





THE CITY OF DUPONT

Mayor Mike Courts

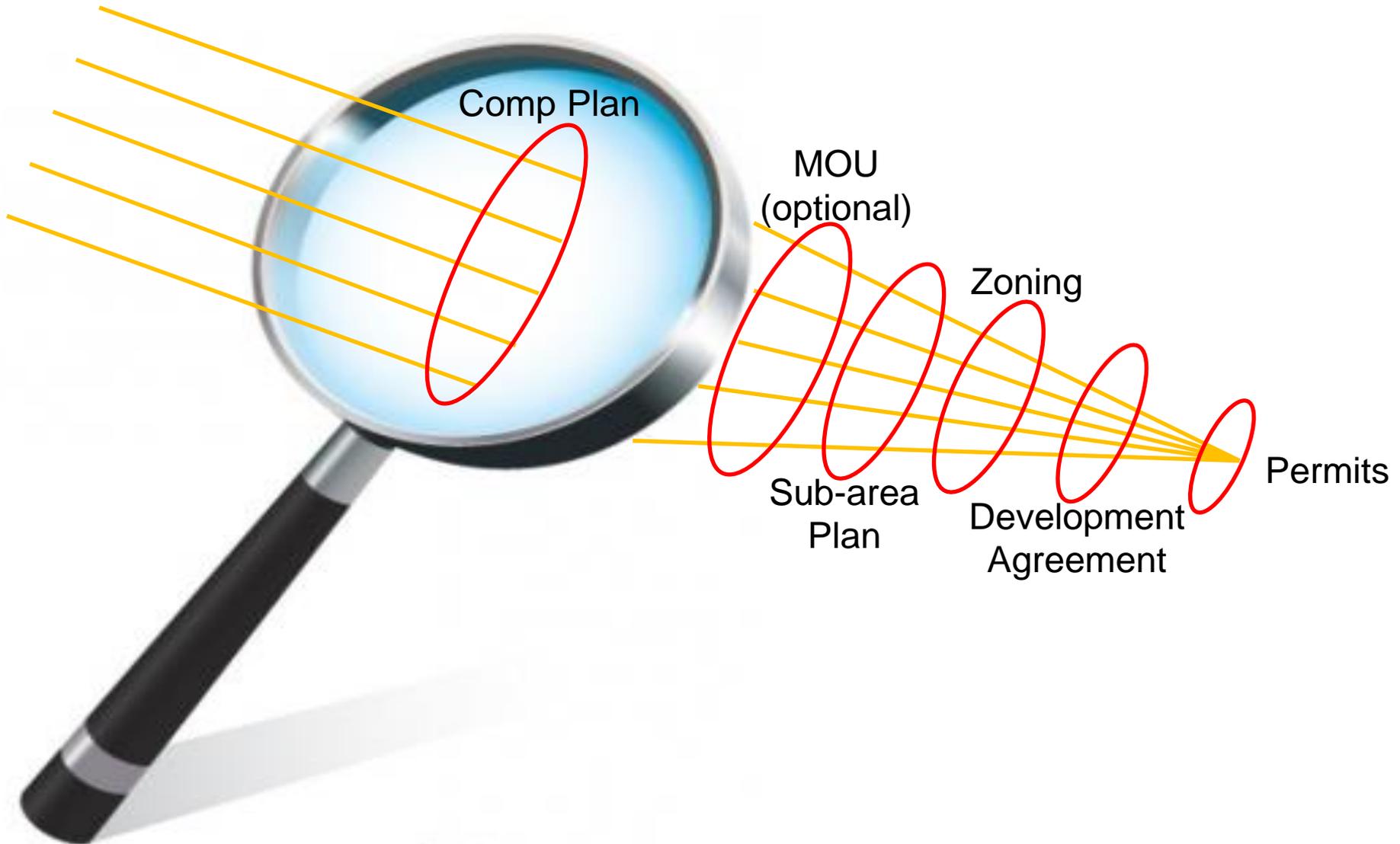
October 3, 2017

Purpose

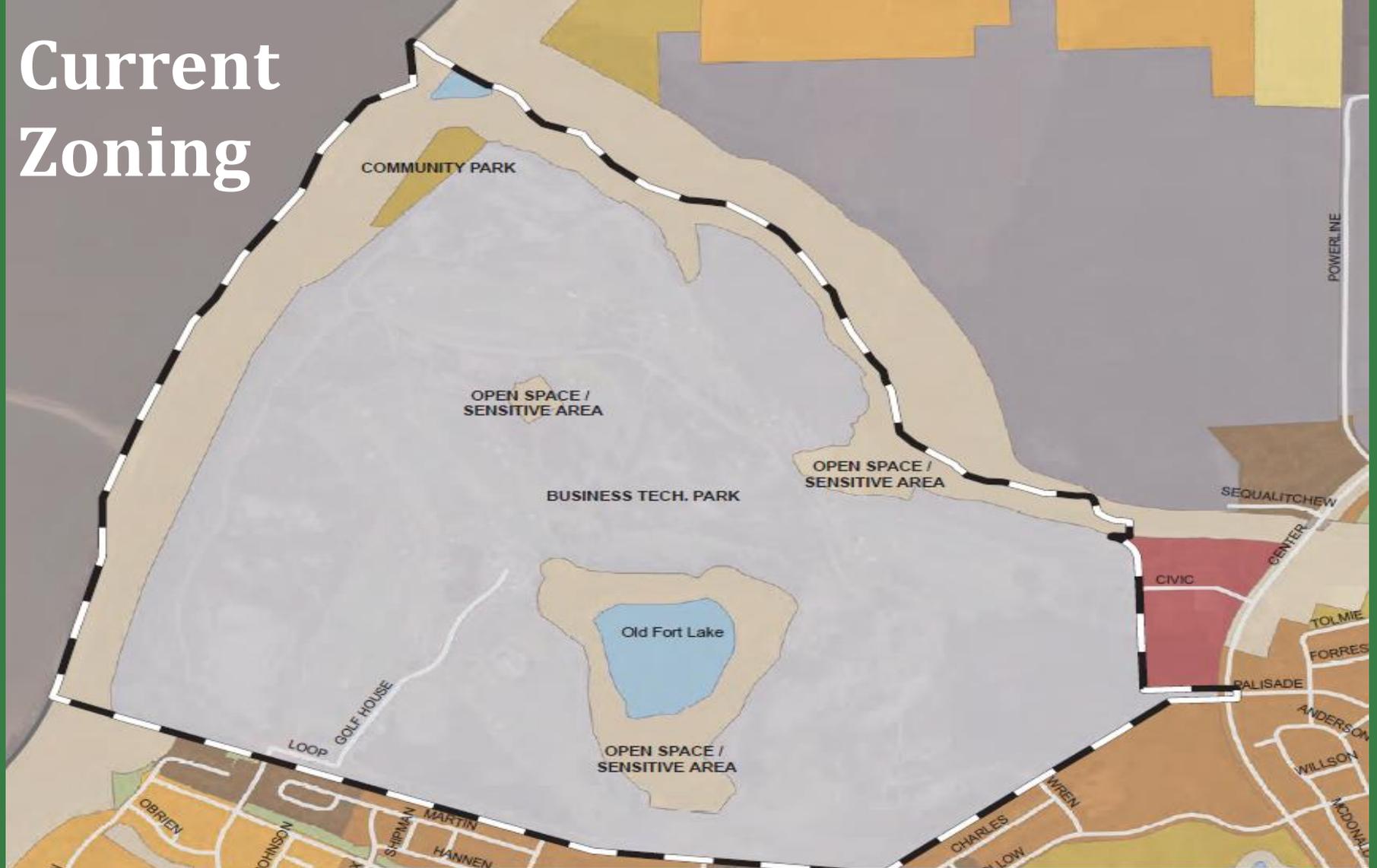


- Provide citizens a chance to ask questions and learn about Sub-area Plan for Old Fort Lake

Land Use and Building Process



Current Zoning



Legend

	Subarea Boundary		Industrial		Open Space / Sensitive Area
	City of Dupont		Military		R-12 Residential
	Water Features		Manufacturing and Research		R-3 Residential
	Dupont Zoning Business Tech Park		Mixed Use		R-4 Residential
			Neighborhood Park		R-5 Residential

