



COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

FROM: Planning: Kingman
SUBJECT: DuPont Project Status List
DATE: November 17, 2009

This PROJECT STATUS LIST is for your use. Please note, due dates listed below are targets, not hard, dates. They are influenced by: completion of project reviews; project inspections; and projects submitted prior to your application. Definitions are listed on the last page.

A PROJECT LOCATION MAP can be found at:
<http://www.ci.dupont.wa.us/development/planning-department>

DuPONT PROJECT STATUS LIST

DuPont Shoreline Plan Update	<ul style="list-style-type: none">• Consultant submitted preliminary jurisdictional maps to Ecology for review.
DuPont 2011 Comprehensive Plan Amendment	<ul style="list-style-type: none">• Planning Agency discussed work plan status at 11/9/09 meeting. Staff preparing Ecology grant application.
DuPont 2009 Capital Facilities Plan Update	<ul style="list-style-type: none">• Planning Agency discussed work plan status at 11/9/09 meeting.
DuPont Municipal Code Amendment: Commute Trip Reduction	<ul style="list-style-type: none">• Planning forwarded DuPont Legal comments to Pierce County for review 9/16/09. Pierce County sent response email to Planning 10/7/09. Planning sent response comments to City Attorney for review and incorporation into draft text amendment 10/8/09.
DuPont Public Works Standards	<ul style="list-style-type: none">• Engineering working on draft document. Pending SEPA decision.
Barksdale Station: Lots 5 & 11 John L. Scott Building	<ul style="list-style-type: none">• Civil Construction: Engineering sent approval letter to Applicant 2/27/08. Approved plans routed to Depts. 3/10/09.• Building Permit: Pending Applicant to pick up permit.

Bell Hill Plat	<ul style="list-style-type: none"> • Follow-up: Applicant sent revised mylars and GIS data to Engineering 8/15/08. GIS installation in progress. • Plat Landscaping/Irrigation and Community Park: Under construction.
Bell Hill Lots 1&2 BLA	<ul style="list-style-type: none"> • BLA: Application submitted 10/15/09 and routed to Depts. 10/20/09 with comments due to Planning 11/3/09.
Civic Drive	<ul style="list-style-type: none"> • Street Improvements: Accepted by City Council 4/14/09. • Follow Up: Applicant sent as-built and GIS data to Engineering 7/21/09. Installation in process.
Civic Center Lot A DuPont Civic Center	<ul style="list-style-type: none"> • Civil Construction: Applicant sent as-built GIS files to Engineering 7/22/09. Installation in process. • City Hall Building Permit: Applicant working on punchlist. • Public Safety Building Permit: Applicant working on punchlist.
Civic Center Lot B DuPont Business Park	<ul style="list-style-type: none"> • Land Use: Planning sent comment letter to Applicant 7/31/08. • Commercial Design: Planning sent comment letter to Applicant 7/31/08. • Temp Construction Trailer: Decision issued 3/18/09. Appeal period closed 4/1/09. No appeals filed.
Civic Center R-12 Lot BLA	<ul style="list-style-type: none"> • BLA: Final decision issued 10/7/09. Appeal period closed 10/21/09. No appeals filed. Applicant recording related easement before submitting mylars for City approval.
DuPont Station: Lot 9 Retail Building	<ul style="list-style-type: none"> • Civil Construction: Engineering issued approval letter 3/10/08. • Building Permit: Building issued approval letter 3/13/08.
DuPont Station Div 1 Lots 1, 2 & 6: McDonald's	<ul style="list-style-type: none"> • BLA: Mylars recorded 8/7/09. Recorded drawings routed to Depts. 10/7/09. • SEPA: MDNS issued 09/28/09. Comment period closed 10/12/09. Appeal period closed 10/26/09. No appeals filed. • Commercial Design: Final decision issued 10/8/09. Appeal period closed 10/22/09. No appeals filed. • Land Use: Final decision issued 10/13/09. Appeal period closed 10/27/09. No appeals filed. • Civil Construction: Engineering issued approval letter 10/29/09. <u>Approved drawings routed to Depts. 11/10/09. Preconstruction meeting held 11/16/09.</u> • Building Permit: Building issued approval letter 10/16/09. <u>Preconstruction meeting held 11/16/09.</u>
DuPont Station: Community 1 st Credit Union	<ul style="list-style-type: none"> • BLA: Mylars recorded by Applicant. Pending Applicant to submit copies of recorded mylars to City. • Short Plat: Applicant sent revised mylar drawings to City 10/29/09. Planning routed revised mylar drawings

