

Planning Commission Community Workshop

DuPont Station Properties Comprehensive Plan Map Amendment and Rezone

City File Nos. PLNG2022-020, -021, -022

September 26, 2022



Agenda

1. Background on proposal
2. Process & Schedule
3. Description of Proposal
4. Criteria for Approval
5. Planning Commission Questions/Discussion
6. Public Comment

Background

- ▶ State Farm vacated their office building, the office market has changed, the site is underutilized.
- ▶ Initially, a private application was submitted in April 2022
 - ▶ DMC 25.170.070: “A privately initiated amendment to the plan may be filed only every other year beginning with the year 1999”
 - ▶ “All amendments to the comprehensive plan shall be considered concurrently and no more frequently than once each calendar year except: (1) in the event of an emergency, as defined in this chapter; (2) adoption of a subarea plan (neighborhood plan); or (3) adoption or amendment of a shoreline master program. The city council shall consider proposed amendments concurrently with the city’s budget.”
- ▶ Future / other upcoming Comprehensive Plan Amendments:
 - ▶ Old Fort Lake Subarea Plan
 - ▶ DuPont Comprehensive Plan Periodic Update

Process & Schedule

DMC 25.170.040 Adoption required by city council after considering a recommendation by the planning commission. Zoning changes shall be considered concurrently.

DMC 25.170.030 outlines the following process:

- ▶ Submittal of complete application
 - ▶ - Received 9/12/2022
- ▶ Publish & Mail Notice of Proposal and Notice of Community Workshop
 - ▶ - Completed 9/12/2022
- ▶ Conduct a community workshop
 - ▶ - with Planning Commission 9/26; workshop with Council 9/27
 - ▶ 2nd Planning Commission workshop October 19, 2022

Process & Schedule(Cont'd)

DMC 25.170.030 outlines the following process:

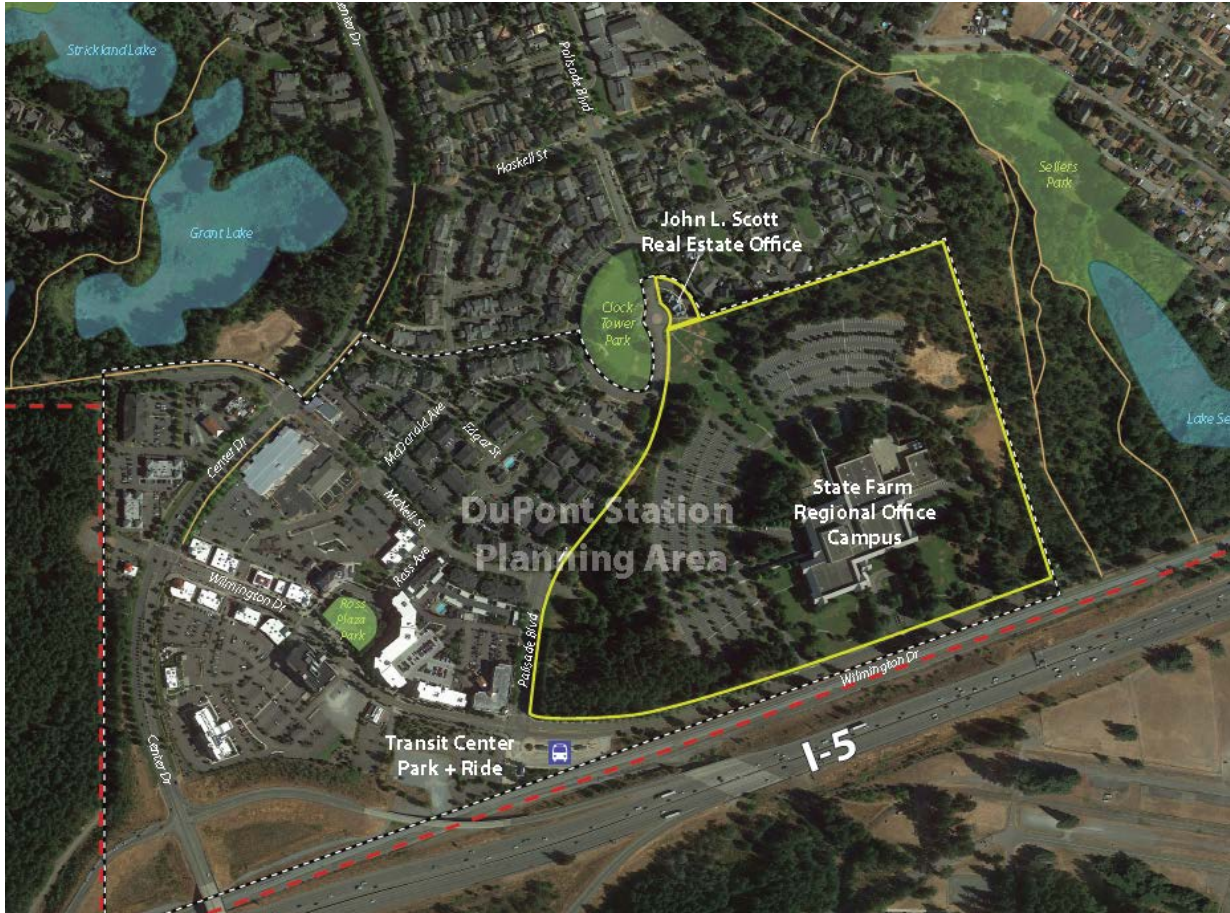
- ▶ Conduct a public hearing
 - ▶ Tentative Planning Commission hearing date: November 14, 2022
 - ▶ Tentative City Council hearing date: November 22, 2022
- ▶ Reporting to the state
 - ▶ Dept of Commerce 60-day review prior to adoption

