



CITY OF DUPONT

Department of Community Development
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Telephone: (253) 964-8121
www.dupontwa.gov

NOTICE OF STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF SIGNIFICANCE and ENVIRONMENTAL IMPACT STATEMENT (EIS) SCOPING City of Dupont Old Fort Lake Subarea Plan Update

The City of DuPont is in the process of updating the Comprehensive Plan for the Old Fort Lake Subarea and is planning to prepare a Planned Action Environmental Impact Statement (EIS). Preparation of an EIS for a Planned Action includes analysis of the impacts specific to alternatives considered in the EIS that is intended to address the impacts of such development and reduce or eliminate the need for environmental analysis when a proposal consistent with such analysis is submitted in the future. Subsequent to preparation and adoption of the amended Subarea Plan, the city will define the type(s) of project action being designated as a planned action pursuant to WAC 197-11-164 through 172.

Project Description: The Old Fort Lake Subarea covers about 655-acre area bounded by Sequelitchew Creek to the north, the bluffs above Puget Sound to the west, the residential neighborhoods of Hoffman Hill and Yehle Park Village to the south and the City of DuPont Civic Center and Center Drive to the east. The area was used as munitions manufacturing site from 1910 to the mid-1970's, and extensive clean-up efforts were conducted to remove contaminated soils. Residences, schools, and parks are currently restricted by the Department of Ecology Consent Decree and deed restrictions, however, it is anticipated that further remediation efforts may relax these restrictions. Old Fort Lake is a 14-acre lake in the approximate center of the area within a city-owned open space parcel of about 47 acres. The Home Course golf course is located on the south, west and north sides of Old Fort Lake and covers about a third of the land area. The Old Fort Lake Subarea Plan adopted in 2017 envisions a mixed-use village that will have a mix of office, research, light manufacturing, commercial, and limited housing uses. The updated plan envisions a greater component of residential use.

State Environmental Policy Act (SEPA) Lead Agency: City of DuPont

SEPA Determination of Significance: The City has determined that the proposed Subarea Plan Update is likely to have probable significant environmental impacts and hereby issues a SEPA Determination of Significance (DS) / Scoping Notice in accordance with DMC Chapter 23.01, WAC 197-11-360 and WAC 197-11-420. A Planned Action Environmental Impact Statement (EIS) is required. The environmental review process will include a scoping of the range of environmental issues to be evaluated that will also include an expanded scoping comment review period of 30-days.

Date of SEPA DS	June 9, 2023
Start of SEPA EIS Scoping:	June 9, 2023
EIS Scoping Open House	June 20, 2023
End of SEPA EIS Scoping:	July 9, 2023

Agencies, tribes, and the public are encouraged to review and comment on the merits of the proposal and its probable environmental impacts. Additional opportunities for public comment will be provided at the time of Draft Environmental Impact Statement (DEIS) review. In addition, pursuant to RCW 36.70B.110(2)(e) public comments will be accepted at any time prior to the closing of the City Council Public Hearing. Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may file appeals provide by local ordinance and state law. Submitting comments or a request for notification will provide for future notification.

Copies of all application plans and documents may be viewed at City Hall at the location listed below or at the following website location: <https://www.dupontwa.gov/696/Old-Fort-Lake-Subarea-Plan-Update>.

Comments must be submitted by the date noted above. They may be submitted via email to oflspupdate@dupontwa.gov, or mailed or dropped off to City Hall at:

Barb Kincaid, AICP
Director of Public Services and City SEPA Official
City of DuPont
1700 Civic Drive
DuPont, WA 98327

Public Scoping Open House: Tuesday, June 20, 2023 from 6:00 PM to 8:00 PM at the City of DuPont Council Chambers, 1700 Civic Dr., DuPont, WA. This event will provide opportunities to view materials on the project and learn about applicable review procedures. This is a hybrid meeting. The public may participate in person or virtually through the following link:

<https://us02web.zoom.us/j/88584680699?pwd=ditJTGlhWldLdHlFN1RyenRrdlF5Zz09>

Meeting ID: 885 8468 0699

Passcode: 083274

The City of DuPont is committed to making all City-sponsored public meetings and events accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability, please contact Janet Howald at 253.912.5232 or by emailing jhowald@dupontwa.gov at least three (3) business days prior to the scheduled meeting to request an accommodation.

EIS Issues: The City has *preliminarily* determined that the following Elements of the Environment will be included in the EIS:

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| • Earth | • Land and Shoreline Use |
| • Air Quality | • Aesthetics |
| • Surface Water and Groundwater | • Cultural Resources |
| • Plants and Animals | • Transportation |
| • Hazardous Materials | • Public Services and Utilities |
| • Noise | • Economy, Social Factors, Social Policy |

EIS Alternatives: The Alternatives that have *preliminarily* been identified for analysis are described as follows. Alternatives 2 and 3 are subject to change through the planning process:

- 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.

- 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.
- 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.

Agencies, affected tribes, and the public are invited to comment on reasonable alternatives and probable significant adverse environmental impacts to ensure that the EIS is concise and addresses the significant environmental issues of the proposal.

Project Location: Sections 26 and 27, Township 19N, Range 1E of the Willamette Meridian in the Old Fort Lake Subarea of the City of DuPont (Tax Parcel No. 011927-2005). The site is bounded by Sequalitchew Creek to the north, the bluffs above Puget Sound to the west, the residential neighborhoods of Hoffman Hill and Yehle Park Village and the Pioneer Middle School to the south, and residences the City of DuPont Civic Center and Center Drive to the east

Project Applicant: City of DuPont

City File Nos.: PLNG2023-005 (Subarea Plan Update) and PLNG2023-006 (SEPA)

City Permits and Approvals: SEPA Environmental Determination and City Council Legislative Action

Other Potential Permits and Approvals: None for the Subarea Plan. Future development consistent with the "Planned Action" will require a variety of development permits.