories. The proposal is compliant.

n. DMC 25.70.070(4) – Building Modulation. Buildings over 60 feet in length, as measured parallel to a street or parking lot, shall be divided along the façade abutting a public street or parking lot at regular intervals. Building modulation may be accomplished in several ways, including: (a) the stepping back or projection of a portion of the façade, (b) including significant building elements, such as balconies, porches, canopies, towers, entry areas, etc., which visually break up the façade, (c) building focal points, which include distinctive entry features, etc., (d) changing the roofline, (e) changing materials, and/or (f) using other methods acceptable to the City. DMC 25.10.020.065 defines a "building" as "any structure used or intended for supporting or sheltering any use or occupancy." The code defines "abut" as to be "contiguous with or touching property lines or right-of-way."

<u>Staff Analysis and Conclusion</u>: The fueling station is an open sided structure; therefore, building modulation requirements are not applicable. The Public Works office building is subject to building modulation standards because the west and east elevations abut parking areas and are approximately 120 feet in total length. The Public Works office building addresses the modulation requirements through the addition of a canopy over the entries, which is one of the listed options under DMC 25.70.070(4). These elevations also depict a mix of vertical and horizontal siding, which provides visual modulation to the facades. The eastern façade provides a masonry wall and vegetation that screens the façade from the proposed parking areas. The office building is compliant for building modulation.

The proposed storage building is subject to building modulation standards because the south elevation abuts a parking area and is approximately 81 feet in total length. The proposed covered storage building addresses the modulation requirements by providing a step back modulation of 7 feet and 18 feet. The storage building is compliant for building modulation.

o. DMC 25.70.070(5)(a) and (b) – Building Elements and Details. All building sides facing public streets and plazas shall incorporate a substantive use of building elements to achieve a pedestrian scale in the commercial areas. The code lists the following options for meeting this standard (i) modulate building elements through treatment of openings/corners with special trim, molding or glazing, (ii) decorative building materials, (iii) enhanced or articulated building entrances (recessed or covered), (iv) pergolas, arcades, porches, decks, bay windows, dormers, (v) balconies are encouraged in upper stories, (vi) multiple-paned windows, (vii) decorative railings, grill work, or landscape guards, (viii) landscape trellises, (ix) decorative light fixtures, (x) storefront windows with glazing over at least 75 percent of the front facade of the ground floor, (xi) multi-story structures with balconies overlooking the street are encouraged, and (xii) other details or elements as approved by the City.

<u>Staff Analysis and Conclusion</u>: These standards apply to the building sides that face Center Drive, Civic Drive and the future street to the west as shown in the Old Fort Lake Subarea Plan. For the Public Works office building this means it applies to the east, south, and west elevations and for the storage building it applies to the west and south elevations. It does not apply to the east elevation of the storage building or the north elevations of both buildings because it will not be visible to the public right-of-way. These standards do not apply to the fueling station because it is open on all sides.

<u>Public Works Office Building</u> - The south and west elevations of the Public Works office building incorporate a substantive use of the listed building elements. Specifically, these façades provide a covered entry that frames the building entrance, multiple-pane windows, trim around all building windows and doorways, and artisan lap siding around the base of the building. The upper story of the east elevation is the only portion of the east façade that will be visible from a public-right-way and is subject to these standards. The north end of the upper story provides multi-pane windows and matching trim; however, the southern end of the upper story does not provide building elements and details as described in DMC 25.70.070(5). Unless the applicant can demonstrate that the upper story of the east elevation will not be visible, the southern portion of the upper story of the east façade shall include additional treatments that match the Public Works office building. (Condition F.)

<u>Storage Building</u> - The storage building west and south elevation includes artisan lap siding around the base of the building but does not include other building elements or details described in DMC 25.70.070(5). The storage building west elevation shall include additional building elements and details that match the Public Works office building. (Condition F.27.a and F.27.b)

p. DMC 25.70.070(6)(b) and (c) – Blank Walls more than 15 feet in length. Blank walls over 15 feet in length, and between two feet and eight feet in elevation height, should not face public open spaces, street rights-of-way, and parking lots. Where such walls are unavoidable, they shall be treated in at least two or more of the following ways: (i) Planters or trellises with vines, (ii) Landscaping that covers 30 percent of wall area within three years of planting, (iii) Special materials, (iv) Display windows, and/or (v) Other treatment approved by the City. Creative uses of building materials such as masonry units are encouraged.

<u>Staff Analysis and Conclusion</u>: The proposed storage building and fueling station do not have walls over 15 feet in length that face public open space, street-right-of-way, or parking lots. These buildings are either compliant or the requirement is not applicable.

Public works office building - The east, south, and west elevations of the Public Works office building face street rights-of-way, future street rights-of-way, or parking lots and is subject to the blank wall standards. The proposed Public Works office building includes several blank wall segments that exceed 15-feet in width and between two and eight feet in height. The blank wall areas are as follows:

- *South Elevation (Sheet A200, Attachment H.22): The portion of the south façade between the second story windows and the roof and also the area between the pedestrian entrance and the roll up door.*
- *East Elevation (Sheet A200, Attachment H.22): The area between the two roll up doors and the roof line.*

DMC 25.70.070(6) requires at least two or more treatments from the menu of options provided to address blank walls. The proposal has not demonstrated full compliance with the blank wall standards. Prior to building permit approval, the applicant shall revise the building elevations and provide a narrative detailing compliance with DMC 25.70.070(6). (Condition F.28)

q. DMC 25.70.070(7) – Building Roof. Roof designs should provide unifying elements. It is recommended that buildings have consistent roof slopes, details, materials and configuration. All roofs exposed to view from a public right-of-way shall have a minimum slope of six feet vertical to 12 feet horizontal, however, portions of roofs not visible from a public right-of-way may be flat or have a lesser slope. Roof mounted mechanical equipment (HVAC) shall be screened from view.

<u>Staff Analysis and Conclusion</u>: The roofs of all buildings will be visible from either Civic Drive, Center Drive or the future street to be located to the west and will be subject to these standards. The building elevations for the Public Works office and storage buildings describes the proposed roofs as cool weathered copper wide batten metal roofing that will match the color and materials of the two existing Civic Center Campus buildings.

The Fuel Facility Elevations (Sheet S3-4) do not identify the roof material, color, or minimum slope. It is assumed that the roof materials, colors, and roof slope will match that of the Public Works office and storage building, but that will need to be confirmed. Prior to building permit approval, the applicant shall provide building elevations and colors and materials board that clearly identify roof materials, colors. (Condition F.29)

The roofs of the proposed Public Works office and storage buildings will have a minimum slope of four feet vertical to 12 feet horizontal, which is not compliant with City standards.

The applicant has applied for a variance for roof slope, see Section D.4 below.

r. DMC 25.70.070(8) – Materials. Pursuant to the City's design standards, building materials should be durable and possess a traditional character. Roof and wall materials should provide textural interest. Corrugated metal siding and plywood siding should not be used for exterior walls. Windows shall have clear glazing only. Mirrored or reflective glass shall not be used. No

tilt-up type concrete buildings will be allowed. Exposed concrete shall be finished with design patterns and colors compatible with surrounding buildings.

<u>Staff Analysis and Conclusion</u>: The facades of the existing City Hall and Public Safety buildings located on the Civic Center Campus include artisan lap siding and hardie panel vertical smooth siding with batten boards. These buildings have metal roofing in a weathered copper color. The proposed Public Works office and storage buildings include artisan lap siding, hardie panel vertical smooth siding with batten board, and metal roof that matches the existing Civic Campus buildings and is compliant with these standards. The fueling station elevations (Sheet S3-4) do not identify the building materials. Additionally, the proposed window glazing type (e.g. clear) is not provided on any plans. Prior to building permit approval, the applicant shall (a) provide the proposed window glazing type, and (b) provide fueling station elevations with all building materials identified in compliance with DMC 25.70.070(8). (Condition F.30)

s. DMC 25.70.070(9) – Colors. The basic building shell may be earth tones, light green, taupe, brown, red-brown, buff gray, cream, white, natural wood, brick, stone, or similar colors. Trim should be of contrasting tones or colors. Accent colors shall not cover more than 10 percent of any building facade.

<u>Staff Analysis and Conclusion</u>: All three buildings are subject to the color requirements. The following reviews each building separately for compliance with DMC 25.70.070(9).

<u>Public Works Office Building</u>: The proposed Public Works office building artisan lap siding will be painted "superior bronze" color (earth tone). The hardie panel siding will be painted a "cork wedge" color (light brown). The artisan lap siding is approximately 4-feet in height from the base of the building, the remaining is the hardie panel siding. The window and door accent trim will be painted an "enduring bronze" color (earth tone) and the roof vents will be painted a "fireweed" accent color (red). The code requires that trim be a contrasting tone or color. The colored elevations illustrate that the wood and window trim is a similar color as the artisan lap siding. Additionally, the provided accent color calculations do not include window and door trim areas. Prior to building permit approval, the applicant shall select a window and door trim color that provides a contrasting color or a color that matches the Public Safety and City Hall buildings, and revise Sheet A102 building elevations (Attachment H.22) to include all accent color calculations in compliance with DMC 25.70.070(6). (Condition F.29)

<u>Storage Building</u>: The proposed storage building is designed with similar colors as the proposed Public Works office building. Prior to building permit approval, the applicant shall select a window and door trim color that provides a contrasting color or a color that matches the Public Safety and City Hall buildings, provide colored elevations, and revise Sheet A102 building elevations (Attachment H.22) to include accent color calculations in compliance with DMC 25.70.070(6). (Condition F.29)

<u>Fueling Station</u>: The fueling station elevations (Sheet S3-4, Attachment H.26) do not identify the building colors or provide accent color calculations. Prior to building permit approval, the applicant shall revise Sheet S3-4 of the Fuel Station building elevations to include building materials, colors, and accent color calculations in compliance with DMC 25.70.070(6). (Condition F.30)

t. DMC 25.70.070(10) – Service Areas. Building service elements and utility equipment should be contained within the building envelope and not encroach on pedestrian areas. All onsite service areas, loading zones, waste storage, disposal facilities, transformer/utility vaults, outdoor storage areas and similar activities shall be located in an area not visible from a public street or open space. If this is not possible, then the service area, loading zone, or storage area must be screened from public view. Acceptable screening options include material matching the adjacent building wall, a solid hedge, and/or other screening as approved by the City.

<u>Staff Analysis and Conclusion</u>: There are no designated loading or outdoor storage areas onsite. The site plans and elevation drawings do not specify transformer/utility vaults. The proposal will use the existing trash enclosure, which is located within the interior of the site. The existing enclosure is screened from public view by masonry walls, landscaping, and existing buildings. The trash enclosure was approved with the development of the City Hall and Public Safety buildings. This proposal includes no plans to alter the existing enclosure except to improve the landscaping to the west of the enclosure. The proposal complies with the applicable service area standards.

u. DMC 25.70.070(11) – Drive Thru design requirements.

<u>Staff Analysis and Conclusion</u>: This proposed project does not include a drive thru. This standard is not applicable to this project.

v. DMC 25.70.070(12) – Lighting. The color of light must be considered in the lighting design. Low-pressure sodium, which casts a yellow light, is not recommended. Light levels averaging at least one foot-candle are required along all sidewalks within the commercial area. All efforts to reduce glare from street and parking area lights should be undertaken. Accent lighting on architectural and landscape features is encouraged. Pedestrian-scaled lighting below 15 feet in height is required along all streets and in all public plazas. Parking area lighting shall not exceed 15 feet in height at entries and where parking is adjacent to buildings and shall not exceed 25 feet in other areas. All lighting shall be baffled to minimize glare and spillage into second story windows and the surrounding community.

<u>Staff Analysis and Conclusion</u>: The submittal does not include site lighting details. An electrical site plan and proposed lighting design details that indicate height, fixture type, and lumens shall be provided at the time of site development permit for review for compliance with DMC 25.70.070(12). (Condition F.19)

3. PLANNING DEPARTMENT REVIEW – TREE MODIFICATION (2019-036)

a. Chapter 25.120 Tree Retention applies to all new development projects that require site plan approval. The applicant proposes to meet the City's tree retention requirements, with the exception of grading into the tree protection radius of one Landmark Oregon white oak and five other trees, all located along the northern property limits. DMC 25.120.050 allows for Modifications from the provisions of the Tree Retention requirements based on special circumstances pertaining to the land or the trees on it. The process is a Type III procedure.

DMC 25.10.120.005 and DMC 25.10.190.115 provide the definitions for Landmark and Specimen Trees as follows:

"Landmark tree: means an existing healthy, well formed tree which poses no safety hazard due to potential collapse and that is of the following species, trunk type, and minimum diameter measured at breast height:

Table 3 - Landmark Tree per DMC 25.10.120.005		
Trunk-Type	Oregon white oak, pacific yew, or madrone	Douglas fir, western red cedar, western hemlock, or big leaf maple
Single Trunk	24 inches	30 inches
Multi-trunk (sum of diameters)	30 inches	45 inches

"Specimen tree," per DMC 25.10.190.115, means an existing healthy tree which poses no safety hazard due to potential collapse and is of the following species and minimum diameter measured at breast height; provided that the measure of multi-trunk trees shall be the sum of the diameters:

- Douglas fir, western red cedar, western hemlock or big leaf maple: 15 inches;
- Oregon white oak, Pacific yew, or madrone: 12 inches;
- Historic fruit trees: no size limit.

The applicant submitted the following to support the Tree Modification request:

- Tree Assessment prepared by Sound Urban Forestry dated August 13, 2019 (Attachment H.25). The Assessment found a total of 15 Oregon white oak and Douglas fir trees all in good or fair condition with the exception of one Douglas fir that is 90% dead. The trees are located along the northern boundary of the property.
- Oak Tree Encroachment Letter prepared by Sound Urban Forestry dated November 20, 2019 (Attachment H.28). The Letter describes that eleven trees are Oregon white oak trees and one is a Landmark Oregon white oak tree (Tree #3). The letter provides protection measures for the trees whose protection zones are proposed to be impacted.
- Explanation and Justification letter, including MO-13 Exhibit (Figure 2) prepared by Gray & Osborne, Inc. dated February 19, 2020 (Attachments H.30).

The proposal seeks to encroach in the tree protection zone of four of the non-landmark oak trees and the one Landmark oak tree. The following provides a code analysis of the proposal and the Modification request for compliance with DMC Chapter 25. 120.

b. DMC 25.120.030(2): Requires all landmark Oregon white oak trees be retained along with native understory within a protection zone one and one-half times the radius of the oak's canopy, unless the landmark oaks are within a proposed street right-of-way which is integral to the neighborhood and cannot reasonably be moved, or unless overall neighborhood densities cannot be met. In such cases, up to 30 percent of the landmark oak trees may be removed when consistent with the standards in the table of DMC 25.120.040(1). At least half of all other (non-oak) landmark trees shall be retained.

   <u>Staff Analysis and Conclusion</u>: No oaks are located within a proposed street right-of-way which is integral to the neighborhood, therefore the requirement that all landmark oak trees be retained applies. There is one landmark Oregon white oak (Tree #3) and no non-oak landmark trees. The proposal seeks to retain the landmark Oregon white oak tree; however, encroachment is proposed within its protection zone. Therefore, Type III Tree Modification approval is required per DMC 25.120.050.

c. DMC 25.120.030(3)(b): a minimum of 3 trees per acre shall be retained. The requirement is expressed as an average over the entire neighborhood plan or site plan; provided that no more than half of the existing trees other than oak, are required to be retained.

   <u>Staff Analysis and Conclusion</u>: The SUF Tree Assessment (Attachment H.25) located a total of 15 trees all located along the northern boundary. Of those, 13 will be retained and two Douglas fir trees (Trees #14 and #15) will be removed. The improvement area is approximately 1.066 acres, which requires retention of a total of 3 trees. The proposal exceeds the requirement.

   The parcel the improvements are located on is part of the larger civic campus which is approximately 7.7 acres and requires retention of 23 trees. The applicant did not provide an overall tree count for the site. The SEPA Checklist prepared for the construction of the City Hall and Public Safety buildings (SEPA 06-02 dated Oct. 6, 2006) provides that the overall site contained 82 trees prior to construction and 76 trees were to be removed, for a net retention of 6 trees. The files do not contain any more specific information on the tree locations, so it is not possible to know if the trees included in the SUF Assessment were counted, therefore an overall tree count is required to confirm compliance with DMC 25.120.030(3)(b). (Condition 6)

d. DMC 25.120.030(4): when the application contains oak management mapping units, tree retained therein shall count toward meeting the overall tree per acre requirement of DMC 25.120.030(3)(b).

   <u>Staff Analysis and Conclusion</u>: The property contains an oak management mapping unit. All onsite trees can be included in the overall tree per acre requirement. See Section D.3.i, below.

e. DMC 25.120.030(5) requires: "no clearing, grading, trenching, cutting, impervious surfacing, or other construction within the drip line of any tree to be retained, or within one and one-half times the radius of the canopy in the case of oak trees to be retained, no grades shall be lowered or raised so near as to jeopardize said trees; unless there is no other alternative and the intrusion is the minimum possible as determined by the director."

   <u>Staff Analysis and Conclusion</u>: All regulated trees are proposed to be retained; however the applicant has submitted a Tree Modification application to request to work within the drip line and/or one and one-half times the radius of the canopy of the one Landmark Oregon white oak tree (Tree #3) and five other trees that are intended to be retained (Trees #1, 2, 4, 12, and 13). SUF submitted Tree Encroachment Recommendations dated November 20, 2019 (Attachment H.28), which includes protection measures to protect the health and stability of the oak and other trees with the intent for long term retention. These measures include fencing, inspections during clearing and grading, and root protection. The SEPA Determination for the subject proposal (SEPA2019-005) includes Mitigation Measure 13, which provides several measures for tree protection. (Condition 1)

f. DMC 25.120.030(6) requires all landscape plans include the locations, size, species of all landmark, historic and specimen trees; reference which trees are to be retained; and how the retained trees will be protected during development.

   <u>Staff Analysis and Conclusion</u>: Sheet L3.0 of the Landscape Plans (Attachment H.46) depicts the location of the trees that are to remain and be removed including their tree protection radius. The size and species are not indicated and there are no notes regarding tree protection measures. The additional information shall be provided to the City in revised landscape plans prior to approval of the site development permit. (Condition F.5.g)

g. DMC 25.120.030(7) requires all trees to be retained remain protected for their life and that the site plan contain the following note: "This plan is subject to an approved tree retention plan which requires that certain trees be preserved. That plan, which is binding on all owners, is on file with the City Planning Department."

   <u>Staff Analysis and Conclusion</u>: The following note shall be added to the site plan prior to approval of site development permits: "This plan is subject to an approved tree retention plan which requires that certain trees be preserved. That plan, which is binding on all owners, is on file with the City Planning Department." (Condition F.7.c)

h. DMC 25.120.030(8) pertains to future tree removal requirements. DMC 25.120.030(9) pertains to areas outside of the area of the subject property.

   <u>Staff Analysis and Conclusion</u>: These code sections are not applicable to the proposal.

i. DMC 25.120.040(1) Oak Management mapping units. The section identifies the oak mapping units within the City and provides recommendations and preservation requirements. The North Site is located in mapping unit MO-13, which requires that 80% of the mapping unit be preserved. It also states that "for MO-13, the oak preserve shall be one contiguous block including the entire western portion thereof".

   <u>Staff Analysis and Conclusion</u>: The MO-13 mapping unit is largely comprised of Sequalitchew Creek Riparian Buffer. The applicant has provided a calculation demonstrating that the Public Works Operations Facility on the North Site will impact less than 4% of the MO-13 area, retaining approximately 96.1%. (see MO-13 and Oak Tree Exhibit prepared by Gray & Osborne, Inc., Attachment H.30). The requirement is met.

j. DMC 25.120.040(3) - (10) also provides several tree protection measures such as fencing during construction, and no cuts, fills, or trenching shall occur in oak preserves. Grading near oak preserves shall use natural contours when possible to avoid creating pedestals or bodies where oaks are growing. Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line.

Staff Analysis and Conclusion: The oak preserve protection measures provided in DMC 25.120.040(3) – 1(10) shall be added to the Landscape Plans and Grading Plans. (Condition F.5.g and F.7.d)

4. PLANNING DEPARTMENT REVIEW – GENERAL VARIANCE (PLNG2020-001)

The proposal seeks approval to deviate from four sections of the DuPont Municipal Code. Per DMC 25.160.010, a variance is a mechanism by which the City may grant relief from the provisions of the land use code where practical difficulty renders compliance with the provisions of that code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of that code and of the comprehensive plan cannot be fulfilled. Variances are not intended to be used as a means of circumventing individually inconvenient regulations, as a means to change the allowable uses in a land use district, or as a means to rezone property.

There are two types of variances with different review procedures, "administrative" (per DMC 25.160.030) and "general" (DMC 25.160.040). Based upon our review of the materials submitted, the proposal does not meet the requirements for an administrative variance as these are for minor deviations in yard widths, building projections into yards and building height. Accordingly, each of the requested variances meets the definition of a general variance.

Per DMC 25.160.020, a general variance is processed as a Type III procedure requiring a public hearing and approval from the hearing examiner. In order to approve a variance, the hearing examiner shall make written findings demonstrating that all of the criteria in DMC 25.160.050 have been met. The following provides a description of each requested variance together with staff analyses and conclusions, followed by a response to the criteria for approval.

The applicant submitted the following to support the Variance request:

- Variance Application Form for Design Standard Variances dated February 27, 2020 (Attachment H.38)
- Variance Application Form for Land Use Variance dated March 3, 2020 (Attachment H.39)
- Response to Design Standards Variance Criteria prepared by Gray & Osborne, Inc. dated February 27, 2020 (Attachment H.40)
- Response to Land Use Variance Criteria prepared by Gray & Osborne, Inc. dated March 3, 2020 (Attachment H.41)
- Revised Page 2 of the Response to Design Standards Variance Criteria prepared by Gray & Osborne, Inc. dated March 3, 2020 (Attachment H.42)
- Setback Variance Site Plan prepared by Gray & Osborne, Inc. dated March 3, 2020 (Attachment H.43)

a. Variance from DMC 25.35.050(1), Building Setback Restrictions. This code section states: "the front yard setback shall be between zero and 20 feet, except when across the street from a residential district, in which case it shall be that of the adjoining residential district."

<u>Staff Analysis</u>: Per DMC 25.10.160.110, the front lot line is both the south lot line adjacent to Civic Drive and the westerly lot line to the point where a 30-foot wide easement extends to provide access. The parcel upon which the new North Site facilities are located also fronts on Center Drive; however, it is not possible to locate the facilities adjacent to Center Drive due to the developed City Hall building at that location; therefore, staff assumes the front setback requirement does not apply to Center Drive. The property is not across the street from a residential district on any property line therefore the front yard setback is to be between zero and 20 feet. The proposal seeks to deviate from the required front yard maximum 20-foot setback for each building as follows:

<u>Public Works Office Building</u>: A general variance is required because the building is setback 229 feet from Civic Drive (exceeding the maximum setback by 209 feet), and 74 feet from the westerly access easement (exceeding the maximum setback by 54 feet).

<u>Storage Building</u>: A general variance is required because the building is setback 332 feet from Civic Drive (exceeding the maximum setback by 312 feet) and from the westerly access easement a distance of 131 feet (exceeding the maximum setback by 111 feet).

<u>Fueling Station</u>: A general variance is required because the fueling station is setback 176 feet from Civic Drive (exceeding the maximum setback by 156 feet) and from the westerly access easement a distance of 84 feet (exceeding the maximum setback by 64 feet).

The applicant provided the following justification for the general variance:

- *As proposed the building arrangement provides functionality and usability of the buildings. It allows for pedestrian access by the Public Works employees between the buildings, while allowing for circulation of the Public Works vehicles.*
- *Public access and visitor access are not intended or appropriate for the proposed use type. The requirement for a maximum 20-foot setback was likely intended for more commercial/retail type uses wherein the public is encouraged to frequent and access the uses.*
- *Locating the building(s) along Civic Drive in the area of the existing parking lot was attempted but determined infeasible due to limited accessibility for Public Works vehicles and fire trucks. In addition, the height of the proposed building would require structural changes to the existing Public Safety building. Locating the building(s) along Civic Drive would also result in overall poor utilization and function of the property, largely due to the limited developable area on the property.*

Staff generally agrees with the justification the applicant provided. The intent of the Mixed Use District is to provide "services to the entire community or larger market." The maximum front yard setback was likely intended to foster pedestrian and public access for viability of commercial uses, and it is not appropriate for the Public Works operations facilities type uses. The proposed Public Works facilities may serve the community; however, they are not intended for general public access and for safety and security reasons are fenced off from the public. See staff's response to the variance criteria for approval, below under Section 5, below.

b. Variance from DMC 25.70.020(3)(a) Building Orientation and Design Elements. This code section states: "Buildings shall generally follow the alignment of the streets they front. However, buildings may be set back up to 15 feet from the front property line when this setback area is to accommodate building entries, outdoor cafes or other pedestrian-oriented activities and uses. The 15-foot setback may be increased by up to 10 additional feet to accommodate large outdoor restaurants and the entry of a grocery store, a theater or similar uses to accommodate additional pedestrian-oriented space (as designated in Figure 4)."

<u>Staff Analysis</u>: This code section is in the City's Commercial Design Standards Chapter. This code provision applies to "streets they front." Per DMC 25.10.190.150 a "street" is defined as a public right-of-way, therefore the requirement applies to Civic Drive. It does not apply to Center Drive for the same reason as described in (1), above. It does not apply to the westerly access easement because the easement is not public right-of-way.

The code referenced additional outdoor features (building entries, outdoor cafes or other pedestrian-oriented activities and use) are not provided or appropriate for the Public Works facilities use; therefore, the code requires a maximum setback of 15 feet from Civic Drive. Staff finds this code provision is in conflict with the standards of the underlying zoning district described in (1), above which requires a maximum setback of 20 feet. Regardless of the conflict, a variance is required for each building as follows:

<u>Public Works Office Building</u>: A general variance is required to deviate from this front setback maximum of 15 feet. The building is setback 229 feet from Civic Drive, exceeding the maximum setback by 214 feet.

<u>Storage Building</u>: A general variance is required to deviate from this front setback maximum of 15 feet. The building is setback 332 feet from Civic Drive, exceeding the maximum setback by 317 feet.

<u>Fueling Station</u>: A general variance is required to deviate from this front setback maximum of 15 feet. The fueling station is setback 176 feet from Civic Drive, exceeding the maximum setback by 161 feet.

The justification for the variance is provided under Variance (a), above, which is also a front setback variance. In addition, the applicant justification for the building maximum setback variance was to provide more of a campus-like setting for the civic campus.

Staff generally agrees with the justification provided for the same reasons described for Variance (a), above. In addition, it is important to note that the design standards for setbacks likely didn't foresee a situation with multiple freestanding buildings on the same lot or how the fostering of pedestrian-friendly buildings would work for a secure civic function. See the response to the variance criteria for approval, under Section D.4.e, below.

c. Variance from DMC 25.70.020(3)(e) Building Orientation and Design Elements. This section states: "All primary building pedestrian entrances and storefront windows must face onto the primary street not the parking lot (secondary entrances and windows are encouraged on the façade facing rear parking lot)."

<u>Staff Analysis</u>: Staff interprets that the primary street that the primary building pedestrian entrances and storefront windows must face in this instance is Civic Drive. It does not apply to Center Drive for the same reason as described in Variance (a), above. It does not apply to the access easement because the easement is not public right of way. It does not apply to the future street located to the west as depicted in the Old Fort Lake Subarea Plan because the future street is not a "primary" street (there is no access from it).

DuPont Municipal Code does not define "primary street", "primary building pedestrian entrances" or "storefront windows." This intent of this section of the Commercial Design Standards (per DMC 25.70 020(1)) is to present and promote attractive, unified, and viable commercial business; promote pedestrian activity, safety and security while still providing adequate auto and truck access. Storefront windows are typically provided with a commercial/retail type use that displays products in their windows. The proposed Public Works facilities are not intended for public access, however, and do not require public access in order to be a viable business. It is staff's interpretation that this section of code was primarily intended for commercial uses and the requirements are not appropriate for the proposed civic/Public Works facility uses. The following describes the requested deviations from DMC 25.7020(3)(e) for each building.

<u>Public Works Office Building</u>: There are four entrances proposed, one on each side of the building. The south elevation faces Civic Drive however; it will be partially obstructed from view from the street due to the intervening fueling station. The building provides one entrance on the south elevation; however, the applicant has indicated that it is not the primary entrance. The primary entrance is located on the east side where it allows for ease of circulation among the different buildings. The building will only have escorted visitors, such as vendors, consultants, or staff from state or local agencies. The south elevation facing Civic Drive otherwise meets the code requirement in that it visually appears to be a primary entrance as it has double doors with an awning. "Storefront" windows are not provided along the south elevation, however standard windows are provided.

<u>Storage Building</u>: The south elevation features open garage bays with a single entry door to the west. No primary building pedestrian entrances or storefront windows face onto the primary street as it is intentionally limited for Public Works staff use.

<u>Fueling Station</u>: No primary building pedestrian entrances and storefront windows face onto the primary street as the facility is an open-sided structure. The fueling station is only for City use.

The following justification for the general variance was provided by the applicant:

- *The buildings are not intended or designed for public access; they are only intended for access/use by public employees. This is further evidenced by the security fencing provided around the new and existing facilities.*
- *The existing City Hall and Public Safety buildings were not designed in compliance with this code requirement. The existing City Hall building's main entrance does not face the primary street; it faces the parking lot to the west. The existing Public Safety building's primary entrance is located on the east façade, also facing the parking lot.*
- *Locating the building(s) along Civic Drive in the area of the existing parking lot was attempted but determined infeasible due to limited accessibility for Public Works vehicles and fire trucks. In addition, the height of the proposed building would require structural changes to the existing Public Safety building. Additionally, locating the building(s) along Civic Drive would result in overall poor utilization and function of the property, largely due to the limited developable area on the property.*
- *There is no on street parking along the north side of Civic Drive, primarily to allow for the exiting of fire and emergency vehicles to leave on emergency calls. This lack of street parking demonstrates that the site is not appropriate for public access or for buildings being oriented toward the street.*

Staff generally agrees with the justification provided. The intent of this requirement is to promote pedestrian access for the purpose of commercial viability, which is not appropriate for the proposed use. The design of the new Public Works office building provides what appears to be a main access with double doors and awning, and windows along the south elevation, which is an acceptable approach toward meeting the requirement. See the response to the variance criteria for approval under Section D.4.e, below.

d. Variance from DMC 25.70.070(7)(c) Architectural Building Character/Roof Pitch. This section states: "All roofs exposed to view from a public right of way shall have a minimum slope of six feet vertical to 12 feet horizontal, however, portions of roofs not visible from a public right of way may be flat or have a lesser slope."

<u>Staff Analysis</u>: This code section is from the City's Commercial Design Standards. It is assumed that all roofs of the proposed Public Works facilities will be visible from the public right-of-way of Civic Drive and Center Drive depending on the location; therefore, the provision applies to all three proposed new structures. (Top of roof elevations were provided by the applicant for the existing and proposed buildings, see page 9 of Attachment H.40.)

The design intent described in DMC 25.70.070(1) seeks to create a collection of buildings that presents a unified character while allowing for the individual architectural expression of each building. The design character of an individual building should be compatible with (share similar features such as color, scale, massing and height) its neighbors but may also include other features or characteristics that are different. Applicants shall demonstrate how proposed buildings are similar to or dissimilar from neighboring buildings, including those across the street, with regard to building forms and massing; rooflines and parapet features; materials and color and other features.

The applicant seeks to reduce the roof pitch on all three buildings to four feet vertical to 12 feet horizontal to match the roof pitch of the existing City Hall and Public Safety buildings on the Civic Campus.

The applicant's justification for the requested deviation is that the proposal would meet the design intent of DMC 25.70.070(1) by providing a civic campus with a unified character and compatible architectural features.

Staff concurs with the applicant's justification and concludes that a civic campus that is unified in its architectural design elements will provide a superior result than strict adherence to the code roof pitch requirement. See the response to the variance criteria for approval under Section D.4.e, below.

e. DMC 25.160.050 Consistency with Criterion for Approval of General Variances. In order to approve general variances, the decision maker shall make written findings demonstrating that all of the criteria in DMC 25.160.050 have been met. The following provides the criteria followed by staff's response and recommendation. The numbering of each criterion is consistent with DMC 25.160.050.

1) The proposed variance will not amount to a rezone nor authorize any use not allowed in the land use district.

   <u>Staff Analysis and Conclusion</u>: Per DMC 25.35.020(4), the proposed "public use" is a permitted use in the Mixed Use District. The criterion is met for all requested variances.

2) Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same land use district, demonstrating that literal interpretation of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same zoning district under the terms of this title.

   <u>Staff Analysis and Conclusion</u>: There are special conditions and circumstances which exist which are peculiar to the land. The site is already in a developed condition as the Civic Center campus; it holds the City Hall and Public Safety buildings and their associated parking and landscaping areas. The location of the existing improvements limits the options for siting the proposed improvements. The proposed use will expand the civic uses on the campus to the available undeveloped portion of the property, which is behind the existing Public Safety building in the westernmost portion of the site, which sites upon a plateau elevated above the rest of the campus. The site is further constrained by critical areas to the north.

   The location is essentially to the rear of the site; which limits the ability to site the buildings and primary entrances on the street. As stated above, the applicant attempted to design the Public Works office building toward Civic Drive but found it to be problematic for pedestrian (staff) and vehicular circulation. The proposed building locations are situated to facilitate efficient use and access to each structure by the Public Works staff, limit grading to the greatest extent possible, and for circulation of Public Works and emergency vehicles. The criterion is met for all requested variances.

3) The special conditions and circumstances noted in subsection (2) are not the result from the actions of the applicant or property owner.

   Staff Analysis and Conclusion: The applicant and owner are the City of DuPont. The existing buildings were constructed by another party and the record is not clear as to how the existing site or building design complied with or met the intent of the City's standards for setbacks, building orientation or roof pitch. It is apparent from the layout of the existing buildings that the site was designed as a civic campus and not as street front commercial buildings, as the intent of the code appears to require. The usable space for future development and limitations for meeting code requirements was determined by the original design and placement of the existing buildings. The City, as the current owner and in the interest of being good stewards of City property, seeks to provide its citizens with facilities that are developed in the most cost-efficient manner as possible, while constructing needed operational facilities that function efficiently and safely. Staff finds the criterion is met for all requested variances.

4) Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district;

   Staff Analysis and Conclusion: Granting the variances will allow for the expansion of the civic campus to improve the Public Works operations and better serve the City's operational needs. The proposed use is operational in nature and comes with unique security requirements. The uses and buildings are not intended for public access as the code requirements intend to foster. The requested variances are unique to the site given it is the only existing civic campus property in the City and in the Mixed Use District. The criterion is met for all requested variances.

5) The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated; and

   Staff Analysis and Conclusion: As conditioned, the granting of the setback, building orientation and roof pitch variances will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the property is situated. Staff finds that granting approval of the variances will be in the public interest as they will allow for an efficiently operated and secure Public Works facility that is designed to be architecturally consistent with, and complementary to, the other buildings on the site. The criterion is met for all requested variances.

6) The requested variance does not go beyond the minimum necessary to afford relief.

   Staff Analysis and Conclusion: The requested variances are the minimum necessary to afford relief. The proposed site design is intended for efficient pedestrian (staff) and vehicle circulation and parking. The applicant has demonstrated that there are no other practicable options for building location on the site given the existing developed nature of the site. The applicant has demonstrated that the building orientation and door/window placement requirements are more appropriate for a commercial/retail type of use that seeks to engage the public and display product types for its commercial viability and is not appropriate for a Public Works facility that is designed strictly for employee use and prohibits general public access. The reduction in roof pitch is no less than the roof pitch of the existing City Hall and Public Safety buildings and provides an equivalent or superior result to the steeper pitch requirement by being similar to/consistent with the existing buildings. The variance requests are, therefore, the minimum necessary. The criterion is met for all requested variances.

It is staff's conclusion based on review of the proposal and justification provided that the criterion is met for each requested variance; therefore, staff recommends approval.

5. ENGINEERING DEPARTMENT REVIEW

The City Consulting Engineer, Adam Braun, PE, of AHBL has submitted comments regarding review of the application dated October 18, 2019 and March 26, 2020. The letters have been included in the summary of record, Attachment H.48. The City's Consulting Traffic and Transportation Engineering Consultant, Maryanne Zukowski, PE, reviewed the traffic study submitted for the proposal and provided approval on February 20, 2020. See Attachment H.49.

6. FIRE DEPARTMENT REVIEW

The City Fire Department submitted comments on the application in their letters dated June 18, 2019, November 5, 2019 and March 17, 2020. See Attachment H.50.

7. BUILDING DEPARTMENT REVIEW

The City Building Department submitted comments regarding review of the application dated June 14, 2019 and February 21, 2020 which have been included in the summary of record and made conditions of approval, where warranted. See Attachment H.51.

E. CONCLUSIONS

In accordance with the criteria in DMC 25.175.040, staff has evaluated the proposal and finds that, subject to the recommended conditions below, the proposal is consistent the DMC and existing ordinances concerning public utilities, traffic, facilities, and services, and provides access, landscaping, screening, building placement, parking lot layout, and protection of sensitive areas, subject to the recommended conditions of approval provided in Section F, below. As demonstrated in the Consistency Analysis, the proposal meets the criteria for approval.

- The proposal has been reviewed for compliance with the requirements of DMC 25.150 (Site Plan Review PLNG2019-024) and staff has concluded that it meets the requirements and should be approved subject to the recommended conditions of approval.
- The proposed site and building design has been reviewed for compliance with the requirements of DMC f25.70 (Design Review, PLNG2019-034) and staff has concluded that it meets the requirements and should be approved subject to the recommended conditions of approval.
- The proposal for construction within the tree protection zone of five trees has also been evaluated against the requirements for a Modification to the Tree Retention Requirements in DMC 25.120 (Tree Modification, PLNG2019-036), and staff has concluded that it meets the requirements and should be approved subject to the conditions of approval.
- The requested setback, building orientation and roof pitch variances have been evaluated against the requirements of DMC 25.160 (Variance, PLNG2020-001) and staff has concluded that it meets the criterion for approval and should be approved.

F. RECOMMENDATIONS

Based on the findings, analysis and conclusions in this report, DuPont staff recommends approval of the Public Works Operations Facility North Site proposal subject to the following conditions.

1. The City issued a Modified SEPA Mitigated Determination of Non-significance dated Feb. 27, 2020 that was adopted for this application. All mitigation measures are incorporated herein by reference as conditions of approval.

2. A separate sign permit is required for any building or other signage in accordance with the requirements of DMC 25.116.

Address with following in conjunction with Site Development Permits

3. Geotechnical Report Requirements:

   a. Provide a revised geotechnical report that addresses review of the final site plan.

   b. The design and construction of the proposal shall follow the recommendations of the geotechnical engineer as provided in the PanGeo Geotechnical Report dated February 21, 2020, and as updated or amended.

4. The following conditions pertain to the adjacent and onsite critical areas:

   a. All grading and improvements shall be relocated outside of the Sequalitchew Creek 100-foot buffer. Alternatively, you may apply for a Type III Critical Area Permit for work within the 100-foot buffer. A Habitat Management Plan and stream buffer mitigation plan will be required per the requirements of Chapter 25.105.

   b. Identify the height of all walls. Walls greater than six feet in height are considered structures and are not allowed within the 15-foot structural setback from the edge of the 100-foot stream buffer.

   c. Depict the 40-foot steep slope setback consistently on all plans. All improvements shall be located outside of the steep slope setback. Alternatively, you may apply for a Type III Critical Area Permit for work within the 40-foot steep slope setback.

5. The following conditions pertain to the Landscaping Plans:

   a. Per DMC 25.90.020(2) 20% of the site (i.e. entire parcel) shall be landscaped area. Provide the landscape calculation on the landscape plans.

   b. Per DMC 25.70.030(2)(e) and (3)(g), an average of one tree per four parking stalls shall be provided. Provide the tree calculation and clearly label the trees on the landscape plans.

   c. Irrigation water usage calculations and water conservation notes demonstrating compliance with the requirements of DMC 25.90.040 shall be stated on the Plans.

   d. Per DMC 25.70.030(2)(a), provide a 30-inch wall or planter within the perimeter landscape buffer located adjacent to the parking area between the Public Works office building and the westerly property line.

   e. Per DMC 25.70.030(2)(c), all perimeter parking lots shall be edged with a six-inch, cast-in-place concrete curb unless the buffer is specially designed to direct water runoff to a biofiltration swale. Provide the curb details on the plans.

   f. Per DMC 25.70.030)(2)(d) and (e) the landscape plans shall provide five shrubs per 100 square feet of landscaping between the western parking area and the vehicle storage building drive aisle and the westerly property line; and (b) clearly label all proposed trees.

   g. Indicate the tree species and sizes for the trees that are to be retained and removed on the landscape plans. The oak preserve protection measures provided in DMC25.120.040(3) – 1(10) shall be added to the Grading Plans.

   h. The following landscape islands are required in the parking areas. The islands should generally contain a tree, shrubs and groundcover unless there is a concern for utilities.

      1) The four-stall parking row east of the storage building requires a 6-foot wide landscape planter on the east end.

2) The western landscape planter located at the four-stall parking row to the northeast of the Public Works office building shall be redesigned to meet the 6-foot wide requirement.

3) The seven-stall parking row between the Public Works office building and the existing Public Safety building (facing the building) does not contain a planter on either end. Unless there is good justification provided as to why the landscape islands cannot be provided (such as circulation issues), the 6-foot wide planters shall be provided on each end.

6. Provide an overall tree count for the site and confirm that a minimum of 3 trees per acre will be retained in compliance with DMC 25.120.030(3)(b).

7. The following conditions pertain to the civil plans:

a. Provide a consistent set of site plan, grading plan and landscape plans.

b. Provide a parking exhibit that clearly identifies the existing and proposed parking areas and quantities.

c. Per DMC 25.120.030(7), add the following note to the site plan: "This plan is subject to an approved tree retention plan which requires that certain trees be preserved. That plan, which is binding on all owners, is on file with the City Planning Department."

d. The oak preserve protection measures provided in DMC25.120.040(3) – 1(10) shall be added to the Grading Plans.

e. Per DMC 25.70.030(2)(c), all perimeter parking lots shall be edged with a six-inch, cast-in-place concrete curb unless the buffer is specially designed to direct water runoff to a biofiltration swale. Provide the curb details on the plans.

f. Per DMC 25.70.030(3(iii), provide details on the height of the raised sidewalks on the plans.

g. Per DMC. 25.70.030(3)(b) provide a 6-foot landscape planter at the end of all parking rows;

h. The width, type, and Pierce County Recording Number of all easements identified in the Title Report shall be shown and labeled on the Plans (e.g., 10' Storm Drainage Easement — Recording No. 12345).

i. The Applicant shall submit a preliminary utility plan identifying the existing and proposed water, storm, and sewer systems, to allow the City to determine the feasibility of the site layout. The utility plan shall include the pipe sizes, routing, proposed points of connection for the utilities, and location for the FDCs and hydrants. City Geographic Information System (GIS) information for the City's water and stormwater system are available upon request.

j. All relevant City Standard Details for street, storm drainage, and water construction shall be provided in the plan set submitted for construction review.

k. ADA pedestrian access shall be provided from the street to the proposed building.

8. Separate water connections with backflow prevention devices will be required for domestic, fire, and irrigation. Such devices shall be located in underground vaults with easements granted to the City of DuPont for access. The locations of the meters and backflow devices for the water service connections (i.e., domestic, fire, and irrigation) should be shown and labeled for review of site feasibility. Meter sizing calculations will be required for domestic and fire water services.

9. The proposed layout of the water system for the property shall include the proposed fire hydrant locations, sizes of proposed mains, and proposed points of connection to the existing water system. Upon receipt of this information, we can update the City's Water System Model and provide information for both static pressure and available fire flow for the property. City water mains, if any, shall be looped to existing water mains.

10. A minimum of one fire hydrant per 1,250 gallons per minute of required fire flow shall be provided within 150 feet of the proposed building. The Applicant shall confirm the required fire flow with the City Fire Department and identify the existing and proposed fire hydrants to meet this requirement.

11. A drain shall be provided for the covered fueling station, which shall be directed to sanitary sewer and routed through an oil-water separator. Applicant shall provide sizing calculations for oil-water separator. Connection to storm will not be allowed.

12. Fuel storage tanks shall be enclosed by a concrete containment wall with a drain. Applicant shall provide sizing calculations for containment area and volume, and structural calculations for wall sizing. Containment area shall have a drain with a closed valve, directed to sanitary sewer, for spill containment and periodic maintenance.

13. The project activities shall comply with the requirements of the Washington State Department of Ecology National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction activity. An NPDES permit may be required for this project prior to issuance of a grading permit.

14. Documentation of Pierce County Public Works and Utilities approval of the Sanitary Sewer Plans for this project will be required prior to issuance of a construction permit.

15. Emergency Vehicle Access Standards: Width/ Per DMC 25.95.050 Note No.4, the minimum aisle width for two-way traffic and for emergency vehicle operations is 26 feet.

16. Emergency Vehicle access less than 26 feet shall be allowed as long as the access is marked in accordance with section 503.3.

a. Striping. Painted lines of red traffic paint shall mark fire apparatus access six (6) inches in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" shall appear in four (4) inches of white letters at 25 feet intervals on the red boarder markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

b. Signs. Signs shall read "NO PARKING FIRE LANE" and shall be twelve (12) inches wide and eighteen (18) inches high. The signs shall have letters and background of contrasting colors, readily legible from a fifty (50) foot distance. Signs shall be permanently affixed to a stationery post and bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls or as approved by the code official.

c. Signs are the preferred method.

17. Per the City Street Standards, any substandard curb ramps along street frontage shall be upgraded to current ADA requirements and City Standards. A right-of-way permit will be required for the construction of any improvements within the right-of-way.

18. The site plan shall include supplemental exhibits to demonstrate that the City Fire Department's large apparatus can navigate the site (lane width, radius), including access to fire department connections (FDCs) and hydrants. The Fire Department will confirm the adequacy of vehicle access points.

19. Lighting shall conform to the requirements of DuPont Municipal Code (DMC) 25.70.070 (12). A parking lot lighting plan, including a photometric exhibit showing the lighting levels, light fixture details and pole heights, will be required for the proposed project. Provide a spec sheet of the light fixtures demonstrating they are shielded fixtures.

20. A Stormwater Site Plan, in accordance with the 2012 Department of Ecology (DOE) Stormwater Management Manual for Western Washington, with 2014 amendments, will be required for this project. Infiltration of rooftop areas shall be used where feasible.

21. The City's Stormwater System Development Charge (SDC) will apply to the proposed development. The SDC is $1,000 per 1,900 square feet of impervious surface.

22. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control (TESC) Plan shall be prepared for the project. The project activities shall comply with the requirements of the DOE National Pollutant Discharge Elimination System (NPDES) general permit for stormwater discharges associated with construction activity.

23. Documentation of Pierce County Public Works and Utilities approval of the sanitary sewer system for this project will be required. Landscape and irrigation plans that demonstrate compliance with the DMC and current City of DuPont Public Works Standards shall be submitted for review and approval. The Applicant will be required to demonstrate compliance with the substantive requirements identified in DMC Chapter 25.90 Landscaping. The irrigation of the landscaping shall meet the requirements of DMC 25.90.040. Documentation that the requirements will be met shall be added to the landscape and irrigation plans for land use approval.

24. The following is required to ensure adequate facilities are provided for refuse and recycling needs. The applicant shall either:

a. Provide confirmation from the service provider that the size of the refuse and recycling enclosure is adequate for the existing and proposed uses and/or that additional pick up times per week are required.

b. Alternatively, upsized or new facilities shall be provided in an area that is already developed (i.e. such as parking spaces). The new facility shall meet the design requirements of DMC 25.100 and DMC 25. 70.070(1) and be approved by the service provider as meeting their requirements for access.

Address with following prior to issuance of Building Permits:

25. A Transportation Concurrency Certificate is required to be obtained prior to issuance of a building permit.

26. The Applicant shall obtain a copy of the City's Water Availability Form, complete the top half, including the estimated peak day water usage in gallons per day, and submit the form to the City for review and approval. Project Water Usage under Part A shall reflect the estimated peak day water usage in gallons per day. The form shall be signed by the City's Public Works Director.

27. Per DMC 25.70.070(5), provide additional building elements and treatments in the following areas:

a. The southern portion of the upper story of the east façade of the Public Works office building shall include additional building elements and details that match other portions of the Public Works office building.

b. The storage building west elevation, include additional building elements and details that match the Public Works office building.

28. Per DMC 25.70.070(6)(b) provide treatments to address the blank wall requirements on two areas of the Public Works office building:

a. South Elevation: The portion of the south façade between the second story windows and the roof and also the area between the pedestrian entrance and the roll up door.

b. East Elevation: The area between the two roll up doors and the roof line.

29. Per DMC 25.70.070(9), the building colors for all buildings shall be revised so that the window and trim color is a contrasting color from the main building color. Provide the window and trim area calculation on the elevations indicating that it is no more than 10 percent of any façade of all buildings.

30. Provide elevations for all three buildings and identify the type and color of all materials used for all buildings. Include the window glazing type and the minimum slope of the roof for each building.

31. The architectural plans shall provide details demonstrating compliance with the window transparency and trim dimension requirements of DMC 25.70.050.

32. The structures, at the time of their Building Permit submittal, must be designed to meet the requirements of the building construction codes in effect at that time. The following codes are currently enforced by the City of DuPont: the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code.

33. The project must receive all land use and civil construction approvals.

34. Prior to issuance of a building permit, the applicant shall provide a copy of Pierce County Sewer Service Permit (if applicable) for City record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval to be completed prior to their issuance of service connection permit. Each subsequent tenant modification of the building requiring sanitary waste must also complete a pre-treatment review and provide copy of sewer service permitting, where applicable, prior to obtaining a building permit for associated improvements.)

35. Separate Plumbing and Mechanical Permits shall be required for the project. Plans showing the details for construction for each shall be submitted to the City for review and approval prior to permit issuance. (Note: Electrical permits may be obtained through Wa. St. L&I.; sewer service and permitting through Pierce County Utilities.) Separate Underground Fire Service, Fire Suppression and Fire Alarm Installation Permits are also required through the City (review and inspection by the Dupont Fire Department). Prior to bringing any alarm systems into full operation, the system(s) must be registered with the City through an alarm permit, available at City Hall. Please contact the permit counter for applications or questions.

36. Fire flow requirements, FDC location, and adequacy of on –site hydrant provisions will be determined by the DuPont Fire Chief or his designee.

37. Address will be assigned for the project site, building designation may be required by the Building/Fire department as needed to facilitate response for emergency services.

38. Permit fees for building permits will be determined per the fee schedules of adoption at the time of permit application submittal. Full payment of plan review fees associated with the structure will be required at submittal. Application forms are available on-line.

39. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work.

40. If a fire pump is required, the system shall comply with NFPA 20. Three (3) sets of plans and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work.

41. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans, material specifications sheet for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work.

42. If an emergency generator is installed. The system shall comply with NFPA 110 and 111. The generator shall be listed in accordance with UL 220. Three (3) sets of plans and material specification sheets for all equipment used in the system shall be submitted for review, approval and permits used prior to commencing work.

43. A building permit issued by the City is required when gates are installed on commercial developments. In order for the City to issue the building permit, the following requirements must be met: (A, B, C, D and E) for the three (3) gates.

a. Gates shall have an Opticom activation system or an equivalent and compatible system that is approved by the Fire Chief.

b. Gates shall have rapid-entry key capabilities compatible with the local fire department per IFC, Section 506.

c. All electrically-activated gates shall have default capabilities to the unlocked position.

d. The minimum clear width of a gate shall be compatible with the required street width.

e. Gates that might be obstructed by the accumulation of snow shall not be installed.

A vehicular turn-around must be provided in front of the gate.

Address with following during Construction

44. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction)

Address with following prior to Certificate of Occupancy

45. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.

46. All new building shall have approved emergency responder radio coverage per section 510 of the 2015 International Fire Code.

47. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box.

48. Prior to Fire Department approval for occupancy, an underground fire line shall be installed. The system shall comply with NFPA 24 Standard for Installation of Private Fire Service Mains. Three (3) sets of plans, material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. The FDC shall be a minimum of 50 feet or 1&1/2 times the height of the structure away from the building. The FDC shall be within 50 feet of a hydrant and be 5-inch with a locking cap. (Fire Department approval for location)

49. The project must comply with the requirements for GIS as-built drawings contained in DMC Chapter 24.10. As-built drawings and submittals shall be submitted and approved prior to issuance of a Certificate of Occupancy for the buildings, or portions thereof.

G. ATTACHMENTS (SUMMARY OF RECORD)

The following attachments to the Staff Report constitute the administrative record for the application:

1. City Zoning Map and Comprehensive Plan Land Use Designation Map
2. Parcel Map
3. Notice of Complete Application dated December 16, 2019.
4. Short Plat Application Withdrawal Request dated February 26, 2020
5. Notice of Application with Optional DNS issued December 19, 2019 together with Revised Notice of Application with Optional DNS issued December 19, 2019 with affidavits of mailing and posting.
6. Department of Ecology Toxics Cleanup Program Comment Letter dated January 9, 2020
7. Department of Ecology Southwest Regional Office Comment Letter dated January 9, 2020

8. Department of Archaeology & Historic Preservation Comment Email dated January 1, 2020
9. Tacoma-Pierce County Health Department Comment Letter dated January 10, 2020
10. SEPA MDNS with annotated SEPA Checklist dated February 27, 2020
11. General Variance Notice of Application with affidavits of mailing and posting issued March 5, 2020
12. Notice of Public Hearing issued May 31, 2019 with affidavits of mailing and posting published May 11, 2020.
13. Land Use Applications Cover Letter from Gray & Osborne, Inc., dated August 14, 2020
14. Soil Sampling Report prepared by Urban Environmental partners LLC dated August 1, 2019
15. Stormwater Analysis Memo prepared by Gray & Osborne, Inc. dated August 12, 2019
16. Vicinity Map prepared by Gray & Osborne, Inc. dated August 14, 2019
17. Pierce County Site Specific Sewer Information Letter Application dated August 18, 2019
18. Piping Plan prepared by Gray & Osborne, Inc. dated August, 2019
19. Title Report prepared by First American Title Insurance Company dated September 30, 2019
20. Cultural Resources Assessment prepared by Cultural Resource Consultants dated May 1, 2019
21. Water Availability from the City of DuPont undated
22. Building Elevations prepared by Gray & Osborne, Inc. dated August 6, 2019
23. Colors and Materials Board prepared by Gray & Osborne, Inc. dated August 6, 2019
24. Fuel Facility Mechanical Plan and Section Plan prepared by Gray & Osborne dated August 2019
25. Tree Assessment Prepared by Sound Urban Forestry, LLC dated August 19, 2019
26. Fuel Station Elevation Drawing prepared by Gray & Osborne, Inc. dated October 22, 2019
27. Response to August 2019 Planning Comments prepared by Gray & Osborne, Inc. dated October 23, 2019
28. Oak Tree Encroachment by Sound Urban Forestry, LLC dated November 20, 2019
29. Response to November 2019 Planning Comments prepared by Gray & Osborne, Inc., Inc. dated December 6, 2019
30. MO-13 Area and Designated Oak Tree Figure prepared by Gray & Osborne, Inc. dated December 6, 2019
31. Trip Generation Summary prepared by Geri Reinart dated January 14, 2020
32. Noise Study prepared by SSA Acoustics dated January 18, 2020
33. Response to January 2020 Land Use Comments prepared by Gray & Osborne, Inc. dated February 2, 2020
34. Revised SEPA Checklist prepared by Gray & Osborne, Inc., dated February 19, 2020
35. Accidental Spill Prevention Plan Application undated
36. Geotechnical Report prepared by PanGeo dated February 21, 2020
37. Response to January 2020 Tree Modification Comments prepared by Gray & Osborne, Inc. dated February 2, 2020
38. Design Standards Variance Permit Application form with Signature dated February 27, 2020
39. Land Use Standards Variance Permit Application form with Signature dated March 3, 2020

40. Response to Design Standards Variance Criteria prepared by Gray & Osborne, Inc. dated February 27, 2020
41. Response to Land Use Variance Criteria prepared by Gray & Osborne, Inc. dated March 3, 2020
42. Revised Page 2 of the Design Standards Variance Response prepared by Gray & Osborne, Inc. dated March 3, 2020
43. Setback Variance Site Plan prepared by Gray & Osborne, Inc. dated March 3, 2020
44. Overall Site Plan prepared by Gray & Osborne, Inc. dated March 4, 2020
45. Grading Plan prepared by Gray & Osborne, Inc. dated March 4, 2020
46. Conceptual Public Works North and South Site Landscape and Irrigation Plans prepared by prepared by Robert W. Droll, Inc. dated March 4, 2020
47. Public Works Building Colored Elevations prepared by Tovani Hart dated March 4, 2020
48. City of DuPont Engineering Department comment letters dated July 9, 2020, October 18, 2019, and March 26, 2020
49. City of DuPont Traffic & Transportation Engineer comment memorandum dated May 31, 2019
50. City of DuPont Fire Department comment letters dated June 18, 2019 and March 17, 2020
51. City of DuPont Building Services Division comment letters dated February 21, 2020 and June 14, 2019

H. PARTIES OF RECORD

- Gus Lim, PE, City of DuPont Public Works Director (Applicant)
- Dominic Miller, Gray & Osborne, Inc. (Applicant's Representative)
- Bill Anderson, City of DuPont Building Official
- Mike Turner, City of DuPont Fire Marshal
- Maryanne Zukowski, PE, PH Consulting (as City Traffic Engineer)
- Adam Braun, AHBL, Inc. (as City Engineer)
- Lisa Klein, AHBL, Inc. (as City Contract Planner)
- Erita Welborn, Tacoma-Pierce County Health Department (commenting agency)
- Eva Barber, Washington Department of Ecology (commenting agency)
- Stephanie Jolivette, Washington Department of Archaeology & Historic Preservation (commenting agency)

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cc: File No: PLNG2019-024, -034, -036 and PLNG2020-001

THE DUPONT VISION - A model small city known for its planned setting and hometown sense of community - a place that blends its natural beauty and rich Northwest history with a proactive approach to its future

DuPont • Washington

Welcoming for 5,000 Years

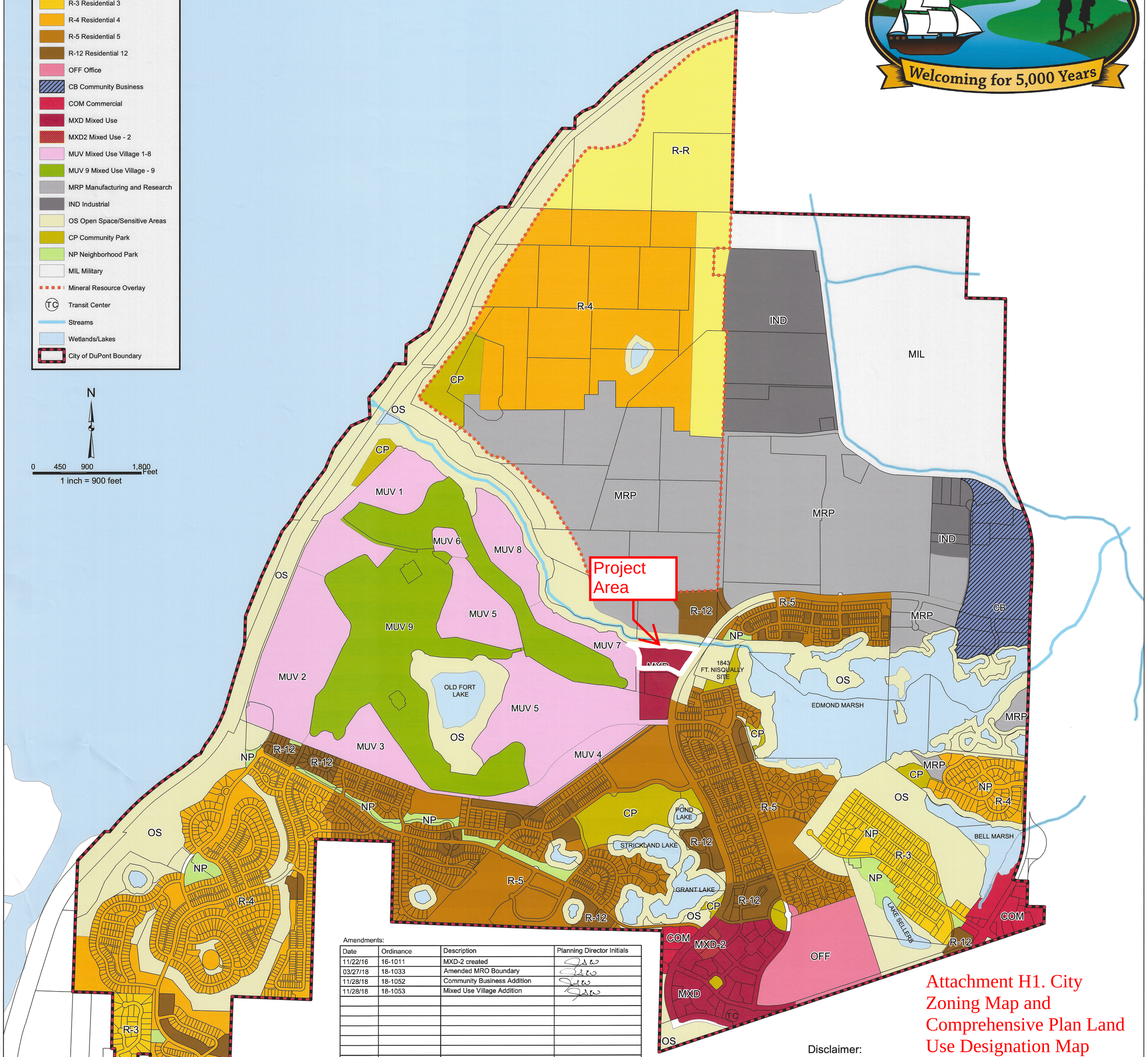
LEGEND:

- R-R Residential Reserve
- R-3 Residential 3
- R-4 Residential 4
- R-5 Residential 5
- R-12 Residential 12
- OFF Office
- CB Community Business
- COM Commercial
- MXD Mixed Use
- MXD2 Mixed Use - 2
- MUV Mixed Use Village 1-8
- MUV 9 Mixed Use Village - 9
- MRP Manufacturing and Research
- IND Industrial
- OS Open Space/Sensitive Areas
- CP Community Park
- NP Neighborhood Park
- MIL Military
- Mineral Resource Overlay
- TC Transit Center
- Streams
- Wetlands/Lakes
- City of DuPont Boundary

N

0 450 900 1,800 Feet

1 inch = 900 feet



Amendments:

Date	Ordinance	Description	Planning Director Initials
11/22/16	16-1011	MXD-2 created	
03/27/18	18-1033	Amended MRO Boundary	
11/28/18	18-1052	Community Business Addition	
11/28/18	18-1053	Mixed Use Village Addition	

Attachment H1. City Zoning Map and Comprehensive Plan Land Use Designation Map

Disclaimer:

Boundaries on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be necessary to confirm and verify information shown on this map.

STATE OF WASHINGTON)
) ss.
COUNTY OF PIERCE)

On this 13th day of February, 2019, before me, then undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MIKE COURTS, to me know to be the person who signed as the MAYOR of CITY OF DuPONT, a municipal corporation, the corporation that executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed and the free and voluntary act and deed of CITY OF DuPONT, for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument on behalf of said CITY OF DuPONT.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

TIFFANY GRAVES NOTARY PUBLIC COMMISSION EXPIRES 4-29-21 STATE OF WASHINGTON

Tiffany Graves (Printed Name)
NOTARY PUBLIC in and for the State of Washington.
My Commission Expires 04-29-2021

CITY OF DuPONT

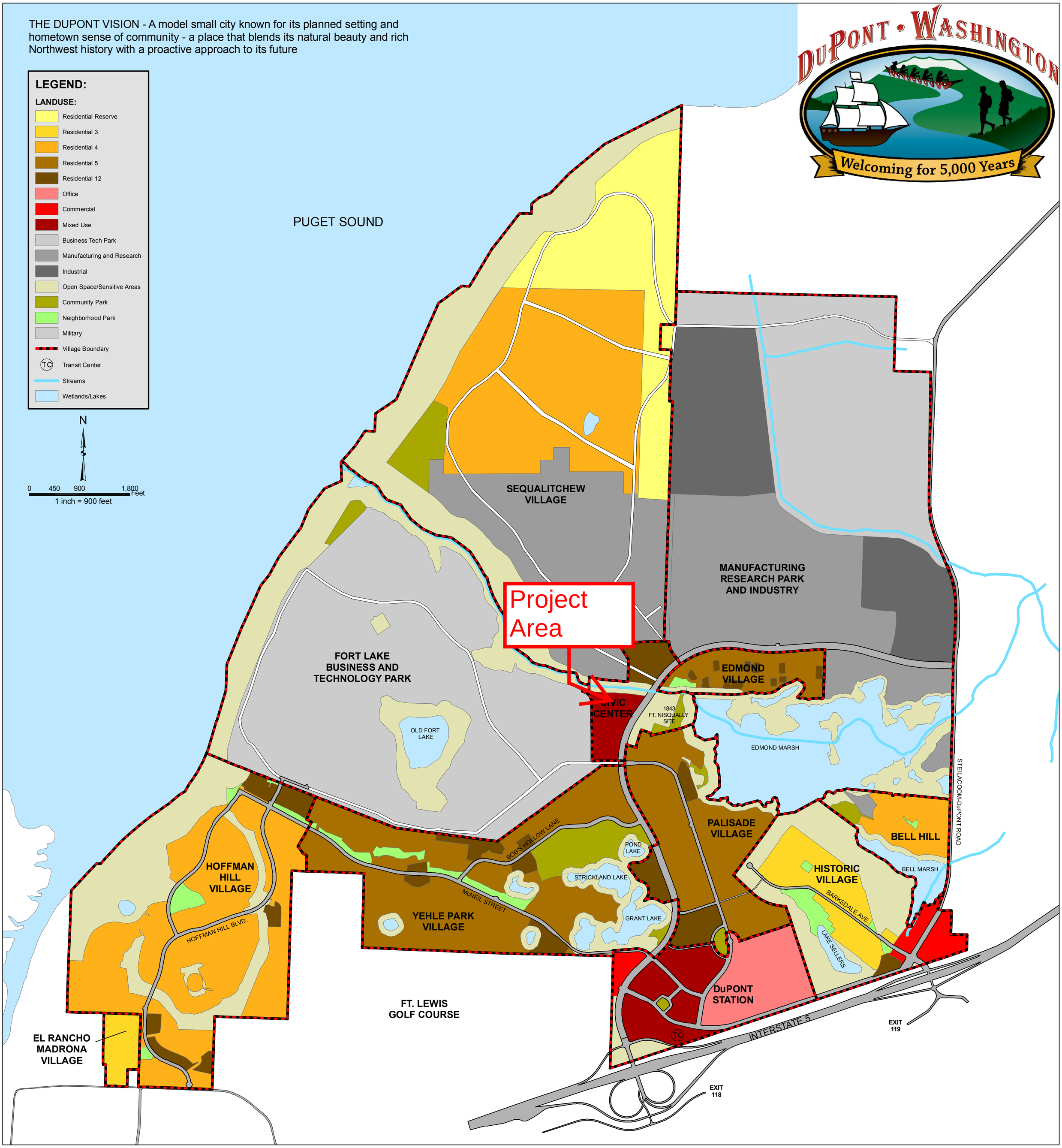
I hearby certify that this figure is an accurate and true representation of the City's Zoning Map

DATED this 13th day of February, 2019

CITY OF DuPONT

By _____
MIKE COURTS, MAYOR

THE DUPONT VISION - A model small city known for its planned setting and hometown sense of community - a place that blends its natural beauty and rich Northwest history with a proactive approach to its future



Amendments:

February 24, 2004	Bell Hill Comp Plan Amendment and Map Change, Ordinance #04-761
July 25, 2006	MRO Overlay Boundary Change, Ordinance #06-816
July 25, 2006	Fort Lake Comp Plan Amendment and Map Change, Ordinance #06-816
July 25, 2006	Civic Center Comp Plan Amendment and Map Change, Ordinance #06-816

Disclaimer:

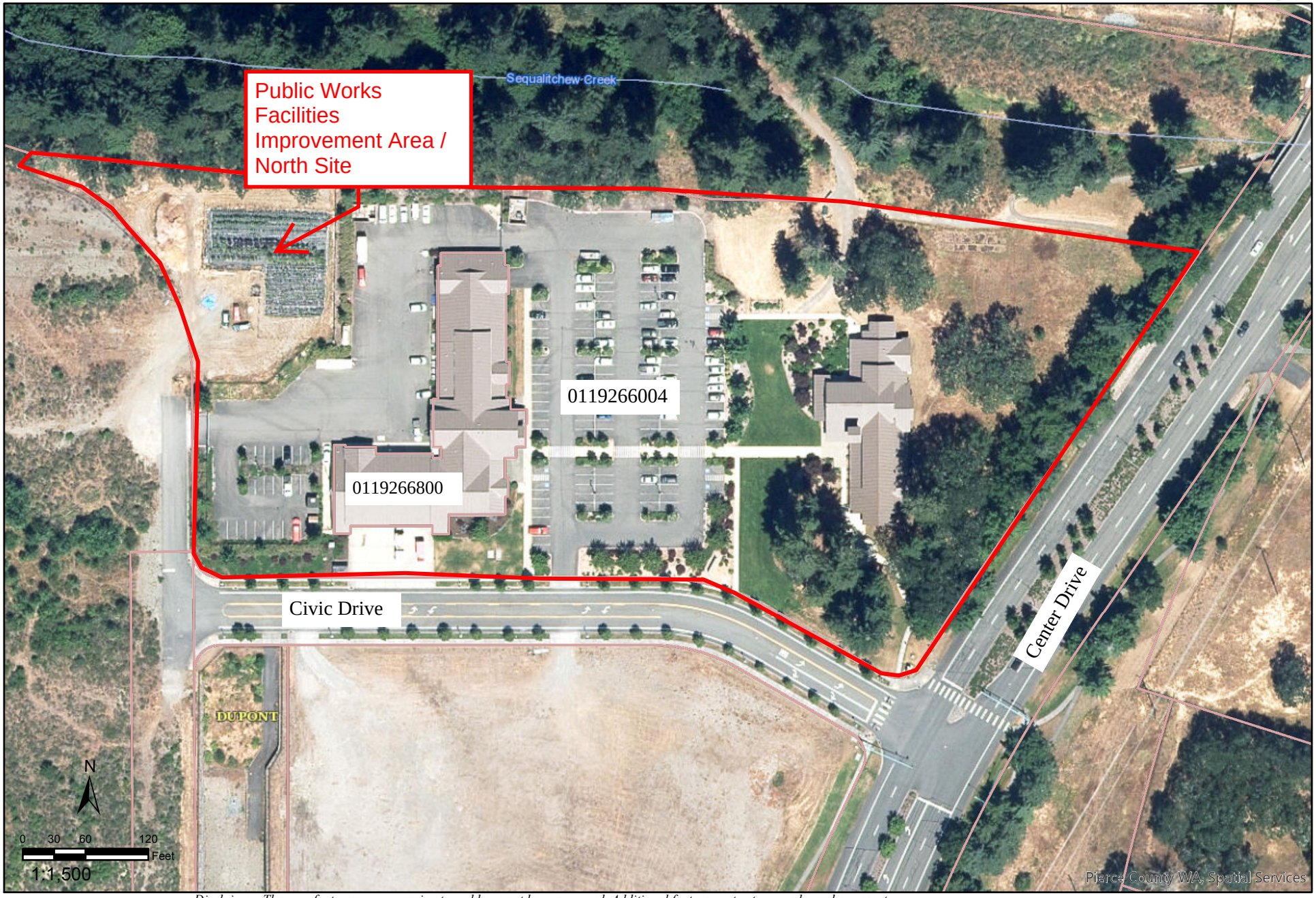
Boundaries on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be necessary to confirm and verify information shown on this map.

CITY OF DuPONT

Comprehensive Plan Map

April 2011

Parcel Map



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Attachment H2. Parcel Map

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

December 16, 2019

Sent via email only to: dmiller@g-o.com

Dom Miller, PE
Gray & Osborne Engineering
2102 Carriage Drive SW, Bldg I
Olympia, WA
dmiller@g-o.com

Subject: DuPont Public Works Operations Facility (aka North Site) Notice of Complete Application
File No. PLNG2019-024 (Site Plan Review); SEPA2019-005 (SEPA); PLNG2019-030 (Short Plat), PLNG2019-034 (Design Review) , PLNG2019-036 (Tree Modification).

Dear Mr. Miller:

In August 2019, we received the following documents related to your applications for the proposed DuPont Public Works Operations Facility (aka North Site) project. The following plans and documents were submitted:

- Land Use Application signed August 14, 2019
- Draft Geotechnical Report prepared by PanGeo dated April 25, 2019
- Soil Sampling Report prepared by Urban Environmental partners LLC dated August 1, 2019
- Vicinity Map prepared by Gray & Osborne, Inc. dated August 14, 2019
- Site Plan prepared by prepared by Gray & Osborne, Inc. dated August 8, 2019
- Landscape Plan prepared by prepared by Gray & Osborne, Inc. dated August 8, 2019
- Draft Trip Generation Summary prepared by Geri Reinart dated August 30, 2019
- Title Report prepared by First American Title Insurance Company dated May 10, 2019
- Building Elevations and Color Palette prepared by Gray & Osborne, Inc. dated August 6, 2019
- Grading Plan prepared by Gray & Osborne, Inc. dated August, 2019
- Piping Plan prepared by Gray & Osborne, Inc. dated August, 2019
- Stormwater Analysis Memo prepared by Gray & Osborne, Inc. dated August 12, 2019
- Pierce County Site Specific Sewer Information Letter Application
- Pierce County Receipt of Site Specific Information Letter Application
- Water Availability Form

The following additional items were submitted on October 24th, November 22nd, and December 6, 2019:

October 24, 2019 documents:

- Land Use Supplemental Submittal Cover Letter prepared by Gray & Osborne, Inc. dated October 23, 2019
- Preliminary Short Plat Application signed August 14, 2019
- Preliminary Short Plat Map prepared by Gray & Osborne, Inc. dated October 9, 2019
- Title Report prepared by First American Title Insurance Company dated September 30, 2019

Attachment H3. Notice of Complete Application dated December 16, 2019.

- Fuel Facility Elevations prepared by Gray & Osborne, Inc. dated October 22, 2019
- Site Noise Study prepared by SSA Acoustics, dated October 15, 2019
- Cultural Resource Report prepared by Cultural Resource Consultants dated May 1, 2019
- Accidental Spill Prevention Plan
- Pierce County Sewer Application
- Tree Risk Assessment prepared by Sound Urban Forestry, LLC dated August 13, 2019
- Mailing list and self-addressed stamped envelopes
- Site Plan prepared by prepared by Gray & Osborne, Inc. dated October 3, 2019
- Parking Layout Site Plan prepared by Gray & Osborne, Inc. dated October 18, 2019
- Trip Generation Summary prepared by Geri Reinart dated August 30, 2019
- Response to Pre-Application Comments prepared by Gray & Osborne, Inc. dated October 23, 2019

November 22, 2019 documents:

- Public Works Facility Project Oak Tree Encroachment by Sound Urban Forestry, LLC dated November 20, 2019
- SEPA Checklist prepared by Gray & Osborne, Inc., dated November 2019

December 6, 2019 documents:

- Tree Permit Application form
- MO-13 Area and Designated Oak Tree Figure prepared by Gray & Osborne, Inc. dated December 6, 2019
- Conceptual Landscape and Irrigation Plan prepared by Robert Droll, dated December 6, 2019

The application is complete for processing. We intend to issue the Notice of Application with Optional DNS on December 19, 2019, provided the publication schedule with the paper can be met. You will need to post the site with the Notice by that date. Please contact me for the notice board and installation instructions.

To complete review of the application materials and prepare the SEPA Determination and Staff Report, we will need the following additional information:

- Replace the Tree Permit Application Form with a Land Use Application form for the purpose of the Type III Tree Modification application.
- Provide a narrative response that describes how the proposal addessess pre-application meeting planning comments 15a-i.

If you have any questions, please call me at 253.912.5393, or email me at jwilson@dupontwa.gov.

Sincerely,

Jeffrey S. Wilson

Jeffrey S. Wilson, AICP
Director of Community Development

Cc: File No. PLNG2019-024, -030, -034, -036 and SEPA2019-005
Bill Anderson, City of DuPont Building Official
Mike Turner, City of DuPont Fire Marshal
Fred Foreman, City of DuPont Public Works
Scott Hein, City of DuPont Public Works
Adam Braun, AHBL, Inc. (representing the City of DuPont)
Lisa Klein, AHBL, Inc. (representing the City of DuPont)

From:	Jeff Wilson
To:	Janet Howald; Lisa Klein
Subject:	FW: PW Facility North Site Variance Request in Lieu of Short Plat
Date:	Wednesday, February 26, 2020 10:08:05 AM

FYI

JEFFREY S. WILSON, AICP
COMMUNITY DEVELOPMENT DIRECTOR

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

Office: (253) 912-5393
Cell: (253 433-4238
Fax: (253) 964-1455
jwilson@dupontwa.gov
www.dupontwa.gov

From: Gus Lim
Sent: Wednesday, February 26, 2020 9:43 AM
To: Jeff Wilson <JWilson@dupontwa.gov>
Cc: Dominic Miller <dmiller@g-o.com>
Subject: PW Facility North Site Variance Request in Lieu of Short Plat

Good morning Jeff:

The Public Works Facility on the North site with withdraw the short plat submission and will submit a variance request instead. I understand that the project will need to submit the variance request by 2/27/2020.

Gus Lim

Attachment H4. Short Plat Application Withdrawal Request dated February 26, 2020

CITY OF DUPONT
Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

Notice of Application with Optional DNS

DuPont Public Works Operations Facility (aka North Site)
DuPont Public Works Decant & Wash Facility (aka South Site)

City File Nos. North Site: PLNG2019-024 (Site Plan Review); PLNG2019-030 (Short Plat); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification).