Process & Schedule(Cont'd)

DMC 23 Environment procedures requires State Environmental Policy Act (SEPA) review:

- ▶ Non-project SEPA Checklist provided
- ▶ SEPA Determination of Nonsignificance
 - ▶ **Issued and Published: 9/22/2022**
 - ▶ **End of 14-day comment period: Oct. 6, 2022**
- ▶ Project-level SEPA Environmental review will (likely) be required for a future development application.

Description of Proposal



Change the land use designation and zoning designation of two tax parcels totaling 52.2 acres in the DuPont Station Planning area.

Tax Parcels: 0119351043 and 3000200690 located at:

1000 Wilmington Dr and
1408 Palisade Blvd, DuPont,
WA 98327

Description of Proposal – Comp Plan Amendment

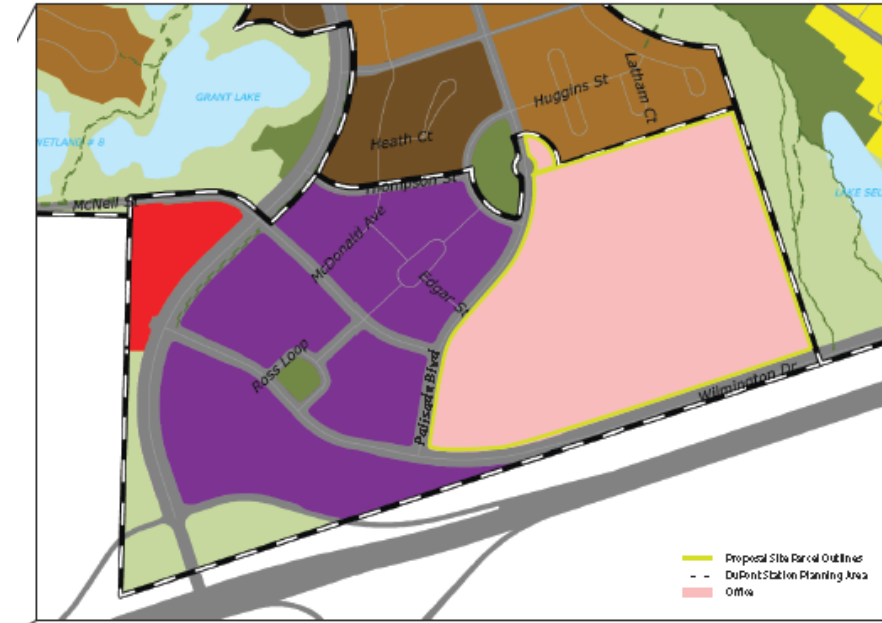
Change the land use designation map from **Office** to **Mixed Use**.

