

**City of DuPont
1700 Civic Drive
DuPont, WA 98327**

**Workshop
City Council Study Session
Tuesday, May 17, 2016**

6:00PM

AGENDA

Page

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS

- a) Sound Transit 3 (ST3) Presentation (T. Danek);
- b) Indoor Storage Business (T. Danek).

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4. DISCUSSION ITEMS

- a) Alternative Means and Methods for Street Tree and Sidewalk Repair (G. Lim);
- b) Council Districts (M. Helder/T. Danek).

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5. QUESTIONS/COMMENTS

6. ADJOURNMENT

Transportation Benefit District Meeting - May 24, 2016 @ 6PM
Regular Council Meeting - May 24, 2016 @ 7PM

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Agenda Item # 3b)
MEETING DATE: May 17, 2016

- Consent Agenda
- Discussion Item
- Unfinished Business
- New Business
- Other Presentation

TITLE:

Indoor Storage Discussion

Department: Administration	Date of First Reading:
Originator: Staff	Date of Second Reading:
Assigned to: Ted Danek, City Administrator	Date of Public Hearing:

BUDGET IMPACT: Yes No

FUND:

Amount Budgeted		
Additional Required		

DETAILED SUMMARY STATEMENT:

Mr. Drew Bowlds is interested in purchasing the vacant property at Center and McNeil (next to day care center). He would like to develop a multi-use building with an Ace Hardware (or other retail store if negotiations do not come to fruition) on the bottom floor. There would be indoor storage on floors 2 and 3 with some on the first floor for ADA requirements. Total retail square footage would be around 10,000 sq ft.

Before purchasing the property, he inquired as to whether that is a permitted use; it is not. Mr. Bowlds will present his concept to Council and get your feedback before he purchases the land and/or embarks on an expensive process to amend the code. Council will be shown photos of similar projects Mr. Bowlds has done and will be able to ask questions and provide input. The building itself would comply with our codes and the COA covenants: this is not a mini-storage business.

The Planning Commission has had a workshop with Mr. Bowlds and discussed this issue twice. There is no clear direction from them at this point. Ms. Lisa Klein, our Planner will be there to discuss the current zoning and the process for a text amendment if the applicant proceeds. In summary, it would be a Type V Process to change the code meaning Council decides after the public and Planning Commission make inputs.

RECOMMENDATION:

N/A



Agenda Item # 4a)
MEETING DATE: May 17, 2016

- Consent Agenda
- Discussion Item
- Unfinished Business
- New Business
- Other Presentation

TITLE:

Alternative Means and Methods for Street Tree and Sidewalk Repair

Department: Public Works	Date of First Reading:
Originator: Staff	Date of Second Reading:
Assigned to: Gus Lim, Public Works Director	Date of Public Hearing:

BUDGET IMPACT: Yes No

FUND:

Amount Budgeted		
Additional Required		

DETAILED SUMMARY STATEMENT:

Initial presentation of Street Tree and Sidewalk Replacement at \$15.5M was unaffordable. This lead to researching alternative means and methods for addressing street tree roots to save trees and for sidewalk panels to be re-used.

1. Brian Holers, Root Cause LLC is an arborist that has focused on tree roots and saving trees for the City of Seattle.

a. Alternative method: Use of air excavation to expose roots, improve soil condition, and install a root barrier. Roots that have grown into the sidewalk to be cut.

b. Inventory of street trees is 4,515. Mature trees are 2,074 and Immature 2,441.

c. Immature trees have not made significant damage to sidewalk: inventory assuming saving all trees, install root barriers, and improve soil condition.

d. Mature trees have made damage to sidewalk: inventory which can be saved, install root barriers on saved trees, cut roots, and improve soil condition. Replace ~700 trees.

2. Vacuum lift sidewalk panels. "Sidewalk Sucker"

a. City of Longview, WA has used this equipment with success.

b. Alternative method: Re-use the sidewalk panels. Those that cannot be re-used, pre-fabricate 5 foot sidewalk panels for installation.

c. Each tree that has damaged sidewalk can be addressed in 10 foot panels.

RECOMMENDATION:

Staff recommends concurrence on:

a. Pilot Project: Testing a small neighborhood block using air excavation method.

b. Survey of mature trees to determine amount that can be saved versus complete replacement. Species of Sweet Gum will plan for replacement.

c. Site visit with City of Longview, WA on their use of the vacuum lifting equipment.

d. Afterwards detail out estimated cost for whole city effort on the alternatives. Present estimate is \$4M using arborist assistance, a city project staff, and equipment purchase.

Alternative Means and Methods for Street Tree and Sidewalk Repair