City File Nos South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

City File No. for Combined SEPA Environmental Review: SEPA2019-005 (SEPA)

The City of DuPont has received permit applications for the DuPont Public Works Operations Facility and the DuPont Public Decant & Wash Facility projects that may be of interest to you and you are invited to comment on the proposals. The two projects are located on separate properties separated by Civic Drive, one to the north (Public Works Operations Facility) and one to the south (Public Works Decant & Wash Facility). They will have two separate City land use approval processes (as described below) and one combined SEPA Environmental Review process.

Date of Complete Application: December 16, 2019
Date of Notice of Application/Optional DNS: December 19, 2019
Comment Due Date: January 2, 2020

DuPont Public Works Operations Facility (aka North Site):

Project Description: The Public Works Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 30 parking stalls, paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive. The proposal includes a short plat application to subdivide the approximately 7.7 acre site into two lots. The smaller 1.07-acre lot will be home to the proposed project. The larger 6.63-acre lot will contain the existing City of DuPont City Hall and Public Safety buildings.

Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

DuPont Public Works Decant & Wash Facility (aka South Site):

Project Description: The Public Works Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. Access is provided via a new driveway extending south from Civic Drive. The proposal includes a short plat application to subdivide the approximately 4.46 acre property into two

Attachment H5. Notice of Application with Optional DNS issued December 19, 2019 together with Revised Notice of Application with Optional DNS issued December 19, 2019 with affidavits of mailing and posting.

lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land.

Project Location: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.

Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department

Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.

Environmental Review: The City of DuPont has reviewed both proposed projects for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed projects.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Comments must be submitted by the date noted above to:

Jeff Wilson, AICP
Community Development Director and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / jwilson@dupontwa.gov

The following may require mitigation for the adverse environmental impacts of the proposals: Noise, tree retention and protection, light and glare typical of a public works building, traffic circulation, spill prevention, soil remediation, and cultural resources mitigation measures are anticipated. (Note: These conditions are in addition to mitigation required by the development regulations listed below.)

PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

City Permits and Approvals:

DuPont Public Works Operations Facility (aka North Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Short Plat Approval (PLNG2019-030), Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type III land use process is required, including a public hearing and final decision by the City's Hearing Examiner.**

DuPont Public Works Decant & Wash Facility (aka South Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-035), Short Plat Approval (PLNG2019-031), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type II land use process is**

required, which does not require a public hearing but requires a decision by the City's Director of Community Development.

Other Permits and Approvals: Sanitary Sewer Permits by Pierce County; NPDES Permit by Department of Ecology; possible clean air emissions permit from Puget Sound Clean Air Agency; and fuel tank permit from Department of Ecology.

Required Studies: Environmental Checklist, Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Noise Study, Cultural Resource Assessment, Accidental Spill Prevention Plan, Landscaping Plan, Tree Risk Assessment, Oak Tree Encroachment Memo, grading, and utilities and architectural plans.

The projects will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code.

Public Comment on Public Works Operations Facility (aka North Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 2, 2020. The City intends to issue the SEPA Determination with a 14-day appeal period and will accept comments on the DuPont Public Works Facility – North Site application up to the time of the Public Hearing. The City has not yet scheduled a public hearing, however it is anticipated that it will occur sometime between late January and late February 2020. Per DMC 25.175.030(2)(d), a separate Notice of Public Hearing with the scheduled date and time will be issued at least 10 days in advance.

Public Comment on Public Works Decant & Wash Facility (aka South Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 2, 2020. The City intends to issue the SEPA Determination with a 14-day appeal period, followed by a final decision by the Community Development Director.

Copies of all application plans and documents may be viewed at City Hall at the location listed above. Please clearly note which proposal being commented on in the written correspondence.

CITY OF DUPONT
Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

REVISED

Notice of Application with Optional DNS

DuPont Public Works Operations Facility (aka North Site)
DuPont Public Works Decant & Wash Facility (aka South Site)

City File Nos. North Site: PLNG2019-024 (Site Plan Review); PLNG2019-030 (Short Plat); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification).

City File Nos South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

City File No. for Combined SEPA Environmental Review: SEPA2019-005 (SEPA)

The City of DuPont has received permit applications for the DuPont Public Works Operations Facility and the DuPont Public Decant & Wash Facility projects that may be of interest to you and you are invited to comment on the proposals. The two projects are located on separate properties separated by Civic Drive, one to the north (Public Works Operations Facility) and one to the south (Public Works Decant & Wash Facility). They will have two separate City land use approval processes (as described below) and one combined SEPA Environmental Review process.

Date of Complete Application: December 16, 2019
Date of Notice of Application/Optional DNS: December 19, 2019
Comment Due Date: **Revised** January 9, 2020

DuPont Public Works Operations Facility (aka North Site):

Project Description: The Public Works Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 30 parking stalls, paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive. The proposal includes a short plat application to subdivide the approximately 7.7 acre site into two lots. The smaller 1.07-acre lot will be home to the proposed project. The larger 6.63-acre lot will contain the existing City of DuPont City Hall and Public Safety buildings.

Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

DuPont Public Works Decant & Wash Facility (aka South Site):

Project Description: The Public Works Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. Access is provided via a new driveway extending south from Civic Drive. The

proposal includes a short plat application to subdivide the approximately 4.46 acre property into two lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land.

Project Location: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.

Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department

Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.

Environmental Review: The City of DuPont has reviewed both proposed projects for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed projects.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Comments must be submitted by the date noted above to:

Jeff Wilson, AICP
Community Development Director and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / jwilson@dupontwa.gov

The following may require mitigation for the adverse environmental impacts of the proposals: Noise, tree retention and protection, light and glare typical of a public works building, traffic circulation, spill prevention, soil remediation, and cultural resources mitigation measures are anticipated. (Note: These conditions are in addition to mitigation required by the development regulations listed below.)

PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

City Permits and Approvals:

DuPont Public Works Operations Facility (aka North Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Short Plat Approval (PLNG2019-030), Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type III land use process is required, including a public hearing and final decision by the City's Hearing Examiner.**

DuPont Public Works Decant & Wash Facility (aka South Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-035), Short Plat Approval (PLNG2019-031), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water

Service/Connection Permits and Determination of Transportation Concurrency. **A Type II land use process is required, which does not require a public hearing but requires a decision by the City's Director of Community Development.**

Other Permits and Approvals: Sanitary Sewer Permits by Pierce County; NPDES Permit by Department of Ecology; possible clean air emissions permit from Puget Sound Clean Air Agency; and fuel tank permit from Department of Ecology.

Required Studies: Environmental Checklist, Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Noise Study, Cultural Resource Assessment, Accidental Spill Prevention Plan, Landscaping Plan, Tree Risk Assessment, Oak Tree Encroachment Memo, grading, and utilities and architectural plans.

The projects will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code.

Public Comment on Public Works Operations Facility (aka North Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 9, 2020. The City intends to issue the SEPA Determination with a 14-day appeal period and will accept comments on the DuPont Public Works Facility – North Site application up to the time of the Public Hearing. The City has not yet scheduled a public hearing, however it is anticipated that it will occur sometime in February 2020. Per DMC 25.175.030(2)(d), a separate Notice of Public Hearing with the scheduled date and time will be issued at least 10 days in advance.

Public Comment on Public Works Decant & Wash Facility (aka South Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 9, 2020. After the close of the comment period, the City will issue the SEPA Environmental Determination with a 14-day appeal period, followed by a final decision by the Community Development Director.

Copies of all application plans and documents may be viewed at City Hall at the location listed above. Please clearly note which proposal being commented on in the written correspondence.

THE NEWS TRIBUNE
[thenewstribune.com]

The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
Northwest Guardian

Order Confirmation

Customer
BILL CITY OF DUPONT *LEGALS

Payor Customer
BILL CITY OF DUPONT *LEGALS

Customer Account
256347

Payor Account
256347

Customer Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Payor Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Customer Phone
253-964-8121

Payor Phone
253-964-8121

Customer Fax
253-964-3554

Customer EMail

Sales Rep
lcordero@mcclatchy.com

Order Taker
lcordero@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
NOA and ODNS for new Public Wc	Invoice		0	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$533.05	$0.00	$533.05	$0.00	$533.05

Ad Order Number
0004499189

Order Source

Ordered By
Janet Howald

Special Pricing

Invoice Text
NOA and ODNS for new Public Works Facility

Promo Type

Package Buy

Materials

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004499189-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 101 li	

Product	Placement	Times Run	Schedule Cost
TAC-NT-News Tribune	0300 - Legals Classified	1	$426.01

Run Schedule Invoice Text
Notice of Application with Optional DNS

Position
0301 - Legals & Public Notices

Run Dates
12/19/2019

Product	Placement	Times Run	Schedule Cost
TAC-upsell.thenewstribune.com	0300 - Legals Classified	1	$107.04

Run Schedule Invoice Text
Notice of Application with Optional DNS

Position
0301 - Legals & Public Notices

Run Dates
12/19/2019

Notice of Application with Optional DNS
DuPont Public Works Operations Facility (aka North Site)
DuPont Public Works Decant & Wash Facility (aka South Site)

City File Nos. North Site: PLNG2019-024 (Site Plan Review); PLNG2019-030 (Short Plat); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification).
City File Nos South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).
City File No. for Combined SEPA Environmental Review: SEPA2019-005 (SEPA)
The City of DuPont has received permit applications for the DuPont Public Works Operations Facility and the DuPont Public Decant & Wash Facility projects that may be of interest to you and you are invited to comment on the proposals. The two projects are located on separate properties separated by Civic Drive, one to the north (Public Works Operations Facility) and one to the south (Public Works Decant & Wash Facility). They will have two separate City land use approval processes (as described below) and one combined SEPA Environmental Review process.
Date of Complete Application: December 16, 2019
Date of Notice of Application/Optional DNS: December 19, 2019
Comment Due Date: January 2, 2020
DuPont Public Works Operations Facility (aka North Site):
Project Description: The Public Works Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 30 parking stalls, paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive. The proposal includes a short plat application to subdivide the approximately 7.7 acre site into two lots. The smaller 1.07-acre lot will be home to the proposed project. The larger 6.63-acre lot will contain the existing City of DuPont City Hall and Public Safety buildings.
Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.
DuPont Public Works Decant & Wash Facility (aka South Site):
Project Description: The Public Works Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. Access is provided via a new driveway extending south from Civic Drive. The proposal includes a short plat application to subdivide the approximately 4.46 acre property into two lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land.
Project Location: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.
Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department
Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.
Environmental Review: The City of DuPont has reviewed both proposed projects for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed projects.
Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Comments must be submitted by the date noted above to:
Jeff Wilson, AICP
Community Development Director and City SEPA Official
City of DuPont | 1700 Civic Drive | DuPont, WA 98327
(253) 912-5393 | jwilson@dupontwa.gov
The following may require mitigation for the adverse environmental impacts of the proposals: Noise, tree retention and protection, light and glare typical of a public works building, traffic circulation, spill prevention, soil remediation, and cultural resources mitigation measures are anticipated. (Note: These conditions are in addition to mitigation required by the development regulations listed below.)
City Permits and Approvals:
• DuPont Public Works Operations Facility (aka North Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Short Plat Approval (PLNG2019-030), Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type III land use process is required, including a public hearing and final decision by the City's Hearing Examiner.**
• DuPont Public Works Decant & Wash Facility (aka South Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-035), Short Plat Approval (PLNG2019-031), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type II land use process is required, which does not require a public hearing but requires a decision by the City's Director of Community Development.**
Other Permits and Approvals: Sanitary Sewer Permits by Pierce County; NPDES Permit by Department of Ecology; possible clean air emissions permit from Puget Sound Clean Air Agency; and fuel tank permit from Department of Ecology.
Required Studies: Environmental Checklist, Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Noise Study, Cultural Resource Assessment, Accidental Spill Prevention Plan, Landscaping Plan, Tree Risk Assessment, Oak Tree Encroachment Memo, grading, and utilities and architectural plans.
The projects will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code.
Public Comment on Public Works Operations Facility (aka North Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 2, 2020. The City intends to issue the SEPA Determination with a 14-day appeal period and will accept comments on the DuPont Public Works Facility – North Site application up to the time of the Public Hearing. The City has not yet scheduled a public hearing, however it is anticipated that it will occur sometime between late January and late February 2020. Per DMC 25.175.030(2)(d), a separate Notice of Public Hearing with the scheduled date and time will be issued at least 10 days in advance.
Public Comment on Public Works Decant & Wash Facility (aka South Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 2, 2020. The City intends to issue the SEPA Determination with a 14-day appeal period, followed by a final decision by the Community Development Director.
Copies of all application plans and documents may be viewed at City Hall at the location listed above. Please clearly note which proposal being commented on in the written correspondence.

THE NEWS TRIBUNE
[thenewstribune.com]

The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
Northwest Guardian

Order Confirmation

Customer
BILL CITY OF DUPONT *LEGALS

Payor Customer
BILL CITY OF DUPONT *LEGALS

Customer Account
256347

Payor Account
256347

Customer Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Payor Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Customer Phone
253-964-8121

Payor Phone
253-964-8121

Customer Fax
253-964-3554

Customer EMail

Sales Rep
cdaniels@mcclatchy.com

Order Taker
cdaniels@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
Legal Notice	Invoice		0	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$573.37	$0.00	$573.37	$0.00	$573.37

Ad Order Number
0004506216

Order Source

Ordered By
Janet Howald

Special Pricing

Promo Type

Invoice Text
REVISED Notice of Application with Optional DNS DuPont Public Works Operations Facility (ak

Package Buy

Materials

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004506216-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 110 li	

Product	Placement	Times Run	Schedule Cost
TAC-NT-News Tribune	0300 - Legals Classified	1	$458.65

Run Schedule Invoice Text
REVISED Notice of Application with Optio

Position
0301 - Legals & Public Notices

Run Dates
12/29/2019

Product	Placement	Times Run	Schedule Cost
TAC-upsell.thenewstribune.com	0300 - Legals Classified	1	$114.72

Run Schedule Invoice Text
REVISED Notice of Application with Optio

Position
0301 - Legals & Public Notices

Run Dates
12/29/2019

REVISED

Notice of Application with Optional DNS
DuPont Public Works Operations Facility (aka North Site)
DuPont Public Works Decant & Wash Facility (aka South Site)

City File Nos. North Site: PLNG2019-024 (Site Plan Review); PLNG2019-030 (Short Plat); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification).
City File Nos South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).
City File No. for Combined SEPA
Environmental Review: SEPA2019-005 (SEPA)
The City of DuPont has received permit applications for the DuPont Public Works Operations Facility and the DuPont Public Decant & Wash Facility projects that may be of interest to you and you are invited to comment on the proposals. The two projects are located on separate properties separated by Civic Drive, one to the north (Public Works Operations Facility) and one to the south (Public Works Decant & Wash Facility). They will have two separate City land use approval processes (as described below) and one combined SEPA Environmental Review process.
Date of Complete Application: December 16, 2019
Date of Notice of Application/Optional DNS: December 19, 2019
Comment Due Date: Revised January 9, 2020
DuPont Public Works Operations Facility (aka North Site):
Project Description: The Public Works Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 30 parking stalls, paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive. The proposal includes a short plat application to subdivide the approximately 7.7 acre site into two lots. The smaller 1.07-acre lot will be home to the proposed project. The larger 6.63-acre lot will contain the existing City of DuPont City Hall and Public Safety buildings.
Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.
DuPont Public Works Decant & Wash
Facility (aka South Site):
Project Description: The Public Works Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. Access is provided via a new driveway extending south from Civic Drive. The proposal includes a short plat application to subdivide the approximately 4.46 acre property into two lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land.
Project Location: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.
Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department
Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.
Environmental Review: The City of DuPont has reviewed both proposed projects for probable adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed projects.**
Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Comments must be submitted by the date noted above to:
Jeff Wilson, AICP
Community Development Director and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / jwilson@dupontwa.gov
The following may require mitigation for the adverse environmental impacts of the proposals: Noise, tree retention and protection, light and glare typical of a public works building, traffic circulation, spill prevention, soil remediation, and cultural resources mitigation measures are anticipated. (Note: These conditions are in addition to mitigation required by the development regulations listed below.)
PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).
City Permits and Approvals:
DuPont Public Works Operations Facility (aka North Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Short Plat Approval (PLNG2019-030), Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type III land use process is required, including a public hearing and final decision by the City's Hearing Examiner.**
DuPont Public Works Decant & Wash Facility (aka South Site): Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-035), Short Plat Approval (PLNG2019-031), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type II land use process is required, which does not require a public hearing but requires a decision by the City's Director of Community Development.**
Other Permits and Approvals: Sanitary Sewer Permits by Pierce County; NPDES Permit by Department of Ecology; possible clean air emissions permit from Puget Sound Clean Air Agency; and fuel tank permit from Department of Ecology.
Required Studies: Environmental
Checklist, Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Noise Study, Cultural Resource Assessment, Accidental Spill Prevention Plan, Landscaping Plan, Tree Risk Assessment, Oak Tree Encroachment Memo, grading, and utilities and architectural plans. The projects will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code.
Public Comment on Public Works Operations Facility (aka North Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 9, 2020. The City intends to issue the SEPA Determination with a 14-day appeal period and will accept comments on the DuPont Public Works Facility - North Site application up to the time of the Public Hearing. The City has not yet scheduled a public hearing, however it is anticipated that it will occur sometime in February 2020. Per DMC 25.175.030(2)(d), a separate Notice of Public Hearing with the scheduled date and time will be issued at least 10 days in advance.
Public Comment on Public Works Decant & Wash Facility (aka South Site): The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. January 9, 2020. After the close of the comment period, the City will issue the SEPA Environmental Determination with a 14-day appeal period, followed by a final

SEPA Environmental Determination with a 14 day appeal period, followed by a final decision by the Community Development Director.
Copies of all application plans and documents may be viewed at City Hall at the location listed above. Please clearly note which proposal being commented on in the written correspondence.

AFFIDAVIT OF POSTING

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

Phone (253) 964-8121
Fax (253) 964-1455

Application # PLNG2019-034, PLNG2019-030, PLNG2019-034, PLNG2019-036 SEPA 2019-005 and/or Case #

I, Scott E Hein applicant/applicant's agent for the above referenced project number, being duly sworn on oath, deposes and says: That on the 27 day of December, 2019 I posted a notice, prominently displayed, at the site.

Site/Project Description: Public Facilities, North Site

Signed By

Notarization/Certification

State of Washington, County of Pierce

Signed or attested before me this 27th day of December, 2019.

(Seal or Stamp)

TIFFANY GRAVES
NOTARY PUBLIC
COMMISSION EXPIRES
4-29-21
STATE OF WASHINGTON

X

Signature of notary public

Tiffany Graves

Printed or stamped name of notary public

Affidavit of Posting.docx

FILE NO.:PLNG2019-024, PLNG2019-025
PLNG2019-030, PLNG2019-031
PLNG2019-034, PLNG2019-035
PLNG2019-036
SEPA2019-005
APPLICANT: Dominic Miller, P.E.
Gray & Osborne, Inc.

AFFIDAVIT OF POSTING
CITY HALL NOTICE BOARD

On the 20th of December, 2019, the attached Revised Notice of Application with Optional DNS Related to City of DuPont File No.'s PLNG2019-024, PLNG2019-025, PLNG2019-030, PLNG2019-031, PLNG2019-034, PLNG2019-035, PLNG2019-036, SEPA2019-005 was posted on the City of DuPont public notice board.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this of 20th of December, 2019 at DuPont, Washington.

Signed: Janet Howald

RECEIVED
DEC 31 2019
CITY OF DUPONT

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

Jeffrey Wilson
City of DuPont
Community Development
1700 Civic Drive
DuPont, WA 98327

12/31/2019

Re: DuPont Public Works Facility and Decant & Wash Facility File PLNG2019-031, Ecology SEPA 201907212

Dear Jeffrey,

Thank you for the opportunity to provide comments on the DuPont Public Works Facility project. The project area is located at 1700 to 1780 CIVIC DR in DuPont, Washington on two Pierce County parcels. The proposed project is located in an area that may have been contaminated with arsenic and lead due to the air emissions originating from the old Asarco Smelter in north Tacoma.

City of DuPont Public Works Department (Public Works) proposed to construct an office building, storage, fueling station and, and parking north of Civic Drive (North Site – parcel 0119266004). Public Works also proposed to construct a decant facility, vehicle wash by, and de-icing bay southwest of Civic Drive (South Site – parcel 0119266002). Ecology recommended soil sampling to evaluate the potential contamination with arsenic and lead. Ecology also recommended enrollment in the Voluntary Cleanup Program (VCP) with Ecology if lead, arsenic, or other contaminants are found at concentrations above Model Toxics Control Act (MTCA) Method A cleanup levels.

The MTCA soil cleanup levels are:

- Average arsenic ≤ 20 milligrams per kilogram (mg/kg)
- Average lead ≤250 mg/kg

AND

- Maximum arsenic concentration is ≤40 mg/kg
- Maximum lead concentration is ≤ 500 mg/kg

On July 17, 2019, on behalf of Public Works, Urban Environmental Partners LLC (Urban) conducted soil sampling within the two project sites and submitted a report with the sampling results[1]. Urban collected 16 discrete soil samples at 16 locations (Figure 1). The soil sampling methodology consisted of collecting 13 samples from 6 inches below ground surface (bgs) from the North Site and three samples from 0 to 6 inches bgs from the South Site. Upon completion of soil sampling, Urban submitted the samples for an

[1]Urban Environmental Partners LLC, Soil Sampling Report for DuPont Public Works Facility 1780 Civic Drive DuPont, WA, August 1, 2019.

Attachment H6. Department of Ecology Toxics Cleanup Program Comment Letter dated January 9, 2020

analysis for arsenic and lead using Environmental Protection Agency (EPA) Method 6020B to Friedman & Bruya Laboratory in Seattle, Washington. Ecology reviewed the report and concluded that the average concentrations of arsenic and lead in the soil were below their respective cleanup levels. Similarly, no samples exceeded the maximum allowable concentration for a single soil sample of 40 mg/kg for arsenic or 500 mg/kg for lead (Table 1).

Ecology noted that the sampling methodology deviated from the 2019 Tacoma Smelter Plume Model Remedies Guidance (recommended) or the *Quick Guidance for Arsenic and Lead Soil Sampling and Cleanup* in that there were no deeper samples collected at every forth location. Ecology recommends taking deeper samples to determine the vertical extent of the contamination. However, because adequate number of soil samples and were collected and no soil samples exceeded the cleanup levels for arsenic or lead in the shallow soil samples, **Ecology does not recommend taking additional samples at this time.** For future projects on this property, Ecology recommends the applicant refer to the 2019 Tacoma Smelter Plume Model Remedies Guidance for sampling methodology.

Table 1. Summary of soil sampling

Sample Depth (inches)	Arsenic mg/kg (EPA 6010D) mg/kg		Lead mg/kg (EPA 6010D) mg/kg	
	Maximum	Average	Maximum	Average
0-6	16.6	9.95	19.5	13.2
MTCA Levels	40	20	500	250

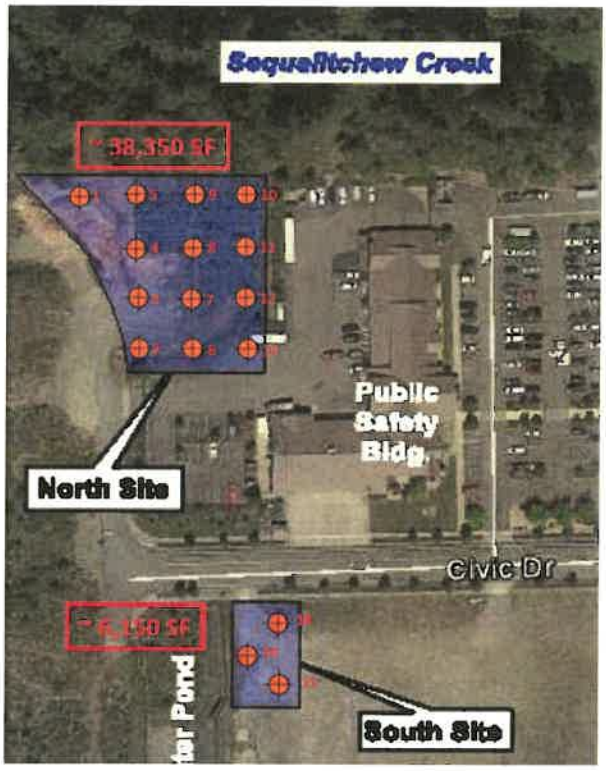


Figure 1. Approximate location of soil samples

Ecology does not recommend this property enter the Voluntary Cleanup Program for this project.

No soil remediation for the contamination associated with the Tacoma Smelter Plume is needed for this project.

Please note, this not a "No Further Action" determination for the property, since the property was not enrolled into the VCP.

Best regards,

Eva Barber
Technical Assistance Coordinator
Toxics Cleanup Program, Southwest Regional Office
Washington State Department of Ecology
360-407-7094

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 9, 2020

Jeffrey Wilson, Director and City SEPA Official
City of DuPont
Community Development Department
1700 Civic Drive
DuPont, WA 98327

Dear Jeffrey Wilson:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the DuPont Public Works Operations Facility and DuPont Public Works Decant & Wash Facility Project (PLNG2019-024, PLNG2019-030, PLNG2019-034, PLNG2019-036, PLNG2019-025, PLNG2019-031, PLNG2019-035) as proposed by City of DuPont Public Works Department. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Tara Davis (360) 407-6275

The response to SEPA Checklist Section B, #7(a)(3) states, "During the operating life of the project the Public Works Facility-North Site will have petroleum oils, pesticides and fertilizer." The City will need to consult with Ecology's Hazardous Waste & Toxics Reduction Program (HWTR) for guidance dangerous waste regulations and safely managing hazardous waste and potential waste generator status. For further information, see the following guidance:
https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Dangerous-waste-basics/Generator-status

SHORELANDS & ENVIRONMENTAL ASSISTANCE:
Zachary Meyer, Wetlands/Shorelands Specialist (360) 407-6167

For questions or technical assistance regarding wetlands and shoreland impacts and/or permitting, please contact Ecology Wetlands/Shorelands Specialist, Zachary Meyer, via email at Zachary.Meyer@ecy.wa.gov or by phone at (360) 407-6167.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The decant facility will need to be in compliance with Chapter 173-350 WAC, Solid Waste Handling Standards. For questions or technical asistance, contact Derek Rockett using the contact number provided above.

Attachment H7. Department of Ecology Southwest Regional Office Comment Letter dated January 9, 2020

In addition, all grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

TOXICS CLEANUP: Eva Barber (360) 407-7094

The proposed project is located in an area that may have been contaminated with arsenic and lead due to the air emissions originating from the old Asarco Smelter in north Tacoma. Ecology recommended soil sampling to evaluate the potential contamination with arsenic and lead. Ecology also recommended enrollment in the Voluntary Cleanup Program (VCP) with Ecology if lead, arsenic, or other contaminants are found at concentrations above Model Toxics Control Act (MTCA) Method A cleanup levels.

On July 17, 2019, on behalf of Public Works, Urban Environmental Partners LLC (Urban) conducted soil sampling within the two project sites (North Site and South Site) and submitted a report with the sampling results. Ecology reviewed the report and concluded that the average concentrations of arsenic and lead in the soil were below their respective cleanup levels. Similarly, no samples exceeded the maximum allowable concentration for a single soil sample of 40 mg/kg for arsenic or 500 mg/kg for lead.

Ecology noted that the sampling methodology deviated from the 2019 Tacoma Smelter Plume Model Remedies Guidance (recommended) or the Quick Guidance for Arsenic and Lead Soil Sampling and Cleanup in that there were no deeper samples collected at every forth location. Ecology recommends taking deeper samples to determine the vertical extent of the contamination. However, because adequate number of soil samples and were collected and no soil samples exceeded the cleanup levels for arsenic or lead in the shallow soil samples, Ecology does not recommend taking additional samples or entering the VCP at this time. For future projects on this property, Ecology recommends the applicant refer to the 2019 Tacoma Smelter Plume Model Remedies Guidance for sampling methodology.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

<u>Construction Stormwater General Permit:</u>
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
   a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
   a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
   b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD: 201907212)

cc: Tara Davis, HWTR
Zachary Meyer, SEA
Derek Rockett, SWM
Eva Barber, TCP
Chris Montague-Breakwell, WQ

From:	SEPA (DAHP)
To:	Janet Howald; SEPA (DAHP)
Cc:	Dominic Miller; Lisa Klein; Jeff Wilson
Subject:	DAHP Project 2020-01-00647 RE: City of DuPont Public Works Facility NOA/ODNS
Date:	Thursday, January 16, 2020 2:52:19 PM

Thank you Janet,

I have reviewed the report you provided and I have no specific concerns for the project moving forward. The project should follow a standard Inadvertent Discovery Plan unless a Monitoring Plan is already in place.

Thank you for consulting with the DAHP.
Best,
Stephanie

Stephanie Jolivette | Local Government Archaeologist
360.586.3088 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Janet Howald <JHowald@dupontwa.gov>
Sent: Thursday, January 2, 2020 3:22 PM
To: SEPA (DAHP) <sepa@dahp.wa.gov>
Cc: Dominic Miller <dmiller@g-o.com>; Lisa Klein, AHBL <LKlein@AHBL.com>; Jeff Wilson <JWilson@dupontwa.gov>
Subject: FW: City of DuPont Public Works Facility NOA/ODNS

Stephanie,

The attached was submitted specific to the current application.

Regards,

Janet

From: Janet Howald
Sent: Thursday, January 02, 2020 12:25 PM
To: 'SEPA (DAHP)' <sepa@dahp.wa.gov>

Attachment H8. Department of Archaeology & Historic Preservation Comment Email dated January 1, 2020

Cc: Jeff Wilson <jwilson@dupontwa.gov>
Subject: RE: City of DuPont Public Works Facility NOA/ODNS

Hello Stephanie,

At time of submitting the Pre-Application materials, the applicant submitted SEPA and MDNS City File No SEPA 06-02 in which sited an "Archaeological Investigation Report prepared by Equinox Research and Consulting, Inc, dated August 23, 2006.

We will be asking the Applicant to provide a hard copy and can email it to you.

I hope this will be of some assistance.

Regards,

Janet Howald
Community Development
Administrative Specialist
City of DuPont
1700 Civic Drive, DuPont WA 98327

Direct - 253.912.5232
City Hall - 253.964.8121
Jhowald@dupontwa.gov

From: SEPA (DAHP) <sepa@dahp.wa.gov>
Sent: Tuesday, December 31, 2019 6:12 PM
To: Janet Howald <JHowald@dupontwa.gov>
Subject: RE: City of DuPont Public Works Facility NOA/ODNS

Hello Janet,

I have been unable to track down a copy of the cultural resources report associated with this project. If you could send a pdf of the report, or at least provide the complete report title or DAHP Project number I could better search our database. We recently went through a database update and it is possible that I am unable to find the report through normal channels.

If you already have a concurrence letter from the DAHP that would be enough for me to track down all the associated documents.

Any assistance would be much appreciated.
Best,
Stephanie

Stephanie Jolivette | Local Government Archaeologist
360.586.3088 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Janet Howald <JHowald@dupontwa.gov>
Sent: Friday, December 20, 2019 4:32 PM
To: Adonais Clark, Pierce County) <aclark@co.pierce.wa.us>; Annette Bullchild (Nisqually Indian Tribe THPO)) <bullchild.annette@nisqually-nsn.gov>; Brad Beach (Nisqually Tribe) <beach.brad@nisqually-nsn.gov>; Charles S Markham <Charles.s.markham2.civ@mail.mil>; Darci Brandvold - Pierce Co. Assessor/Treasurer <darci.brandvold@piercecountywa.gov>; David Sadlemyer, NWL Association <nwldirector@reachone.com>; Debbie Germer @ Pierce County <debbie.germer@piercecountywa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Dominic Miller <dmiller@g-o.com>; Elizabeth Sanchey - Yakama Nation (elizabeth_sanchey@yakama.com) <elizabeth_sanchey@yakama.com>; Emily Griffith, NWL Association <nwlassistdirector@reachone.com>; Environmental Official-Pierce Cty <Klarrab@co.pierce.wa.us>; Barber, Eva (ECY) <evba461@ECY.WA.GOV>; Geri Reinart (greinart@msn.com) <greinart@msn.com>; Gus Lim <GLim@dupontwa.gov>; Saunders, Heather (PSP) <heather.saunders@psp.wa.gov>; Joe Cushman <Cushman.joe@nisqually-nsn.gov>; Karri Muir <KMuir@dupontwa.gov>; Still, Kelly A (DFW) <Kelly.Still@dfw.wa.gov>; LeMay (Cust2180@wcnx.org) <Cust2180@wcnx.org>; Lisa Klein, AHBL <LKlein@AHBL.com>; Pete Stoltz, CalPortland <Pstoltz@calportland.com>; PSE <jeff.payne@pse.com>; Puget Sound Clean Air Agency (SEPA@pscleanair.org) <SEPA@pscleanair.org>; Sara Bird - Tacoma-Pierce County Health Depart. Enviromental Health (sbird@tpchd.org) <sbird@tpchd.org>; Steven T Perrenot, JBLM <steven.t.perrenot.civ@mail.mil>; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Abbett, Marian L. (ECY) <MABB461@ECY.WA.GOV>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; WSDOT/Olympic Region <OR-SEPA-REVIEW@wsdot.wa.gov>
Subject: City of DuPont Public Works Facility NOA/ODNS

Attached is the Notice of Application with Optional DNS for a new Public Works Facility for the City of DuPont. File No's PLNG2019-024, 025, 030, 031, 034, 035, 035, SEPA2019-005

Regards,

Janet Howald
Community Development
Administrative Specialist
City of DuPont
1700 Civic Drive, DuPont WA 98327

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Jhowald@dupontwa.gov

SEPA Comment Letter

Tacoma-Pierce County Health Department
Healthy People in Healthy Communities

January 10, 2020

Record ID: SR0247758

ATTN JANET HOWALD
CITY OF DUPONT
1700 CIVIT DR
DUPONT WA 98327
JHOWALD@DUPONTWA.GOV

RE: SEPA Review, City of DuPont Public Works Facilities (North and South)

Dear Janet Howald:

The Tacoma-Pierce County Health Department's Environmental Health Program received the above mentioned checklist on January 02, 2020 and has the following comment(s):

This area may have been contaminated with heavy metals due to the air emissions originating form the old Asarco Smelter in north Tacoma. Ecology recommends that the soils be sampled and analyzed for lead and arsenic. If these contaminants and/or others are found at concentrations above the Model Toxics Control Act (MTC) cleanup levels, Ecology recommends that owners, potential buyers, construction workers, and others be notified of their occurrence and that you contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. If soils are found to be contaminated, extra precautions should be taken to avoid fugitive dust and soil erosion during grading and site construction. Site design should include protective measures to isolate or remove contaminated soils from yard areas and children's play areas. Contaminated soils generated during site construction should be managed or disposed of in accordance with state and local regulations, including the Minimum Functional Standards for Solid Waste Handling, Chapter 173-350 WAC. For assistance and information about soils contamination and to identify the type of testing needed, contact the Toxics Cleanup Program, Southwest Regional office at (360) 407-6300 Please contact Glenn Rollins at (253) 798-3503 for further information.

Thank you for the opportunity to respond.

Sincerely,

Erica Welborn
Environmental Health Specialist II
Environmental Health Division

Attachment H9. Tacoma-Pierce County Health Department Comment Letter dated January 10, 2020

Unique History … Vibrant Future

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

SEPA ENVIRONMENTAL POLICY ACT

MITIGTED DETERMINATION OF NONSIGNIFICANCE

DuPont Public Works Operations Facility (aka North Site)
DuPont Public Works Decant & Wash Facility (aka South Site)

The City of DuPont is issuing a SEPA Determination on two proposals that are located on separate properties that are both related to improving the City's Public Works facilities and operations. Pursuant to WAC 197-11-060(3) (b), proposals or parts of proposals that are related to each other shall be evaluated in the same environmental document.

City File Nos North Site: PLNG2019-024 (Site Plan Review); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification); PLNG2020-001 (Variance).

City File Nos South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

City File No. for Combined SEPA Environmental Review: SEPA2019-005 (SEPA)

Description of Proposal DuPont Public Works Operations Facility (aka North Site):

The Public Works Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive for the purposes of storing and maintaining the heavy vehicles used for maintenance of public properties and for administrative offices for public works staff. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 33 parking spaces, paving, and landscaping. The fuel station includes two above ground fuel tanks: a 1,000 gallon diesel tank and 2,000 gallon unleaded gasoline tank. The site can be accessed from two existing driveways off Civic Drive. A variance is requested to deviate from the City's front yard setback, building entrance location and roof pitch requirements.

Description of Proposal DuPont Public Works Decant & Wash Facility (aka South Site):

The Public Works Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. The site will have intermittent use throughout the week with potential for daily operations during inclement weather. Access is provided via a new driveway extending south from Civic Drive. The proposal includes a short plat application to subdivide the approximately 4.46 acre property into two lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land.

Attachment H10. SEPA MDNS with annotated SEPA Checklist dated February 27, 2020

Location of Proposal:

North Site: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

South Site: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.

Proponent: Gus Lim, P.E., Director, City of DuPont Public Works Department

Lead agency: City of DuPont

The Responsible Official hereby makes the following findings and conclusions based on a review of the environmental checklist and attachments; comments received from City Departments; other information on file with the City and the policies, plans and regulations designated by the City of DuPont as a basis for the exercise of substantive authority under RCW 43.21C.060. The Optional DNS process in WAC 197-11-355 is being used. A Notice of Application was issued on December 19, 2019 with a 14-day comment period. A Revised Notice of Application was issued on December 29, 2020 with an extension of the comment period to January 9, 2020. Comments received from agencies and the public were reviewed and considered in the findings and conclusions of this Determination.

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and/or mitigating measures have been applied that ensure no significant adverse impacts will be created.

Responsible Official: Jeffrey S. Wilson, AICP
Director Community Development & Emergency Management
City of DuPont

Contact Information: City of DuPont | 1700 Civic Drive, DuPont, WA 98327 | 253-912-5393

A. FINDINGS

This determination is based on the following findings and conclusions:

1. The two projects are located on separate properties separated by Civic Drive, one to the north (Public Works Operations Facility) and one to the south (Public Works Decant & Wash Facility). Per WAC 197-11-060(3) (b), they are related proposals and are to have one combined SEPA Environmental Review process.

2. The North Site is located on City property north of Civic Drive and west of Center Drive within the existing City Hall Campus. The site is located to the north and west of the existing Public Safety Building in an area that is largely cleared with the exception of some ornamental landscaping and an area where the City is cultivating street trees. The proposed Public Works facility is located on the City's Civic Center campus. The proposal is located south of Sequalitchew Creek and Sequalitchew Creek Trail and all work is located outside of the Sequalitchew Creek 100-foot critical area buffer and outside of steep slope setbacks.

3. The South Site is located on City property south of Civic Drive on land that was previously cleared and is devoid of vegetation. It is located adjacent to a City stormwater pond on a 4.46-acre parcel. The proposal will subdivide the parcel to create a separate tax parcel for the new Public Works Decant & Wash Facility. The City may develop the residual parcel in the future for a new south Civic Center Campus, which may include other City facilities. Any future development on the remainder parcel will undergo its own SEPA Environmental Review process at the time a specific land use application is submitted.

4. A Combined Notice of Application with Optional DNS was issued on December 19, 2019 with a 14-day comment period. A Revised Combined Notice of Application with Optional DNS was issued on December 29, 2019 to extend the comment period for an additional 14-day comment period; which concluded on January 9, 2020.

5. Comments received during the comment period are summarized as follows:

   a. Department of Ecology issued two comment letters on December 31, 2019 and January 9, 2020. Ecology commented on the soil sampling completed for the project and concluded that no additional samples, or entering the Voluntary Cleanup Program, are required. They provided guidance on the dangerous waste regulations and for safely managing hazardous waste and potential waste generator status as it pertains to the petroleum oils, pesticides and fertilizer that will be stored and used onsite. The decant facility will need to be in compliance with Chapter 173-350 WAC, Solid Waste Handling Standards. Only clean fill may be used in grading and filling of the land and removed debris must be disposed of at an approved site. Ecology also provided guidance for Construction General Stormwater Permit Requirements.

   b. Washington State Department of Archaeology & Historic Preservation reviewed the Cultural Resources Study and concluded in an email dated January 16, 2020 that they have no specific concerns for the project moving forward and recommended the standard procedures for an Inadvertent Discovery Plan be followed unless a Monitoring Plan is already in place.

   c. Tacoma Pierce County Health Department commented on January 10, 2020 that the area may have been contaminated with heavy metals due to the air emissions originating from the old Asarco Smelter in north Tacoma. They provided guidance from Department of Ecology for sampling and, if required, cleanup.

   d. A comment letter was received on January 9, 2020 from Beth Elliott expressing opposition to the location of the proposed Decant, Vehicle Washing and Brining Facility on the South Site as the site should have a better use than the proposal. Ms. Elliott recommended moving the facilities to the current public works facility located in the Historic Village. The City will address these comments within the land use application for the South Site.

6. Earth – The North Site slopes gently from the north property line to the south property line. The South Site is flat. The North Site north property boundary is located near the crest of an offsite steep slope that descends to Sequalitchew Creek. The offsite slope is classified as a Landslide Hazard Area per DMC 25.105.070(2). A 50-foot steep slope buffer is provided from the top of the steep slope, which extends onsite. No work is proposed within the buffer. The land use application will be reviewed for its compliance with the City's Critical Areas regulations (DMC 25.105).

A geotechnical report was prepared by PanGeo dated April 25, 2019. The soils are primarily medium dense to dense sand and gravel that is considered adequate for supporting new buildings on conventional spread footings. There are some areas of fill in the northwest portion of the property. Anticipated cut and fill quantities are:

North Site: Cut: 3,100 CY / Fill: 1,300 CY, plus 10 CY of foundation gravel.
South Site: Cut: 800 CY / Fill: 400 CY, plus 190 CY of foundation gravel.

Approximately 73% of the north site will be impervious surfaces after project construction. The South site will be about 82% impervious for the newly created .475-acre parcel.

The City will require a temporary erosion and sedimentation control plan be prepared with site development permits to include Best Management Practices for erosion control. Design and construction will be required to follow the recommendations of the geotechnical engineer. Expected measures include: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; construction during dry season; catch basin filters; silt fences, street cleaning, and temporary cover of disturbed areas. *(Mitigation Measures 2 and 10)*

7. Air – Emissions during construction are related to construction vehicles and dust. Emissions post construction will be related to truck and vehicular traffic and refueling. During refueling CARB-certified vapor recovery systems will minimize vapor release and odors. Permits for air emissions from state agencies may be required. The City will require construction equipment be maintained and in good working condition. Watering down areas during construction will assist in controlling dust. *(Mitigation Measures 6, 14 and 15)*

8. Water – There are no surface waters within the parcel boundaries of the proposed development. Sequalitchew Creek, the western portions of which are fish-bearing, is located approximately 100 feet north of the north boundary of the North Site and flows to the west to Puget Sound. All proposed structures are located outside of the required Fish and Wildlife Habitat Conservation area buffer and structural setback associated with Sequalitchew Creek. The land use application will be reviewed for its compliance with the City's Critical Areas regulations (DMC Chapter 25.105).

   No groundwater will be withdrawn or waste material discharge to the ground. For the North Site runoff will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the south. Rainfall from building roof top will be conveyed to an infiltration trench. For the South Site, runoff from the new impervious surfaces will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the west or, for the building roof top, to an onsite infiltration trench. *(Mitigation Measures 9 and 11)*

9. Pl ants – The South Site is currently largely grass and devoid of vegetation. The north site contains trees along the north property line that were assessed in the Sound Urban Forestry (SUF) Tree Assessment dated August 13, 2019. The SUF Tree Assessment found a total of 15 Oregon white oak and Douglas fir trees all in good or fair condition with the exception of one Douglas fir that is 90% dead.

   DuPont Municipal Code regulates tree removal, retention and protection. DMC 25.120.030(2) requires retention of all "landmark" Oregon white oak trees within a protection zone one and one-half

times the radius of the oak's canopy, as well as at least half of all other (non-oak) landmark trees. DMC 25.120.030(3) requires retention of at least three trees per acre. DMC 25.120.030(5) specifically requires:

> *"no clearing, grading, trenching, cutting, impervious surfacing, or other construction within the drip line of any tree to be retained, or within one and one-half times the radius of the canopy in the case of oak trees to be retained, no shall grades be lowered or raised so near as to jeopardize said trees; unless there is no other alternative and the intrusion is the minimum possible as determined by the director."*

All *regulated* trees are proposed to be retained; however the applicant has submitted a Tree Modification application to request to work within the drip line and/or one and one-half times the radius of the canopy of the one Landmark Oregon white oak tree (Tree #3) and five other trees that are intended to be retained (Trees #1, 2, 4, 12, and 13). SUF submitted Tree Encroachment Recommendations dated November 20, 2019 which includes protection measures to protect the health and stability of the oak trees with the intent for long term retention. These measures include fencing, inspections during clearing and grading, and root protection.

The north site is also partially located in Oak Mapping Unit MO-13, which requires retention of 80% of the Mapping Unit in one continuous block. The Mapping Unit is largely comprised of Sequalitchew Creek Riparian Buffer (see MO-13 and Oak Tree Exhibit prepared by Gray & Osborne, Inc.). The applicant has provided a calculation demonstrating that the Public Works Operations Facility on the North Site will impact less than 4% of the MO-13 area, retaining approximately 96.1%.

Interior landscaping is proposed for both sites, including screening and parking lot landscaping. Landscaping will be provided in accordance with the requirements of DMC Chapter 25.90. *(Mitigation Measure 13)*

10. Animals – There are no federally-listed endangered or threatened species on or near the site. Sequalitchew Creek is located approximately 100 feet north of the subject property and is known to contain Coho salmon, Cutthroat trout, Resident coastal cutthroat trout, and Summer chum salmon. The following bat species are shown on Priority Habitat Species (PHS) maps as having habitat in the same township as the subject parcels: big brown bat (Eptesicus fuscus), Yuma myotis (Myotis umanensis), and little brown bat (Myotis lucifugus). The site has been previously cleared of vegetation, however, and it is not likely that the site would be used by bats for hibernation, roosting, or nursery sites. There are no specific management recommendations provided by WDFW for the big brown bat, Yuma myotis, or little brown bat. Very limited vegetation removal is proposed and there are no specific codes or State regulations for management or protection of the PHS; therefore no construction-related mitigation is required.

11. Environmental Health – Environmental health hazards are not anticipated. A Soil Sampling report was prepared by Urban Environmental Partners dated August 1, 2019 which determined that lead and arsenic levels in the soils are below the MTCA cleanup levels. Although below cleanup levels for residential uses, the report recommends that any exported soils not be re-used on residential properties. Ecology has reviewed the sampling results and does not require additional sampling or entering into their Voluntary Cleanup Program.

During the operating life of the project, the North Site will have petroleum oils, pesticides and fertilizer. These will be stored and contained according to the building code in the North Site storage building. The North Site fueling facility will also include a 2,000 gallon gasoline and a 1,000 gallon diesel fuel tank. The tanks will be above ground and located under cover in the fueling facility. Incidental exposure to gasoline during refueling, the risk of fire, and the possibility of a fuel spill are potential sources of environmental hazards. A spill prevention plan will be required to be approved by Pierce County. An oil-water separator will pre-treat runoff before entering the Pierce County Sewer System.

Ecology has provided guidance on the dangerous waste regulations and for safely managing hazardous waste and potential waste generators. Ecology requires that the decant facility be in compliance with Chapter 173-350 WAC, Solid Waste Handling Standards. The South Site decant facility will include an oil-water separator to pre-treat runoff before entering the Pierce County Sewer System. Only clean fill may be used in grading and filling of the land and removed debris must be disposed of at an approved site. *(Mitigation Measures 4, 5, 8 and 22)*

12. Noise – Noise is regulated by DuPont Municipal Code Chapter 9.09. Noise from construction equipment would be created from 7 am to 6 pm, Monday through Friday. Long-term noise will be associated with vehicle maintenance activities occurring inside the maintenance bays, operating the vehicle wash and brine making pumps, and traffic.

    The City of DuPont Municipal Code Chapter 9.09 regulates off-site noise impacts by establishing maximum permissible noise levels to receiving properties, which varies depending upon the classification of the noise source and receiving property, duration of the noise, as well as the time of day. The source property is Class B EDNA-Commercial Use and the Sequalitchew Creek Trail is a Class A EDNA-residential areas (the most sensitive receiving EDNA). The maximum permissible noise to Sequalitchew Creek Trail is 57 dBA between the hours of 7:00 am and 10:00 pm and is reduced to 47 dBA in the nighttime hours. Noise levels may be exceeded for any receiving property at any time of day by no more than 5 - 15 dBA for noise of limited durations during any one hour period.

    Two Noise Studies were prepared, one each for the North and South Site proposals, by SSA Acoustics. To forecast noise impacts, ambient noise levels were measured in two locations, along the north property line of the North Site and along the Sequalitchew Creek Trail, during a one week period in July 2019, with the following findings:

Table 1 - Measured Ambient Noise Levels at Sequalitchew Creek Trail and North Property Line

Time Period	Hourly Sound Level Range at Trail, 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

Noise levels from the major noise generating activities were predicted in the SSA Noise Studies to the Sequalitchew Trail. For the North Site, 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. The noise exiting through the garage door will be attenuated by 4dB due to the significant dense vegetation between the facility and the Trail. For the South Site, the noise generating activities are related to the use of the vehicle wash and brine making equipment, both of which have pumps located within an equipment enclosure closet on the east end of the bays. The noise levels were predicted at the nearest portion of the Sequalitchew Creek Trail to be more than 10 dB less than the lowest measured ambient daytime noise levels at the Trail and will not be perceptible, and will not impact the acoustical environment of the portion of the proposed path closest to the public works facilities. All noise generation is provided for daytime hours in accordance with the typical public works operations.

Predicted Sound Levels Received at Sequalitchew Creek Path		
Time Period	**North Site Generated Noise – Sound Level Range at Trail, dBA**	**South Site Generated Noise – Sound Level Range at Trail, dBA**
Daytime (7 AM – 10 PM)	20-37	0-15

The Noise Study provides a listing of the activities that are predicted to occur within the vehicle maintenance bays. The highest noise level possible is from drilling (assumed to be a pneumatic-type drill for vehicle maintenance); which is predicted to be 5 dB above the lowest measured ambient daytime noise levels at the path when garage doors are open. The predicted noise levels 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 and will be barely perceptible and will not noticeably impact the acoustical environment of the portion of the proposed path closest to the public works facility. Noise levels were also predicted to receiving properties at each of the property lines and determined to be below the maximum allowed by DMC Chapter 9.09.

The results of the noise study has determined that if the North Site garage doors are kept closed, noise impacts to Sequalitchew Creek Trail and neighboring properties should not be noticeable. In the worst case scenario when doors are left open the noise impacts will likely be audible but will be within the code limits.

For the South Site, the noise generating activities are related to the use of the vehicle wash and brine making equipment, both of which have pumps located within an equipment enclosure closet on the east end of the bays. The South Site Noise Study predicted noise levels to receiving properties to the northeast (distance of 940 feet), east (distance of 475 feet), west (distance of 25 feet) and south (distance of 265 feet). The noise levels at these locations are all predicted to be at or below the allowed dBA for the EDNA Class in each instance. However, noise levels at the proposed property lines, which are much closer in distance, were not provided for in the South Site Noise Study and are assumed to exceed the allowed dBA for the EDNA Class. Additional noise attenuation will be required to be provided in the form of design changes. In addition a revised Noise Study for the South Site is required, demonstrating that the City's maximum EDNA will be met at each property line. *(Mitigation Measures 3, 18 and 19)*

13. Land Use – The North Site is part of a larger property that is currently owned and used by the City of DuPont for its City Hall and Civic Center campus. To the north of that property is vacant land. Immediately to the west is vacant land owned by the Nisqually Tribe and to the west of that is the

Home Course golf course. To the south is Civic Drive, vacant land and a stormwater pond, and to the east is Center Drive. Across Center Drive are open space/community park and residential uses.

The South Site is currently vacant land that was previously cleared and graded. To the north are Civic Drive, City Hall and the existing Public Safety Building. To the west is an existing stormwater pond, vacant land owned by the Nisqually Tribe. To the east is Center Drive and across Center Drive are open space/community park and residential uses. To the south is vacant land.

The sites are located in the Mixed Use District (MXD) zoning district and the Civic Center land use designation. There are no regulated critical areas onsite. A small portion of critical area buffers (Landslide Hazard Area and Fish and Wildlife Habitat Conservation Area buffers) extend inside the north property boundaries of the North Site.

14. Aesthetics – Plans indicate building height will be less than the maximum 50-foot height maximum for the Mixed Use District. The proposed buildings will be reviewed during the City's Design Review process for compliance with the City's Commercial Design Standards (DMC Chapter 25. 70), including site design, architectural details and landscaping requirements as well as architectural compatibility with the existing adjacent City buildings. Screening will be required to buffer the decant facility (South Site) from view from all property lines.

15. Light and Glare – During construction, light and glare from construction equipment could occur during the hours of 7 am to 6 pm. After construction, light and glare from building windows and on-site parking lot lighting will occur. Non-glare glass and shielded lighting fixtures will help reduce and control light and glare impacts. The applicant did not provide a photometric analysis at this time. Lighting will be reviewed with the site development permit application to ensure appropriate levels are provided within public areas and that no light spill occur at residential property lines. *(Mitigation Measures 12, 16 and 20)*

16. Historic and Cultural Preservation – A Cultural Resources Assessment was completed for the properties by Cultural Resources Consultants (CRC) in April and May 2019. Previous archaeological studies have been conducted in the project location in response to soil remediation efforts from historic contamination and in conjunction with construction of the existing City Hall and Public Safety buildings. The CRC study process involved contacting cultural resources staff at the Squaxin, Muckleshoot, Nisqually and Puyallup Tribes. A representative of the Nisqually Tribe stated that 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. The Squaxin Island Tribe responded that they did not have any specific concerns for cultural resources at the present time. CRC reviewed available project and site cultural and historic information and conducted field investigations. No cultural resources were identified. Background research identified 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. CRC concluded that it is unlikely that any archaeological deposits remain within the project location. No further cultural resources investigations were recommended by CRC.

    A Memorandum of Agreement dated August 7, 1989, was executed between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary

professional standards for archaeology, and applicable state and federal laws. Implementation of the MOA requires archaeological monitoring during soil disturbing activities, including extending an invitation to the Nisqually Tribe to be present during such activities, and preparation of a closing report. The City of DuPont requests Native American artifacts recovered during construction activities be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts should be donated to the Fort Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts should be donated to the DuPont Historical Museum. *(Mitigation Measures 17 and 21)*

17. Transportation – Access to the North Site will be provided via an easement that extends northerly from Civic Drive. Another driveway will connect the new Public Works Facilities with the existing campus in the northeast corner. Access to the South Site will be provided via a new driveway from Civic Drive. The North Site will provide 33 new parking spaces. The decant facility at the south site is an "unstaffed" facility and no parking is required or provided. No parking spaces will be eliminated. A Trip Generation Summary was prepared by Geralyn Reinart, P.E. which estimated approximately 109 total daily trips are expected to be generated by the proposal on a typical weekday with 22 trip during the AM peak hour and 16 trips during the PM peak hour. No traffic impacts or anticipated and no mitigation measures are required.

18. Public Services – All utilities are available to serve the proposal.

B. MITIGATION MEASURES

General Mitigation Measures:

1. Land use approvals are required for the project, which will include Conditions of Approval. The project shall comply with the Conditions of Approval for all land use approvals:

    a. North Site: PLNG2019-024 (Site Plan Review), PLNG2019-034 (Design Review) PLNG2019-036 (Tree Modification) and PLNG2020-001 (Variance)

    b. South Site: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).

2. The proposal shall comply with the recommendations provided in the PanGeo geotechnical report dated April 25, 2019, and as amended. The report shall be amended so that it is not in "Draft" form and include a recommended setback from the top of the Landslide Hazard Area, as required per DMC 25.105.050(3)(c)(i).

3. All garage doors on the North Site should remain closed during maintenance activities, particularly activities that require use of a drill, to minimize noise impacts to the adjoining property and the Sequalitchew Creek Trail. It is recognized that there may be certain times of the year when the garage doors need to be opened for ventilation or heat reduction. These time periods are to be minimized to the greatest extent practicable.

4. During the operating life of the project the City is required to safely handle dangerous and hazardous waste in accordance with Department of Ecology's Hazardous Waste & Toxics Reduction Program.

5. The decant facility on the South Site shall comply with Chapter 173-350 WAC, Solid Waste Handling Standards.

6. The applicant is responsible to meet any requirements of the Puget Sound Clean Air Agency for registration of the gasoline dispensing operation.

The following mitigation measures shall be in place prior to issuance of site development permits:

7. A haul route plan for the clearing and grading shall be submitted to the City for review and approval prior to issuance of any site construction permits.

8. Only clean fill may be used. The source of fill material will be approved by the City in advance of filing the site. Any fill removed from the site shall be disposed of properly at an approved site. Per Ecology's recommendations, any fill removed from the property may not be used on residential property.

9. The improvements are to be designed following the requirements of the Department of Ecology Stormwater Management Manual for Western Washington (2012 version with 2014 amendments), as adopted by the City of DuPont.

10. A Stormwater Pollution Prevention Plan (SWPPP), an Operations and Maintenance Manual and a Temporary Erosion and Sedimentation Control (TESC) plan will be prepared per City of DuPont standards and implemented for the project to reduce and control erosion impacts.

11. The project may be required to obtain a Construction Stormwater General Permit from the Washington State Department of Ecology.

12. The site lighting plan and photometric analyses shall be submitted for review and approval. Lighting will be reviewed with the site development permit application to ensure appropriate levels are provided within public areas and that no light spill occur at residential property lines.

13. Tree Protection Measures will be required for all trees proposed to be retained. The proposal shall comply with the specific requirements described in the conditions of approval in the Tree Modification Request (PLNG2019-036) following the requirements of DMC Chapter 25.120 - Tree Retention. At a minimum they shall include:

    a. All landscape plans and grading plans shall show the grading limits and indicate which trees are to be saved/protected and which are to be removed.

    b. The landscape plans shall include the tree protection measures provided in this SEPA Determination as well as the measures required in the Tree Modification Request.

    c. No clearing, grading, trenching, cutting, impervious surfacing or other construction is allowed within the dripline of any tree to be retained, unless approved by the City through a Tree Modification request.

    d. The City arborist shall be present when the grading near the trees takes place to provide documentation and supervision. In addition, the following measures shall be provided:

i. Any roots measuring 3" or greater in diameter that are exposed/disturbed during the site work, shall be cleanly cut with a hand saw/pruners.

ii. In all cases, all roots are not to be torn or pulled with equipment. If needed, roots shall be treated to help ensure the continued health and stability of the trees.

iii. The arborist shall provide specific recommendations prior to submittal of site development permits for the protection measures for roots less than 3" in diameter.

e. A protective construction fence conforming to City's standards shall be installed around the tree's canopy, trunk, and roots, prior to any site clearing. A fencing plan shall be submitted with signature blocks for the City's arborist and Community Development Director for their approval after inspection of installed fences. No work, excavation, trenching, material storage, or other disturbances will be allowed behind the protective fence except by approval by the City Director of Community Development and the arborist.

f. The applicant shall submit a maintenance and monitoring plan that provides for periodic evaluation and treatment, if needed, to address the health of the regulated trees that are proposed to be impacted by the construction activities. The plan shall be reviewed and approved by the City's arborist and guaranteed through a financial security device. If any of the Landmark trees health should decline as a result of construction impacts, they are required to be replaced by a tree of similar type and size.

The following mitigation measures shall be in place during site construction:

14. Best Management Practices to minimize dust during construction shall be used, including temporary paving of certain roads, street sweeping, and watering the site as needed.

15. Construction equipment shall be maintained to meet emission standards. Construction vehicles shall be turned off when not in use to limit emissions caused by idling.

16. Site lighting during construction shall be directed away from the public right of way to ensure there is no light spill to these areas.

17. The Applicant shall fully implement the Memorandum of Agreement dated August 7, 1989, between Weyerhaeuser Real Estate Company (WRECO), the City of DuPont and the Washington State Historic Preservation Officer regarding the discovery of cultural resources within the City of DuPont, customary professional standards for archaeology, and applicable state and federal laws.

    a. The Applicant shall provide a professional archaeologist to monitor onsite soil disturbance activities.

    b. The Project Archaeologist shall notify and allow a Nisqually Indian Tribe representative to be present during soil disturbance activities.

    c. The Project Archaeologist shall notify the Nisqually Indian Tribal representative if Native American cultural resources are discovered during any soil disturbance activities. Construction

activities that might disturb or affect such resources are to stop until the Tribal representative has had the opportunity to examine the find.

d. If the Tribal representative cannot be reached through reasonable efforts or does not come to the construction site within a reasonable period of time after being notified, construction does not need to stop. However, archaeological work shall to follow the 1989 Memo of Agreement, customary professional standards for archaeology, and applicable state and federal laws.

e. The City of DuPont requests Native American artifacts recovered during construction activities be donated to the Nisqually Indian Tribe. Hudson's Bay Company-era artifacts should be donated to the Fort Nisqually Living History Museum, located in the City of Tacoma's Point Defiance Park. DuPont-era artifacts should be donated to the DuPont Historical Museum.

18. Construction activity will be audible from the Sequalitchew Creek Trail, which is heavily used. No construction activity will be allowed on the weekends without prior City approval. Requests shall be submitted at least two weeks in advance and, if approved, the site posted with weekend construction hours at least one week in advance.

The following mitigation measures shall be in place prior to issuance of a building permit:

19. It is anticipated that the South Site Decant and Brining Facility will likely generate noise levels to receiving properties that exceeds the maximum dBA allowed, per DMC Chapter 9.09. The design of the facility shall incorporate noise reduction measures to ensure compliance with the City's noise regulations. A revised Noise Study for the South Site shall be submitted for City review and approval prior to issuance of a building permit. Noise levels shall not exceed acceptable levels to all receiving properties based on the EDNA class for the receiving properties.

20. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare. Building glass will be required to be non-glare.

The following mitigation measures shall be in place prior to the issuance of a Certificate of Occupancy:

21. The Project Archaeologist shall forward a closing report to the City of DuPont. The report shall discuss contact with the Nisqually Indian Tribe, implemented procedures and observed conditions and be submitted prior to issuance of any permanent Certificate of Occupancy for the project.

22. An Accidental Spill Prevention Plan shall be reviewed and approved by Pierce County prior to Certificate of Occupancy and all requirements shall be met during the operation of the facility.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL: The Responsible Official has determined, with the mitigation measures listed above, that the proposal will not have a probable significant adverse impact on the environment, and an Environmental Impact Statement is not required under RCW 43.21c.030(2). The mitigation measures described are recommended as conditions of project approval. This decision is made after review of a completed environmental checklist, other information on file with the City, and existing regulations.

APPEAL PERIOD: This MDNS is issued using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS. Consistent with DMC 25.175.060(4) and WAC 197-11-680, this Determination may be appealed to the City hearing examiner. Pursuant to DMC 25.175.060(3), only parties of record may file an administrative appeal. **Appeals must be filed within 14 days after issuance of this MDNS (no later than 5:00 pm on March 12, 2020)**. Instructions for filing an appeal are found in DMC 25.175.060(4). Appeals shall be in writing, be accompanied by the required appeal fee ($1,500), and contain the information detailed in DMC 25.175.060(4) (d). You should be prepared to make specific factual objections. Contact Jeff Wilson to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official Signature: Jeffrey S. Wilson 2/24/2020

Jeffrey S. Wilson, AICP
Community Development Director
City of DuPont

Date

Issue Date: February 27, 2020

End of Appeal Period: March 12, 2020

Parties of Record:

- Applicant: Gus Lim, City of DuPont Public Works
- Washington State Department of Ecology
- Tacoma-Pierce County Health Department
- Washington State Department of Archaeology and Historic Preservation
- Beth Elliott, 1485 Kittson Street, DuPont, WA 98327

Distributed to the Attached List

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

   Public Works Facilities (North and South)

2. Name of applicant:

   City of DuPont
   1700 Civic Drive
   DuPont, WA 98327

3. Address and phone number of applicant and contact person:

   Gum Lim
   Public Works Director
   City of DuPont
   1700 Civic Drive
   DuPont, WA 98327
   (253) 912-5381

4. Date checklist prepared:

   February 19, 2020

5. Agency requesting checklist:

   City of DuPont

6. Proposed timing or schedule (including phasing, if applicable):

   Construction is anticipated to start in the fall of 2020 and will end in the Winter of 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   There are no additional plans for expansion upon completion of the Public Works Facilities.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Cultural Resource Study, Traffic Impact Analysis, Noise Studies, Geotechnical Engineering Report, Tree Retention Plan, Soil Samples Report on Lead and Arsenic, Consent Degree between Washington State Department of Ecology and Weyerhauser Company and DuPont Company. A stormwater site plan and a construction Stormwater Polution Prevention Plan will be prepared for the project.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pierce County Industrial Wastewater Discharge Permit, Pierce County Significant Industrial User Pretreatment Review, Pierce County Commercial Sewer Service Application, NPDES Stormwater Construction Permit, City of DuPont Land Use Application, PSAPCA Permit, SEPA review, and the City of DuPont Building Permit.

Add Short Plat and possible setback variance, Tree Modification Request

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Public Works Department Facility-North Site is a proposed 14,707 square feet of floor area on two levels. It includes the Public Works Department office building, 533 square feet of enclosed storage, 2,376 square feet of covered storage, and a 900 square foot covered gas and diesel fueling station. The fuel station above ground fuel tanks will have a 1,000 gallon diesel tank and 2,000 gallon unleaded tank. The proposal also includes 30 additional parking stalls, additional paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive.

The Public Works Department Facility-South Site is a proposed 4,560 square foot building that will include a decant facility, vehicle wash bay, and deicing bay (brine making and storage) for the City of DuPont Public Works Department. The site plan indicates one access drive off of Civic Drive, a 40 yard dumpster, and no parking spaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Public Works Facility-North Site project is located at the City of DuPont's Public Safety Building and the City of DuPont's City Hall property. The site address is 1700 to 1780 Civic Drive, DuPont, WA (0119266004), Section 26 Township 109 Range 01.The Public Works Facility-South Site project is located to the south of said property (0119266002), Section 26 Township 19 Range 01.

B. *Environmental Elements* [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is predominantly flat. The North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek. The overall slope height is about 30 feet and the slope gradient is 40 percent or greater, which classifies the slope as a Landslide Hazard Area per DMC 25.105.070(2). No work is proposed within 50 feet of a slope exceeding 40 percent.

The South Site is flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The geotechnical report by PanGeo dated April 25, 2019, states: the site and its vicinity are underlain by unconsolidated fill deposits and Vashon recessional outwash gravel. Fill is mapped in the northwest portion of the North Site and is described as clay, silt, sand, gravel, organic matter, shells, rip-rap and debris. The remainder of the project is mapped as Vashon recessional outwash gravel which is described as recessional and proglacial, stratified, pebble to bourlder gravel, locally containing silt and clay. This unit is locally known as Steilacoom Gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes, the North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposed project would require earthwork activities, including filling and excavation for foundations, footings, utilities, walls, and pavement.

The North site slopes to the southeast, the proposed site grades will require movement of on-site soils to re-contour the site for proposed improvements. The existing soils maybe used for structural fill so very little if any will be need to be imported. Approximately 3,100 CY of the existing material will be cut for site improvements. Approximately 1,300 CY of the cut material may be used in fill areas and the remain would be hauled off site. 12 inches of foundation gravel will be imported from a gravel pit in Pierce County for all structures for approximately 510 cubic yards.

The south site is relatively flat, the proposed site grades will remain roughly consistent with the existing topographic conditions. The existing soils maybe used for structural fill so very little if any will be need to be imported. Approximately 800 CY of the existing material will be cut for site improvements. Approximately 400 CY of the cut material may be used in fill areas and the remain would be hauled off site. 12 inches of foundation gravel will be imported from a gravel pit in Pierce County for all structures for approximately 190 cubic yards.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur as a result of construction activities, however, a temporary erosion and sedimentation control plan will be designed and implemented according to Best Management Practices (BMP) as recommended by the City of DuPont.

After construction is complete and vegetation is established on exposed soils, the potential for erosion on the site will be reduced.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The North Site will be about 73% covered with impervious surfaces after project construction. The South Site will be about 82% covered with impervious surfaces after project construction.

The South site (Short Plat) is approximalety 20,700 SF with 16,935 SF of impervious surfaces.

The North site (Short Plat) is approximalety 46,427 SF with 34,127 SF of impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A plan incorporating Best Management Practices (BMP) for erosion control will be submitted to the City of DuPont. The project will meet or exceed the engineering design standards for erosion control. Measures expected to be used include: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; construction during dry season; catch basin filters; silt fences, street cleaning, and temporary cover of disturbed areas.

All work will be located outside of Landslide Hazard Area buffers extending from the top of the steep slope.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions will occur from construction equipment during construction of the facility. Vehicles emissions will occur during operation of each facility. Quantities are unknown.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

According to the Olympic Regional Clean Air Agency (ORCAA) there are no off site emission sources near the project site.

Puget Sound Clean Air Agency regulates emissions in Pierce Co.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The project should fully implement applicable US Environmental Protection Agency, Washington State Department of Ecology and Puget Sound Clean Air Agency standards and requirements governing air quality with construction and operation of the buildings.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Sequalitchew Creek, a seasonal stream, is located approximately 100 feet north of the site and flows to the west to discharge to the Puget Sound.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, work will be conducted within 200 feet of Sequalitchew Creek.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill of dredge material will be placed in or removed from surface waters.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This site is not located within a 100-year flood plain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface water under this proposal.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn or water discharged to groundwater under this proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged to the ground. All sanitary sewer effluent will be collected and conveyed via tightline pipe to the existing sanitary sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

For the Public Works Facility-South Site, the source of runoff will be rainfall from the building roof top and pavement areas. Stormwater from pavement areas will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the west. Rainfall from building roof top will be collected and conveyed through storm pipe to a proposed onsite infiltration trench.

For the Public Works Facility-North Site, the source of runoff will be rainfall from the building roof top and pavement areas. Stormwater from pavement areas will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the south. Rainfall from building roof top will be collected and conveyed through storm pipe to a proposed onsite infiltration trench.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials would enter groundwater under this proposal. All sanitary sewer effluent will be collected and conveyed to the existing sanitary sewer system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A storm drainage system will be designed and constructed per City of DuPont Standards to control runoff from the proposed project.

4. Plants [help]

a. Check the types of vegetation found on the site:

_X___deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
____shrubs
_X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass and weeds from previous grading, roughly about 10,000 square feet.

The site is encroached by Oak Management Unit MO-13. The remaining preserved area of MO-13 is 96.1% of the total 13.58 acre size of MO-13.

DuPont Municipal Code 25.120.040 requires that 80 percent of the area of Unit MO-13 be retained. The project site covers 6 percent of MO-13, therefore the 80 percent preservation requirement of DMC 25.120.040 is met.

A total of 15 trees were identified within the project site, 11 Oregon Oak and 4 Douglas Fir. All Oregon Oak were noted to be in Good condtion. One Douglas Fir was noted to be in Poor (90% dead) condition, two were in Good condition and the other one was noted to be in Fair condition. Two of the Douglas firs will be removed, all other trees will be retained.

Site development includes grading within 1.5 times the drip line of the retained trees. The applicant intends to obtain approval for a tree modification request as supported by the Arborist memo dated 11/20/19.

c. List threatened and endangered species known to be on or near the site.

None are known to exist to our knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will be examined for compliance with DuPont Municipal Code (DMC) 25.70 regarding commercial design, DMC 25.90 regarding landscaping and DMC 25.95 regarding off-street parking with review of the land use application. Tree retention has been examined for compliance with DMC 25.120 with review of the land use application.

e. List all noxious weeds and invasive species known to be on or near the site.

None are known to exist on or near the site to our knowledge.

5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: **deer,** bear, elk, beaver, other:
fish: bass, **salmon**, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Washington State Department of Fish and Wildlife Habitats and Species Maps indicate the following endangered animal species located within the proposed site: Big Brown Bat, Yuma Myotis, and the Little Brown Bat.

c. Is the site part of a migration route? If so, explain.

Yes, the site is part of the Pacific Flyway for Migratory Birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Landscaping plan will be designed and implemented per City of DuPont Standards to preserve and enhance wildlife.

e. List any invasive animal species known to be on or near the site.

None are known to exist on or near the site to our knowledge.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas are available to the site. Electricity will be used for lighting and HVAC. Natural gas, wood, oil and solar will not be used.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will comply with all state energy code requirements. No other specific measures are proposed.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

The presence of arsenic and lead are likely from possible air-fall contamination which may have resulted from two sources:

A) The past ore smelting operations in Tacoma as outlined in the Area Wide Soil Task Force Report (AWSTFR) published June 2003 by the Washington State Department of Ecology.The AWSTFR has defined concentrations of total arsenic less than 200mg/kg to be within the low to moderate range for commercial properties such as the subject site. The subject site falls within a potential impact zone on a map of Washington State depicting the potentially affected areas.

B) The past activities of the DuPont Works operations located northwest of the subject site. Lead contamination has been detected site-wide. Arsenic contamination is generally detected within 25 feet of the former NGRR track beds but can occur in other discrete areas.

A Soil Sampling Report was prepared by Urban Environmental Partners LLC dated August 1, 2019. Lead and Arsenic results were below the Clean Up Level.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Other than a minor potential for arsenic from the Asarco plume, none are known to exist on or near the site.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, chemicals associated with construction equipment would be on the site. Upon project completion, it is not anticipated that hazardous materials would be present.

During the operating life of the project the Public Works Facility-North Site will have petroleum oils, pesticides and fertilizer. These will be stored and contained according to building code in the North Site storage building. The fuel station above ground fuel tanks will have a 1,000 gallon diesel tank and 2,000 gallon unleaded tank.

4) Describe special emergency services that might be required.

Other than normal fire, medical and police services already available in the area, no special services are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

An oil-water separator will be installed in the decant facility and another oil-water separator will be installed at the fueling station, in order to pre-treat runoff before entering the Pierce County Sewer System.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from Center Drive to the east and from surrounding businesses would exist but would not be anticipated to affect the proposed development.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis, noise from construction equipment would be present from approximately 7 am to 6 pm, Monday through Friday. On a long term basis, the majority of the maintenance employees work Monday through Friday from 7:30 am to 4:00 pm, with three employees working Monday through Thursday from 7 am to 5:30 pm. During adverse weather and the need for the brine machine, noise from vehicular traffic to and from the site would be present with possible operating hours of 24 hours/7 days a week. Separate noise studies by SSA acoustics have been prepared for the North Site and for the South Site.

3) Proposed measures to reduce or control noise impacts, if any:

During the construction phase of the project, construction equipment will be maintained and meet noise ordinance. The use of on-site and perimeter landscaping will help to reduce and control noise created by the proposed development. On a long-term basis the garage doors to the shop on the main building should be closed during maintenance activities.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the north property is the City of DuPont Public Safety Building and City Hall. The property to the south is undeveloped. The property to the east is residential. The property to the west is a golf course.

c. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To our knowledge, the site has not been used as working farm lands or forest lands and no lands of commercial significance will be converted to other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no working farm or forest lands near the site.

c. Describe any structures on the site.

There is the City of DuPont Public Safety Building which houses the Police and Fire Departments. The City of DuPont City Hall is also located on the site.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

Mixed Use District (MXD).

f. What is the current comprehensive plan designation of the site?

It is designated by the Comprehensive Plan as being within the Civic Center.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Twenty three fulltime permanent employees could ultimately be employed at the site plus three to four seasonal employees.

j. Approximately how many people would the completed project displace?

No people will be displaced due to the project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Permitted use in the Mixed Use Zoning Disctrict are stated in DMC 25.35.020 and will be followed as such.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any building structure will be no taller than 50 feet per DMC 25.35.050(4). The principal exterior building material will be treated wood siding.

b. What views in the immediate vicinity would be altered or obstructed?

Views from the south and north of the site would be alter but it is not anticipated that any views would be obstructed.

d. Proposed measures to reduce or control aesthetic impacts, if any:

The project is being designed to meet current City of DuPont design codes. The use of architectural detailing on the buildings and the use of on-site and perimeter landscaping will reduce and control aesthetic impacts of the development.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Glare from building window glass could be present during daylight hours and light and glare from building and parking lot lighting and vehicular traffic to and from the site could be present in early morning and evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that light or glare created by the proposed project would create safety hazards or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

Lot and building lights from the east would be present but not anticipated to affect the proposed development.

d. Proposed measures to reduce or control light and glare impacts, if any:

Building glass will be non-glare and lighting will be directed appropriately and screened, such in the case with the Decant facility which has an open-wall section below the roof. The use of perimeter landscaping and the retention of trees where possible will help to contain any light or glare created to within the site.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Home Course Golf Course is located adjacent to the site to the west and the Sequalitchew Creek Trail is located to the north.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No specific measures are proposed.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The Cultural Report describes 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 sites within the project location. No further cultural resources investigations are recommended.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Nearly 20 sites are recorded within approximately 0.25 mile of the project location. These include both historic and precontact archaeological sites. A Cultural

Resources Assessment was performed by Cultural Resource consultants dated May 1, 2019.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Pursuant to a 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, City of DuPont and the Washington State Historic Preservation Office, an archaeological consultant shall oversee all clearing and grading activity and provide a closing report to the City.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

According to the Cultural Resources Assessement, no resources were identified during field investigations, it is unlikely that they exist, and no further investigations are recommended.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the sites will be via Civic Drive from Center Drive.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit stop is located at DuPont Station.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The Public Works Facility-North Site proposes 33 new parking spaces. The Public Works Facility-South Site proposes no parking spaces. The proposal would not eliminate any parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A Trip Generation Summary was performed by Geralyn Reinart, P.E. dated January 14, 2020. Approximately 109 total daily trips are expected to be generated on a typical weekday with 22 trips during the AM peak hour and 16 trips during the PM peak hour. Please refer to the Traffic Impact Analysis for additional information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no working farms or forest lands near the site.

h. Proposed measures to reduce or control transportation impacts, if any:

None are planned at this time.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the proposed development will increase the need for public services. Emergency services to businesses and offices will be provided by DuPont Fire and Police departments. The development should not increase the need for health care and school services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of City of DuPont fire impact fees, stormwater system development charges, and construction of new fire hydrants are measures that will reduce and control impacts to public services.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity	**Puget Sound Energy**
Water	**City of DuPont**
Sanitary Sewer	**Pierce County Public Works and Utilities**
Telephone	**CenturyLink**
Cable	**Comcast**
Refuse Service	**LeMay, Inc**

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee DOMINIC MILLER, PROJECT MANAGER

Position and Agency/Organization GRAY & OSBORNE, INC.

