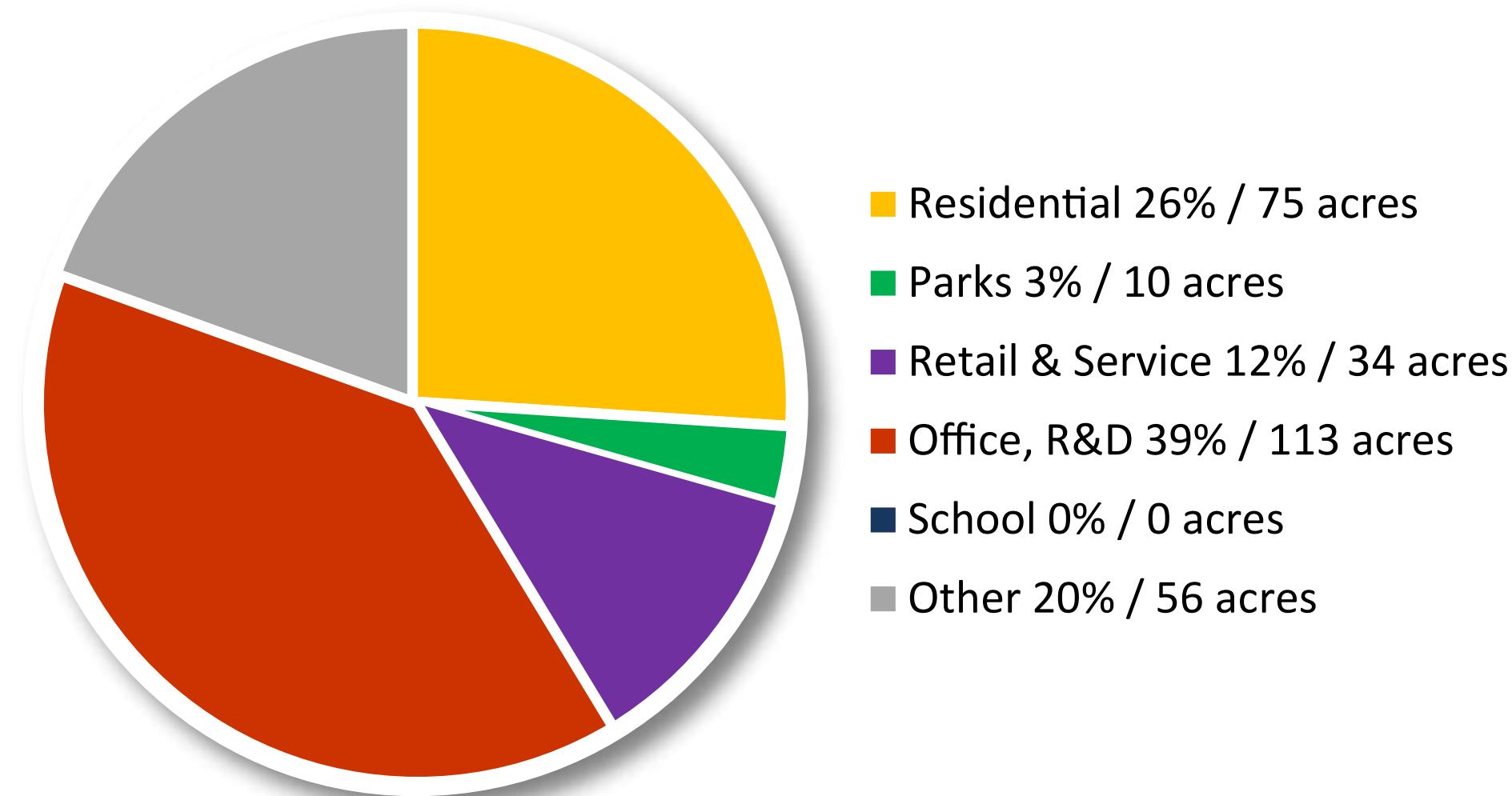


EIS Scoping Alternatives

Alternative 1 – No Action Alternative/Existing Subarea Plan

- Assumes development under the existing subarea plan and zoning.
- This alternative includes a mix of currently allowed land uses projected to be the most likely uses developed on the site and include 100 single family residential units and 1,000 multi-family units.
- The area for retail and service components is based on the market support provided by projected residential development on site plus existing residences east of Center Drive and services for the regional market.
- The office and research and development component is based on capturing a substantial portion of the regional demand for such uses.
- Very little light manufacturing use is projected because regional demand is projected to be limited.
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea.

