OLD FORT LAKE

Subarea Plan

UPDATE

DUPONT · WASHINGTON
Welcoming for 5,000 Years

Planning Commission Briefing

May 8, 2023

AHBL

MAKERS
architecture · planning · urban design

Activities Since Last PC Meeting

- Website Updates

- Meeting & Survey Noticing

  o *Website, email, utility stuffer, City Hall notice board, City-wide flyer distribution, Facebook, Suburban Times, among others*

- First Public Meeting – April 3

- Online Survey – April 5 - May 1

- Second Public Meeting – May 1

April 3rd Public Meeting Summary

Held **6:30-8:30 pm** @ **City Hall** + via **Zoom**

Attendance: **25** in-person, **9-11** virtual

Agenda

1. Introductions & project overview (20 minutes)

2. Loves, concerns & hopes exercise (20 minutes)

3. Visual preference survey (50 minutes)

4. Old Fort Lake Subarea precedents (25 minutes)

5. Wrap up/next steps (5 minutes)

April 3rd Public Meeting Summary

Public Meeting and Survey Responses

Meeting Responses: 15

Online Survey Responses: 19

Note: The following summary provides the meeting responses only. It will be updated to include all responses.

Loves

What do you LOVE most about the Old Fort Lake Subarea?

Legend:
- Nature and Natural Systems
- History
- Development
- Recreation
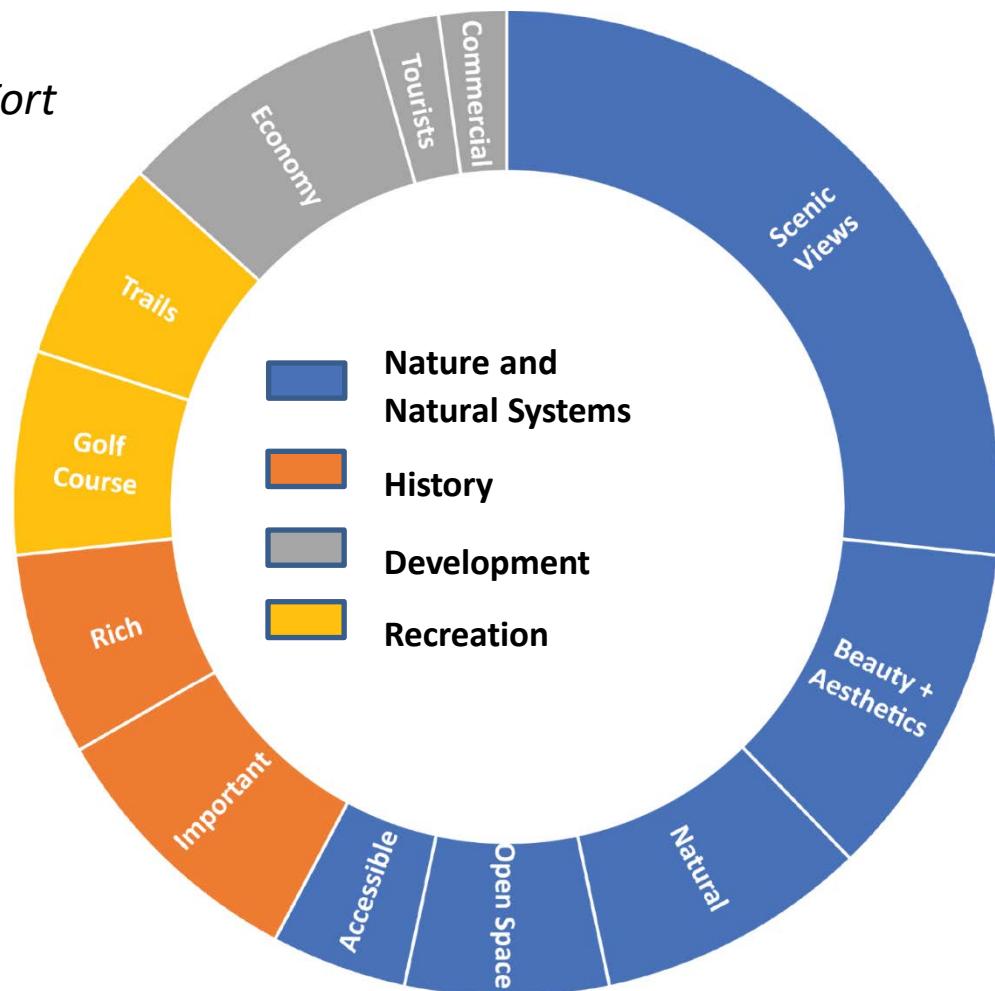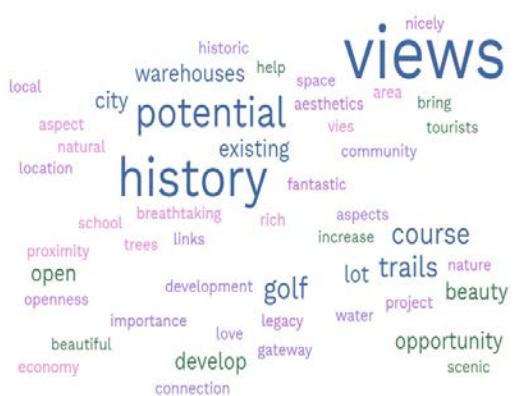
April 3ʳᵈ Public Meeting Summary

