

Copper Leaf: A Vision for The Park at DuPont

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Photo: "The Home Course, #7, DuPont, WA. Mt. Rainier in the Background. Imgur – July 2, 2014

Copper Leaf Vision for “The Park At DuPont”

- Create a space/buildings where people live and work in a Park Like Setting that is special and “One of Kind in the World”
 - Property Attributes
 - Bluff Views of Puget Sound and Surrounding Islands
 - Panoramic views of Mount Rainer
 - Located on a Championship Golf Course with golf course vista views
 - Major historical sites located and surrounding the property
 - Major trail systems surrounding the property
 - 15 acre natural lake located in the Center of the Property
 - Located in a Master Plan Community with CC& R’s
- The architecture design of the spaces should enhance the natural beauty/attributes of the property. Each building should be unique and display/involve many of the attributes listed above. In other words, the features of the property “should lead” the architecture design and not vice versa
- When people are in the Park, the focus should be on the design and beauty of the Spaces/Building versus type uses of the buildings

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OUR COMMITMENT TO QUALITY DESIGN

STREETSCAPE BUFFERING

- Type 1
- Type 2
- Type 3
- Type 4
- Type 5

SITE BUFFERING

- Type 6
- Type 7
- Type 8



Type 1



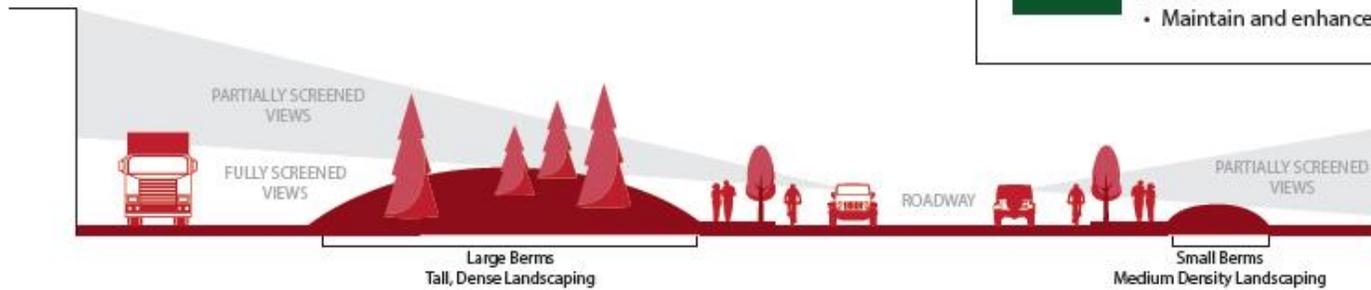
Type 2



Type 3



Type 4



Type 5



TYPE 6:

- Buildings with high quality design at all views: front, sides and back.
- Combination of medium to low or no berming.
- Building sites offer outdoor amenities along golf course views: patios, pedestrian/user features, etc.
- Low berms and landscaping blend seamlessly with the golf course.



TYPE 7:

- Combination of high berms and dense landscaping or screen walls to conceal the working and delivery areas of sites.



TYPE 8:

- Maintain and enhance existing, dense landscape buffers.

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Land Use to Make The Park a success for: DuPont, Puget Sound Region and Washington State

- Finish the sub-area plan with zoning allowing a broad range of uses throughout the Park
 - Office
 - Retail
 - Industrial
 - Manufacturing
 - Research and Technology
 - Hospitality and Resort
 - Wineries and Distillers
 - Residential
- Have an approach to zoning that competes for the different users/companies looking for space in the Puget Sound Region

Constraints Based on Previous Uses of the Property

- Brownfield Site and former ammunition dump for DuPont Chemical Company
- Property has been cleaned to Industrial standards, limiting what can be built (Consent Decree/Department of Ecology)
- Weyerhaeuser and DuPont Chemical placed a deed restriction on the property limiting permitted uses—currently excludes; residential, schools and public parks, etc (Restrictive Covenants)
- Historically and culturally Significant Sites may limit where/what development can take place (Nisqually Tribe, Department of Archeology)

Development Potential and Financial Impact for: DuPont, Pierce County and Washington State

- Site: 262 Acres
- Current Zoning allows multiple uses that incorporates the brown field restrictions, plus the new sub-area plan
- Potential to develop +/-3M SF of real estate
- \$500,000,000-\$1,000,000,000.00 of new property value created over the course of the next 10 years
- Using a millage rate of \$1.65 cents per thousand
 - Equals \$825,000.00 to \$1,650,000.00 per year of property taxes
- B&O Tax at .1% of gross resales—equals \$100,000.00 per year revenues—assuming \$100,000,000.00 of gross
- Major Job creation over the course of 10 years paying taxes and supporting the community

Next Steps for DuPont and Copper Leaf

- Work together to develop zoning that allows DuPont and Copper Leaf to meet the market needs in the Puget Sound Region and Pierce County
 - Properly Zone The Park
 - Complete the sub-area plan
- Build infrastructure needed to access and support the property over the next 24-36 months
 - Entrance
 - Roads
 - Utilities
- Solve the entrance challenges into The Park by working with the Nisqually Tribal Council and Department of Archeology

Copper Leaf Requested the Following from DuPont (MOU) to Create Alignment of DuPont's Values and Copper Leaf's Interests

- Consistent with the existing City Council Approved MOU between DuPont and Copper Leaf:
 - Zoning that allows different uses identified in this presentation
 - Application for CERB money to build the different phases of the roads and utilities
 - Continuation of the Tax Incentives for different type of uses allowed within the State guidelines
 - Request Property Tax Abatement while the property sits fallow and not producing income
 - Support use of the Industrial Revenue Bonds already completed by Pierce County
 - Expedite Development Agreement once the Sub-Area Plan has been adopted
 - Work with DOE and Weyerhauser to lift/mitigate the consent decree and restrictive covenant, facilitating residential development on the Bluff

DuPont Expects the Following from Copper Leaf to Align DuPont's Values with Copper Leaf's Interests

- Create a world class development that allows people to work, live and play in their community-versus driving elsewhere
- Have the natural beauty of the site lead the architectural design with strict CC&R's that control the look and feel of the buildings and infrastructure
- Create a development that enhances the Golfers experience at The Home Course
- Create a development that respects culturally significant sites, e.g. Nisqually Tribe
- Don't Build any more "Amazon Type of Buildings" with that look, feel or size
- Enhance/develop the historically significant sites, lakes and trails in and surrounding The Park
- Provide ingress and egress to the Park that is sensitive to the nearby schools
- Minimize/mitigate impact of cars and trucks on Center Drive and in residential neighborhoods
- Support City efforts to develop residential property on the bluff

Summary:

“Working Together with commitment and alignment of Values and Interests by DuPont and Copper Leaf, this vision can be realized—with an opportunity to create thousands of jobs in a Business and Technology Park that enhances DuPont’s livability and brings over \$800,000.00 per year of additional tax revenue”

Copper Leaf Vision for The Park at DuPont