to Engineering 10/29/09. Mylar drawings forwarded to City Clerk for Mayor's signature 11/3/09. Mylar drawings signed by the Mayor 11/4/09 and picked up for recording 11/9/09.

- Grading: Engineering issued grading permit approval letter 10/14/08. Approved grading plans routed to Depts. 10/20/08.
- Civil Construction: Engineering sent comment letter to Applicant 10/16/08. Applicant sent mylar drawings to Engineering 11/13/09.
- Building Permit: Building issued approval letter 10/21/08.

DuPont Station: Mixed Use

- Lot Line Elimination: Mylar drawings approved by Mayor 7/8/08. Applicant picked-up mylars for recording 8/25/08.
- Development Agreement First Addendum: City Council approved First Addendum 1/27/09. Planning sent copy of executed Addendum to Applicant 2/18/09.
- Easement relocation: City Council approved easement agreement 9/8/09. Planning sent original executed agreement to City Attorney 9/9/09.
- Civil Construction: Engineering issued approval letter 6/24/09.
- Building A Building permit. Building issued approval letter 11/12/08.
- Building B Building Permit: Building issued approval letter 11/12/08.
- Building C Building Permit: Building issued approval letter 11/13/08.
- Building D Building Permit: Building issued approval letter 11/14/08.
- Building E Building Permit: Building issued approval letter 11/17/08.
- Building F Building Permit. Building issued approval letter 11/17/08.
- Building G Building Permit: Building issued approval letter 11/19/08.
- Building H Building Permit: Building issued approval letter 11/19/08.

Fort Lake: The Home Course

- Phase I Building permit: Under construction.
- Civil Construction: Under construction.
- Temp. Food Service Modulars Building Permit: Building issued approval letter 4/21/09.
- Temporary Pro Shop and Restroom: Under construction.
- Interim Clubhouse: Building issued approval letter 2/13/09.

Fort Lake: Street Conveyance Documents

- Council approved documents 10/9/07. Documents recorded 10/31/07. Pending resolution of punchlist by