Concerns

What concerns do you have about the Old Fort Lake Subarea?

Legend:
- Nature and Natural Systems (blue)
- History (orange)
- Development (gray)

Chart segments: Diminished Value, Erasure, Loss of Open Space, Pollution, Restriction + Privatization, Housing Cost, Over-development, Traffic + Congestion, Industrial/Warehouse Development

Hopes

What do you hope happens in Old Fort Lake Subarea over the next 20 years?

Legend:
- Nature and Natural Systems
- History
- Development
- Recreation
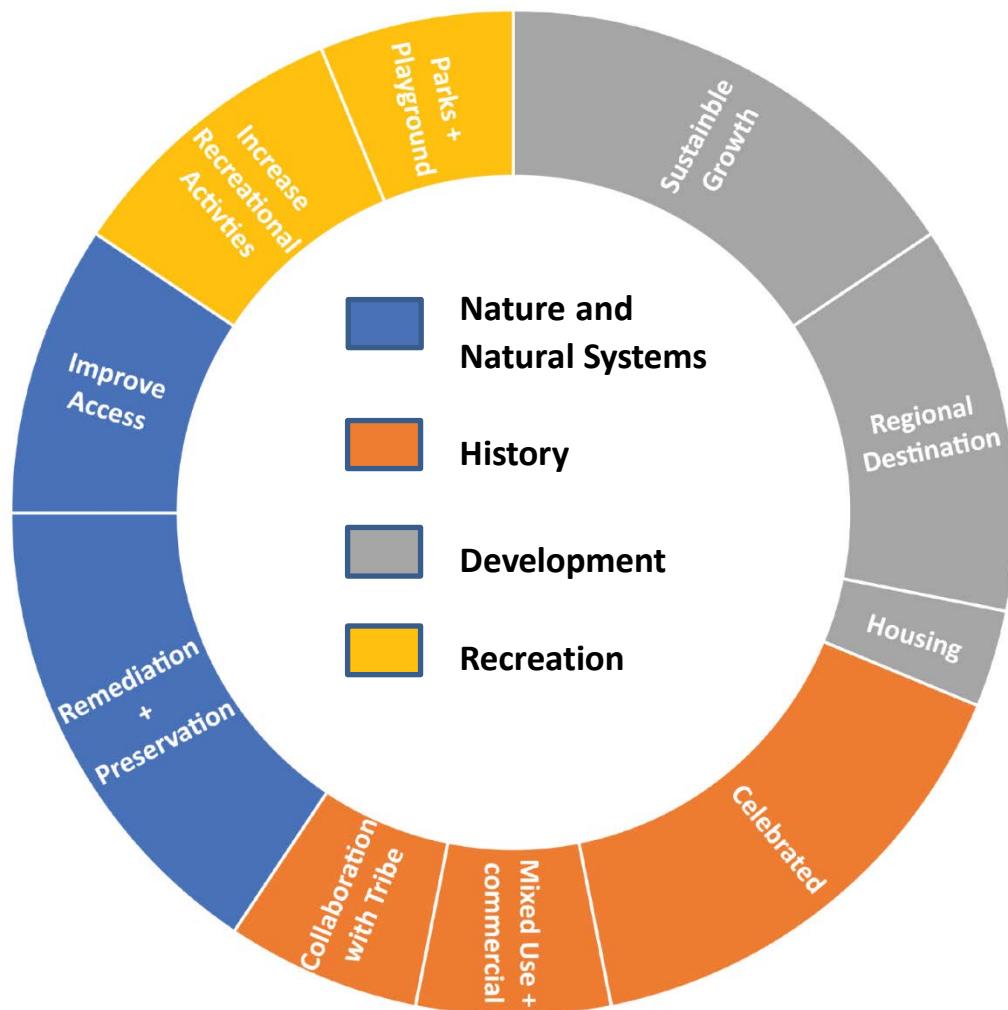
April 3rd Public Meeting Summary

