



Unique History ... Vibrant Future

CITY OF DUPONT

Planning Commission
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

Chair, Chris Barnes (Position 4)

Beth Elliott (Position 1)
Todd Tatum (Position 5)

Corey Wright (Position 2)
Dustin Marlett (Position 6)
Jeremy Warner (Alternate)

Renee Buck (Position 3)
Kevin Ballard (Position 7)

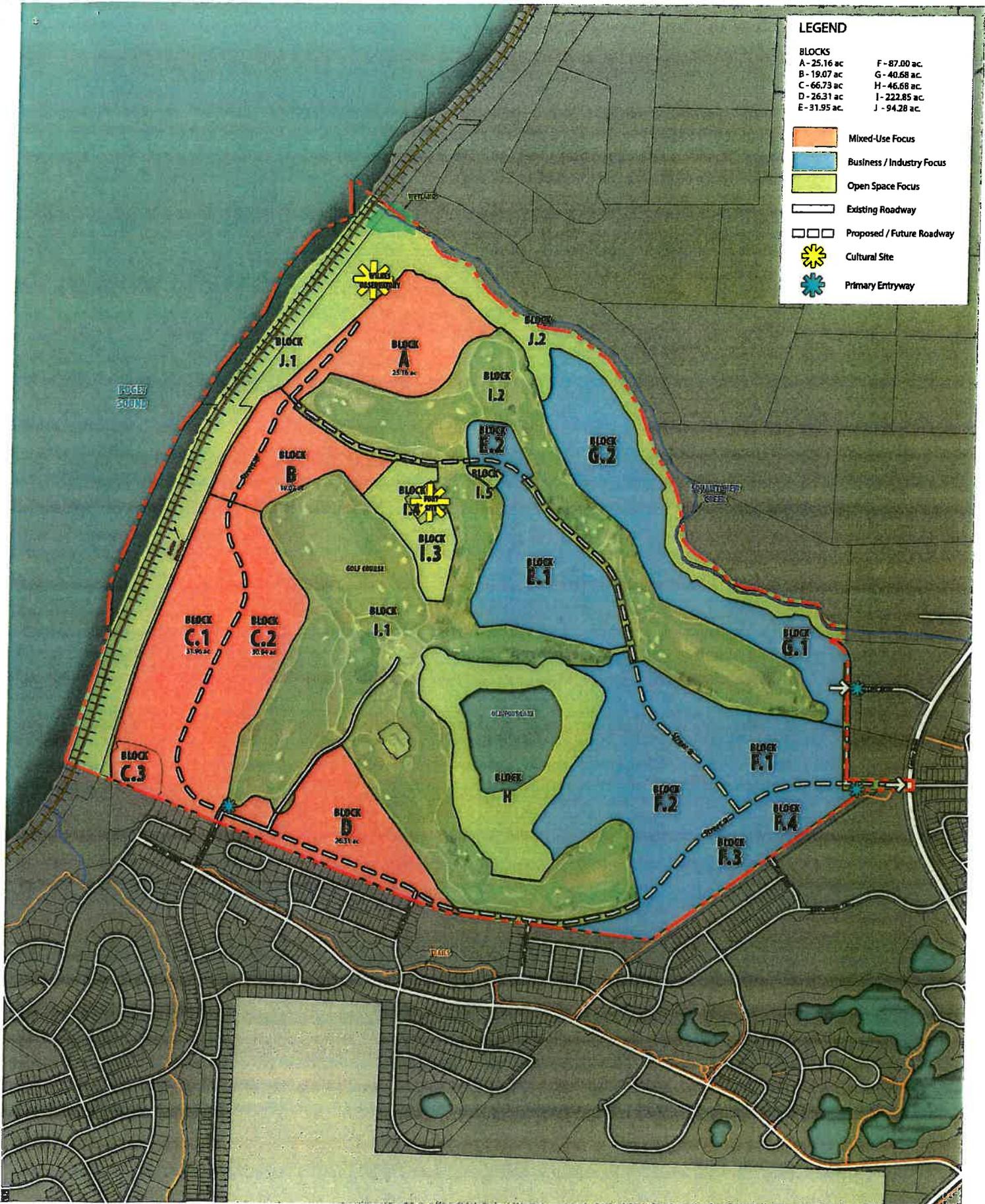
SPECIAL MEETING

AGENDA

Wednesday August 30, 2017

6:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ANNOUNCEMENT AND APPROVAL OF AGENDA**
4. **AUDIENCE COMMENTS** (Items not on the Agenda – Limited to 3 minutes per individual)
5. **UNFINISHED BUSINESS**
 - A. Continued workshop on proposed Comp Plan amendments and Development Regulation amendments for the Old Fort Lake neighborhood / Business & Technology Park BTP) zone. (File Nos. COMP-16-04 & TEXT-16-06)
6. **ADJOURNMENT**