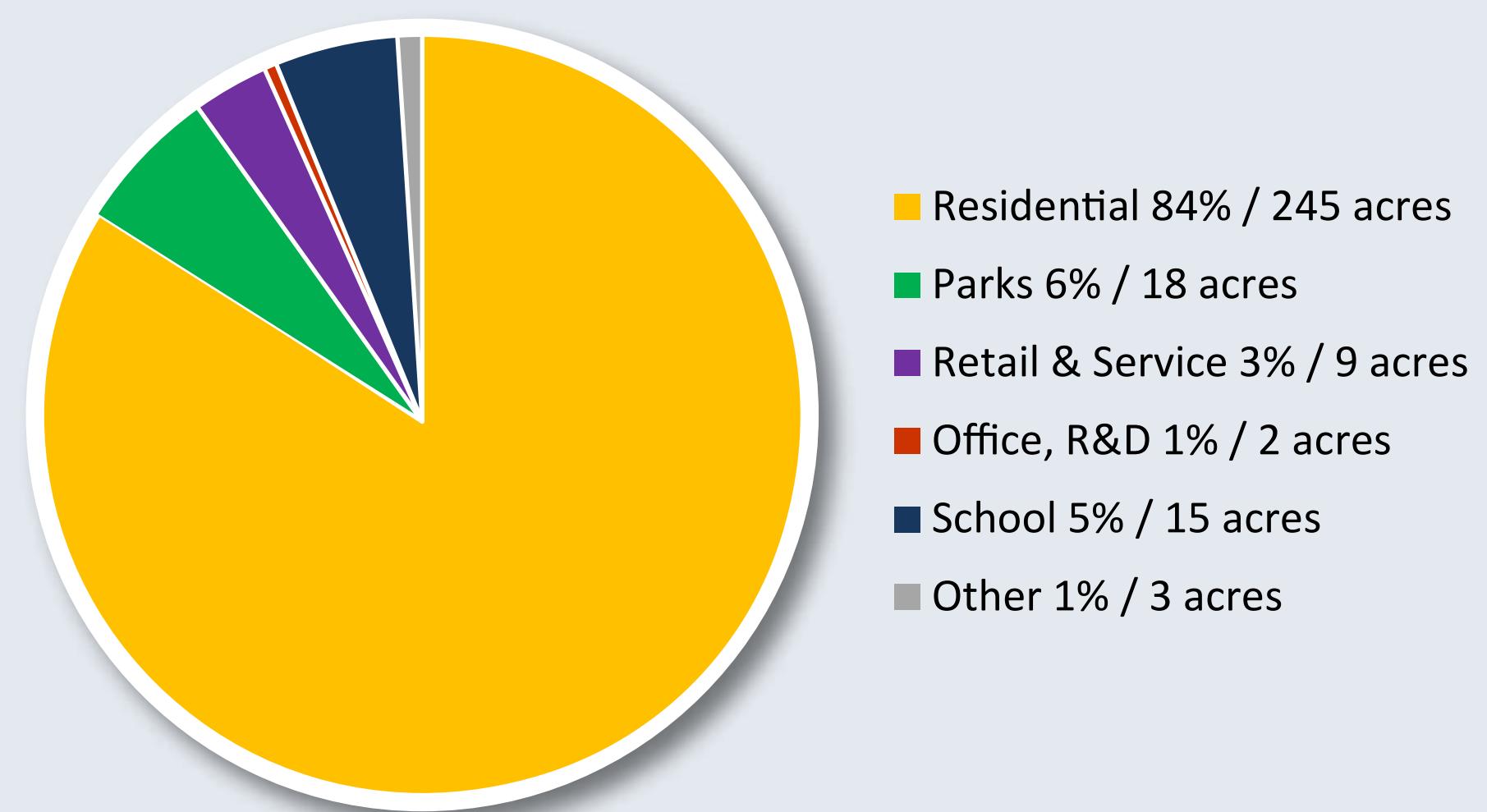
Existing Subarea Plan Land Use Allocation