Current Land Use Designations in DuPont Station Planning Area:

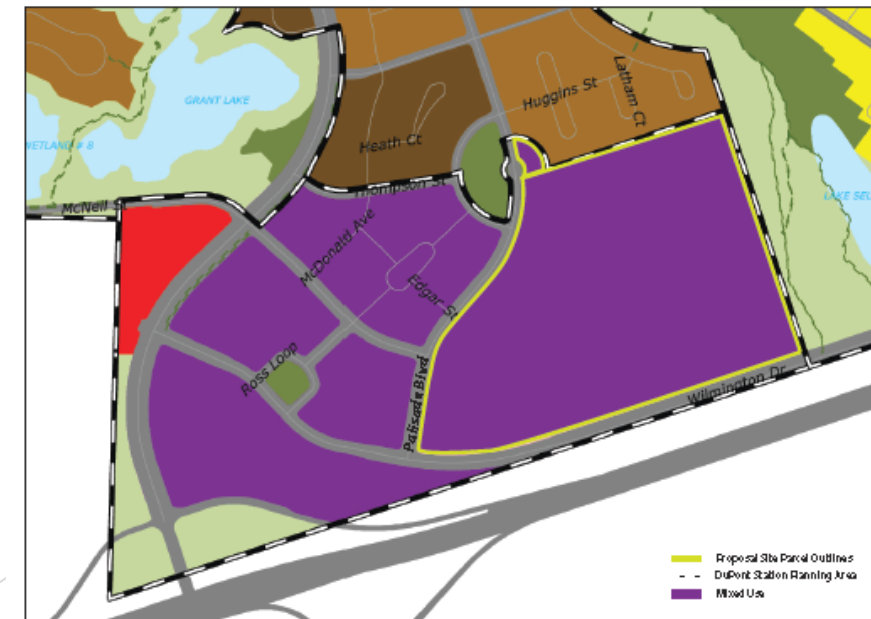
- ▶ Office
- ▶ Commercial
- ▶ Open Space
- ▶ Community Park
- ▶ Mixed Use District

The only Office land use designation city-wide

Current Future Land Use



Proposed Future Land Use



Description of Proposal- Comp Plan Amendment

Purpose of Proposal: Allow for additional, more diverse land use types on the subject properties that better serve the community, can adapt and respond to changing market factors, and encourage development that aligns more appropriately with the surrounding predominately Mixed Use properties and local and regional land use goals and policies.

Comprehensive Plan description of DuPont Station: a large mixed-use area intended for a variety of commercial/retail uses with high density/multifamily residential land uses integrated with public spaces that is intended to be "one of the more active neighborhoods in DuPont."

- ▶ *"This strategic location is key to the retail success of DuPont. It provides access to traffic on I-5 and thus will create a market draw beyond the population of the City. By accessing this larger market area, the commercial element of DuPont Station will support a wider range of retail types and businesses and provide a greater diversity of shopping, entertainment, and services for the City's residents."*

According to the Comprehensive Plan, at least 15% of the City's multifamily units are targeted to be located within a short walk of the DuPont Transit Center to support usage.

Description of Proposal- Comp Plan Amendment

▶ Goal LU-6:

Maintain and enhance DuPont Station as the City's primary pedestrian oriented, mixed use, compact, attractive, destination shopping area.

▶ Goal LU-6.2:

Promote the creation of an identifiable pedestrian downtown and avoid the appearance of domination by the automobile by promoting ground floor retail, multi-storied buildings, a mix of commercial, office, and upper story residential uses, a clearly defined street edge, and encouragement of upper story activities which overlook the streets and plazas.

Currently the Office land use and zoning designation makes up nearly half of the entire DuPont Station Village, restraining the Comprehensive Plan goals for a vibrant, pedestrian-oriented destination shopping and entertainment area. Extending the Mixed Use designation over the subject properties will further the Comprehensive Plan goals by providing for a mix of uses that includes office as well as retail, commercial, public and quasi-public, and residential and provides needed flexibility for the DuPont Station planning area to accommodate revitalization in a manner that aligns with Pierce County and Puget Sound Regional Council goals as well.