	Applicant and release of maintenance bond.
Fort Lake: First Park NWL	<ul style="list-style-type: none"> • TIA: Planning sent TIA comment letter to Applicant 8/31/09. Planning sent revised TIA to Engineering 11/5/09 with comments due 11/24/09. • Development Agreement: City Council requested Planning Agency review agreement at 10/13/09 meeting. Planning Agency reviewed agreement at 11/9/09 meeting and continued discussion to 11/23/09 meeting. • Mitigation Agreement: City Council approved agreement 12/9/08. • Civil Construction: Applicant sent revised drawings to City 10/20/09. Revised drawings routed to Depts. 10/21/09 with comment due to Engineering 11/4/09.
Historic Village: Union 76	<ul style="list-style-type: none"> • Civil Construction: Applicant sent signed Storm Agreement to Public Works 10/7/09. Mayor signed Agreement 10/13/09. Agreement with Pierce County for recording.
Historic Village: Train Canopy	<ul style="list-style-type: none"> • Building Permit: Phase I complete. Pending construction of Phase II.
Hoffman Hill: Well #2	<ul style="list-style-type: none"> • Civil Construction Permit: Dept. of Health approval issued 6/24/09. Public Works reduced performance bond 8/11/09. Applicant sent as-built drawings to Engineering 8/11/09. Engineering sent as-built comment letter to Applicant 9/2/09. • Building Permit: Pending completion of punchlist.
Hoffman Hill: Division 1-B	<ul style="list-style-type: none"> • Follow-up: Maintenance bond for second lift of asphalt on McNeil Street and Ridgeview Drive provided. Applicant working on plat maintenance bond.
Hoffman Hill: Division 2	<ul style="list-style-type: none"> • Follow-up: Applicant working on punch list.
Hoffman Hill: Division 3	<ul style="list-style-type: none"> • Follow-up: Applicant working on punch list.
Hoffman Hill: Division 3, Phase 1	<ul style="list-style-type: none"> • Follow-up: Applicant working on punchlist. Performance bond reduction released 12/27/06.
Hoffman Hill: Division 3, Phase 2	<ul style="list-style-type: none"> • Follow-up: Applicant working on punchlist.
Hoffman Hill: Division 3, Phase 3	<ul style="list-style-type: none"> • Follow-up: Maintenance bond for second lift of asphalt on Ridgeview Drive provided. Public Works released infrastructure performance bond 8/28/08. Public Works released infrastructure maintenance bond 8/28/08.
Hoffman Hill: Division 4, Phase 1	<ul style="list-style-type: none"> • Civil Construction: Pending maintenance bond release. • Follow-up: Maintenance bond for Ridgeview Drive and Hoffman Hill Blvd. 2nd lift of asphalt provided. Applicant working on plat maintenance bond.
Hoffman Hill: Division 4, Phase 2	<ul style="list-style-type: none"> • Phase 2A and 2B Final Plats: Pending maintenance bond release.
Hoffman Hill: Division 4, Phase 3	<ul style="list-style-type: none"> • Follow up: Pending maintenance bond release.
Hoffman Hill: Division 4, Phase 4	<ul style="list-style-type: none"> • Civil Const: GIS instillation complete.

	<ul style="list-style-type: none"> • Landscape and Irrigation Plan: Under construction. • Bonds: Public works reduced infrastructure performance bond 8/11/09.
Hoffman Hill: Division 4, Phase 4 Pageantry Multifamily (Madera)	<ul style="list-style-type: none"> • Temporary Sales Trailer Building Permit: Building issued approval letter 7/31/08. • Civil Construction: Engineering issued approval letter 8/27/08. Approved plans routed to Depts. 8/29/08. • Building Permit Tract Y: Under construction. • Building Permit Tract U: Pending building permit submittal.
Hoffman Hill: Division 5	<ul style="list-style-type: none"> • Neighborhood Park: Approved plans routed to Depts. 10/22/08. • Landscape and Irrigation (Phase I and II): Approved drawings routed to Depts. 1/13/09. • As-Build Drawings: Engineering sent comment letter to Applicant 6/12/09. • Bonds: Public works reduced Phase 1 and Phase 2 infrastructure performance bonds 8/11/09.
Hoffman Hill: Division 5 Multifamily	<ul style="list-style-type: none"> • Mitigation Agreement: Accepted by City Council 4/14/09. • SEPA: Decision issued 4/15/09. Appeal period closed 4/29/09. No appeals filed. • Land Use: Planning sent comment letter to Applicant 7/11/08. Engineering sent driveway spacing email to Applicant 11/24/08. Street standards variance decision issued 3/4/09. • Multifamily Design: Final decision issued 7/2/08. Appeal period closed 7/16/08. No appeals filed. • Civil Construction: Engineering sent comment letter to applicant 3/4/09.
Industrial Zone: Basalite	<ul style="list-style-type: none"> • Temp Parking Lot and Storage Area Civil Construction: Applicant sent as-built drawings to Engineering 8/26/08. • Office Building Civil Construction: Waterline easements recorded 5/7/09. <u>Applicant sent additional waterline easement to Public Works. Easement scheduled for 11/24/09 City Council meeting.</u> • Office Building Permit: TCO issued. • Storm Drainage Improvements: GIS installation in process.
Industrial Zone: Fed-Ex Building Expansion	<ul style="list-style-type: none"> • Grading/Civil Construction: Engineering sent comment letter to Applicant 11/6/09.
Industrial Zone: Lot 5 OPUS NW, AGCO	<ul style="list-style-type: none"> • Follow-up: Engineering sent GIS installation complete letter to applicant 1/16/09.
Industrial Zone: Wharf Road	<ul style="list-style-type: none"> • Civil Construction: Under construction. Pending Applicant to submit cul-de-sac revision drawings.
Industrial Zone: Div 1 Lots 22 and	<ul style="list-style-type: none"> • Follow-Up: GIS installation complete.