Visual Preference – Commercial

Highest Score: 4.43

Summary: Preference for designs with pedestrian-orientation (large windows, storefronts, street activation, landscape, etc.)


Great example	57%
Generally like	36%
Neutral	
Generally dislike	7%
Strongly dislike	
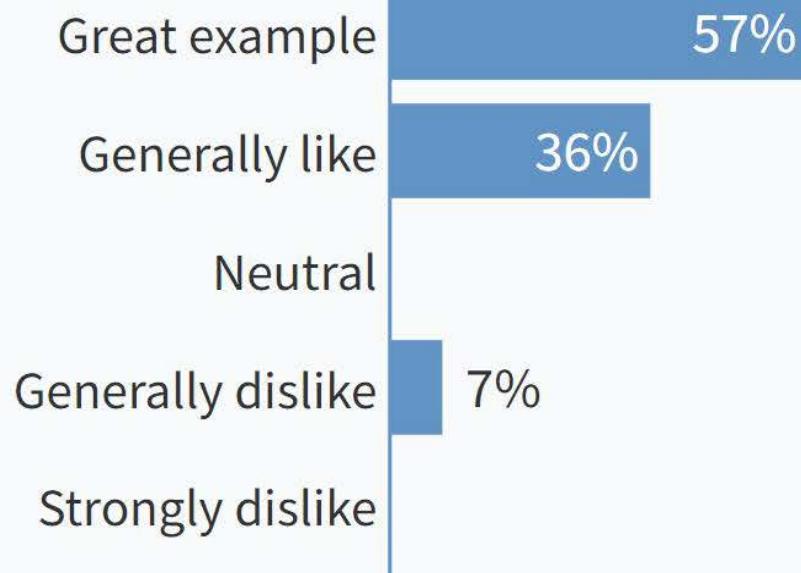
April 3rd Public Meeting Summary