Date Submitted: 2/19/2020

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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.

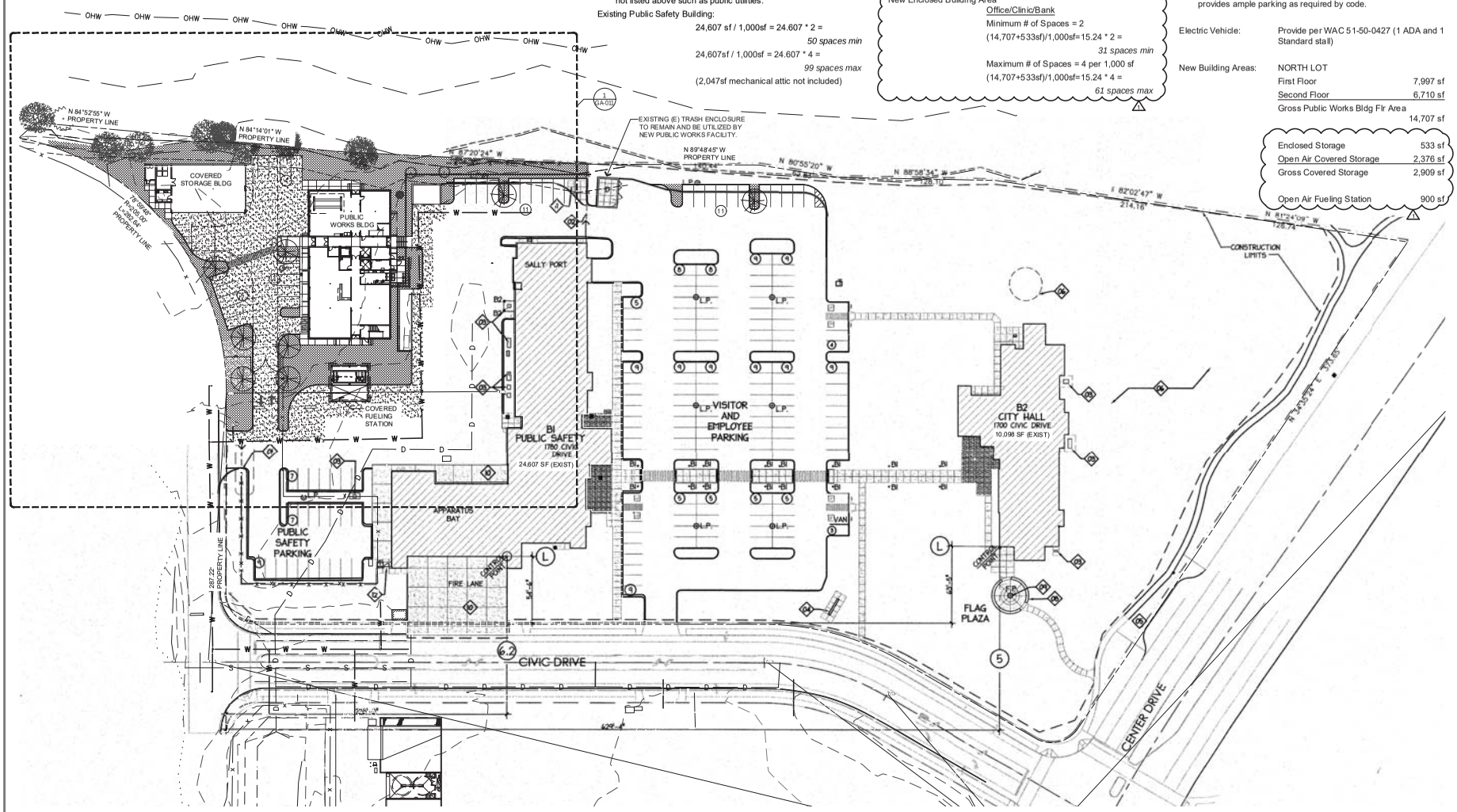
Providing 13 spaces at west of main building (1 ADA included) and an additional 12 to the north of the existing lot. The total existing parking provides ample parking as required by code.

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"

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

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

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APPD

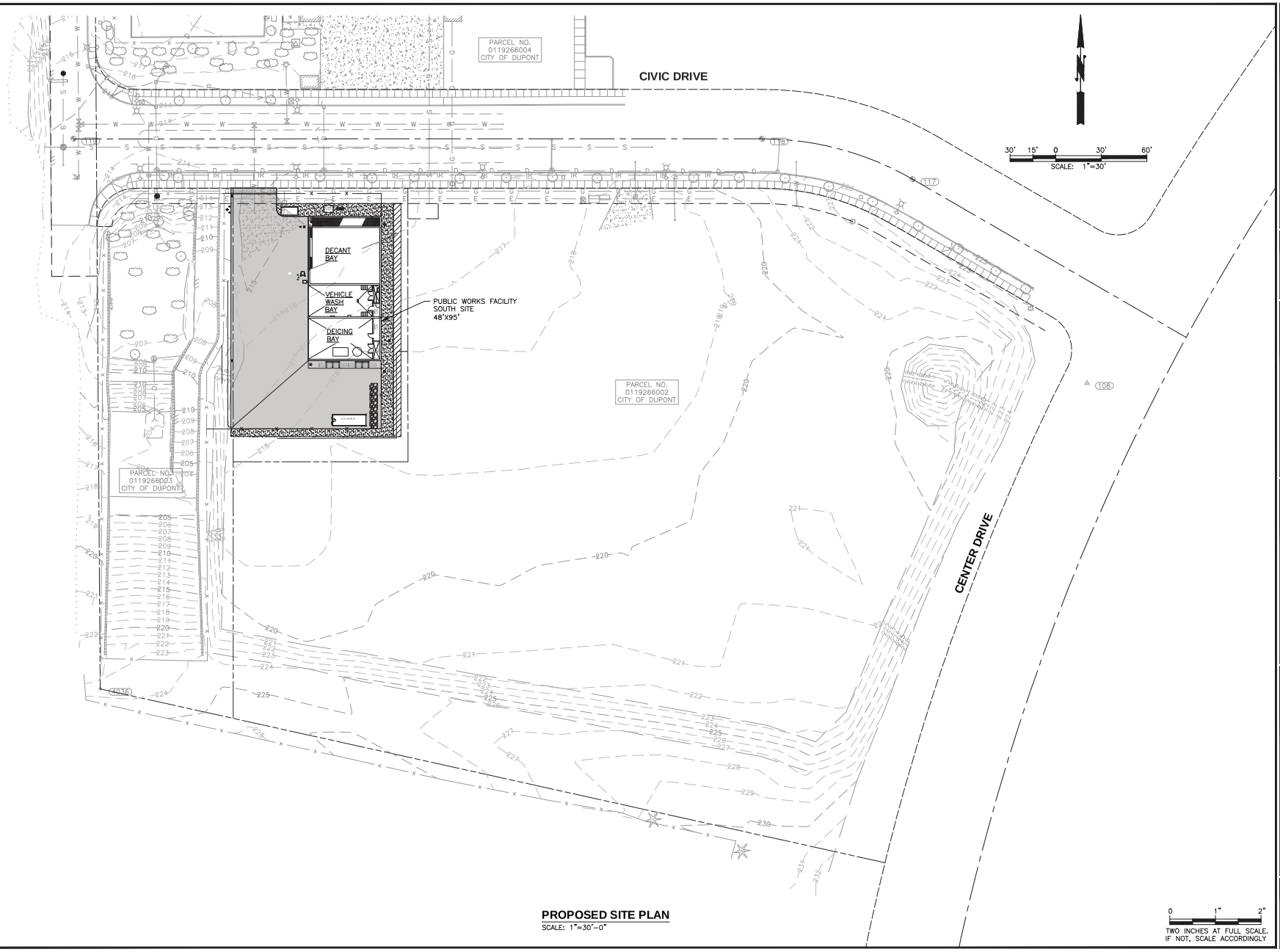
TOVARI HART
TRANSPORTATION PLANNING & ENGINEERING

CITY OF DUPONT
PIERCE COUNTY WASHINGTON
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



PROPOSED SITE PLAN

SCALE: 1"=30'-0"

L:\DUPONT\19233 Public Works Facility\01 Design\Planset\General\G2_GRADING_SITE.dwg, 8/13/2019 8:32 AM, SHARI GAER

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2701 CHANDLER COURT SW, STE. 1
OLYMPIA, WA 98502 • (360) 292-7418

DATE: AUG 2019	
DRAWN: CDG	
CHECKED: SLG	
APPROVED: DJM	

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APPD

DONALD J. MILLER
STATE OF WASHINGTON
PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED SITE PLAN

SHEET: **G2-1**
OF: **3**

JOB NO.: 19233.00
DWG:G2_GRADING_SITE

THE NEWS TRIBUNE
[thenewstribune.com]

The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
Northwest Guardian

Order Confirmation

Customer
BILL CITY OF DUPONT *LEGALS

Payor Customer
BILL CITY OF DUPONT *LEGALS

Customer Account
256347

Payor Account
256347

Customer Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Payor Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Customer Phone
253-964-8121

Payor Phone
253-964-8121

Customer Fax
253-964-3554

Customer EMail

Sales Rep
cdaniels@mcclatchy.com

Order Taker
cdaniels@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
Legal Notice	Invoice		0	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$245.77	$0.00	$245.77	$0.00	$245.77

Ad Order Number
0004577353

Order Source

Ordered By
Janet Howald

Special Pricing

Invoice Text
SEPA2019-005 SEPA MDNS_newspaper_02-24-2020

Promo Type

Package Buy

Materials

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004577353-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
1 X 90 li	

Product	Placement	Times Run	Schedule Cost
TAC-NT-News Tribune	0300 - Legals Classified	1	$193.45

Run Schedule Invoice Text
City of DuPont State Environmental Polic

Position
0301 - Legals & Public Notices

Run Dates
02/27/2020

Product	Placement	Times Run	Schedule Cost
TAC-upsell.thenewstribune.com	0300 - Legals Classified	1	$52.32

Run Schedule Invoice Text
City of DuPont State Environmental Polic

Position
0301 - Legals & Public Notices

Run Dates
02/27/2020

City of DuPont
State Environmental Policy Act
Mitigated Determination of Non-significance (MDNS)

Name of Proposal: City of DuPont Public Works Operations Facility (aka North Site) & Decant & Wash Facility (aka South Site).
SEPA File No.: SEPA2019-005
Date of Issuance: February 27, 2020
Description of Proposal:
North Site: The Operations Facility is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive for the purposes of storing and maintaining the heavy vehicles used for maintenance of public properties and for administrative offices for public works staff. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 33 parking spaces, paving, and landscaping. The fuel station includes two above ground fuel tanks: a 1,000 gallon diesel tank and 2,000 gallon unleaded gasoline tank. The site can be accessed from two existing driveways off Civic Drive. A variance is requested to deviate from the City's front yard setback, building entrance location and roof pitch requirements. File Nos.: PLNG2019-024 (Site Plan Review); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification); PLNG2020-001 (Variance).
South Site: The Decant & Wash Facility is a proposed 4,560 square foot building that includes a decant facility, vehicle wash bay, and de-icing bay (brine making and storage) for use by the City of DuPont Public Works Department. The proposal includes a 40-yard dumpster, and no parking spaces. The site will have intermittent use throughout the week with potential for daily operations during inclement weather. Access is provided via a new driveway extending south from Civic Drive. The proposal includes a short plat application to subdivide the approximately 4.46 acre property into two lots. The smaller 0.48-acre lot will be home to the proposed project. The larger 3.98-acre lot will remain vacant land. File Nos.: PLNG2019-025 (Site Plan Review); PLNG2019-031 (Short Plat); PLNG2019-035 (Design Review).
Location of proposal: City of DuPont:
North Site: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.
South Site: Southwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266002, in Section 26, Township 19 and Range 01.
Applicant: City of DuPont – Department of Public Works
This DNS is issued under WAC 197-11-340(2). The lead agency has determined that the proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request.
Appeal: This final decision may be appealed by a party of record with standing per DMC 25.175.060(3 & 4). The 14-day appeal period starts at 8:00 AM, February 28, 2020, and ends at **5:00 PM, March 12, 2020**, per DMC 25.175.060(4) and WAC 197-11-680(2)(D).
City of DuPont SEPA Responsible Official:
Jeffrey S. Wilson, AICP
Director of Community Development & Emergency Management
1700 Civic Drive | DuPont, WA 98327
253.912.5393 | jwilson@dupontwa.gov

CITY OF DUPONT
Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

Notice of Application

DuPont Public Works Operations Facility (aka North Site)
City File No. North Site: PLNG2020-001 (Variance)

The City of DuPont has received an additional land use application for a Type III General Variance containing four deviations from DuPont Municipal Code for the DuPont Public Works Operations Facility – North Site that may be of interest to you. You are invited to comment on this proposed project.

The new application is associated with the Public Works Operations Facility – North Site project. The Public Works Operations Facility – North Site applications includes: Site Plan Review application (PLNG2019-025), Design Review application (PLNG2019-034), Tree Modification application (PLNG2019-036) and SEPA Environmental Review (SEPA2019-005).

Date of Complete Application for Type III General Variance:	March 2, 2020
Date of this Notice of Application for Type III General Variance:	March 5, 2020
End of Comment Period for Type III General Variance:	**March 19, 2020**
Tentative Public Hearing Date and Time:	March 30, 2020 at 2:00 pm
Public Hearing Location:	DuPont City Hall, Council Chambers 1700 Civic Drive, DuPont, WA

Project Description DuPont Public Works Facility – North Site:
The overall Public Works Operations Facility project is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, 30 parking stalls, paving, and landscaping. The site can be accessed from existing driveways off Civic Drive; and an easement on the west property line.

Project Description DuPont Public Works Facility – North Site Type III General Variance:
In conjunction with the Type III General Variance, the applicant has withdrawn their short plat application (PLNG2019-030) and requested a variance to address the following four code deviations. The applicant has applied for variances from DMC 25.35.050(1) regarding building setbacks; 25.70.020(3) (a) regarding building orientation to the front property line; and DMC 25.70.020(3) (e) regarding pedestrian entrances and storefront window locations; all of which are related to the location of the proposed buildings on the site and the orientation of the buildings' entrances/windows to the front lot line or primary street. Per DMC 25.10.160.110 the front lot line is both the south lot line adjacent to Civic Drive and the westerly lot line to the point where an easement extends to provide access. Per DMC 25.10.190.150, the "primary street" is Civic Drive where primary pedestrian entrances and storefront windows must face. The three proposed new structures do not meet all of the code requirements for front setbacks and door/window orientation.

A deviation has also been requested from DMC 25.70.070(7)(c), which requires roofs exposed to view from public right-of-way (Civic Drive) have a minimum slope of 6 feet vertical to 12 feet horizontal. The applicant seeks a roof pitch of 4 feet vertical to 12 feet horizontal for all buildings to be similar to the roof pitch of the existing City Hall and Public Safety Buildings, which do not appear to meet the City's roof pitch requirement.

Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

Attachment H11.General Variance Notice of Application with affidavits of mailing and posting issued March 5, 2020

Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department

Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.

Environmental Review: The City of DuPont issued a Mitigated Determination of Non-significance (MDNS) on February 27, 2020. The appeal period of the MDNS concludes at 5:00 pm on March 12, 2020. The Variances were listed as a permit application in the SEPA Determination.

City Permits and Approvals: General Variance Approval (PLNG2020-001), Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type III land use process is required, which requires a public hearing and final decision by the City's Hearing Examiner.**

Other Permits and Approvals: Sanitary Sewer Permits by Pierce County; NPDES Permit by Department of Ecology; possible clean air emissions permit from Puget Sound Clean Air Agency; and fuel tank permit from Department of Ecology.

Required Studies:
The following studies were required for the related Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Short Plat Approval (PLNG2019-030), and Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005) applications:

> Environmental Checklist, Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Noise Study, Cultural Resource Assessment, Accidental Spill Prevention Plan, Landscaping Plan, Tree Risk Assessment, Oak Tree Encroachment Memo, grading, and utilities and architectural plans.

The project will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; and Title 25 Land Use Code.

Public Comment: The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. March 19, 2020. Copies of all application plans and documents may be viewed at City Hall at the location listed above and on the city's website at: https://dupontwa.gov/509/DuPont-Public-Works-Facility. Please clearly note which deviation is being commented on in any written correspondence. Please submit comments to:

Jeffrey S. Wilson, AICP
Director of Community Development & Emergency Management | City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / jwilson@dupontwa.gov

The City has tentatively schedule a public hearing for the proposals on March 30, 2020 at approximately 2:00 p.m. Per DMC 25.175.030(2) (d), a separate Notice of Public Hearing with the scheduled date and time will be issued at least 10 days in advance of the Public Hearing.

FILE NO.:PLNG2020-001
APPLICANT: Dominic Miller, P.E.
Gray & Osborne, Inc.

DECLARATION OF POSTING
CITY HALL NOTICE BOARD

On the 5th of March, 2020, the attached Revised Notice of Application Related to City of DuPont File No. was posted on the City of DuPont public notice board.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this of 5th of March, 2020 at DuPont, Washington.

Signed: Janet Howald

AFFIDAVIT OF POSTING

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

Phone (253) 964-8121
Fax (253) 964-1455

Application # PLNG 2020-001 Variance and/or Case #

I, R. Augustus Lim applicant/applicant's agent for the above referenced project number, being duly sworn on oath, deposes and says: That on the 3rd day of March, 2020 I posted a notice, prominently displayed, at the site.

Site/Project Description: Posting of variance sign on North side of DPW Facility

R A Lim
Signed By

Notarization/Certification

(Seal or Stamp)

TIFFANY GRAVES
NOTARY PUBLIC
COMMISSION EXPIRES 4-29-21
STATE OF WASHINGTON

State of Washington, County of Pierce

Signed or attested before me this 3rd day of March, 2020.

X Tgraves
Signature of notary public

Tiffany Graves
Printed or stamped name of notary public

THE NEWS TRIBUNE
[thenewstribune.com]

The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
Northwest Guardian

Order Confirmation

Customer
BILL CITY OF DUPONT *LEGALS

Payor Customer
BILL CITY OF DUPONT *LEGALS

Customer Account
256347

Payor Account
256347

Customer Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Payor Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Customer Phone
253-964-8121

Payor Phone
253-964-8121

Customer Fax
253-964-3554

Customer EMail

Sales Rep
cdaniels@mcclatchy.com

Order Taker
cdaniels@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
Legal Notice	Invoice		0	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$482.65	$0.00	$482.65	$0.00	$482.65

Ad Order Number
0004586671

Order Source

Ordered By
Janet Howald

Special Pricing

Invoice Text

Promo Type

Package Buy

Materials

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004586671-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 91 li	

Product	Placement	Times Run	Schedule Cost
TAC-NT-News Tribune	0300 - Legals Classified	1	$385.21

Run Schedule Invoice Text
Notice of Application DuPont Public Wor

Position
0301 - Legals & Public Notices

Run Dates
03/05/2020

Product	Placement	Times Run	Schedule Cost
TAC-upsell.thenewstribune.com	0300 - Legals Classified	1	$97.44

Run Schedule Invoice Text
Notice of Application DuPont Public Wor

Position
0301 - Legals & Public Notices

Run Dates
03/05/2020

Notice of Application

DuPont Public Works Operations Facility (aka North Site)
City File No. North Site: PLNG2020-001 (Variance)

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Date of this Notice of Application for Type III General Variance: March 5, 2020
End of Comment Period for Type III General Variance: **March 19, 2020**
Tentative Public Hearing Date and Time: March 30, 2020 at 2:00 pm
Public Hearing Location: DuPont City Hall, Council Chambers
1700 Civic Drive, DuPont, WA

Project Description DuPont Public Works Facility – North Site:

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Project Description DuPont Public Works Facility – North Site Type III General Variance:

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Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department

Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.

Environmental Review: The City of DuPont issued a Mitigated Determination of Non-significance (MDNS) on February 27, 2020. The appeal period of the MDNS concludes at 5:00 pm on March 12, 2020. The Variances were listed as a permit application in the SEPA Determination.

City Permits and Approvals: General Variance Approval (PLNG2020-001), Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005), Building Permits, Fire Suppression/Fire Alarm Permits, Plumbing/Electrical/Mechanical Permits, Site Development Permit, Right-of-Way Use Permit, Water Service/Connection Permits and Determination of Transportation Concurrency. **A Type III land use process is required, which requires a public hearing and final decision by the City's Hearing Examiner.**

Other Permits and Approvals: Sanitary Sewer Permits by Pierce County; NPDES Permit by Department of Ecology; possible clean air emissions permit from Puget Sound Clean Air Agency; and fuel tank permit from Department of Ecology.

Required Studies:

The following studies were required for the related Site Plan Review Approval (PLNG2019-025), Design Review Approval (PLNG2019-034), Short Plat Approval (PLNG2019-030), and Tree Modification Approval (PLNG2019-036), SEPA Environmental Determination (SEPA2019-005) applications:

Environmental Checklist, Stormwater Site Plan, Trip Generation Report, Geotechnical Report, Noise Study, Cultural Resource Assessment, Accidental Spill Prevention Plan, Landscaping Plan, Tree Risk Assessment, Oak Tree Encroachment Memo, grading, and utilities and architectural plans.

The project will be evaluated for consistency with the City development regulations, including Title 12, Buildings & Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; and Title 25 Land Use Code.

Public Comment: The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. March 19, 2020. Copies of all application plans and documents may be viewed at City Hall at the location listed above and on the city's website at: https://dupontwa.gov/509/DuPont-Public-Works-Facility. Please clearly note which deviation is being commented on in any written correspondence. Please submit comments to:

Jeffrey S. Wilson, AICP
Director of Community Development & Emergency Management | City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / jwilson@dupontwa.gov

The City has tentatively schedule a public hearing for the proposals on March 30, 2020 at approximately 2:00 p.m. Per DMC 25.175.030(2) (d), a separate Notice of Public Hearing with the scheduled date and time will be issued at least 10 days in advance of the Public Hearing.

CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

Notice of <u>REMOTE</u> Public Hearing

DuPont Public Works Operations Facility (aka North Site)

City File Nos: PLNG2019-024 (Site Plan Review); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification); 2020-001 (Variance)

Project Description DuPont Public Works Facility – North Site: The overall Public Works Operations Facility project is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, approximately 42 parking stalls, paving, and landscaping. The site can be accessed from existing driveways off Civic Drive; and an easement on the west property line.

Public Hearing Date and Time: May 27, 2020 at 10:00 am

Public Hearing Location: PC TV & ZOOM (see below)

Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.

Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department

Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.

A public hearing will be held with the City of DuPont Hearing Examiner on May 27, 2020 at 10:00 am in accordance with the modified OPMA rules. The hearing may be viewed on PC TV at http://www.piercecountytv.org/1306/DuPont-Live-Meetings**.** Anyone who wishes to testify/comment on the proposal may do so via the following ZOOM link by dialing in to **1.253.215.8782**; and entering the following Meeting ID when prompted: **830 7437 1795**. Written comments on the application must be submitted in advance of the meeting in an email or an email with attached documents in PDF format to Janet Howald at jhowald@dupontwa.gov **by 8:00 pm on May 26, 2020**. ***NOTE: If you have any difficulty calling in, please call 253.912.5393 for assistance.***

Staff Report & Recommendations: A determination of consistency with all development regulations will be completed per DMC 25.175.040(1), as well as evaluation of the Tree Modification per DMC 25.120.050, and Variance criteria per DMC 25.160.050. The evaluation will be summarized in a staff report available for review approximately 7 days prior to the public hearing. For questions on the application contact Jeffrey S. Wilson, AICP, Community Development Director for the City of DuPont, at (253) 912-5393 or jwilson@dupontwa.gov. The application materials and staff report may be viewed on the City's website as follows:

- Application materials: https://www.dupontwa.gov/509/DuPont-Public-Works-Facility.
- Staff report: https://www.dupontwa.gov/139/Development-Projects (The staff report will be available for review approximately 7 days prior to the public hearing)

Attachment H12. Notice of Public Hearing issued May 31, 2019 with affidavits of mailing and posting published May 11, 2020.

FILE NO.:PLNG2019-024, PLNG2019-034
PLNG2019-036, PLNG2020-001
APPLICANT: Dominic Miller, P.E.
Gray & Osborn , Inc.

DECLARATION OF POSTING
CITY HALL NOTICE BOARD

On the 11th of May, 2020, the attached a Notice of Public Hearing Related to City of DuPont File No. PLNG2019-024, PLNG2019-034, PLNG2019-036, PLNG2020-001 was posted on the City of DuPont public notice board.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this of 11th of May, 2020 at DuPont, Washington.

Signed: Janet Howald

FILE NO.: PLNG2019-024, PLNG2019-034,
PLNG2019-036, PLNG2020-001
APPLICANT: Dominic Miller, P.E.
Gray & Osborne, Inc.

DECLARATION OF MAILING NOTICE OF PUBLIC HEARING

On the 8th day of May 2020, the attached Notice of Public Hearing was mailed by the City to property owners within 300 feet of the property that is the subject of the above-referenced application. The names of which were provided by the applicant.

I, Janet Howald, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 8th day of May 2020 at DuPont, Washington.

Signed: Janet Howald

5/11/2020
Posting

AFFIDAVIT OF POSTING

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

Phone (253) 964-8121
Fax (253) 964-1455

Application # PLNG 2019-024
PLNG 2019-034
PLNG 2019-036
PLNG 2020-001 and/or Case #_____

I, R. Augustus Lim applicant/applicant's agent for the above referenced project number, being duly sworn on oath, deposes and says: That on the 11th day of May, 2020 I posted a notice, prominently displayed, at the site.

Site/Project Description: DuPont Public Works Facility North Site

RA Lim
Signed By

Notarization/Certification

State of Washington, County of Pierce

Signed or attested before me this 11th day of May, 2020.

(Seal or Stamp)

TIFFANY GRAVES
COMMISSION EXPIRES
PUBLIC
4-29-21
STATE OF WASHINGTON

X T Graves
Signature of notary public

Tiffany Graves
Printed or stamped name of notary public

Affidavit of Posting.docx

THE NEWS TRIBUNE
[thenewstribune.com]

The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
Northwest Guardian

Order Confirmation

Customer
BILL CITY OF DUPONT *LEGALS

Payor Customer
BILL CITY OF DUPONT *LEGALS

Customer Account
256347

Payor Account
256347

Customer Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Payor Address
1700 CIVIC DR
DUPONT WA 983279603 USA

Customer Phone
253-964-8121

Payor Phone
253-964-8121

Customer Fax
253-964-3554

Customer EMail

Sales Rep
cdaniels@mcclatchy.com

Order Taker
cdaniels@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
	Invoice		0	0	1

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$215.53	$0.00	$215.53	$0.00	$215.53

Ad Order Number
0004643042

Order Source

Ordered By
Janet Howald

Special Pricing

Promo Type

Invoice Text
PH Notice File No. PLNG2019-024, PLNG2019-034, PLNG2019-036, PLNG2020-001

Package Buy

Materials

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004643042-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 38 li	

Product	Placement	Times Run	Schedule Cost
TAC-NT-News Tribune	0300 - Legals Classified	1	$168.97

Run Schedule Invoice Text
Notice of REMOTE Public Hearing DuPont

Position
0301 - Legals & Public Notices

Run Dates
05/11/2020

Product	Placement	Times Run	Schedule Cost
TAC-upsell.thenewstribune.com	0300 - Legals Classified	1	$46.56

Run Schedule Invoice Text
Notice of REMOTE Public Hearing DuPont

Position
0301 - Legals & Public Notices

Run Dates
05/11/2020

Notice of REMOTE Public Hearing

DuPont Public Works Operations Facility (aka North Site)

City File Nos: PLNG2019-024 (Site Plan Review); PLNG2019-034 (Design Review); PLNG2019-036 (Tree Modification); 2020-001 (Variance)
Project Description DuPont Public Works Facility – North Site: The overall Public Works Operations Facility project is a proposed two-story, 14,707 square foot Public Works Department office building and vehicle garage located north of Civic Drive. The proposal also includes 2,909 square foot storage building, 900 square foot covered gas and diesel fueling station, approximately 42 parking stalls, paving, and landscaping. The site can be accessed from existing driveways off Civic Drive; and an easement on the west property line.
Public Hearing Date and Time: May 27, 2020 at 10:00 am
Public Hearing Location: PC TV & ZOOM (see below)
Project Location: Northwest of the Civic Drive and Center Drive intersection in the City of DuPont, Pierce County, Washington. Tax Parcel number 0119266004, in Section 26, Township 19N and Range 01E.
Project Applicant: Gus Lim, P.E., Director, City of DuPont Public Works Department
Applicant's Agent: Dominic Miller, P.E., Gray & Osborne, Inc.
A public hearing will be held with the City of DuPont Hearing Examiner on May 27, 2020 at 10:00 am in accordance with the modified OPMA rules. The hearing may be viewed on PC TV at http://www.piercecountytv.org/1306/DuPont-Live-Meetings. Anyone who wishes to testify/comment on the proposal may do so via the following ZOOM link by dialing in to **1.253.215.8782**; and entering the following Meeting ID when prompted: **830 7437 1795**. Written comments on the application must be submitted in advance of the meeting in an email or an email with attached documents in PDF format to Janet Howald at jhowald@dupontwa.gov **by 8:00 pm on May 26, 2020. NOTE: If you have any difficulty calling in, please call 253.912.5393 for assistance**.
Staff Report & Recommendations: A determination of consistency with all development regulations will be completed per DMC 25.175.040(1), as well as evaluation of the Tree Modification per DMC 25.120.050, and Variance criteria per DMC 25.160.050. The evaluation will be summarized in a staff report available for review approximately 7 days prior to the public hearing. For questions on the application contact Jeffrey S. Wilson, AICP, Community Development Director for the City of DuPont, at (253) 912-5393 or jwilson@dupontwa.gov. The application materials and staff report may be viewed on the City's website as follows:

- Application materials: https://www.dupontwa.gov/509/DuPont-Public-Works-Facility.
- Staff report: https://www.dupontwa.gov/139/Development-Projects (The staff report will be available for review approximately 7 days prior to the public hearing)

Gray & Osborne, Inc.
CONSULTING ENGINEERS

August 14, 2019

Mr. Jeffery S. Wilson
Department of Community Development
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: LAND USE APPLICATION, PUBLIC WORKS FACILITY – NORTH SITE
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19233

Dear Mr. Wilson:

Please find enclosed the following materials submitted for the Land Use Application for the City of DuPont's Public Works Facility – North Site Tax Parcel No. 0119266004:

1. **Vicinity Map (include as part of site plan).**

   See attached Vicinity Map Figure.

2. **Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).**

   See attached drawing A010.

3. **Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).**

   Attached is landscaping plan A011. An existing trees study is under contract and will be provide as a separate submittal when available.

4. **Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).**

   See attached drawing G1-3.

Attachment H13. Land Use Applications Cover Letter from Gray & Osborne, Inc., dated August 14, 2020

2102 Carriage Drive SW, Building I Olympia, Washington 98502 (360) 292-7481 Fax (360) 292-7517

Printed on recycled paper

5. **Storm Drainage and Utility Plan (seven copies).**

   See attached drawing G1-2.

6. **Preliminary Stormwater Management Report and calculations (three copies).**

   See attached Stormwater Design Analysis Memo, August 12, 2019.

7. **Roadway cross sections, (seven copies of single line drawing with dimensions).**

   N/A

8. **One each 8 by 11 inch reduction of all drawings.**

   Not provided at this time.

9. **Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).**

   See attached draft copy of the Trip Generation Summary for the City of DuPont Public Works Facility, Geralyn Reinart, P.E., July, 2019.

10. **Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).**

    See attached drawings A102 and A301 for the Covered Storage Building.
    See attached drawings A200 and A300 for the Public Works Building.
    See attached drawings M3-2 for the Fueling Station.
    See included color board.

11. **Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).**

    See attached Title Report dated May 10, 2019.

Printed on recycled paper

12. **Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).**

    N/A

13. **Letter of Sewer Availability from Pierce County (two copies).**

    A Letter of Sewer Availability will be requested from Pierce County.

14. **Letter of Water Availability from City of DuPont (two copies).**

    See attached.

15. **One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc., Contact person is Charlie Maxwell, Public Relations Director, (253) 537-8687.**

    No refuse enclosure will be provided for this site.

16. **Completed Environmental Checklist (two copies).**

    See attached.

17. **Completed Land Use Application (one copy).**

    See attached.

18. **Completed Agent Affidavit (one copy).**

    N/A

19. **Filing fee(s).**

    Filing fee will be provided at a later date by the Public Works Department.

Printed on recycled paper

Also provided is copy of the following materials:

Geotechnical Report

Geotechnical Report Proposed Public Works Facility, PanGEO, Inc., April 25, 2019.

Lead and Arsenic Report

Soil Sampling Report for DuPont Public Works Facility, Urban Environmental Partners, LLC, August 1, 2019.

Please contact the undersigned if you have any questions on this submittal review.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

Printed on recycled paper

Urban Environmental Partners llc
Diligent, responsive, and practical consulting!

UEP llc Project No. 19-67

PanGEO, Inc.
Mr. Siew Tan
3414 NE 55th Street Seattle, WA 98105-2310

August 1, 2019

Subject: Soil Sampling Report for Dupont Public Works Facility
1780 Civic Drive DuPont, WA

Dear Mr. Tan:

This report summarizes the Urban Environmental Partners llc (UEP) results from sampling and testing of surface soil at the proposed Public Works Facility in DuPont, Washington (Figure 1). DuPont requested that shallow soil samples be collected in areas where footings and other foundation structures may require excavation for the construction of the planned Public Works Facility. Soil sampling for this project was completed in both the North Site and the South Site areas of the property as shown on Figure 2, in areas representative of the planned excavation.

This report summarizes the soil sample collection methods, and analytical results for the project samples. Locations for soil sample collection are shown on Figure 2. Sample analytical results are summarized in Table 1.

Soil Sample Collection Methods

As stated above, sampling was completed within in a grid pattern in the area within the North and South Sites. In accordance with guidance in Ecology publication 12-09-087, *Quick Guidance for Arsenic and Lead Soil Sampling and Cleanup*, Revised May 2015 (provided as Appendix A), we selected 16 total locations for sampling surface soil based on a total area of approximately 1.0 acre for the 2 Sites. For the North Site area, a total of 13 soil samples were collected. For the South Site area, a total of 3 soil samples were collected. Sample locations and numbers are shown on Figure 2.

The soil samples were collected on July 17, 2019, by UEP using a shovel, spade, and trowel. The samples were taken from a depth of 0” to 5” below grade. UEP collected a 4-ounce (oz.) soil sample at each of the 16 sample locations (Numbered 1 through 16).

Attachment H14. Soil Sampling Report prepared by Urban Environmental partners LLC dated August 1, 2019

Soil material at each sample location was homogenized in a stainless-steel bowl and placed in a numbered 4-oz. glass sampling jar. Jars were placed on ice in a cooler, under chain-of-custody documentation. Soils encountered were dry, light-brown silty, gravelly, sands. The cooler with samples was submitted on July 17, 2019 to Friedman and Bruya Laboratories (Seattle, WA) for analysis of the metals lead (Pb) and arsenic (As) by EPA Method 6020B.

Quality Assurance/Quality Control

Quality Assurance/Quality Control activities included generally accepted procedures for sample collection, storage, tracking, documentation, and analysis. All samples were labeled with a sample number, date, time, and sampler name. Appropriate chain-of-custody documentation was completed, and is attached as Appendix B with the lab certificates of analysis.

Analytical Results

The analytical results for lead and arsenic in the 16 soil samples are discussed below. The results are compared to acceptable cleanup levels (CULs) for unrestricted land use (residential) criteria established under the Model Toxics Control Act (MTCA) codified as WAC 173-340, and presented in Table 740-1 of the MTCA regulation.

For this report, UEP has compared the soil sample results to the unrestricted land use standards to be conservative in our interpretation and recommendations. The soil sample results are summarized in Table 1. Table 1 also includes other representative data presenting "background soil levels" for Pb and As for the Puget sound Region obtained from "*Natural Background Soil Metals Concentrations in Washington State*" for purposes of additional comparison and discussion.

Soil Sample Results

Lead Results

Concentrations of lead (Pb) in the soil samples ranged from 3.56 mg/kg to 19.5 mg/kg if detected; with the MTCA Method A Cleanup Level (CUL) for Pb being 20 mg/kg, all 16 soil samples were below the CUL. In addition, all of the 16 samples were below the "Natural Background Concentration" for Pb in Puget Sound, which is 24.0 mg/kg. And again, all 16 samples were below the Pb CUL under MTCA.

Arsenic Results

Concentrations of arsenic (As) in soil samples ranged from 2.3 mg/kg to 16.6 mg/kg if detected, with the residential MTCA Method A CUL for As being 250 mg/kg. Interestingly, 12 of 16 samples were slightly above the "Natural Background Concentration" for As in Puget

Sound, 7 mg/kg, which is representative for the area. Nevertheless, all samples were below the As CUL under MTCA. Laboratory reports and associated chain-of-custody documents are presented in Appendix B.

Interpretation and Recommendations

It is our opinion that the number of samples collected, the sample collection method, and the lab analysis used provides reliable metals data for lead and arsenic that are representative of conditions of soil that will be excavated in the 2 areas for construction of the public works facility.

The data results for lead and arsenic for all 16 soil samples in the 2 site areas are below applicable cleanup levels for remediation at residential (unrestricted land use) properties under the MTCA regulations (WAC 173-340).

All the samples are within Puget Sound background levels for lead. About 75% of samples show some slight elevations of arsenic above natural background concentrations for Puget Sound, which is a condition endemic to the region. Again, all the soil samples are well below applicable cleanup levels for residential properties for both metals.

Based on the data results presented in Table 1, it is our opinion that there are no real limitations on the export or re-use of excavated soil from either of the tested areas during construction for foundation work at the sites. The metals data table and this report can be provided to anyone who is contracted to take the excavated dirt to show them the conditions of the soil, at the time that our sampling work was completed.

As a precaution against potential liability from any misunderstanding and miscommunication, we recommend that none of the excavated dirt should be re-used or placed as fill on a residential property. The presence of even slight arsenic metal concentrations above Puget Sound natural background values could be potentially misconstrued, by a home owner who gardens in their back yard, or by a person who has a different risk avoidance view point than a typical home owner. At a minimum, it is our recommendation that any property owner who receives exported dirt from the site should be given the data table and the lab results from this report to make their own interpretation for an informed use of the material.

Limitations of the Report

Our services for this project were focused on the assessment of lead and arsenic metals content in soils in the identified 2 property areas, and were therefore non-comprehensive, and are not intended to identify all environmental problems potentially applicable to every situation. Please be aware that our scope of work was limited to those items specifically described above. Other activities or conditions that are not specifically described are excluded and are therefore not part of our services.

Land use, site conditions (both on-site and off-site), and other factors may change over time. Since on-going site activities and future regulations are beyond our control and could change at any time after the completion of this report, our observations, findings, and opinions can be considered valid for a limited time duration, and may be changed by changes in the site conditions since the time of our site reconnaissance and sample collection.

UEP llc assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury or other 3rd Party claims or assertions which result from perceived or possible but unknown, pre-existing materials being encountered or present on the project site, or from the discovery of such materials.

This report is prepared for the sole use of PanGeo and your Client. The scope of services performed during this assessment may not be appropriate for the needs of other 3rd Party users. Re-use of this document or the findings, conclusions, or recommendations presented herein, are at the sole risk of said user(s) and 3rd Parties. Any 3rd Party other than PanGeo and your Client who would like to use this report shall notify UEP llc of such intended use, and gain reliance from us for use of the document. Based on the communicated intended use of the report, UEP llc may require that additional work be performed, or that an updated report be issued. Non-compliance with any of these 3rd Party use requirements will release UEP llc from any liability resulting from the use of this report by any unauthorized party.

No warranty, either express or implied, is made.

Closing

We appreciate this opportunity to provide our services to PanGEO and your Client. Please contact us at your convenience with any issues regarding our work or the presentation of the findings in this report. We are happy to answer questions, provide additional information, and to be of additional service to PanGeo and your Client.

Best Regards,

John R Funderburk, MSPH

John R. Funderburk, MSPH
Principal, Managing Partner
Urban Environmental Partners llc

FIGURES

Figure 1:	Site Location Map
Figure 2:	Locations of Soil Sample Collection for Arsenic and Lead

TABLES

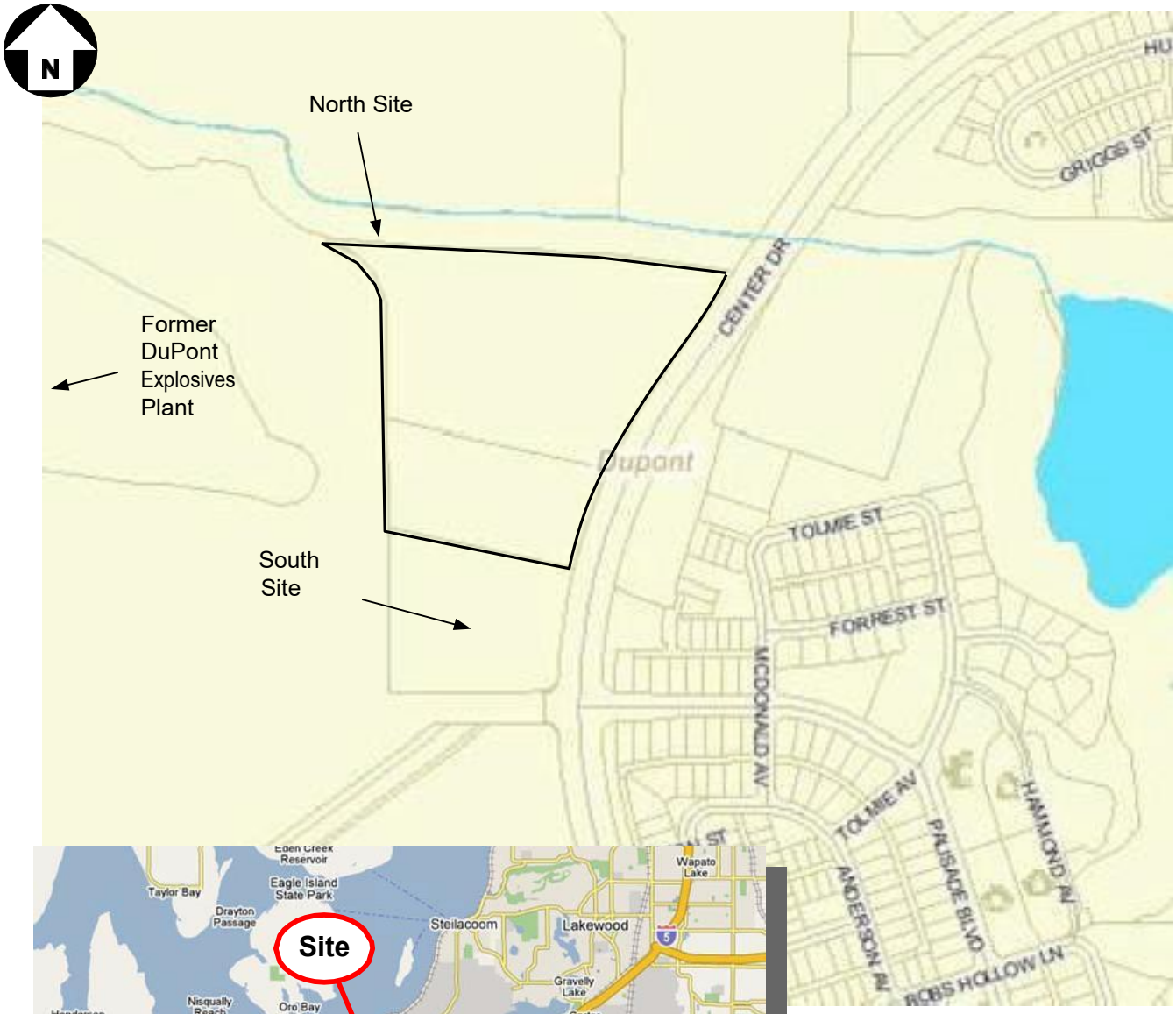
Table 1 Soil Sample Analytical Results

APPENDICES

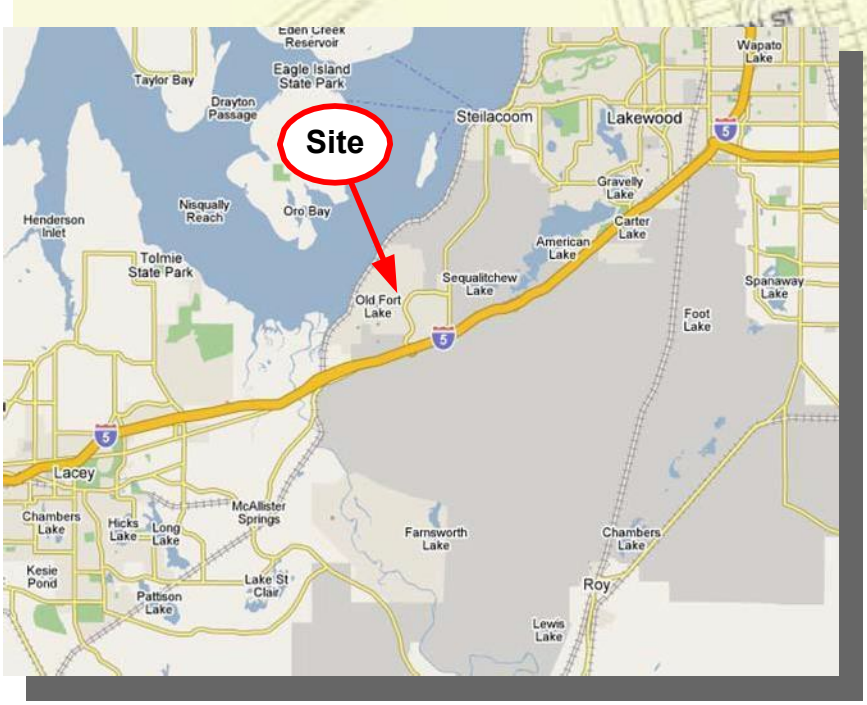
Appendix A: Ecology Publication # 12-09-087, Quick Guidance for Arsenic and Lead Soil Sampling and Cleanup, Revised May 2015, and

Table 1- Statewide & Regional 90th Percentile Values for Metals, from Ecology Publication #94-115 Natural Background Soil Metals Concentrations in Washington State

Appendix B: Laboratory Data and Chain-of-Custody



Basemap: Pierce County GIS



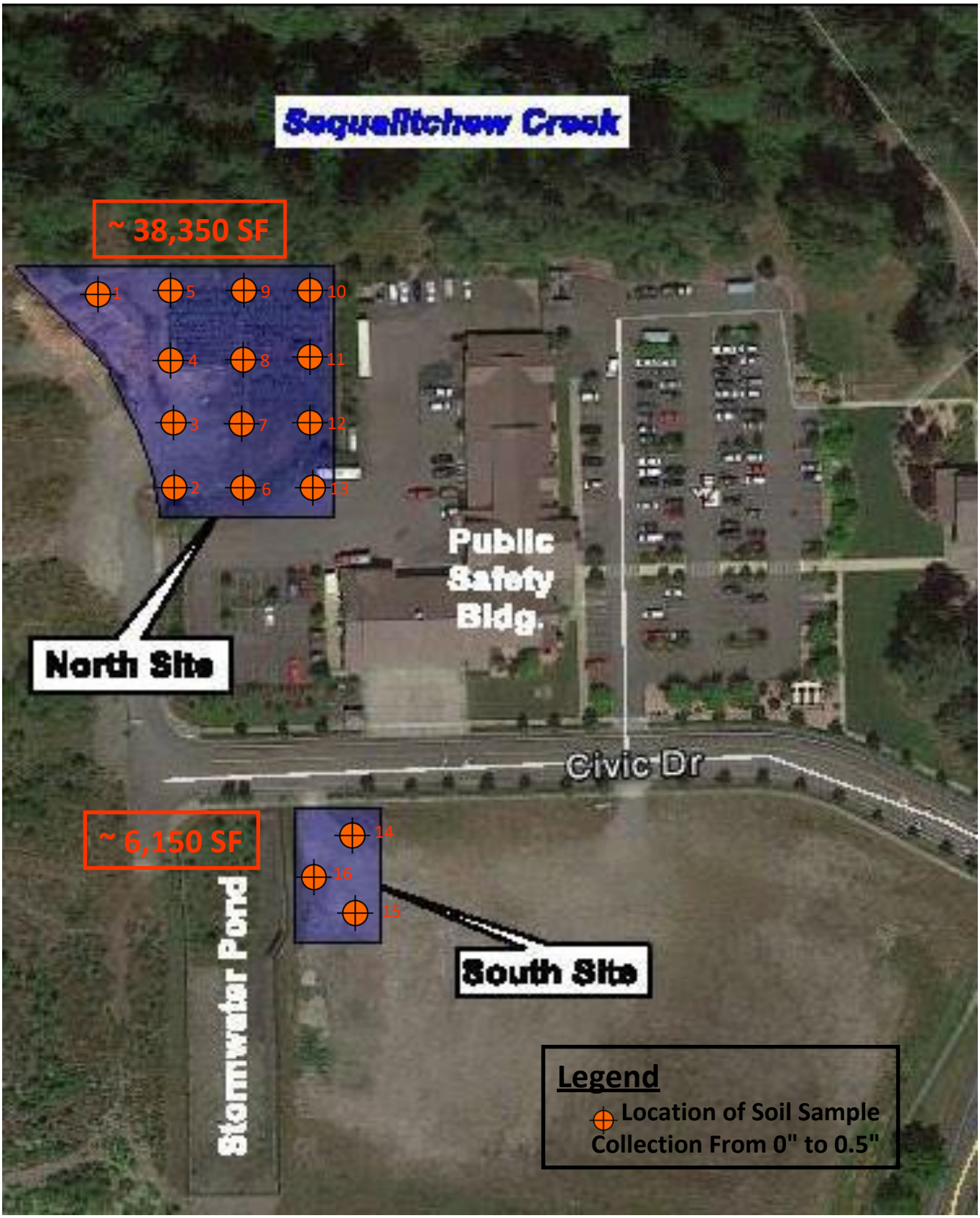
Google Maps 2019

Project File: 19-67.vsd

Urban Environmental Partners llc
Diligent, responsive, and practical consulting!

Site Location Maps
Dupont Public Works
Facility Center Drive
DuPont, Washington

Figure
1



Urban Environmental Partners llc
Diligent, responsive, and practical consulting!

PanGeo
DuPont Public Works Facility
DuPont, Washington
Gray and Osborne, Inc

Figure 2 Locations of Soil Sample Collection for Arsenic (As) and Lead (Pb)

Urban Environmental Partners llc

Diligent, responsive, and practical consulting!

Table 1
Soil Analytical Results for Lead (Pb), Arsenic (As) North & South Sites - Civic Drive in Dupont, WA

Location ID	Sample ID	Sampled By	Date Sampled	Depth (in/bgs)	Analytical Results - milligrams per kilogram (mg/kg)				
					Pb[1]	As[1]	Below CUL	Below Natural Background Levels[3] Pb	Below Natural Background Levels[3] As
1	1	MG/UEP	7/11/2019	0" - 5"	17.6	13.5	✓	✓	
2	2	MG/UEP	7/11/2019	0" - 5"	18.4	16.6	✓	✓	
3	3	MG/UEP	7/11/2019	0" - 5"	14.1	11.4	✓	✓	
4	4	MG/UEP	7/11/2019	0" - 5"	8.79	5.79	✓	✓	✓
5	5	MG/UEP	7/11/2019	0" - 5"	19.5	11.6	✓	✓	
6	6	MG/UEP	7/11/2019	0" - 5"	16.8	12.2	✓	✓	
7	7	MG/UEP	7/11/2019	0" - 5"	12.6	9.52	✓	✓	
8	8	MG/UEP	7/11/2019	0" - 5"	12.3	11.1	✓	✓	
9	9	MG/UEP	7/11/2019	0" - 5"	13.8	10.5	✓	✓	
10	10	MG/UEP	7/11/2019	0" - 5"	15.4	12.6	✓	✓	
11	11	MG/UEP	7/11/2019	0" - 5"	16.3	13.7	✓	✓	
12	12	MG/UEP	7/11/2019	0" - 5"	14.3	11	✓	✓	
13	13	MG/UEP	7/11/2019	0" - 5"	12	9.38	✓	✓	
14	14	MG/UEP	7/11/2019	0" - 5"	3.56	3.18	✓	✓	✓
15	15	MG/UEP	7/11/2019	0" - 5"	4.6	2.93	✓	✓	✓
16	16	MG/UEP	7/11/2019	0" - 5"	11	4.23	✓	✓	✓
MTCA[2] Cleanup Level for Soil					**250**	**20**			
Natural Background Soil Metals Publication #95-115[3]					**24**	**7**			

NOTES:
Red denotes concentration exceeds MTCA cleanup level for soil.
(1)Analyzed by Method EPA Method 6020B
(2)MTCA Cleanup Regulation, Chapter 173-340 of WAC, Table 740-1
(3) Natural Backgound Soil Metals Concentrations in Washington State-Publiction #94-115
Method A Cleanup Levels for Soil, revised November 2013.
MTCA = Washington Model Toxics Control Act

-- = not analyzed/not applicable
bgs = below grade surface
ND = not detected at a concentration exceeding the laboratory reporting limit
Pb = Lead
As = Arsenic

UEP = Urban Environmental Partners
WAC = Washington Administrative Code
EPA = U.S. Environmental Protection Agency

APPENDIX A

Quick Guidance for Arsenic and Lead Soil Sampling and Cleanup

Soils on your property may be contaminated with arsenic and lead from the former Asarco smelter in Tacoma. The **Tacoma Smelter Plume Model Remedies Guidance** (guidance) explains how to sample and clean up soils. This fact sheet gives an overview of the guidance and when to use it.

What are Model Remedies?

These Model Remedies are cleanup methods that the Washington Department of Ecology (Ecology) approved for Tacoma Smelter Plume contamination only. They may not be used if there are other types of contamination on the property. Ecology has tested these methods and found them to be effective.

Who should use this guidance?

Property owners or developers planning on grading their property should follow the guidance.

First, check where your project is within the Tacoma Smelter Plume. See page 4 for a map or visit https://fortress.wa.gov/ecy/smeltersearch/. The map shows estimated arsenic levels in parts per million (ppm).

Actual levels can vary greatly from property to property. Soil sampling is the only way to know if your property is contaminated. Ecology recommends you sample your soil for arsenic and lead if your property is in an area where the arsenic is estimated to be over 20 ppm.

You should also consider...

- **Development history:** Undeveloped land tends to have higher levels of arsenic and lead than developed land.
- **Future use:** There is greater risk to human health if the area will be used by children or people often in contact with soil.
- **Cleanup approval:** If a local permit office, buyer, or lender requires Ecology's written approval of your cleanup, enter the Voluntary Cleanup Program (VCP). The VCP is now free for projects with only Tacoma Smelter Plume contamination. To learn more, contact Eva Barber (upper right).

About the Tacoma Smelter Plume

Asarco's former copper smelter in north Tacoma emitted arsenic, lead, and other heavy metals. These pollutants were carried by the wind and settled on surface soils, creating the Tacoma Smelter Plume (page 4).

More Information

Technical Assistance Coordinator:
Eva Barber
Toxics Cleanup Program
P.O. Box 47775
Olympia, WA 98504-7775
Phone: (360) 407–7094
E-mail: Eva.Barber@ecy.wa.gov

Tacoma Smelter Plume website
http://www.ecy.wa.gov/toxics/tacoma-smelter.html

Model Remedies Guidance
https://fortress.wa.gov/ecy/gsp/DocViewer.ashx?did=5364

Cleanup database
https://fortress.wa.gov/ecy/areispublic/

To request ADA accommodation, including materials in a format for the visually impaired, call Ecology at 360-407-6300. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

Facility Site ID #: 89267963

Soil Sampling Basics

You don't need to hire a professional to sample soil. Soil sampling does not require special tools or expertise. The Model Remedies Guidance explains the sampling process in more detail.

- **Equipment:** trowel or small shovel; mixing bowl; glass jars or plastic zip bags to hold the samples; wash bucket, soap, scrub brush, and rinse water.
- **Lab analysis:** Ecology has a list of state-accredited labs at http://www.ecy.wa.gov/apps/eap/acclabs/labquery.asp. Use EPA methods 6010, 6020, or 6200 (arsenic and lead), or 7060 (arsenic), or 7421 (lead).
- **Lab cost:** $30-60 per sample for arsenic and lead.

Planning to Sample

Number of samples: Use the table below to find how many samples to take. First, look at the **future use** of the land. Take more samples for home sites, play areas, or commercial buildings than for open spaces. Check the map to see if you are sampling an area where arsenic is estimated to be over 100 parts per million (ppm).

Sample depths: You must sample more than just the 0-6 inch layer of soil. At every fourth location, take a sample from 6-12 inches. In some cases, the guidance advises taking deeper samples.

Forest duff: This is the layer of decomposing leaves and needles on the soil surface. It can contain high levels of arsenic and lead. Be sure to sample forest duff before disposal, composting, or reuse.

Minimum number of sample locations per area sampled

Sampling area	Residential, parks, commercial Samples needed		Forest and open land Samples needed	
Acres	Estimated arsenic >100 ppm	Estimated arsenic 20-100 ppm	Estimated arsenic >100 ppm	Estimated arsenic 20-100 ppm
0.25*	10	8	8	8
1	20	16	16	12
5	40	32	30	24
10	60	48	40	32
20	80	64	50	40
100	120	90	70	60
>100	120 + 1 per 5 acres	90 + 1 per 5 acres	70 + 1 per 10 acres	60 + 1 per 10 acres

0.25 acres ~ 11,000 square feet

What do the sampling results mean?

Soils are over state cleanup levels if:

- Average arsenic >20 ppm or
- Single sample of arsenic >40 ppm

- OR -

- Average lead >250 ppm or
- Single sample of lead >500 ppm

See the guidance for next steps.

Average refers to the arithmetic average.

Choosing a Remedy

The guidance describes four cleanup options:

- **Excavation and removal** permanently removes arsenic and lead and is effective at any level of contamination.
- **Mixing or tilling** can only be used as a model remedy if your soils have less than 40 ppm arsenic.
- **Capping in place.** You can cap soil in place with soil or pavement.
- **Consolidation and capping.** You can also dig up soil and move it into one spot for capping.

The depth and type of cap depend on the arsenic levels. Caps also need regular inspection and maintenance.

Note: Ecology does not recommend caps for residential properties.

What else is in the guidance?

The guidance also explains more about how to:

- Sample soils for arsenic and lead.
- Plan for cleanup.
- Sample soil stockpiles for landfill disposal or reuse on the property.
- Check imported fill or topsoil.
- Sample to show that your soil is remediated.

Use the guidance worksheets to:

- Keep a record of your work.
- Help estimate cleanup costs.

Direct link: https://fortress.wa.gov/ecy/publications/publications/1209086other.pdf

Health Information

Arsenic: Scientists have linked long-term exposure to arsenic to many health problems. They include heart disease, diabetes, and cancer of the bladder, lung, skin, kidney, liver, and prostate.

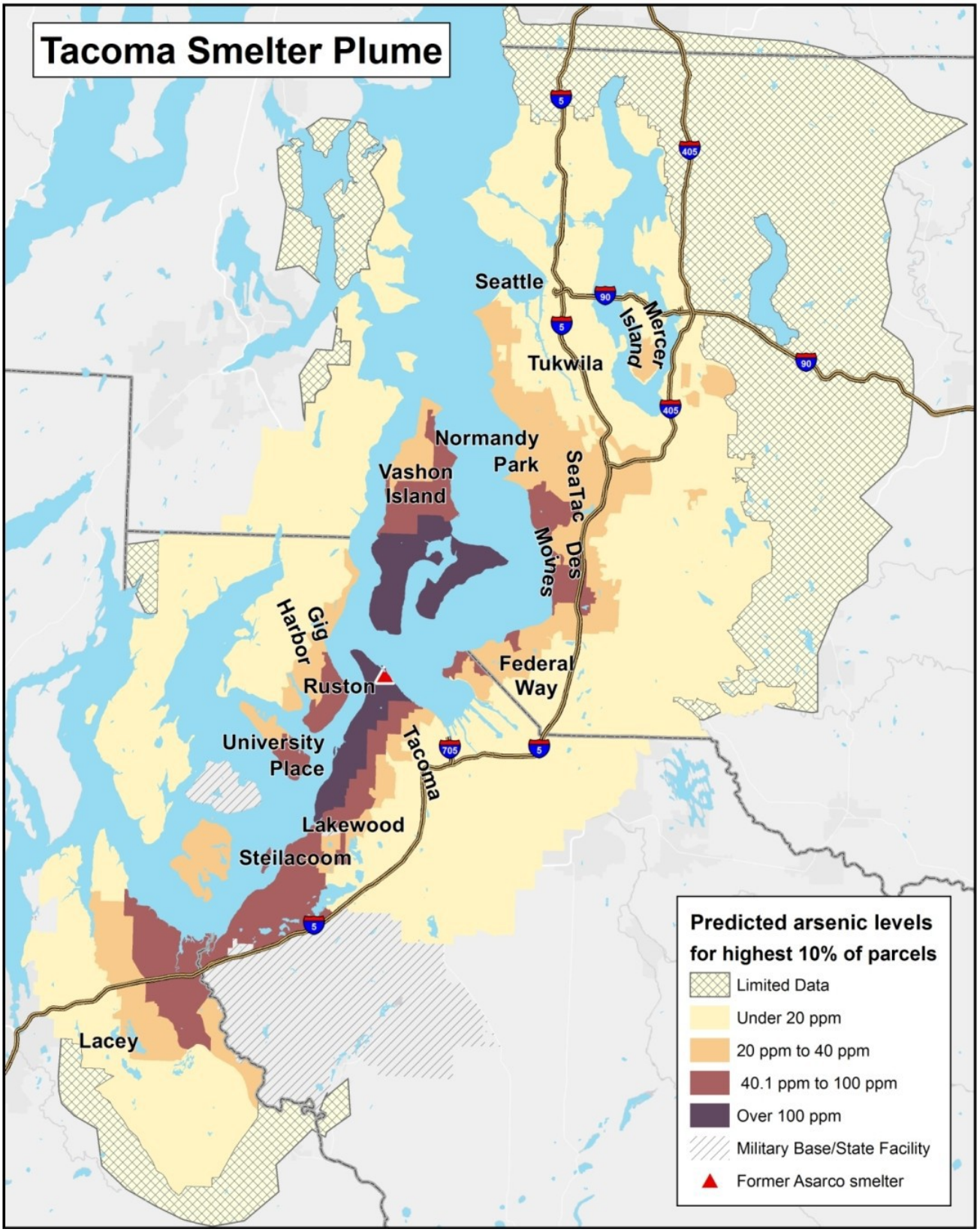
Lead: In children, lead can cause behavior problems like hyperactivity, developmental delays, and reduced growth. In adults, lead can increase blood pressure, affect memory, and add to other health problems.

Protect Yourself With Healthy Actions

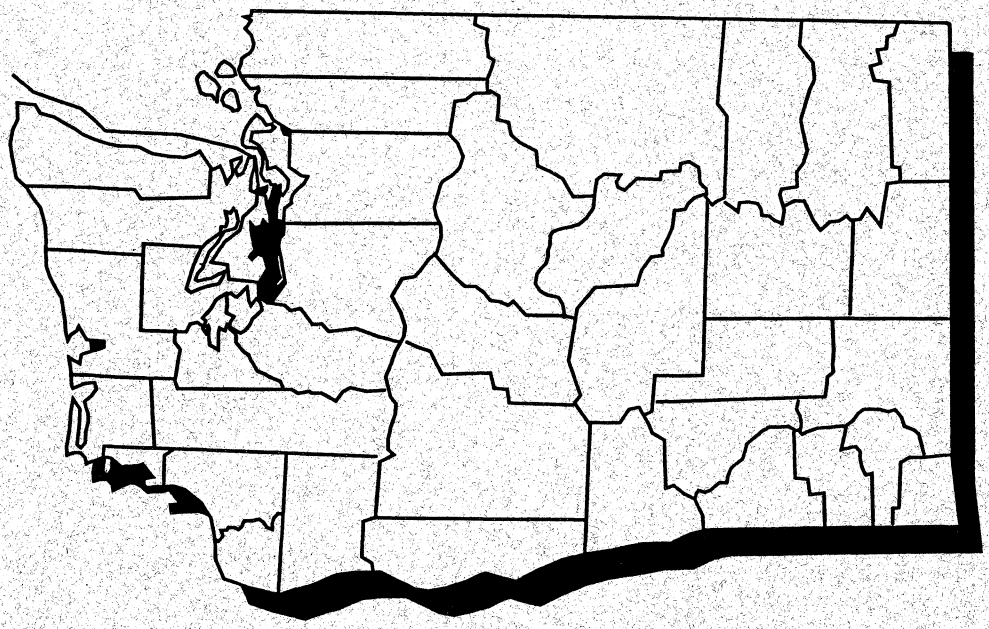
When working or playing outside, wear gloves and wash your hands to lower exposure to soil.

Wear a mask to avoid breathing in dust and water down dry areas.

Wash work clothes separately from other laundry and avoid bringing soil into the home.



With 90% certainty, at least 1 in 10 parcels will have arsenic in soil at or above levels shown. Predictions are based on distance and direction from the former Asarco smelter, and on sampling data from forested and other soils undisturbed by development. Actual arsenic levels may vary greatly from parcel to parcel. Arsenic levels are shown in parts per million (ppm). This map is also available at: https://fortress.wa.gov/ecy/smeltersearch/.



Natural Background Soil Metals Concentrations in Washington State

Toxics Cleanup Program
Department of Ecology

WASHINGTON STATE
DEPARTMENT OF
ECOLOGY

October, 1994
Publication #94-115

printed on recycled paper

Executive Summary

This report contains information on the natural background concentrations of metals in surficial soil throughout Washington State. The objective of this study was to define a range of values that represent the natural concentration of metals in surficial soils throughout Washington. The results of this study represent the culmination of a seven-year effort by Ecology (Toxics Cleanup Program) and its co-sponsor, the USGS Water Resources Division (Tacoma Office).

Upon the completion of a small pilot project (Big Soos Creek Drainage Basin, King County, 1987), Washington was divided into 24 distinct regions based on differences in geology, soils, and climate (see **Figure 1**). Twelve of these 24 regions were then selected for a statewide assessment of Washington. These 12 regions were selected because they represent the major urban, industrial, and highly developed core areas in Washington, which is where most cleanup sites are located. Soil samples were then collected from the predominant soil series in each of the 12 regions, with a total of 490 soil samples collected from 166 locations throughout Washington. An effort was made to collect samples from undisturbed or undeveloped areas. Samples were collected from the "A," "B," and "C" soil horizons at each sampling location (ground surface to a depth of 3 ft.). Each sample was analyzed for total metals content.

The results of this study found that the soil metals concentrations in Western Washington were on average slightly higher than Eastern Washington. The population, climate, and vegetation of Western Washington are thought to be the primary reasons for this variation. The variation in west-to-east data are more pronounced when the 90th percentile values are compared (see **Table 1** below). The one exception was arsenic, whose east-side 90th percentile value was 13% higher than the west. Statewide and regional 90th percentile values are presented in **Table 1** below.

Table 1: Statewide & Regional 90th Percentile Values[1]

	Al	As[2]	Be	Cd	Cr	Cu	Fe	Pb	Mn	Hg	Ni	Zn
State Wide	37,200	7	2	1	42	36	42,100	17	1,100	0.07	38	86
Puget Sound	32,600	7	0.6	1	48	36	58,700	24	1,200	0.07	48	85
Clark County	52,300	6	2	1	27	34	36,100	17	1,500	0.04	21	96
Yakima Basin	33,400	5	2	1	38	27	51,500	11	1,100	0.05	46	79
Spokane Basin	21,400	9	0.8	1	18	22	25,000	15	700	0.02	16	66

[1] **All Values = mg/kg and represent total-recoverable analysis.**
[2] **Graphite furnace atomic absorption (GFAA) analysis.**

APPENDIX B

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

July 26, 2019

John Funderburk, Project Manager
Urban Environmental Partners
2324 1st Ave, Suite 203
Seattle, WA 98121

Dear Mr Funderburk:

Included are the results from the testing of material submitted on July 16, 2019 from the Soil Test, F&BI 907259 project. There are 20 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
UEP0726R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on July 16, 2019 by Friedman & Bruya, Inc. from the Urban Environmental Partners Soil Test, F&BI 907259 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Urban Environmental Partners
907259 -01	1
907259 -02	2
907259 -03	3
907259 -04	4
907259 -05	5
907259 -06	6
907259 -07	7
907259 -08	8
907259 -09	9
907259 -10	10
907259 -11	11
907259 -12	12
907259 -13	13
907259 -14	14
907259 -15	15
907259 -16	16

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	1	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-01
Date Analyzed:	07/22/19	Data File:	907259-01.107
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	13.5
Lead	17.6

Analysis For Total Metals By EPA Method 6020B

Client ID:	2	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-02
Date Analyzed:	07/22/19	Data File:	907259-02.108
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	16.6
Lead	18.4

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 6020B

Client ID:	3	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-03
Date Analyzed:	07/22/19	Data File:	907259-03.109
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	11.4
Lead	14.1

Analysis For Total Metals By EPA Method 6020B

Client ID:	4	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-04
Date Analyzed:	07/22/19	Data File:	907259-04.110
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	5.79
Lead	8.79

Analysis For Total Metals By EPA Method 6020B

Client ID:	5	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-05
Date Analyzed:	07/23/19	Data File:	907259-05.158
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	11.6
Lead	19.5

Analysis For Total Metals By EPA Method 6020B

Client ID:	6	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-06
Date Analyzed:	07/23/19	Data File:	907259-06.159
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	12.2
Lead	16.8

Analysis For Total Metals By EPA Method 6020B

Client ID:	7	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-07
Date Analyzed:	07/23/19	Data File:	907259-07.160
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	9.52
Lead	12.6

Analysis For Total Metals By EPA Method 6020B

Client ID:	8	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-08
Date Analyzed:	07/23/19	Data File:	907259-08.161
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	11.1
Lead	12.3

Analysis For Total Metals By EPA Method 6020B

Client ID:	9	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-09
Date Analyzed:	07/23/19	Data File:	907259-09.162
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	10.5
Lead	13.8

Analysis For Total Metals By EPA Method 6020B

Client ID:	10	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-10
Date Analyzed:	07/23/19	Data File:	907259-10.163
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	12.6
Lead	15.4

Analysis For Total Metals By EPA Method 6020B

Client ID:	11	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-11
Date Analyzed:	07/23/19	Data File:	907259-11.164
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	13.7
Lead	16.3

Analysis For Total Metals By EPA Method 6020B

Client ID:	12	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-12
Date Analyzed:	07/23/19	Data File:	907259-12.165
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	11.0
Lead	14.3

Analysis For Total Metals By EPA Method 6020B

Client ID:	13	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-13
Date Analyzed:	07/23/19	Data File:	907259-13.166
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	9.38
Lead	12.0

Analysis For Total Metals By EPA Method 6020B

Client ID:	14	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-14
Date Analyzed:	07/23/19	Data File:	907259-14.169
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	3.18
Lead	3.56

Analysis For Total Metals By EPA Method 6020B

Client ID:	15	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-15
Date Analyzed:	07/23/19	Data File:	907259-15.170
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	2.93
Lead	4.60

Analysis For Total Metals By EPA Method 6020B

Client ID:	16	Client:	Urban Environmental Partners
Date Received:	07/16/19	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	907259-16
Date Analyzed:	07/23/19	Data File:	907259-16.171
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	4.23
Lead	11.0

Analysis For Total Metals By EPA Method 6020B

Client ID:	Method Blank	Client:	Urban Environmental Partners
Date Received:	Not Applicable	Project:	Soil Test, F&BI 907259
Date Extracted:	07/19/19	Lab ID:	I9-438 mb
Date Analyzed:	07/19/19	Data File:	I9-438 mb.091
Matrix:	Soil	Instrument:	ICPMS2
Units:	mg/kg (ppm) Dry Weight	Operator:	SP

Analyte:	Concentration mg/kg (ppm)
Arsenic	<1
Lead	<1

Date of Report: 07/26/19
Date Received: 07/16/19
Project: Soil Test, F&BI 907259

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS USING EPA METHOD 6020B

Laboratory Code: 907324-30 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Arsenic	mg/kg (ppm)	10	2.07 ca	91	88	75-125	3
Lead	mg/kg (ppm)	50	2.66 ca	105	100	75-125	5

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Arsenic	mg/kg (ppm)	10	98	80-120
Lead	mg/kg (ppm)	50	108	80-120

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

John Funderburk 907259 **SAMPLE CHAIN OF CUSTODY** ME 07-~~8~~16-19 (NP) 1 Page # 1 of 2 BI2

Report To johnf@uepconsulting.com

Company Urban Environmental Partners, llc

Address 2324 1st Ave ste 203

City, State, ZIP Seattle Wa 98121

Phone (206) 229-6804 Email

SAMPLERS (*signature*)

PROJECT NAME | PO #

REMARKS | INVOICE TO

TURNAROUND TIME
- ☐ Standard Turnaround
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Dispose after 30 days
- ☐ Archive Samples
- ☐ Other

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	TPH-HCID	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260C	SVOCs by 8270D	PAHs 8270D SIM	Lead	Arsenic			Notes
																	X-std TAT
1	01	7/16/19	8:30	soil	1								X	X			per JF 7/18/19
2	02		8:40		1								X	X			ME
3	03		8:50		1								X	X			
4	04		9:00		1								X	X			
5	05		9:10		1								X	X			
6	06		9:30		1								X	X			
7	07		9:45		1								X	X			
8	08		9:55		1								X	X			
9	09		10:05		1								X	X			
10	10		10:20		1								X	X			

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Matthew W. Grunwald	Matthew W. Grunwald	UEP LLC	7/16/19	1:10pm
Received by:		Annette Nieves	FeBI	7/16/19	13:10
Relinquished by:					
Received by:			Samples received at 2.4 °C		

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282

907259

SAMPLE CHAIN OF CUSTODY

ME 07-816-19

DCA

Page # 2 of 2

Report To: johnfeuepconsulting.com

Company: Urban Environmental Partners LLC

Address: 2324 1st Ave Ste 203

City, State, ZIP: Seattle Wa 98121

Phone: (206) 229-6804 Email:

SAMPLERS (*signature*):

PROJECT NAME:

PO #:

REMARKS:

INVOICE TO:

TURNAROUND TIME
- ☐ Standard Turnaround
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Dispose after 30 days
- ☐ Archive Samples
- ☐ Other

ANALYSES REQUESTED

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	TPH-HCID	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260C	SVOCs by 8270D	PAHs 8270D SIM	Lead	Arsenic			Notes
11	11	7/16/19	10:30	Soil	1								X	X			
12	12		10:40		1								X	X			
13	13		10:50		1								X	X			
14	14		11:00		1								X	X			
15	15		11:10		1								X	X			
16	16		11:30		1								X	X			

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Matt W. Grunwald	Matthew W Grunwald	UEP LLC	7/16/19	1:10pm
Received by:		Annette Nieves	FeBI	7/16/19	13:10
Relinquished by:					
Received by:			Samples received at 24 °C		

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282

Gray & Osborne, Inc.

CONSULTING ENGINEERS

MEMORANDUM

TO:	CITY OF DUPONT
FROM:	DOMINIC MILLER, P.E. KERRI SIDEBOTTOM, P.E.
DATE:	AUGUST 12, 2019
SUBJECT:	DUPONT PUBLIC WORKS FACILITY STORMWATER ANALYSIS CITY OF DUPONT, PIERCE COUNTY, WASHINGTON G&O #19233

BACKGROUND

The City of DuPont is proposing to construct a new Public Works building and associated decant facility near City Hall at the west end of Civic Drive. The development will include a Public Works building and storage shed to the north of Civic Drive and a decant facility, vehicle wash, and brine station south of the road. Both sites will also include parking areas, sidewalks, and driveways.

The existing City Hall and Public Safety buildings and Civic Drive were completed in 2009. Stormwater facilities were installed to address all runoff from the buildings, associated parking areas and driveways, sidewalks, and landscaping areas, as well as Civic Drive. The Civic Drive pond, installed at the west end of Civic Drive and south of the road, was designed to provide treatment and infiltration for runoff from all pollution-generating impervious surfaces within the planned developments. At the time of design, the planned development also included substantial commercial construction to the south of Civic Drive, which has not been constructed at this point in time. A draft stormwater plan was completed for the site in 2006 by Gray & Osborne.

EXISTING FACILITIES

Record drawings for the existing stormwater infrastructure were prepared by Gray & Osborne in March 2009. The existing City Hall building and Public Safety building were each constructed with underground infiltration trenches to address non-polluted runoff from the roofs of each building. The infiltration trenches were sized to fully infiltrate runoff from each roof. These infiltration trenches appear to be functional. Because they are not hydraulically associated with the larger pond, and no changes are proposed to the trenches or their tributary areas, these trenches were not included in this analysis.

Attachment H15. Stormwater Analysis Memo prepared by Gray & Osborne, Inc. dated August 12, 2019

2102 Carriage Drive SW, Building I Olympia, Washington 98502 (360) 292-7481 Fax (360) 292-7517

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The large Civic Drive Pond was designed with a biofiltration area at the north end to provide runoff treatment and a deep infiltration basin at the south end. The pond was sized to fully infiltrate runoff from the driveways, sidewalks, and parking areas around City Hall, the Public Safety Building, and a proposed area for fire training parking north of Civic Drive, as well as the parking area and sidewalks for the proposed commercial/office development south of Civic Drive. The record drawings indicate that the infiltration portion of the pond was constructed with straight sides on the east and west, a 5:1 slope at the south end, and a 3:1 slope on the north end, with 6.5 feet of storage depth. The biofiltration area was constructed at a slope of 0.5%, a flow path of approximately 85 feet, and a 23-foot wide level spreader at the inlet (north end). The filtration area has 2 feet of amended soil and is heavily vegetated. Runoff from the areas mentioned previously is collected and then flows downslope to the south where it enters a manhole structure. From there, it flows to the infiltration pond. The infiltration pond has 3.5 feet of storage depth before water will back up into the manhole and pond within the swale area. The biofiltration area therefore can provide additional storage for high flow events.