23 Warehouse	<ul style="list-style-type: none"> • Building Permit: Under construction.
(Lot 3 Phase 1)	
Industrial Zone: Div 1 Lots 27-31	<ul style="list-style-type: none"> • Grading: Under construction. • Civil Construction: Under construction. • Building B Expansion civil construction: Pending Applicant to submit BLA mylars for city signatures and recording. • Building B Expansion building permit: Pending Applicant response. • Boundary Line Adjustment: Application approved with conditions 08/18/08. Appeal period closed 9/2/08. No appeals filed. Pending Applicant to submit mylar drawings for city signature and recording.
(Lots 1 and 2, Phase 2)	
Industrial Zone: Division 2 Lot 3 DuPont Town Center	<ul style="list-style-type: none"> • Civil Construction: Engineering sent letter to Applicant 6/30/08. • Building 1 Building Permit: Building issued approval letter 8/14/08. • Building 2 Building Permit: Building issued approval letter 8/14/08.
Industrial Zone: Glacier Northwest Fabrication Shop	<ul style="list-style-type: none"> • Land Use: Planning sent comment letter to Applicant 9/17/09. • SEPA: Decision issued 10/23/09. Comment period closed 11/6/09. Appeal period closes 11/20/09.
MRP Zone: Pioneer Aggregate Mine Expansion	<ul style="list-style-type: none"> • SEIS issued 5/1/07. • Community Meeting: Meeting held 5/6/08. • Conditional Use Permit: Hearing cancelled, pending new hearing date request from Applicant. • Land Use: Hearing cancelled, pending new hearing date request from Applicant. • Sensitive Area Permit: Hearing cancelled, pending new hearing date request from Applicant. • Sensitive Area Exception: Hearing cancelled, pending new hearing date request from Applicant. • Code Interpretation "Adjacent": Appeal filed 2/12/09. Hearing cancelled, pending new hearing date request from Applicant.
MRP Zone: DuPont Corporate Park	<ul style="list-style-type: none"> • Grading Permit: Engineering issued permit 6/27/08. Pending Applicant to start work. • Building A Civil Construction: Engineering issued permit approval 10/14/08. Approved plans routed to Depts. 10/20/08. • Building A Building Permit: Building issued approval letter 7/30/08. • BLA: Recorded mylar drawings routed to Depts. 11/18/08. • Landscape and Irrigation construction plans: Approved plans routed to Depts. 10/23/08. • Bronson Avenue Intersection Plan: Engineering