LEGEND

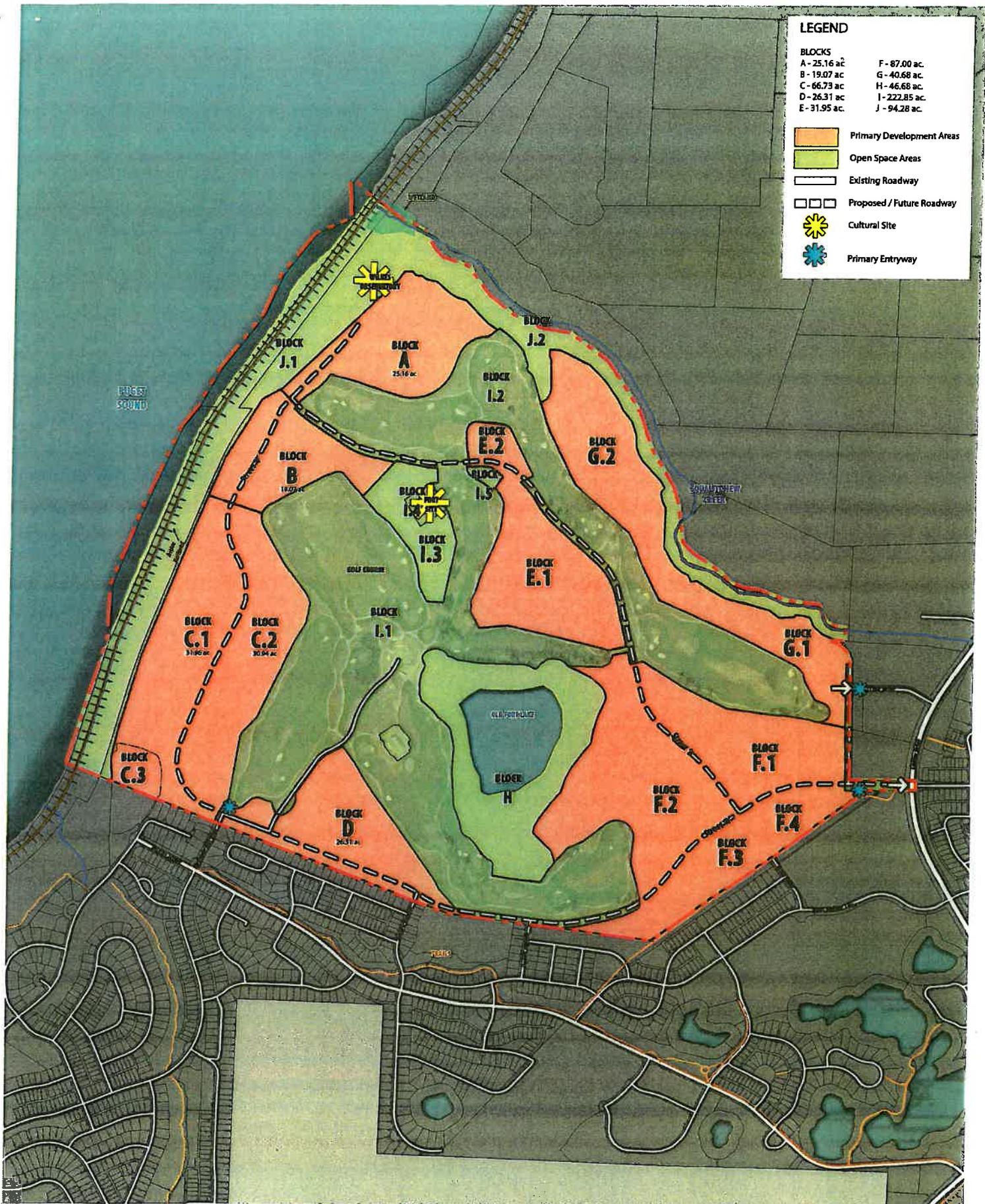
BLOCKS	
A - 25.16 ac	F - 87.00 ac
B - 19.07 ac	G - 40.68 ac
C - 66.73 ac	H - 46.68 ac
D - 26.31 ac	I - 222.85 ac
E - 31.95 ac	J - 94.28 ac

	Mixed-Use Focus
	Business / Industry Focus
	Open Space Focus
	Existing Roadway
	Proposed / Future Roadway
	Cultural Site
	Primary Entryway

1-AC
 5-AC

0 100 200 FEET

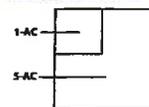
Date: 2017-06-30



Master Plan - Working Concept - **DRAFT**

Old Fort Lake Business and Technology Park Subarea Plan

CITY OF DUPONT, WASHINGTON





NISQUALLY INDIAN TRIBE

Tribal Administration
4820 She-Nah-Num Drive
Olympia, Washington 98513
360.456.5221 (main)
360.456.2058 (fax)
www.nisqually-nsn.gov