Visual Preference – Commercial

Lowest Score: 1.84

**Summary**: Dislike in franchise architecture designs
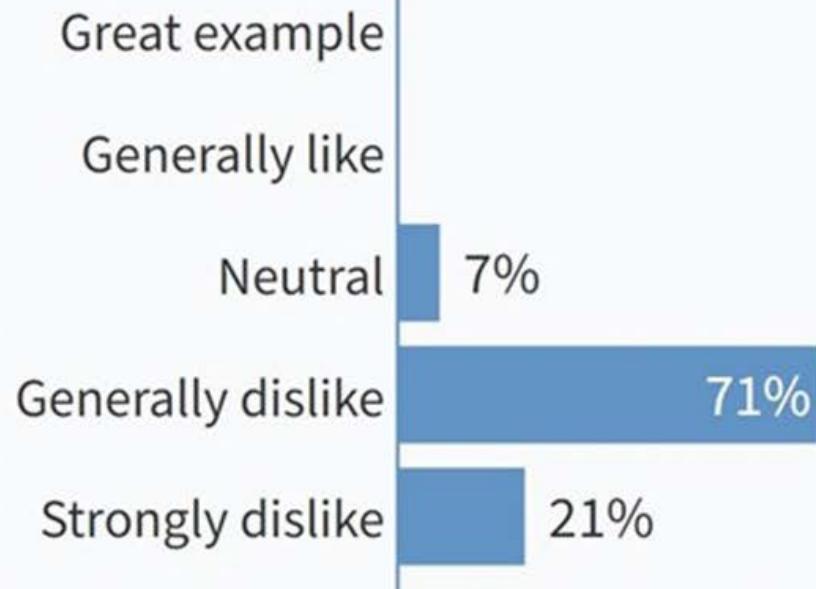
Visual Preference – Mixed Use

Highest Score: 3.42

Second Highest: 3.22

Summary: Mixed feedback. Preference for designs with pedestrian orientation (large windows, storefronts, street activation, landscape, etc.)


Great example	21%
Generally like	29%
Neutral	21%
Generally dislike	29%
Strongly dislike	

Great example	20%
Generally like	20%
Neutral	27%
Generally dislike	27%
Strongly dislike	7%
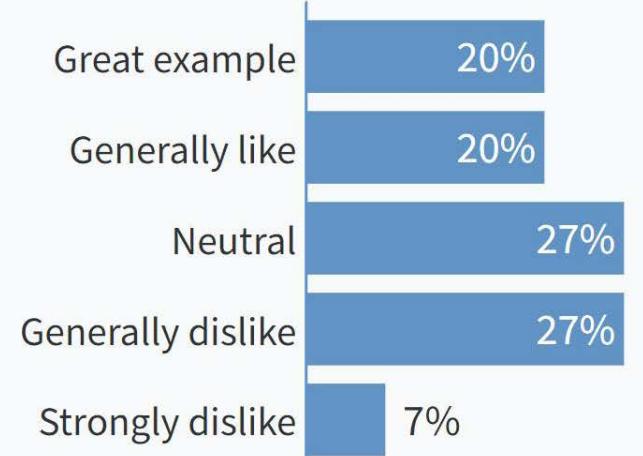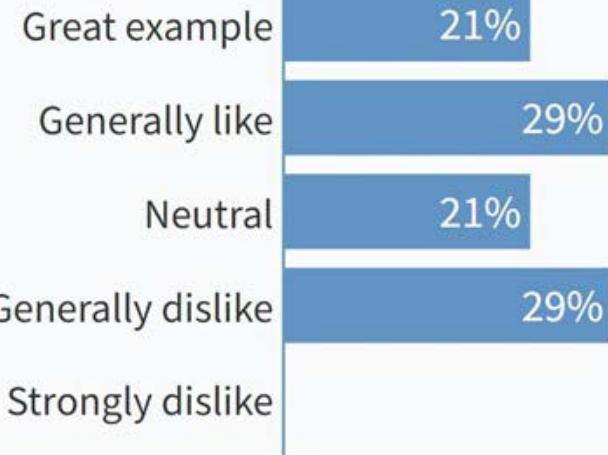
Visual Preference – Mixed Use

