



Unique History ... Vibrant Future

CITY OF DUPONT

Department of Community Development
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ADDENDUM

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

DuPont Corporate Park

City File No. PLNG 2017-006 and PLNG 2017-038

FROM:

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LOCATION:

The site is commonly known as the "Intel" property, located at 2800 to 2980 Center Drive, in the City of DuPont, WA; NW ¼ Sec 25, T19N, R1E, WM, Pierce County, WA, Assessor's Parcel number 011923-4023

APPLICANT:

Bruce Haas
Industrial Redevelopment, LLC
3300 Irvine Avenue, Suite 111
Newport Beach, CA 92660

SEPA ENVIRONMENTAL REVIEW PROCESS:

The City issued a SEPA Mitigated Determination of Non-significance (SEPA MDNS) on April 10, 2017 that included 31 mitigation measures (PLNG2017-006, see *Original Proposal*, below). The applicant has filed for a minor site plan amendment (PLNG2017-038, see *Amended Proposal*, below). SEPA regulations allow for a SEPA addendum to be prepared when there is not a substantial change the analysis of significant impacts (WAC 197-11-600(4)(C)). An addendum is defined in the State's SEPA Rules as follows:

An environmental document used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

ORIGINAL PROPOSAL: The original proposal (PLNG2017-006) was to replace two existing office buildings totaling approximately 660,000 square feet, with up to 1,355,000 square feet of high cube warehouse/distribution center use and 100,000 square feet of office use in three new buildings. One existing 340,711 square foot building, which is currently used for warehousing, will remain.

AMENDED PROPOSAL: The proposed amendment (PLNG2017-038) is for a reduction in building size of approximately 104, 000 SF and a reduction in parking of 11 spaces from the plans approved under PLNG2017-006. It also seeks to include a fulfillment center as a potential use of the property. There are no other changes to the basic character or arrangement and number of buildings from the approved plan, or the amount and quality of open space and landscaping. The reduction in building size and parking varies from the approved project by less than 10 percent.

The ITE Trip Generation Manual (10th Edition) was recently issued and it provides data for Land Use Code (LUC) 155 (High-Cube Fulfillment Center Warehouse) that was not previously available. Therefore, such use can now be evaluated under the manual. That evaluation is set forth in the December 6, 2017 TENW Traffic Impact Analysis (TIA) submitted with the application for minor site plan amendment (PLNG2017-006).

The TIA states it was prepared to address SEPA Mitigation Measure #3 and #31, and Condition of Approval #1A in the Final Decision of the Hearing Examiner. The revised project resulted in an increase in vehicular trips over the previous proposal. All of the signalized study intersections are anticipated to operate at Level of Service (LOS) D or better in 2018

with or without the project, which meets the City's adopted LOS standards. The stop-controlled southbound left-turn at the intersection of International Place/Center Drive is anticipated to operate at LOS E in 2018 during the PM peak hour with the project should the adjacent vacant property north of Center Drive on International Place be developed. Although LOS E is below the City standard, a signal has been previously approved for the International Place/Center Drive intersection (City TIP project #18), which would improve operations to LOS A during the PM peak hour.

The northbound and southbound stop-controlled left-turn movements at the intersection of Hamilton Ave/Center Drive are anticipated to operate at LOS F during the PM peak hour in 2018 with the project. Since other options are available for both the north and southbound approaches, traffic would likely self-balance based on the location providing the most efficient egress at a given time during the PM peak hour. Based on the results of the analysis, no project-specific off-site transportation mitigation is proposed for concurrency or SEPA purposes. To ensure the onsite circulation supports the distribution of traffic for egress away from Hamilton Ave/Center Drive, the following additional mitigation measure is required:

32. The internal site circulation shall accommodate multiple points of egress for employees from the site during the PM peak hour to minimize impacts at the Hamilton Ave/Center Drive driveway location.

The City finds the changes in the site plan and the recommendations in the Traffic Impact Analysis do not substantially change the analysis of significant impacts and alternatives in the existing environmental document. With the addition of Mitigation Measure #32, the MDNS remains the appropriate determination.

If you have questions, please contact Jeffrey S. Wilson, City of DuPont SEPA Official at (253) 912-5393.



Jeffrey S. Wilson, AICP
Planning Director, City of DuPont

10/12/2017
Date