The facilities appear to be functional at this time, and no drainage complaints associated with the pond or the infiltration trenches have been noted.

PROPOSED DEVELOPMENT

The proposed development includes the addition of several buildings and substantial parking areas to currently undeveloped land on both sides of Civic Drive.
Table 1 includes the existing and proposed site areas.

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TABLE 1

Site Areas

Land Cover	Existing Areas		Proposed New Areas			
	North Basin	South Basin	North Basin		South Basin	
PGIS (parking, driveway, road)[1]	2.520	0.000	0.407		0.201	
Sidewalk[1]	0.340	0.108	0.047		0.000	
Cleared, Lawn/Landscape[2]	3.740	4.766	0.182		0.074	
Roof[3]	0.725	0	Total roof[3]	0.298	Total roof[3]	0.105
			Public Works Building roof	0.184	Decant roof	0.050
			Storage roof	0.066	Brine roof	0.023
			Fueling roof	0.048	Wash roof	0.031
Pond	0	0.367	0		0	
Total	7.325	5.241	0.935		0.379	
				North Basin Total	8.260	
				South Basin Total	5.620	

1. Runoff is or will be conveyed to infiltration/treatment pond
2. Runoff is assumed to flow eventually to pond and is modeled as such
3. Runoff from all roofs except for the fueling station is or will be conveyed to separate, underground, gravel infiltration trenches. Fueling station roof will be piped to pond.

Runoff from all of the new PGIS, sidewalk, and landscaped areas, as well as the fueling station roof will be conveyed to the existing stormwater treatment and infiltration pond south of Civic Drive. Runoff from the public works building, storage shed, decant facility, brine station, and vehicle wash roofs will be collected and conveyed to infiltration trenches, as treatment is not required for these surfaces. All of the new areas indicated in Table 1 are modeled as forested for the predeveloped condition in the model (0.935 ac for the North Basin and 0.379 acres for the South Basin). The existing areas are excluded from the predeveloped modeling analysis as all runoff from these areas is currently infiltrated.

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FLOW CONTROL

The existing pond was modeled using WWHM2012, with pond dimensions from the record drawings. The model inputs and outputs are included as an attachment to this memo. The tributary basin to the pond was modeled as the existing driveways, parking, sidewalks, and landscaping areas associated with the Public Safety building, City Hall, and Civic Drive. The proposed parking, sidewalk, and landscaping areas for the Public Works Facility project were added to the tributary area as well. The model excluded future commercial/office development just east of the existing pond as it is intended that this area will provide its own flow control facility. The modeling indicates that the pond has sufficient capacity for the tributary flow, including the new parking areas, driveways, and sidewalks.

RUNOFF TREATMENT

The existing treatment facility consists of a gradually sloped biofiltration swale upstream of the infiltration pond. The biofiltration swale was sized to treat runoff from all of the projected pollution-generating impervious surfaces within the north and south development areas. As noted, this included a large commercial/office area with associated parking, which has not been constructed. Our current analysis does not include this area in the calculations as it is intended that the future commercial/office area located east of the existing pond will provide its own water quality facility. The swale size was checked using the Manual's swale sizing procedure. The water quality flow for the tributary area was determined using the online water quality flow rate as calculated by WWHM for the existing PGIS and the proposed PGIS from the Public Works Facility project. The swale sizing is provided below in accordance with BMP T9.10 in Volume V of the Manual:

Step 1: Determine bottom width

Step D-4 from Manual (Vol V, page 9-7): $b = \frac{Q_{wq} n_{wq}}{1.49 y^{1.67} s^{0.5}}$ [b must be ≥2']

Q_{wq} = 0.6011 cfs
n_{wq} =0.24 (from Manual, Vol V, Table 9.4.1)
y =4" → 0.33' [must be 4" or less]
s =0.5%

$$b = \frac{0.6011 * 0.24}{1.49 * 0.33^{1.67} * 0.005^{0.5}} = 8.6'$$

Swale bottom width is set to 23 feet to reflect the size of the existing level spreader.

Step 2: Determine depth of flow based on bottom width (*b*) calculated in Step 1

Step D-4 from Manual (Vol V, page 9-7): $y = \left(\frac{Q_{wq} n_{wq}}{1.49 s^{0.5} b}\right)^{0.6}$ [y must be ≤4" (0.333')]

Q_{wq} = 0.6011 cfs
n_{wq} =0.24 (from KCSWDM)
s = 0.5%
b = 23' [must be ≥2']

$$y = \left(\frac{0.6011*0.24}{1.49*0.005^{0.5}*23}\right)^{0.6} = 0.18'$$

Step 3: Determine area of flow based on bottom width (*b*) and depth (y) calculated in Steps 1 and 2

Step D-5 from Manual (Vol V, page 9-9): $A = by + Zy^2$

b = 23'
y = 0.18'
Z = 0 [swale effectively has no side slope, as the flow area is nearly 50 feet wide]

$$A = 23 * 0.18 + 3 * 0.18^2 = 4.23 \text{ sqft}$$

Step 4: Determine WQ flow velocity

Step D-6 from Manual (Vol V, page 9-9): $V_{wq} = \frac{Q_{wq}}{A_{wq}}$ [V_{wq} must be ≤0.5 fps]

Q_{wq} = 0.6011 cfs
A_{wq} = 4.23 sqft

$$V_{wq} = \frac{0.6011}{4.23} = 0.14 \text{ fps}$$

0.14 fps < 0.5 fps → WQ flow rate capacity is OK

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Step 5: Determine swale bottom length

Step D-7 from Manual (Vol V, page 9-9): $L = 540V_{wq}$ [L must be ≥100']

V_{wq} = 0.14 fps

$$L = 540 * 0.14 = 77'$$

Swale length is approximately 85 feet, which exceeds the calculated 77-foot length.

Step 6: Check 100-year flow rate capacity

Check 100-year flow rate capacity: $V_{100} = \frac{Q_{100}}{A_{100}}$ [V_{100} must be ≤3 fps]

Q_{100} = 3.645 cfs
$A_{100} = by + Zy^2$= 4.26
n_{100} =0.04 (from Manual, Vol V, page 9-12)
Z =0 [swale effectively has no side slope, as the flow area is nearly 50 feet wide]
b = 23'

$$V_{100} = \frac{3.645}{4.26} = 0.86 \text{ fps}$$

0.86 fps < 3 fps → 100-year flow rate capacity is OK

NEW FACILITIES

The new buildings from the Public Works Facility Project will require flow control for the roof runoff. Underground infiltration trenches are proposed for most of the new buildings. Runoff from the Public Works Building and the covered storage north of Civic Drive can be piped using roof drains to a common infiltration trench. The long-term infiltration rate in this area was found to be greater than 10 inches per hour (see test pit GTP-103), but a long-term rate of 10 inches per hour is used for design.

The decant facility, brine station, and vehicle wash will also include piped roof drainage to an infiltration trench. It is recommended that the infiltration trench be located to the east of the buildings where a long-term infiltration rate of over 10 inches per hour was determined (see test pit GTP-106). The infiltration rate south of the building was considerably lower.

Table 2 includes the design parameters for the proposed infiltration trenches.

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TABLE 2

Proposed Infiltration Trenches

Location	Buildings	Long-term infiltration rate (in/hr)[1]	Trench Width (ft)	Trench Length (ft)	Trench Depth (ft)	Storage (ac-ft)[2]
North Basin	Public Works Facility, covered storage	10	5	71	4	0.013
South Basin	Decant facility, brine station, vehicle wash	10	5	30	4	0.005

1. See geotechnical report prepared by PanGEO Inc.
2. Assuming void space of 40 percent within trench gravel.

CONCLUSION

The existing Civic Drive treatment and infiltration pond appears to be adequately sized to handle runoff from all pavement, parking, sidewalks, and landscaping from the existing City Hall and Public Safety developments, as well as the proposed Public Works facility development. The biofiltration swale within the northern half of the pond is adequately sized to treat all polluted runoff from the basin. It is recommended that roof runoff from the Public Works building, storage shed, decant facility, brine station, and vehicle wash buildings be fully infiltrated in dedicated underground infiltration trenches. It should also be noted that this report did not address future development in the South Basin to the east of the existing pond. Any future development in this region is anticipated to provide its own flow control and water quality facilities.

DM/sp

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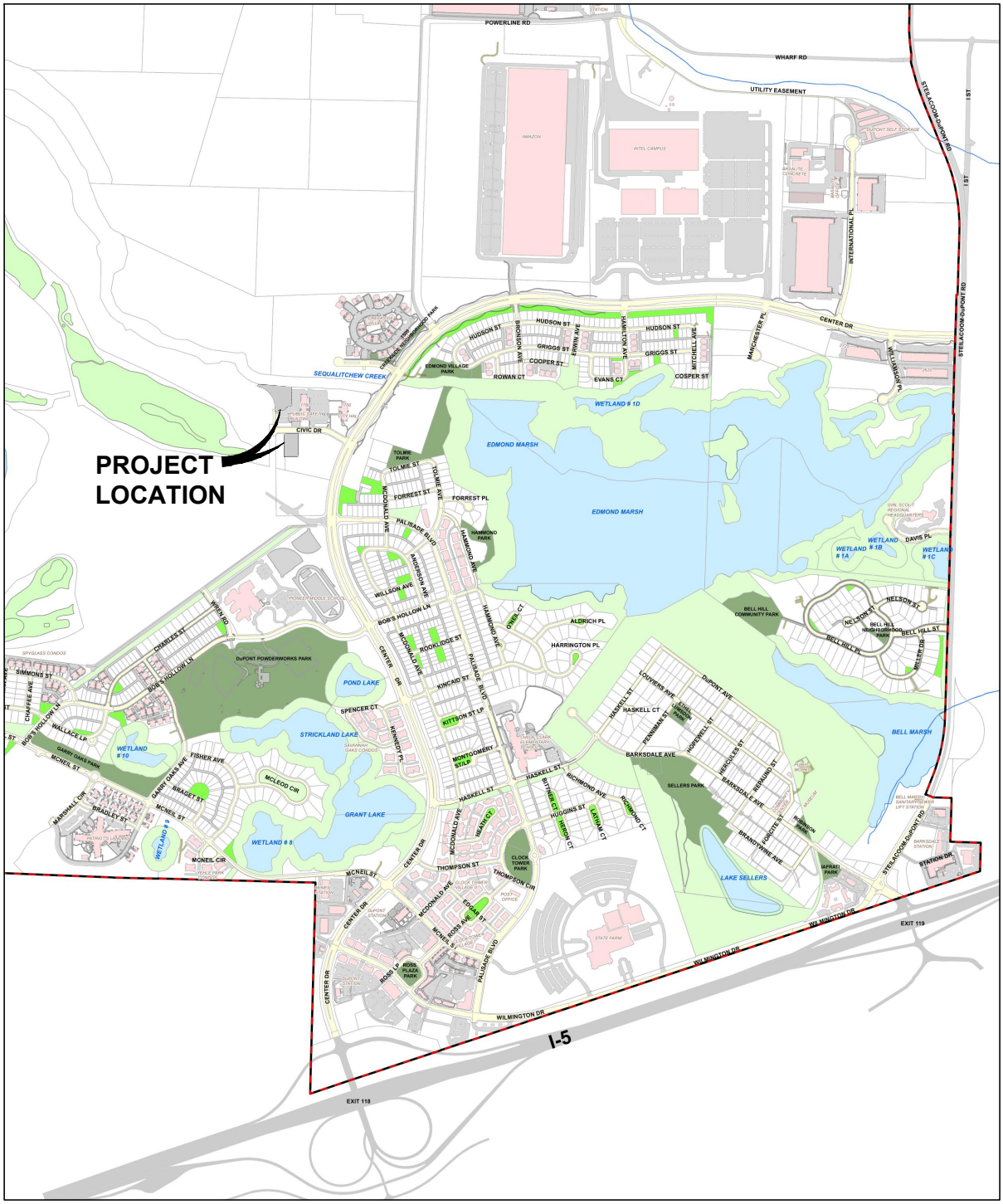
FIGURE 1
PROJECT VICINITY

Disclaimer: Map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey. 6/27/2019



VICINITY MAP

NOT TO SCALE

CITY OF DUPONT

PUBLIC WORKS FACILITY

VICINITY MAP

Gray & Osborne, Inc.

CONSULTING ENGINEERS

Attachment H16. Vicinity Map prepared by Gray & Osborne, Inc. dated August 14, 2019

L:\DUPONT\19233 Public Works Facility\01 Design\Planset\General\G_VIC_IND.dwg, 8/14/2019 8:28 AM, SHARI GAER

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 #I
OLYMPIA WA 98502

Phone No: 360-292-7481

Attachment H17. Pierce County Site Specific Sewer Information Letter Application dated August 18, 2019

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

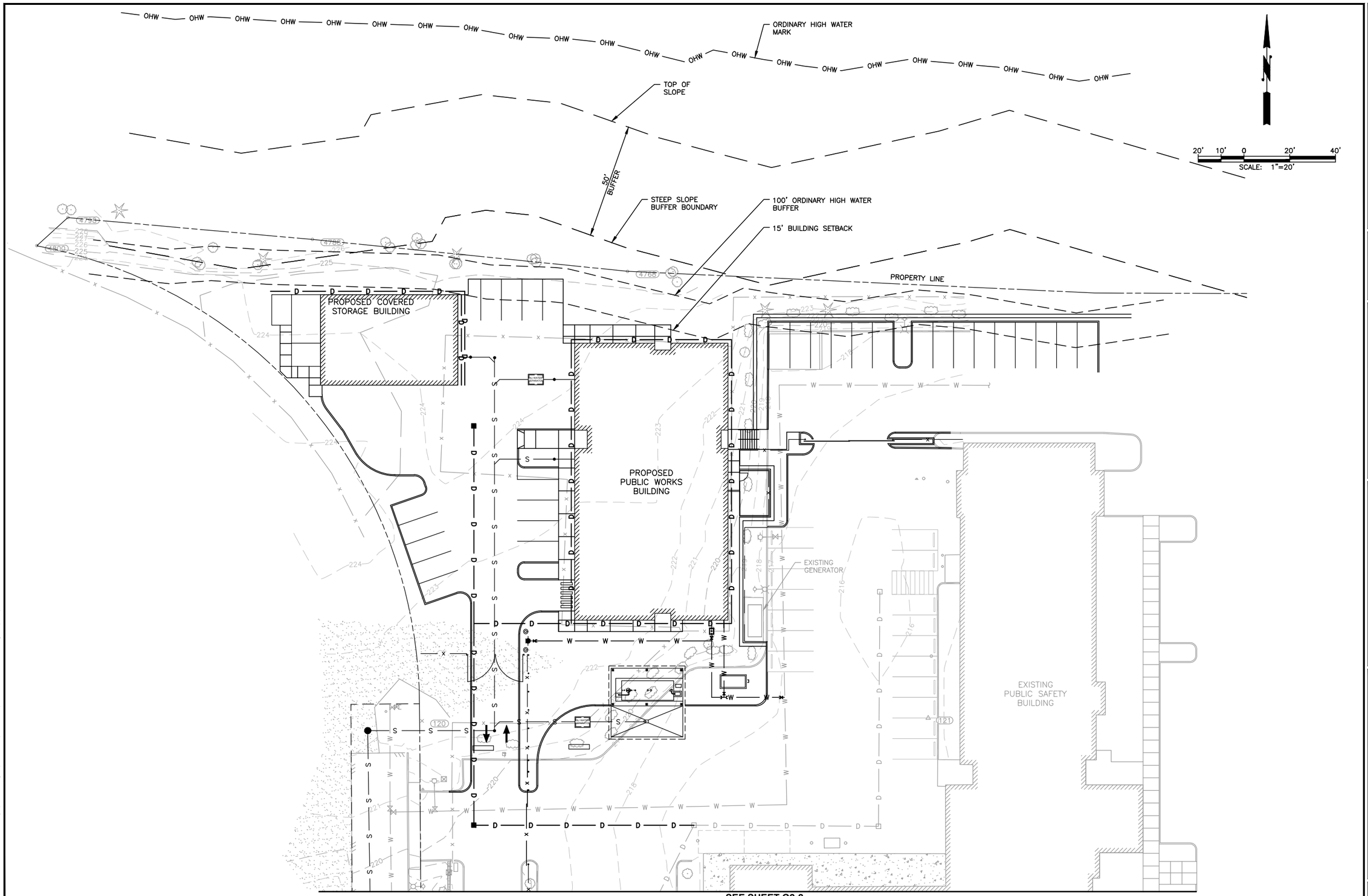
Information: (253) 798-3739

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.



PROPOSED PIPING PLAN
SCALE: 1"=20'-0"

Attachment H18. Piping Plan prepared by Gray & Osborne, Inc. dated August, 2019

TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

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

DATE: AUG 2019
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APPD

DONNIC J. MILLER — STATE OF WASHINGTON — 43563 — REGISTERED PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON
PUBLIC WORKS FACILITY
PROPOSED PIPING PLAN

SHEET: G1-2
OF: 3
JOB NO.: 19233.00
DWG:G1_PIPING_SITE

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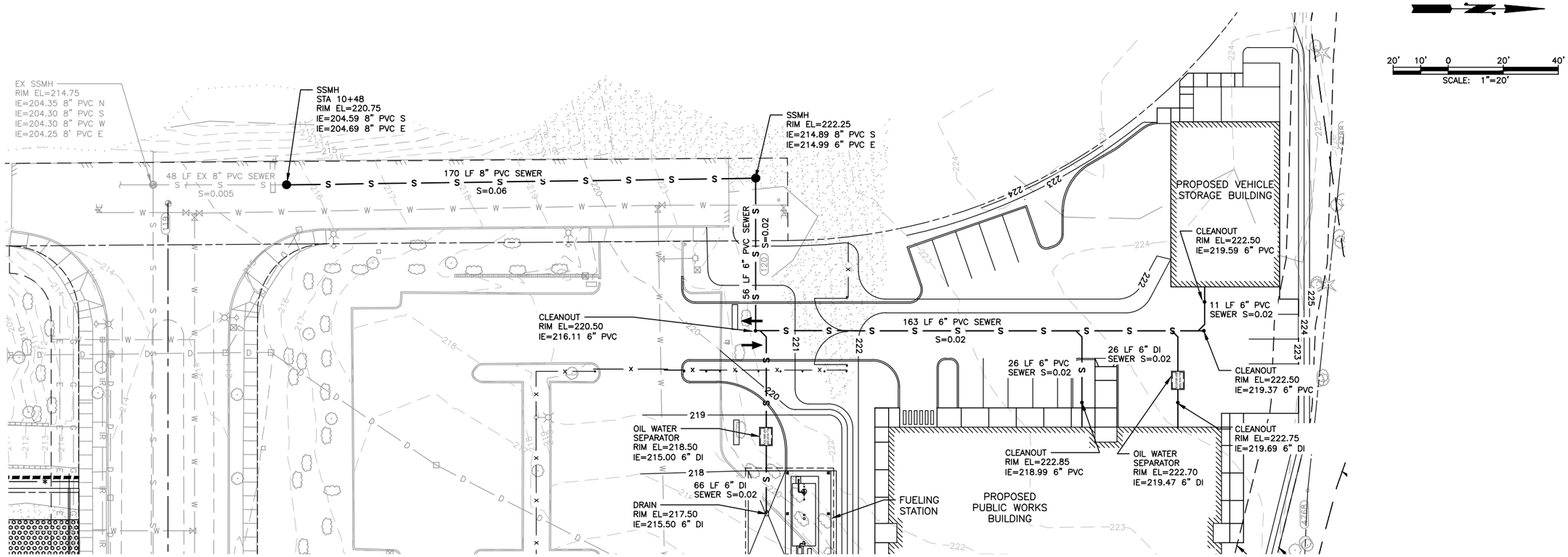

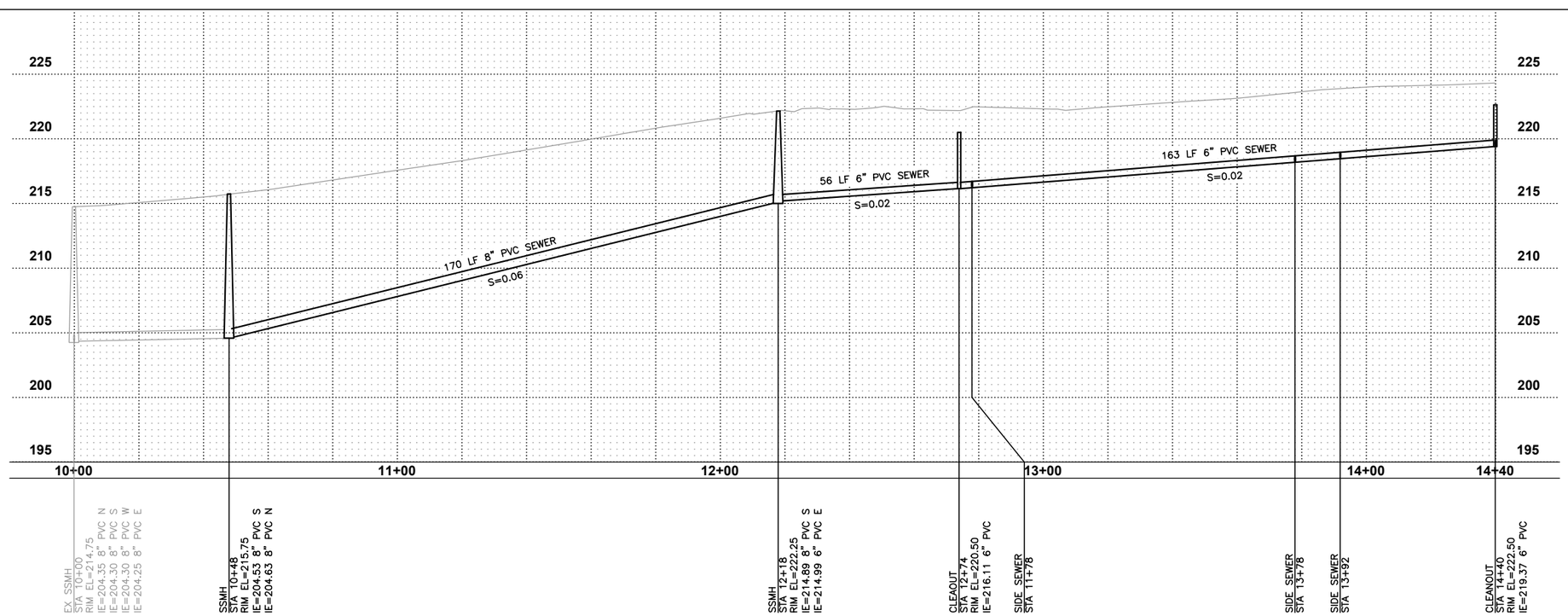

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

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

DATE: AUG 2019
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	REVISION	DATE	APPD

DONALD C. J. MILLER
STATE OF WASHINGTON
46878
REGISTERED PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED SEWER PLAN AND PROFILE

SHEET: 1
OF: 1

JOB NO.: 19233.00
DWG:G1_SEWER

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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
Fax: (206)283-3206

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!

Attachment H19. Title Report prepared by First American Title Insurance Company dated September 30, 2019

First American	Subdivision Guarantee
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

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 prosection 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

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

First American Title

First American	Subdivision Guarantee ISSUED BY **First American Title Insurance Company** GUARANTEE NUMBER **3236808**
Schedule A	

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.

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.

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.

Attachment H20. Cultural Resources Assessment prepared by Cultural Resource Consultants dated May 1, 2019

1416 NW 46th St., STE 105 PMB 346 Seattle, WA 98107
PHONE 206 855-9020 - info@crcwa.com

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 NW¼ 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 [x] 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 Sequalitchew Creek which flows west in a ravine into the Puget Sound. The headwaters of Sequalitchew Creek are located to the northeast of the project at Sequalitchew 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 Sequalitchew Lake, Steilacoom Lake, American Lake, and Gravelly Lake, near the terminus of the Puget Lobe of the Cordilleran Ice Sheet (Waitt 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'i1t-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 *^{Tu}sqweE'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 Sequalitchew Creek just over a mile inland (Stratton and Lindeman 1977). The Burning Ground Dump site (45PI64), located north of Sequalitchew 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 extend 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 (DAHP 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 Sequalitchew 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 Sequalitchew 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

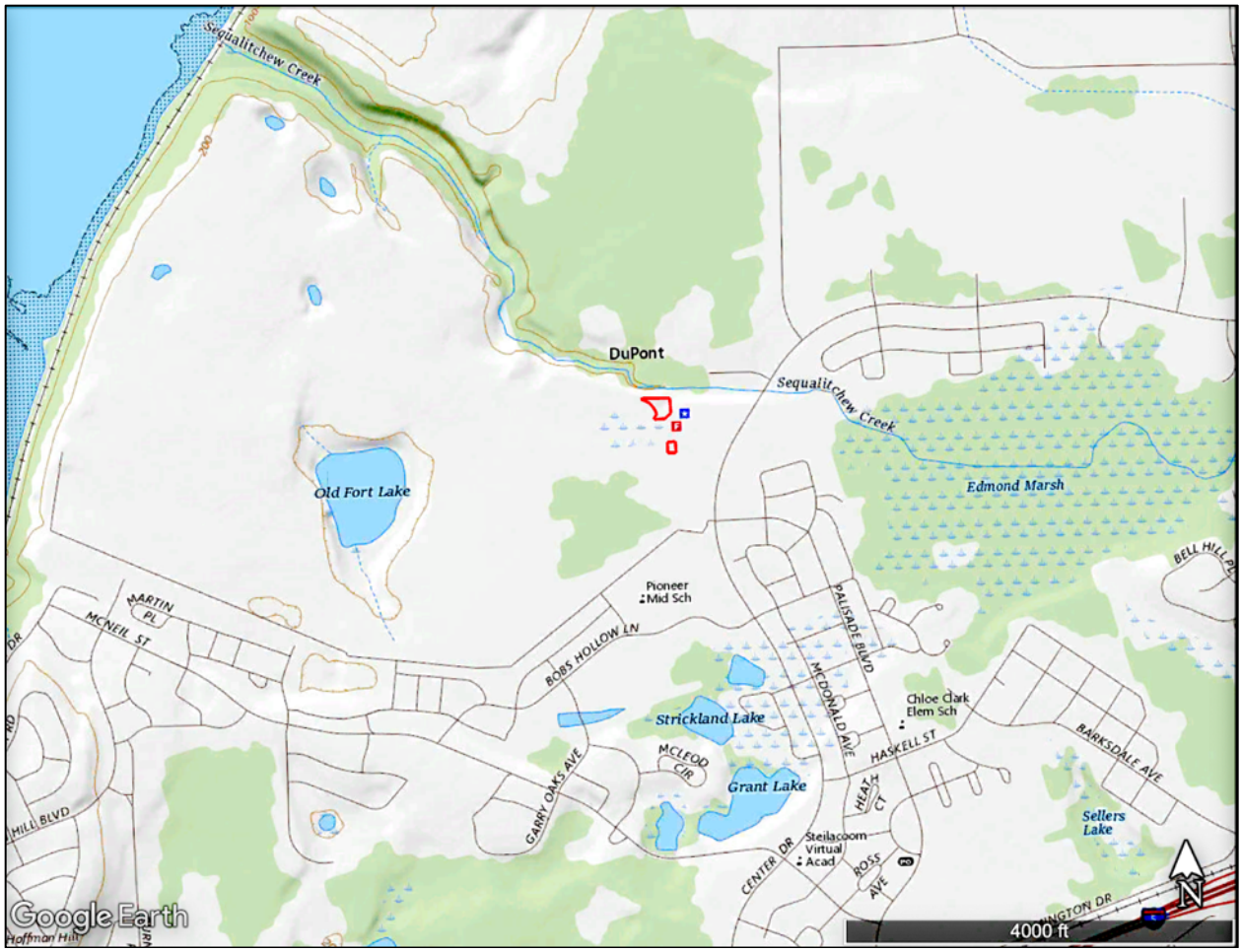

Figure 1. USGS Nisqually, WA quadrangle annotated with the project location in red in the center of the map.

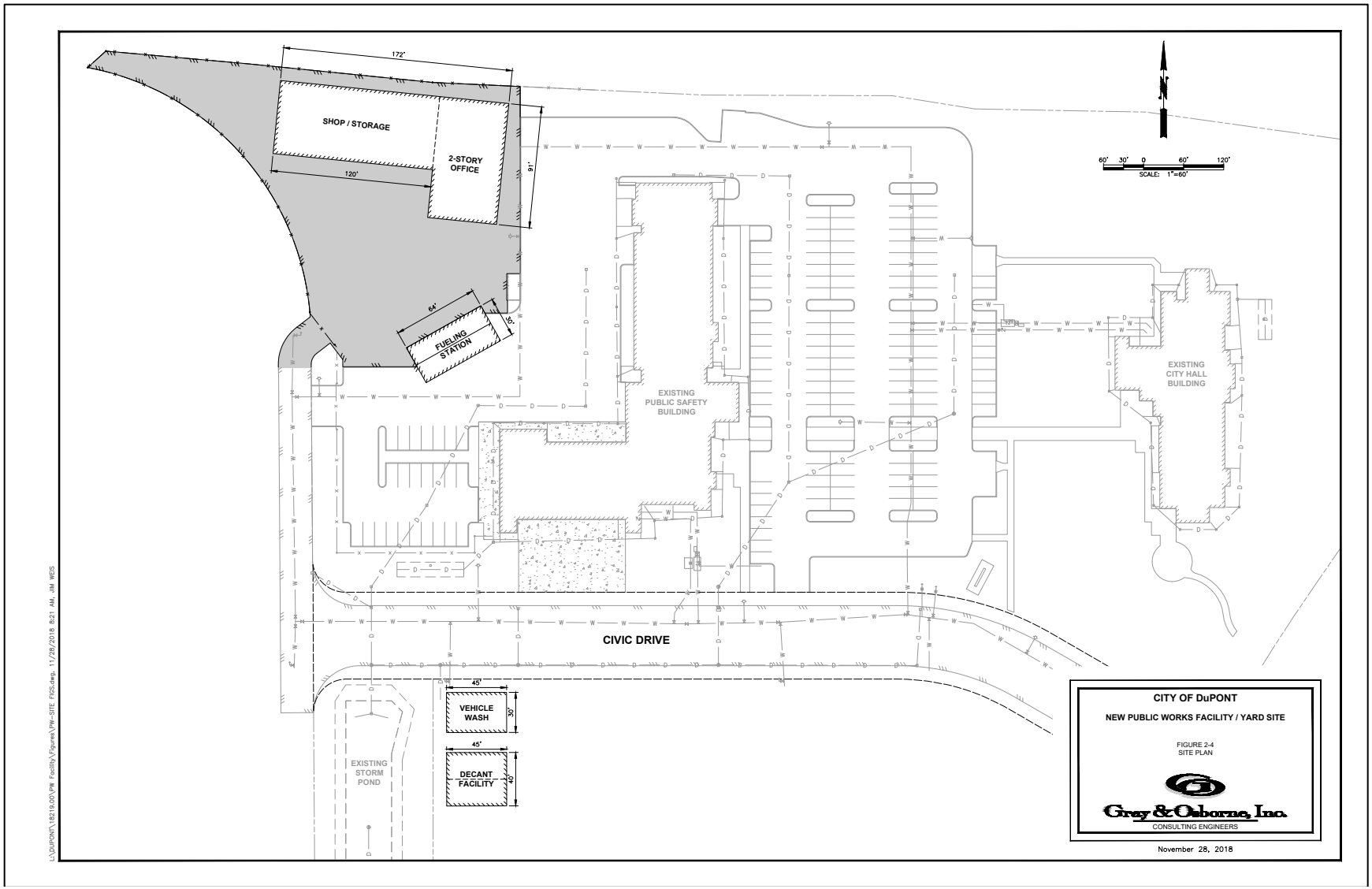

Figure 2. Project plans, provided by Gray & Osborne.

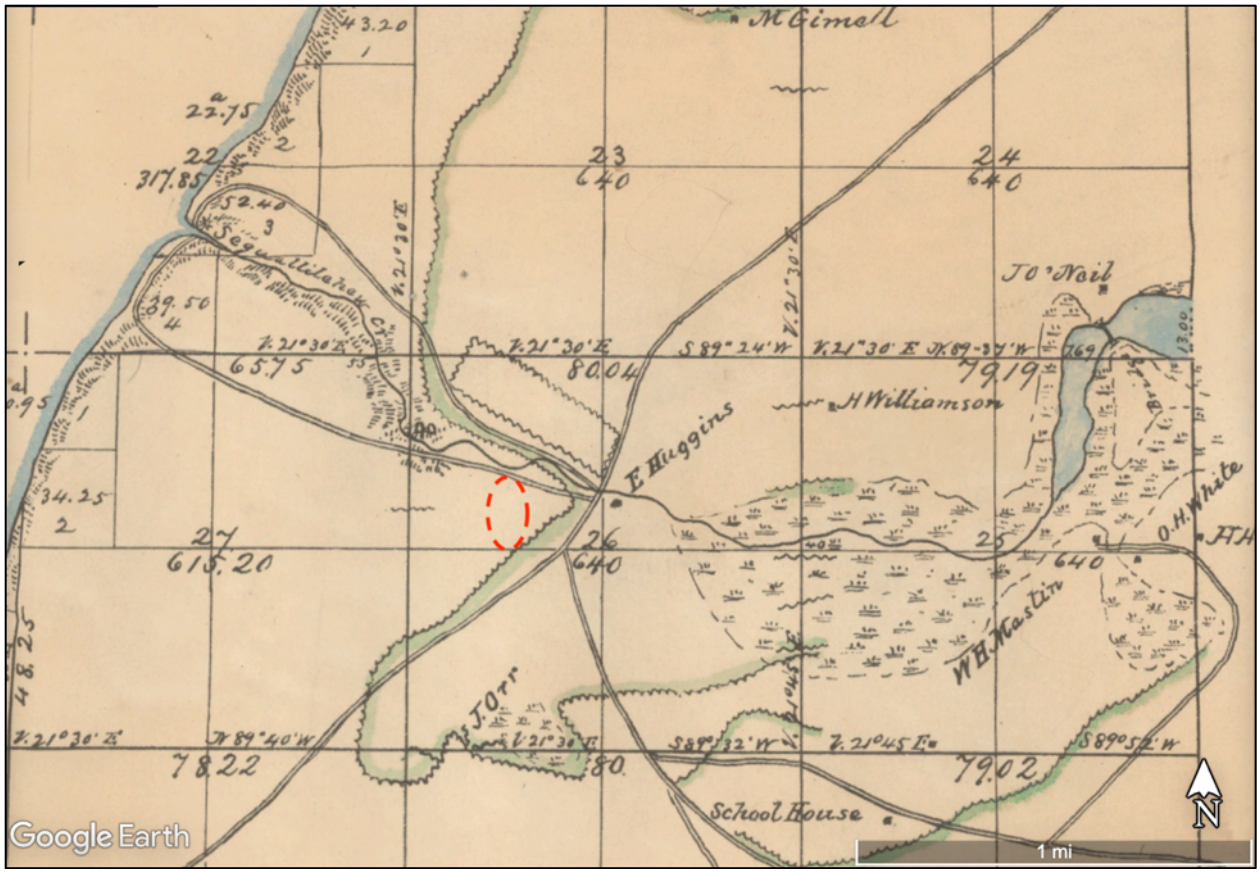

Figure 3. GLO map annotated with the approximate project location in red (1871a).

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 / Sequalitchew 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	Sequalitchew Graves	.93 mile northwest	--

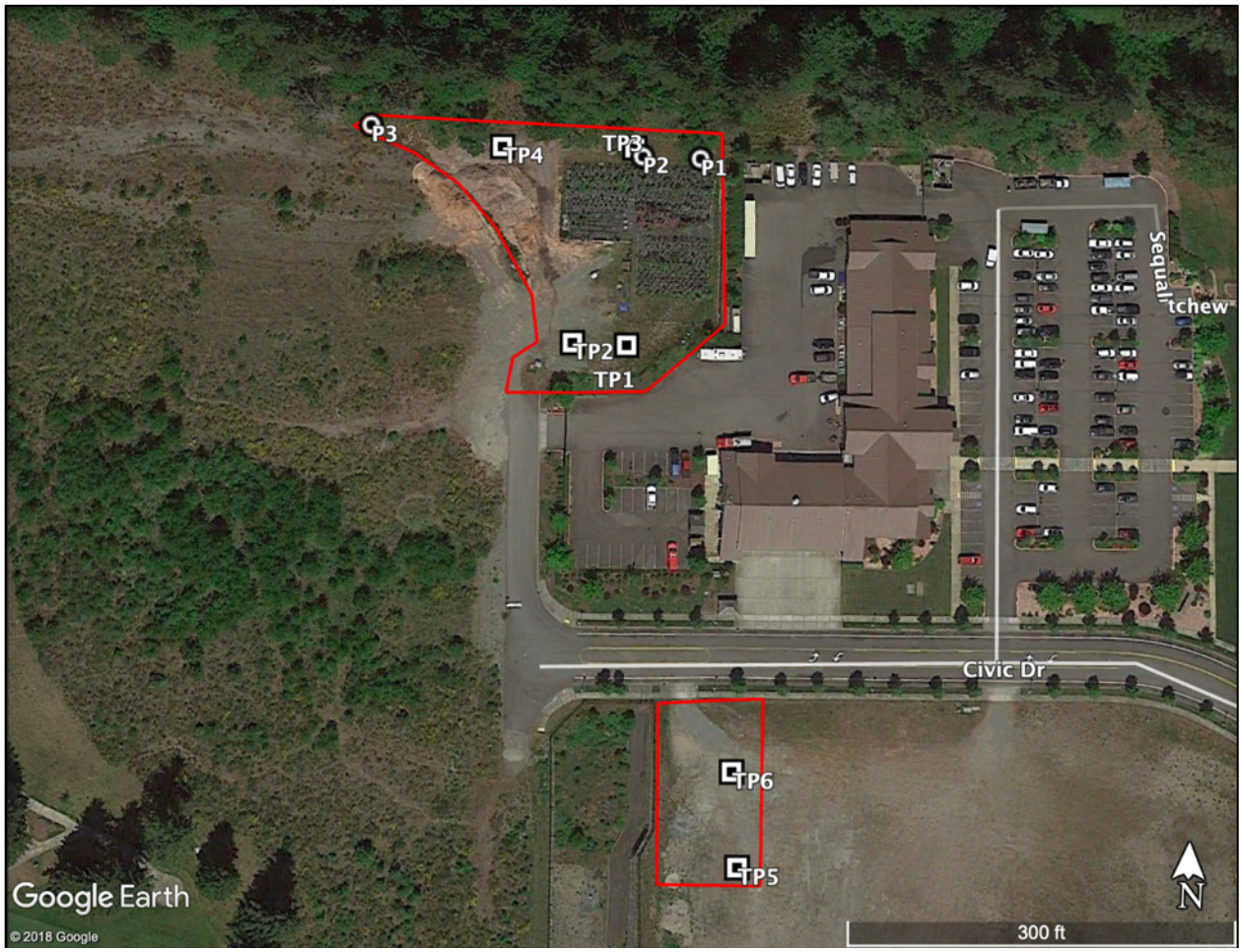

Figure 4. Satellite imagery annotated with the project location, excavated test pits, and excavated shovel probes.

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.

Cultural Resource Consultants

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@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

Cultural Resource Consultants

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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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

Cultural Resource Consultants

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.

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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

Gmail by Google

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.
>
> [Quoted text hidden]

[Quoted text hidden]

Gmail by Google

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
>
> [Quoted text hidden]

[Quoted text hidden]

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

CITY OF DuPONT

1700 Civic Drive · DuPont, WA 98327
Phone: (253) 912-5381 · Fax: (253) 964-1455
www.dupontwa.gov

Water Availability Form

Part A
To Be Completed By Applicant

Project Address 1780 Center Drive, DuPont, WA 98327 Application Number _____

Subdivision/Project Name DuPont Public Works Facility - North Site Parcel 0119266004

Proposed Water Usage 500 gal/day average ☒ Commercial ☐ Residential # of Units _____

Customer Type (circle one) Rural Residential Residential Multi-family (Commercial) Industrial

I, the undersigned, or my appointed representative have requested the following purveyor to certify willingness and ability to provide the indicated service. I have read and understand the information provided by the water purveyor on this Certificate, and acknowledge that the proposed project may require improvements to the water system which would incur my financial obligation. Prior to final approval for water service, operational responsibility, and financial obligation may be required.

Printed Name Dom Miller, P.E. Signature _____

Address 2102 Carriage Drive SW, Bldg I City Olympia State WA Zip 98502

Part B
To Be Completed by Water Purveyor

Water system to provide service: City of DuPont State ID#: 20500P

The proposed development is / is not within our approved service area (circle one).

This water utility will / will not be providing service (circle one).

Approved number of connections _____ Existing Source Capacity _____

Number of current/existing users _____ Existing Storage _____

Water service will be provided by:

☐ Direct connection to approved, existing water main

☐ Extension of existing water main(s)

☐ New water system in accordance with WAC 246-290

_____ _____ _____
Water Purveyor Signature Printed Name Date

*****NOTE: Completion of page 2 and water purveyor signature are required*****

Attachment H21. Water Availability from the City of DuPont undated

CITY OF DuPONT
1700 Civic Drive · DuPont, WA 98327
Phone: (253) 912-5381 · Fax: (253) 964-1455
www.dupontwa.gov

FLOW AND PRESSURE FOR FIRE SUPPRESSION DESIGN

Project Name: DuPont Public Works Facility - North Site

Project Location: 1780 Center Drive, DuPont, WA 98327

Developer's Engineer: Dom Miller, P.E.

Telephone: 360-292-7481

Date:_____

Minimum Fire Flow per Ordinance No 10-905:_____

Required Fire Flow per I.F.C. 2012:_____

2011 Water System Model (see notes 2, 3 and 4 below):

Street Intersection:_____

Node Number:_____

Static Pressure:_____

Fire Flow:_____

Residual Pressure:_____

Fire Suppression System Design Criteria (see note 5 below):

Street Intersection:_____

Static Pressure:_____

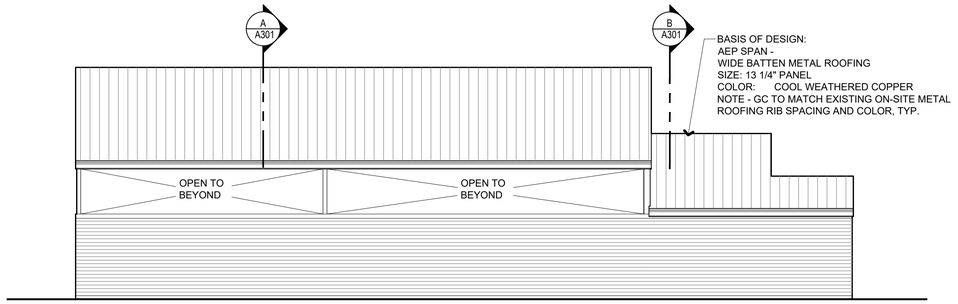
Fire Flow:_____

Residual Pressure:_____

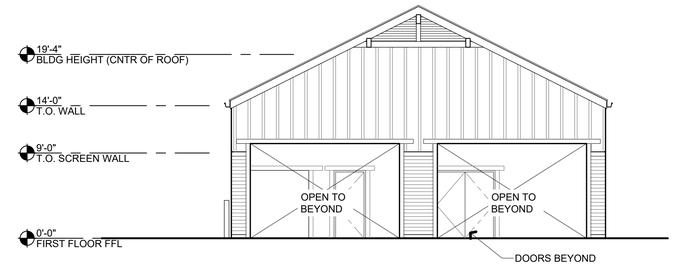
Notes:

1. Actual fire flow will be based on building construction type and building square footage with credits for fire sprinklers.
2. The 2011 Water System Model results are based on the build out condition using the land use indicated in the 2011 Water System Comprehensive Plan.
3. Available fire suppression storage is based on the criteria presented in the 2011 Water System Comprehensive Plan, which is defined as 4,000 gpm for 4 hours, or 960,000 gallons.
4. Pipe velocities are limited to 10 feet/second in pipes used for fire flow runs.
5. The model results have been adjusted per City policy. The policy reduces the model results as follows:
   - Static pressure is reduced by 10 psi
   - Available fire flow is reduced by 10% at a minimum allowable pressure of 20 psi

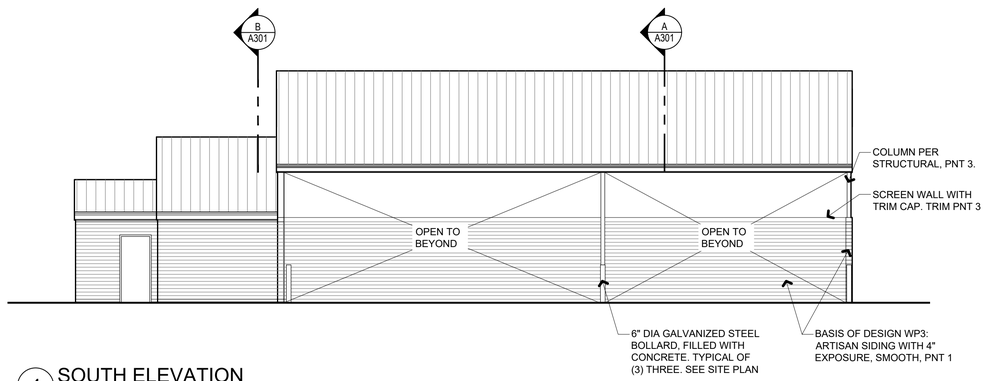
Cc: Public Works Department, Building Department, Fire Department



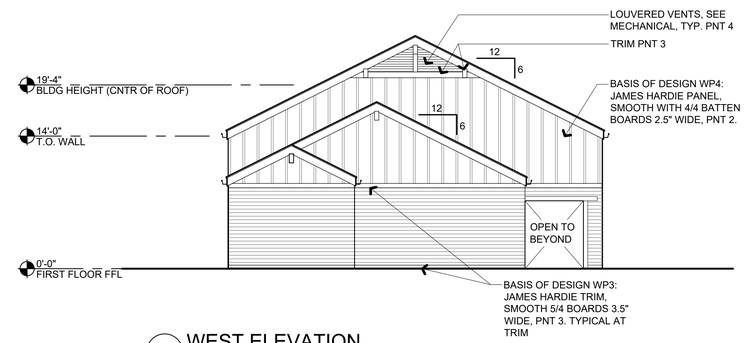
5 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



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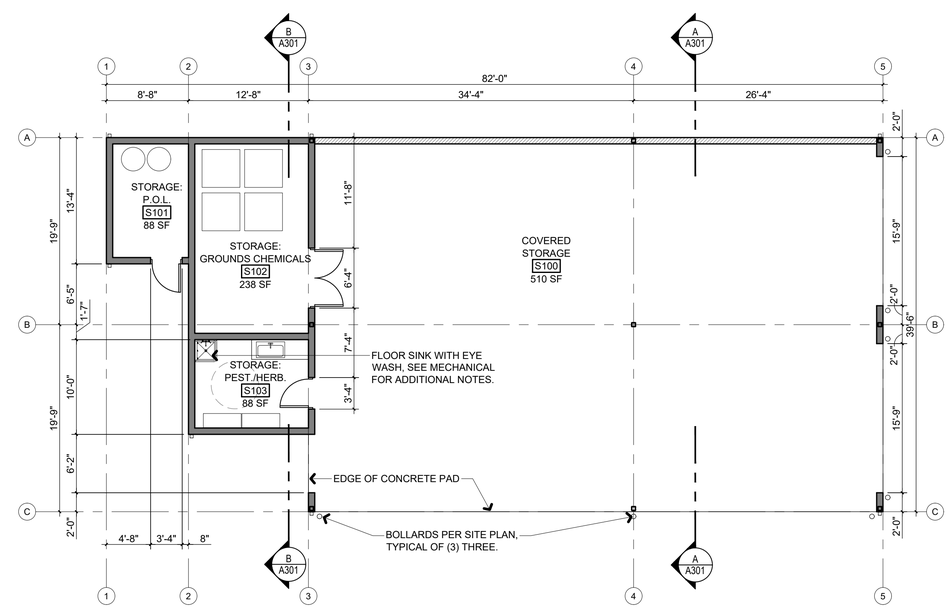
1/8" = 1'-0"



1 STORAGE CANOPY FLOOR PLAN
1/8" = 1'-0"

Attachment H22. Building Elevations prepared by Gray & Osborne, Inc. dated August 6, 2019

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

DATE: 08-06-19	
DRAWN: SSB	
CHECKED: TH	
APPROVED: TH	

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APP'D

TOVANI HART

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

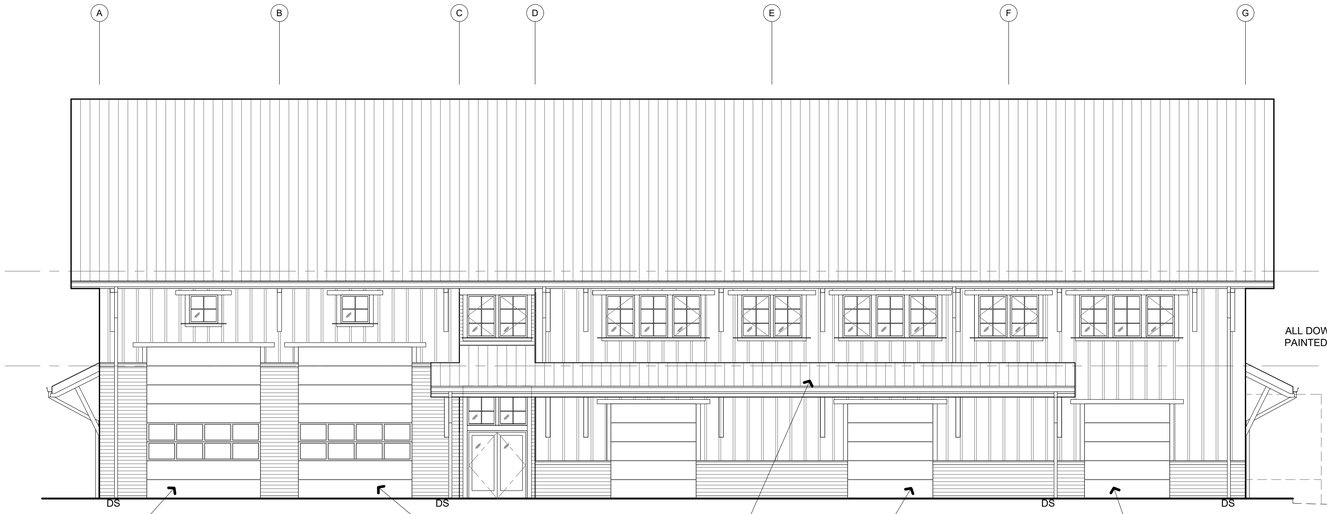
PUBLIC WORKS FACILITY
1700 Civic Dr. DuPont, WA 98327

FLOOR PLAN AND ELEVATIONS - COVERED STORAGE BUILDING

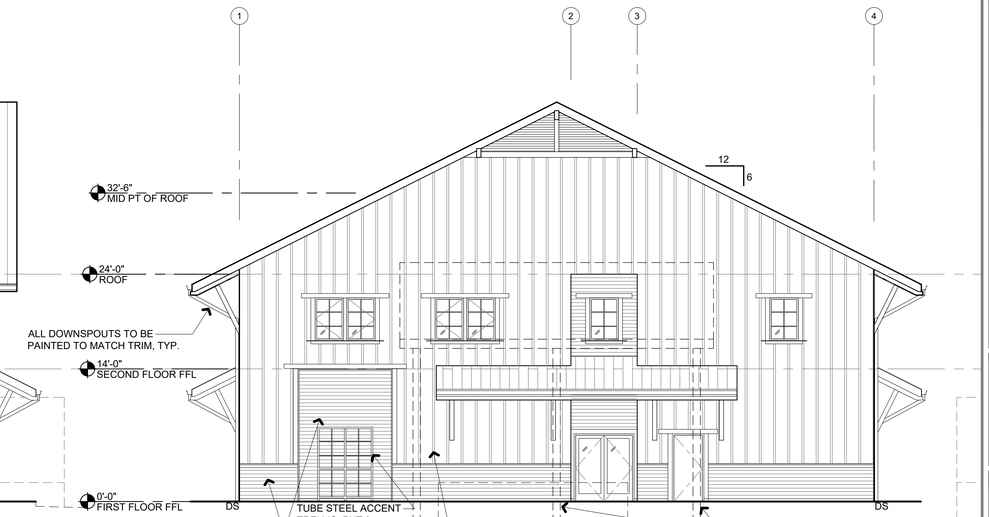
SHEET: **A102**
OF: **X**

JOB NO: 2018-049 PROJECT NUMBER
DWG: A102 FLOOR PLAN AND ELEVATIONS - COVERED STORAGE BUILDING

T:\2018-049 Dupont Public Works\CAD\SHEET FILES\A102 FLOOR PLAN AND ELEVATIONS - COVERED STORAGE BUILDING.dwg, 8/8/2019 4:44 PM, SAVANNAH BLAIR



4 WEST ELEVATION
1/8" = 1'-0"

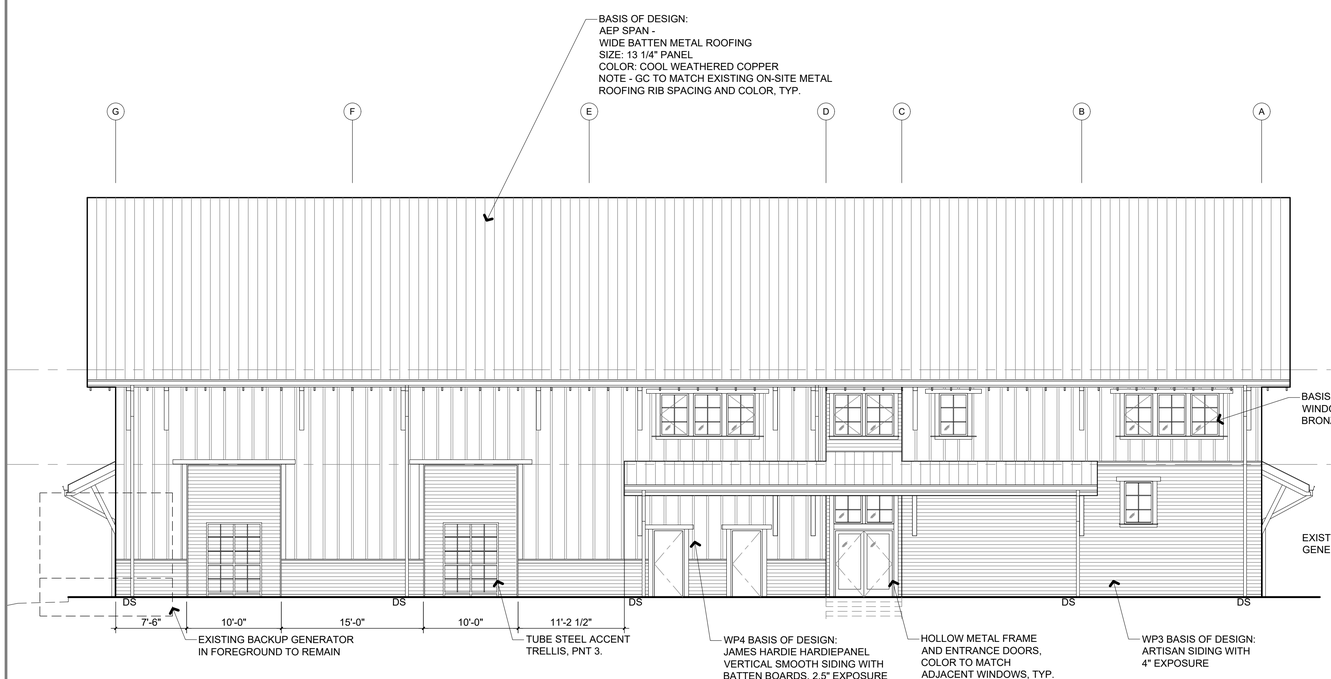


3 SOUTH ELEVATION
1/8" = 1'-0"

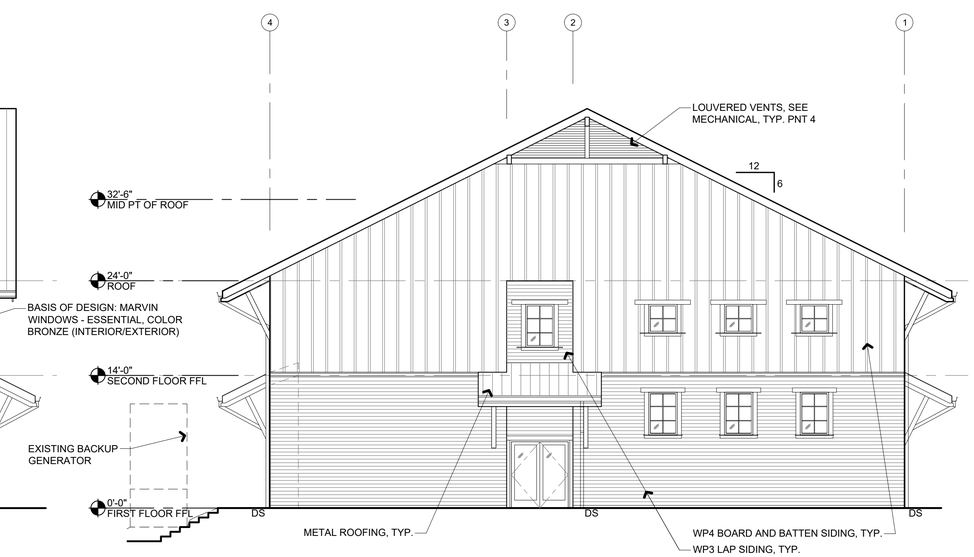
ELEVATION NOTES

DMC 25.70.070 ARCHITECTURAL BUILDING CHARACTER
(1) Design Intent. To create a collection of buildings that presents a unified character while allowing for the individual architectural expression of each building. The design character of an individual building should be compatible with (share similar features such as color, scale, massing and height) with its neighbors but may also include other features or characteristics that are different. Applicants shall demonstrate how proposed building are similar to or dissimilar from neighboring buildings.

THIS STRUCTURE RESPONDS TO ADJACENT BUILDINGS ON THE CAMPUS IN MATCHING CEMENTITIOUS SIDING TYPES, BRACKET EXTENSIONS, ROOF MATERIAL, WINDOW SIZES AND DIVISIONS, AND EXTERIOR COLOR SELECTIONS. THIS BUILDING IS NOT INTENDED FOR PUBLIC USE BUT RATHER FOR THE PUBLIC WORKS DEPARTMENT AND THEIR DAY-TO-DAY OPERATIONS.



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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

DATE: 08-06-19
DRAWN: SSB
CHECKED: TH
APPROVED: TH

PRELIMINARY NOT FOR CONSTRUCTION

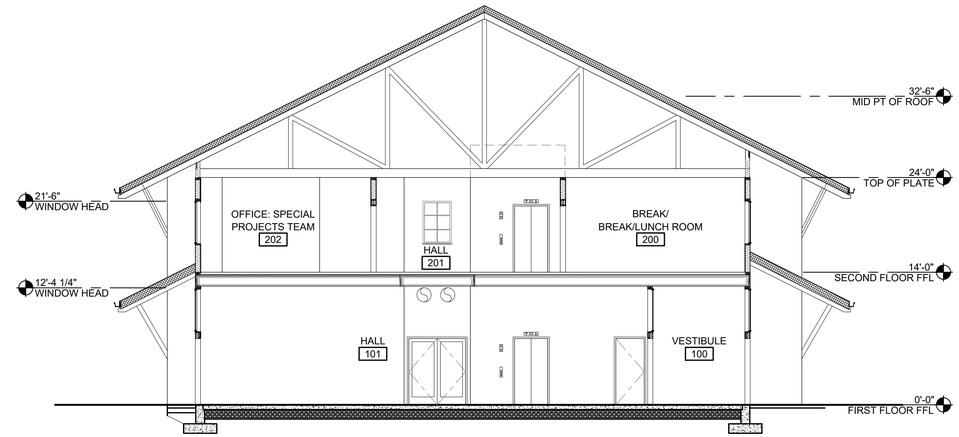
No.	REVISION	DATE	APP'D

TOVANI HART
ARCHITECTS, INC.
2124 BROADWAY
EVERETT, WA 98201
(425) 259-1190

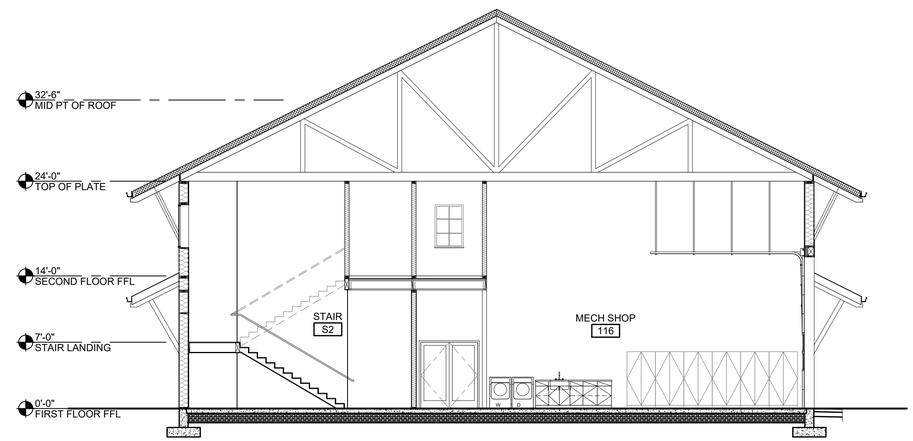
CITY OF DUPONT
PIERCE COUNTY WASHINGTON
PUBLIC WORKS FACILITY
1700 Civic Dr. DuPont, WA 98327
ELEVATIONS

SHEET: **A200**
OF: **X**
JOB NO.: project number
DWG:A200 ELEVATIONS

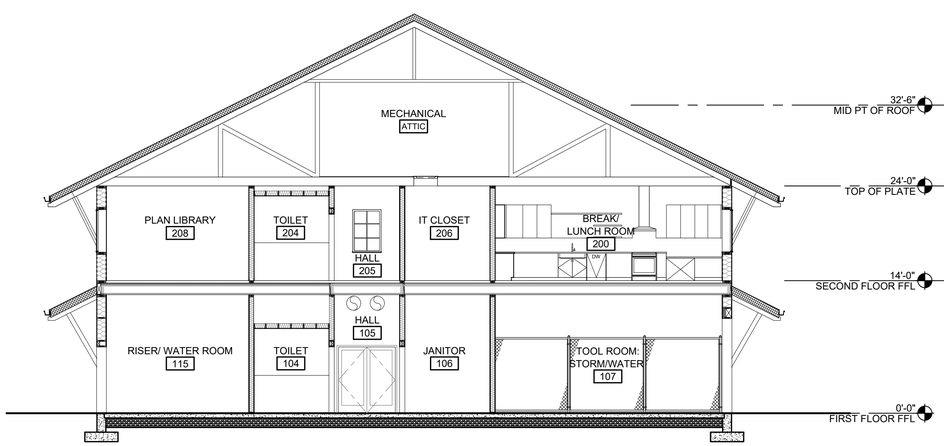
T:\2018-049 Dupont Public Works\CAD\SHEET FILES\A200 ELEVATIONS.dwg, 8/8/2019 4:44 PM, SAVANNAH BLAIR



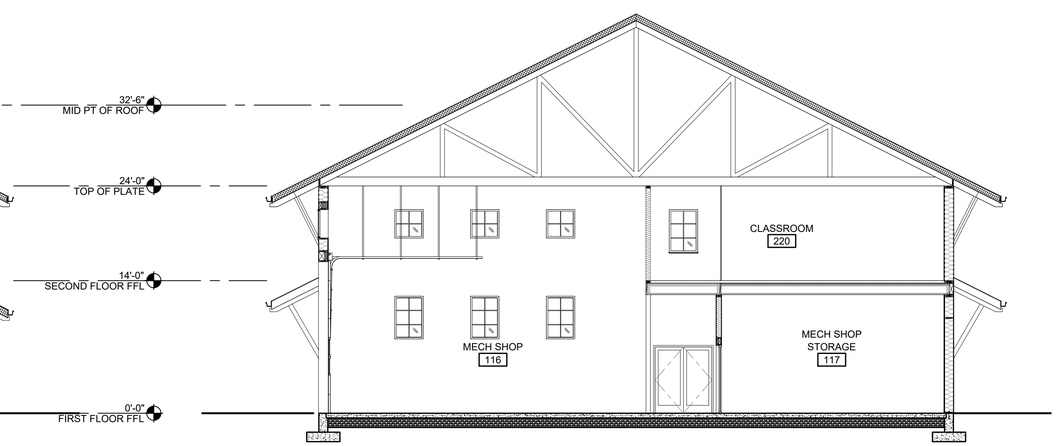
3 WEST-EAST SECTION ENTRANCE
1/8" = 1'-0"



2 WEST-EAST SECTION NORTH STAIR
1/8" = 1'-0"



4 WEST-EAST SECTION STORAGE-BREAK
1/8" = 1'-0"



1 EAST-WEST SECTION SHOP
1/8" = 1'-0"

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

DATE: 08-06-19
DRAWN: SSB
CHECKED: TH
APPROVED: TH

PRELIMINARY NOT FOR CONSTRUCTION

No.	REVISION	DATE	APPD

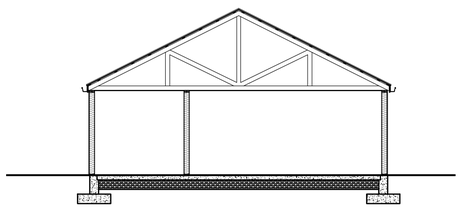
TOVANI HART
1700 WESTLAKE AVE N
SUITE 200
SEATTLE, WA 98109
PHONE: 206.286.1640

CITY OF DUPONT
PIERCE COUNTY WASHINGTON
PUBLIC WORKS FACILITY
1700 Civic Dr. DuPont, WA 98327
BUILDING SECTIONS

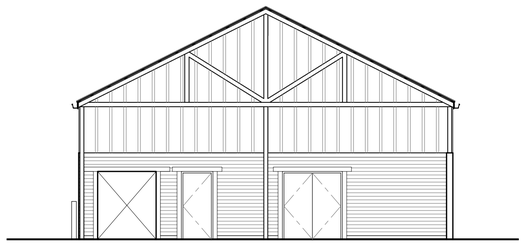
SHEET: A300
OF: X

JOB NO.: project number
DWG: A300 BUILDING SECTIONS

T:\2018-049 Dupont Public Works\CAD\SHEET FILES\A300 BUILDING SECTIONS.dwg, 8/6/2019 4:44 PM, SAVANNAH BLAIR



B SOUTH-NORTH STORAGE SECTION
1/8" = 1'-0"



A SOUTH-NORTH BUILDING SECTION
1/8" = 1'-0"

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

DATE: 08-06-19
DRAWN: SSB
CHECKED: TH
APPROVED: TH

No.	REVISION	DATE	APPD

PRELIMINARY NOT FOR CONSTRUCTION

TOVANI HART
CIVIL • STRUCTURAL
OLYMPIA, WA 98501
PORTLAND, OREGON

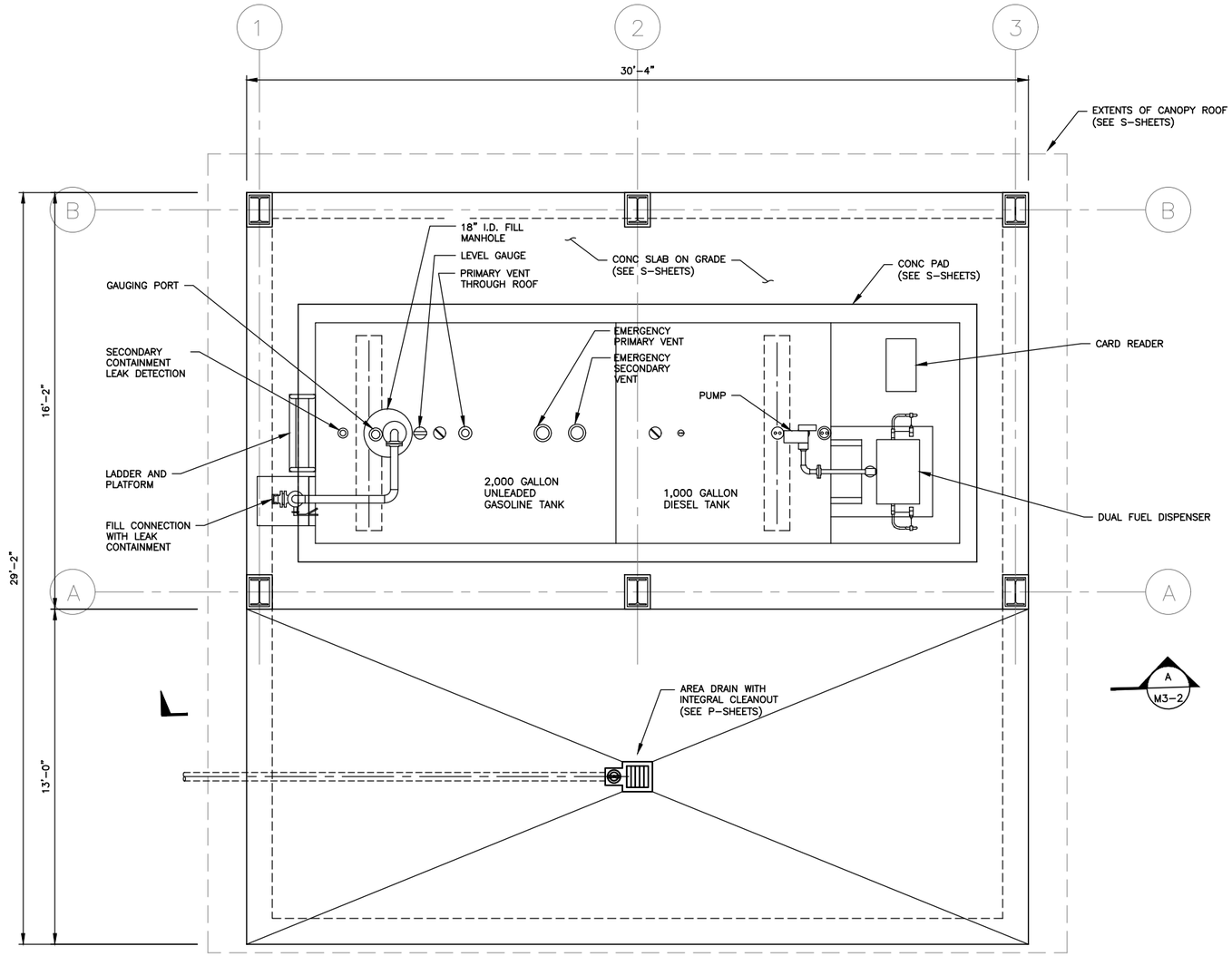
CITY OF DUPONT
PIERCE COUNTY WASHINGTON
PUBLIC WORKS FACILITY
1700 Civic Dr. DuPont, WA 98327
COVERED STORAGE BUILDING SECTIONS

SHEET: **A301**
OF: **X**

JOB NO.: project number
DWG: A301 COVERED STORAGE BUILDING SECTIONS

T:\2018-049 Dupont Public Works\CAD\SHEET FILES\A301 COVERED STORAGE BUILDING SECTIONS.dwg, 8/8/2019 4:44 PM, SAVANNAH BLAIR

Attachment H23. Colors and Materials Board prepared by Gray & Osborne, Inc. dated August 6, 2019



FUEL FACILITY PLAN

SCALE: 3/8"=1'-0"

Attachment H24. Fuel Facility Mechanical Plan and Section Plan prepared by Gray & Osborne dated August 2019

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

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

DATE: AUG 2019
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

No.	REVISION	DATE	APPD

PRELIMINARY
NOT FOR
CONSTRUCTION

DONALD C. MILLER
STATE OF WASHINGTON
35479
REGISTERED
PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

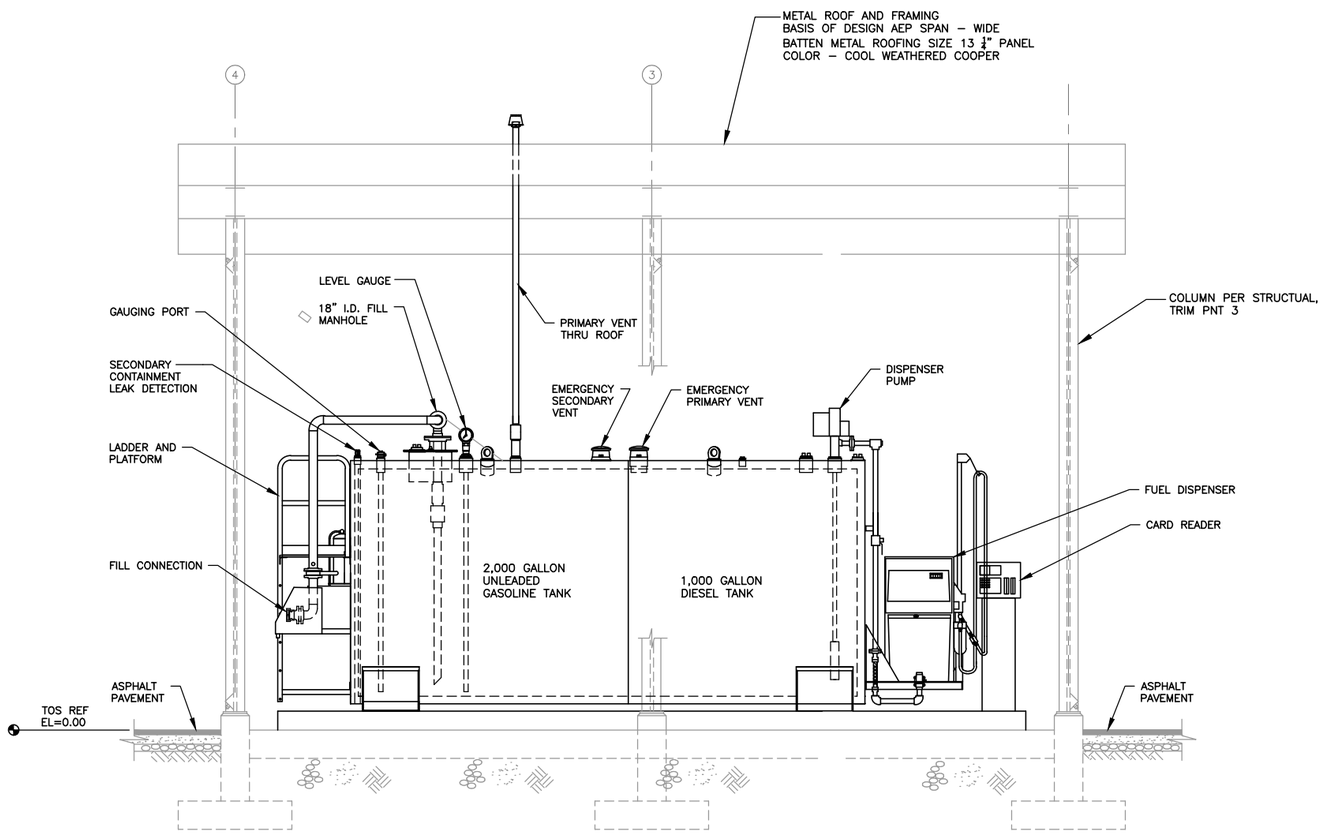
PUBLIC WORKS FACILITY

FUEL FACILITY MECHANICAL PLAN

SHEET: M3-1
OF: 2

JOB NO.: 19233.00
DWG:M_FUEL_STA

L:\DUPONT\19233 Public Works Facility\01 Design\Planset\Mechanical\M_FUEL_STA.dwg, 8/12/2019 9:35 AM, SHARI GAER



A / M3-1 **SECTION**
SCALE: 3/8"=1'-0"

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

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

DATE: AUG 2019
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

No.	REVISION	DATE	APPD

PRELIMINARY NOT FOR CONSTRUCTION

DOMINIC J. MILLER
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
43879

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

FUEL FACILITY MECHANICAL SECTION

SHEET: **M3-2**
OF: **2**

JOB NO.: 19233.00
DWG:M_FUEL_STA

L:\DUPONT\19233 Public Works Facility\01 Design\Planset\Mechanical\M_FUEL_STA.dwg, 8/13/2019 1:03 PM, SHARI GAER

SUF

S O U N D U R B A N F O R E S T R Y, 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

Attachment H25. Tree Assessment Prepared by Sound Urban Forestry, LLC dated August 19, 2019

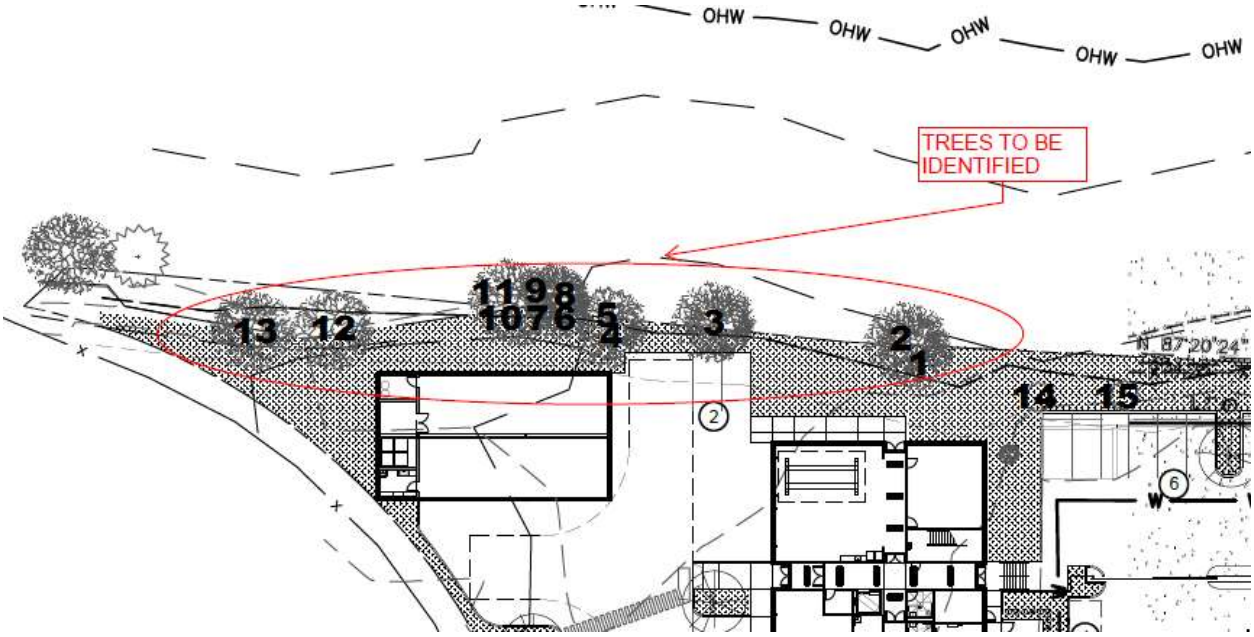
ID#	Species	Trunk Diameter (inches @ 4.5')	Condition
9	Oregon Oak	9	Good
10	Oregon Oak	12	Good
11	Oregon Oak	12	Good
12	Douglas Fir	17	Fair
13	Oregon Oak	15	Good
14	Douglas Fir	9	Good
15	Douglas Fir	7	Good

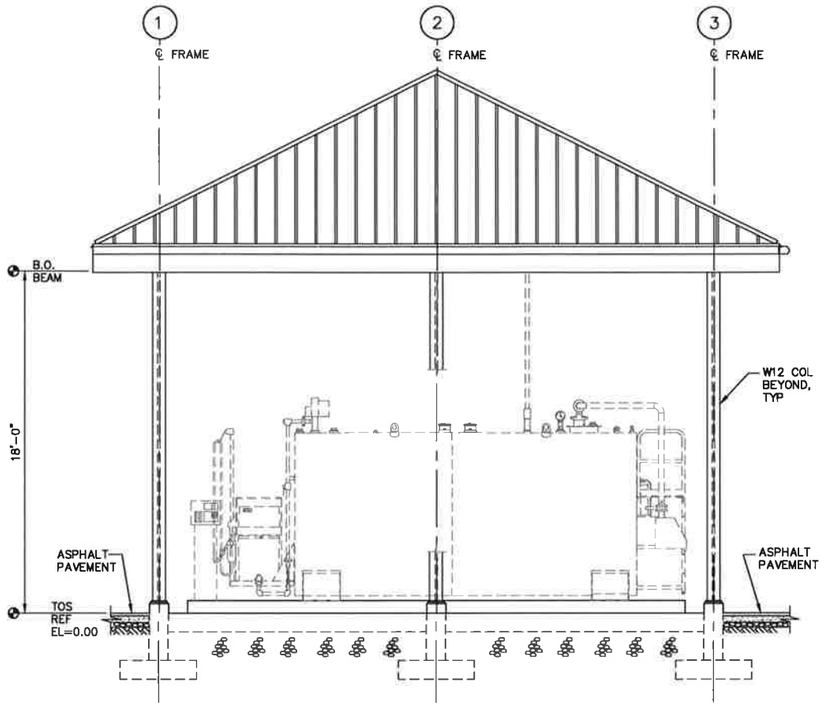
Please contact me if you should have questions.