Alternative 2 – Missing Middle Alternative

- This alternative is based on increasing residential density over existing zoning to allow a maximum of 2,000 housing units.
- The units types are presumed to be a combination of typical single family and missing middle housing (duplex, tri-plex, etc.), including for-rent and for-sale products that appeal to a variety of ages and price ranges.
- The housing types would limit density in a particular building to no more than 8 units (8-plex).
- Other probable uses in the subarea include retail and service components based on the market support provided by projected residential development in the subarea plus existing residences east of Center Drive.
- The office and research and development component is based on local demand for such uses.
- Little light manufacturing use is projected because regional demand is projected to be limited. Parks, recreation, and trails are assumed to be incorporated throughout the subarea.
- A new school is anticipated to be needed.

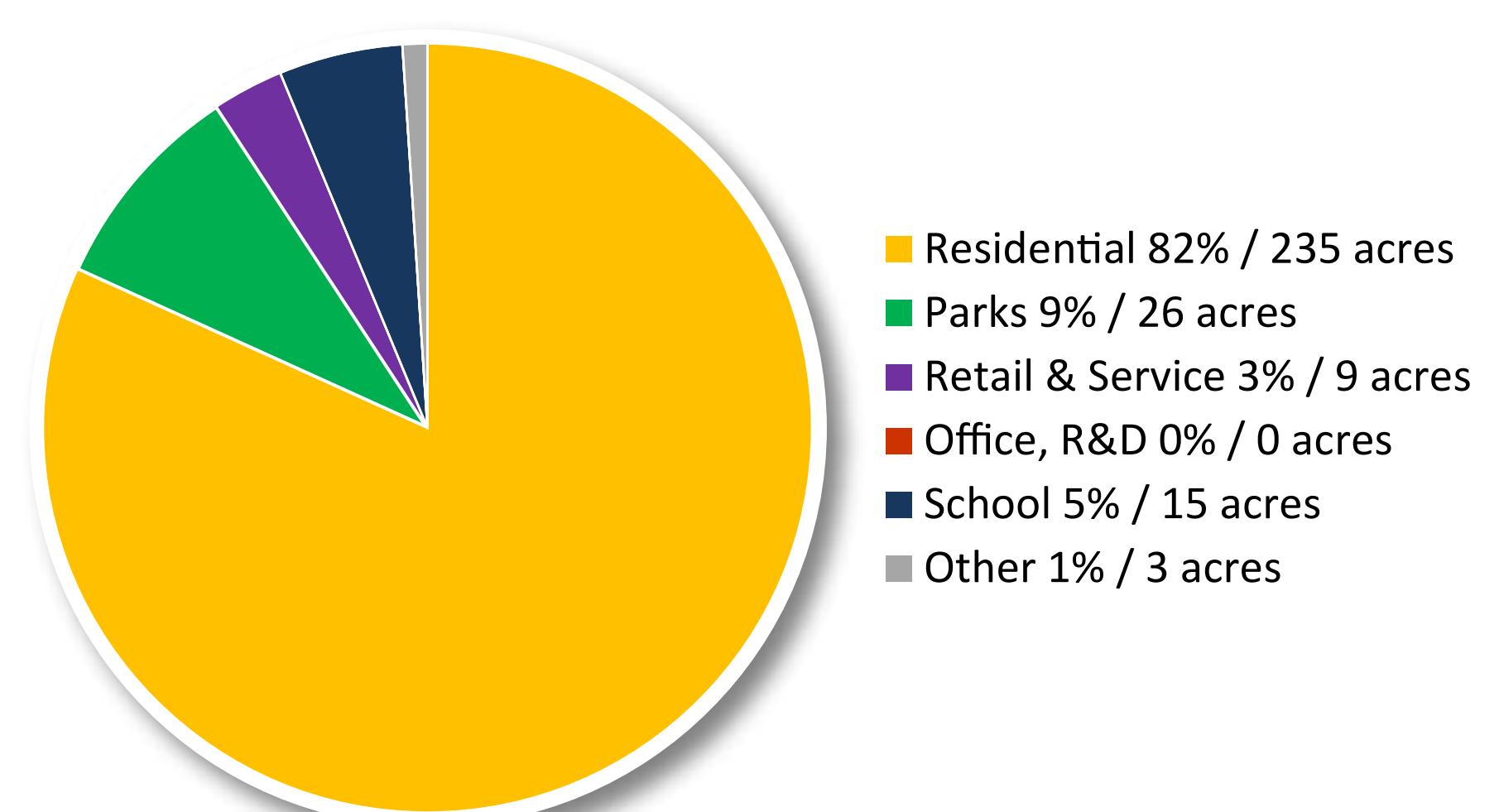
Missing Middle Alternative Land Use Allocation