Jeffrey S. Wilson, AICP
Community Development Director
City of DuPont
1700 Civic DR
DuPont, WA 98327-9603

August 30, 2017

Dear Mr. Wilson:

Thank you for our recent meeting in which you provided some useful background information and documents regarding the proposed Comprehensive Plan and development amendments for the Manufacturing and Research Neighborhood within the City of Dupont. In our discussions you indicated these amendments are intended to create new commercial and retail opportunities within the Manufacturing and Research Neighborhood area. You further indicated that this rezoning effort is contingent upon the lifting by the Department of Ecology of the some of the Consent Decree provisions for the affected area, as well as the lifting of similar restrictive covenants previously imposed on the property by Weyerhaeuser Corporation.

The Tribe has an interest in this rezoning proposal both as an owner of lands within the affected area, and as a tribal government concerned about the significant cultural resources located within and near the subject properties.

The Tribe presently owns a forty acre upland parcel along the southern border of Sequelitchew ravine, in the G1 and G2 blocks. The Tribe has not to date developed a long range plan for this property. Possible future uses for this property may include cultural or interpretive buildings and features, tourism activities, and related commercial and recreational uses. It is hoped that the rezoning effort will provide the Tribe with sufficient flexibility to identify and implement a long range development plan for the 40 acres reflecting the above potential uses.

The Tribe will by separate letter in the near future address a number of cultural resources protection concerns within the Manufacturing and Research Neighborhood area. The Dupont area is the site of Nisqually villages dating back thousands of years, as well as the site of the original Fort Nisqually, Hudson Bay Company operations, and the Wilkes observatory. The Tribe was extensively involved at DuPont when Weyerhaeuser bought the property and began its environmental cleanup and Northwest Landing development years ago. As a result of this involvement, the Tribe was able to have some burial sites and shell midden areas set aside and protected. The Tribe also secured the transfer to tribal ownership of a four acre parcel near the current City Hall, a portion of which contains burials.

The Tribe will continue to work with City of Dupont on the above issues as the rezoning effort for the Manufacturing and Research Neighborhood area moves forward.

Sincerely,


Joe Cushman,
Planning Director

LEGEND

BLOCKS	F - 87.00 ac.
A - 25.16 ac	G - 40.68 ac.
B - 19.07 ac	H - 46.68 ac.
C - 66.73 ac	I - 222.85 ac.
D - 26.31 ac	J - 94.28 ac.
E - 31.95 ac	

- Mixed-Use Focus
- Business / Industry Focus
- Open Space Focus
- Existing Roadway
- Proposed / Future Roadway
- Cultural Site
- Primary Entryway

Block A
First Choice:
 - Hotel
 - Destination Restaurant - Brewery/Winery, Etc.
Secondary:
 - High-end Residential - Condos or Single Family

Block B
 - High-end Residential (bluff side)
 - Hotel
 - Destination Restaurant - Brewery/Winery, Etc.
 - Office/Tech. Headquarters

Block E.2
First Choice:
 - Commercial/Retail
 - Restaurant
Secondary:
 - Flex/Office
 - Research & Development