Professionally Submitted,

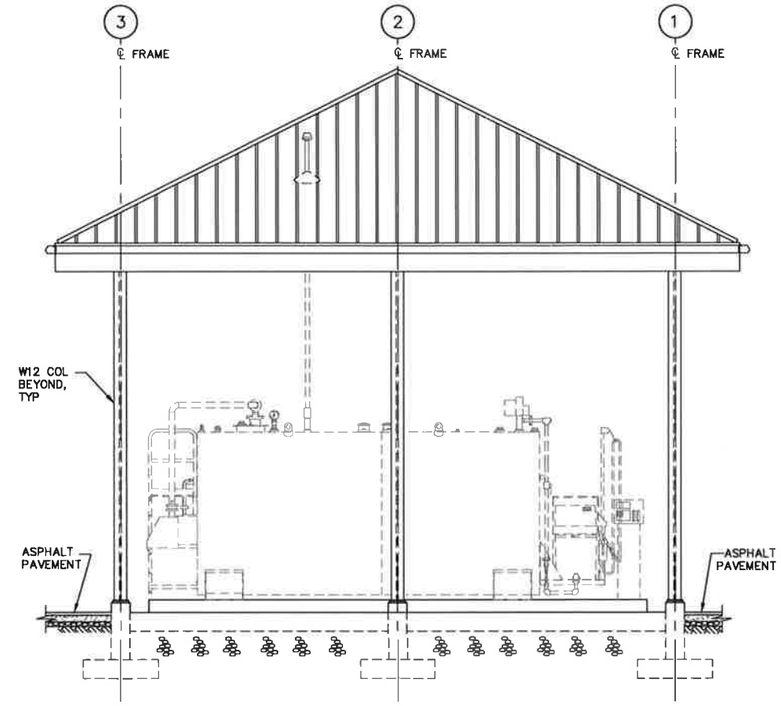
Kevin M. McFarland, Principal
ISA Certified Arborist PN-0373 & ISA Tree Risk Assessment Qualified
Sound Urban Forestry, LLC

Location of Assessed Trees

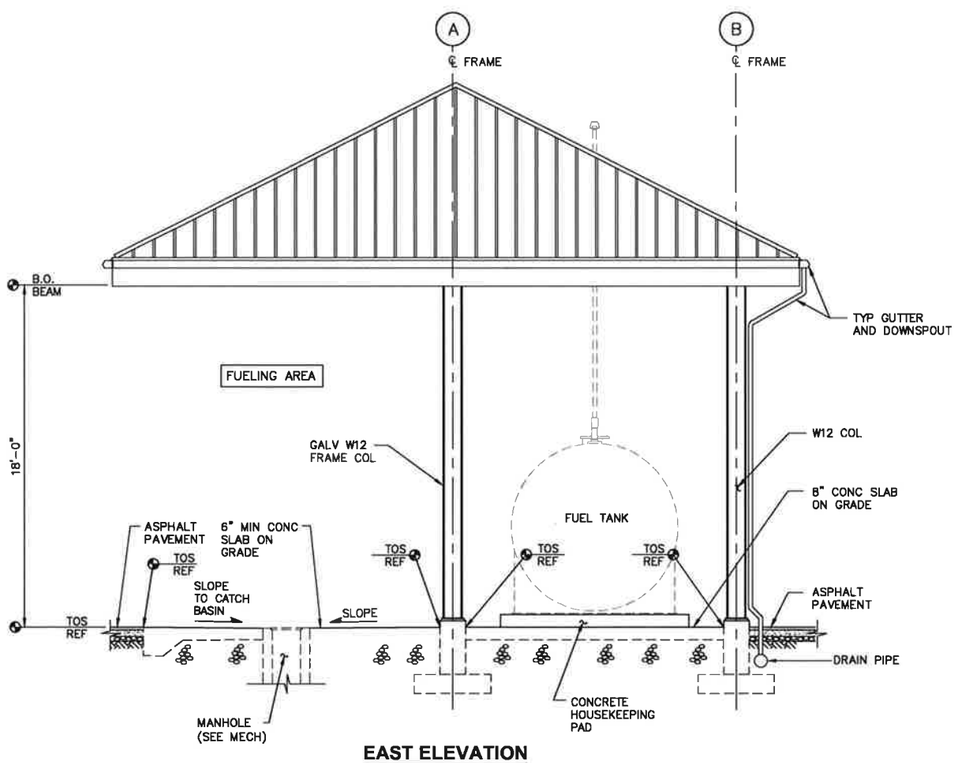




SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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

Attachment H26. Fuel Station Elevation Drawing prepared by Gray & Osborne, Inc. October 22, 2019

0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. I
OLYMPIA, WA 98502 • (360) 282-7481

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

No.	REVISION	DATE	APPD

PRELIMINARY NOT FOR CONSTRUCTION

DOMINIC J. MILLER
STATE OF WASHINGTON
35579
REGISTERED PROFESSIONAL ENGINEER

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

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

Gray & Osborne, Inc.
CONSULTING ENGINEERS

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.

Attachment H27. Response to August 2019 Planning Comments prepared by Gray & Osborne, Inc. dated October 23, 2019

2102 Carriage Drive SW, Building I Olympia, Washington 98502 (360) 292-7481 Fax (360) 292-7517

Printed on recycled paper

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 blanks walls have been addressed in submittal materials.

Printed on recycled paper

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.

Printed on recycled paper

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.

Printed on recycled paper

SUF

S O U N D U R B A N F O R E S T R Y, LLC

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

11/20/19

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 Oak Tree Encroachment

Mr. Miller:

Upon your request, I have conducted an assessment of eleven Oregon white oak trees associated with the City of DuPont's Public Works facility project. The purpose of my assessment and this report is to request relief from DMC 25.120.030(2) and DMC25.120.030(5) which prohibits grading within 1.5x the dripline of any landmark oaks or oaks to be retained.

Findings and Comments

The trees in question were identified in my original report as #1-4, #6-11 and #13, with #3 being the landmark oak. It is my opinion that with proper protection, the proposed encroachments will not adversely affect the health and stability of the oaks. I recommend the following measures:

- Fencing locations must be determined and installed before any grading or clearing takes place. Fencing will conform to the City's standards.
- Once the fencing is installed and prior to any grading or clearing, I will be contacted to provide an inspection and notify the City of my findings.
- If any roots measuring 3" or greater in diameter are exposed/disturbed during the site work, I recommend they be cleanly cut with a hand saw/pruners. The roots will not be torn or pulled with equipment.

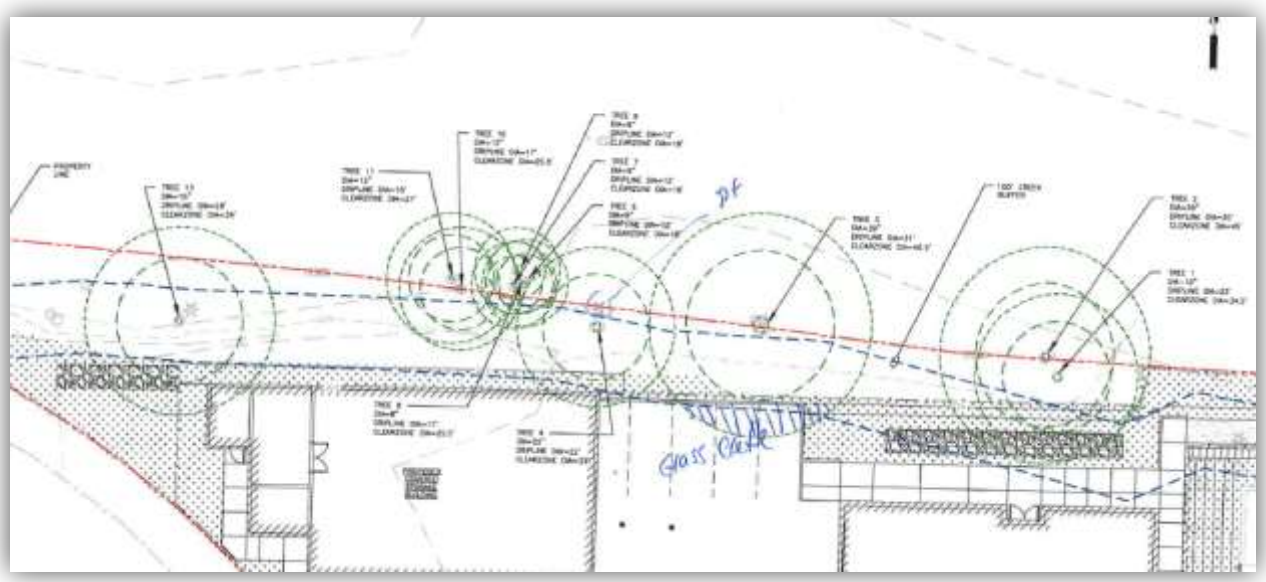
Attachment H28. Oak Tree Encroachment by Sound Urban Forestry, LLC dated November 20, 2019

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

Locations of Assessed Trees with Driplines



Gray & Osborne, Inc.

CONSULTING ENGINEERS

December 6, 2019

Mr. Jeffrey S. Wilson, AICP
Director of Community Development
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:

In response to your e-mail dated November 25, 2019 regarding Public Works Facility – North Site, we have the following responses and supplemental information.

1. Attached is the completed Tree Modification Application.

2. Attached is Figure 1 – MO-13 Area and Designated Oak Trees. The figure includes the calculation of the total MO-13 area and the percent of the area that is impacted.

3. The estimated cut and fill quantities for the North Site are as follows:

   - North Site Cut = 3,100 cubic yards
   - North Site Fill = 1,300 cubic yards

4. Responses to the Trip Generation Summary comments by PH Consulting, LLC dated September 27, 2019 will be provided separately.

5. Attached are Landscaping and Irrigation Plans for the North Site.

We appreciate your consideration of this supplemental information. Please let me know if additional information is required at this time.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

Attachment H29. Response to November 2019 Planning Comments prepared by Gray & Osborne, Inc., Inc. dated December 6, 2019

DJM/sp
Encl.

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

2102 Carriage Drive SW, Building I Olympia, Washington 98502 (360) 292-7481 Fax (360) 292-7517

Printed on recycled paper

CITY OF DUPONT
1700 Civic Drive
DuPont WA, 98327
Ph: (253) 964-8121,
Fax: (253) 964-3554
www.dupontwa.gov

TREE PERMIT APPLICATION

Applicant Information:

Name: City of DuPont Gus Lim Phone/Fax: 253-912-5211

Address: 1780 Civic Drive, DuPont, WA 98327 Email: glim@dupontwa.gov

Property Owner Information (if different than above):

Name: _____ Phone: _____

Address: _____

Project Information:

Type of Permit Requested: I want to: ☐ Plant ☐ Remove, a: ☐ Street Tree ☐ Landmark Tree ☒ Other Modification

(DMC 25.10.120, a 'Landmark Tree' is – Oregon White Oak, Pacific Yew, or Madrona: 24" DBH single-trunk, 30" DBH multi-trunk; or Douglas Fir, Western Red Cedar, Western Hemlock, or Big Leaf Maple: 30" DBH single-trunk, 45" DBH multi-trunk.

Location of tree(s) to be planted or removed: *(Describe location and/or attach reports, photos, site plan, etc.)*

Northeast corner on the parcel, see attached site plan.

Species: Oregon White Oak DBH (Diameter at Breast Height, inches): Varies Estimated Height (feet): Varies

Company/Person Performing Work: Certified Arborist Report Attached: ☒ YES ☐ NO

Company/Name: _____

WA State License #: _____ City of DuPont Business License #: _____

Address: _____ Phone: _____

REASON FOR REQUEST: Site development includes grading within 1.5 times of the dip line for the retained Oregon White Oad trees. The applicant is requesting a tree modification as supported by the Arborist memo dated 11/201/19 and attached site plan.

Owner/Agent Statement

I certify that I am the legal owner of the property identified, or the adjacent property (for trees in the right-of-way) or am authorized to act on behalf of the owner on all matters relating to this application. I declare that the information herein is true and accurate to the best of my knowledge, and any false or inaccurate information may delay action on this request. I acknowledge that I (or the owner, if different from the signer below) will bear all costs associated with the requested tree removal, and shall hold harmless, defend and indemnify the City for any and all claims, demands, or lawsuits for injuries or damages to persons or property and arising from any actions undertaken pursuant to approval of the permit applied for herein. I also acknowledge that approval of this application applies only to the trees and work identified in this application. Pursuant to DMC 25.120.030(8), trees required to be retained (i.e. Landmark trees) shall not be removed unless the City Administrator/designee determines in writing that they have become hazardous or diseased or threaten to damage public or private property. Requests for removal of such trees shall be accompanied by supporting documents (i.e., Certified Arborist's report describing specific conditions and recommending removal). I acknowledge that permit approval may be denied or conditioned. If approved, scheduling for the work must be coordinated with the City.

Owner/Applicant Signature: _____ Date: _____

OFFICE USE ONLY

☐ **APPROVED**
☐ **DENIED**

_____
Authorized Signature / Date

* Comments, conditions of approval, or reasons for denial: _____

_____

_____

CITY OF DUPONT
TREE PERMIT INFORMATION
Call Before You Dig: 1-800-424-5555

Frequently Asked Questions:

When is a tree permit required?
A Tree Permit must be obtained from the City prior to planting or removing trees from the City's right-of-way, which are generally located in grass strips or planted in decorative tree grates along city roadways. (Note: trimming or removal of hanging or broken tree branches or limbs does not generally require a permit.) There is no fee to apply for a tree permit.

For trees located on private property, a Tree Permit is generally not required prior to planting, removing, or maintaining these trees; however, it is recommended that owners check with their owner's association for any covenants or special requirements or approvals that may apply. (Note: a property owner must obtain a Tree Permit from the City prior to removing a 'retained' Landmark tree located on their property. This requirement applies to those trees meeting certain size or species criteria which were specifically 'retained' during development, and which were identified on an approved Tree Retention Plan for the development, per DMC 25.120.030(8).)

Is there a fee for obtaining a tree permit? No. There is no fee for obtaining a Tree Permit from the City. A separate Right-of-Way Work Permit may be required for planting or removing a street tree if the work will require special staging of equipment or temporary roadway closures.

Why do I need a Permit? What can I expect?
Trees are a community asset – often recognized for their aesthetic qualities, trees do much more to make DuPont a livable and desirable community: they help beautify our neighborhoods, provide shade, assist in urban cooling and stormwater management, and help with local air quality. To support the continued benefit and viability of our community's urban forest, the City encourages proper planting, regular tree maintenance, and alternatives to tree removal except where no viable alternative exists. For trees located within the City's right-of way, DuPont's Tree Permit process helps to ensure that appropriate street tree species and planting locations are selected for new street trees and that existing street trees are cared for and treated properly. Prior to planting or removing a street tree in front of their property, a property owner must obtain a permit from the City. To apply for a Tree Permit, please fill out and return the attached application form with all information as complete as possible. A member of our City staff will review the information provided in the application, including the location and nature of work proposed, and will typically be able to provide a response within 7 business days.

As part of our review, staff may drive by to look at the trees/site identified in the application, and may also review utility maps to help avoid potential conflicts with underground utilities or other improvements in the area (such as street lighting). The reviewing staff may also contact you to discuss alternative tree species or location(s) if the proposed species, planting space or existing improvements would be problematic. Once review of your application has been completed, staff will return the form indicating any special conditions, or specifying reasons for disapproval. If you have received an approval, be sure to inform us of scheduling before beginning the work.

If you are proposing to plant a new tree, please plan for "the right tree in the right place". This mantra is part of the ongoing work of the City's Tree Board and is aimed at partnering with the community to make wise decisions for our urban canopy. The City is also currently working to develop a list of recommended tree species and planting guidelines to help you select an appropriate tree for your proposed location. Once completed, please consult these guidelines (which will be included in the Citizen's Tree Care Manual) when considering your request.

If your proposed work involves removing roots (stump grinding) and/or planting a new tree, you will need to call for utility locates at least 48 hours in advance of the work to help avoid damage to existing utilities. Underground utility locates can be requested at 1-800-424-5555, or 811. There is no fee for utility locates. Avoid accidental damage to utilities – "Call Before You Dig".

Are there any special considerations or exceptions for planting a new tree? The City is working to develop a Citizen's Tree Care Manual to provide information that should be considered prior to planting a new tree. A variety of topics will be included such as guidance on selecting an appropriate tree species for the location it is to be planted, identifying good-quality tree stock, proper planting techniques, tips on caring for a new tree, and recommendations for selecting an appropriate tree species and selecting appropriate locations for new or replacement street trees.

Who is responsible for maintaining the trees in the public right of way? As is the case in most communities, the responsibility for maintaining the landscaping strip (parking strip) within the street right-of-way falls onto the abutting property owner. By mowing the grass, removing trash and debris, etc., each property owner plays an important role in maintaining the character and street appeal of the community they have chosen. In most areas of the City the parking strip also includes street trees which will also require maintenance and care to keep them healthy.

City crews strive to keep up with trimming street trees to maintain clearance to sidewalks and streets as problem areas are identified, however, the City unfortunately does not have the resources to hire a City arborist to provide specialized care for trees. Through the ongoing efforts of the Tree Board, the City is working to develop references and programs that will help citizens continue to partner in providing for the proper care and maintenance of street trees in our neighborhoods. This Citizen's Tree Care Manual provides a valuable source of information and guidance for proper tree selection, planting techniques, and care tips for tree maintenance.

If I want to remove a tree, can I and do I have to replace it?
Typically only trees that are dead, dying, or dangerous based on an assessment are permitted for removal. Infrastructure damage, disease, utility conflicts, or other circumstances may also be factors considered for removal depending on the tree and its location. In most cases a tree that has been removed should be replaced with an appropriate tree in its place. However, there are some instances where existing trees have been planted too closely to each other or to adjacent buildings or infrastructure where their replacement may not be beneficial either for the existing construction or for the long-term health of the tree. While trees are important to any community's character, it is equally important to ensure that the 'right trees' are planted in the 'right places' to provide the most benefit to the community. Where tree replacement is appropriate, proper tree selection, planting locations and techniques, and proper care are keys to maximizing its benefit.

Hazards
If a street tree has become a hazard or has fallen is blocking access, contact Public Works at (253) 912-5381 to request an inspection. Crews will address immediate hazards, though non-emergent work may need to be scheduled and completed as time and resources allow.

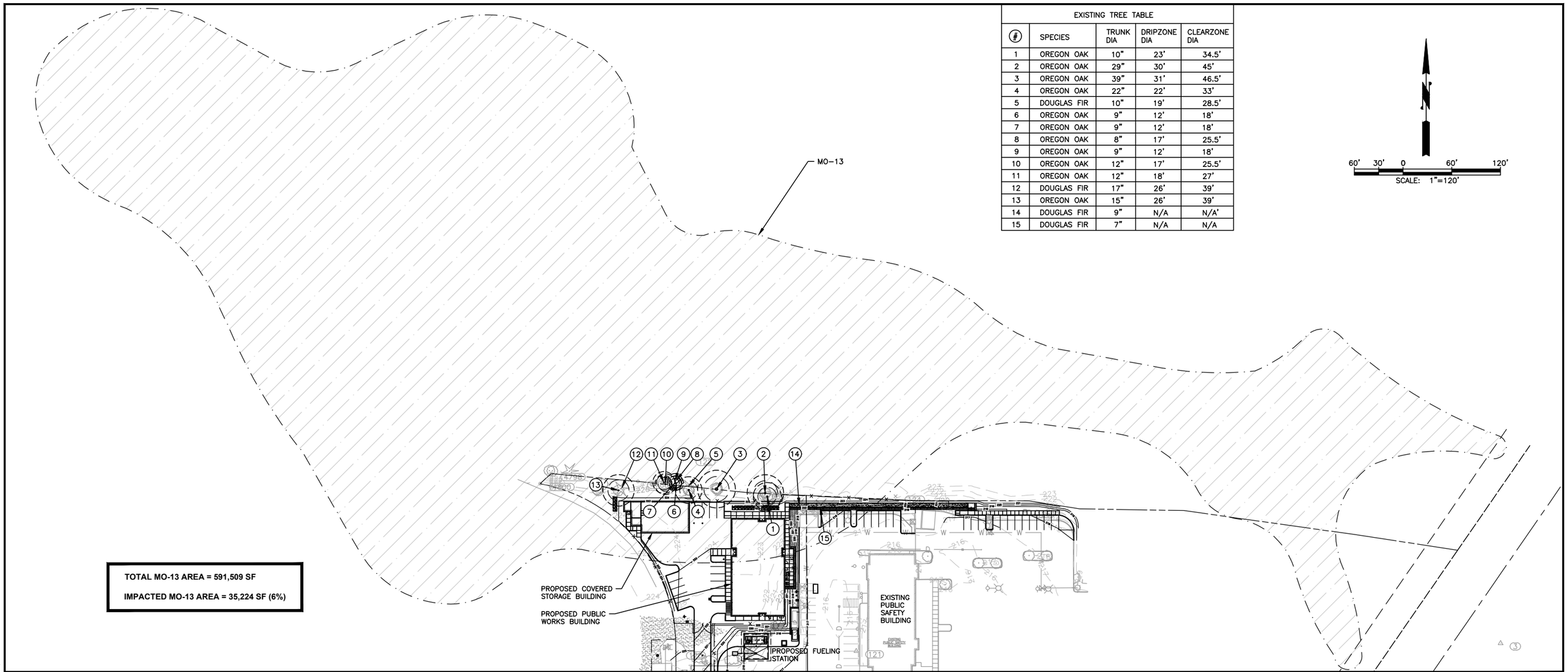
Is topping allowed? No, topping is not allowed for any tree on public property. Topping is also not recommended for trees located on private property. Generally, topping weakens a tree, can cause other tree health issues, and often encourages fast regrowth of the topped stem (which may actually defeat the purpose behind a desire to perform topping of the tree in the first place).

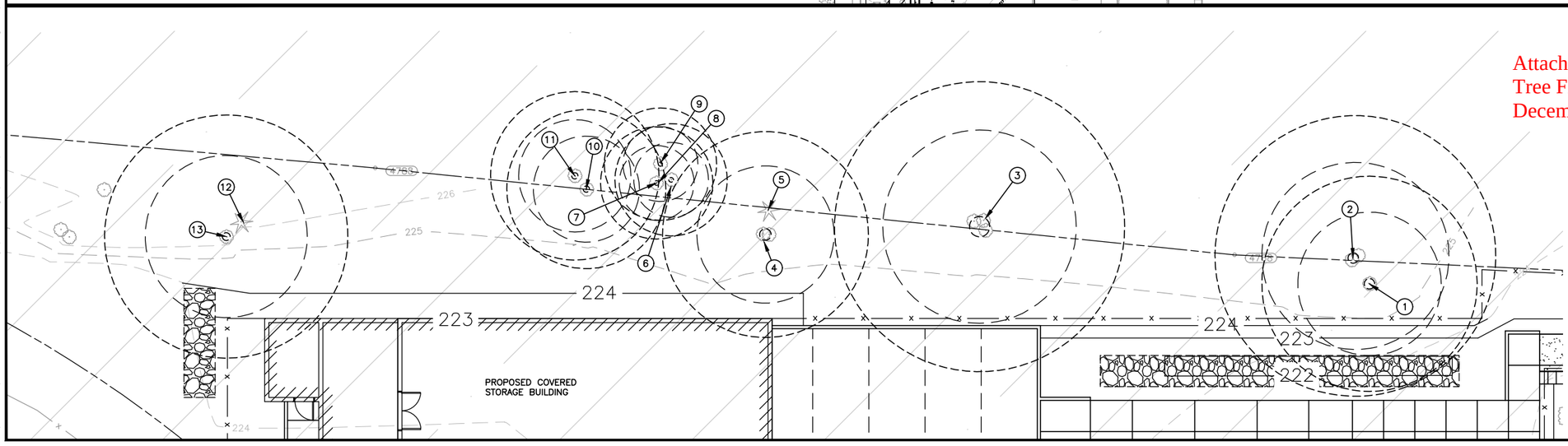
Other questions? If you have additional Tree Permit questions, feel free to contact City Hall at (253) 964-8121 and we will work with you to route your question to the appropriate staff person.

Helpful Links to Resources:

- Washington State Department of Natural Resources www.dnr.wa.gov
- The Arbor Day Foundation www.arborday.org
- Trees Are Good! (International Society of Arboriculture) www.treesaregood.org

EXISTING TREE TABLE				
#	SPECIES	TRUNK DIA	DRIPZONE DIA	CLEARZONE DIA
1	OREGON OAK	10"	23'	34.5'
2	OREGON OAK	29"	30'	45'
3	OREGON OAK	39"	31'	46.5'
4	OREGON OAK	22"	22'	33'
5	DOUGLAS FIR	10"	19'	28.5'
6	OREGON OAK	9"	12'	18'
7	OREGON OAK	9"	12'	18'
8	OREGON OAK	8"	17'	25.5'
9	OREGON OAK	9"	12'	18'
10	OREGON OAK	12"	17'	25.5'
11	OREGON OAK	12"	18'	27'
12	DOUGLAS FIR	17"	26'	39'
13	OREGON OAK	15"	26'	39'
14	DOUGLAS FIR	9"	N/A	N/A'
15	DOUGLAS FIR	7"	N/A	N/A





Attachment H30. MO-13 Area and Designated Oak Tree Figure prepared by Gray & Osborne, Inc. dated December 6, 2019

CITY OF DUPONT

PUBLIC WORKS FACILITY

FIGURE 1

MO-13 AREA AND DESIGNATED OAK TREES

Gray & Osborne, Inc.

CONSULTING ENGINEERS

L:\DUPONT\19233 Public Works Facility\01 Design\Trees\FIG 1 - MO-13 Area.dwg, 12/6/2019 1:18 PM, SHARI GAER

Geralyn Reinart, P.E.
831 Sprague Street
Edmonds, WA. 98020
(206) 285-9035
Traffic & Transportation Engineering Services

MEMORANDUM

January 14, 2020

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

FROM: Geralyn Reinart, P.E.

SUBJECT: City of DuPont Public Works Facility - Trip Generation Summary and Responses to City Staff Comments (Revisions/Re-submittal)

The following is a compilation of the original trip generation summary for the proposed 'City of DuPont Public Works Facility' along with relevant information provided in response to City Staff review comments to the trip generation summary. This original trip generation information was submitted as background information for use in the City's project file and to determine the need for any additional analysis. The original summary was reviewed by Staff and comments provided. The subsequent information provides a combined document which incorporates the original trip generation summary with further details/responses to address Staff concerns and comments incorporated herein.

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, 533 square feet of enclosed storage and 2376 square feet of covered storage, plus a 900 square foot fueling station. Additionally, a 4560 square-foot area which will house the decant, vehicle wash, and de-icing bays will be located on the south side of Civic Drive. 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 2021 is expected for the facility.

Attachment H31. Trip Generation Summary prepared by Geri Reinart dated January 14, 2020

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. Much of the site will be used for equipment/material storage and simply needs large areas for these bulky items. As such, trip generation for the proposed facility was estimated based on detailed information (shifts, number of employees, truck activities, etc.) provided by the Public Works Director for both existing and future employment levels, activities, and typical work schedules as allowed in the City's Public Works Standards – Traffic Impact Guidelines which states:

> *'Trip generation for unusual land uses which are not found in the Trip Generation Manual shall be estimated from similar types of uses, field studies of similar uses,* ***or based on number of employees, deliveries, expected clientele, etc****., as appropriate.'*

The use of the above-described procedure was included in the Public Works Standards specifically for situations such as this and has been utilized in other development projects, as appropriate. As such, the methodology used based on extensive input from the City's Director of Public Works is not only appropriate, but likely more accurate than the use of any ITE rates. Furthermore, from purely an 'order of magnitude', the number of peak hour trips calculated based on square footage of all areas as noted in the Staff review comments is grossly over-stated, i.e., to expect nearly 60 peak hour trips when there will only be 18 (future) new fulltime employees at the new facility is not reasonable. Additionally, these employees do not have the same shifts, further decreasing the number of trips during any 60-minute peak hour period. The use of square footage and the inclusion of the accessory uses such as the storage, south site bays, and fueling station within the total square footage is unreasonable (they are not 'trip generators'), besides the fact that the 'Utility' land use is simply not representative of the proposed action nor of the various areas of development that the reviewer had noted. Furthermore, the ITE Trip Generation Handbook notes the following in its definition of 'gross floor area':

> *"If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this floor area is considered part of the overall GFA of the building. However, unroofed areas and unenclosed roofed-over spaces, except as those contained within the principal outside faces of exterior walls,* ***should be excluded*** *from the area calculations."*

Based on the above discussion, the methodology used to estimate the peak hour trips is acceptable and appropriate for the proposed action whereas use of over 24,000 SF of area as suggested by the Staff reviewer does not appear to be appropriate.

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 Public Works 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)
Less existing trips (3)	*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.

As further confirmation of the above values, the Staff reviewer requested a comparison of the trip generation using three different ITE Land Use Codes (170 - Utility, 730 - Government Office Building, and 733 - Government Office Complex), plus trip generation for the south site bays and fueling station and/or other studies from similar land uses and sites.

The prior section noted the definition for the utility land use. The government office building and complex are defined as follows:

Government Office Building:
"A government office building is an individual building containing either the entire function or simply one agency of a city, county, state, federal, or other governmental unit. This type of building differs from a government office complex (Land Use Code 733) in that it is not a group of buildings that are interconnected by pedestrian walkways."

Government Office Complex:
"A government office complex is a related group of buildings where a variety of functions of a city, county, state, federal, other governmental unit, or multiple governmental units are carried out. This complex differs from a government office building (Land Use Code 730) in that it is a group of buildings that are interconnected by pedestrian walkways."

While the main structure associated with the proposed action will have some administrative office space, the structure is clearly not an office building as typically defined for land use purposes, or per the above descriptions. The majority of the main structure will be used for equipment storage/truck and trailer bays, equipment rooms, lockers rooms, etc., (more in similarity to a warehouse in some respects) with considerably less than half of the floor space used as office. As such, the estimated peak hour trip generation using the land uses noted by the Staff reviewer has been calculated with 'number of employees' as the independent variable for comparison purposes. (Note: the use of square footage as the independent variable does not appear to be appropriate due to the reasons noted above.) The following table summarizes these various rates and

peak hour trips with the future number of employees as the independent variable.

TABLE 2
PEAK HOUR TRIP GENERATION COMPARISON
CITY OF DUPONT PUBLIC WORKS FACILITY

Land Use	**Trip Rate AM/PM**	**Peak Hour Trips**	
		AM	**PM**
Land Use 170 – Utility	0.70/0.76 per employee	14	15
Land Use 730 – Gov't. Office Building	1.10/0.71 per employee	22	14
Land Use 733 – Gov't. Office Complex	0.83/1.10 per employee	17	22
Future net new trips based on employees/activities		**22**	**16**

Note: peak hour trips for ITE land uses computed based on net new future employees at site (18 FT and 2 seasonal); current PW staff employed at City Hall and relocating to new building not included.

Based on the values in the above table, the peak hour trip generation that was originally calculated based on the information provided by the Public Works Director in June of 2019 (future employees, typical activities, etc.), falls within the ranges of the three ITE land uses, and very closely matches the values for the land use 'Government Office Building'. As such, the values that were originally estimated are reasonable and appropriate, and allowed per the City's Public Works Standards.

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.

The north site (where the majority of activity will occur) will have its own access for use by the maintenance vehicles (and others) and therefore will not impact existing parking circulation and layout. The sole access to the new facility will be gated and accessed from the stub street extending north from Civic Drive. It is not expected that there will not be any queuing issues as a result of the limited number of new trips. The existing Civic Center parking lot is well designed and its access located to meet City Standards. Peak hour volumes on Civic Drive at its intersection with Center Drive total about 30 vehicles during either of the peak

hours, further demonstrating the likelihood that there will be no issues.

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 (i.e., the number of trips falls below the threshold requiring a traffic impact analysis).

Summary

The proposed action, i.e., the construction of the new Public Works Facility at the Civic Center, will further consolidate City of DuPont government activities onto a single site. These maintenance-related trips would not be entirely new to the adjacent street but re-assigned from their current location within the Historic Village. The procedure used to estimate the future trips at the new site was based on detailed information provided by the Director of Public Works and is allowed per the *Public Works Standards*. Furthermore, the values that were computed are nearly identical to values that would be produced through the use of ITE Land Use 733 – Government Office Complex, with number of employees as the independent variable. As noted several times, the rationale for the methodology used was based on the unique/unusual land use proposed and lack of a compatible land use in the ITE *Trip Generation Manual*.

The original trip generation summary along with the responses to Staff review comments continue to support that 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, no further analysis should be needed for this application.

One final noteworthy item relates to the original development of the Civic Center site over ten years ago. Extensive traffic analysis was completed for the site at that time reviewing expected trip generation, off-site impacts, future development on the 'south site', parking supply/demand, and the design of Civic Drive. The trip generation options for the site were reviewed by Staff (at that time) and it was decided to base the trip generation on ITE Land Use 733 – Government Office Complex with square footage as the independent variable since it provided the highest value (as compared to use of Government Office Building or number of employees as the independent variable). There were also additional peak hour trips included in the final trip generation values to account for personnel training associated with the fire department. The trip generation for the complex specifically did **not** include the square footage associated with the bays, firing range and training areas. The TIA for the Civic Center estimated 86 AM peak hour trips and 103 PM peak hour trips for all uses.

As noted in one of the above comments, approximately 30 trips are currently being generated on Civic Drive during either of the peak hours, considerably less

than the amount that was estimated, further supporting that use of square footage as the independent variable for this specific site, is not necessarily appropriate and tends to over-project the impacts.

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 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
Friday:				
Field Staff (1)	11	11 X 2 = 22	15	15 X 2 = 30
Seasonal Staff (2)	1	1 X 2 = 2	1	1 X 2 = 2
Deliveries (1)	0	0 X 2 = 0	1	1 X 2 = 2
Service/Maintenance Vehicles (3)	8	(8 X 6) = 48	8	(8 X 6) = 48
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 X = 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
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.

CITY OF DUPONT PUBLIC WORKS FACILITY

SITE NOISE STUDY – NORTH SITE

Submitted to:

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

Attachment H32. Noise Study prepared by SSA Acoustics dated January 18, 2020

222 Etruria Street, Suite 100
Seattle, WA 98109
206.839.0819 ph // 206.839.0824 fx

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:	February 18, 2020

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 Sequalitchew 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 Sequalitchew 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:

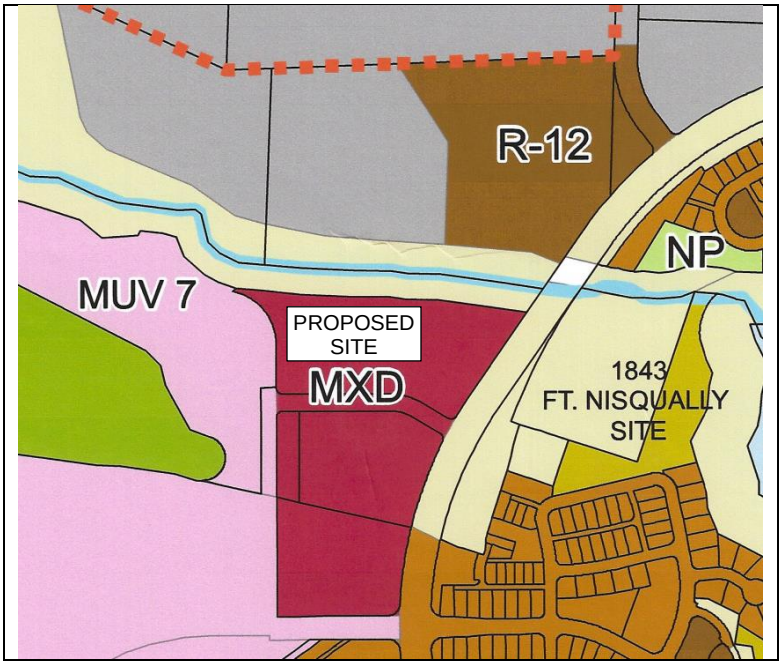


Figure 1: Site Map

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 Sequalitchew 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 Sequalitchew 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-forth) 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 Sequalitchew 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 Sequalitchew Creek Path

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

Table 5 - Receiver: Sequalitchew 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*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)	Code Limit (dBA)
Sawing	80	240	-20	-28	**32**	**57**
Drilling	88	240	-20	-28	**40**	**57**
Grinding	71	240	-20	-28	**23**	**57**
Floor lift	77	240	-20	-28	**29**	**57**
Welding	77	240	-20	-28	**29**	**57**
Installing tires	82	240	-20	-28	**34**	**57**
Installing lug nuts	82	240	-20	-28	**34**	**57**

Table Notes:
1. Distance Reduction for dBA = 20*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 57 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)	Code Limit (dBA)
Sawing	80	725	-29	-23	**28**	**57**
Drilling	88	725	-29	-23	**36**	**57**
Grinding	71	725	-29	-23	**19**	**57**
Floor lift	77	725	-29	-23	**25**	**57**
Welding	77	725	-29	-23	**25**	**57**
Installing tires	82	725	-29	-23	**30**	**57**
Installing lug nuts	82	725	-29	-23	**30**	**57**

Table Notes:
1. Distance Reduction for dBA = 20*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 57 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)	Code Limit (dBA)
Sawing	80	400	-24	-14	42	**60**
Drilling	88	400	-24	-14	50	**60**
Grinding	71	400	-24	-14	33	**60**
Floor lift	77	400	-24	-14	39	**60**
Welding	77	400	-24	-14	39	**60**
Installing tires	82	400	-24	-14	44	**60**
Installing lug nuts	82	400	-24	-14	44	**60**

Table Notes:
1. Distance Reduction for dBA = 20*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 60 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)	Code Limit (dBA)
Sawing	80	120	-14	-4	**62**	**60**
Drilling	88	120	-14	-4	**70**	**60**
Grinding	71	120	-14	-4	**53**	**60**
Floor lift	77	120	-14	-4	**59**	**60**
Welding	77	120	-14	-4	**59**	**60**
Installing tires	82	120	-14	-4	**64**	**60**
Installing lug nuts	82	120	-14	-4	**64**	**60**

Table Notes:
1. Distance Reduction for dBA = 20*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 60 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.

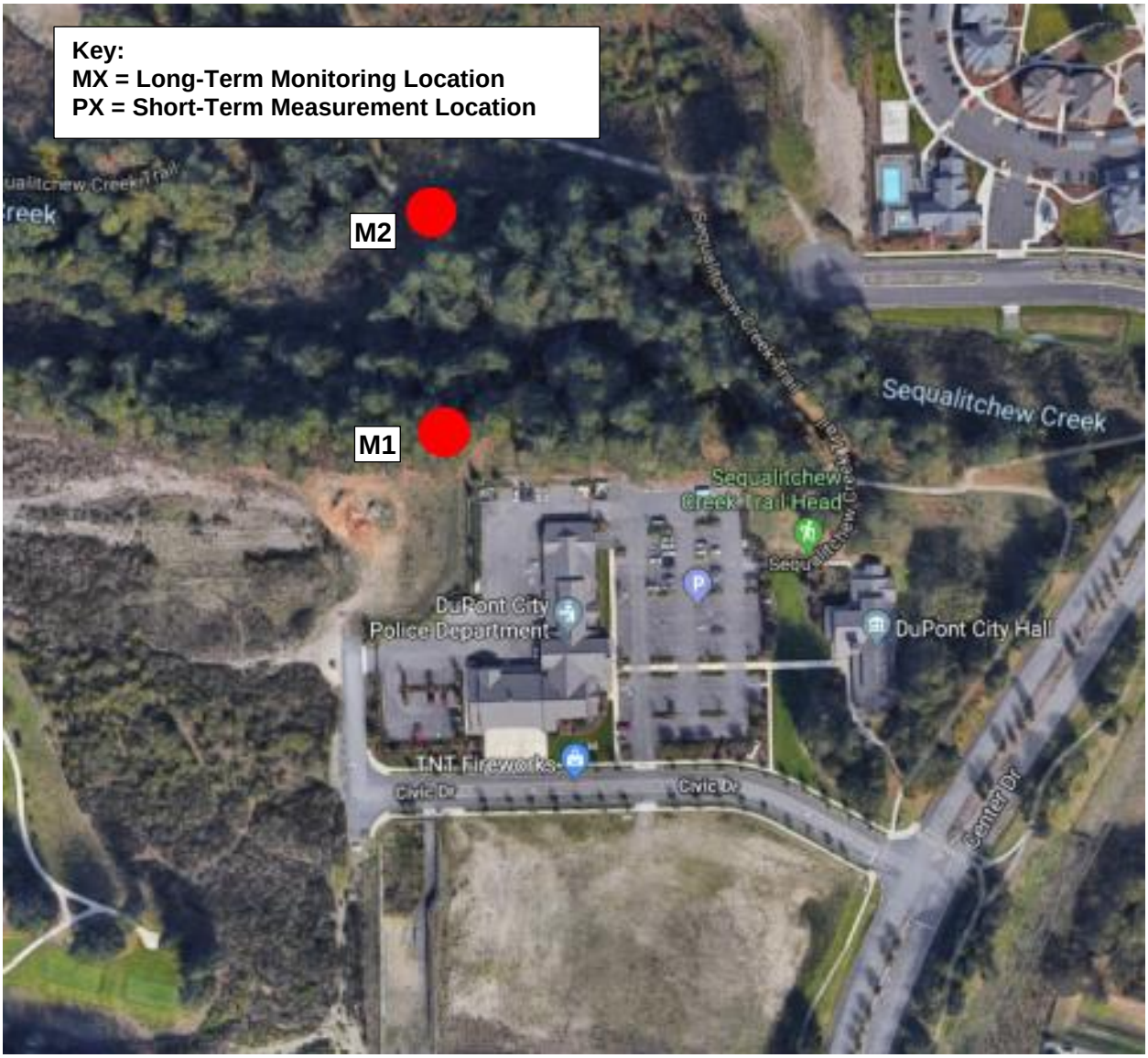


Figure 2: Measurement Locations

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

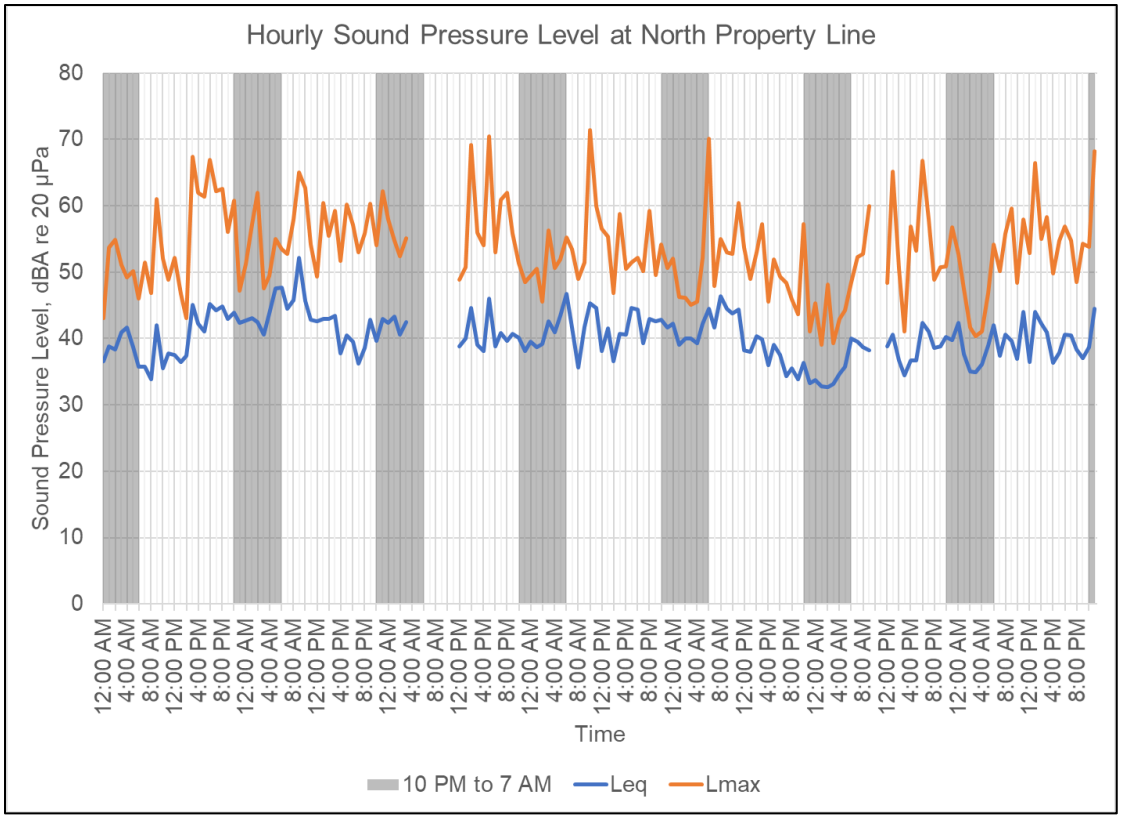


Figure 3: Hourly Noise Levels - M1 - July 23-29, 2019

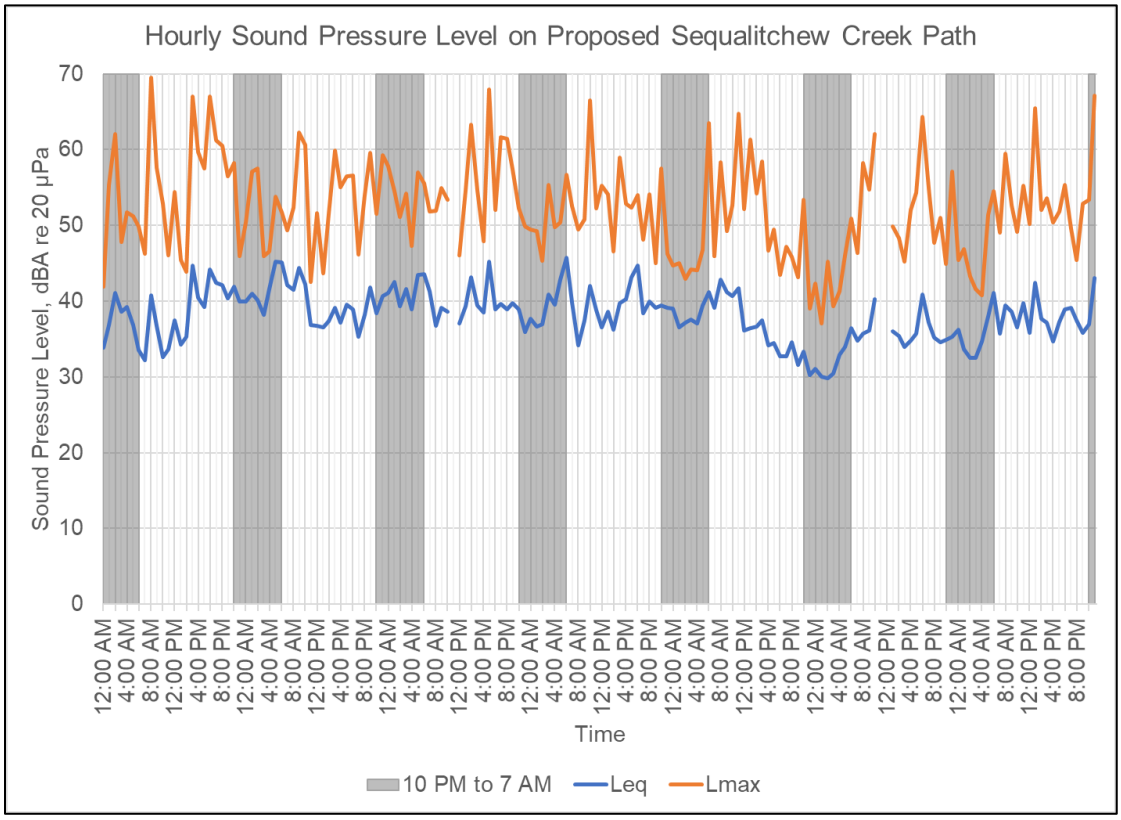


Figure 4: Hourly Noise Levels – M2 - July 23-29, 2019

Gray & Osborne, Inc.

CONSULTING ENGINEERS

February 19, 2020

Mr. Jeff Wilson, AICP
Director of Community Development
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

Subject: RESPONSES TO LAND USE PERMIT COMMENTS, DUPONT 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 comment letter dated January 15, 2020 for the DuPont Public Works Facility – North Site, Site Plan Review, SEPA, Short Plat and Design Review. Our responses to the individual planning department comments are as follows:

1. There are inconsistences between all submitted plans. Attached are redlines that highlight some of these inconsistencies and required additional information. **Provide one complete and coordinated set of revised plans that address all redline comments.**

   One complete and coordinated set of revised plans will be provided.

2. You are requesting a Tree Modification to allow work within the tree protection radius. We have the following comments on the Tree Modification Request:

   a. Per DMC 25.120.050 this may be allowed based on special circumstances pertaining to the land or the trees on it. Such request shall be addressed, in writing, with full documentation and justification. **Provide an explanation and full justification in writing why the request is needed including the special circumstances.**

   b. Clearly identify which trees are to be retained and/or removed on the grading plan and planting plans. Trees that are removed shall be marked with an "X".

Attachment H33. Response to January 2020 Land Use Comments prepared by Gray & Osborne, Inc. dated February 2, 2020

c. **Add the Tree Risk Assessment Recommendations as notes to the Grading plan and Planting Plan.**

d. The Tree Risk Assessment prepared by Sound Urban Forestry (SUF) dated August 13, 2019 identified two trees northeast of the proposed public works building (ID# 14 and 15). It is not clear if these trees will be retained or removed. **If the trees are to be removed, identify the trees as such with an "X" through them on the Grading Plan, Planting Plan, and MO-13 Plan and update the SEPA Checklist as required. Also update the Oak Tree Encroachment report prepared by SUF dated November 20, 2019. If the trees are to be retained, identify the trees as such on the MO-13 exhibit, site plan, landscape plan and grading plan and include the tree protection radius.**

e. Provide **the location, size, and species of all existing landmark, historic, and specimen trees on the planting plan.**

The MO-13 Oak Preserve boundary depicted on the MO-13 exhibit needs additional information to determine if the remaining oak preserve will be, as described in DMC 25.120.040, one contiguous block that includes the entire western portion, particularly in light of development potential for other property within the MO-13 boundary. **Provide the parcel lines for all property within the MO-13 area and provide an area calculation of the portion of MO-13 boundary that falls within each parcel.** The landscape and irrigation plans do not show the MO-13 boundary. **Provide the MO-13 Oak Preserve Area and on the planting plan and irrigation plan to show compliance with DMC 25.120.040.**

f. Per DMC 25.12.040 Oak Management Mapping Units, the following standards apply to the project:

1. DMC 25.12.040 (3) Temporary fences shall be placed around oak preserves during construction to avoid disturbance.

2. DMC 25.12.040(4) No cuts, fills, or trenching shall occur in oak preserves. Grading near oak preserves shall utilize natural contours when possible to avoid creating pedestals or bodies where oaks are growing.

3. DMC 25.12.040(5) Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line. Oak trees in areas surrounded by impervious surfaces may be more susceptible to drought.

4. DMC 25.12.040(6) Landscaping in oak preserves shall be limited to native shrubs, grasses, or herbs. In Mapping Unit MO-17a's preserves, native understory shrubs such as snowberry may be planted.

5. DMC 25.12.040(9) Oak preserves shall not be mowed except in Mapping Unit MO-17a, and in any oak preserve as necessary for fire control or for Scot's Broom control.

6. DMC 25.12.040 (10) Oaks in preserves shall not be cut, but may be pruned by an arborist experienced with oaks, during the dormant season, to remove dead, weakened, diseased, or dangerous branches.

Per DMC 25.120.040(5), Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line. The irrigation plan shows irrigation within the drip line of the oak trees. **Revise plans as needed or provide a letter from an arborist stating that the oak trees will not be harmed by irrigation.**

Responses to Comment 2a through 2e are provided under separate cover.

3. We have the following comments on the landscaping/planting plan:

   a. The landscape area calculation provided on the planting plans does not match the landscape area provided in the October 23, 2019 letter. **Clarify the landscape area calculation and revise plans as needed.**

   The Planting Plans will be revised with the current landscape area calculations.

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b. **Provide the tree retention calculations on the planting plan in response to the retention requirements of DMC 25.120.030 Tree Retention.**

The Planting Plans will be revised to include the retention requirements of DMC 25-120.030 and how the proposal meets each requirement.

c. **Provide the interior parking lot landscaping calculations on the planting plan.** Note that DMC 25.90.030 requires one tree per six parking stalls while DMC 25.70.030(3) (g) requires one tree per four parking stalls. The proposal shall be compliant with the more stringent requirement of one tree per four parking stalls.

The Planting Plans will be revised to show one tree per four parking stalls.

d. The western property line abuts a zoning district that doesn't allow for office uses. Per DMC 25.90.030(3) (b), the city will require buffers as necessary to mitigate incompatibility. Additionally, the western property line is adjacent to a future street. The proposal shall provide a moderate landscaping buffer along the western property boundary. In your October 23, 2019 letter, you stated that "Additional landscaping screening will be provided along the west side of the site." The planting plan does not describe or indicate a moderate landscaping buffer along the western boundary. Provide a moderate landscaping buffer along the property western boundary as identified in the attached redlines.

The Planting Plans will be revised to identify a moderate landscaping buffer along the western boundary.

4. Per DMC 25.70.020(2) (c) (ii), well-defined pedestrian walkways are required from parking areas, public sidewalks, and building entrances throughout the site. The overall site plan does not appear to be compliant due to the following:

a. Lack of well-defined pedestrian walkway between the proposed covered storage building and the proposed public works building.

b. Lack of well-defined pedestrian walkway between the proposed public works building and the associated parking for the public works building identified in the parking layout plan.

c. If the Short Plat Application is withdrawn, then a well-defined pedestrian walkway is required between the public works building and the public safety building.

Clearly identify the pedestrian circulation that is code compliant, or plan to present an explanation of compliance to the Hearing Examiner.

The Site Plan will be revised to identify code compliant pedestrian circulation.

5. Building Setback/Short Plat Comments:

a. Per DMC 25.70.020(3) (a) "buildings shall generally follow the alignment of the streets they front. However, buildings may be set back up to 15 feet from the front property line when this setback area is to accommodate building entries, outdoor cafes or other pedestrian-oriented activities and use." The code continues to describe allowances for an additional 10-foot setback for circumstances that do not apply. We interpret this code section as requiring a maximum 15-foot front setback.

Per DMC 25.10.160.110, the front property line is any property line that is adjacent to a street or vehicular access easement or tract more than 21 feet in width. As such, the front property line for this project is the southern property line of the proposed short plat where the access easement provides access. The proposed public works building and storage building are located greater than 15 feet from the front property line. The proposed short plat does not meet the code setback requirements. **There are two potential options:**

1. **Redesign the site plan to meet the front yard setbacks under either the existing property configuration or the proposed short plat configuration, or**

2. **Apply for a variance to the zoning standards. We do not know whether the hearing examiner will approve the variance request; it will be dependent upon whether he determines you meet the criteria for approval.**

The proposed New Lot 1 of the proposed Short Plat includes a vehicular access easement width of 20 feet. This width is less than the 21-foot requirement, thus New Lot 1 does not have a front property line, nor do the proposed buildings front on a street.

b. The proposed short plat boundaries are not depicted on the site plan, grading plan or planting plan, and it appears as though there may be some conflicts with the proposed improvements and the property lines, including location of parking. Provide the proposed property lines on the site plan, grading plan and planting plan. Revise the short plat application to include an additional exhibit that depicts the proposed improvements and how the new boundary lines and proposed improvements will be conforming to setback requirements upon recording.

The Site Plan, Grading Plan and Planting Plans will be revised to clearly depict the proposed Short Plat property lines. The Short Plat Drawings will be revised to depict the proposed improvements and to show required setbacks.

6. Design Review Comments:

a. Per DMC 25.70.020(3) (e), Primary building pedestrian entrances and storefront windows must face onto the primary street not the parking lot. There are building entrances depicted on all four sides of the office building, however the primary entrance appears to be the entrance oriented to the west toward a proposed parking lot. Either revise the primary entrance location to face a primary street (Civic Drive) or be prepared to explain to the hearing examiner how the proposal is compliant.

The proposal does not include frontage on a primary street. Explanation of the compliance of the primary entrance location will be provided.

b. Per DMC 25.70.070(3) (a), all buildings shall be a minimum of 18-feet. While the land use application states that all buildings will be a minimum height of 20-feet, the fuel station elevation measures approximately 15-feet. Which is correct? Clarify the fuel station height and revise elevations as necessary to meet the minimum height requirement.

The building height of the Fuel Facility will be a minimum of 18 feet. The current elevations identify the clearance under the canopy as 18 feet.

c. DMC 25.70.070(6)(b) states that blank walls more than 15 feet in length, and between two feet and eight feet in elevation height without a window, entry, architecture feature, or modulation should not face public open spaces, street rights-of-way, and parking lots. Where such walls are unavoidable, they shall be treated in at least two or more of the ways provided. This provision applies to the portions of the buildings that will be visible to the public rights of way. It appears that the west, east, and south elevations will be visible from Civic Drive. Additional treatments are required for the south and east elevations, see attached redlines for specific areas requiring additional treatments. **Provide a narrative that describes the additional treatments provided and revise elevations.**

A narrative and revised elevations will be provided.

d. Per DMC 25.70.030(2)(c), all perimeter parking lots shall be edged with a six-inch, cast-in-place concrete curb unless the perimeter landscape buffer is specially designed to direct water runoff to a biofiltration swale. The plans do not depict the curb or indicate use of a biofiltration swale. **Provide curbing or swale details for the west parking area, adjacent to the covered storage building and the east parking areas as necessary to meet this requirement.**

Concrete curb will be added to the plans.

e. The end of all parking aisles shall have a 6-foot wide planter including a six-inch, cast-in-place concrete curb unless the planter is specially designed to direct water runoff to a biofiltration swale. The west parking area, adjacent to the covered storage building, is missing a six-foot wide planter, and the parking areas west of the public safety building are missing six-foot wide planters in multiple locations. **Update parking areas as necessary.**

Planters with concrete curb will be added to the plans.

f. Accent colors shall not cover more than 10 percent of any building facade. We did not find an accent color calculations on the plans or elevations. **Provide accent color calculations.**

Accent color calculations will be provided.

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7. SEPA Checklist Comments:

a. Project Description: Include the above ground fuel tanks and sizes in the project description.

The fuel information has been added in the Revised SEPA Checklist.

b. Noise: **Provide a Noise Assessment for the South Site. Provide the EDNA Class and allowed dBA within the Noise Study provided for the north site.**

The following noise studies will be provided under separate cover and are referenced in the Revised SEPA Checklist:

- *City of DuPont Public Works Facility, Site Noise Study – North Site, dated February 18, 2020.*
- *City of DuPont Public Works Facility, Site Noise Study – South Site, dated February 18, 2020*

c. Earth: The SEPA Checklist states that the fill will be balanced (no quantities provided other than gravel) but the re-submittal letter dated Dec. 6 does not provide balanced estimates and only provides estimates for the North Site. **Provide cut/fill quantities in the SEPA Checklist for both the North and South Sites.**

The cut and fill quantities have been added in the Revised SEPA Checklist.

Impervious surface calculations in the SEPA Checklist don't appear correct (15% for North Site and 60% for South Site). The impervious surface calculation should be for the proposed lot configuration. **Confirm or correct impervious surface calculations in the SEPA Checklist.**

Impervious surface calculations have been corrected in the Revised SEPA Checklist.

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d. The geotechnical report dated April 25, 2019 prepared by PanGEO, Inc. is in "Draft" form. Is there a final report or a Preliminary Report that isn't Draft? **Provide a Geotechnical Report that is not in Draft form. The geotechnical report also needs to be amended to include a recommended setback from the top of the Landslide Hazard Area, as required per DMC 25.105.050(3) (c) (i).**

An updated Geotechnical Report will be provided.

e. Water – Section B.3.c.1 describes an existing storm pond to the west of the North Site. Should this be south? **Please confirm/correct reference to the storm pond location for the North Site in the SEPA Checklist.**

The pond location has been corrected in the Revised SEPA Checklist.

f. Environmental Health – **Provide a description of the proposed aboveground fuel tanks, including size and type of fuel.**

The fuel information has been added in the Revised SEPA Checklist.

g. Transportation – The checklist states that 30 new parking spaces will be added. The Site plan indicates 33 new spaces will be provided. The provided Parking Exhibit provides a range of 55 – 63 new spaces. **Provide corrections as needed to the Parking Exhibit and SEPA Checklist.**

The new parking space number has been corrected in the Revised SEPA Checklist.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp

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

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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Attachment H34. Revised SEPA Checklist prepared by Gray & Osborne, Inc., dated February 19, 2020

A. Background [HELP]

1. Name of proposed project, if applicable:

   Public Works Facilities (North and South)

2. Name of applicant:

   City of DuPont
   1700 Civic Drive
   DuPont, WA 98327

3. Address and phone number of applicant and contact person:

   Gum Lim
   Public Works Director
   City of DuPont
   1700 Civic Drive
   DuPont, WA 98327
   (253) 912-5381

4. Date checklist prepared:

   February 19, 2020

5. Agency requesting checklist:

   City of DuPont

6. Proposed timing or schedule (including phasing, if applicable):

   Construction is anticipated to start in the fall of 2020 and will end in the Winter of 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   There are no additional plans for expansion upon completion of the Public Works Facilities.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Cultural Resource Study, Traffic Impact Analysis, Noise Studies, Geotechnical Engineering Report, Tree Retention Plan, Soil Samples Report on Lead and Arsenic, Consent Degree between Washington State Department of Ecology and Weyerhauser Company and DuPont Company. A stormwater site plan and a construction Stormwater Polution Prevention Plan will be prepared for the project.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

10. List any government approvals or permits that will be needed for your proposal, if known.

Pierce County Industrial Wastewater Discharge Permit, Pierce County Significant Industrial User Pretreatment Review, Pierce County Commercial Sewer Service Application, NPDES Stormwater Construction Permit, City of DuPont Land Use Application, PSAPCA Permit, SEPA review, and the City of DuPont Building Permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Public Works Department Facility-North Site is a proposed 14,707 square feet of floor area on two levels. It includes the Public Works Department office building, 533 square feet of enclosed storage, 2,376 square feet of covered storage, and a 900 square foot covered gas and diesel fueling station. The fuel station above ground fuel tanks will have a 1,000 gallon diesel tank and 2,000 gallon unleaded tank. The proposal also includes 30 additional parking stalls, additional paving, and landscaping. The site can be accessed from two existing driveways off Civic Drive.

The Public Works Department Facility-South Site is a proposed 4,560 square foot building that will include a decant facility, vehicle wash bay, and deicing bay (brine making and storage) for the City of DuPont Public Works Department. The site plan indicates one access drive off of Civic Drive, a 40 yard dumpster, and no parking spaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Public Works Facility-North Site project is located at the City of DuPont's Public Safety Building and the City of DuPont's City Hall property. The site address is 1700 to 1780 Civic Drive, DuPont, WA (0119266004), Section 26 Township 109 Range 01.The Public Works Facility-South Site project is located to the south of said property (0119266002), Section 26 Township 19 Range 01.

B. *Environmental Elements* [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The site is predominantly flat. The North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek. The overall slope height is about 30 feet and the slope gradient is 40 percent or greater, which classifies the slope as a Landslide Hazard Area per DMC 25.105.070(2). No work is proposed within 50 feet of a slope exceeding 40 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The geotechnical report by PanGeo dated April 25, 2019, states: the site and its vicinity are underlain by unconsolidated fill deposits and Vashon recessional outwash gravel. Fill is mapped in the northwest portion of the North Site and is described as clay, silt, sand, gravel, organic matter, shells, rip-rap and debris. The remainder of the project is mapped as Vashon recessional outwash gravel which is described as recessional and proglacial, stratified, pebble to bourlder gravel, locally containing silt and clay. This unit is locally known as Steilacoom Gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Yes, the North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposed project would require earthwork activities, including filling and excavation for foundations, footings, utilities, walls, and pavement.

The North site slopes to the southeast, the proposed site grades will require movement of on-site soils to re-contour the site for proposed improvements. The existing soils maybe used for structural fill so very little if any will be need to be imported. Approximately 3,100 CY of the existing material will be cut for site improvements. Approximately 1,300 CY of the cut material may be used in fill areas and the remain would be hauled off site. 12 inches of foundation gravel will be imported from a gravel pit in Pierce County for all structures for approximately 510 cubic yards.

The south site is relatively flat, the proposed site grades will remain roughly consistent with the existing topographic conditions. The existing soils maybe used for structural fill so very little if any will be need to be imported. Approximately 800 CY of the existing material will be cut for site improvements. Approximately 400 CY of the cut material may be used in fill areas and the remain would be hauled off site. 12 inches of foundation gravel will be imported from a gravel pit in Pierce County for all structures for approximately 190 cubic yards.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, erosion could occur as a result of construction activities, however, a temporary erosion and sedimentation control plan will be designed and implemented according to Best Management Practices (BMP) as recommended by the City of DuPont.

After construction is complete and vegetation is established on exposed soils, the potential for erosion on the site will be reduced.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The North Site will be about 73% covered with impervious surfaces after project construction. The South Site will be about 82% covered with impervious surfaces after project construction.

The South site (Short Plat) is approximalety 20,700 SF with 16,935 SF of impervious surfaces.

The North site (Short Plat) is approximalety 46,427 SF with 34,127 SF of impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A plan incorporating Best Management Practices (BMP) for erosion control will be submitted to the City of DuPont. The project will meet or exceed the engineering design standards for erosion control. Measures expected to be used include: seeding, fertilizing, and mulching as soon as possible; roughening the ground surface prior to seeding; construction during dry season; catch basin filters; silt fences, street cleaning, and temporary cover of disturbed areas.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions will occur from construction equipment during construction of the facility. Vehicles emissions will occur during operation of each facility. Quantities are unknown.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

According to the Olympic Regional Clean Air Agency (ORCAA) there are no off site emission sources near the project site.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The project should fully implement applicable US Environmental Protection Agency, Washington State Department of Ecology and Puget Sound Clean Air Agency standards and requirements governing air quality with construction and operation of the buildings.

3. *Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Sequalitchew Creek, a seasonal stream, is located approximately 100 feet north of the site and flows to the west to discharge to the Puget Sound.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, work will be conducted within 200 feet of Sequalitchew Creek.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill of dredge material will be placed in or removed from surface waters.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

This site is not located within a 100-year flood plain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface water under this proposal.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn or water discharged to groundwater under this proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged to the ground. All sanitary sewer effluent will be collected and conveyed via tightline pipe to the existing sanitary sewer system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

For the Public Works Facility-South Site, the source of runoff will be rainfall from the building roof top and pavement areas. Stormwater from pavement areas will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the west. Rainfall from building roof top will be collected and conveyed through storm pipe to a proposed onsite infiltration trench.

For the Public Works Facility-North Site, the source of runoff will be rainfall from the building roof top and pavement areas. Stormwater from pavement areas will be collected and conveyed through catch basins and storm pipe for water quality treatment prior to entering the existing stormwater pond to the south. Rainfall from building roof top will be collected and conveyed through storm pipe to a proposed onsite infiltration trench.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials would enter groundwater under this proposal. All sanitary sewer effluent will be collected and conveyed to the existing sanitary sewer system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

A storm drainage system will be designed and constructed per City of DuPont Standards to control runoff from the proposed project.

4. Plants [help]

a. Check the types of vegetation found on the site:

_X___deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
____shrubs
_X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass and weeds from previous grading, roughly about 10,000 square feet.

The site is encroached by Oak Management Unit MO-13. The remaining preserved area of MO-13 is 96.1% of the total 13.58 acre size of MO-13.

DuPont Municipal Code 25.120.040 requires that 80 percent of the area of Unit MO-13 be retained. The project site covers 6 percent of MO-13, therefore the 80 percent preservation requirement of DMC 25.120.040 is met.

A total of 15 trees were identified within the project site, 11 Oregon Oak and 4 Douglas Fir. All Oregon Oak were noted to be in Good condtion. One Douglas Fir was noted to be in Poor (90% dead) condition, two were in Good condition and the other one was noted to be in Fair condition. Two of the Douglas firs will be removed, all other trees will be retained.

Site development includes grading within 1.5 times the drip line of the retained trees. The applicant intends to obtain approval for a tree modification request as supported by the Arborist memo dated 11/20/19.

c. List threatened and endangered species known to be on or near the site.

None are known to exist to our knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will be examined for compliance with DuPont Municipal Code (DMC) 25.70 regarding commercial design, DMC 25.90 regarding landscaping and DMC 25.95 regarding off-street parking with review of the land use application. Tree retention has been examined for compliance with DMC 25.120 with review of the land use application.

e. List all noxious weeds and invasive species known to be on or near the site.

None are known to exist on or near the site to our knowledge.

5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: **deer,** bear, elk, beaver, other:
fish: bass, **salmon**, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

Washington State Department of Fish and Wildlife Habitats and Species Maps indicate the following endangered animal species located within the proposed site: Big Brown Bat, Yuma Myotis, and the Little Brown Bat.

c. Is the site part of a migration route? If so, explain.

Yes, the site is part of the Pacific Flyway for Migratory Birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Landscaping plan will be designed and implemented per City of DuPont Standards to preserve and enhance wildlife.

e. List any invasive animal species known to be on or near the site.

None are known to exist on or near the site to our knowledge.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas are available to the site. Electricity will be used for lighting and HVAC. Natural gas, wood, oil and solar will not be used.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will comply with all state energy code requirements. No other specific measures are proposed.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

The presence of arsenic and lead are likely from possible air-fall contamination which may have resulted from two sources:

A) The past ore smelting operations in Tacoma as outlined in the Area Wide Soil Task Force Report (AWSTFR) published June 2003 by the Washington State Department of Ecology.The AWSTFR has defined concentrations of total arsenic less than 200mg/kg to be within the low to moderate range for commercial properties such as the subject site. The subject site falls within a potential impact zone on a map of Washington State depicting the potentially affected areas.

B) The past activities of the DuPont Works operations located northwest of the subject site. Lead contamination has been detected site-wide. Arsenic contamination is generally detected within 25 feet of the former NGRR track beds but can occur in other discrete areas.

A Soil Sampling Report was prepared by Urban Environmental Partners LLC dated August 1, 2019. Lead and Arsenic results were below the Clean Up Level.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Other than a minor potential for arsenic from the Asarco plume, none are known to exist on or near the site.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, chemicals associated with construction equipment would be on the site. Upon project completion, it is not anticipated that hazardous materials would be present.

During the operating life of the project the Public Works Facility-North Site will have petroleum oils, pesticides and fertilizer. These will be stored and contained according to building code in the North Site storage building. The fuel station above ground fuel tanks will have a 1,000 gallon diesel tank and 2,000 gallon unleaded tank.

4) Describe special emergency services that might be required.

Other than normal fire, medical and police services already available in the area, no special services are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:

An oil-water separator will be installed in the decant facility and another oil-water separator will be installed at the fueling station, in order to pre-treat runoff before entering the Pierce County Sewer System.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from Center Drive to the east and from surrounding businesses would exist but would not be anticipated to affect the proposed development.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis, noise from construction equipment would be present from approximately 7 am to 6 pm, Monday through Friday. On a long term basis, the majority of the maintenance employees work Monday through Friday from 7:30 am to 4:00 pm, with three employees working Monday through Thursday from 7 am to 5:30 pm. During adverse weather and the need for the brine machine, noise from vehicular traffic to and from the site would be present with possible operating hours of 24 hours/7 days a week. Separate noise studies by SSA acoustics have been prepared for the North Site and for the South Site.

3) Proposed measures to reduce or control noise impacts, if any:

During the construction phase of the project, construction equipment will be maintained and meet noise ordinance. The use of on-site and perimeter landscaping will help to reduce and control noise created by the proposed development. On a long-term basis the garage doors to the shop on the main building should be closed during maintenance activities.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the north property is the City of DuPont Public Safety Building and City Hall. The property to the south is undeveloped. The property to the east is residential. The property to the west is a golf course.

c. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

To our knowledge, the site has not been used as working farm lands or forest lands and no lands of commercial significance will be converted to other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There are no working farm or forest lands near the site.

c. Describe any structures on the site.

There is the City of DuPont Public Safety Building which houses the Police and Fire Departments. The City of DuPont City Hall is also located on the site.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

Mixed Use District (MXD).

f. What is the current comprehensive plan designation of the site?

It is designated by the Comprehensive Plan as being within the Civic Center.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Twenty three fulltime permanent employees could ultimately be employed at the site plus three to four seasonal employees.

j. Approximately how many people would the completed project displace?

No people will be displaced due to the project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Permitted use in the Mixed Use Zoning Disctrict are stated in DMC 25.35.020 and will be followed as such.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any building structure will be no taller than 50 feet per DMC 25.35.050(4). The principal exterior building material will be treated wood siding.

b. What views in the immediate vicinity would be altered or obstructed?

Views from the south and north of the site would be alter but it is not anticipated that any views would be obstructed.

d. Proposed measures to reduce or control aesthetic impacts, if any:

The project is being designed to meet current City of DuPont design codes. The use of architectural detailing on the buildings and the use of on-site and perimeter landscaping will reduce and control aesthetic impacts of the development.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Glare from building window glass could be present during daylight hours and light and glare from building and parking lot lighting and vehicular traffic to and from the site could be present in early morning and evening hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that light or glare created by the proposed project would create safety hazards or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

Lot and building lights from the east would be present but not anticipated to affect the proposed development.

d. Proposed measures to reduce or control light and glare impacts, if any:

Building glass will be non-glare and lighting will be directed appropriately and screened, such in the case with the Decant facility which has an open-wall section below the roof. The use of perimeter landscaping and the retention of trees where possible will help to contain any light or glare created to within the site.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

The Home Course Golf Course is located adjacent to the site to the west and the Sequalitchew Creek Trail is located to the north.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No specific measures are proposed.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

The Cultural Report describes 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 sites within the project location. No further cultural resources investigations are recommended.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Nearly 20 sites are recorded within approximately 0.25 mile of the project location. These include both historic and precontact archaeological sites. A Cultural

Resources Assessment was performed by Cultural Resource consultants dated May 1, 2019.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Pursuant to a 1989 Memorandum of Agreement between Weyerhaeuser Real Estate Company, City of DuPont and the Washington State Historic Preservation Office, an archaeological consultant shall oversee all clearing and grading activity and provide a closing report to the City.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

According to the Cultural Resources Assessement, no resources were identified during field investigations, it is unlikely that they exist, and no further investigations are recommended.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the sites will be via Civic Drive from Center Drive.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit stop is located at DuPont Station.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The Public Works Facility-North Site proposes 33 new parking spaces. The Public Works Facility-South Site proposes no parking spaces. The proposal would not eliminate any parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A Trip Generation Summary was performed by Geralyn Reinart, P.E. dated January 14, 2020. Approximately 109 total daily trips are expected to be generated on a typical weekday with 22 trips during the AM peak hour and 16 trips during the PM peak hour. Please refer to the Traffic Impact Analysis for additional information.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

There are no working farms or forest lands near the site.

h. Proposed measures to reduce or control transportation impacts, if any:

None are planned at this time.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the proposed development will increase the need for public services. Emergency services to businesses and offices will be provided by DuPont Fire and Police departments. The development should not increase the need for health care and school services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of City of DuPont fire impact fees, stormwater system development charges, and construction of new fire hydrants are measures that will reduce and control impacts to public services.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity	**Puget Sound Energy**
Water	**City of DuPont**
Sanitary Sewer	**Pierce County Public Works and Utilities**
Telephone	**CenturyLink**
Cable	**Comcast**
Refuse Service	**LeMay, Inc**

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee DOMINIC MILLER, PROJECT MANAGER

Position and Agency/Organization GRAY & OSBORNE, INC.