Alternative 3 – Housing Growth Target Alternative

- This alternative is based on increasing residential density over existing zoning to allow a maximum of 3,000 housing units thereby meeting the city's growth targets for the next 20 years.
- The unit types are presumed to be a variety of housing types, including for-rent and for-sale products that appeal to a variety of ages and price ranges.
- The housing types would include a combination of detached single family, duplex, townhomes, and apartments.
- The retail and service component is based on the market support provided by projected residential development on site plus existing residences east of Center Drive.
- The office and research and development component is based on local demand for such uses.
- Little light manufacturing use is projected because regional demand is projected to be limited.
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea.
- A new school is anticipated to be needed.

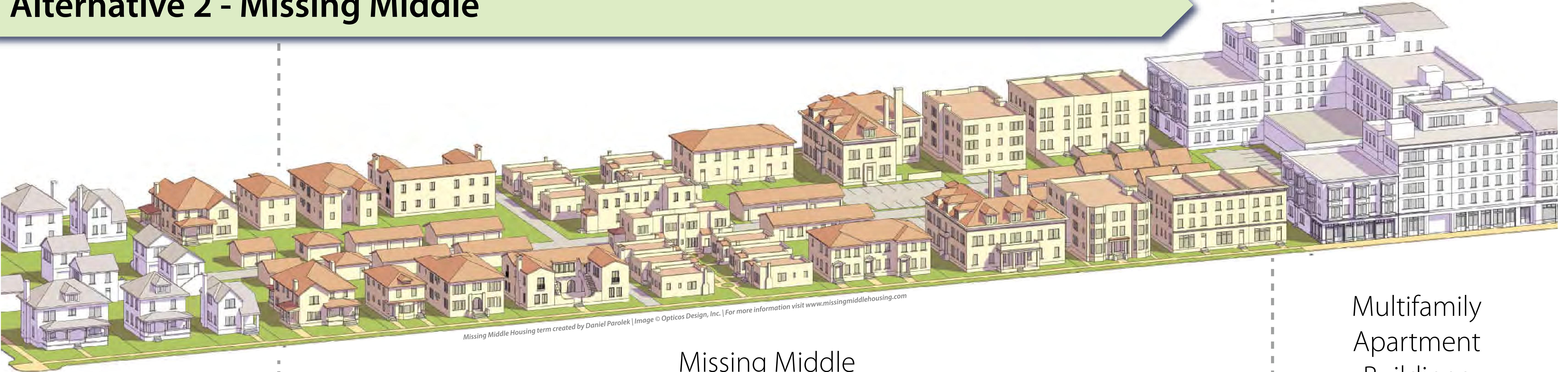
Housing Growth Target Alternative Land Use Allocation



Housing Types per EIS Alternative

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

Alternative 2 - Missing Middle



Detached
Single-Family
Housing

Missing Middle
Housing

Multifamily
Apartment
Buildings

DETACHED SF HOUSE



DUPLEX



TRIPLEX



TOWNHOUSE



APARTMENT BUILDING



Old Fort Lake Subarea - EIS Environmental Issues

The EIS will likely address the following issues:

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

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

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

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

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

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