Lowest Score: 1.77
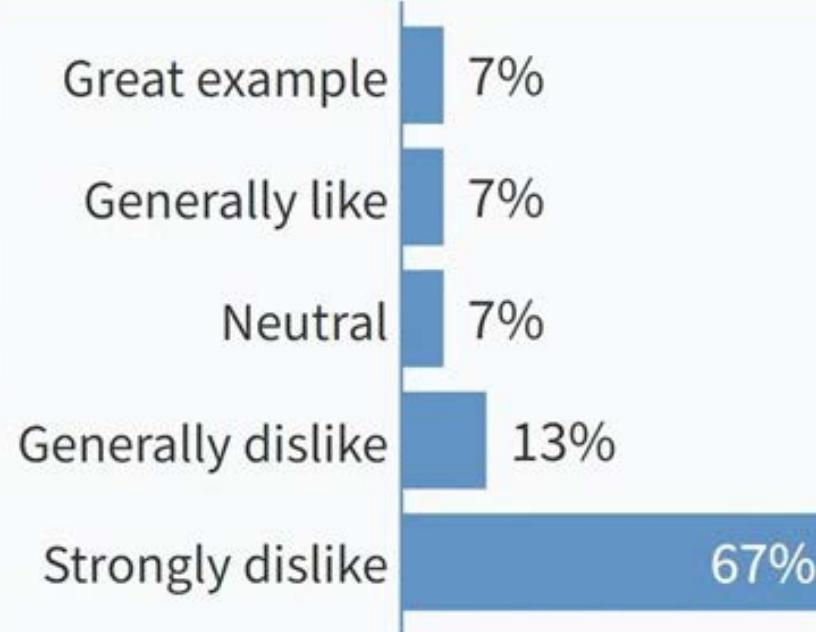
Visual Preference – Hospitality

Highest Score: 3.72

Second Highest: 3.51

Summary: Very mixed feedback. Hospitality examples with more character and pedestrian orientation were more popular.


Great example	20%
Generally like	53%
Neutral	13%
Generally dislike	7%
Strongly dislike	7%

Great example	27%
Generally like	27%
Neutral	27%
Generally dislike	7%
Strongly dislike	13%
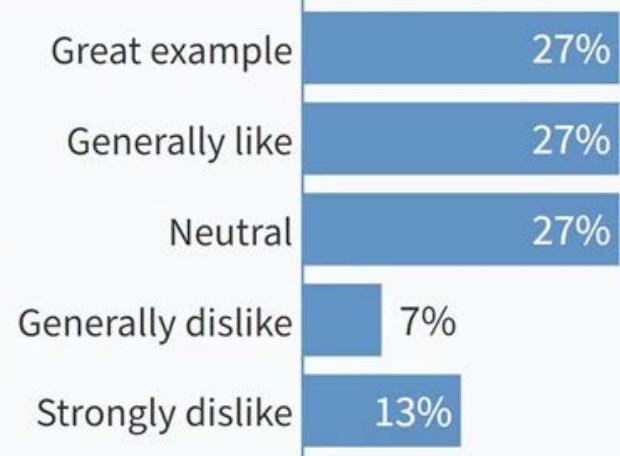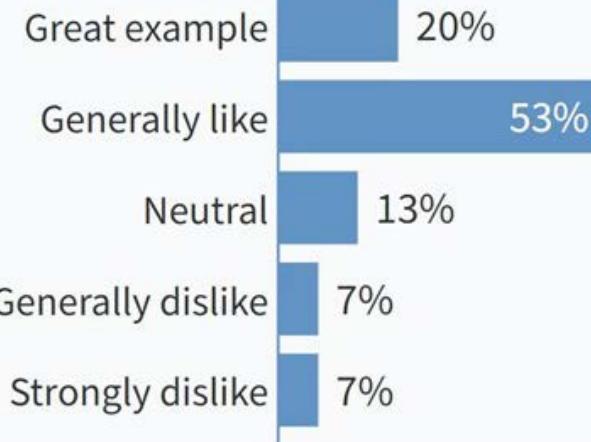
April 3ʳᵈ Public Meeting Summary