Date Submitted: 2/19/2020

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

APPLICATION
A12
Revised 6/19/2019

Sewer Development Review Application For

Accidental Spill Prevention Plan Review Application

Pierce County

Applicants proposing to operate a business/commercial facility that meet the conditions below must complete and submit this **original** signed Accidental Spill Prevention Plan Review Application form and an Accidental Spill Prevention Plan. Required documents must be delivered to the Sewer Division representative at the Development Center, Pierce County Annex, 2401 S 35th St, Tacoma WA, 98409.

1. The building is, or will be, connected to Pierce County sanitary sewers, AND
2. The building will have floor drains, catch basins, sumps or any other outlet to the sewer system located in the same area/room where chemicals, paints, dyes, solvents, cleaners, or fuels are used or stored.

All sections of the application must be completed. Information must be typed or printed clearly. Attach any additional sheets as needed to provide necessary information on behalf of the company, corporation or partnership as required in the application. Submit **two copies** of the application and all attachments.

Download Standard Plans and Forms at piercecountywa.gov/sewerformsandplans.
If you have questions, please contact our engineering office at (253) 798-2737.

I. General Information

A. Applicant Information

1. Applicant Name: Gus Lim (Public Works Director)

Mailing Address: 1700 Civic Drive, DuPont, WA 98327
Street Suite/Tenant Space City Zip

Office or Cell Phone: (253) 912-5380 Alternate Number: _____

Email Address: glim@dupontwa.gov

B. Applicant Affidavit

As the Applicant for the plan review described herein, I/we hereby state that all the information provided herein is true and correct. I/We further state that we are either the legal owner of the property described above, an authorized agent of the owner, and/or a tenant that has entered into a lease agreement with the property owner to operate the business and/or facility described herein on the owner's property.

Applicant's Signature Date

Gus Lim, City of DuPont Public Works Director

Company Name (if Applicant is a company) Title

Attachment H35. Accidental Spill Prevention Plan Application undated

SEWER DIVISION USE ONLY

Reviewer's Initials: _____ Date _____ SWDR Permit No(s): _____

C. Property Information

1. Parcel No(s): 0119266004
2. Property Owner Name: City of DuPont, Gus Lim (Public Works Director)

   Mailing Address: 1700 Civic Drive, DuPont, WA 98327
   Street Suite/Tenant Space City Zip

   Office or Cell Phone: (253) 912-5380 Alternate Number:

   Email Address: glim@dupontwa.gov
3. Building Permit Jurisdiction: ☒ Dupont ☐ Edgewood ☐ Fife ☐ Lakewood ☐ Milton ☐ Steilacoom ☐ Tacoma ☐ University Place

D. Facility Information

1. Facility Name: Public Work Facility - North Site, Fueling Station and Vehicle Maintenance
2. Facility Address: 1780 Civic Drive, DuPont, WA 98327
   Street Suite/Tenant Space City Zip
3. Is the Facility currently connected to the public sewer system? ○ Yes ◉ No

E. User Information

Pierce County Code 13.16 states that the official who signs the Accidental Spill Prevention Plan must be:

1. If the user is a corporation:
   a. The president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or
   b. The manager of one or more manufacturing, production, or operation facilities provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations and initiating and directing other comprehensive measures to assure long-term compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for control mechanism requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;
2. If the user is a partnership or sole proprietorship, a general partner or proprietor, respectively;
3. If the user is a federal, State, or local governmental facility, a director or highest official appointed or designated to oversee the operation and performance of the activities of the government facility, or designee.
4. The individuals described in paragraphs 1 through 3 above may designate another authorized representative if the authorization is in writing, the authorization specifies the individual or position responsible for the overall operation of the facility from which the discharge originates, or having overall responsibility for environmental matters for the company, and the written authorization is submitted to the County.

E. User Information (cont.):

1. User (Company) Name: City of DuPont, Gus Lim (Public Works Director)
2. User Mailing Address: 1700 Civic Drive, DuPont, WA 98327
   Street Suite/Tenant Space City Zip
3. Signing Official Name: Gus Lim
   Title: Public Works Director Phone: (253) 912-5380
   Email Address: glim@dupontwa.gov
4. Contact Official Name: Adam Lyons
   Title: Engineer, Gray & Osborne Phone: (360) 292-7481
   Email Address: alyons@g-o.com
5. The User is the (please check all that apply): ☒ Property Owner ☒ Applicant ☐ Lessee
6. User's Primary Business Activity: Public Works Operations/Maintenance
7. Standard Industrial Classification (SIC) Code(s): 9631
8. List all Local, State and/or Federal environmental permits held, including permit numbers:
9. Is the User proposing a new or increased wastewater discharge from the Facility? ◉ Yes ○ No

F. Confidentiality:

Information and data identifying the nature and frequency of a discharge shall be available to the public. Request for confidential treatment of all other information shall be governed by procedures specified in the Pierce County Pretreatment Ordinance 99-26. Please indicate those sections of this application that you wish to remain confidential and your basis for requesting confidentiality.

G. User Affidavit

I/We have personally examined and am/are familiar with the information submitted in this plan review application Accidental Spill Prevention Plan and attachments. Based upon my/our inquiry of those individuals immediately responsible for obtaining the information reported herein, I/we believe that the submitted information is true, accurate, and complete. I/We am/are aware that there are significant penalties for submitting false information, including the possibility of fine and/or imprisonment.

Applicant's Signature Date

Gus Lim, City of DuPont Public Works Director

Company Name (if Applicant is a company) Title

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: 5
3. Total number of employees: 8 full-time office/on-site, 18 utility workers

	First Shift	Second Shift	Third Shift
Start/end time of shifts:	8:00am - 5:00pm		
Number of employees per shift	26		

4. Months of peak operation: N/A
5. Scheduled shutdown periods: N/A
6. Are the manufacturing processes (check) ☒ Batch? ☐ Continuous? ☐ Both?

   Processes will involve oil-water separators that will flow intermittently.

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:

   Oil-water separator

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):

   Oil-water separators - one at the vehicle maintenance garage and one at the fueling station.

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.	Ranger Pro	Herbicide	Glyphosate	7.5 gallons	Weed Killer
b.	Surflan	Herbicide	Oryzalin	10 gallons	Weed Supressant
c.	Scythe	Herbicide	Perlargonic Acid	2.5 gallons	Weed Killer
d.	Snapshot	Herbicide	Isoxaben/Trifluralin	200 lbs	Weed Supressant
e.	Signature	Fertilizer	N-P-K	4000 lbs	Turf Ammednments
f.	High Suds	vehicle wash soap	c10-16/c14-16/Lauramise.Betain	5 gallons	Vehicle Wash
g.					
h.					
i.					
j.					
k.					
l.					
m.					
n.					

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

2. 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?
Two Stroke Gas 50:1	5 gallons	Containment Boom at North Storage Area
Regular Gas	2 - 5 gallons	Containment Boom at North Storage Area
Diesel Fuel	2 - 5 gallons	Containment Boom at North Storage Area
Motor Oil	12 quarts	Containment Boom at North Storage Area
Diesel/Regular Gasoline	3000 gallons	Fueling Station
Motor Oil / Anti-freeze / Degreaser	Various	Maintenance garage in 2021, within containment

3. 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.
4. Does your facility have an EPA Generator No. or State ID No.? 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.

1. 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.

Secondary containment (drain pans), pumps, funnels, containment berms, absorbent, spill kits. Perform regular inspection and maintenance on equipment. Transfer fluids and oil filters to waste/recycling drums. The DuPont Fire Department located on the same parcel and is ready with equipment and trained professionals at all times. The Department of Ecology has a spill response team capable of responding 24-hours a day to minor spills.

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

Equipment leak from a fuel tank, equipment seal, or hydraulic line will be contained within a spill pad and/or drain pan and placed beneath potential leak sources. Public works employees are issued and trained to use personal protective equipment. Minor spills that runoff before immediate containment will be contained in oil-water separators. Oil-water separator maintenance contracted with the city will be call when the systems receive more inflow than what is addressed through the regular maintenance agreement.

The City is responsible for the legal handling and disposal of all liquid and solid waste generated or accumulated on this site. If help is needed in the determining the proper disposal and handling of waste at this facility, Pierce County Solid Waste division will be contacted at (253) 798-2179.

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

Aside from contacting the Pierce County Sewer Division, in the event of a serious hazardous materials spill or incident the first phone number to call for emergency response to a spill is 911. The 911 operator has the ability and resources to contact all relevant responders and will first contact the Fire Department and law enforcement (both located on the same site/parcel). The first responders are responsible for identifying the nature and extent of the spill, isolating the area, evacuating the affected people and distributing information to other agencies. The 911 operator may also contact the Washington State Military Department's Emergency Management Division, who will contact the duty officer at the Pierce County Emergency Management Division, the Department of Ecology, and the Washington State Patrol.

PanGEO
INCORPORATED
Geotechnical & Earthquake Engineering Consultants

February 21, 2020
PanGEO Project No. 06-117.300

Mr. Dominic Miller, P.E.
Gray & Osborne, Inc.
2102 Carriage Street SW, Building "I"
Olympia, WA 98502

Subject: **GEOTECHNICAL REPORT**
Proposed Public Works Facility
DuPont, Washington
Gray & Osborne IPN #19233 Task 01

Dear Mr. Miller,

As requested, PanGEO has completed a geotechnical study for the proposed Public Works Facility in DuPont, Washington. The results of our study are summarized in the attached report.

In summary, the site is underlain by medium dense to dense sand and gravel that is considered adequate for supporting new buildings on conventional spread footings. Furthermore, we anticipate that infiltration of stormwater will be feasible from the geotechnical engineering perspective.

We appreciate the opportunity to assist you with this project. Please call if you have any questions.

Sincerely,

Siew L. Tan, P.E.
Principal Geotechnical Engineer

Attachment H36. Geotechnical Report prepared by PanGeo dated February 21, 2020

3414 NE 55th Street
Seattle, WA 98105
T. (206) 262-0370
F. (206) 262-0374

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1.0 INTRODUCTION

PanGEO completed a geotechnical engineering for the proposed Public Works Facility in DuPont, Washington. Our work was performed in accordance with our proposal dated January 8, 2019, which was subsequently authorized on March 8, 2019. The purpose of our geotechnical study was to evaluate subsurface conditions at the site and to provide geotechnical engineering recommendations pertinent to the proposed development. Our services included a site reconnaissance, observing excavation of six test pits, reviewing our previous work at the site, and developing the conclusions and recommendations presented in this report.

2.0 SITE AND PROJECT DESCRIPTION

The overall project consists of two sites adjacent to Civic Drive in Dupont, Washington. The approximate location of the overall project site is shown on the attached Figure 1, Vicinity Map. The North Site is a relatively level undeveloped area located west of the existing City of DuPont Public Safety Building (1700 to 1780 Civic Drive) and north of Civic Drive. The South Site is a relatively level undeveloped area located on the south side of Civic Drive and immediately east of an existing stormwater pond. The approximate locations of the North and South sites in relation to existing development is shown in Plate 1 on the following page. Based on information provided by Gray and Osborne, we understand the following developments are planned:

North Site – Construct an at-grade shop/garage structure, a 2-story office building, and a fueling station approximately as shown on Figure 2. We anticipate the relatively light-weight structures will have concrete slab-on-grade floors and excavations for foundation construction will be less than 4 feet deep.

South Site - Construct an at-grade decant facility, vehicle wash structure, and a brine station approximately as shown on Figure 2. Topography at the site is level and we anticipate the finished floor elevation of the structures will be constructed at or near the existing site grade. A relatively shallow below-grade concrete trench will run along the north side of the decant facility to allow water to drain from collected waste material.

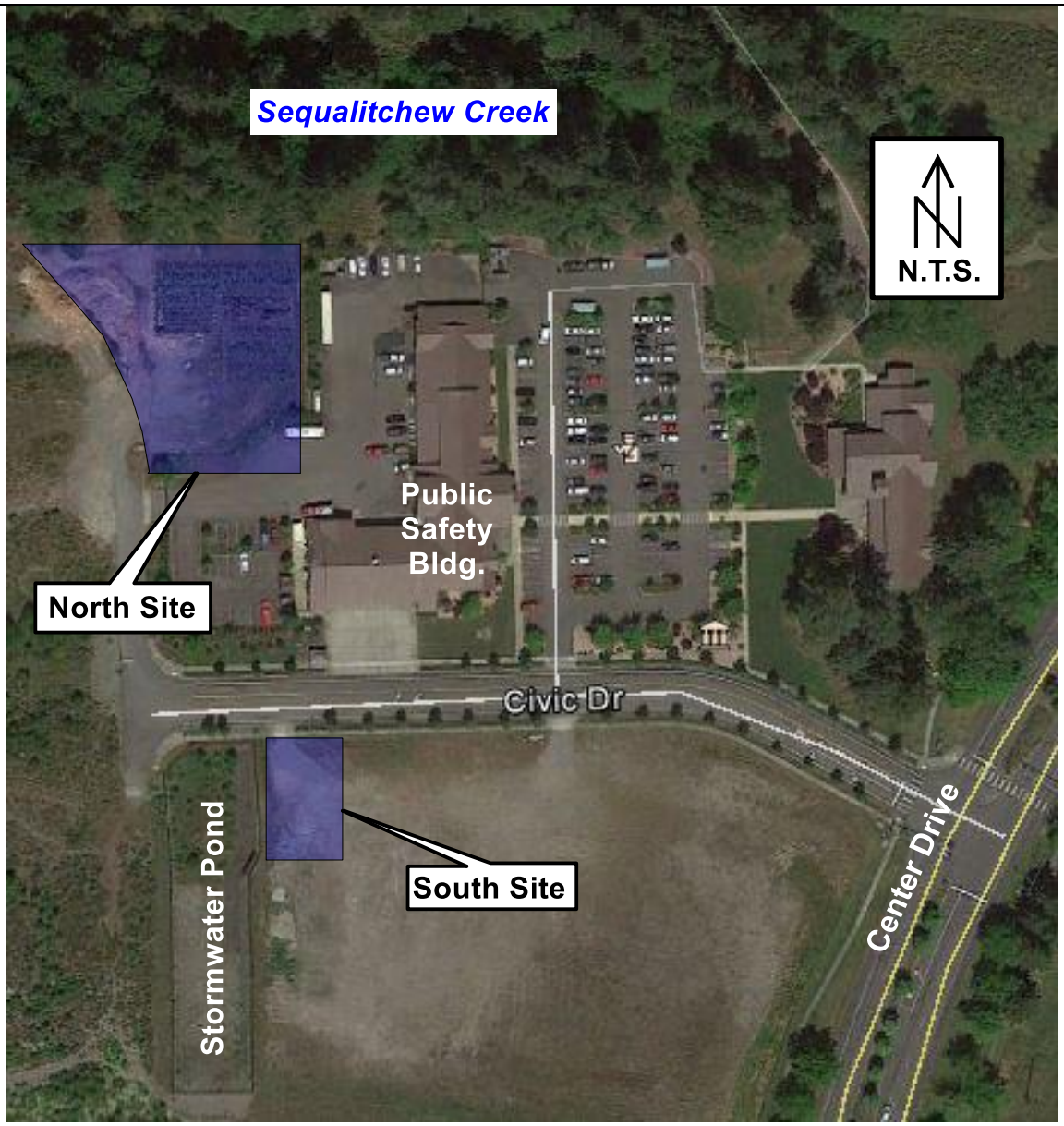


Plate 1 – Approximate location of North and South sites (imagery obtained from Google Earth).

Critical Areas – The North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek. Based on our field observations, the overall slope height is about 30 feet and the slope gradient is 40 percent or greater, which classifies the slope as a Landslide Hazard Area per the City of DuPont's Municipal Code, Chapter 25.105.050.

The conclusions and recommendations in this report are based on our understanding of the proposed development, which is in turn based on the project information provided. If the above

project description is incorrect, or the project information changes, we should be consulted to review the recommendations contained in this study and make modifications, if needed. In any case, PanGEO should be retained to provide a review of the final design to confirm that our geotechnical recommendations have been correctly interpreted and adequately implemented in the construction documents.

3.0 SUBSURFACE EXPLORATIONS AND LABORATORY TESTING

3.1 CURRENT TEST PITS

Six test pits (GTP-101 to GTP-106) were excavated at the approximate locations shown on Figure 2. The test pits were excavated on April 1, 2019, with a Komatsu PC45MR rubber-tracked mini-excavator owned and operated by JA Bowman Trucking, of Eatonville, Washington. The test pits were excavated to depths ranging from 4 to 8½ feet below the existing ground surface.

A geologist from PanGEO was present throughout the field exploration to observe the test pits, assist in sampling, and to prepare descriptive logs of the explorations in general accordance to the system outlined in Figure A-1, Terms and Symbols for Boring and Test Pit Logs. The logs provide descriptions of the materials encountered, depths to soil contacts, and depths of seepage or caving, if present, observed in the test pit sidewalls. The relative density and consistency of the underlying soil was estimated based on probing the walls of the excavation and the difficulty of completing the excavation. Summary test pit logs are presented in Appendix A.

3.2 PREVIOUS TEST PITS

In addition to the current test pits, we reviewed our logs of previous test pits excavated near the site in 2006. The approximate location of the previous test pits are shown on Figure 2 and the test pit logs are provided in Appendix B. The subsurface conditions encountered at our current test pits were quite similar to the conditions encountered at our previous test pits near the site.

3.3 LABORATORY TESTING

Grain size distribution tests were performed on six selected representative samples obtained from the current test pits. The tests were performed in general accordance with the procedure outlined

in ASTM D 6913. Particles larger than about 1½ inch in diameter were not included in the tests. The test results are displayed on the test pit logs in Appendix A, where appropriate, and the grain size distribution test results are included in Appendix C.

4.0 SUBSURFACE CONDITIONS

4.1 SITE GEOLOGY

According to the geologic map of the *Nisqually 7.5-minute Quadrangle* (Walsh *et al*, 2003), the project site and its vicinity are underlain by unconsolidated fill deposits (Map Unit Qf) and Vashon recessional outwash gravel (Qgog). Fill is mapped in the northwest portion of the North Site and is described as clay, silt, sand, gravel, organic matter, shells, rip-rap, and debris. The remainder of the project is mapped as Vashon recessional outwash gravel which is described as recessional and proglacial, stratified, pebble to boulder gravel, locally containing silt and clay. This unit is locally known as Steilacoom Gravel.

4.2 SOIL CONDITIONS

The soils observed in our test pits were classified and described in the field using the system outlined in Figure A-1 and summary test pit logs are included in Appendix A. The results from our test pits generally confirmed the mapped geology. The subsurface conditions encountered at the North Site and the South Site follow:

North Site – Test pits GTP-101 through GTP-104 were excavated at the North Site. Existing fill ranging from 2 feet to greater than 4 feet thick was encountered at the North Site test pits. The existing fill typically consisted of dense poorly graded gravel with silt and sand or medium dense silty sand with gravel. Existing fill was encountered to the maximum exploration depth of 4 feet below grade at GTP-101. Underlying the existing fill at GTP-101 through GTP-103, dense to very dense well to poorly graded gravel with silt and sand that we interpret to be consistent with the mapped Vashon recessional outwash gravel was encountered. The recessional outwash gravel contained occasional cobbles and, in general, a decrease in fines with depth was noted.

South Site- Test pits GTP-105 and GPT-106 were excavated at the South Site. At both GTP-105 and GTP-106, existing fill consisting of medium dense silty sand with gravel

and dense poorly graded gravel with silt and sand was encountered to 5 feet below grade. Underlying the existing fill, a soft to stiff layer of buried topsoil that ranged from 6 inches thick at GT-105 to about 1½ feet thick at GT-106 was encountered. Underlying the buried topsoil layer, dense to very dense well to poorly graded gravel with silt and sand consistent with the mapped recessional outwash gravel was encountered to the maximum exploration depth of 8 feet at both GT-105 and GT-106.

4.3 GROUNDWATER

Groundwater/seepage was not encountered in the test pits at the time of excavation. Based on observations of soil samples, the site topography, and our experience with nearby projects, we do not anticipate the presence of static groundwater within about 15 to 20 feet of the existing ground surface.

5.0 CRITICAL AREAS CONSIDERATIONS

As previously noted, the North Site is located near the crest of an offsite steep slope that descends north to Sequalitchew Creek. During our field exploration, we conducted a site reconnaissance of the offsite steep slope located north of the North Site to observe potential signs of past slope movement and instability near the crest of the steep slope adjacent to Sequalitchew creek. Based on our field observations, the subject slope is about 30 feet in height and has an average inclination of about 1½H:1V (Horizontal:Vertical) to 2H:1V. The slope is vegetated with medium diameter evergreen and trees with an understory of sword fern and miscellaneous brush (see Plate 2, right).

Plate 2 – Offsite steep slope descending to Sequalitchew Creek, facing west).

During our reconnaissance, we did not observe unusual terrace-like features, slump blocks, jackstrawed trees, tension cracks or hummocky topography, which are frequently indicative of ground expressions associated with landsliding and slope instability. However, the surficial soils mantling the slope are loose and may be prone to shallow sloughing or erosion in the future.

Based on our subsurface exploration and our site reconnaissance, it is our opinion that the steep slope north of the North Site is globally stable in its current configuration. To avoid potential impacts to the proposed, the proposed development should be adequate setback from the critical area. DMC 25.105.050(3) (c) (i) states the following regarding setback requirements:

> *(i) Landslide Hazard Area. The director shall require setbacks from the edges of any identified landslide hazard area in accordance with the following:*
>
> > *(A) The size of the setback shall be based on the findings of a qualified professional and shall minimize the risk of property damage, death, or injury resulting from landslides both on and off the property.*
> >
> > *(B) The setback shall include consideration of the hydrologic contribution area to the potential landslide area and/or the area subject to the potential for mass movement, and the downhill area subject to potential deposition.*
> >
> > *(C) The setback shall include consideration of vegetation on the potential landslide area and in areas above and below the potential landslide area. The director shall have the authority to require vegetation or other measures to protect or improve slope stability and shall have the authority to require a mitigation plan developed in accordance with this chapter, and an easement in accordance with this title to ensure appropriate vegetation improvements are installed, maintained, and preserved.*
> >
> > *(D) Developments on sites that are directly adjacent to a wetland, marine shoreline, or other habitat conservation area as defined in this chapter may be subject to additional buffer requirements and standards as set forth in the subsequent sections of this chapter.*

In summary, based on the results of our evaluation, we recommend a minimum setback of 40 feet. We understand that the current design has a setback of 50 feet, and hence meets the intent of our recommendation.

6.0 GEOTECHNICAL RECOMMENDATIONS

6.1 SEISMIC DESIGN PARAMETERS

The seismic design may be accomplished using the ASCE 7-10 and the 2015 edition of the International Building Code (IBC). Both specify a design earthquake having a 2% probability of occurrence in 50 years (return interval of 2,475 years). The following parameters, which are consistent with the 2008 USGS seismic hazard maps, are recommended for the seismic design of the building:

Table 1. Summary of Seismic Design Parameters per 2015 IBC

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Site Coefficients		Design Spectral Response Parameters	
	S_S	S_1	F_a	F_v	S_{DS}	S_{D1}
D	1.303	0.519	1.0	1.5	0.869	0.519

6.2 LIQUEFACTION ASSESSMENT

Soil liquefaction is a condition where saturated cohesionless soils undergo a substantial loss of strength due to the build-up of excess pore water pressures resulting from cyclic stress applications induced by earthquakes. Soils most susceptible to liquefaction are loose, uniformly graded sands and loose silts with little cohesion. The dense and coarse nature of the on-site soils and lack of shallow static groundwater table effectively precludes the development of liquefaction. Therefore, special design associated with soil liquefaction is not needed for this project.

6.3 FOUNDATIONS

We understand the proposed 2-story office building, single story garage, fueling station, decant facility, vehicle wash, and brine station will be constructed at or near the existing site grade. We anticipate medium dense to dense existing fill and recessional outwash deposits will be encountered in footing excavations for these structures. Support for these structures may be provided by conventional spread footings or a structural slab with thickened edges, provided the foundation subgrade is compacted in-place to a firm and unyielding condition. We recommend the following geotechnical design values be used for designing the foundations:

Allowable Bearing Pressure – Assuming that the footings will bear on medium dense to dense sand and gravel, we recommend that an allowable soil bearing pressure of 2,500 psf be used to size the footings. The recommended bearing pressure may be increased by one-third for transient loading, such as wind or seismic forces.

If a structural slab will be used, a modulus of subgrade reaction of 200 pci may be utilized for design of a structural slab.

Footing Embedment – For frost heave considerations, exterior footings should be placed at a minimum depth of 18 inches below the final exterior grade. Interior spread foundations should be placed at a minimum depth of 12 inches below the top of slab.

Estimated Settlement **-** Footings designed and constructed in accordance with the above recommended values should experience total settlement of less than one inch and differential settlement less than about ½-inch. The concrete foundations should be designed with adequate stiffness to accommodate the differential settlement without cracking. Most of the anticipated settlement should occur during construction as dead loads are applied.

Lateral Resistance **-** Lateral loads on the structures may be resisted by passive earth pressure developed against the embedded near-vertical faces of the foundation system and by frictional resistance developed between the bottom of the foundation and the supporting subgrade soils. For footings bearing on native sand and gravel or on granular structural fill, a frictional coefficient of 0.5 may be used to evaluate sliding resistance developed between the concrete and the subgrade soil. Passive soil resistance may be calculated using an equivalent fluid weight of 350 pcf, assuming the footings are backfilled with structural fill. The above

values include a factor of safety of 1.5. Unless covered by pavements or slabs, the passive resistance in the upper 12 inches of soil should be neglected.

Footing Drains **–** Because the native foundation soils (recessional outwash) are considered free draining, it is our opinion that perimeter footing drains may be omitted for the proposed buildings.

Footing Excavations **-** All footing excavations should be trimmed as neat as possible. Prior to placing forms or rebar, the exposed footing subgrades should be compacted to a dense, unyielding condition. If the buried topsoil layer is encountered in footing excavations or if the footing subgrade is still loose or yielding after re-compaction, it should be overexcavated down to competent soil and replaced with granular structural fill or lean mix concrete. The overexcavation width should extend at least one-half the overexcavation depth beyond the edge of the footing.

6.4 BELOW GRADE WALLS

Below grade walls should be properly designed to resist the pressure exerted by the soils behind the walls and surcharge loads. Proper drainage provisions should also be provided behind the walls to intercept and remove groundwater from behind the wall. Our geotechnical recommendations for the design and construction of below grade walls are presented below.

Lateral Earth Pressures **-** The below grade portions of the walls that are designed to yield should be designed for a static lateral earth pressure based upon an equivalent fluid weight of 35 pounds per cubic foot (pcf). If the top of retaining walls will be restrained from lateral movement, the walls should be designed for a static earth pressure based upon an equivalent fluid weight of 55 pcf. A uniform pressure of 7H psf should be added to reflect the increase loading for seismic conditions, where H corresponds to the buried depth of the wall. The recommended lateral pressures assume that the backfill behind the wall consists of a free draining and properly compacted fill with adequate drainage provisions.

Surcharge Pressures **-** Any surcharge loads located within a 1H:1V projection from the base of the walls should be included in the design calculation. The horizontal pressure on the below-grade wall from a surcharge load may be estimated as 35% of the vertical surcharge load.

Wall Drainage – Provided walls will be backfilled with free draining granular soils, it is our opinion that wall drainage provisions are not needed for this site. However, if the interior of the wall will house moisture-sensitive equipment or finishes that are moisture sensitive, measures for water-proofing should be applied.

Lateral Resistance – Lateral forces from wind or seismic loading and unbalanced lateral earth pressures may be resisted by passive earth pressures acting against the embedded portions of the foundation and the friction at the bottom of foundation elements. For design purposes, an allowable passive pressure of 350 pounds per cubic foot (pcf) and an allowable friction coefficient 0.5 may be used. These values include a factor of safety of at least 1.5, assuming that the structural fill adjacent to the sides of the foundation has been properly compacted. A one-third increase of these values is appropriate for transient loads.

Wall Backfill – All wall backfill should consist of free draining granular soils. The on-site soils, in general, may be used for wall backfill. If imported wall backfill is needed, we recommend using Gravel Borrow per Section 9-03.14(1) of the 2018 WSDOT *Standard Specifications*. Wall backfill should be moisture conditioned to within about 3 percent of optimum moisture content, placed in loose, horizontal lifts less than 8 inches in thickness, and systematically compacted to a dense and relatively unyielding condition and to at least 95 percent of the maximum dry density, as determined using test method ASTM D 1557 (Modified Proctor). Small hand operated compaction equipment should be used within 5 feet of walls to prevent overstressing the walls.

6.5 FLOOR SLABS

It is our opinion that concrete slab-on-grade construction is appropriate for the proposed structures. If topsoil is encountered at the slab subgrade elevation, it should be overexcavated and replaced with properly compacted on-site sand and gravel. The subgrade should be compacted to a dense and unyielding condition before the fill placement.

Because the site soils may be quite gravelly, a leveling course may be needed to form a level surface for the concrete pour. The leveling course should consist of at least 2 to 4 inches of Crushed Surfacing Top Course (WSDOT, 2018).

In areas where interior space is sensitive to moisture, a 10-mil polyethylene vapor barrier may also be placed below the slab.

6.6 PAVEMENT

New asphalt pavement will be constructed as part of the proposed development. Assuming the pavement will generally be used by light passenger cars and trucks, with only occasional heavy truck use, as a minimum, we recommend that the new pavement section consist of 4 inches of hot mix asphalt (HMA, WSDOT 9-03.8) overlying a 6-inch thick layer of crushed surfacing base course (CSBC, WSDOT 9-03.9(3)), overlying properly compacted existing on-site sand and gravel. In the parking areas where truck traffic will be limited, a lighter pavement section consisting of 2½ inches HMA over 4 inches CSBC may be used.

Both the soils and the crushed rock base should be compacted to a minimum of 95% of the materials maximum dry density as determined by ASTM D 1557 (Modified Proctor). The subgrade should be proofrolled with a fully loaded dump truck to assist in identifying soft or unstable areas. Any loose, yielding areas identified during the compaction or proofroll processes should be overexcavated and replaced with structural fill compacted to a minimum of 95 percent of its maximum dry density.

It should be noted that actual pavement performance will depend on a number of factors, including the actual traffic loading conditions. The recommended pavement section will need to be revised if the traffic level will be more or less than our assumed value.

6.7 EARTHWORK CONSIDERATIONS

6.7.1 Site Preparation

Site preparation includes striping and clearing of surface vegetation and deleterious materials in the footprints of proposed structures and pavement areas, and excavating to the design subgrade. All stripped materials should be properly disposed off-site or be “wasted” on site in non-structural landscaping areas. Based on the conditions encountered at our test pit locations, we anticipate the stripping depth would be 6 inches or less.

Following the site striping, excavation, and over-excavation (if warranted), the exposed subgrade should be compacted to a dense and unyielding condition as confirmed by PanGEO. Soil in loose or soft areas should be over-excavated and replaced with compacted structural fill.

6.7.2 Temporary Excavation Slopes

All temporary excavations should be performed in accordance with Part N of WAC (Washington Administrative Code) 296-155. The contractor is responsible for maintaining safe excavation slopes and/or shoring. Excavations more than 4 feet deep should be properly shored or sloped. For planning purposes, it is our opinion that temporary excavations may be sloped as steep as 1H:1V, but should be re-evaluated in the field during construction based on actual observed soil conditions. We anticipate the excavations to largely encounter medium dense to dense sandy and gravel with variable amounts of cobbles. Although boulders were not observed in our test pits, the presence of boulders cannot be ruled out.

6.7.3 Material Reuse

It is our opinion that the on-site recessional outwash sand and gravel soils may be considered for use as structural fill or trench backfill provided the soil can be compacted to the project requirements for structural fill. The contractor should be aware that the near surface soils at the site are moisture sensitive, and will become disturbed and soft when exposed to inclement weather conditions and/or construction traffic.

6.7.4 Structural Fill and Compaction

Structural fill is defined as compacted fill placed under buildings, roadways, slabs, pavements, or other load-bearing areas. For retaining wall and foundation backfill, cobbles larger than 4 inches in size should be screened and excluded. Imported structural fill, if needed, should consist of well-graded granular soils such as Gravel Borrow (WSDOT 9-03.14(1)), or approved equivalent.

Structural fill should be moisture conditioned to within about 3 percent of optimum moisture content, placed in loose, horizontal lifts less than 8 inches in thickness, and systematically compacted to a dense and relatively unyielding condition and to at least 95 percent of the maximum dry density, as determined using test method ASTM D1557 (Modified Proctor).

The procedure to achieve proper density of a compacted fill depends on the size and type of compacting equipment, the number of passes, thickness of the layer being compacted, and certain soil properties. When size of the excavation restricts the use of heavy equipment, smaller equipment can be used, but the soil must be placed in thin enough layers to achieve the required compaction.

Generally, loosely compacted soils result from poor workmanship or soils placed at improper moisture content. Soils with a high percentage of silt or clay are particularly susceptible to becoming too wet, and coarse-grained materials easily become too dry for proper compaction. Silty or clayey soils with a moisture content too high for adequate compaction should be dried as necessary, or moisture conditioned by mixing with drier materials. Sprinkling is sometimes required to wet a coarse-grained soil to near optimum moisture content before compaction.

6.8 UTILITIES

6.8.1 Trench Excavation

Trench excavations may be accomplished using conventional excavation equipment. All excavations in excess of 4 feet in depth should be sloped in accordance with Washington Administrative Code (WAC) 296-155, or be shored. It is contractor's responsibility to maintain safe working conditions, including temporary excavation stability.

6.8.2 Pipe Support and Bedding

Based on our field explorations, we anticipate medium dense to dense sand and gravel deposits suitable to support utility pipes will be encountered in utility trench excavations. Utility installation should be conducted in accordance with the 2018 WSDOT Standard Specifications or other applicable specifications for placement and compaction of pipe bedding and backfill. In general, pipe bedding should be placed in loose lifts not exceeding 6 inches in thickness, and compacted to a firm and unyielding condition. Bedding materials and thicknesses provided should be suitable for the utility system and materials installed, and in accordance with any applicable manufacturers' recommendations. Pipe bedding materials should be placed on relatively undisturbed native soil. Soft soils, if present, should be removed from the bottom of the trench and replaced with pipe bedding material.

6.8.3 Trench Backfill

The onsite soils may be utilized for trench backfill provided they can be compacted to the project specifications. Boulders and cobbles larger than about 6 inches should be removed from onsite material used as trench backfill. Imported trench backfill, if needed, should meet the requirements for Gravel Borrow as specified in Section 9-03.14(1) of the 2018 WSDOT *Standard Specifications,* or an approved equivalent. The trench backfill should be placed in 8- to 12-inch, loose lifts and compacted using mechanical equipment to at least 90 percent maximum dry density, per ASTM D1557 (Modified Proctor). In paved areas, the upper 2 feet of the backfill should be compacted to at least 95 percent maximum dry density, per ASTM D1557. Heavy compaction equipment should not be permitted to operate directly over utilities until a minimum of 2 feet of backfill has been placed.

6.9 INFILTRATION EVALUATION

Based on the presence of relatively clean recessional outwash sand and gravel encountered at shallow depths in our test pits, it is our opinion that storm water infiltration should be feasible at both the North and South sites.

The infiltration rates of the site soils were assessed by using the grain size analysis method described in Section 6.9.1. Recommended long-term (design) infiltration rates for the and additional discussions are provided in Section 6.9.2.

6.9.1 Design Infiltration Rate Based on Grain Size Analysis

Design infiltration rates of soils not consolidated by glacial advance such as alluvium or recessional outwash may be assessed based on grain size distributions, as outlined in the *Stormwater Management Manual for Western Washington* (SMMWW, WSDOE, 2014). The method estimates the initial saturated hydraulic conductivity (K_{sat}) using the following relationship:

$$\log_{10}(K_{sat}) = -1.57 + 1.9D_{10} + 0.015D_{60} - 0.013D_{90} - 2.08f_{fines}$$

Three partial correction factors are then applied to the K_{sat} value to estimate the long-term (design) infiltration rate as discussed in the following section.

6.9.1 *Recommended Design Infiltration Rates and Discussion*

The correction factor for site variability (CF_v) is selected based on the number of locations tested and the consistency of the underlying soil conditions and ranges from 0.33 to 1.0 (no correction factor). Based on the varying fines content of the recessional outwash, the potential for recessional outwash soils to vary over relatively short distances, and based on our experience and engineering judgment, we recommend a correction factor of 0.5 for site variability.

The test method correction factor (CF_t) is intended to account for the uncertainty of the test method and the scale of test versus the size of the facility. The SMMWW applies a correction factor of $CF_t = 0.4$ when using the grain size method to estimate the long-term infiltration rate.

An influent control correction factor (CF_m) of 0.9 is intended to account for a reduction in infiltration capacity due to clogging from siltation and the build-up of biological material.

Based on the discussions above, a total correction factor of 0.18 (i.e., CF_v x CF_t x CF_m = 0.5 x 0.4 x 0.9 = 0.18) was applied to the K_{sat} value to get the estimated long-term infiltration rates presented in Table 2 (following page).

Table 2 – Estimated Long-Term Infiltration Rates

Sample Location, Depth	Correction Factor (CF_v x CF_t x CF_m)*	Long-Term Infiltration Rate (inches/hour)
GTP-101, 4’	0.18	5.9
GTP-102, 8’	0.18	4.6
GTP-103, 7’	0.18	94.5**
GTP-104, 7’	0.18	43.5**
GTP-105, 8’	0.18	2.6
GTP-106, 8’	0.18	38.5**

*CF_v = 0.5, CF_t = 0.4, CF_m = 0.9

**We recommend a maximum infiltration rate be limited to 10 inches/hour for design.

Groundwater Separation: For infiltration facilities, the DOE SMMWW requires a minimum 5-foot separation between the bottom of the infiltration facility and the seasonal high groundwater level. Based on observations of soil samples, the site topography, and our experience with nearby projects, we do not anticipate the presence of static groundwater within about 15 to 20 feet of the existing ground surface. Therefore, it is our opinion that the proposed infiltration facility will meet the DOE groundwater separation requirement.

6.10 Wet Season Construction

General recommendations relative to earthwork performed in wet weather or in wet conditions are presented below. Because the sandy and gravelly soils at the site are relatively free draining, these materials may be used as all-weather fill. The following procedures are best management practices recommended for use in wet weather construction:

- Earthwork should be performed in small areas to minimize subgrade exposure to wet weather. Excavation or the removal of unsuitable soil should be followed promptly by the placement and compaction of clean structural fill. The size and type of construction equipment used may have to be limited to prevent soil disturbance.
- During wet weather, the allowable fines content of the structural fill should be reduced to no more than 5 percent by weight based on the portion passing ¾-inch sieve. The fines should be non-plastic.
- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water.
- Bales of straw and/or geotextile silt fences should be strategically located to control erosion and the movement of soil.
- Excavation slopes and soils stockpiled on site should also be covered with plastic sheets.

6.11 Surface Drainage and Erosion Considerations

Adequate drainage provisions are imperative and we recommend both short and long term drainage measures be incorporated into the project design and construction. Surface runoff can be controlled during construction by careful grading practices. Typically, this includes the construction of shallow, upgrade perimeter ditches or low earthen berms to collect runoff and prevent water from entering the excavation. All collected water should be directed under control to a positive and permanent discharge system.

Permanent control of surface water should be incorporated in the final grading design. Adequate surface gradients and drainage systems should be incorporated into the design such that surface runoff is directed away from structures. Potential problems associated with erosion may also be reduced by establishing vegetation within disturbed areas immediately following grading operations.

Under no circumstances should water be allowed to pond immediately adjacent to paved areas or foundations. All pavement drainage should be directed into conduits which carry runoff away from the pavement into storm drain systems or other appropriate outlets.

7.0 ADDITIONAL SERVICES

To confirm that our recommendations are properly incorporated into the design and construction of the proposed project, PanGEO should be retained to conduct a review of the final project plans and specifications, and to monitor the construction of geotechnical elements. Modifications to our recommendations presented in this report may be necessary, based on the actual conditions encountered during construction.

8.0 LIMITATIONS

We have prepared this report for use by Gray & Osborne, Inc. and the City of DuPont. Recommendations contained in this report are based on a site reconnaissance, a subsurface exploration program, review of pertinent subsurface information, and our understanding of the project. The study was performed using a mutually agreed-upon scope of work.

Variations in soil conditions may exist between the locations of the explorations and the actual conditions underlying the site. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at the site that are different from those described in this report, we should be notified immediately to review the applicability of our recommendations. Additionally, we should also be notified to review the applicability of our recommendations if there are any changes in the project scope.

The scope of our work does not include services related to construction safety precautions. Our recommendations are not intended to direct the contractors' methods, techniques, sequences or procedures, except as specifically described in our report for consideration in design.

Additionally, the scope of our work specifically excludes the assessment of environmental characteristics, particularly those involving hazardous substances.

This report has been prepared for planning and design purposes for specific application to the proposed project in accordance with the generally accepted standards of local practice at the time this report was written. No warranty, express or implied, is made.

This report may be used only by the client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both off and on-site), or other factors including advances in our understanding of applied science, may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 24 months from its issuance. PanGEO should be notified if the project is delayed by more than 24 months from the date of this report so that we may review the applicability of our conclusions considering the time lapse.

It is the client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk. Any party other than the client who wishes to use this report shall notify PanGEO of such intended use and for permission to copy this report. Based on the intended use of the report, PanGEO may require that additional work be performed and that an updated report be reissued. Noncompliance with any of these requirements will release PanGEO from any liability resulting from the use this report.

We appreciate the opportunity to be of service.

Sincerely,

Siew L. Tan, P.E.
Principal Geotechnical Engineer

9.0 REFERENCES

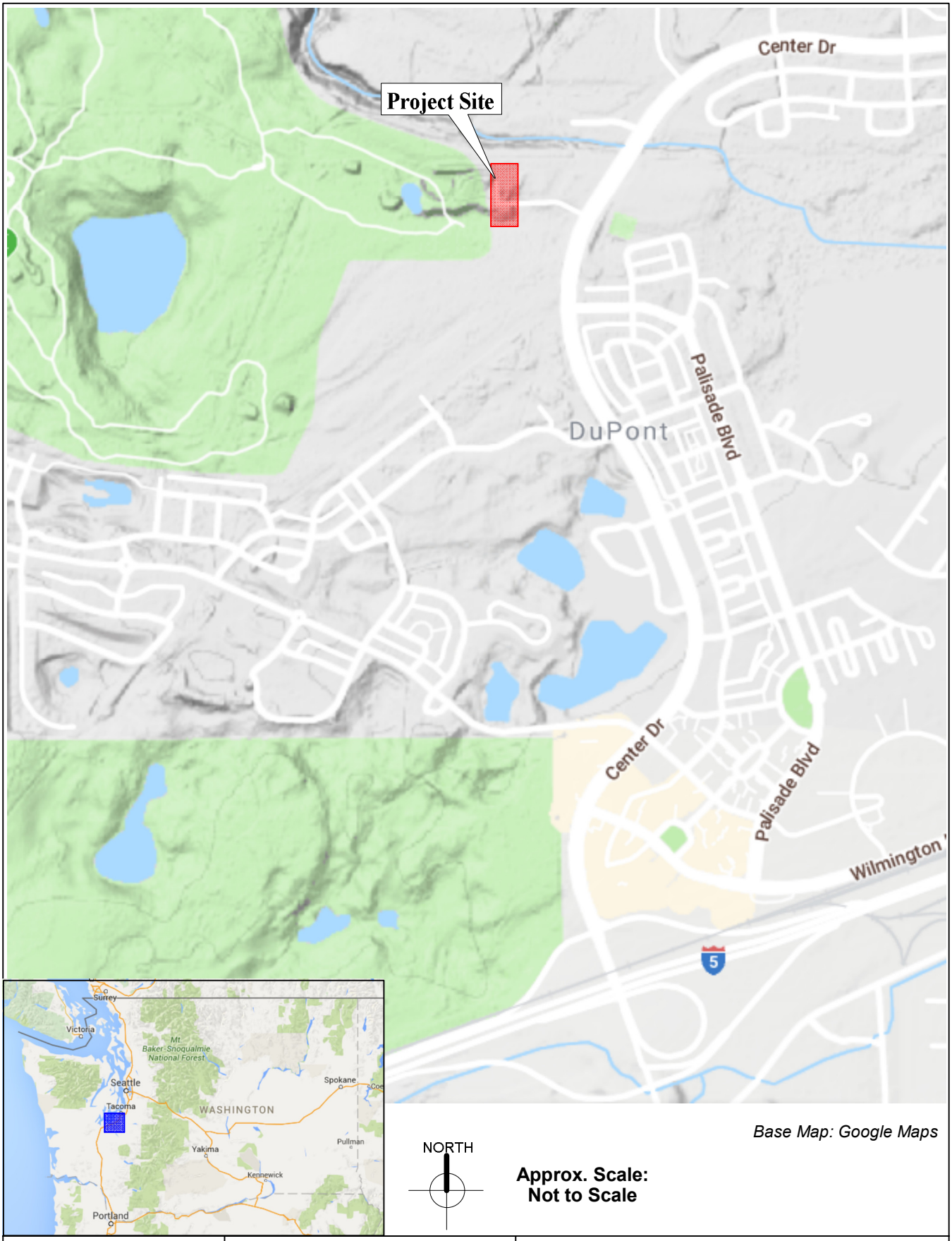
International Code Council, 2015, *International Building Code (IBC), 2015.*

PanGEO, Inc., 2006, *Geotechnical Report, Proposed Civic Center, City of DuPont, Washington.* Consultant report prepared for Gray & Osborne, Inc. dated September 5, 2006.

Walsh, T.J., Logan R.L., Polenz, M., Schasse H.W., 2003, *Geologic Map of the Nisqually 7.5-minute Quadrangle, Thurston and Pierce Counties, Washington*: Washington Division of Geology and Earth Resources, Open File Report 2003-10, scale 1:24000

Washington State Department of Ecology, 2014, *Stormwater Management Manual for Western Washington* Publication.

Washington State Department of Transportation, 2018, *Standard Specifications for Road, Bridge, and Municipal Construction* – Publication M 41-10.



Base Map: Google Maps

NORTH

Approx. Scale:
Not to Scale

PanGEO INCORPORATED

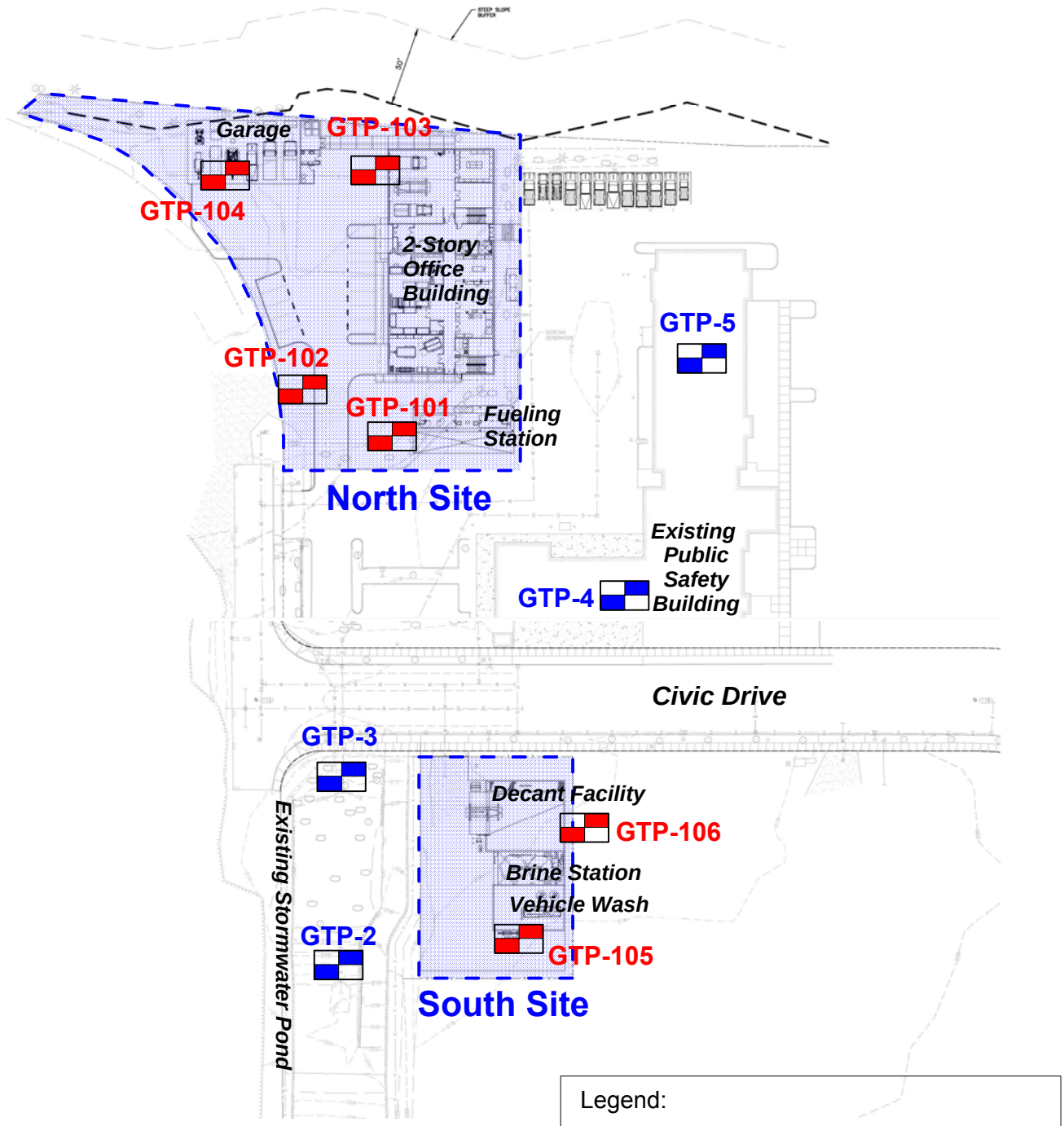
Proposed Public Works Facility
1780 Civic Drive
DuPont, Washington

VICINITY MAP

Project No. **06-117.300**

Figure No. **1**

06-117.300 Fig 1 - Vicinity Map.grf 4/16/19 (15:59) SPS



Legend:

- Proposed Development Areas
- Approximate Test Pit Locations *PanGEO, Inc., April 2019*
- Previous Test Pit Locations *PanGEO, Inc., August 2006*

Approx. Scale
1" = 100'

Base map modified from a Proposed Site Plan by Gray & Osborne, Inc. dated March 2019.

06-117.300 Fig 2 Site Plan.grf 4/24/19 (16:51) STS

PanGEO INCORPORATED

Proposed Public Works Facility
1780 Civic Drive
DuPont, Washington

SITE AND EXPLORATION PLAN

Project No.	Figure No.
06-117.300	2

APPENDIX A

SUMMARY TEST PIT LOGS

RELATIVE DENSITY / CONSISTENCY

SAND / GRAVEL			SILT / CLAY		
Density	SPT N-values	Approx. Relative Density (%)	Consistency	SPT N-values	Approx. Undrained Shear Strength (psf)
Very Loose	<4	<15	Very Soft	<2	<250
Loose	4 to 10	15 - 35	Soft	2 to 4	250 - 500
Med. Dense	10 to 30	35 - 65	Med. Stiff	4 to 8	500 - 1000
Dense	30 to 50	65 - 85	Stiff	8 to 15	1000 - 2000
Very Dense	>50	85 - 100	Very Stiff	15 to 30	2000 - 4000
			Hard	>30	>4000

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP DESCRIPTIONS	
Gravel 50% or more of the coarse fraction retained on the #4 sieve. Use dual symbols (eg. GP-GM) for 5% to 12% fines.	GRAVEL (<5% fines)	GW	Well-graded GRAVEL
		GP	Poorly-graded GRAVEL
	GRAVEL (>12% fines)	GM	Silty GRAVEL
		GC	Clayey GRAVEL
Sand 50% or more of the coarse fraction passing the #4 sieve. Use dual symbols (eg. SP-SM) for 5% to 12% fines.	SAND (<5% fines)	SW	Well-graded SAND
		SP	Poorly-graded SAND
	SAND (>12% fines)	SM	Silty SAND
		SC	Clayey SAND
Silt and Clay 50%or more passing #200 sieve	Liquid Limit < 50	ML	SILT
		CL	Lean CLAY
		OL	Organic SILT or CLAY
	Liquid Limit > 50	MH	Elastic SILT
		CH	Fat CLAY
		OH	Organic SILT or CLAY
Highly Organic Soils		PT	PEAT

Notes: 1. Soil exploration logs contain material descriptions based on visual observation and field tests using a system modified from the Uniform Soil Classification System (USCS). Where necessary laboratory tests have been conducted (as noted in the "Other Tests" column), unit descriptions may include a classification. Please refer to the discussions in the report text for a more complete description of the subsurface conditions.

2. The graphic symbols given above are not inclusive of all symbols that may appear on the borehole logs. Other symbols may be used where field observations indicated mixed soil constituents or dual constituent materials.

DESCRIPTIONS OF SOIL STRUCTURES

Layered: Units of material distinguished by color and/or composition from material units above and below

Laminated: Layers of soil typically 0.05 to 1mm thick, max. 1 cm

Lens: Layer of soil that pinches out laterally

Interlayered: Alternating layers of differing soil material

Pocket: Erratic, discontinuous deposit of limited extent

Homogeneous: Soil with uniform color and composition throughout

Fissured: Breaks along defined planes

Slickensided: Fracture planes that are polished or glossy

Blocky: Angular soil lumps that resist breakdown

Disrupted: Soil that is broken and mixed

Scattered: Less than one per foot

Numerous: More than one per foot

BCN: Angle between bedding plane and a plane normal to core axis

COMPONENT DEFINITIONS

COMPONENT	SIZE / SIEVE RANGE	COMPONENT	SIZE / SIEVE RANGE
Boulder:	> 12 inches	Sand	
Cobbles:	3 to 12 inches	Coarse Sand:	#4 to #10 sieve (4.5 to 2.0 mm)
Gravel		Medium Sand:	#10 to #40 sieve (2.0 to 0.42 mm)
Coarse Gravel:	3 to 3/4 inches	Fine Sand:	#40 to #200 sieve (0.42 to 0.074 mm)
Fine Gravel:	3/4 inches to #4 sieve	Silt	0.074 to 0.002 mm
		Clay	<0.002 mm

TEST SYMBOLS

for In Situ and Laboratory Tests listed in "Other Tests" column.

ATT	Atterberg Limit Test
Comp	Compaction Tests
Con	Consolidation
DD	Dry Density
DS	Direct Shear
%F	Fines Content
GS	Grain Size
Perm	Permeability
PP	Pocket Penetrometer
R	R-value
SG	Specific Gravity
TV	Torvane
TXC	Triaxial Compression
UCC	Unconfined Compression

SYMBOLS

Sample/In Situ test types and intervals

- 2-inch OD Split Spoon, SPT (140-lb. hammer, 30" drop)
- 3.25-inch OD Spilt Spoon (300-lb hammer, 30" drop)
- Non-standard penetration test (see boring log for details)
- Thin wall (Shelby) tube
- Grab
- Rock core
- Vane Shear

MONITORING WELL

- Groundwater Level at time of drilling (ATD)
- Static Groundwater Level
- Cement / Concrete Seal
- Bentonite grout / seal
- Silica sand backfill
- Slotted tip
- Slough
- Bottom of Boring

MOISTURE CONTENT

Dry	Dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water

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Terms and Symbols for Boring and Test Pit Logs

Figure A-1

Test Pit No. GTP-101

Approximate ground surface elevation: 222 feet

Coordinates (WGS84): 47.106028, -122.648404

Depth (ft)	USCS	Material Description
0 – ½	SM	Grass and sod over medium dense, moist, dark brown, silty SAND; trace cobble and gravel; rootlets, trash debris **[Topsoil]**
½ – 4	GW-GM	Dense to very dense, moist, dark brown, well graded GRAVEL with silt and sand; trace cobble; occasional grey sandy pocket; sand increases with depth **[Qf – Fill]** **-Sample at 4':** 8.4% fines

Photos GTP-101: Test Pit GTP-101 to approximately 4 feet in depth (below); Sample from bottom of exploration at 4 feet (left)

GTP-101 was terminated approximately 4 feet below ground surface. No groundwater was observed at the time of excavation.

Test Pit No. GTP-102

Approximate ground surface elevation: 223 feet

Coordinates (WGS84): 47.106060, -122.648626

Depth (ft)	USCS	Material Description
0 – ½	SM	Grass and sod over medium dense, moist, dark brown, silty SAND with gravel; rootlets, trace wood debris **[Topsoil]**
½ – 4	GP-GM	Dense, moist, dark brown, poorly graded GRAVEL with silt and sand; trace cobble, trace wood debris **[Qf – Fill]**
4 – 8½	GP	Medium dense, moist, light brown, poorly graded GRAVEL with sand; trace cobble; iron-oxide staining; becomes slightly cemented at about 8 feet **[Qgog – Vashon Recessional Outwash Gravel]** **-Sample at 8':** 2.9% fines

Photos GTP-102: Test Pit GTP-102 to approximately 8½ feet in depth (below); Sample from bottom of exploration at 8½ feet (left)

GTP-102 was terminated approximately 8½ feet below ground surface. No groundwater was observed at the time of excavation.

Test Pit No. GTP-103

Approximate ground surface elevation: 224 feet

Coordinates (WGS84): 47.106450, -122.648425

Depth (ft)	USCS	Material Description
0 – ½	SM	Grass and sod over medium dense, moist, dark brown, silty SAND with gravel; rootlets **[Topsoil]**
½ – 2	GP-GM	Dense, moist, dark brown, poorly graded GRAVEL with silt and sand; trace cobble, trace rootlets **[Qf – Fill]**
2 – 7	GP	Dense to very dense, moist, light brown to red-brown, poorly graded GRAVEL with sand; trace cobble, iron-oxide staining **[Qgog – Vashon Recessional Outwash Gravel]** **-Sample at 7':** 2.7% fines

Photos GTP-103: Test Pit GTP-103 to approximately 7 feet in depth (below); Sample from bottom of exploration at 7 feet (left)

GTP-103 was terminated approximately 7 feet below ground surface. No groundwater was observed at the time of excavation.

Test Pit No. GTP-104

Approximate ground surface elevation: 224 feet

Coordinates (WGS84): 47.106430, -122.648900

Depth (ft)	USCS	Material Description
0 – 1	SM	Compost and mulch over medium dense, moist, dark brown to dark grey, silty SAND with gravel; trace cobble **[Qf – Fill]**
1 – 3	GP-GM	Dense, moist, brown to red-brown, poorly graded GRAVEL with silt and sand; trace cobble **[Qgog – Vashon Recessional Outwash Gravel]**
3 – 7	GP	Dense to very dense, moist to wet, gray, poorly graded GRAVEL with sand; trace cobble **[Qgog – Vashon Recessional Outwash Gravel]** **-Sample at 7':** 1.8% fines

Photos GTP-104: Test Pit GTP-104 to approximately 7 feet in depth (below); Sample from bottom of exploration at 7 feet (left)

GTP-104 was terminated approximately 7 feet below ground surface. No groundwater was observed at the time of excavation.

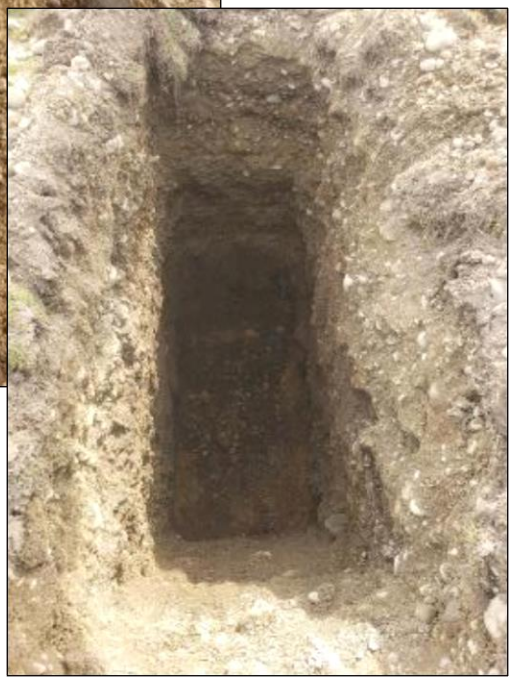
Test Pit No. GTP-105

Approximate ground surface elevation: 218 feet

Coordinates (WGS84): 47.104975, -122.648059

Depth (ft)	USCS	Material Description
0 – 1	SM	1¼ -inch gravel and sparse vegetation over medium dense, moist, grey, silty SAND with gravel; trace cobble **[Qf – Fill]**
1 – 5	GP-GM	Dense, moist, grey-brown, slightly silty GRAVEL with sand; trace cobble **[Qf – Fill]**
5 – 5½	TPSL	Soft to stiff, moist, black, very silty organic SILT with sand and gravel; burnt wood fragments **[Previous Topsoil Layer]**
5½ - 8	GW-GM	Dense to very dense, moist, brown, well graded GRAVEL with silt and sand; trace cobble **[Qgog – Vashon Recessional Outwash Gravel]** **-Sample at 8':** 11.9% fines

Photos GTP-105: Test Pit GTP-105 to approximately 8 feet in depth (below); Sample from bottom of exploration at 8 feet (left)



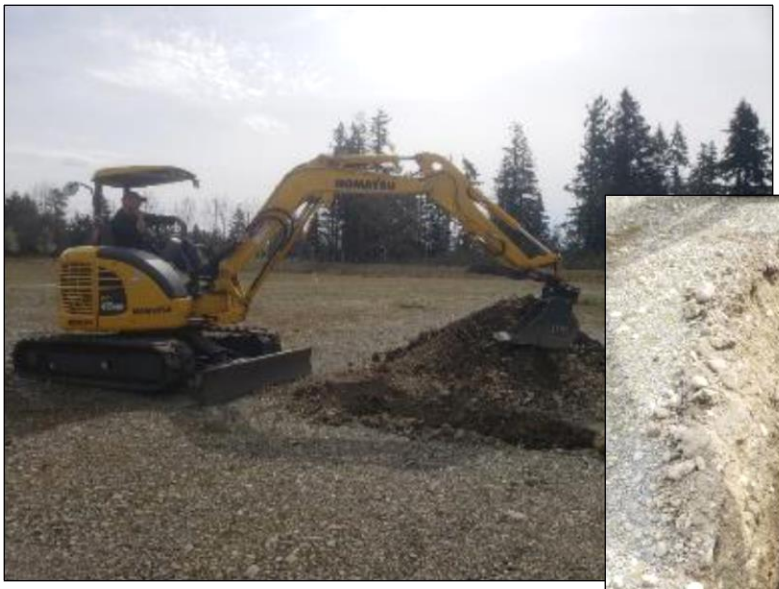
GTP-105 was terminated approximately 8 feet below ground surface. No groundwater was observed at the time of excavation.

Test Pit No. GTP-106

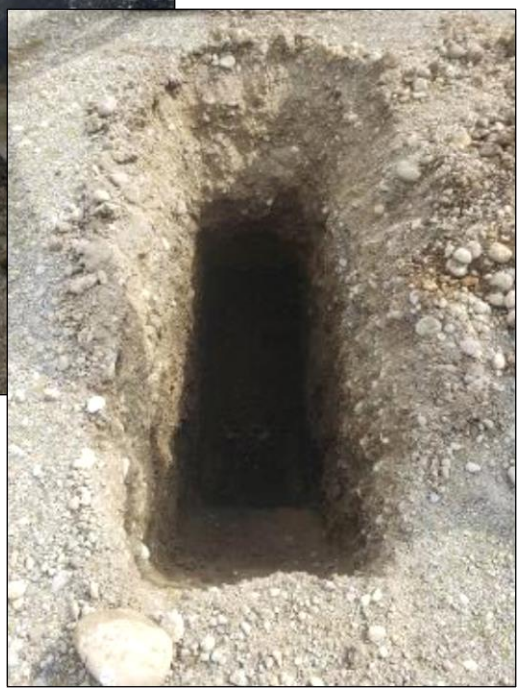
Approximate ground surface elevation: 216 feet

Coordinates (WGS84): 47.105082, -122.648051

Depth (ft)	USCS	Material Description
0 – 1	SM	1¼ -inch gravel and sparse vegetation over medium dense, moist, grey, silty SAND with gravel; trace cobble **[Qf – Fill]**
1 – 5	GP-GM	Dense, moist, grey-brown, slightly silty GRAVEL with sand; trace silt, trace wood debris **[Qf – Fill]**
5 – 6 ½	TPSL	Soft to stiff, moist, black, very silty organic SILT with sand and gravel; burnt wood fragments **[Previous Topsoil Layer]**
6½ - 8	GP	Dense to very dense, moist, brown, poorly graded GRAVEL with sand; trace cobble **[Qgog – Vashon Recessional Outwash Gravel]** **-Sample at 8':** 3.6% fines



Photos GTP-106: Test Pit GTP-106 to approximately 8 feet in depth (below); Operator digging test pit (left)



GTP-106 was terminated approximately 8 feet below ground surface. No groundwater was observed at the time of excavation.

Date of Test Pit Observation: April 1, 2019

Test Pit Logged by: S. Scott

APPENDIX B

LOGS OF PREVIOUS TEST PITS

Test Pit GTP-2

Approximate ground surface elevation: 214 feet
Ground Surface Conditions: Gravel and Cobbles with scattered weeds

Depth (ft)	Material Description
0 – 3	Medium dense, damp, brown to dark brown, silty sandy GRAVEL with abundant cobbles, some roots in the upper 12 inches (**Vashon Drift**).
3 – 6½	Medium dense to dense, damp to moist, gray-brown, sandy GRAVEL with some cobbles and trace silt (**Vashon Drift**).
6½ – 10½	Medium dense to dense, very moist, gray, fine GRAVEL with some sand and cobbles, trace silt (**Vashon Drift**).
	Test Pit terminated approximately 10½ feet below ground surface. No groundwater/seepage observed in the test pit. No weathering indicating seasonal groundwater within test pit depth was observed.

Test Pit GTP-3

Approximate ground surface elevation: 210 feet
Ground Surface Conditions: Dry silt with scattered thin vegetation cover

Depth (ft)	Material Description
0 – 2½	Medium dense, dry to damp, brown, sandy SILT, some wood chips and trace gravel (**Fill/Disturbed Soil**).
2½ – 6	Medium dense, damp to moist, gray, slightly slity sandy GRAVEL with some cobbles (**Vashon Drift**).
6 – 9½	Medium dense to dense, very moist, gray, sandy GRAVEL with trace silt (**Vashon Drift**).
	Test Pit terminated approximately 9½ feet below ground surface. No groundwater/seepage observed in the test pit.

Test Pit GTP-4

Approximate ground surface elevation: 214 feet
Ground Surface Conditions: Gravel and Cobbles with spare weeds

Depth (ft)	Material Description
0 – 2½	Loose to medium dense, moist, dark brown to black, silty sandy GRAVEL with some cobbles, tree chucks, and organics (**Fill**).
2½ – 6	Medium dense, moist, gray-brown, sandy GRAVEL with some cobbles and little silt (**Vashon Drift**).
	Test Pit terminated approximately 6 feet below ground surface. No groundwater/seepage observed in the test pit.

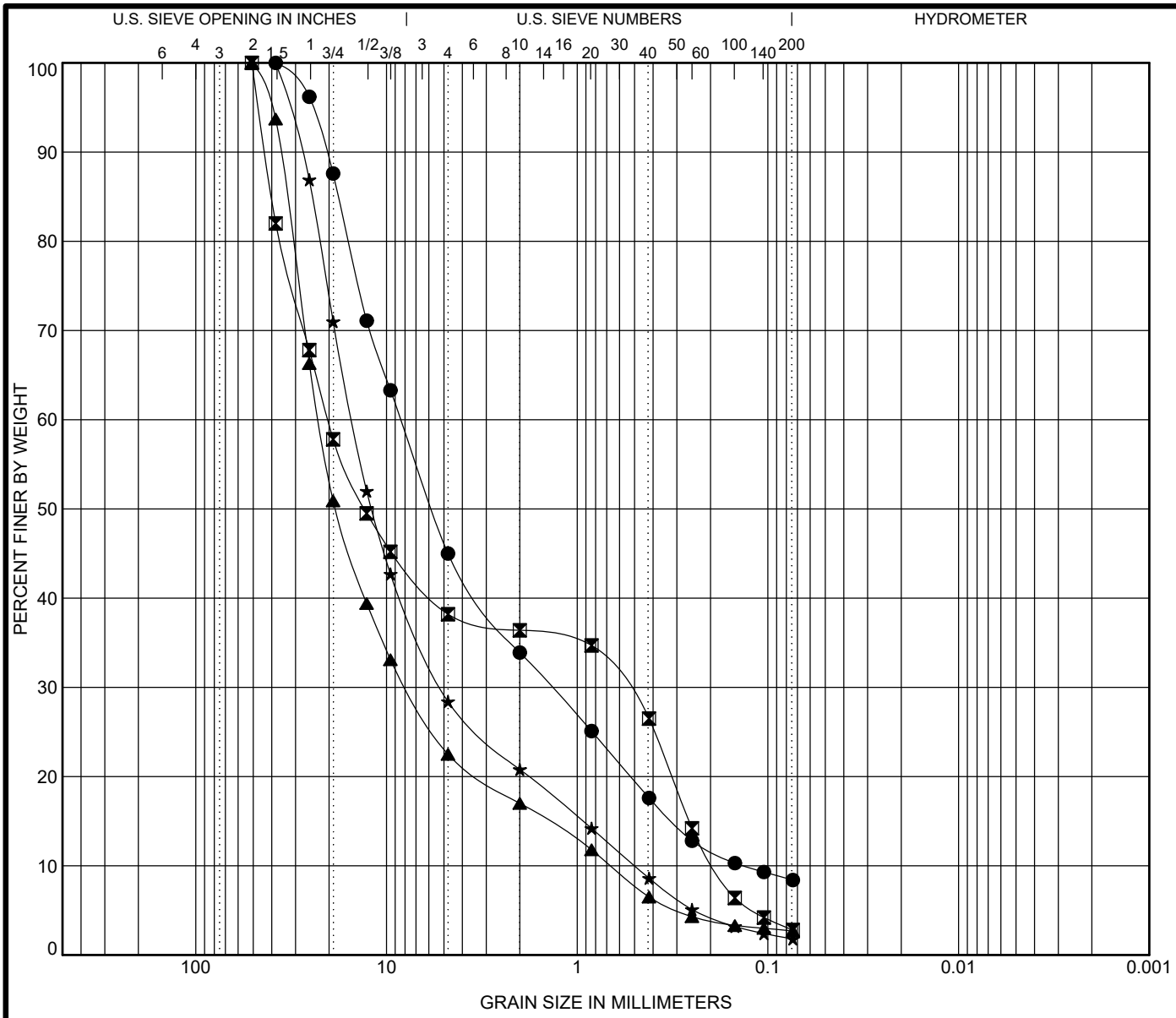
Test Pit GTP-5

Approximate ground surface elevation: 223 feet
Ground Surface Conditions: Gravel with scattered weeds

Depth (ft)	Material Description
0 – 1½	Medium dense, damp, brown, silty sandy GRAVEL with abundant cobbles, some roots, and organics (**Fill**).
1½ – 6½	Medium dense, damp to moist, gray, sandy GRAVEL with some cobbles and trace silt (**Vashon Drift**).
	Test Pit terminated approximately 6½ feet below ground surface. No groundwater/seepage observed in the test pit.

APPENDIX C

LABORATORY TEST RESULTS



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	LL	PL	PI	Cc	Cu
●	GTP-101	@ 4.0 ft.	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)	NP	NP	NP	1.65	62.68
⊠	GTP-102	@ 8.0 ft.	POORLY GRADED GRAVEL with SAND(GP)	NP	NP	NP	0.08	107.27
▲	GTP-103	@ 7.0 ft.	POORLY GRADED GRAVEL with SAND(GP)	NP	NP	NP	4.03	33.99
★	GTP-104	@ 7.0 ft.	POORLY GRADED GRAVEL with SAND(GP)	NP	NP	NP	3.52	30.15

	Specimen Identification		D100	D90	D60	D10	%Gravel	%Sand	%Silt	%Clay
●	GTP-101	4.0	38.1	20.642	8.409	0.134	55.0	36.5	8.4	
⊠	GTP-102	8.0	50.8	43.297	20.295	0.189	61.8	35.3	2.9	
▲	GTP-103	7.0	50.8	36.07	22.58	0.664	77.5	19.8	2.7	
★	GTP-104	7.0	38.1	27.958	15.064	0.5	71.6	26.6	1.8	

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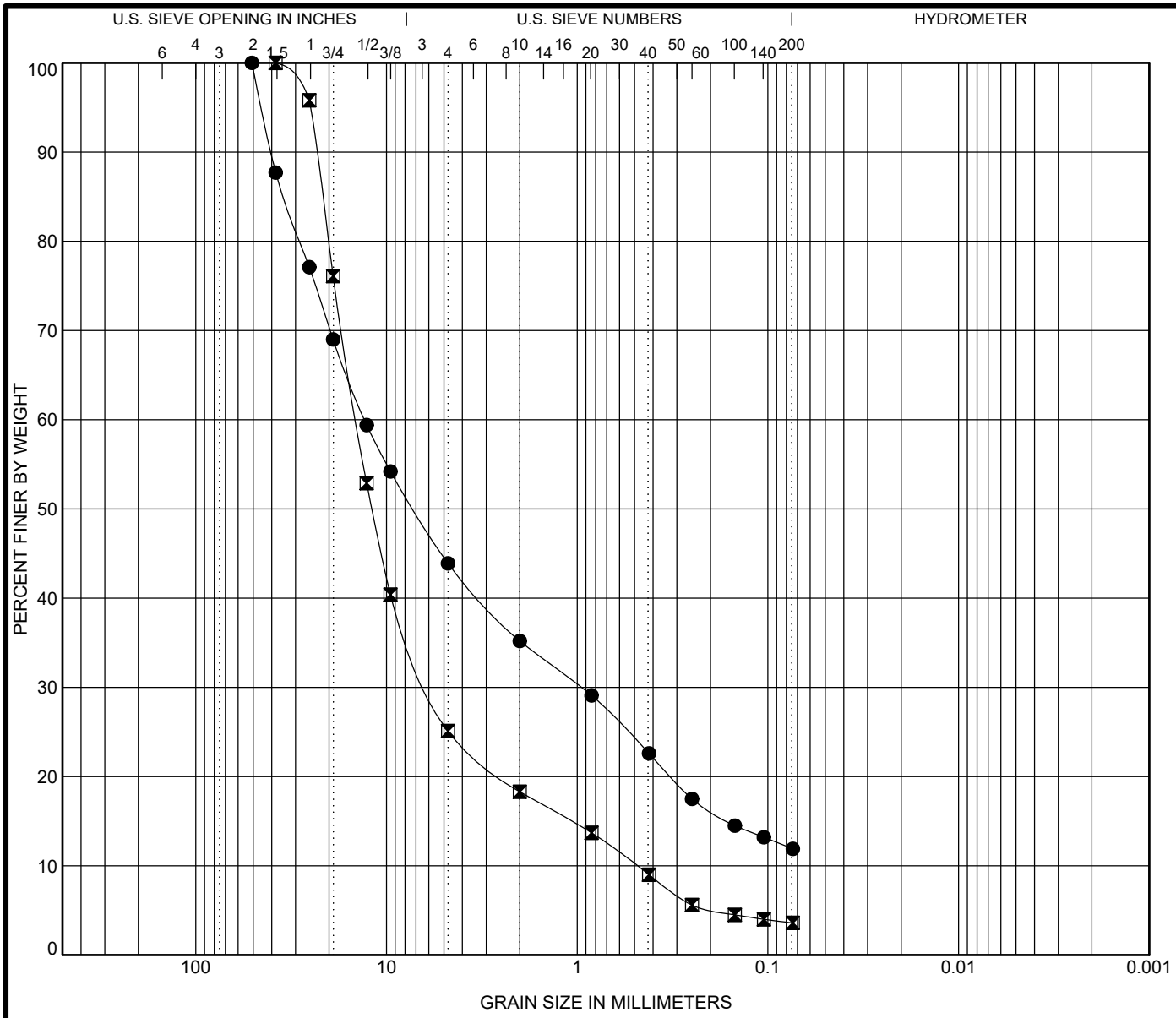
GRAIN SIZE DISTRIBUTION

Project: Proposed Public Works Facility
Job Number: 06-117.300
Location: 1780 Civic Drive, DuPont, WA

Figure C-1



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	LL	PL	PI	Cc	Cu
●	GTP-105	@ 8.0 ft.	WELL-GRADED GRAVEL with SILT and SAND(GW-GM)	NP	NP	NP	1.58	293.54
⊠	GTP-106	@ 8.0 ft.	POORLY GRADED GRAVEL with SAND(GP)	NP	NP	NP	5.05	29.53

	Specimen Identification		D100	D90	D60	D10	%Gravel	%Sand	%Silt	%Clay
●	GTP-105	8.0	50.8	40.206	13.026		56.1	31.9	11.9	
⊠	GTP-106	8.0	38.1	23.337	14.378	0.487	74.9	21.5	3.6	

PanGEO INCORPORATED
Phone: 206.262.0370

GRAIN SIZE DISTRIBUTION

Project: Proposed Public Works Facility
Job Number: 06-117.300
Location: 1780 Civic Drive, DuPont, WA

Figure C-2

Gray & Osborne, Inc.