Description of Proposal - Rezone

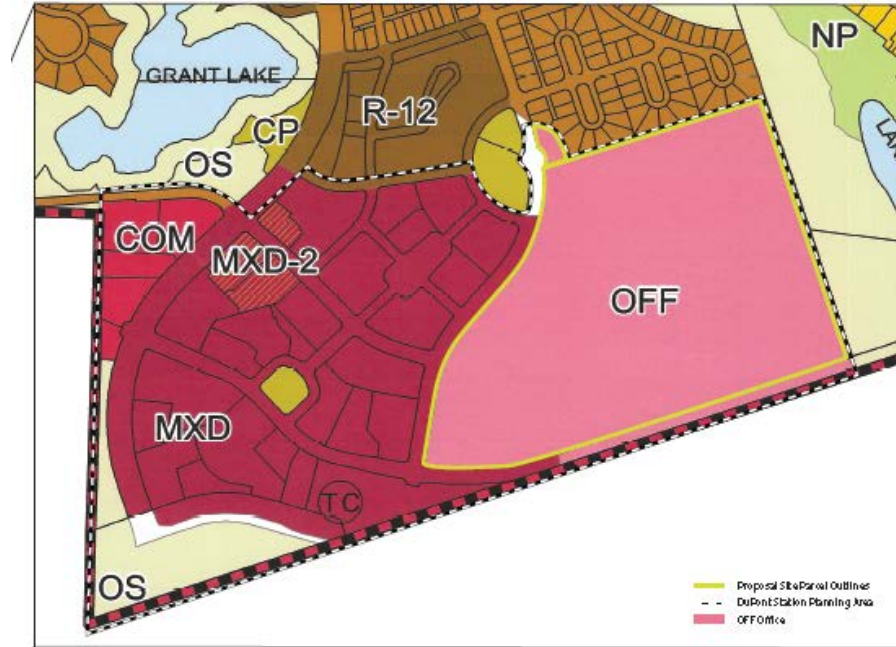
Change the zoning designation from Office to Mixed Use District-2.

Proposed Mixed Use designation - implemented by Mixed Use District (MXD) and Mixed Use District-2 (MXD-2) zoning designation.

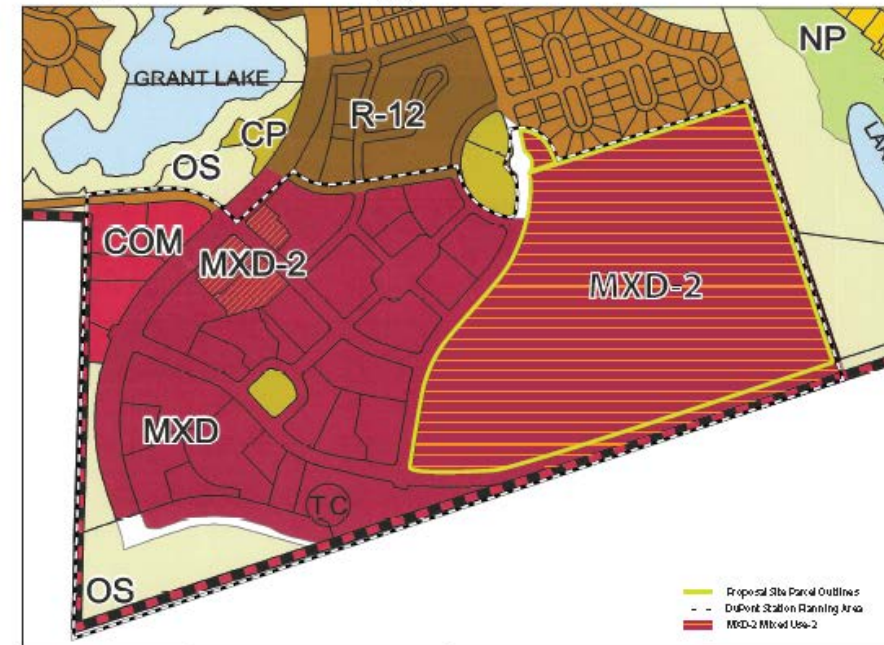
Current Zoning Designations in DuPont Station Planning Area:

- ▶ Office
- ▶ Commercial
- ▶ Open Space
- ▶ Community Park
- ▶ Mixed Use District
- ▶ Mixed Use District-2

Current Zoning



Proposed Zoning



Description of Proposal - Rezone

Purpose of (current) Office District: The purpose of this district is to implement the comprehensive plan's concept of office employment in portions of DuPont Station land use area.