Visual Preference – Hospitality

Lowest Score: 1.73

Great example

Generally like — 13%

Neutral — 7%

Generally dislike — 20%

Strongly dislike — 60%
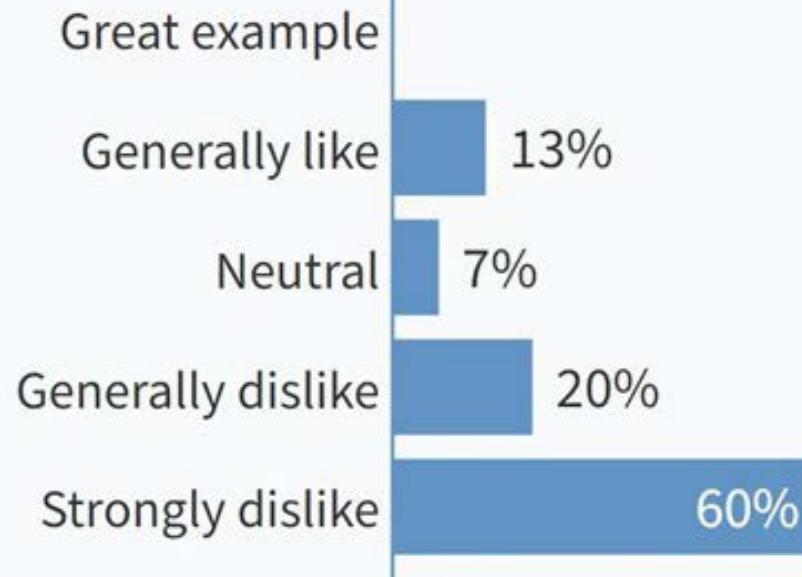
April 3rd Public Meeting Summary

Visual Preference – Light Manufacturing

Highest Score: 3.13

Lowest Score: 1.56

**Summary**: Lower overall scores for this type of development.
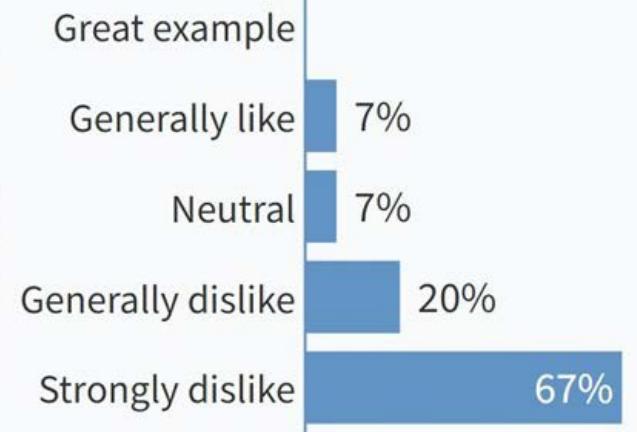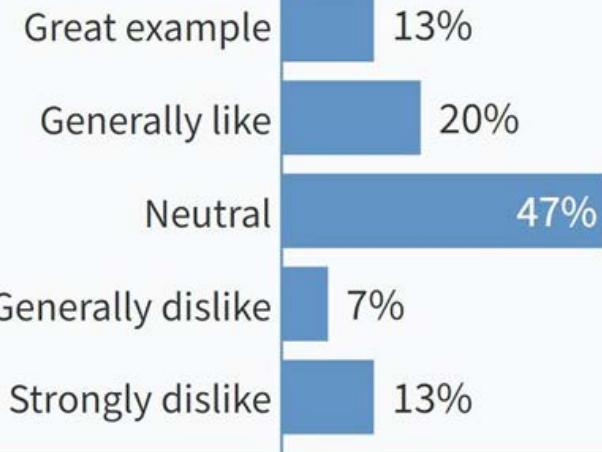
Great example	13%
Generally like	20%
Neutral	47%
Generally dislike	7%
Strongly dislike	13%

Great example	
Generally like	7%
Neutral	7%
Generally dislike	20%
Strongly dislike	67%