CONSULTING ENGINEERS

February 19, 2020

Mr. Jeff Wilson, AICP
Director of Community Development
City of DuPont
1700 Civic Drive
DuPont, Washington 98327

SUBJECT: SUPPLEMENTAL INFORMATION FOR TREE MODIFICATION REQUEST, 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 comment letter dated January 15, 2020 for the DuPont Public Works Facility – North Site, regarding the Tree Modification request for the proposed site development. Our responses to the individual planning department comments are as follows:

1. You are requesting a Tree Modification to allow work within the tree protection radius. We have the following comments on the Tree Modification Request:

   a. Per DMC 25.120.050 this may be allowed based on special circumstances pertaining to the land or the trees on it. Such request shall be addressed, in writing, with full documentation and justification. **Provide an explanation and full justification in writing why the request is needed including the special circumstances.**

   The proposed improvements to the north site include three buildings as follows: (1) Two story Public Works Building with vehicle maintenance, tools and storage on the first floor and offices, classrooms and locker rooms on the second floor, (2) Covered Storage Building with the primary area for public works vehicles and adjunct rooms for storage of chemicals and petroleum products, (3) Fuel Facility with diesel and unleaded gasoline for use by Public Works, Fire Department and Police Department. In addition to the buildings, the proposed site includes access aisles, parking, pedestrian walkways, landscape areas, and utilities. The

Attachment H37. Response to January 2020 Tree Modification Comments prepared by Gray & Osborne, Inc. dated February 2, 2020

proposed facilities represent critical upgrades for the Public Works Department and the City as a whole.

The proposed development of the North Site meets all City requirements for setbacks and buffers for critical areas, including Sequalitchew Creek and steep slopes. However, the proposed development encroaches on the code protected drip lines of a landmark Oregon oak tree and four non-landmark Oregon oak trees. The trees are located along the north property line of the site. The non-landmark trees are allowed to be removed, given the remaining trees in the oak management area. The City has elected to pursue retention of all of the oak trees. The Sound Urban Forestry arborist report, dated November 20, 2019, identifies that, with proper protection, the proposed encroachments will not adversely affect the health and stability of the retained oak trees. The City is electing to retain and protect the non-landmark oak trees, rather removing the trees. The encroachment into the 1.5 times the dripline for the single landmark oak tree represents approximately 15% of the area. We have revisited the site plan to determine if modifications can be made to avoid encroachment into the protected dripline areas. The shape of the property, which narrows in the northwest corner, and the code parking requirements are limiting factors and significant site constraints. Proper space for vehicle access via turning movements to and from the garage bays must also be accommodated on the site. The site development meets the City's Public Works Department needs and all City code requirements, with the lone exception of a Tree Modification for encroachment into driplines of oak trees. The arborist has confirmed that the oak trees to remain can be protected. All oak trees will be retained and properly protected during the construction phase of the project. The City is electing to retain and protect all of the oak trees and to encroach a relatively minor amount into the protected area around a single landmark oak tree. We believe the City's needs for development of the property along with the proposal for retention and protection represent special circumstances pertaining to the land. We respectfully request approval of this request by the Hearing Examiner.

b. Clearly identify which trees are to be retained and/or removed on the grading plan and planting plans. Trees that are removed shall be marked with an "X".

The Grading Plan and Planting Plans will be revised to clearly identify tree removal and retention.

c. **Add the Tree Risk Assessment Recommendations as notes to the Grading plan and Planting Plan.**

The Grading Plan and Planting Plans will be revised to include the tree protection notes.

d. The Tree Risk Assessment prepared by Sound Urban Forestry (SUF) dated August 13, 2019 identified two trees northeast of the proposed public works building (ID# 14 and 15). It is not clear if these trees will be retained or removed. **If the trees are to be removed, identify the trees as such with an "X" through them on the Grading Plan, Planting Plan, and MO-13 Plan and update the SEPA Checklist as required. Also update the Oak Tree Encroachment report prepared by SUF dated November 20, 2019. If the trees are to be retained, identify the trees as such on the MO-13 exhibit, site plan, landscape plan and grading plan and include the tree protection radius.**

Tree 14 (9" Douglas Fir) and Tree 15 (7" Douglas Fir) will be removed. The Grading Plan and Planting Plan will be revised to identify removal of these trees. The removal of two non-regulated douglas firs should not require revision to the MO-13 Plan or revision to the SUF Oak Tree Encroachment Report. The tree removal information has been included in the Revised SEPA Checklist.

e. **Provide the location, size, and species of all existing landmark, historic, and specimen trees on the planting plan.**

The MO-13 Oak Preserve boundary depicted on the MO-13 exhibit needs additional information to determine if the remaining oak preserve will be, as described in DMC 25.120.040, one contiguous block that includes the entire western portion, particularly in light of development potential for other property within the MO-13 boundary. **Provide the parcel lines for all property within the MO-13 area and provide an area calculation of the portion of MO-13 boundary that falls within each parcel.** The landscape and irrigation plans do not show the MO-13 boundary. **Provide the MO-13 Oak Preserve Area and on the planting plan and irrigation plan to show compliance with DMC 25.120.040.**

Printed on recycled paper

Figure 2 – MO-13 Property Calculations is attached and includes an area calculation for each parcel. The Planting Plan and Irrigation Plan will be revised to show the MO-13 boundary. As shown in Figure 2, the remaining preserved area is 96.1% of the total area, thus meeting the 80% preservation area requirement of DMC 25.120.040 for MO-13. As shown in Figure 2, the remaining area is one contiguous block and includes the entire western portion thereof, thus meeting the preservation description requirements of DMC 25.120.040 for MO-13.

f. Per DMC 25.12.040 Oak Management Mapping Units, the following standards apply to the project:

1. DMC 25.12.040 (3) Temporary fences shall be placed around oak preserves during construction to avoid disturbance.

2. DMC 25.12.040(4) No cuts, fills, or trenching shall occur in oak preserves. Grading near oak preserves shall utilize natural contours when possible to avoid creating pedestals or bodies where oaks are growing.

3. DMC 25.12.040(5) Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line. Oak trees in areas surrounded by impervious surfaces may be more susceptible to drought.

4. DMC 25.12.040(6) Landscaping in oak preserves shall be limited to native shrubs, grasses, or herbs. In Mapping Unit MO-17a's preserves, native understory shrubs such as snowberry may be planted.

5. DMC 25.12.040(9) Oak preserves shall not be mowed except in Mapping Unit MO-17a, and in any oak preserve as necessary for fire control or for Scot's Broom control.

6. DMC 25.12.040 (10) Oaks in preserves shall not be cut, but may be pruned by an arborist experienced with oaks, during the dormant season, to remove dead, weakened, diseased, or dangerous branches.

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Per DMC 25.120.040(5), Oaks in preserves shall not be irrigated unless an arborist experienced with oaks determines that, due to drought, they need deep watering around the drip line. The irrigation plan shows irrigation within the drip line of the oak trees. **Revise plans as needed or provide a letter from an arborist stating that the oak trees will not be harmed by irrigation.**

The Irrigation Plan will be revised to eliminate irrigation within the drip line of the oak trees.

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.

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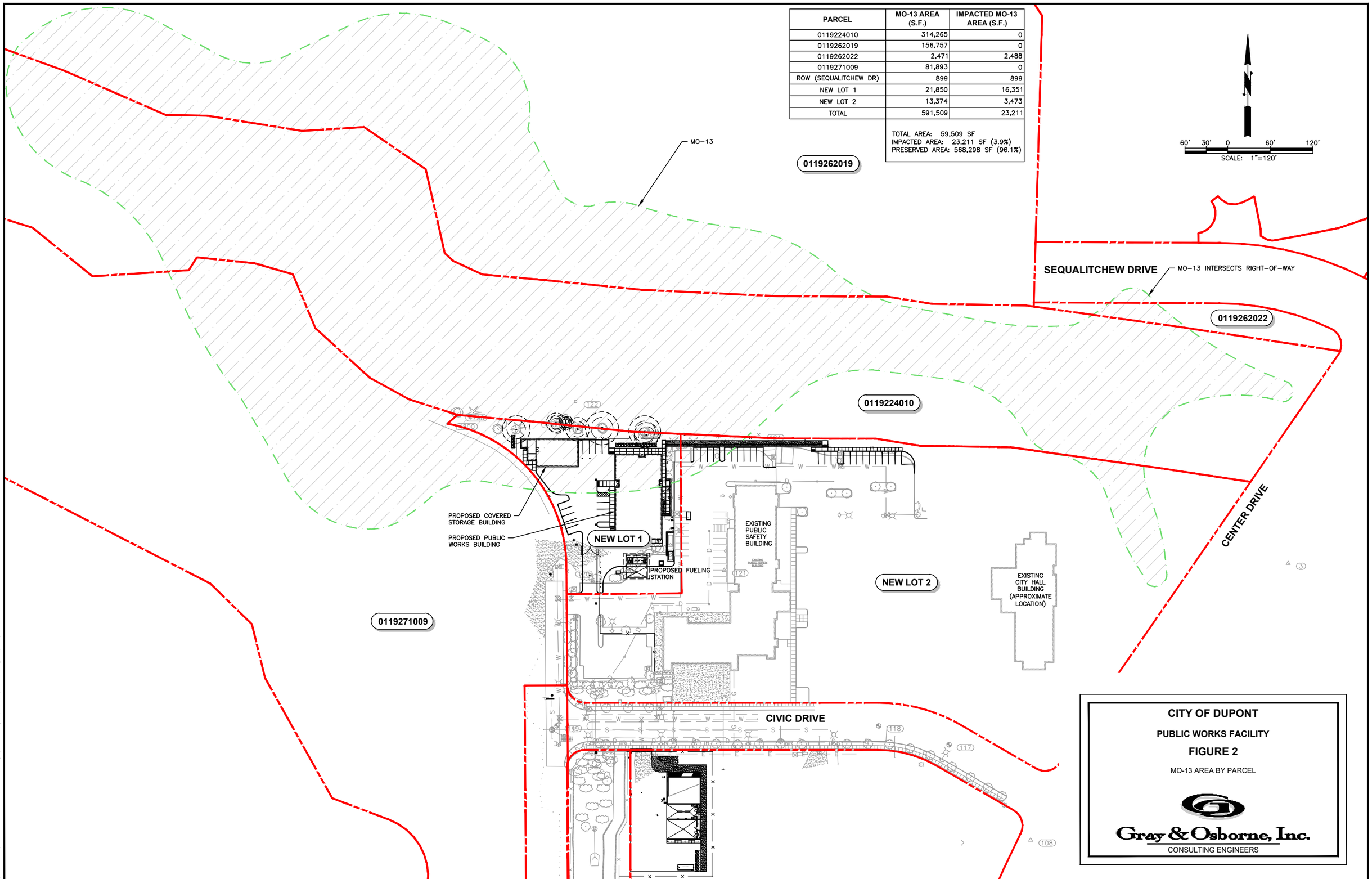
PARCEL	MO-13 AREA (S.F.)	IMPACTED MO-13 AREA (S.F.)
0119224010	314,265	0
0119262019	156,757	0
0119262022	2,471	2,488
0119271009	81,893	0
ROW (SEQUALITCHEW DR)	899	899
NEW LOT 1	21,850	16,351
NEW LOT 2	13,374	3,473
TOTAL	591,509	23,211

TOTAL AREA: 59,509 SF
IMPACTED AREA: 23,211 SF (3.9%)
PRESERVED AREA: 568,298 SF (96.1%)



CITY OF DUPONT

PUBLIC WORKS FACILITY

FIGURE 2

MO-13 AREA BY PARCEL

Gray & Osborne, Inc.
CONSULTING ENGINEERS

L:\DUPONT\19233 Public Works Facility\01 Design\Trees\FIG 2.dwg, 2/19/2020 8:18 AM, SHARI GAER

City of DuPont
Planning Division
Land Use 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 land use application to be determined complete. Only a complete land use application will be processed for conformance with adopted policies and requirements.

General Information:

Project name: DuPont Public Work Facility - North Site [VARIANCE REQUESTS]

Applicant name: City of DuPont

Address: 1780 Civic Drive, DuPont, WA 98327

Phone number: 253-912-5211 Fax number: 253-292-7517

Applicant's representative: Dominic Miller, P.E. - Gray & Osborne, Inc.

Address: 2102 Carriage Drive SW, Bldg I, Olympia WA

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

Description of proposal. Be specific.

Request for Variance 1: DMC 25.70.020(3)(a) - Building Setback and Street Frontage

Request for Variance 2: DMC 25.70.020(3)(e) - Building Entrance Facing Primary Street

Request for Variance 3: DMC 25.70.070(7)(c) - Roof Slope

Site Information:

Assessor's Parcel Number(s): #0119266004

Area of site in square feet: 335,412 SF

Area of streets and alleys: N/A

Area of storm drainage improvements and conveyance lines: 280 lf

Area of open space and neighborhood green tracts: N/A

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

Area of building floors: 16,000 SF office, 2,920 SF vehicle, 900 SF fueling station

Area of impervious surfaces: 26,000 SF

Area of landscaping: 16,200 SF

Building height: 36'-6", 21'-0" , 20'-8"

Number of dwelling units: N/A

Number of employees: 23 full time and 3 or 4 seasonal

Number of disabled, compact and standard parking stalls: 35

Description and area of all proposed tracts: N/A

Attachment H38. Design Standards Variance Permit Application form with Signature dated February 27, 2020

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

1. ☐ Vicinity Map (include as part of site plan).
2. ☐ Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3. ☐ Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4. ☐ Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5. ☐ Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6. ☐ Preliminary Stormwater Management Report and calculations (three copies).
7. ☐ Roadway cross sections, (seven copies of single line drawing with dimensions).
8. ☐ One each 8 by 11 inch reduction of all drawings.
9. ☐ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
10. ☐ Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).
11. ☐ Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12. ☐ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13. ☐ Letter of Sewer Availability from Pierce County (two copies).
14. ☐ Letter of Water Availability from City of DuPont (two copies).
15. ☐ One site drawing showing the refuse enclosure(s) that is approved via signature and date by LeMay, Inc. Contact person is Charlie Maxwell, Public Relations Director, 253-537-8687.
16. ☐ Completed Environmental Checklist (two copies).
17. ☐ Completed Land Use Application (one copy).
18. ☐ Completed Agent Affidavit (one copy).
19. ☐ Filing fee(s).

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. 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.

[signature]	2/27/20	DOMINIC MILLER
(Applicant Signature)	(Date)	(Print name)

City of DuPont
Planning Division
Land Use Application

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

Phone: (253) 912-5393
Fax: (253) 964-1455

City File Number: _____

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Applicant's representative: Dominic Miller, P.E. - Gray & Osborne, Inc.

Address: 2102 Carriage Drive SW, Bldg I, Olympia WA

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

Description of proposal. Be specific.

Request for Variance 4: DMC 25.35.050(1) - Building Setback

Site Information:

Assessor's Parcel Number(s): #0119266004

Area of site in square feet: 335,412 SF

Area of streets and alleys: N/A

Area of storm drainage improvements and conveyance lines: 280 lf

Area of open space and neighborhood green tracts: N/A

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

Area of building floors: 16,000 SF office, 2,920 SF vehicle, 900 SF fueling station

Area of impervious surfaces: 26,000 SF

Area of landscaping: 16,200 SF

Building height: 36'-6", 21'-0" , 20'-8"

Number of dwelling units: N/A

Number of employees: 23 full time and 3 or 4 seasonal

Number of disabled, compact and standard parking stalls: 35

N/A

Attachment H39. Land Use Standards Variance Permit Application form with Signature dated March 3, 2020

Required Plans, Information and Fee:

(Quantity and minimum scale of each item or drawing is indicated in parenthesis. Plans shall be no larger than 24 by 36 inch sheet size)

1. ☐ Vicinity Map (include as part of site plan).
2. ☐ Site Plan drawn at 1 inch = 20 feet extending 100 feet beyond the property lines (eight copies).
3. ☐ Landscape Plans identifying: location, size and species of all landmark, historic and specimen trees; trees to be retained, specific tree protection measures drawn at 1 inch = 20 feet (seven copies).
4. ☐ Grading Plan with estimated dimensions and quantities of work involved drawn at 1 inch = 20 feet horizontal with 2' contour intervals (seven copies).
5. ☐ Storm Drainage and Utility Plan drawn at 1 inch = 20 feet (seven copies).
6. ☐ Preliminary Stormwater Management Report and calculations (three copies).
7. ☐ Roadway cross sections, (seven copies of single line drawing with dimensions).
8. ☐ One each 8 by 11 inch reduction of all drawings.
9. ☐ Average daily trips generated by the proposal based on the International Transportation Engineers Trip Generation Manual (two copies).
10. ☐ Building Elevations drawn at ¼ inch = 1 foot or larger. Identify building materials and colors (eight copies).
11. ☐ Title report of subject lot that is less than 30 days old to identify all encumbrances (two copies).
12. ☐ Draft of proposed covenants, conditions and restrictions related to the maintenance of open space or commonly owned improvements, if applicable (two copies).
13. ☐ Letter of Sewer Availability from Pierce County (two copies).
14. ☐ Letter of Water Availability from City of DuPont (two copies).
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16. ☐ Completed Environmental Checklist (two copies).
17. ☐ Completed Land Use Application (one copy).
18. ☐ Completed Agent Affidavit (one copy).
19. ☐ Filing fee(s).

Note:

Fill out and return this application with all material listed in the Required Plans, Information and Fee section. 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.

	3/3/2020	DOMINIC MILLER
(Applicant Signature)	(Date)	(Print name)

Gray & Osborne, Inc.

CONSULTING ENGINEERS

February 27, 2020

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

SUBJECT: REQUEST FOR VARIANCES, PUBLIC WORKS FACILITY – NORTH SITE, PLNG2019-024
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19233.00

Dear Mr. Wilson:

On behalf of the Applicant, the City of DuPont, we are submitting this request for variances on the Public Works Facility – North Site, as covered under DuPont Municipal Code (DMC) Chapter 25.160, Variances. We are requesting variances to the following specific codes:

1) Chapter 25.70, Commercial and Mixed Use Design Regulations and Guidelines, DMC 25.70.020, Site Design, Part (3), Building Orientation and Design Elements, Part (a) "Buildings shall generally follow the alignment of the streets they front. However, buildings may be set back up to 15 feet from the front property line when this setback area is to accommodate building entries, outdoor cafes or other pedestrian-oriented activities and use."

2) Chapter 25.70, Commercial and Mixed Use Design Regulations and Guidelines, DMC 25.70.020, Site Design, Part (3), Building Orientation and Design Elements, Part (e) "All primary building pedestrian entrances and storefront windows must face onto the primary street not the parking lot (secondary entrances and windows are encouraged on the façade facing rear parking)."

3) Chapter 25.70, Commercial and Mixed Use Design Regulations and Guidelines, DMC 25.70.070, Architectural Building Character, Part (7), Building Roof, Part (c) "All roofs exposed to view from a public right-of-way shall have a minimum slope of six feet vertical to 12 feet horizontal,

Attachment H40. Response to Design Standards Variance Criteria prepared by Gray & Osborne, Inc. dated February 27, 2020

however, portions of roofs not visible from a public right-of-way may be flat or have a lesser slope."

Chapter 25.160 Variances, DMC 25.160.050 Review Criteria "In order to approve an administrative variance or a general variance, the decision maker shall make written findings demonstrating that all of the following criteria have been met:

(1) The proposed variance will not amount to a rezone nor authorize any use not allowed in the land use district;
(2) Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same land use district, demonstrating that literal interpretation of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same zoning district under the terms of this title;
(3) The special conditions and circumstances noted in subsection (2) of this section are not the result from the actions of the applicant or property owner;
(4) Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district;
(5) The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated; and
(6) The requested variance does not go beyond the minimum necessary to afford relief."

REQUEST FOR VARIANCE 1: DMC 25.70.020(3)(a) – BUILDING SETBACK AND STREET FRONTAGE

Code Requirement: The code requires that the three proposed buildings follow the alignment of the streets they front and be set back a maximum of 15 feet from Civic Drive or from the 30-foot access easement along a portion of the westerly property line.

Requested Variance: The variance request is for the three proposed buildings to be located within the property, as appropriate to maximize the functionality and utilization of the three buildings. The proposed buildings would not follow the alignment of the streets they front and the proposed setbacks would be as follows:

- Main Building: 99 feet from access easement
- Covered Storage Building: 97 feet from access easement
- Fueling Facility: 161 feet from access easement

Existing Buildings: The existing site includes two buildings (1) City Hall is set back 96 feet from Center Drive and 110 feet from Civic Drive and does not follow the alignment of either street; and (2) Public Safety Building is set back 44 feet from Civic Drive and the shorter leg of the building follows the alignment of Civic Drive. Both existing buildings apparently front or follow the alignment of the internal parking lot, as opposed to a street. The existing buildings do not appear to meet the current code requirements in terms of building setbacks or following the alignment of the streets they front.

Proposed Buildings: The proposed Public Works Facility – North Site includes three proposed buildings; (1) Main Building with a footprint of 8,107 square feet and 14,707 square feet of floor area on two levels; (2) Covered Storage Building with a footprint of 2,909 square feet, 533 square feet of enclosed storage and 2,376 square feet of covered storage; and (3) Fueling Facility with a 900 square foot footprint. The first floor of the Main Building includes spaces for vehicle maintenance, tool rooms, storage, utilities and a water quality lab. The second floor of the Main Building includes spaces for offices, classroom, library, break room and locker rooms. The overall intended use of the Main Building is to house City Public Works Staff and much of their tools and equipment. The Covered Storage Building includes space for storage of public works vehicles and equipment plus rooms for petroleum and chemical products. The overall intended use of the Covered Storage Building is to store rolling stock and garage-type products. The Fueling Facility includes above ground fuel tanks with a 1,000-gallon diesel tank and a 2,000-gallon unleaded gasoline tank. The Fueling Facility is intended for use by City vehicles in all City Departments, including Administration, Public Works, Fire and Police. All three buildings are not intended for public access. Visitors will only be able to access the Main Building with an escort from a City Staff member. Security in the form of fencing, gates and controlled access will be in place to secure and protect Public Works Department tools and equipment.

Variance Justification – Building Setback and Street Frontage: Per DMC 25.35.010 the purpose of the mixed use district is "to provide office space, goods and services to the entire community or larger market." The code requirements for the building setbacks and street frontage appear to be intended to place publicly accessible buildings up against the right-of-way of public streets. This makes buildings directly accessible to the public for pedestrians or vehicles that might park on the street in front of buildings. For the subject property, the existing two buildings did not follow this intent. The City Hall and Public Safety Buildings are accessible via an internal parking lot. There is no onstreet parking on the north side of Civic Drive, in part due to the need for Fire Department vehicles leave on emergency calls. In the case of the three proposed buildings, public accessibility is intentionally not available. The Covered Storage Building is only for Public Works

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Staff. The Fuel Facility is only for City Departments. The Main Building would only have escorted visitors, such as vendors, consultants, or staff from state or local agencies.

In an effort to meet the code requirements, the City as the Applicant explored a site design option to place the Main Building along Civic Drive to the west of the Public Safety Building to essentially displace an existing employee parking lot used by the Police and Fire Departments. The site option was found to be not feasible, due to limited accessibility for Public Works vehicles, impacts to routing and ingress of fire trucks, increase of the Main Building from two stories to three stories, required structural modifications to the existing Public Works Building, required relocation of the proposed Fueling Facility to a non-optimal location, and overall poor utilization and optimization of the available space on the property.

In summary, the proposed siting of the three buildings has been carefully considered and each building has been sited to best utilize the natural grading of the entire parcel, meet the security, accessibility, operational and functionality needs of the Public Works Department, minimize impacts to the full use of the existing Public Safety Building and its Fire and Police Departments tenants, and to best use City resources to complete a campus-type environment.

Responses to Variance Review Criteria: Our responses to the six variance review criteria for the proposed buildings to not follow the alignment of the street they front and to not meet the 15-foot setback requirement are as follows:

1. The property is zoned Mixed Use District (MXD). Public use is a specifically permitted use under DMC 25.35.020(4). The building frontage and setbacks do not affect the zoning or land use.

2. Special conditions and circumstances exist which are peculiar to the land. The shape of the land is unique in the northwest corner of the property where a shrinking strip of protrudes. Enforcement of the code requirements would deprive the City from full utilization of the property. The code includes a stated intention to provide services to the entire community. The site plan and building locations have been selected for the City Public Works Department to best provide services, including operation and maintenance of public facilities and utilities, to the City as a whole. The other special conditions and circumstances at the site are the two existing buildings (i.e. City Hall Building and Public Safety Building) that do not meet the current codes for street frontage and setback. These are the only two buildings within the isolated MXD-zoned area along

Center Drive at Civic Drive. This is the only land in the City that has a Public Use, has existing buildings, and could be viewed as a City campus. The existing buildings were constructed under the umbrella of City code site guidelines.

3. The special conditions and circumstances noted in subsection (2) of this section were based on the previous permitting, design and construction of the buildings by the City of DuPont, but there does not appear to be any attempt to circumvent City codes or requirements.

4. Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district, due to the fact that this is the only land in the City that has a Public Use, has existing buildings, and could be viewed as a City campus.

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated. The granting of the variance would be a benefit to the overall property by fully utilizing the site, fully preserving existing uses, and meeting the security, accessibility, operational and functionality needs of the Public Works Department.

6. The requested variance does not go beyond the minimum necessary to afford relief. The requested variance fully utilizes the site to meet the needs of the City.

REQUEST FOR VARIANCE 2: DMC 25.70.020(3)(e) – BUILDING ENTRANCE FACING PRIMARY STREET

Code Requirement: The code requires that "all primary building pedestrian entrances and storefront windows must face onto the primary street not the parking lot."

Requested Variance: The variance request is for the code to not apply to the Covered Storage Building and the Fueling Facility and for the primary building pedestrian entrance to the Main Building to not face onto a primary street. The Covered Storage Building is only accessible by City Public Works Staff and therefore does not have any defined public pedestrian entrances. The Fueling Facility is only accessed by City vehicles and therefore does not have any defined pedestrian entrances. The Main Building is sited as described under Request for Variance 1 herein and does not face onto a primary street.

The primary building pedestrian entrance faces to the east toward a drive aisle and not the parking lot located on the west side of the Main Building.

Existing Buildings: The existing site includes two buildings (1) City Hall with the primary building pedestrian entrance facing west to a parking lot and not to the primary street; and (2) Public Safety Building with the primary building pedestrian entrance facing east to a parking lot and not to the primary street. The existing buildings do not appear to meet the current code requirements in terms of primary building entrances facing onto the primary street not the parking lot.

Proposed Buildings: The proposed Public Works Facility – North Site includes three proposed buildings; (1) Main Building with a footprint of 8,107 square feet and 14,707 square feet of floor area on two levels; (2) Covered Storage Building with a footprint of 2,909 square feet, 533 square feet of enclosed storage and 2,376 square feet of covered storage; and (3) Fueling Facility with a 900 square foot footprint. The overall intended use of the Main Building is to house City Public Works Staff and much of their tools and equipment. The overall intended use of the Covered Storage Building is to store rolling stock and garage-type products. The Fueling Facility is intended for use for City vehicles in all City Departments, including Administration, Public Works, Fire and Police. All three buildings are not intended for public access. Visitors will only be able to access the Main Building with an escort from a City Staff member. Security in the form of fencing, gates and controlled access will be in place to secure and protect Public Works Department tools and equipment. The Covered Storage Building and the Fuel Facility do not have defined pedestrian entrances. The Main Building includes a primary pedestrian entrance near the center of the east side of the building, facing toward a drive aisle and away from the parking lot for the building.

Variance Justification – Building Entrance Facing Primary Street: Per DMC 25.35.010 the purpose of the mixed use district is "to provide office space, goods and services to the entire community or larger market." The code requirements for the building setbacks and street frontage appear to be intended to place publicly accessible buildings up against the right-of-way of public streets. This makes buildings directly accessible to the public for pedestrians or vehicles that might park on the street in front of buildings. For the subject property, the existing two buildings did not follow this intent. The City Hall and Public Safety Buildings have primary pedestrian entrances from the parking lot located between the two buildings. There is no onstreet parking on the north side of Civic Drive, in part due to the need for Fire Department vehicles leave on emergency calls. In the case of the three proposed buildings, public accessibility is intentionally not available. The Main Building would only have pedestrian access from City Staff and escorted visitors, such as vendors, consultants, or staff from state or local agencies. The primary pedestrian

entrance to the Main Building has been located on the east side of the building away from the parking lot, but none of the building entrances are intended for public use.

In an effort to meet the code requirements, the City as the Applicant explored a site design option to place the Main Building along Civic Drive to the west of the Public Safety Building to essentially displace an existing employee parking lot used by the Police and Fire Departments. The site option was found to be not feasible, due to limited accessibility for Public Works vehicles, impacts to routing and ingress of fire trucks, increase of the Main Building from two stories to three stories, required structural modifications to the existing Public Works Building, required relocation of the proposed Fueling Facility to a non-optimal location, and overall poor utilization and optimization of the available space on the property.

Responses to Variance Review Criteria: Our responses to the six variance review criteria for the proposed primary pedestrian entrances to not follow the alignment of the primary street are as follows:

1. The property is zoned Mixed Use District (MXD). Public use is a specifically permitted use under DMC 25.35.020(4). The building entrances do not affect the zoning or land use.

2. Special conditions and circumstances exist which are peculiar to the land. The shape of the land is unique in the northwest corner of the property where a shrinking strip of protrudes. Enforcement of the code requirements would deprive the City from full utilization of the property. The code includes a stated intention to provide services to the entire community. The site plan and building locations have been selected for the City Public Works Department to best provide services, including operation and maintenance of public facilities and utilities, to the City as a whole. The other special conditions and circumstances at the site are the two existing buildings (i.e. City Hall Building and Public Safety Building) that do not meet the current codes for pedestrian entrances onto the primary street. These are the only two buildings within the isolated MXD-zoned area along Center Drive at Civic Drive. This is the only land in the City that has a Public Use, has existing buildings, and could be viewed as a City campus. The existing buildings were constructed under the umbrella of City code site guidelines.

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3. The special conditions and circumstances noted in subsection (2) of this section were based on the previous permitting, design and construction of the buildings by the City of DuPont, but there does not appear to be any attempt to circumvent City codes or requirements.

4. Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district, due to the fact that this is the only land in the City that has a Public Use, has existing buildings, and could be viewed as a City campus.

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated. The granting of the variance would be a benefit to the overall property by fully utilizing the site, fully preserving existing uses, and meeting the security, accessibility, operational and functionality needs of the Public Works Department.

6. The requested variance does not go beyond the minimum necessary to afford relief. The requested variance fully utilizes the site to meet the needs of the City and provides a primary building pedestrian entrance to best meet the code requirement for the Main Building location.

REQUEST FOR VARIANCE 3: DMC 25.70.070(7)(c) – ROOF SLOPE

Code Requirement: The code requires that the three proposed buildings have minimum roof slopes of 6 feet vertical to 12 feet horizontal, as the three buildings are exposed to view from public right-of-way.

Requested Variance: The variance request is for the three proposed buildings to have roof slopes of 4 feet vertical to 12 feet horizontal. The two existing buildings have roof slopes of 4 feet vertical to 12 feet horizontal. If the proposed buildings are allowed to have roof slopes to match the existing buildings, all of the buildings on the property would have matching roof slopes and complete a campus-type feel. The exterior colors and textures of the proposed buildings are already planned to match the existing buildings. Matching the roof slopes would enhance the overall consistency of the buildings. The requested variance will also lower the roof line elevations for the proposed buildings, which will reduce the visual impacts along the Sequalitchew Creek corridor when viewed from the south. Lowering the roof line elevations will help to retain the trees along Sequalitchew Creek as a distinguishing visual feature for the area.

Existing Buildings: The existing site includes two buildings (1) City Hall with a footprint of 10,098 square feet; and (2) Public Safety Building with a footprint of 24,607 square feet. The two existing buildings are exposed to view from public rights-of-way and have roof slopes of 4 feet vertical to 12 feet horizontal. The roof slopes of the existing buildings do not appear to meet the current code requirements.

Proposed Buildings: The proposed Public Works Facility – North Site includes three proposed buildings; (1) Main Building with a footprint of 8,107 square feet and 14,707 square feet of floor area on two levels; (2) Covered Storage Building with a footprint of 2,909 square feet, 533 square feet of enclosed storage and 2,376 square feet of covered storage; and (3) Fueling Facility with a 900 square foot footprint.

Variance Justification – Roof Slope: The three proposed buildings will only have limited visibility from public right-of-way, that being the westerly 130 feet of the 700-foot total length of Civic Drive. Existing street trees on the north side of the street obscure the sightlines from the easterly 570 feet of Civic Drive looking northwesterly toward the three proposed buildings. The Main Building may be visible from the entirety of the Civic Drive right-of-way, due to the fact that the proposed roof line will be higher than the roof line of the existing Public Safety Building. The Covered Storage Building will be minimally visible from the easterly 570 feet of Civic Drive right-of-way due to the fact that the proposed roofline will be above the roof line of the existing Public Safety Building. The Fueling Facility will not be visible from the easterly 570 feet of Civic Drive right-of-way due to the fact that the proposed building location is behind the existing Public Safety Building.

The roof line elevations are estimated as follows:

TABLE 1

Roof Line Elevations

Building	Roof Line at 6 to 12 Pitch	Roof Line at 4 to 12 Pitch
Existing Public Safety Building	244.0 (Existing)	244.0 (Existing)
Proposed Main Building	263.5	257.9
Proposed Covered Storage	247.8	244.2
Proposed Fueling Facility	246.5	243.4

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The elevations in Table 1 indicate that granting of the requested variance will reduce the roof line of the Covered Storage and Fueling Facility Buildings to essentially match the roof line elevation of the existing Public Safety Building. Granting of the requested variance would reduce the roof line height of the Main Building by 5.6 feet, reducing the height above the existing Public Safety Building from 19.5 feet to 13.9 feet.

Responses to Variance Review Criteria: Our responses to the six variance review criteria for the reduction in roof slope are as follows:

1. The property is zoned Mixed Use District (MXD). Public use is a specifically permitted use under DMC 25.35.020(4). The reduction of the roof slope does not affect the zoning or land use.

2. The special conditions and circumstances at the site are the two existing buildings (i.e. City Hall Building and Public Safety Building) that have existing roof slopes of 4 feet vertical to 12 feet horizontal. These are the only two buildings within the isolated MXD-zoned area along Center Drive at Civic Drive. This is the only land in the City that has a Public Use and has existing buildings. The existing buildings were constructed under the umbrella of City code design guidelines. The reduced roof slope was previously allowed for the existing buildings.

3. The special conditions and circumstances noted in subsection (2) of this section were based on the previous permitting, design and construction of the buildings by the City of DuPont, but there does not appear to be any attempt to circumvent City codes or requirements.

4. Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district, due to the fact that this is the only land in the City that has a Public Use and has existing buildings.

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated. The granting of the variance would be a benefit to the overall property by having matching buildings and would reduce visual impacts in the vicinity of the property.

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6. The requested variance does not go beyond the minimum necessary to afford relief. The requested variance simply requests reduction of the roof slopes from 6 to 12 to 4 to 12, which is the minimum necessary to match the existing buildings.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp

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

Printed on recycled paper

Gray & Osborne, Inc.

CONSULTING ENGINEERS

March 3, 2020

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

SUBJECT: REQUEST FOR VARIANCE 4, PUBLIC WORKS FACILITY – NORTH SITE, PLNG2019-024
CITY OF DUPONT, PIERCE COUNTY, WASHINGTON
G&O #19233.00

Dear Mr. Wilson:

On behalf of the Applicant, the City of DuPont, we are submitting this request for variance on the Public Works Facility – North Site, as covered under DuPont Municipal Code (DMC) Chapter 25.160, Variances. We previously submitted a request for variances from three City codes with a letter dated February 27, 2020. We are requesting a fourth variance to the following specific code:

4) Chapter 25.35, Mixed Use District, DMC 25.35.050, Building Setback Restrictions, Part (1) "The front yard setback shall be between zero and 20 feet, except when across the street from a residential district, in which case it shall be that of the adjoining residential district"

REQUEST FOR VARIANCE 4: DMC 25.35.050(1) – FRONT YARD SETBACK

The variance description, justification and responses to variance review criteria are the same as for Request for Variance 1: DMC 25.70.020(3)(a) – Building Setback and Street Frontage in our letter dated February 27, 2020.

BUILDING SETBACK EXHIBIT

Attached is an exhibit showing the following information related to the requested variances for building setbacks:

- Building setbacks from Civic Drive right-of-way for the two existing buildings (Public Safety Building and City Hall Building).

Attachment H41. Response to Land Use Variance Criteria prepared by Gray & Osborne, Inc. dated March 3, 2020

- Building setbacks from access easement and from Civic Drive right-of-way for the three proposed buildings (Main Building, Covered Storage Building and Fueling Facility).

- Primary building pedestrian entrances for the two existing buildings (Public Safety Building and City Hall Building) and for the proposed Main Building.

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.

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however, portions of roofs not visible from a public right-of-way may be flat or have a lesser slope."

Chapter 25.160 Variances, DMC 25.160.050 Review Criteria "In order to approve an administrative variance or a general variance, the decision maker shall make written findings demonstrating that all of the following criteria have been met:

(1) The proposed variance will not amount to a rezone nor authorize any use not allowed in the land use district;
(2) Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same land use district, demonstrating that literal interpretation of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same zoning district under the terms of this title;
(3) The special conditions and circumstances noted in subsection (2) of this section are not the result from the actions of the applicant or property owner;
(4) Granting of the variance requested will not confer a special privilege that is denied other properties in the same land use district;
(5) The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and district in which the subject property is situated; and
(6) The requested variance does not go beyond the minimum necessary to afford relief."

REQUEST FOR VARIANCE 1: DMC 25.70.020(3)(a) – BUILDING SETBACK AND STREET FRONTAGE

Code Requirement: The code requires that the three proposed buildings follow the alignment of the streets they front and be set back a maximum of 15 feet from Civic Drive or from the 30-foot access easement along a portion of the westerly property line.

Requested Variance: The variance request is for the three proposed buildings to be located within the property, as appropriate to maximize the functionality and utilization of the three buildings. The proposed buildings would not follow the alignment of the streets they front and the proposed setbacks would be as follows:

- Main Building: ~~99~~ 74 feet from access easement
- Covered Storage Building: ~~97~~ 131 feet from access easement
- Fueling Facility: ~~161~~ 84 feet from access easement

DM 3/3/2020

Attachment H42. Revised Page 2 of the Design Standards Variance Response prepared by Gray & Osborne, Inc. dated March 3, 2020

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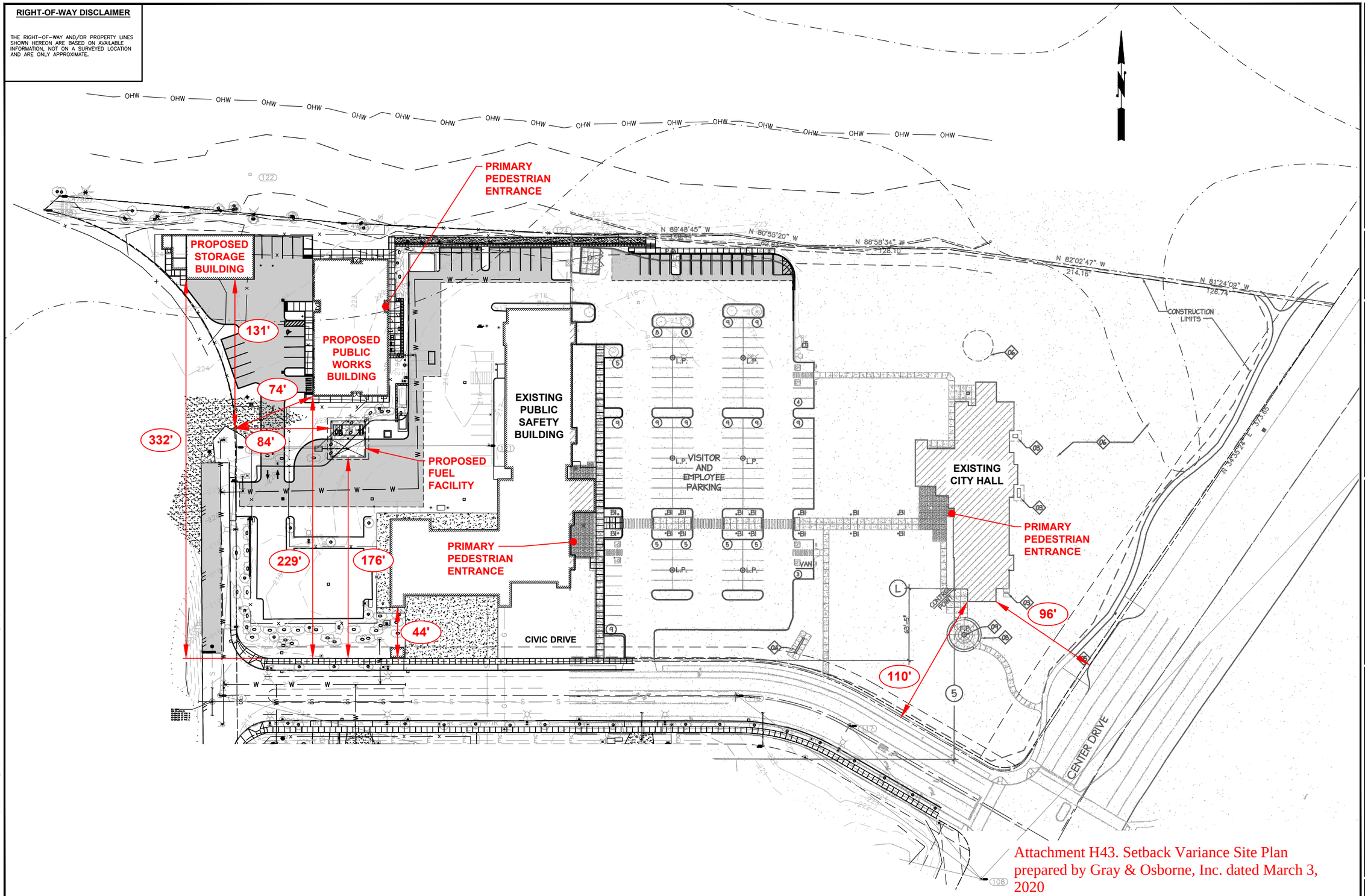
RIGHT-OF-WAY DISCLAIMER

THE RIGHT-OF-WAY AND/OR PROPERTY LINES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION, NOT ON A SURVEYED LOCATION AND ARE ONLY APPROXIMATE.



Attachment H43. Setback Variance Site Plan prepared by Gray & Osborne, Inc. dated March 3, 2020

PROPOSED SITE PLAN

SCALE: 1"=20'-0"

0 1" 2"

TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

L:\DUPONT\19233 Public Works Facility\01 Design\Planset\General\NORTH SITE PLAN.dwg, 3/3/2020 1:18 PM, TULLY GENIS

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. 1
OLYMPIA, WA 98502 • (360) 292-7481

DATE: FEB 2020	
DRAWN: CDG	
CHECKED: SLG	
APPROVED: DJM	

No.	REVISION	DATE	APPD

DONALD C. MILLER — STATE OF WASHINGTON — 43978 — REGISTERED PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED SITE PLAN

SHEET: 1
OF: 1

JOB NO.: 19233.00

DWG:NORTH SITE PLAN

SITE PLAN NOTES

1. SEE SHEET GA-011 FOR ADDITIONAL PLAN NOTES. INCLUDING CRITICAL SETBACKS.
2. SEE LANDSCAPE PLANS FOR ALL LANDSCAPING CALCULATIONS, PARKING LOT TREES, TREE PROTECTION, LANDSCAPE SCREENING, ETC.
3. SEE LANDSCAPE PLANS FOR IRRIGATION PLANS.
4. SEE CIVIL FOR REFUSE ENCLOSURE, HYDRANT LOCATIONS, IMPERVIOUS AREAS, ETC.
5. SEE ELECTRICAL FOR SITE LIGHTING LAYOUT.

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 per 1,000 sf

(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) + 12 spaces (north of existing lot) + 10 spaces reconfigured (north of sally port) = 188 parking spaces

Note: (7) ADA stalls and (2) electric charging stations (1 ADA & 1 standard)

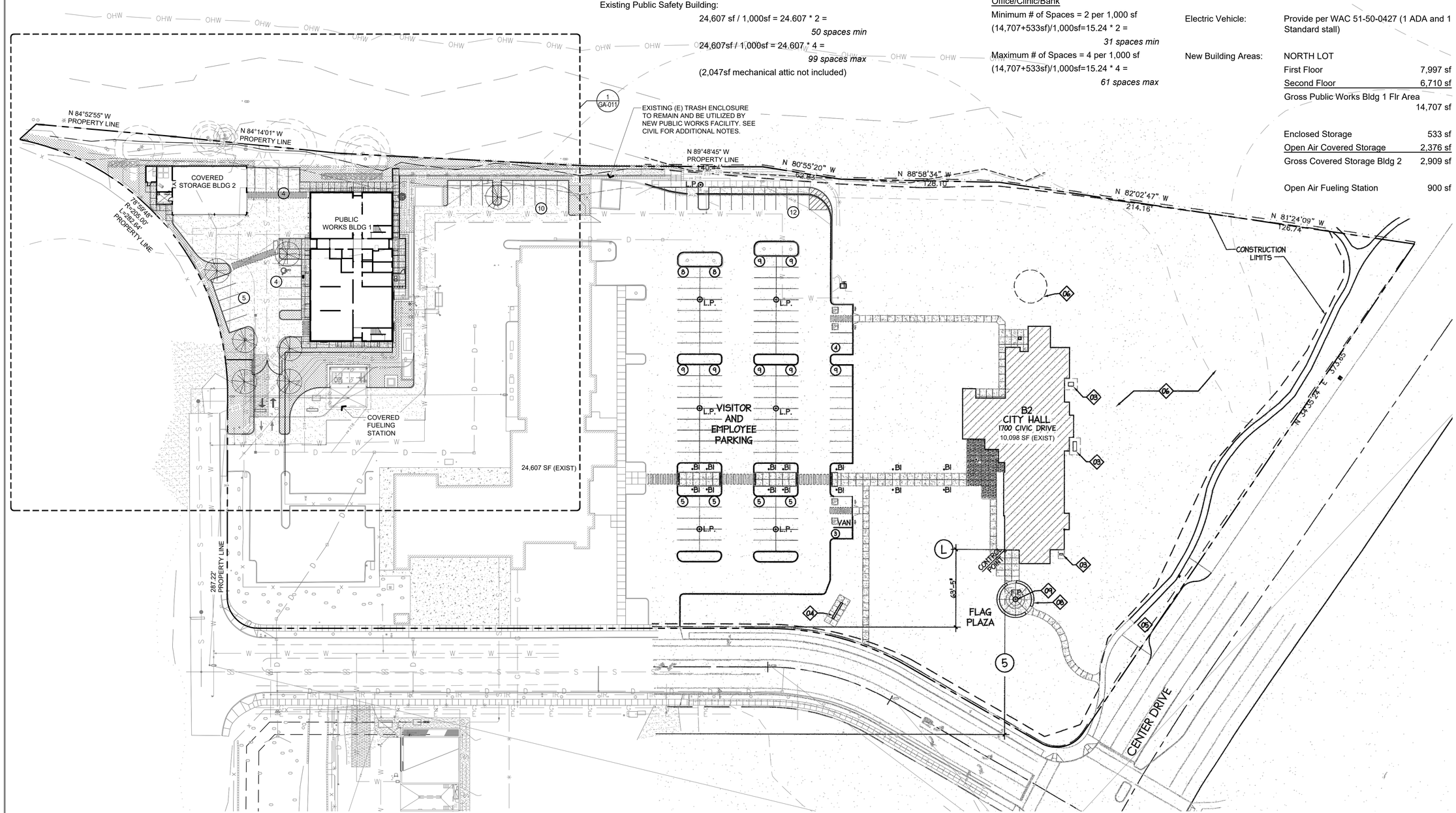
Range allowed per code is minimum of 101 stalls, maximum 201.

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 1 Flr 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
1"=40'-0"

Attachment H44. Overall Site Plan prepared by Gray & Osborne, Inc. dated March 4, 2020

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

DATE: JAN. 2020
DRAWN: JL/JZ/GZ
CHECKED: SB/TH
APPROVED: TH

91% SUBMITTAL

No.	REVISION	DATE	APP'D

TOVANI HART

CITY OF DUPONT
PIERCE COUNTY WASHINGTON
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

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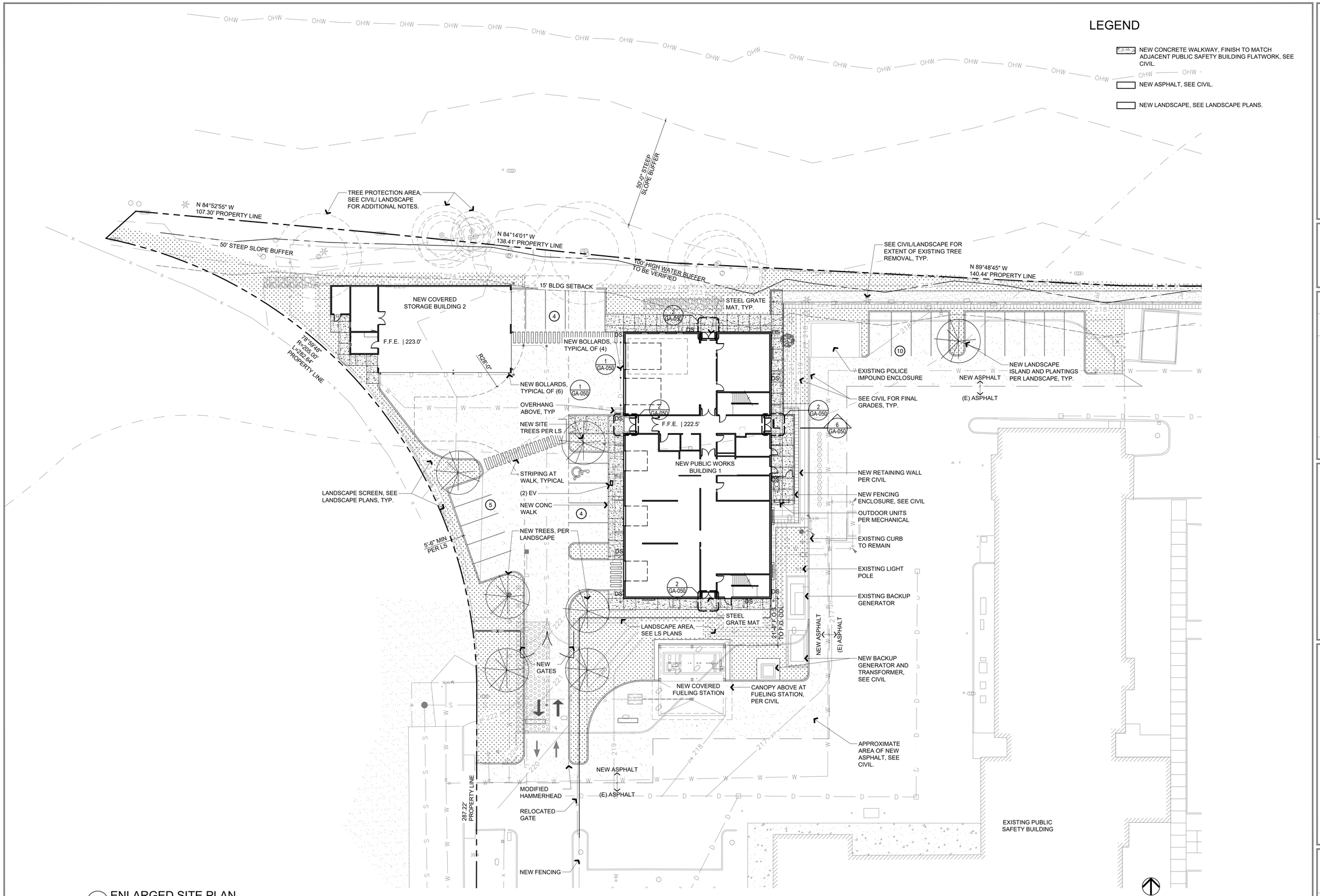

1 ENLARGED SITE PLAN
1" = 20'

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

DATE: JAN. 2020
DRAWN: JL/JZ/GZ
CHECKED: SB/TH
APPROVED: TH

91% SUBMITTAL

No.	REVISION	DATE	APP'D

TOVANI HART
ARCHITECTS
OLYMPIA, WA 98501
PHONE: (360) 943-8683

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

SHEET: GA-011
OF: X

JOB NO.: project number
DWG:GA-011 ENLARGED SITE PLAN

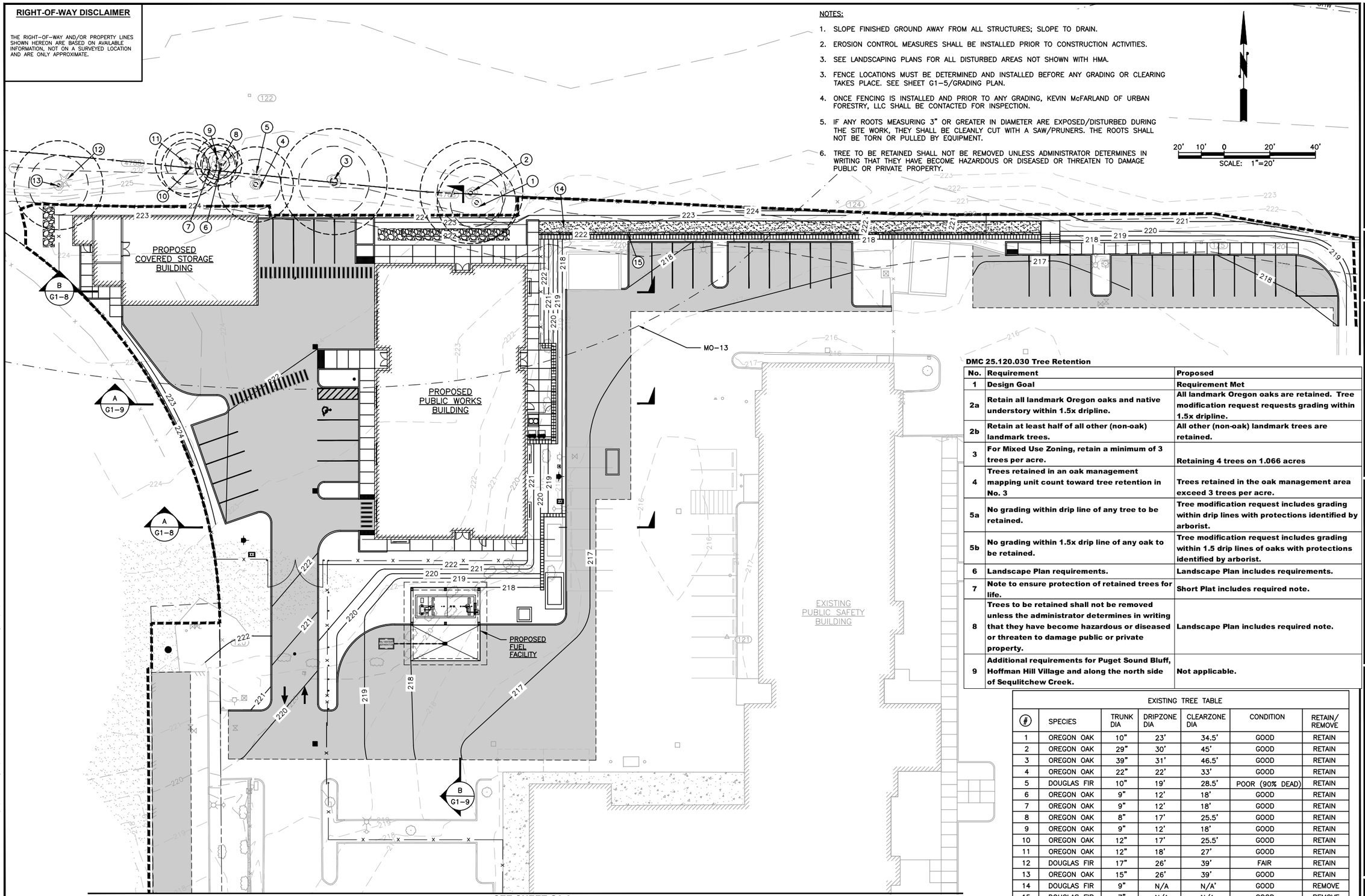
RIGHT-OF-WAY DISCLAIMER

THE RIGHT-OF-WAY AND/OR PROPERTY LINES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION, NOT ON A SURVEYED LOCATION AND ARE ONLY APPROXIMATE.

NOTES:

1. SLOPE FINISHED GROUND AWAY FROM ALL STRUCTURES; SLOPE TO DRAIN.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES.
3. SEE LANDSCAPING PLANS FOR ALL DISTURBED AREAS NOT SHOWN WITH HMA.
3. FENCE LOCATIONS MUST BE DETERMINED AND INSTALLED BEFORE ANY GRADING OR CLEARING TAKES PLACE. SEE SHEET G1-5/GRADING PLAN.
4. ONCE FENCING IS INSTALLED AND PRIOR TO ANY GRADING, KEVIN McFARLAND OF URBAN FORESTRY, LLC SHALL BE CONTACTED FOR INSPECTION.
5. IF ANY ROOTS MEASURING 3" OR GREATER IN DIAMETER ARE EXPOSED/DISTURBED DURING THE SITE WORK, THEY SHALL BE CLEANLY CUT WITH A SAW/PRUNERS. THE ROOTS SHALL NOT BE TORN OR PULLED BY EQUIPMENT.
6. TREE TO BE RETAINED SHALL NOT BE REMOVED UNLESS ADMINISTRATOR DETERMINES IN WRITING THAT THEY HAVE BECOME HAZARDOUS OR DISEASED OR THREATEN TO DAMAGE PUBLIC OR PRIVATE PROPERTY.

20' 10' 0 20' 40'
SCALE: 1"=20'



SEE SHEET G2-2

PROPOSED OVERALL GRADING PLAN

SCALE: 1"=20'-0"

DMC 25.120.030 Tree Retention

No.	Requirement	Proposed
1	Design Goal	Requirement Met
2a	Retain all landmark Oregon oaks and native understory within 1.5x dripline.	All landmark Oregon oaks are retained. Tree modification request requests grading within 1.5x dripline.
2b	Retain at least half of all other (non-oak) landmark trees.	All other (non-oak) landmark trees are retained.
3	For Mixed Use Zoning, retain a minimum of 3 trees per acre.	Retaining 4 trees on 1.066 acres
4	Trees retained in an oak management mapping unit count toward tree retention in No. 3	Trees retained in the oak management area exceed 3 trees per acre.
5a	No grading within drip line of any tree to be retained.	Tree modification request includes grading within drip lines with protections identified by arborist.
5b	No grading within 1.5x drip line of any oak to be retained.	Tree modification request includes grading within 1.5 drip lines of oaks with protections identified by arborist.
6	Landscape Plan requirements.	Landscape Plan includes requirements.
7	Note to ensure protection of retained trees for life.	Short Plat includes required note.
8	Trees to be retained shall not be removed unless the administrator determines in writing that they have become hazardous or diseased or threaten to damage public or private property.	Landscape Plan includes required note.
9	Additional requirements for Puget Sound Bluff, Hoffman Hill Village and along the north side of Sequlitchew Creek.	Not applicable.

EXISTING TREE TABLE

#	SPECIES	TRUNK DIA	DRIPZONE DIA	CLEARZONE DIA	CONDITION	RETAIN/ REMOVE
1	OREGON OAK	10"	23'	34.5'	GOOD	RETAIN
2	OREGON OAK	29"	30'	45'	GOOD	RETAIN
3	OREGON OAK	39"	31'	46.5'	GOOD	RETAIN
4	OREGON OAK	22"	22'	33'	GOOD	RETAIN
5	DOUGLAS FIR	10"	19'	28.5'	POOR (90% DEAD)	RETAIN
6	OREGON OAK	9"	12'	18'	GOOD	RETAIN
7	OREGON OAK	9"	12'	18'	GOOD	RETAIN
8	OREGON OAK	8"	17'	25.5'	GOOD	RETAIN
9	OREGON OAK	9"	12'	18'	GOOD	RETAIN
10	OREGON OAK	12"	17'	25.5'	GOOD	RETAIN
11	OREGON OAK	12"	18'	27'	GOOD	RETAIN
12	DOUGLAS FIR	17"	26'	39'	FAIR	RETAIN
13	OREGON OAK	15"	26'	39'	GOOD	RETAIN
14	DOUGLAS FIR	9"	N/A	N/A'	GOOD	REMOVE
15	DOUGLAS FIR	7"	N/A	N/A	GOOD	REMOVE

0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Attachment H45. Grading Plan prepared by Gray & Osborne, Inc. dated March 4, 2020

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. 1
OLYMPIA, WA 98502 • (360) 292-7481

DATE: FEB 2020
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

91% SUBMITTAL

No.	REVISION	DATE	APPD

DOMINIC J. MILLER, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED OVERALL GRADING PLAN

SHEET: G1-4
OF: 11

JOB NO.: 19233.00
DWG:G1_GRADING_SITE

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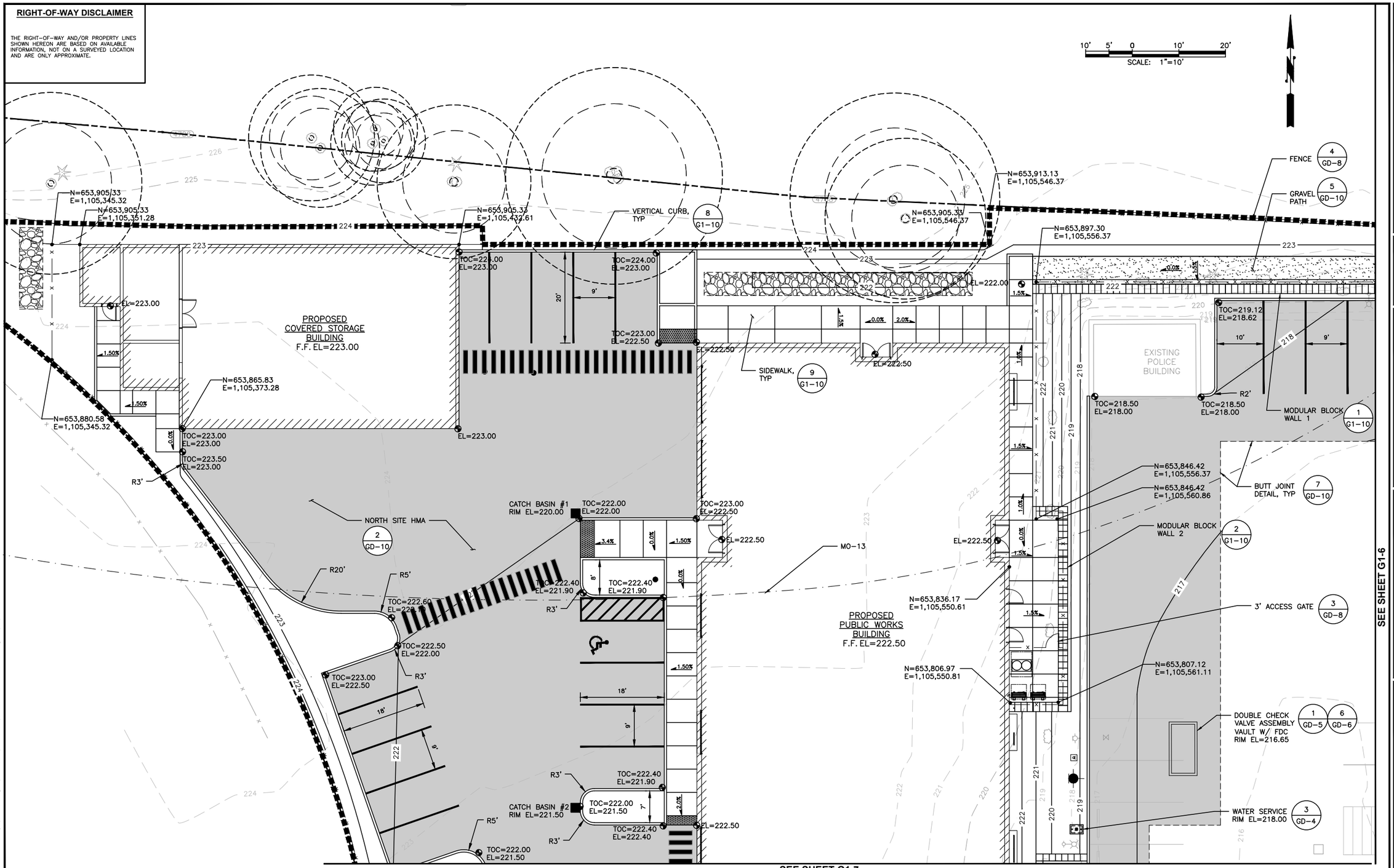

SEE SHEET G1-6

SEE SHEET G1-7

NOTES:

1. NUMERICAL CALL-OUTS REFER TO FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. SLOPE FINISHED GROUND AWAY FROM ALL STRUCTURES; SLOPE TO DRAIN.
3. PAVEMENT MARKINGS SHALL BE PER WSDOT SPECIFICATION 8-22.

PROPOSED GRADING PLAN

SCALE: 1"=10'-0"

0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. 1
OLYMPIA, WA 98502 • (360) 292-7481

DATE: FEB 2020
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

No.	REVISION	DATE	APPD
	91% SUBMITTAL		

DONALD C. J. MILLER
STATE OF WASHINGTON
45957
REGISTERED PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED GRADING PLAN

SHEET: G1-5
OF: 11

JOB NO.: 19233.00
DWG:G1_GRADING_SITE

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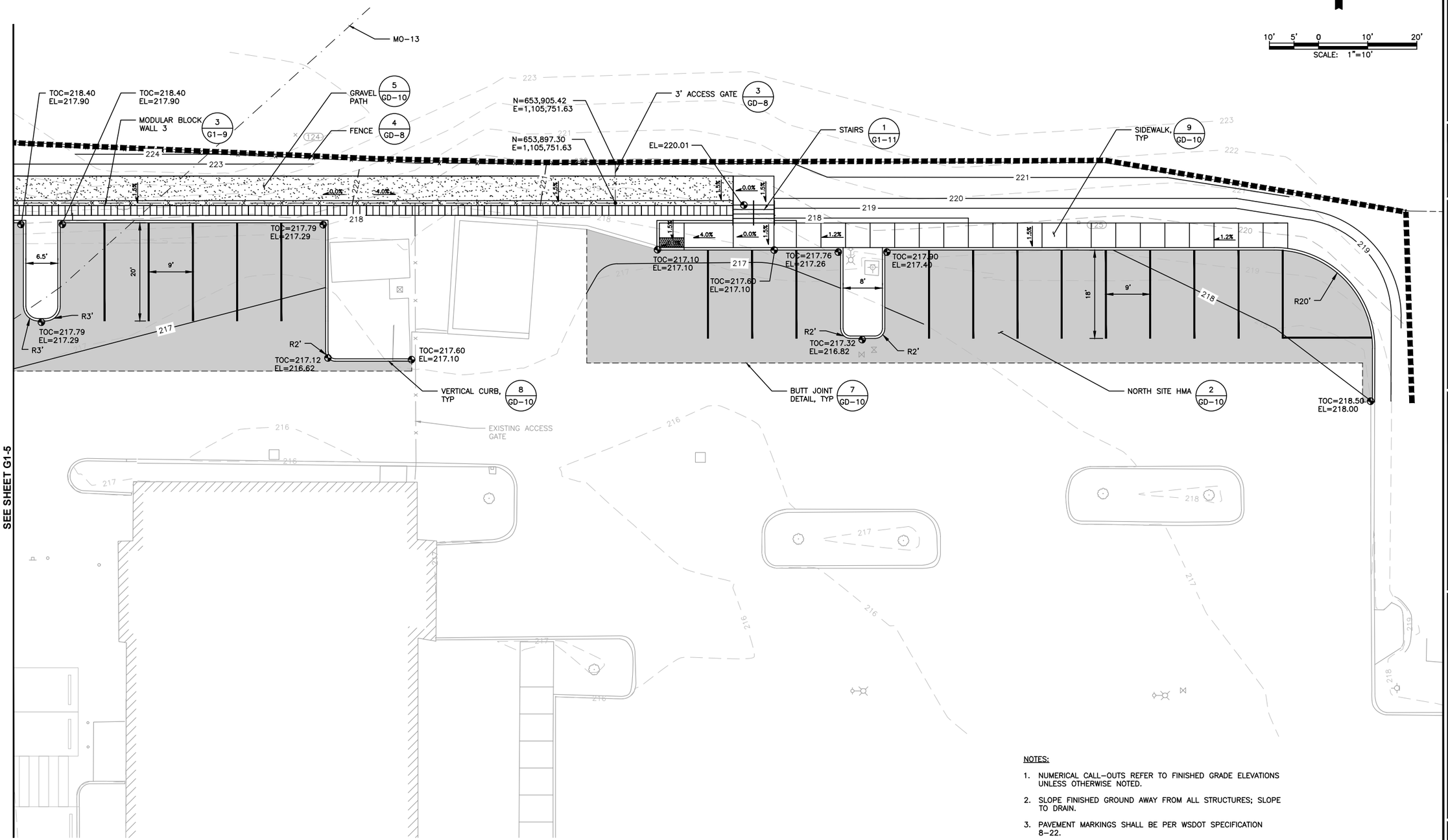

SEE SHEET G1-5

NOTES:

1. NUMERICAL CALL-OUTS REFER TO FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. SLOPE FINISHED GROUND AWAY FROM ALL STRUCTURES; SLOPE TO DRAIN.
3. PAVEMENT MARKINGS SHALL BE PER WSDOT SPECIFICATION 8-22.

PROPOSED GRADING PLAN

SCALE: 1"=10'-0"

0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. 1
OLYMPIA, WA 98502 • (360) 292-7481

DATE: FEB 2020
DRAWN: CDG
CHECKED: SLG
APPROVED: DJM

No.	REVISION	DATE	APPD
	91% SUBMITTAL		

DONALD C. J. MILLER
STATE OF WASHINGTON
45895
REGISTERED PROFESSIONAL ENGINEER

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED GRADING PLAN

SHEET: G1-6
OF: 11

JOB NO.: 19233.00
DWG:G1_GRADING_SITE

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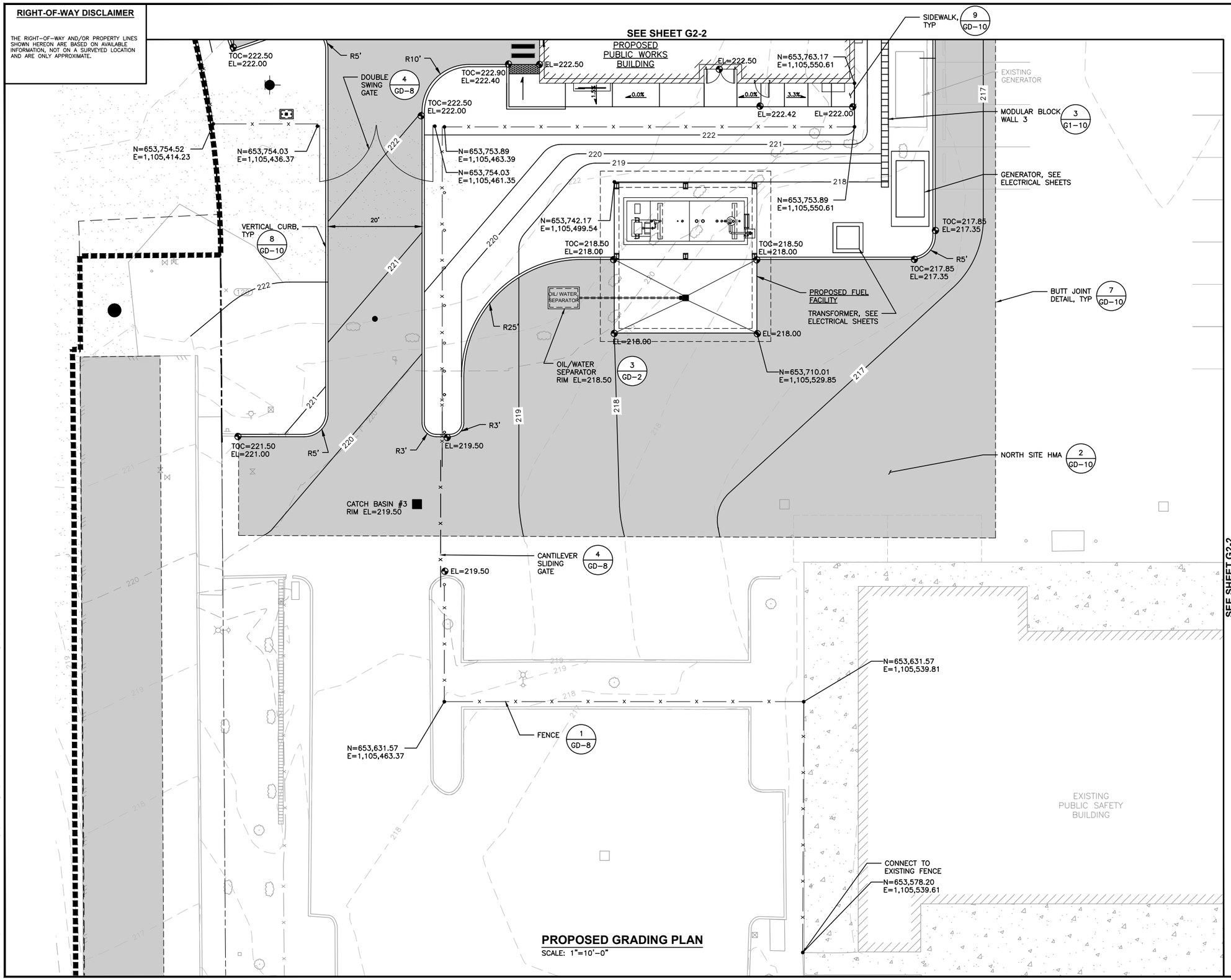

PROPOSED GRADING PLAN

SCALE: 1"=10'-0"

SEE SHEET G2-2

10' 5' 0 10' 20'

SCALE: 1"=10'

NOTES:

1. NUMERICAL CALL-OUTS REFER TO FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. SLOPE FINISHED GROUND AWAY FROM ALL STRUCTURES; SLOPE TO DRAIN.
3. PAVEMENT MARKINGS SHALL BE PER WSDOT SPECIFICATION 8-22.

0 1" 2"

TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Gray & Osborne, Inc.
CONSULTING ENGINEERS
2102 CARRIAGE DRIVE SW, BLDG. I
OLYMPIA, WA 98502 • (360) 292-7481

DATE: FEB 2020
DRAWN: CDG
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APPROVED: DJM

No.	REVISION	DATE	APPD
	91% SUBMITTAL		

DOMINIC J. MILLER, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 53878

CITY OF DUPONT
PIERCE COUNTY WASHINGTON

PUBLIC WORKS FACILITY

PROPOSED GRADING PLAN

SHEET: G1-7
OF: 11

JOB NO.: 19233.00
DWG:G1_GRADING_SITE

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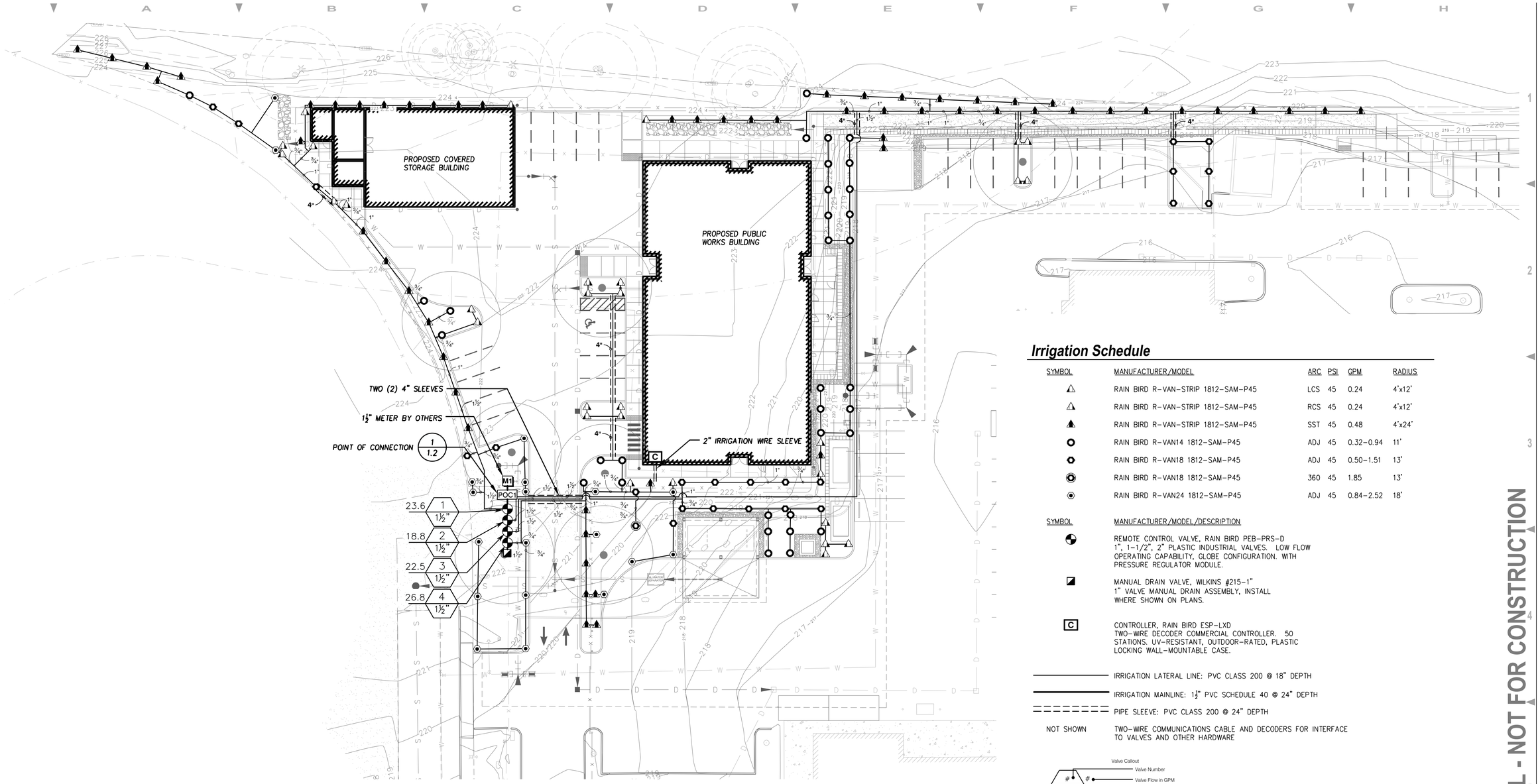
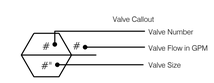


Irrigation Schedule

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	RAIN BIRD R-VAN-STRIP 1812-SAM-P45	LCS	45	0.24	4'x12'
	RAIN BIRD R-VAN-STRIP 1812-SAM-P45	RCS	45	0.24	4'x12'
	RAIN BIRD R-VAN-STRIP 1812-SAM-P45	SST	45	0.48	4'x24'
	RAIN BIRD R-VAN14 1812-SAM-P45	ADJ	45	0.32-0.94	11'
	RAIN BIRD R-VAN18 1812-SAM-P45	ADJ	45	0.50-1.51	13'
	RAIN BIRD R-VAN18 1812-SAM-P45	360	45	1.85	13'
	RAIN BIRD R-VAN24 1812-SAM-P45	ADJ	45	0.84-2.52	18'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE, RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.
	MANUAL DRAIN VALVE, WILKINS #215-1" 1" VALVE MANUAL DRAIN ASSEMBLY, INSTALL WHERE SHOWN ON PLANS.
C	CONTROLLER, RAIN BIRD ESP-LXD TWO-WIRE DECODER COMMERCIAL CONTROLLER. 50 STATIONS. UV-RESISTANT, OUTDOOR-RATED, PLASTIC LOCKING WALL-MOUNTABLE CASE.
	IRRIGATION LATERAL LINE: PVC CLASS 200 @ 18" DEPTH
	IRRIGATION MAINLINE: 1½" PVC SCHEDULE 40 @ 24" DEPTH
	PIPE SLEEVE: PVC CLASS 200 @ 24" DEPTH
NOT SHOWN	TWO-WIRE COMMUNICATIONS CABLE AND DECODERS FOR INTERFACE TO VALVES AND OTHER HARDWARE



Irrigation Improvements General Notes

1. CONTRACTOR IS REQUIRED TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER (1-800-424-5555) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
3. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
5. SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND PREVENT OVERSPRAY ONTO BUILDINGS AND/OR PAVEMENT (UNLESS SPECIAL CIRCUMSTANCES PREVAIL).
6. SPRINKLER HEADS FOR SHRUB AREAS ARE TO BE 12" POP-UP TYPE. SPRINKLER HEADS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL PIPING UNDER HARD SURFACES (INCLUDES CONCRETE, ASPHALT, CRUSHED GRAVEL) SHALL BE SLEEVED WITH 4" DIAMETER (UNLESS NOTED OTHERWISE) PVC CONDUIT EXTENDING THREE (3) FEET BEYOND HARD SURFACE EDGE. MARK ENDS WITH A ½" DIAMETER REBAR, 18" IN LENGTH. TOP OF REBAR TO BE 3" UNDER FINISH GRADE SOIL SURFACE. ALL SLEEVES UNDER HARD SURFACE SHALL BE STRAIGHT TO ALLOW FOR IRRIGATION PIPE REPLACEMENT.
8. COORDINATE IRRIGATION SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR. IRRIGATION SLEEVE INSTALLATION SHALL BE ACCOMPLISHED UNDER THIS CONTRACT.
9. PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES.
10. LOCATE ALL VALVES WITHIN ONE (1) FOOT OF THE MAINLINE.
11. FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
12. WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT 90 DEGREES.
13. IRRIGATION SITE PLAN IS SCHEMATIC. VALVES AND PIPING MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY. LOCATE ALL VALVES IN LANDSCAPE AREAS AND ROUTE PIPING THROUGH LANDSCAPE AREAS OR UNDER PAVEMENT WHERE SLEEVING IS INDICATED. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS AND DELIVER A FULLY OPERATIONAL SYSTEM.
14. ALL IRRIGATION STATIONS SHALL BE TIMED TO OPERATE BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.