Description of Proposal - Rezone

Allowed Uses in (current) Office District:

- ▶ (1) All forms of corporate, professional, public, brokerage, administrative, financial, and research offices, excluding the walk-in and drive-up service operations of banking and lending institutions;
- ▶ (2) Nonretail office-oriented service providers, such as communications services, photocopying, and couriers;
- ▶ (3) Office equipment sales and service;
- ▶ (4) Uses which provide a service to the employees of any permitted use set forth in subsections (1) through (3) of this section that are contained in the main building of said permitted use and consume no more than 10 percent of the total floor area of said permitted use. Examples include, but are not limited to, cafeterias, cash machines, credit unions, company stores, day care, and exercise rooms;
- ▶ (5) Child day care center;
- ▶ (6) Underground utilities;
- ▶ (7) Above-ground utility structures under 50 square feet in area and under seven feet in height;
- ▶ (8) Wireless communication facilities, public.

Description of Proposal - Rezone

- ▶ Conditional Uses in the Office District include quasi-public and non-office public uses, hospitals and vet clinics, fitness centers, restaurants, copy centers, radio and television broadcasting studios and above ground utility structures over 50 SF or over seven feet in height.

Description of Proposal - Rezone

Purpose of (proposed) Mixed Use District-2: The purpose of this district is to implement the comprehensive plan's concept of permitting uses that are allowed in the commercial district, the office district and residential zone district. This area is intended to provide office space, goods and services to the entire community or larger market.

Description of Proposal - Rezone

Allowed Uses in (proposed) Mixed Use District-2 District:

- ▶ All uses permitted in the Office District.
- ▶ All uses permitted in the Commercial District, including:
 - ▶ (1) All forms of retail trade, such as stores, shops, and sales offices except those listed in DMC [25.25.030](#);
 - ▶ (2) All forms of service businesses, other than adult entertainment, such as hotels, entertainment facilities, restaurants, clinics, banks, professional offices, and service stations, except those listed in DMC [25.25.030](#);
 - ▶ (3) Residences on the second or higher floors of buildings;
 - ▶ (4) Adult family home;
 - ▶ (5) Family day care and child day care center;
 - ▶ (9) Drive thru window; provided, however, that restaurants with a drive thru window must also provide seating inside the restaurant in an area equal to at least 15 percent of the restaurant's total floor area
 - ▶ (12) Wireless communication facilities, attached;
 - ▶ (13) Open-air vending;
- ▶ All uses permitted in the Residential District
 - ▶ Single-family residences
 - ▶ Multi-family residences when designated within an approved preliminary plat or short plat;
 - ▶ Parks
 - ▶ Home occupations
 - ▶ Adult family home
- ▶ Public Uses and quasi-public uses
- ▶ Indoor Storage

Description of Proposal - Rezone

Conditional Uses in **Mixed Use District-2**: All uses that are conditional uses in Commercial, Office or Residential districts. Examples include schools, assisted living projects up to 120 units; senior housing and retirement homes up to 120 units; nursing homes up to 180 beds, churches; commercial recreation facilities and above ground utility and communication structures over 50 SF or 7.5 feet in height.

Criteria for Rezone Approval DMC 25.165.030(2)

1. The amendment is in accord with the Comprehensive Plan.

Comprehensive Plan description of DuPont Station: a large mixed-use area intended for a variety of commercial/retail uses with high density/multifamily residential land uses integrated with public spaces that is intended to be "one of the more active neighborhoods in DuPont."