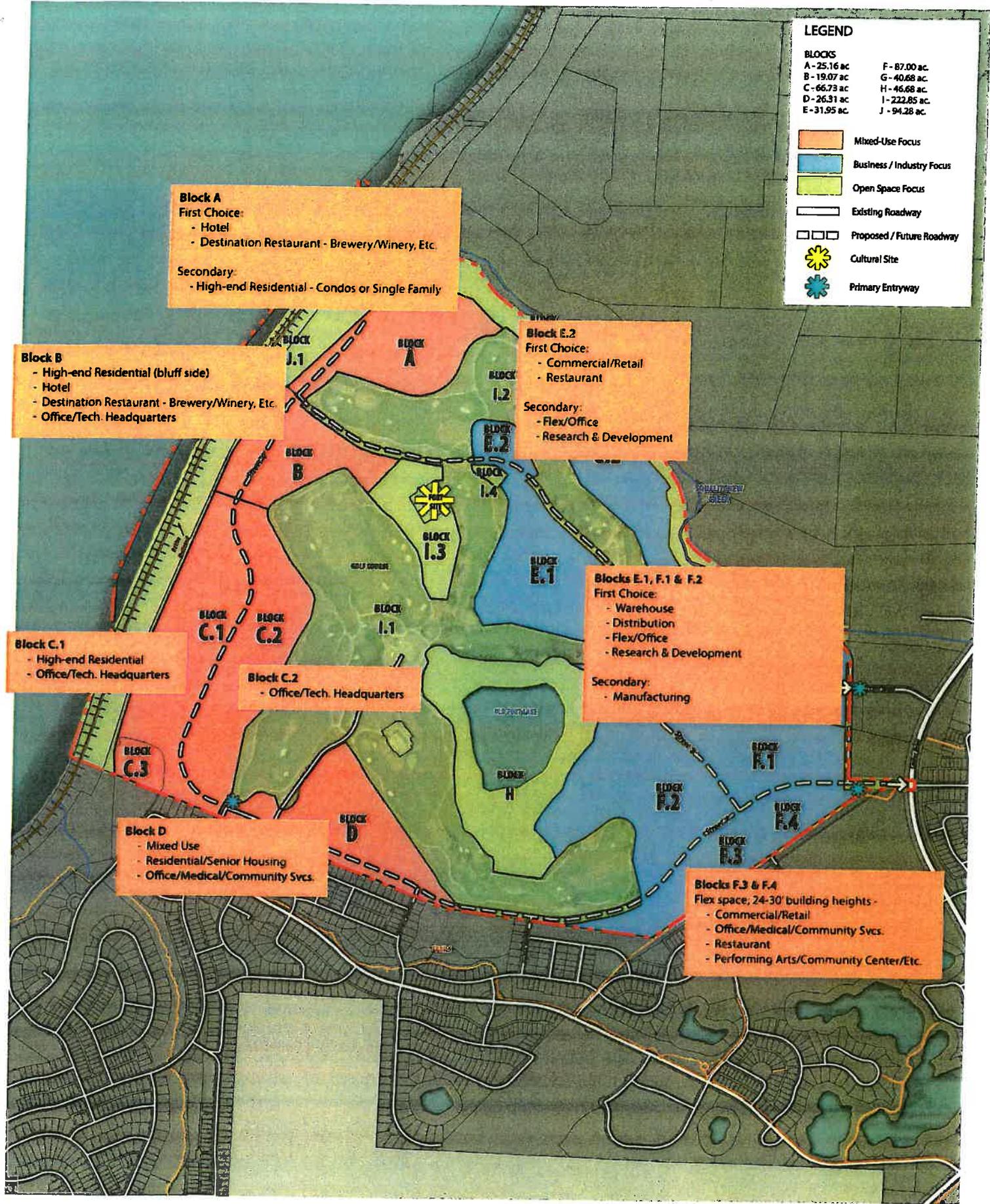
Block C.1
 - High-end Residential
 - Office/Tech. Headquarters

Block C.2
 - Office/Tech. Headquarters

Blocks E.1, F.1 & F.2
First Choice:
 - Warehouse
 - Distribution
 - Flex/Office
 - Research & Development
Secondary:
 - Manufacturing

Block D
 - Mixed Use
 - Residential/Senior Housing
 - Office/Medical/Community Svcs.

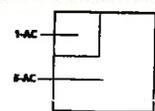
Blocks F.3 & F.4
 Flex space, 24-30' building heights -
 - Commercial/Retail
 - Office/Medical/Community Svcs.
 - Restaurant
 - Performing Arts/Community Center/Etc.



Master Plan - Development Focus Map - **DRAFT**

Old Fort Lake Business and Technology Park Subarea Plan

CITY OF DUPONT, WASHINGTON



DATE: 2017-08-25

City of DuPont - Old Fort Lake Subarea Plan - Land Use Table (WORKING) - 2017-08-30

Focus Areas	Mixed-Use Focus						Business / Industry Focus								Open Space Focus							
	A		B		C		D	E		F				G		H	I					J
Blocks & Sub-Blocks	A	B	C.1	C.2	C.3	D	E.1	E.2	F.1	F.2	F.3	F.4	G.1	G.2	H	I.1	I.2	I.3	I.4	I.5	J.1	J.2
Open Space / Recreation															X	X	X	X	X	X	X	X
Commercial/Retail	X	X	X	X		X		X			X	X	X									
Restaurant/Drinking	X	X	X	X		X		X			X	X	X									
Accessory Commercial**							X	X	X	X	X	X	X	X		X		X				
Hotel	X	X	X	X																		
Multifamily	X	X	X	X		X																
Single-Family Detached	X	X	X	X																		
Convention Center	X	X				X																
Cultural/Community Center	X	X				X					X	X	X	X				X	X			
Public Facilities	X	X				X					X	X						X	X			
Office	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
Manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
Research & Development	X	X	X	X	X	X	X	X	X	X	X	X	X	X								
Warehousing Distribution							X		X	X												

**Commercial activities in conjunction with a manufacturing activity (e.g. a tap room as part of a brewery / a sales area as part of a furniture manufacturer)
 XXX Uses Permitted in the current BTP Zone / XX Uses Allowed with limitations in the current BTP Zone