	issued construction approval letter 4/23/09. Approved plans routed to Depts. 5/13/09.
MRP Zone: Williamson Lots 4/5	<ul style="list-style-type: none"> • Land Use: Planning drafting final decision. Awaiting confirmation of approved storm system. • SEPA issued 12/10/08 comment period closed 12/24/08. Appeal period closed 1/08/09. No appeals filed. • Lot Line Elimination: Final decision issued 10/15/08. Appeal period closed 10/29/08. No appeals filed.
MRP Zone: Williamson Lot 6	<ul style="list-style-type: none"> • Civil Construction: Engineering sent as-built letter to Applicant 5/28/09. Waterline easement recorded 7/30/09. • Building Permit (Shell only): Shell complete 6/30/09.
MRP Zone: Williamson Lots 7/8	<ul style="list-style-type: none"> • Land Use: Final decision issued 7/9/08. Appeal period closed 7/23/08. No appeals filed. • BLA: Pending Applicant to submit mylars for City signature and recording prior to issuance of civil construction permits. • Grading: Engineering issued grading permit 7/14/08. Preconstruction meeting held 7/23/08. • Stormwater plan: Engineering sent letter to Applicant 5/19/08.
MRP Zone: Williamson Lots 9/10	<ul style="list-style-type: none"> • Bldg. 1&2 Civil Construction: Under construction. Recorded Storm Maintenance Agreement routed to Depts. 7/10/08. • Bldg. 1 Lot 10 Building Permit: Permit approval letter issued 1/17/08. • Bldg. 2 Lot 9 Building Permit: Building issued CC 4/9/08. • Bldg. 2 Lot 9 Follow-Up: Engineering sent GIS completion letter to Applicant 2/9/09.
Oaks Plat	<ul style="list-style-type: none"> • Civil Construction: Applicant working on punchlist. Public Works released landscape and irrigation performance bond 8/28/08. Public Works released landscape and irrigation maintenance bond 8/10/09.
Palisade Village: Chloe Clark Elementary	<ul style="list-style-type: none"> • Phase I, II, III Close-Out: Engineering sent GIS letter to Applicant 9/30/09. • Landscape Grading Permit: Engineering sent comment letter to Applicant 9/22/09.
PowderWorks Park	<ul style="list-style-type: none"> • Follow-Up: Pending release of maintenance bond.
PowderWorks Park Skate Park	<ul style="list-style-type: none"> • Design Plan: Park Agency considering alternate designs.
Yehle Village: Pioneer Middle School	<ul style="list-style-type: none"> • Bobs Hollow Lane Widening: Applicant working on punchlist. Pending Applicant to submit bond documents. • Civil Const: Applicant working on punchlist. Pending Applicant to submit as-builts, easements and close-out documents. Engineering sent punchlist and close-out letter to school district 10/20/08 and follow-up

	<p>email to Project Manager 11/21/08. Project Manager sent email response to Engineering 11/21/08. Engineering sent stormwater runoff correction letter to Applicant 7/8/09. Engineering sent as-built letter to Applicant 7/8/09.</p> <ul style="list-style-type: none"> • Building Permit: TCO extended 10/7/09. Building sent close out letter to Applicant 10/16/09. • Concession Building Permit: Building sent extension letter to Applicant 9/22/08.
Yehle Village: Division 3	<ul style="list-style-type: none"> • Follow-up: Pending completion of ROW improvements.
Yehle Village: Division 8	<ul style="list-style-type: none"> • Follow-up: Pending resolution of punchlist.

DEFINITIONS / COMMON TERMS

As-built: drawings of what was actually built

BLA: Boundary line adjustment

Civil Plans: Construction plans for water, sewer, storm drainage, streets, etc.

CC: Certificate of Completion

CO: Certificate of Occupancy

CTR: Commute Trip Reduction

DNS: Determination of Non-Significance (type of SEPA decision)

EA: Environmental Assessment

EIS: Environmental Impact Statement (type of SEPA decision)

GIS: Geographic Information System

Land Use Application: Planning permit application

LLE: Lot line elimination

MDNS: Mitigated Determination of Non-Significance (type of SEPA decision)

PW: Public Works

ROW or row: Right-of-way

Preapplication meeting: Meeting prior to formal land use application submittal

Preconstruction meeting: Meeting prior to start of project construction

Punchlist: List of incomplete items to be finished before issuance of C.C. or C.O.

Short Plat: Division of land into four or fewer lots

SEPA: State Environmental Protection Act

SEIS: Supplemental Environmental Impact Statement (type of SEPA decision)

Storm Agreement: Agreement for maintenance of private storm drainage facilities

Subdivision: Division of land into five or more lots

TCC: Temporary Certificate of Completion

TCO: Temporary Certificate of Occupancy

TIA: Traffic Impact Analysis