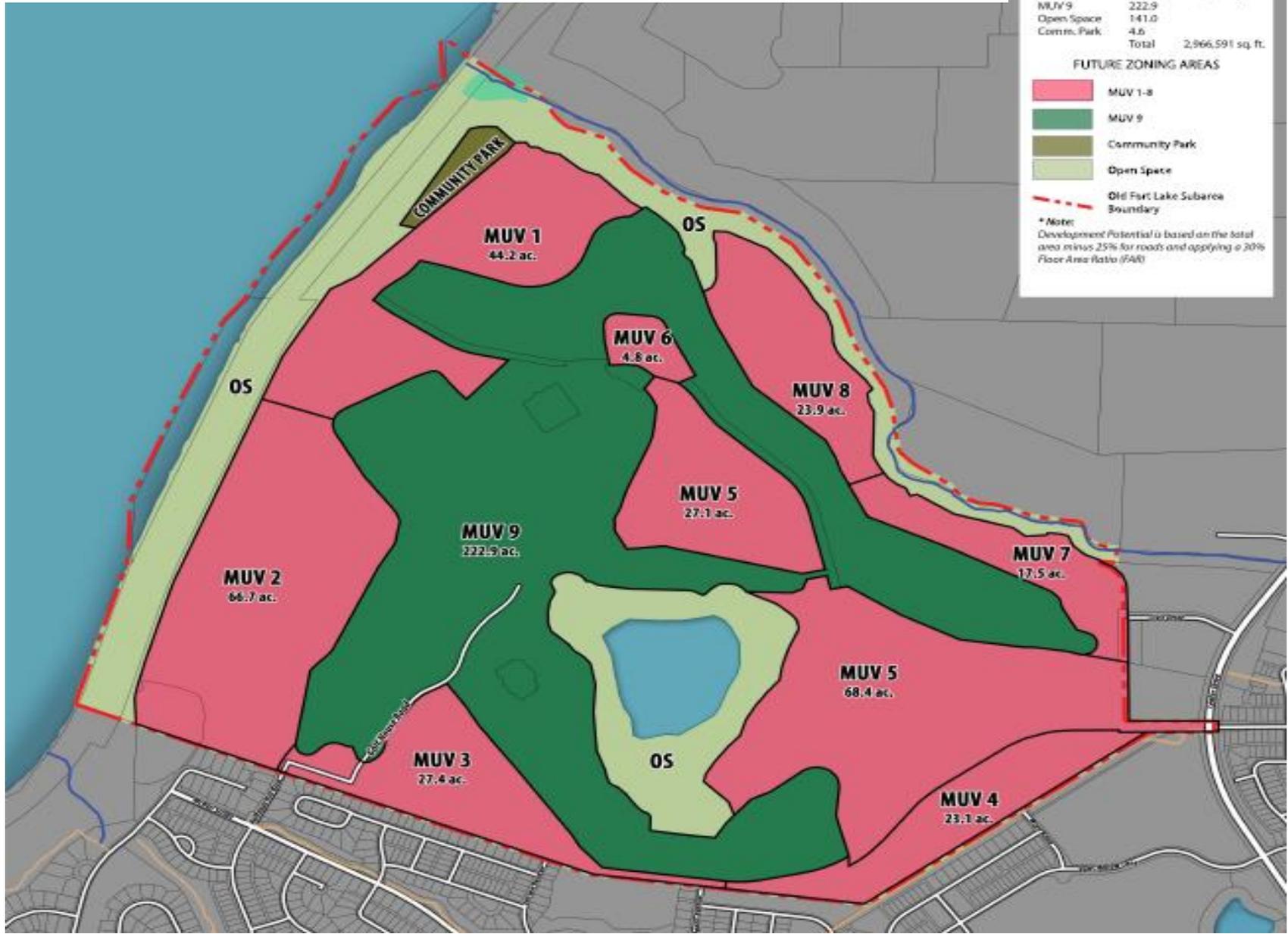
2010 Development Agreement



Beginning of Draft Zoning



Current Draft Zoning



Draft Trails and Open Spaces

Legend:

- Existing Trail (Solid orange line)
- Proposed Trail (Dotted orange line)
- Open Space (Light green area)

POINTS OF INTEREST

- Cultural Site (Purple star icon)
- Primary TrailHead (Green star icon)

Golf course use or open space only



Institute of Transportation Engineers (ITE)



- Trip generation is based on decades of study and counts
- U.S. municipalities use ITE for mitigation purposes
- Amazon warehouse? Half the trips per sq ft than manufacturing warehouse
- **Again: a free-standing warehouse generates less than half the trips of a standard warehouse.**

Land Use	Average Trip Rate Daily/AM Peak/ PM Peak	<p style="color: red; text-align: center;"><i>More than twice the number of trips than Free-standing warehouse.</i></p> <div style="background-color: yellow; padding: 5px; text-align: center;">Daily Trips per 1M sq ft</div>	Peak Hour Trips	
			AM In/Out (Total)	PM In/Out (Total)
Warehouse	3.56/0.30/0.32 per KSF	3560	237/63 (300)	80/240 (320)
High Cube Warehouse/ Distribution Center	1.68/0.11/0.12 per KSF	1680	76/34 (110)	37/83 (120)
Office	11.03/1.56/1.49 per KSF	11,030	1373/187 (1560)	253/1237 (1490)

And, do we really want 11,000 cars making Center Dr worse?

Uses Before and After



Proposed Land Uses Comparisons	Present BTP Zoning Standards	Proposed Mixed Use Village Zoning	Notes
Office	Allowed	Allowed	
Research/Development	Allowed	Allowed	
Manufacturing	Allowed	Allowed	
Restaurants	Allowed	Allowed	
Warehouse	Allowed	Allowed	
Freestanding			Draft size limited to 400K or up to 600K with a CUP
Warehouse/Distribution	Not Allowed	Allowed	
Hotels	Allowed	Allowed	Max tenant size of 20K
Retail/Services	Allowed	Allowed	
Hospital	Allowed	Allowed	
Residential	Not Allowed	Allowed	
Schools	Not Allowed	Allowed	
Parks	Not Allowed	Allowed	
Service Stations	Not Allowed	Not Allowed	
Day Care	Not Allowed	Allowed	
Fitness Centers	Allowed	Allowed	
Community Facilities	Not Allowed	Allowed	Similar to a park