- ▶ *"This strategic location is key to the retail success of DuPont. It provides access to traffic on I-5 and thus will create a market draw beyond the population of the City. By accessing this larger market area, the commercial element of DuPont Station will support a wider range of retail types and businesses and provide a greater diversity of shopping, entertainment, and services for the City's residents."*

According to the Comprehensive Plan, at least 15% of the City's multifamily units are targeted to be located within a short walk of the DuPont Transit Center to support usage

Criteria for Rezone Approval DMC

25.165.030(2)

1. The amendment is in accord with the Comprehensive Plan (Cont'd).
 - ▶ *Goal LU-6: Maintain and enhance DuPont Station as the City's primary pedestrian oriented, mixed use, compact, attractive, destination shopping area.*
 - ▶ *Goal LU-6.2: Promote the creation of an identifiable pedestrian downtown and avoid the appearance of domination by the automobile by promoting ground floor retail, multi-storied buildings, a mix of commercial, office, and upper story residential uses, a clearly defined street edge, and encouragement of upper story activities which overlook the streets and plazas.*

Currently the Office land use and zoning designation makes up nearly half of the entire DuPont Station Village, restraining the Comprehensive Plan goals for a vibrant, pedestrian-oriented destination shopping and entertainment area. Extending the Mixed Use designation over the subject properties will further the Comprehensive Plan goals by providing for a mix of uses that includes office as well as retail, commercial, public and quasi-public, and residential and provides needed flexibility for the DuPont Station planning area to accommodate revitalization in a manner that aligns with Pierce County and Puget Sound Regional Council goals as well.

Criteria for Rezone Approval DMC 25.165.030(2)

2. The amendment bears substantial relation to the public health, safety, and welfare

The proposal bears substantial relation to public health, safety, and welfare in terms of allowing the under-utilized property to be revitalized in a way that is pedestrian-focused and transit-oriented. Mixed use developments can promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments. Providing opportunities for a mix of uses could reduce the number of vehicular trips and take advantage of the prime location with access to more sustainable transportation options.

Criteria for Rezone Approval DMC

25.165.030(2)

3. The amendment is not contrary to the best interest of the citizens and property owners of the city of DuPont.

- ▶ The subject property owners agree with the proposed amendments, as their circumstances, the office market and tenancy has changed. The City is aware that they are actively pursuing options for potential new tenants.
- ▶ Since the State Farm campus was built in 1995, DuPont Station has developed as a central retail/commercial location, and there is limited room for further development of the area outside of the State Farm campus. Extending the Mixed Use designation over the subject properties will further the Comprehensive Plan goals by providing for a mix of uses that includes office as well as retail, commercial, public and quasi-public, and residential and provides needed flexibility for the DuPont Station planning area to accommodate revitalization.
- ▶ A mixed-use zoning would be more responsive to current market forces. Trends in office design, led by employee preferences, also favor urban-style integration versus the outdated cloistered campus model.

Criteria for Comprehensive Plan Amendments

DMC 25.170.090(2)

1. The proposed plan amendment will further and be consistent with the goals, objectives and policies of the comprehensive plan, except for the policy being amended; Countywide Planning Policies for Pierce County; and Vision 2020;

Criteria for Comprehensive Plan Amendments

DMC 25.170.090(2)

DMC 25.170.090(2) requires the proposal be consistent with the City's plans, policies, and regulations for providing community facilities, including but not limited to utilities, transportation, parks, or schools, concurrent with development.

Redevelopment or use changes of the State Farm campus that are proposed under the Mixed Use land use designation and Mixed Use District-2 zoning designation will be required to be generally consistent with the City's infrastructure plans. Further analysis of utilities, transportation, parks, or schools will be completed specific to a future development application, including environmental review under the State Environmental Policy Act (SEPA) process, transportation concurrency analysis, and compliance with all relevant sections of the DuPont Municipal Code.

Planning Commission Discussion, Clarifications & Questions



Public Comments

Clarifications?

Which uses (and why) seem most fitting for the properties?

Which uses (and why) seem undesirable for the properties?



Next Steps

Planning Commission Community Workshop (#1)
Planning Commission Community Workshop (#2)
City Council Workshop
Planning Commission Public Hearing (tentative)
City Council Hearing(tentative)

September 26, 2022
October 10, 2022
September 27, 2022
Nov. 14, 2022
November 22, 2022

More info:

Copies of all application and presentation materials can be found here:

<https://www.dupontwa.gov/135/Planning-Services>