Valve Schedule

NUMBER	SIZE	GPM
1	1-1/2"	23.6
2	1-1/2"	18.8
3	1-1/2"	22.5
4	1-1/2"	26.8
5	1-1/2"	24.7
6	1-1/2"	21.4

SCALE: 1"=20'

0' 10' 20' 30' 40'

811 Call 811 two business days before you dig

Attachment H46. Conceptual Public Works North and South Site Landscape and Irrigation Plans prepared by prepared by Robert W. Droll, Inc. dated March 4, 2020

90% REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

DuPont Public Works Facility

City of DuPont Public Works
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Landscape Architecture
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Urban Design
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STATE OF WASHINGTON ROBERT W. DROLL LICENSED LANDSCAPE ARCHITECT

PROJECT NO. 19052
DRAWING
DESIGNED BY RWD
DRAWN BY PM, AD, PV
CHECKED BY RWD

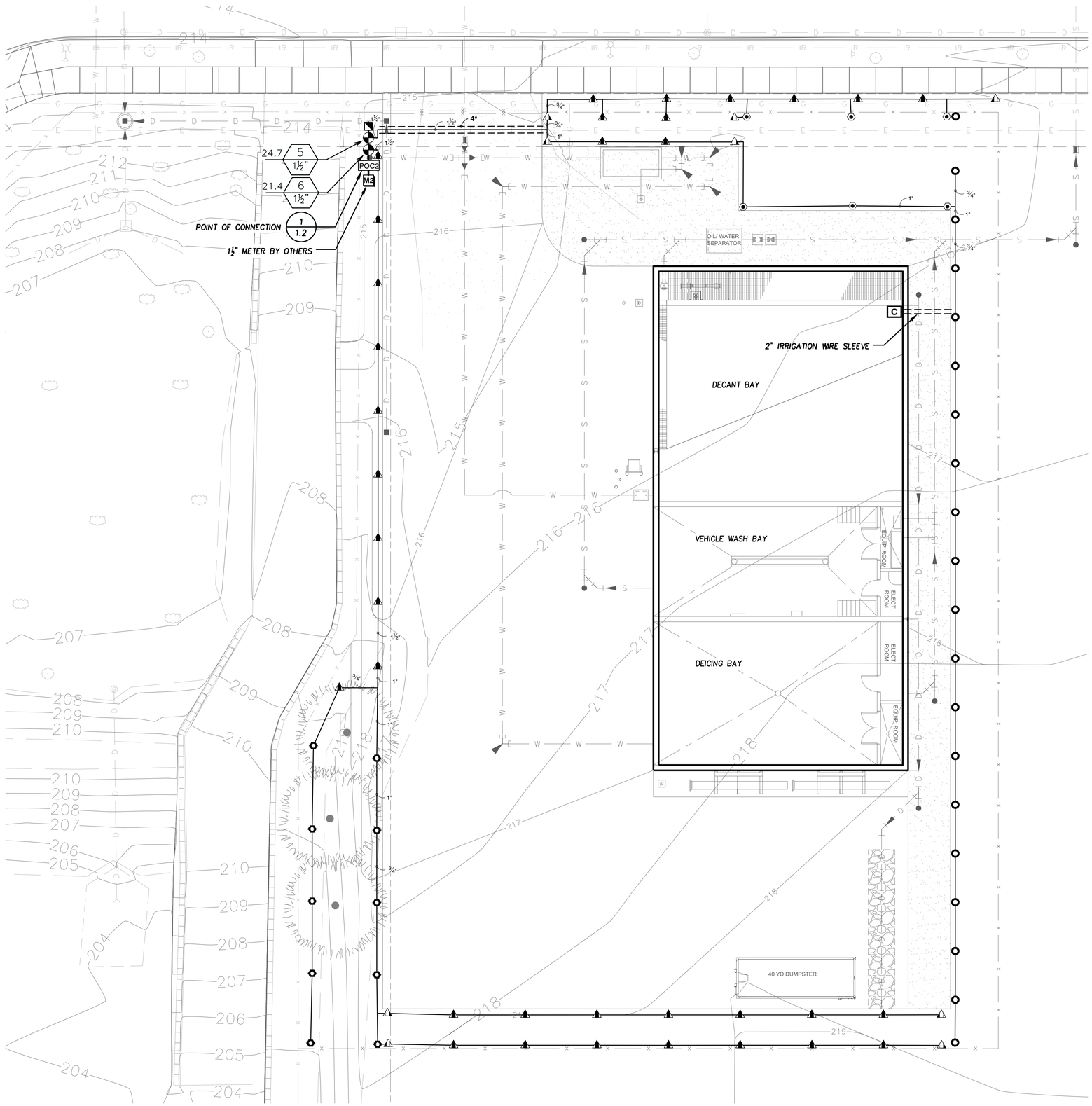
REVISION

DATE	CHANGE

DATE: MARCH 4, 2019

Irrigation Plan

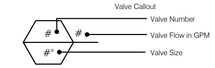
L1.0



Irrigation Schedule

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
△	RAIN BIRD R-VAN-STRIP 1812-SAM-P45	LCS	45	0.24	4'x12'
△	RAIN BIRD R-VAN-STRIP 1812-SAM-P45	RCS	45	0.24	4'x12'
△	RAIN BIRD R-VAN-STRIP 1812-SAM-P45	SST	45	0.48	4'x24'
○	RAIN BIRD R-VAN14 1812-SAM-P45	ADJ	45	0.32-0.94	11'
○	RAIN BIRD R-VAN18 1812-SAM-P45	ADJ	45	0.50-1.51	13'
○	RAIN BIRD R-VAN18 1812-SAM-P45	360	45	1.85	13'
○	RAIN BIRD R-VAN24 1812-SAM-P45	ADJ	45	0.84-2.52	18'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE, RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.
	MANUAL DRAIN VALVE, WILKINS #215-1" 1" VALVE MANUAL DRAIN ASSEMBLY, INSTALL WHERE SHOWN ON PLANS.
C	CONTROLLER, RAIN BIRD ESP-LXD TWO-WIRE DECODER COMMERCIAL CONTROLLER. 50 STATIONS. UV-RESISTANT, OUTDOOR-RATED, PLASTIC LOCKING WALL-MOUNTABLE CASE.
———	IRRIGATION LATERAL LINE: PVC CLASS 200 @ 18" DEPTH
═══	IRRIGATION MAINLINE: 1½" PVC SCHEDULE 40 @ 24" DEPTH
- - - -	PIPE SLEEVE: PVC CLASS 200 @ 24" DEPTH
NOT SHOWN	TWO-WIRE COMMUNICATIONS CABLE AND DECODERS FOR INTERFACE TO VALVES AND OTHER HARDWARE



Valve Schedule

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2	1-1/2"	18.8
3	1-1/2"	22.5
4	1-1/2"	26.8
5	1-1/2"	24.7
6	1-1/2"	21.4

SCALE: 1"=10'

0 5' 10' 15' 20'

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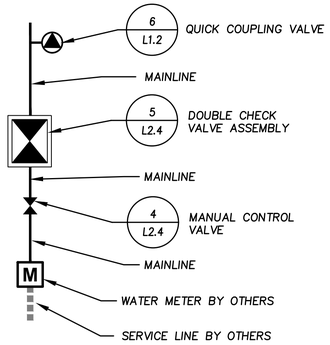
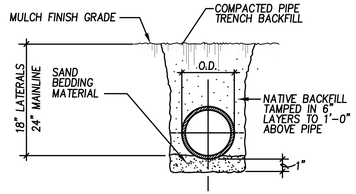
Irrigation Plan

L1.1



1 L1.2 Point of Connection (Schematic)

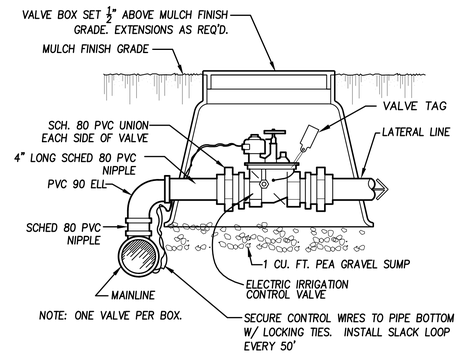
NOT TO SCALE



NOTE: IRRIGATION PIPE INSTALLED IN R.O.W. SHALL HAVE TRACER TAPE.

2 L1.2 Pipe Trench

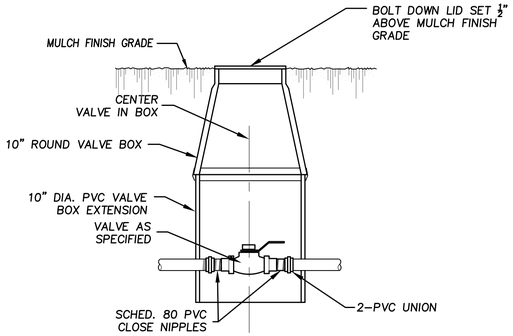
NOT TO SCALE



NOTE: ONE VALVE PER BOX.

3 L1.2 Remote Control Valve

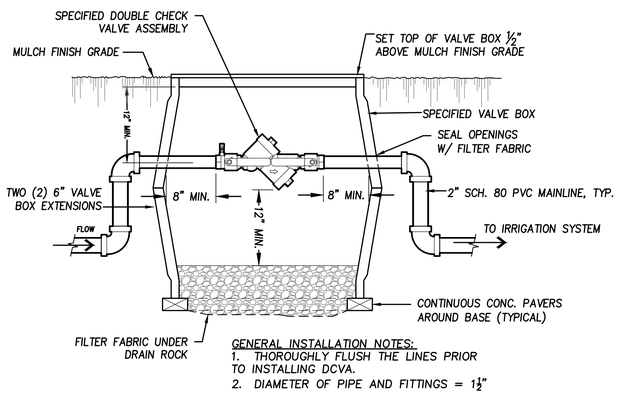
NOT TO SCALE



NOTE: SIZE ALL VALVE BOXES TO ALLOW SUFFICIENT ROOM FOR VALVE REPLACEMENT AND MAINTENANCE.

4 L1.2 Manual Control Valve

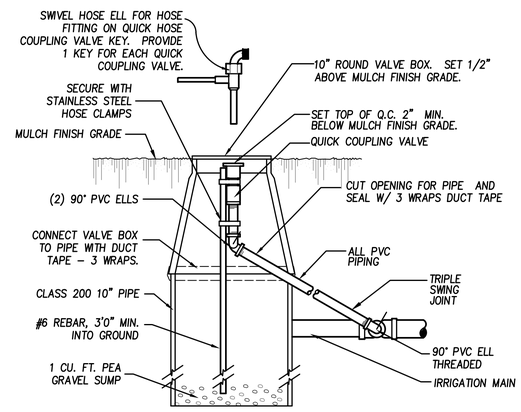
NOT TO SCALE



GENERAL INSTALLATION NOTES:
1. THOROUGHLY FLUSH THE LINES PRIOR TO INSTALLING DCVA.
2. DIAMETER OF PIPE AND FITTINGS = 1½"

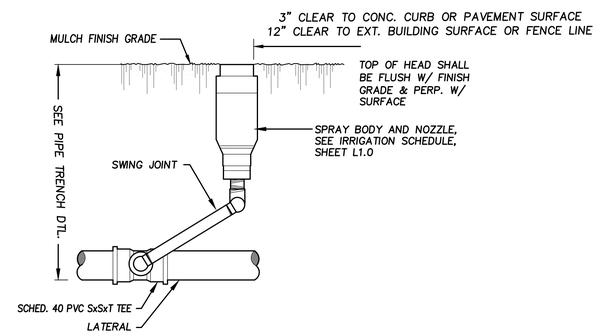
5 L1.2 Double Check Valve Assembly

NOT TO SCALE



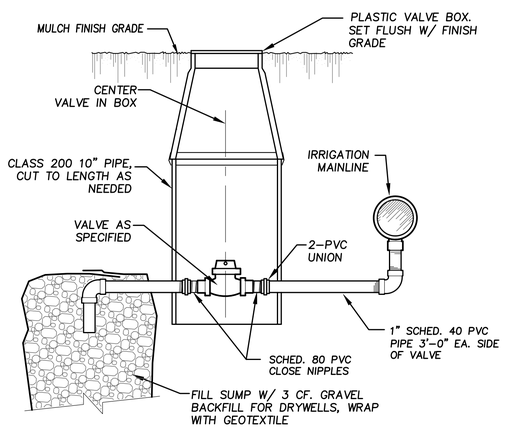
6 L1.2 Quick Coupling Valve

NOT TO SCALE



7 L1.2 Sprinkler Head Installation - Typ.

NOT TO SCALE



8 L1.2 Manual Drain Valve

NOT TO SCALE

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STATE OF WASHINGTON
ROBERT W. DROLL
LANDSCAPE ARCHITECT
REG. 539 EXP. 6/19/2019

PROJECT NO. 19052
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DRAWN BY PM, AD, PV
CHECKED BY RWD

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DATE	CHANGE

DATE: MARCH 4, 2019

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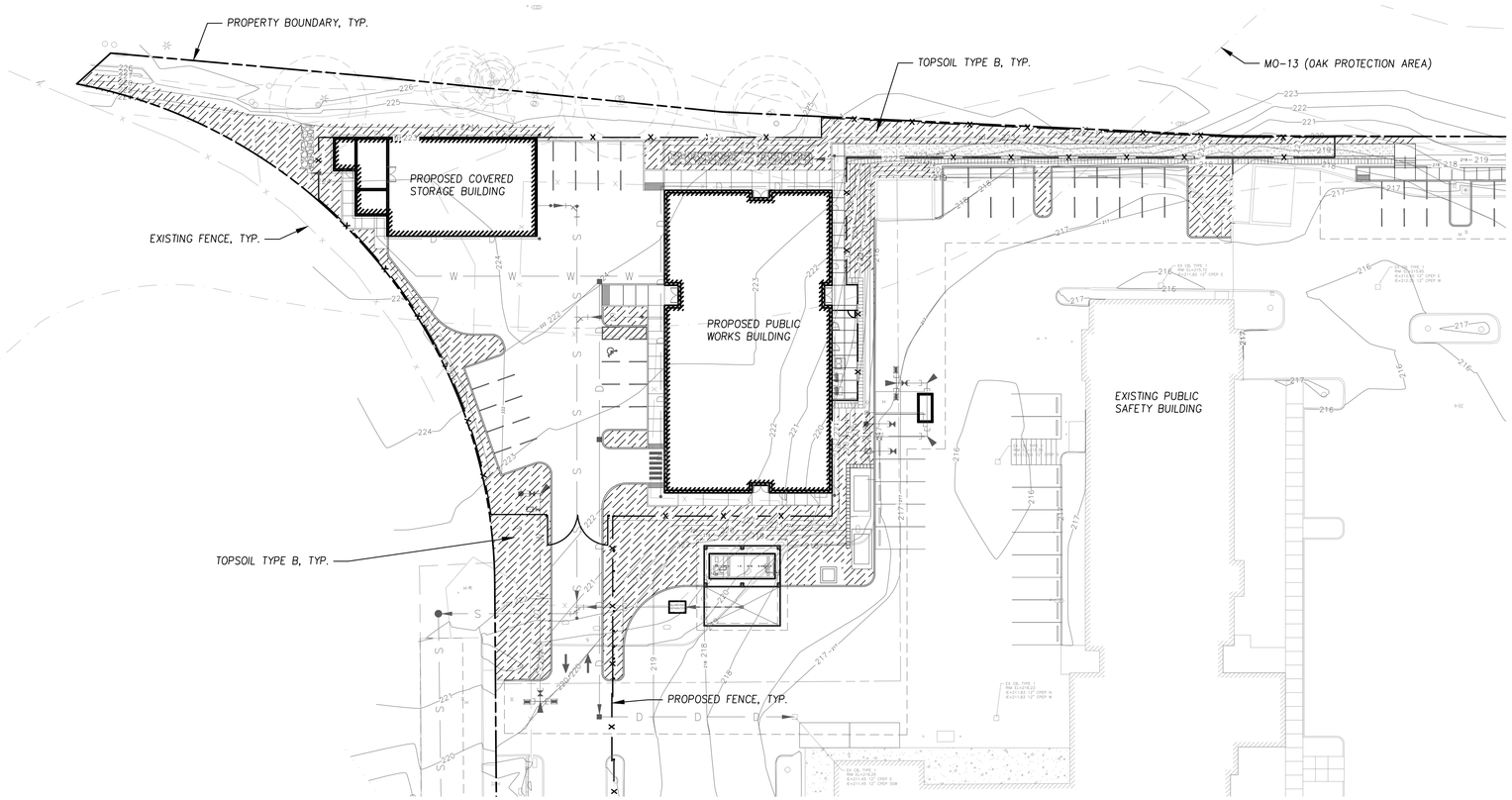
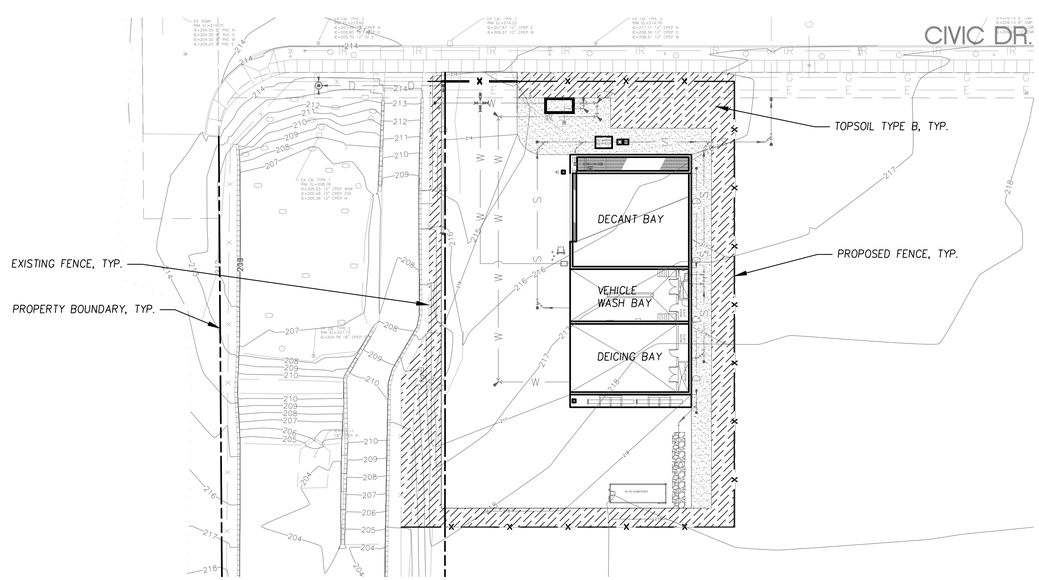
Irrigation Details

L1.2

Call 811 two business days before you dig



Public Works Facility - North Site



Public Works Facility - South Site

Topsoil Amendment

SYMBOL	DESCRIPTION	QTY
	1. SCARIFY SUBGRADE TO 12" DEPTH OVER ENTIRE PLANTING AREA 2. INSTALL 8" TOPSOIL TYPE B PER WSDOTSS 8-02.3(4)B 3. CONTRACTOR SHALL PLACE 3" OF FINE COMPOST PER WSDOTSS 9-14.4(8) OVER ALL PLANTING AREAS AND THOROUGHLY AND UNIFORMLY MIX/TILL INTO EXISTING TOPSOIL TO A DEPTH OF 8".	17,200 SF

NOTE:
1. QUANTITIES PROVIDED IS FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DERIVING OWN QUANTITIES.

SCALE: 1"=30'

0 15' 30' 45' 60'

Call 811 two business days before you dig

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STATE OF WASHINGTON ROBERT W. DROLL LS 530 EXP. 6/30/2019 LANDSCAPE ARCHITECT

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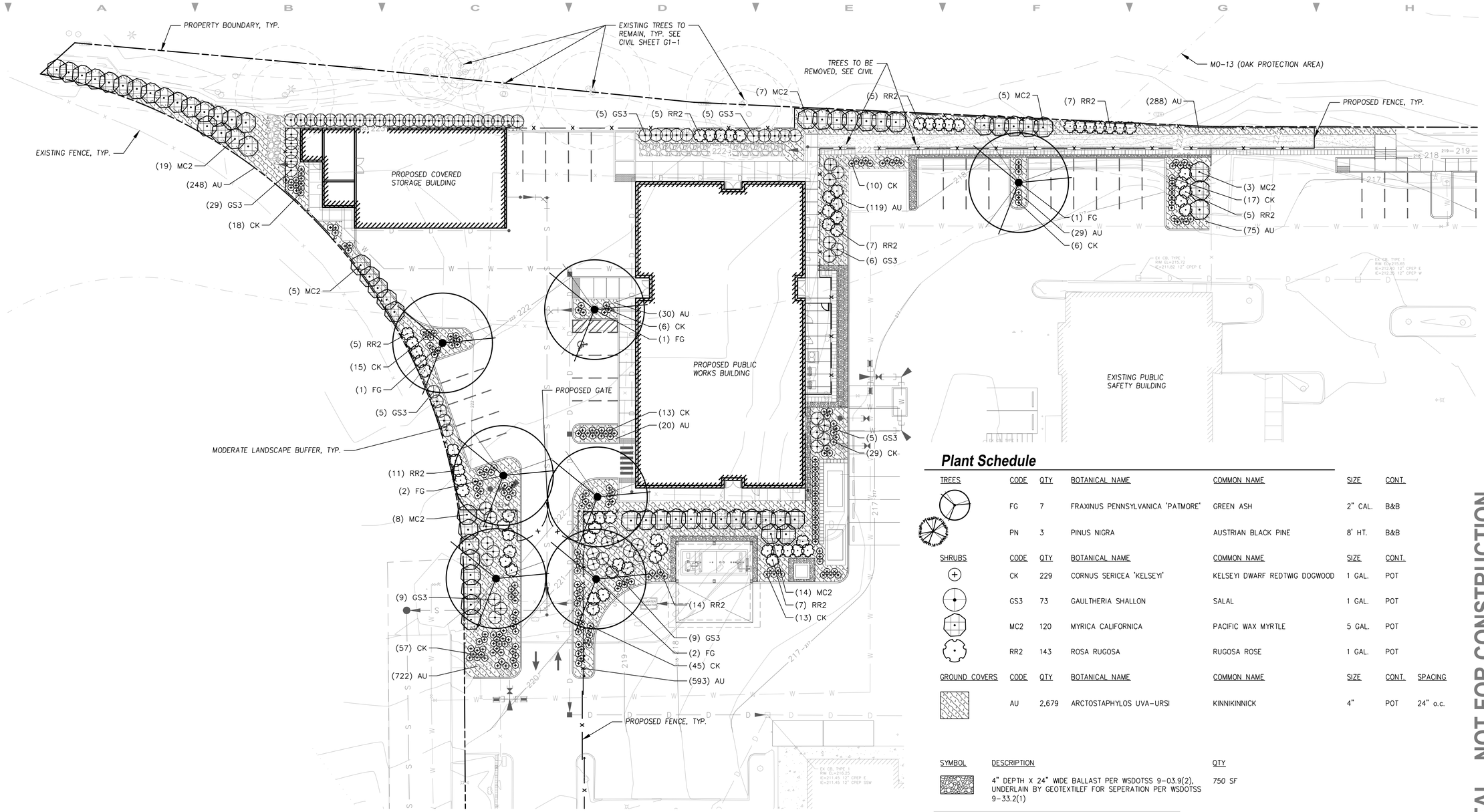
Topsoil Plan

L2.0



Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
	FG	7	FRAXINUS PENNSYLVANICA 'PATMORE'	GREEN ASH	2" CAL.	B&B
	PN	3	PINUS NIGRA	AUSTRIAN BLACK PINE	8' HT.	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
	CK	229	CORNUS SERICEA 'KELSEYI'	KELSEYI DWARF REDTWIG DOGWOOD	1 GAL.	POT
	GS3	73	GAULTHERIA SHALLON	SALAL	1 GAL.	POT
	MC2	120	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL.	POT
	RR2	143	ROSA RUGOSA	RUGOSA ROSE	1 GAL.	POT

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
	AU	2,679	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4"	POT	24" o.c.

SYMBOL	DESCRIPTION	QTY
	4" DEPTH X 24" WIDE BALLAST PER WSDOTSS 9-03.9(2), UNDERLAIN BY GEOTEXTILEF FOR SEPERATION PER WSDOTSS 9-33.2(1)	750 SF

NOTE:
1. QUANTITIES PROVIDED IS FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DERIVING OWN QUANTITIES.

Planting Improvements General Notes

1. ALL DISTURBED AREAS SHALL RECEIVE 3" MEDIUM BARK MULCH AFTER PLANTING PER WSDOTSS 8-02.3(11) AND 9-14.4

SCALE: 1"=20'

0' 10' 20' 30' 40'

Call 811 two business days before you dig

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DuPont Public Works Facility

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STATE OF WASHINGTON ROBERT W. DROLL REG. 5338 EXP. 6/10/2020 LANDSCAPE ARCHITECT

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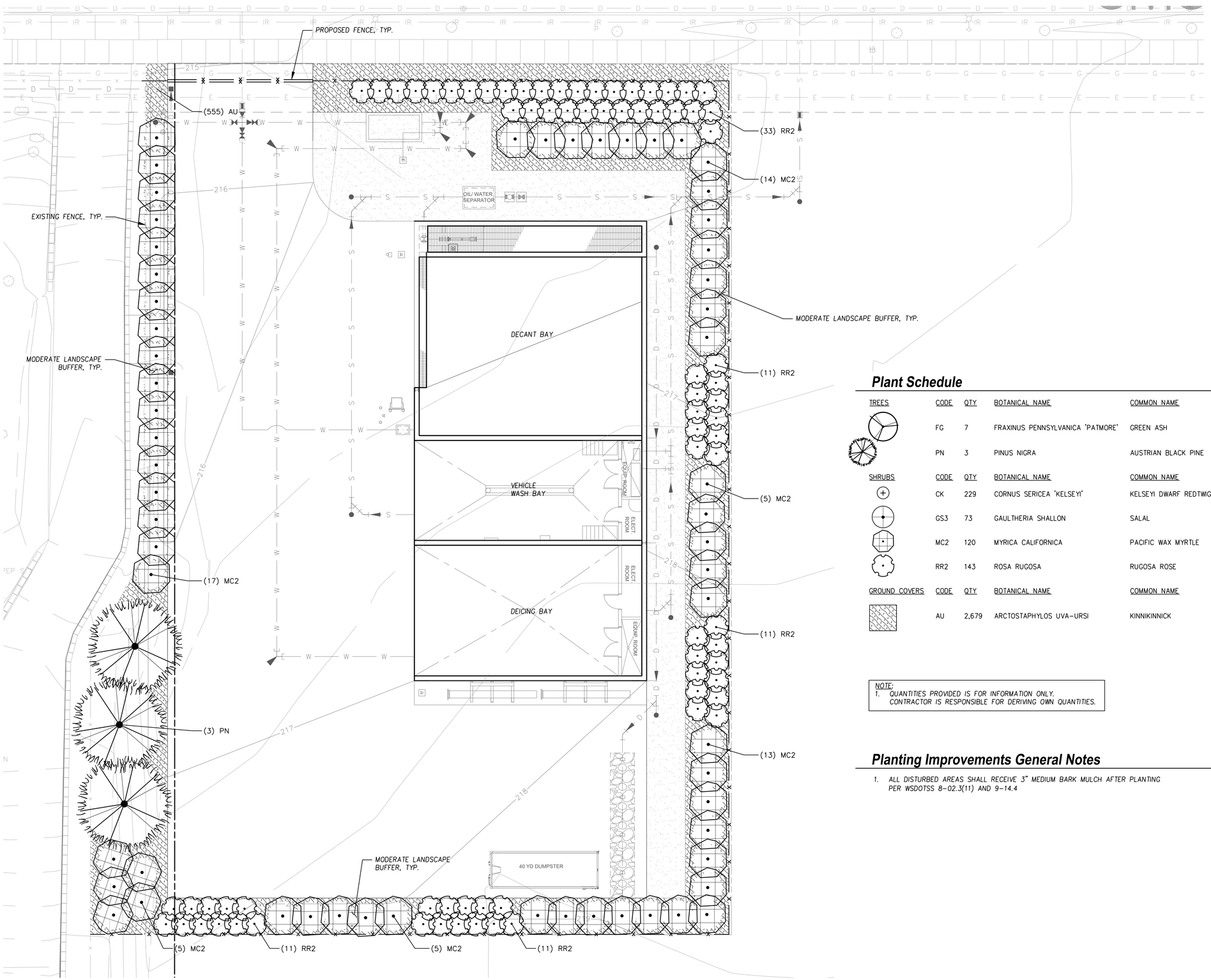
Planting Plan

L3.0



Plant Schedule

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	PN	3	PINUS NIGRA	AUSTRIAN BLACK PINE	8' HT.	B&B

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
	CK	229	CORNUS SERICEA 'KELSEYI'	KELSEYI DWARF REDTWIG DOGWOOD	1 GAL.	POT
	GS3	73	GAULTHERIA SHALLON	SALAL	1 GAL.	POT
	MC2	120	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL.	POT
	RR2	143	ROSA RUGOSA	RUGOSA ROSE	1 GAL.	POT

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
	AU	2,679	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4"	POT	24" o.c.

NOTE:
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Planting Improvements General Notes

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SCALE: 1"=10'

0 5' 10' 15' 20'

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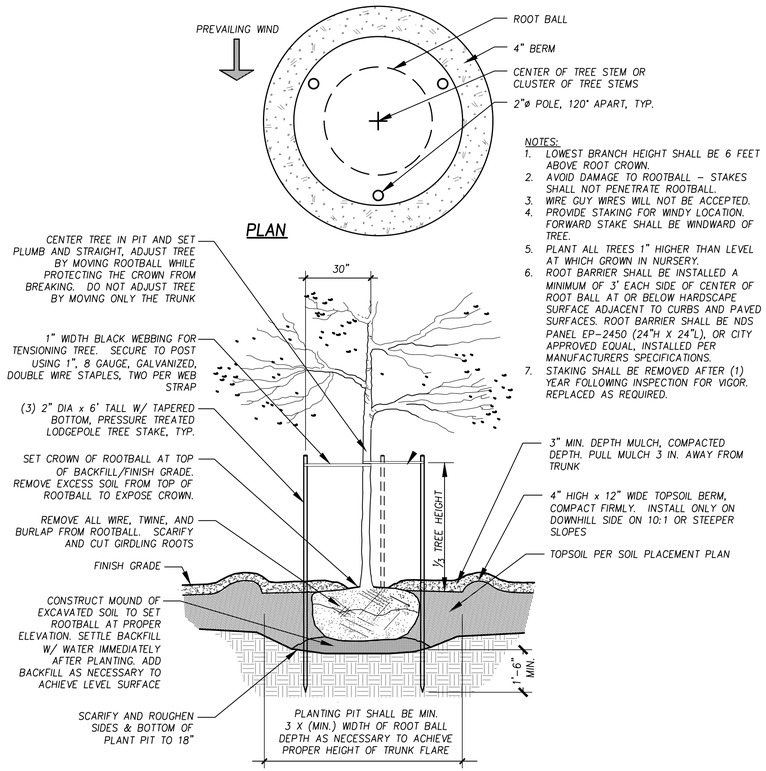
Planting Plan

L3.1

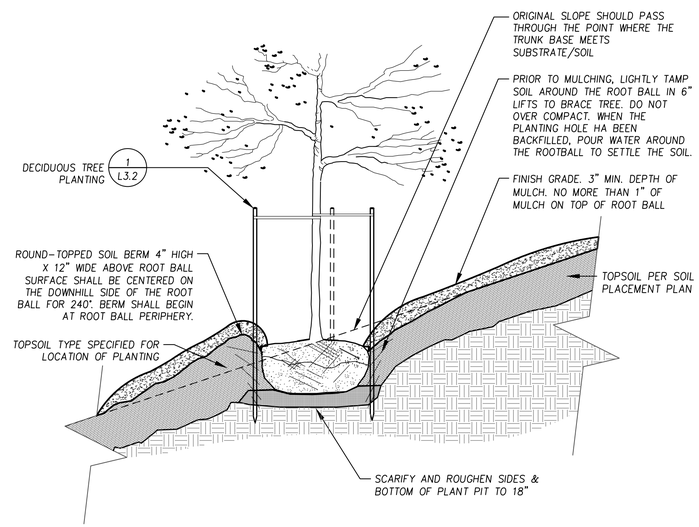


NOTES:

1. LOWEST BRANCH HEIGHT SHALL BE 6 FEET ABOVE ROOT CROWN.
2. AVOID DAMAGE TO ROOTBALL – STAKES SHALL NOT PENETRATE ROOTBALL.
3. WIRE GUY WIRES WILL NOT BE ACCEPTED.
4. PROVIDE STAKING FOR WINDY LOCATION. FORWARD STAKE SHALL BE WINDWARD OF TREE.
5. PLANT ALL TREES 1" HIGHER THAN LEVEL AT WHICH GROWN IN NURSERY.
6. ROOT BARRIER SHALL BE INSTALLED A MINIMUM OF 3' EACH SIDE OF CENTER OF ROOT BALL AT OR BELOW HARDSCAPE SURFACE ADJACENT TO CURBS AND PAVED SURFACES. ROOT BARRIER SHALL BE NDS PANEL EP-2450 (24"H X 24"L), OR CITY APPROVED EQUAL, INSTALLED PER MANUFACTURERS SPECIFICATIONS.
7. STAKING SHALL BE REMOVED AFTER (1) YEAR FOLLOWING INSPECTION FOR VIGOR. REPLACED AS REQUIRED.

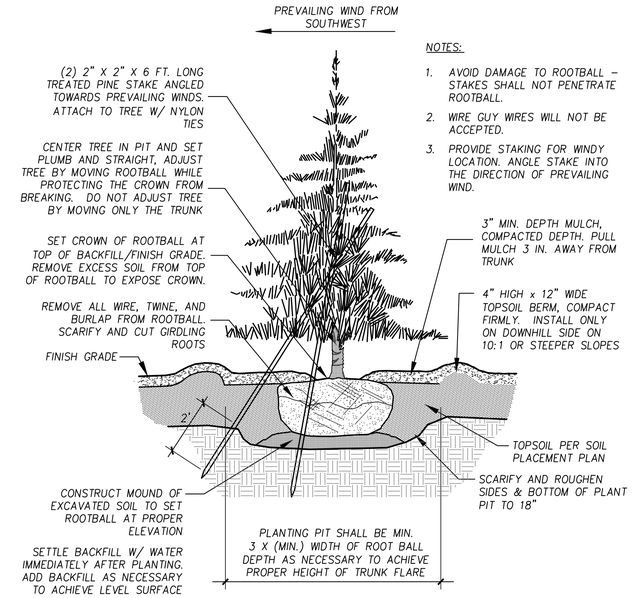
1 / L3.2 Deciduous Tree Planting

SCALE: 1"=1'-0"



2 / L3.2 Tree on Slope Planting

SCALE: 1"=1'-0"

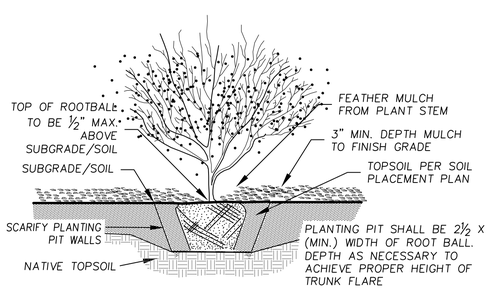


NOTES:

1. AVOID DAMAGE TO ROOTBALL – STAKES SHALL NOT PENETRATE ROOTBALL.
2. WIRE GUY WIRES WILL NOT BE ACCEPTED.
3. PROVIDE STAKING FOR WINDY LOCATION. ANGLE STAKE INTO THE DIRECTION OF PREVAILING WIND.

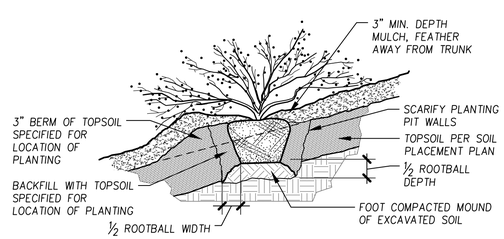
3 / L3.2 Conifer Tree Planting

SCALE: 1"=1-0"



4 / L3.2 Shrub Planting

SCALE: 1"=1'-0"



5 / L3.2 Shrub & Groundcover on Slope Planting

SCALE: 1"=1'-0"

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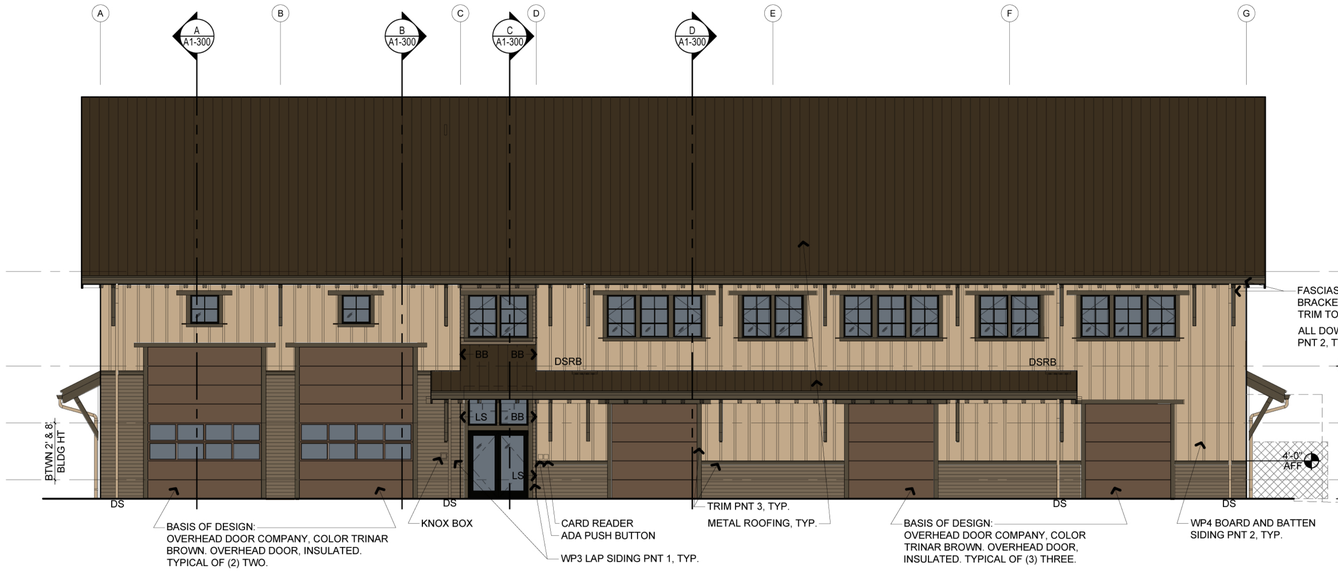
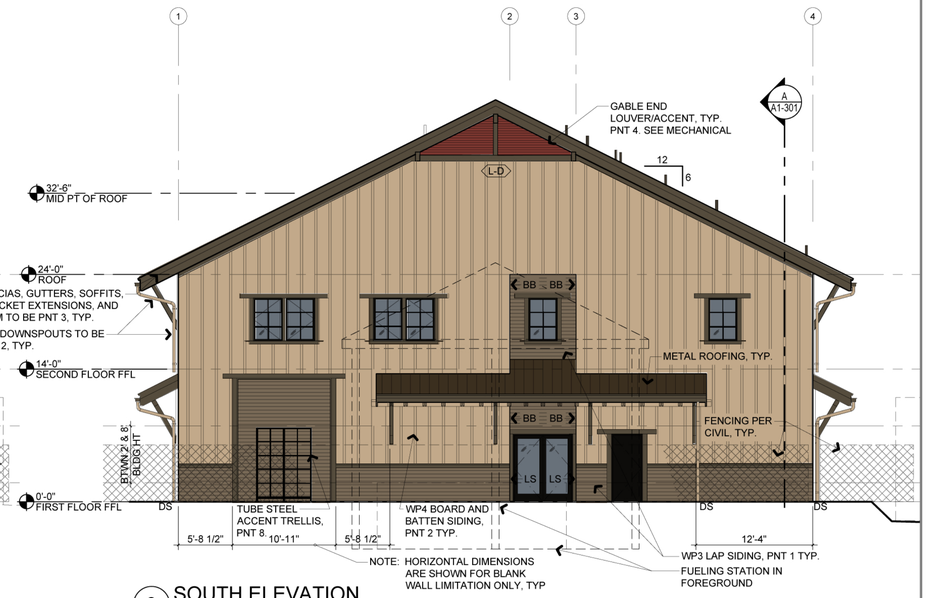
Planting Details

L3.2



4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

ACCENT COLOR CALCULATION: BLDG FACADE = 2,294 SF & PNT4 = 36 SF | 1.5% COVERAGE

ABBREVIATIONS

BB	WP4 BOARD AND BATTEN SIDING PNT 2 AT RECESSED FACE
DSRB	DOWNSPOUT TO ROOF BELOW
LS	WP3 LAP SIDING PNT 1 AT RECESSED FACE

ELEVATION NARRATIVE

DMC 25.70.070 ARCHITECTURAL BUILDING CHARACTER
(1) Design Intent. To create a collection of buildings that presents a unified character while allowing for the individual architectural expression of each building. The design character of an individual building should be compatible with (share similar features such as color, scale, massing and height) with its neighbors but may also include other features or characteristics that are different. Applicants shall demonstrate how proposed building are similar to or dissimilar from neighboring buildings.

THIS STRUCTURE RESPONDS TO ADJACENT BUILDINGS ON THE CAMPUS IN MATCHING CEMENTITIOUS SIDING TYPES, CREATING SIMILAR ARCHITECTURAL FEATURES THROUGH DETAILING IN BUILDING ELEMENTS, MATCHING ROOF MATERIAL, OUTRIGGERS, BRACKET EXTENSIONS, WINDOW SIZING AND DIVISIONS, AND EXTERIOR COLOR SELECTIONS.

THE FACADE PROVIDES ARTICULATION AT BUILDING ENTRANCES THROUGH THE LOWER ROOF PROJECTIONS, VARIED SIDING SELECTION, TRIM DETAILS AND ROOF BRACKET EXTENSIONS. THE LOWER ROOFS ENHANCE THE ENTRANCES BY REPEATING BUILDING DESIGN ELEMENTS SUCH AS THE OUTRIGGERS AND BRACKET EXTENSIONS, WHICH BREAK UP THE FACADE AND HELPS ACHIEVE PEDESTRIAN SCALE.

ADDITIONALLY, IN SELECT AREAS ARCHITECTURAL FEATURES HAVE BEEN ADDED AROUND THE BUILDING THROUGH THE USE OF THE ACCENT TRELLIS. THE TRELLIS DESIGN INCORPORATES THE SCALE AND DIVISION OF THE WINDOW PATTERNING IN THE BUILDING, TO THE PAINTED TUBE STEEL FRAME.

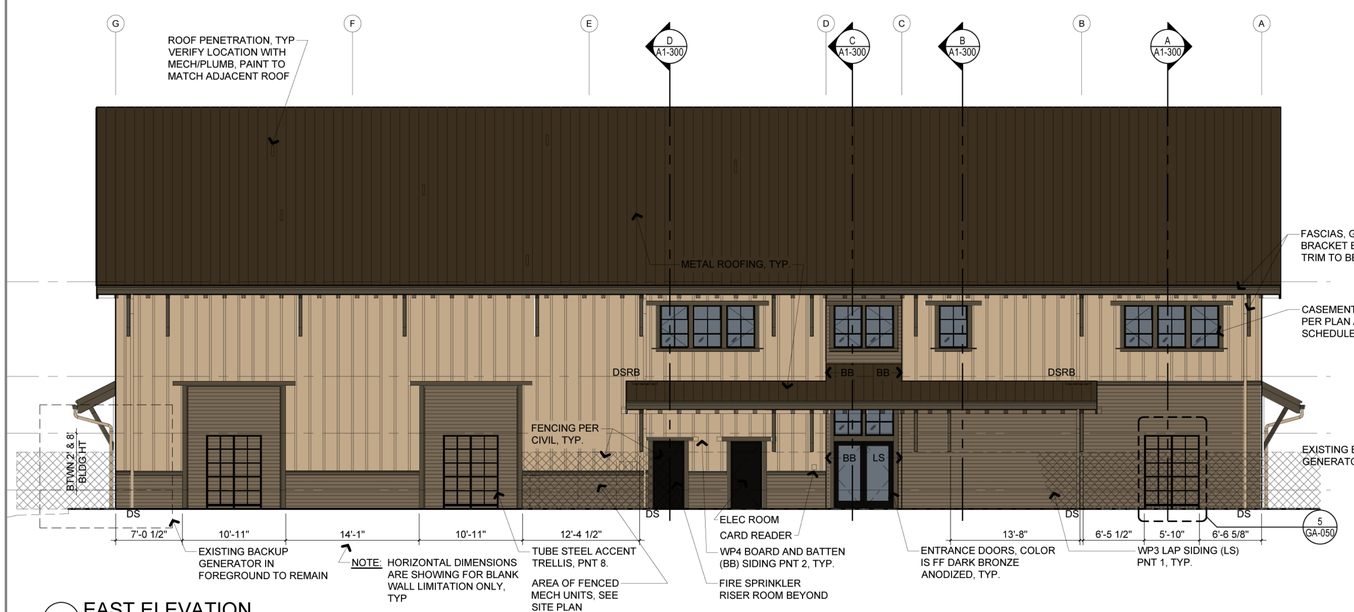
Blank walls more than 15 feet in length, and between 2 feet and 8 feet in elevation height, without a window, entry, architectural feature, or modulation should not face public open spaces, street rights-of-way, and parking lots.

WALLS MORE THAN 15 FEET IN LENGTH BETWEEN 2 FEET AND 8 FEET HAVE EITHER MODULATION, ENTRIES, OR ARCHITECTURAL FEATURES.

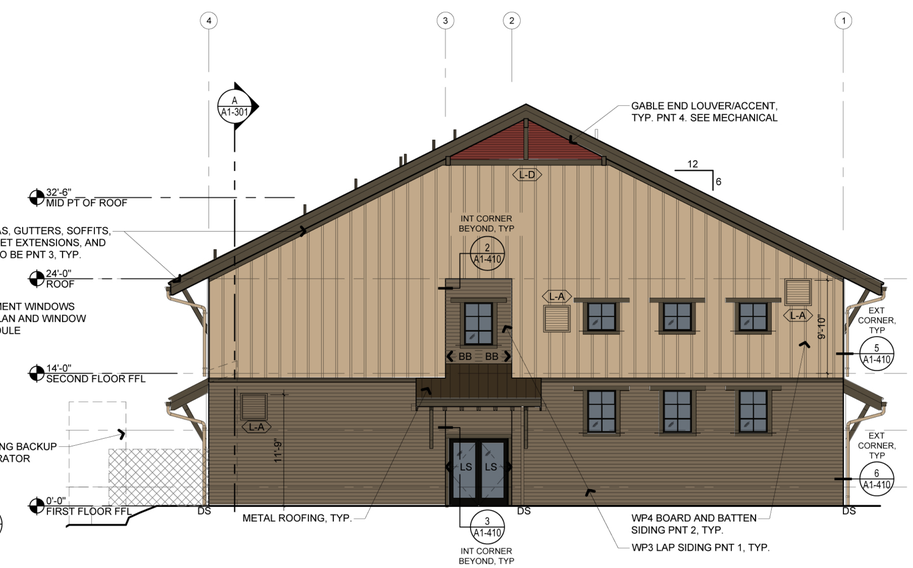
THE THIS BUILDING IS NOT INTENDED FOR PUBLIC USE BUT RATHER FOR THE PUBLIC WORKS DEPARTMENT AND THEIR DAY-TO-DAY OPERATIONS.

ELEVATION NOTES

1. EXTERIOR PAINT BASIS OF DESIGN SHERWIN-WILLIAMS:
   - PNT 1 - SW6152 SUPERIOR BRONZE
   - PNT 2 - SW7539 CORK WEDGE
   - PNT 3 - SW7055 ENDURING BRONZE
   - PNT 4 - SW6328 FIREWEED (ACCENT)
   - PNT 5 - INTERIOR
   - PNT 6 - INTERIOR
   - PNT 7 - SW7069 IRON ORE (DOOR FRAMES/DOORS)
   - PNT 8 - SW7069 IRON ORE (RAILING/TUBE STEEL)
2. SHEEN: CASHMERE PEARL
3. SEE SHEET A1-700 FOR ADDTIONAL PAINT NOTES
4. ACCENT PAINT (PNT 4) COVERAGE:
   - 4.1. SOUTH & NORTH ELEVATIONS = 2,294 SF OF BLDG FACADE, ACCENT PNT COVERS 36 SF OF EA. FACADE AT 1.5%
5. ROOFING BASIS OF DESIGN AEP SPAN
   WIDE BATTEN METAL ROOFING
   SIZE: 13 1/4" PANEL
   COLOR: COOL WEATHERED COPPER
   NOTE - GC TO MATCH EXISTING ON-SITE METAL ROOFING RIB SPACING AND COLOR, TYPICAL.
6. WINDOW BASIS OF DESIGN MARVIN
   ESSENTIAL
   COLOR: BRONZE (INTERIOR/EXTERIOR)
7. EXTERIOR SIDING BASIS OF DESIGN (WP3 & WP4)
   JAMES HARDIE
   WP3 - ARTISAN SIDING (LAP) WITH 4" EXPOSURE
   WP4 - HARDIEPANEL VERTICAL SMOOTH SIDING WITH BATTEN BAORDS (BOARD AND BATTEN), 2.5" EXPOSURE
8. OVHERHEAD DOOR BASIS OF DESIGN
   OVERHEAD DOOR COMPANY, SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
9. SEE ELEVATIONS FOR ACCENT COLOR CALCULATIONS, TYP.



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

ACCENT COLOR CALCULATION: BLDG FACADE = 2,294 SF & PNT4 = 36 SF | 1.5% COVERAGE

Attachment H47. Public Works Building Colored Elevations prepared by Tovani Hart dated March 4, 2020

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

DATE: JAN. 2020
DRAWN: JL/JZ/GZ
CHECKED: SB/TH
APPROVED: TH

91% SUBMITTAL

No.	REVISION	DATE	APPD

TOVANI HART
1700 WESTERN AVE. S.
OLYMPIA, WA 98501
(360) 352-1465
www.tovanihart.com

CITY OF DUPONT
PIERCE COUNTY WASHINGTON
PUBLIC WORKS FACILITY
1700 Civic Dr. DuPont, WA 98327
EXTERIOR ELEVATIONS

SHEET: A1-200
OF: X

JOB NO.: project number
DWG:A1-200 EXTERIOR ELEVATIONS

T:\2018-049 Dupont Public Works\CAD\SHEET FILES\A1-200 EXTERIOR ELEVATIONS.dwg, 3/4/2020 11:06 AM, SAVANNAH BLAIR

July 9, 2019

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

Project: DuPont Public Works Facility – North Site, AHBL No. 2150057.86
Subject: Pre Application Comments
PLNG2019-021

Dear Mr. Wilson:

On June 11, 2019, AHBL, Inc. received a submittal packet regarding the above-subject project. The packet included the following:

- City of DuPont Pre-Application Review Form
- Preliminary Site Plan by Gray & Osborne, Inc. (dated June 10, 2019)

The proposed development appears to include design and construction of a new 16,000-square foot office, 2,920-square foot covered vehicle storage building, 2,112-square foot covered fueling station, and associated parking, landscape, and utilities.

We have reviewed this information for compliance with the current City of DuPont standards, codes, and policies, and have the following comments:

1. A site plan shall be provided, which includes the identification of all easements and encumbrances of the subject properties from any recorded documents. The width, type, and Pierce County Recording No. of all easements identified in the Title Report shall be shown and labeled on the Plans (e.g., 10' Storm Drainage Easement — Recording No. 12345).

2. There are existing City landscape and irrigation improvements on the Civic Drive and Center Drive frontage of this property. Maintenance of these improvements, if retained, would become the Applicant's responsibility. The Applicant would be responsible for abandoning and/or reconfiguring these improvements to serve the site.

3. Per the City Street Standards, any substandard curb ramps along street frontage shall be upgraded to current ADA requirements and City Standards. A right-of-way permit will be required for the construction of any improvements within the right-of-way.

4. A traffic impact analysis (TIA) will be required. The scope of the traffic study shall be coordinated with the City's Transportation Engineer, Maryanne Zukowski, PE of PH Consulting at (253).267.8998 / maryanne@phtraffic.com.

5. The site plan shall include supplemental exhibits to demonstrate that the City Fire Department's large apparatus can navigate the site (lane width, radius), including access to fire department connections (FDCs) and hydrants. The Fire Department will confirm the adequacy of vehicle access points.

Attachment H48. City of DuPont Engineering Department comment letters dated July 9, 2020, October 18, 2019, and March 26, 2020

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

TACOMA
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL
www.ahbl.com

6. A parking lot lighting plan, including a photometric exhibit showing the lighting levels within the parking lot, will be required for the proposed project. Lighting shall conform to the requirements of DuPont Municipal Code (DMC) 25.70.070 (12).

7. The Applicant shall submit a preliminary utility plan identifying the existing and proposed water, storm, and sewer systems, to allow the City to determine the feasibility of the site layout. The utility plan shall include the pipe sizes, routing, proposed points of connection for the utilities, and location for the FDCs and hydrants. City Geographic Information System (GIS) information for the City's water and stormwater system are available upon request.

8. All relevant City Standard Details for street, storm drainage, and water construction shall be provided in the plan set submitted for construction review.

9. ADA pedestrian access shall be provided from the street to the proposed building.

10. The Applicant shall obtain a copy of the City's Water Availability Form, complete the top half, including the estimated peak day water usage in gallons per day, and submit the form to the City for review and approval. Project Water Usage under Part A shall reflect the estimated peak day water usage in gallons per day.

11. Separate water connections with backflow prevention devices will be required for domestic, fire, and irrigation. Such devices shall be located in underground vaults with easements granted to the City of DuPont for access. The locations of the meters and backflow devices for the water service connections (i.e., domestic, fire, and irrigation) should be shown and labeled for review of site feasibility. Meter sizing calculations will be required for domestic and fire water services.

12. The proposed layout of the water system for the property shall include the proposed fire hydrant locations, sizes of proposed mains, and proposed points of connection to the existing water system. Upon receipt of this information, we can update the City's Water System Model and provide information for both static pressure and available fire flow for the property. City water mains, if any, shall be looped to existing water mains.

13. A minimum of one fire hydrant per 1,250 gallons per minute of required fire flow shall be provided within 150 feet of the proposed building. The Applicant shall confirm the required fire flow with the City Fire Department and identify the existing and proposed fire hydrants to meet this requirement.

14. All water mains and appurtenances to be owned and operated by the City, up to and including water meters, backflow assembly vaults, and fire hydrants, shall be located in 15-foot-wide easements dedicated to the City.

15. A Stormwater Site Plan, in accordance with the 2012 Department of Ecology (DOE) *Stormwater Management Manual for Western Washington*, with 2014 amendments, will be required for this project. Infiltration of rooftop areas shall be used where feasible.

16. The City's Stormwater System Development Charge (SDC) will apply to the proposed development. The SDC is $1,000 per 1,900 square feet of impervious surface.

17. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control (TESC) Plan shall be prepared for the project. The project activities shall comply with the requirements of the DOE National Pollutant Discharge Elimination

System (NPDES) general permit for stormwater discharges associated with construction activity.

18. A drain shall be provided for the covered fueling station, which shall be directed to sanitary sewer and routed through an oil-water separator. Applicant shall provide sizing calculations for oil-water separator. Connection to storm will not be allowed.

19. Fuel storage tanks shall be enclosed by a concrete containment wall with a drain. Applicant shall provide sizing calculations for containment area and volume, and structural calculations for wall sizing. Containment area shall have a drain with a closed valve, directed to sanitary sewer, for spill containment and periodic maintenance.

20. Prior to final acceptance of this project, the applicant will be required to execute an Agreement for Inspection and Maintenance of Privately Maintained Storm Drainage Facilities. The Agreement should be provided after construction of the storm drainage system to reflect "as-built" conditions. A copy of the form of the agreement is included in the City Street Standards.

21. Documentation of Pierce County Public Works and Utilities approval of the sanitary sewer system for this project will be required. Landscape and irrigation plans that demonstrate compliance with the DMC and current City of DuPont Public Works Standards shall be submitted for review and approval. The Applicant will be required to demonstrate compliance with the substantive requirements identified in DMC Chapter 25.90 Landscaping. The irrigation of the landscaping shall meet the requirements of DMC 25.90.040. Documentation that the requirements will be met shall be added to the landscape and irrigation plans for land use approval.

22. Prior to final approval of the project, as-builts and GIS documentation will be required, in accordance with DMC Chapter 24.10 and Ordinance No. 97-559.

Thank you for the opportunity to provide these comments. If you have any questions, please call me at (253) 383-2422.

Sincerely,

Adam C. Braun, PE
Project Manager

ACB/lsk

c: Gus Lim, Bill Anderson, Scott Hein, Mike Turner - City of DuPont
Lisa Klein - AHBL

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October 18, 2019

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

Project: DuPont Public Works Facility – North Site, AHBL No. 2150057.86
Subject: Land Use Permit Comments, PLNG2019-024

Dear Mr. Wilson:

On August 23, 2019, AHBL, Inc. received a submittal packet regarding the above-subject project. The packet included the following:

- City of DuPont Land Use Application Form
- Subdivision Guarantee prepared by First American Title Insurance Company
- Draft Geotechnical Report by PanGeo Incorporated
- Soil Sampling Report by Urban Environment Partners, LLC
- Stormwater Design Analysis Memo by Gray & Osborne, Inc, dated August 12, 2019
- Preliminary Plans by Gray & Osborne, Inc, including Site Plan, Landscaping, Grading, and Piping plans

The proposed development appears to include a 14,700-square foot building, a 3,400-square foot covered storage area, and a 2,100-square foot fueling station.

We have reviewed this information for compliance with the current City of DuPont standards, codes, and policies, and have the following comments:

1. This review covers the civil drawings as they relate to the site plan only. Architectural, Structural, Mechanical, and Electrical drawings are subject to additional review as part of the Building Permit process.

2. A site plan shall be provided that includes the identification of all easements and encumbrances of the subject property from any recorded documents. The width, type, and Pierce County recording numbers of all easements identified in the title report shall be shown and labeled on the plans (e.g., 10-Foot Storm Drainage Easement — Recording No. 12345). The site plan included in this submittal does not identify any easements.

3. All relevant City Standard Details for street, storm drainage, and water construction shall be provided in the plan set submitted for construction review.

4. The site plan shall include supplemental exhibits to demonstrate that the City of DuPont Fire Department's large apparatus can navigate the site (lane width, radius), including access to fire department connections (FDCs) and hydrants. The Fire Department will confirm the adequacy of vehicle access points.

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

TACOMA
2215 North 30th Street
Suite 300
Tacoma, WA 98403-3350
253.383.2422 TEL
www.ahbl.com

5. For final construction review, a parking lot lighting plan, including a photometric exhibit showing the lighting levels within the parking lot, will be required for the proposed project. Lighting shall conform to the requirements of DuPont Municipal Code (DMC) 25.70.070 (12).

6. ADA pedestrian access shall be provided from the street to the proposed building. The grading plan provided does not provide enough detail to determine if the proposal meets ADA requirements.

7. Provide a signed copy of the water availability form. The City will complete and sign the form once a signed copy is received.

8. Show pipe size and material of all pipes shown on the piping plan. Include arrows to show direction of flow.

9. The applicant shall confirm whether the proposed covered storage building requires a fire sprinkler system.

10. All buildings with fire sprinklers require an FDC and a DDCV. Show and label the FDCs and DDCVs on the plans.

11. Fire hydrants should be connected directly to the main with a 6-inch DI pipe. The hydrant proposed at the southwest corner of the building appears to connect off building service lines.

12. A minimum of one fire hydrant per 1,250 gallons per minute of required fire flow shall be provided within 150 feet of the proposed building. It does not appear that this requirement is met for the covered storage building. The applicant shall confirm the required fire flow with the City Fire Department and identify the existing and proposed fire hydrants to meet this requirement.

13. For buildings two stories or taller, hydrants must be located a minimum of 50 feet away from the building per the IFC.

14. Confirm whether the irrigation system for the new landscaping will be connected to the existing irrigation system for the adjacent site. If the applicant does not connect to the existing irrigation system, a separate meter is required for irrigation per Section 8.4.1.3 of the City of DuPont Public Works Standards.

15. Because the proposed development is a City-owned facility, easements are not required for the water mains onsite.

16. A Stormwater Site Plan, in accordance with the 2012 Department of Ecology (DOE) *Stormwater Management Manual for Western Washington*, with 2014 amendments, will be required for this project for final construction review. Include the stormwater report from the 2009 project as an appendix to this report.

17. As the proposed development is a City-owned facility, the City's Stormwater System Development Charge (SDC) does not apply to the proposed project.

18. A Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control (TESC) Plan shall be required as part of the Stormwater Site Plan. The project activities shall comply with the requirements of the DOE National Pollutant Discharge Elimination System (NPDES) general permit for stormwater discharges associated with construction activity.

19. The Stormwater Analysis Memo states that a WWHM model confirms that the infiltration pond is adequately sized for the existing and proposed developments. Include these calculations with the Stormwater Site Plan.

20. Biofiltration swales require residence time in the swale for the vegetation to remove pollutants. This residence time will not be achieved in soils with high infiltration rates, so an impermeable liner is required in these situations. Confirm with the records from the 2009 project that a liner was included as part of the biofiltration swale construction.

21. Section 7.3.1 of the City of DuPont Public Works Standards requires 12-inch pipe for all storm drainage mains that will be dedicated to the City. While the pipes onsite are not in a public right-of-way, they will be owned and maintained by the City. The applicant should consider using a 12-inch minimum pipe size for all storm drainage mains.

22. The Stormwater Analysis Memo indicates that the pond and water quality facility were sized to include a potential commercial development east of the south site, but then states that it is intended that these sites provide their own water quality. We understand that the City plans to use this site as a community center in the future. The City should be aware that they may not be able to use the existing biofiltration swale and may instead need to provide new water quality facilities for this development.

23. The Stormwater Analysis Memo indicates that the buildings will be infiltrated using gravel trenches, but we were not able to find such trenches on the plans.

24. For final construction review, provide detailed design information, operational information, and calculations for the fueling station.

25. Documentation from LeMay, Inc. of their approval of any proposed trash enclosure shall be furnished by the applicant.

26. Documentation of Pierce County Public Works and Utilities approval of the sanitary sewer system for this project will be required.

27. Prior to final approval of the project, as-builts and GIS documentation will be required, in accordance with DMC Chapter 24.10 and Ordinance No. 97-559.

Thank you for the opportunity to provide these comments. If you have any questions, please call me at (253) 383-2422.

Sincerely,

Adam C. Braun, PE
Project Manager

ACB/lsk

c: Gus Lim, Bill Anderson, Scott Hein, Mike Turner - City of DuPont
Lisa Klein - AHBL

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From: Adam Braun
To: Lisa Klein
Subject: RE: DuPont - Public Works North
Date: Thursday, March 26, 2020 3:50:16 PM

Good afternoon, Lisa,
I have reviewed the March 2020 submittal of the City of DuPont Public Works site plans. The comments from the letter that I had prepared, dated June 19, 2019, still stand. I have no comments beyond those, at this time.
I had noted that the new March 2020 plans did not include detailed utility plans, so the utility format is assumed to be similar to the previously-designed utilities.
Thank you,

Adam Braun, PE | Project Manager
AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES
253.383.2422 **TEL** | 253.284.0211 **DIRECT** | 253.999.2013 **CELL** | abraun@ahbl.com **EMAIL** | Send us a file.

From: Lisa Klein
Sent: Thursday, March 26, 2020 1:19 PM
To: Adam Braun
Subject: DuPont - Public Works North

Hi Adam,
Checking in with you on the status of your review of the recent submittal items. I am working on the staff report. Let me know if you have questions.
Lisa

Lisa Klein, AICP | Associate Principal
AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES
253.383.2422 **TEL** | 253.284.0256 **DIRECT** | lklein@ahbl.com **EMAIL**

Civil Engineers • Structural Engineers • Landscape Architects • Community Planners • Land Surveyors
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Geralyn Reinart, P.E.
831 Sprague Street
Edmonds, WA. 98020
(206) 285-9035
Traffic & Transportation Engineering Services

MEMORANDUM

Approved
02/20/2020 7:33:21 AM

On Behalf of the City of Dupont
Maryanne Zukowski, PE

January 14, 2020

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

FROM: Geralyn Reinart, P.E.

SUBJECT: City of DuPont Public Works Facility - Trip Generation Summary and Responses to City Staff Comments (Revisions/Re-submittal)

The following is a compilation of the original trip generation summary for the proposed 'City of DuPont Public Works Facility' along with relevant information provided in response to City Staff review comments to the trip generation summary. This original trip generation information was submitted as background information for use in the City's project file and to determine the need for any additional analysis. The original summary was reviewed by Staff and comments provided. The subsequent information provides a combined document which incorporates the original trip generation summary with further details/responses to address Staff concerns and comments incorporated herein.

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, 533 square feet of enclosed storage and 2376 square feet of covered storage, plus a 900 square foot fueling station. Additionally, a 4560 square-foot area which will house the decant, vehicle wash, and de-icing bays will be located on the south side of Civic Drive. 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 2021 is expected for the facility.

Attachment H49.City of DuPont Traffic & Transportation Engineer comment memorandum dated May 31, 2019

City of DuPont Fire Department

Proudly serving the community of DuPont

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 ▪ Fax 253.912.5240 ▪ www.ci.dupont.wa.us

June 18, 2019

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: DuPont Public Works Facility (PLNG2019-021)

The DuPont Fire Department Prevention Division reviewed the above project and has the following comments.

1. An automatic fire sprinkler system shall be installed. The system shall comply with NFPA 13 Standard for Automatic Fire Sprinkler System. Three (3) sets of plans, hydraulic calculations and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.**

2. Prior to Fire Department approval for occupancy, an underground fire line shall be installed. The system shall comply with NFPA 24 Standard for Installation of Private Fire Service Mains. Three (3) sets of plans, material specifications sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval, and permits issued prior to commencing work. The FDC shall be a minimum of 50 feet or 1&1/2 times the height of the structure away from the building. The FDC shall be within 50 feet of a hydrant and be 5 inch with a locking cap. (Fire Department approval for location) **Separate Permit required.**

3. If a fire pump is required. The system shall comply with NFPA 20. Three (3) sets of plans and material specification sheets for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.**

4. An automatic fire alarm system shall be installed. The system shall comply with NFPA 72 Standard for Fire Alarm System. Three (3) sets of plans, material specifications sheet for all equipment used in the system shall be submitted by a State of Washington Licensed Contractor for review, approval and permits issued prior to commencing work. **Separate Permit Required.**

5. If an emergency generator is installed. The system shall comply with NFPA 110 and 111. The generator shall be listed in accordance with UL 220. Three (3) sets of plans and material

Attachment H50. City of DuPont Fire Department comment letter dated June 18, 2019 and March 17, 2020

specification sheets for all equipment used in the system shall be submitted for review, approval and permits used prior to commencing work. **Separate Permit Required.**

6. A Knox key box system shall be required. Knox applications may be picked up at the DuPont Fire Department located at 1780 Civic Drive DuPont, WA 98327. A key shall be required to be placed in the Knox key box.

7. Fire extinguishers are required to be installed as directed by City of DuPont Fire Department. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers.

8. Make sure you follow Chapter 33 of the 2015 International Fire Code (Fire safety during construction and demolition.)

9. All new building shall have approved emergency responder radio coverage per section 510 of the 2015 International Fire Code.

10. A building permit issued by the City is required when gates are installed on commercial developments. In order for the City to issue the building permit, the following requirements must be met: (A, B, C, D and E) for the three (3) gates.

    a. Gates shall have an Opticom activation system or an equivalent and compatible system that is approved by the Fire Chief.
    b. Gates shall have rapid-entry key capabilities compatible with the local fire department per IFC, Section 506.
    c. All electrically-activated gates shall have default capabilities to the unlocked position.
    d. The minimum clear width of a gate shall be compatible with the required street width.
    e. Gates that might be obstructed by the accumulation of snow shall not be installed.
    f. A vehicular turn-around must be provided in front of the gate.

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mail mturner@dupontwa.gov.

Sincerely,

Fire Marshal

Mike Turner

City of DuPont Fire Department

Proudly serving the community of DuPont

1780 Civic Drive, DuPont, WA, 98327

Phone 253.964.8414 ▪ Fax 253.912.5240 ▪ www.ci.dupont.wa.us

March 17, 2020

TO: Jeff Wilson

FROM: Mike Turner Fire Marshal

RE: DuPont Public Works (PLNG2019-024)

The DuPont Fire Department Prevention Division reviewed the above project and has the following additional comments.

Site Plan Related Comments

1. Emergency Vehicle Access Standards: Width/ Per DMC 25.95.050 Note No.4, the minimum aisle width for two-way traffic and for emergency vehicle operations is 26 feet.

2. Emergency Vehicle access less than 26 feet shall be allowed as long as the access is marked in accordance with section 503.3.

    1. Striping. Painted lines of red traffic paint shall mark fire apparatus access six (6) inches in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” shall appear in four (4) inches of white letters at 25 feet intervals on the red boarder markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
    2. Signs. Signs shall read “NO PARKING FIRE LANE” and shall be twelve (12) inches wide and eighteen (18) inches high. The signs shall have letters and background of contrasting colors, readily legible from a fifty (50) foot distance. Signs shall be permanently affixed to a stationery post and bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty (50) feet apart. Signs may be installed on permanent buildings or walls or as approved by the code official.
    3. Signs are the preferred method.

If you have any questions, you may call Fire Marshal Mike Turner at (253) 666-2760 or e-mai

Sincerely,

Fire Marshal

Mike Turner

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING SERVICES DIVISION
1700 Civic Drive
DuPont, WA 98327
Ph 253.964.8121 Fax 253.964.3554

MEMORANDUM

TO: **Jeff Wilson**

FROM: **Bill Anderson**

RE: **DuPont Public Works Facility (DuPont Civic Center) Pre-Application review City File No. PLNG2019-021**

DATE: **June 14, 2019**

The Building Services Division has reviewed the documents submitted for the proposed 14,707 sf Office/Shop building, 3395 sf covered storage building and a 2112 sf fueling facility at the DuPont Civic Center site and has the following comments:

1. The project must receive all land use and civil construction approvals prior to issuance of building permits for the structures.
2. A building permit will be required for the structures. Plans shall be submitted for review by our department and will be addressed under separate cover to the applicant. The proposed building construction shall comply with the building regulatory codes that are in effect at the time of submittal. The City currently enforces the following code requirements: the 2015 International Building Code, the 2015 International Fire Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2015 Uniform Plumbing Code (each as amended and adopted by the State of Washington); and the 2015 Washington State Energy Code.
3. Prior to issuance of a building permit, the applicant shall provide a copy of Pierce County Sewer Service Permit (if applicable) for city record. (Please note that Pierce County Sewer Utility requires a pre-treatment review and approval to be completed prior to their issuance of service connection permit. Each subsequent tenant modification of the building requiring sanitary waste must also complete a pre-treatment review and provide copy of sewer service permitting, where applicable, prior to obtaining a building permit for associated improvements.)
4. Separate Plumbing, and Mechanical Permits shall be required for the project. Plans showing the details for construction for each shall be submitted to the city for review and

Attachment H51. City of DuPont Building Services Division comment letters dated February 21, 2020 and June 14, 2019

approval prior to permit issuance. (Note: Electrical permits may be obtained through Wa. St. L&I.; sewer service and permitting through Pierce County Utilities.) Separate Underground Fire Service, Fire Suppression and Fire Alarm Installation Permits are also required through the city (review and inspection by the Dupont Fire Department). Prior to bringing any alarm systems into full operation, the system(s) must be registered with the city through an alarm permit, available at city hall. Please contact the permit counter for applications or questions.

5. Fire flow requirements, FDC location, and adequacy of on –site hydrant provisions will be determined by the DuPont Fire Chief or his designee.
6. Address will be assigned for the project site, building designation may be required by the Building/Fire department as needed to facilitate response for emergency services.
7. The project must comply with the requirements for GIS as-built drawings contained in DMC Chapter 24.10. As-built drawings and submittals shall be submitted and approved prior to issuance of a Certificate of Occupancy for the buildings, or portions thereof.
8. Permit fees for building permits will be determined per the fee schedules of adoption at the time of permit application submittal. Full payment of plan review fees associated with the structure will be required at submittal. Application forms are available on-line.
9. Permit forms may be obtained either at city hall or may be downloaded through the city's website. Assistance in completing applications is available by calling the permitting staff. All required plan review fees shall be paid at the time of permit submittal.

From:	Bill Anderson
To:	Lisa Klein
Cc:	Jeff Wilson; Janet Howald
Subject:	RE: Public Works shop pre-app PLNG2019-021 comments
Date:	Friday, February 21, 2020 4:07:17 PM

Lisa & Jeff.
I do not have comments for Short Plats PLNG2019-030 & 031. Please provide my Pre-application comments on PLNG2019-021 for the Pre-application comments to PLNG2019-022 and Land Use Applications PLNG2019-024 & 025. Please let me know if there are other applications I have missed. Or, if you have questions. Thank you.

Bill Anderson

From: Lisa Klein <LKlein@AHBL.com>
Sent: Friday, February 21, 2020 8:26 AM
To: Bill Anderson <BAnderson@dupontwa.gov>
Cc: Jeff Wilson <JWilson@dupontwa.gov>; Janet Howald <JHowald@dupontwa.gov>
Subject: FW: Public Works shop pre-app PLNG2019-021 comments

Bill,
Attached are the comments you sent for the PW Facilities pre-app meeting. I cannot locate a comment letter from you on their land use applications. Could you forward that to me?
Thanks,
Lisa

Lisa Klein, AICP | Associate Principal
AHBL, Inc. | **TACOMA** • SEATTLE • SPOKANE • TRI-CITIES
253.383.2422 **TEL** | 253.284.0256 **DIRECT** | lklein@ahbl.com **EMAIL** | Send us a file.

From: Bill Anderson [mailto:BAnderson@dupontwa.gov]
Sent: Friday, June 14, 2019 5:33 PM
To: Jeff Wilson; Lisa Klein
Cc: Mike Turner; Dominic Miller; Gus Lim; Scott Hein; Janet Howald
Subject: Public Works shop pre-app PLNG2019-021 comments

Jeff & Lisa,
Attached are my comments for the subject submittal. I will be out of the office next week but you can call me at 360-480-5112 if you have questions. Thank you.

Bill Anderson