April 3rd Public Meeting Summary

Visual Preference – Single Family Residential

Highest Score: 4.3

Summary: Higher overall scores for residential uses. Support for Missing Middle housing types (duplex, some townhome, some apartments).
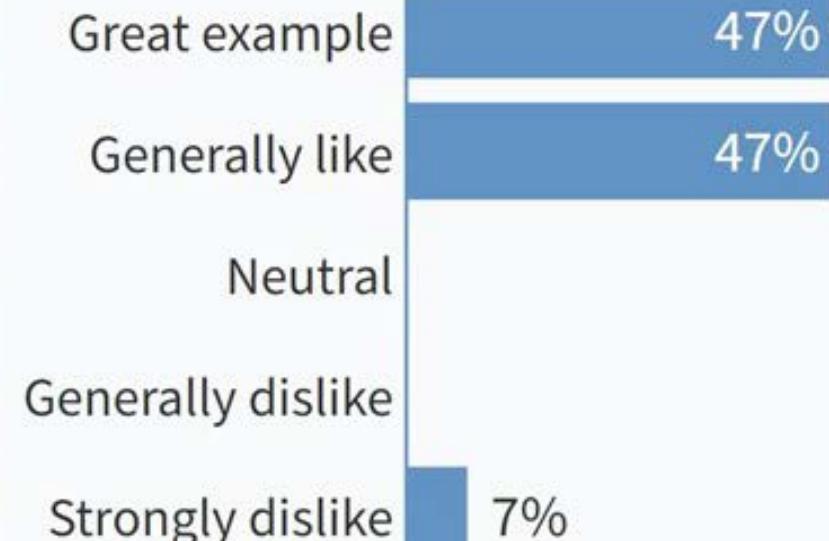

Great example	47%
Generally like	47%
Neutral	
Generally dislike	
Strongly dislike	7%

Visual Preference – Single Family Residential

Lowest Score: 2.99

**Summary**: Less support for modern/contemporary architectural styles.

Great example	13%
Generally like	20%
Neutral	27%
Generally dislike	33%
Strongly dislike	7%
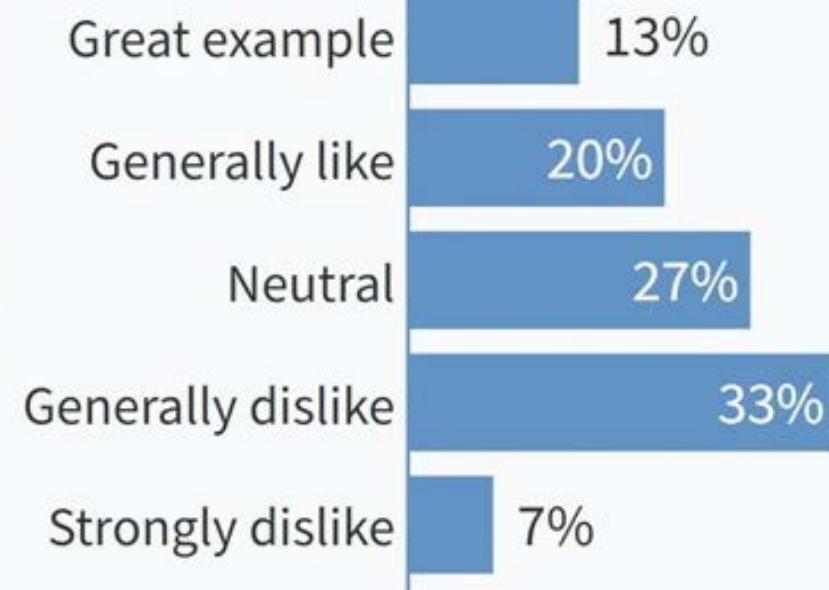
Visual Preference – Missing Middle Residential

Highest Score: 3.26

Second Highest: 3.23
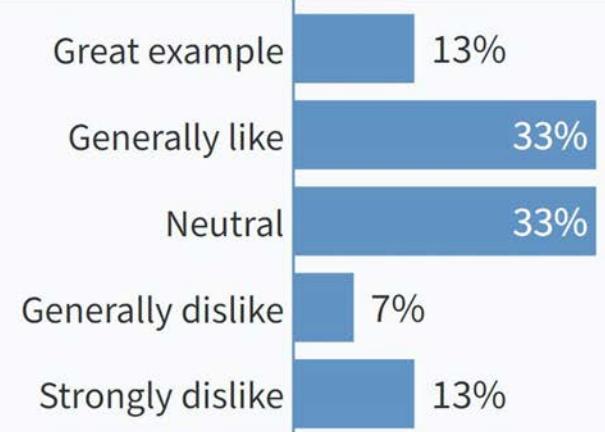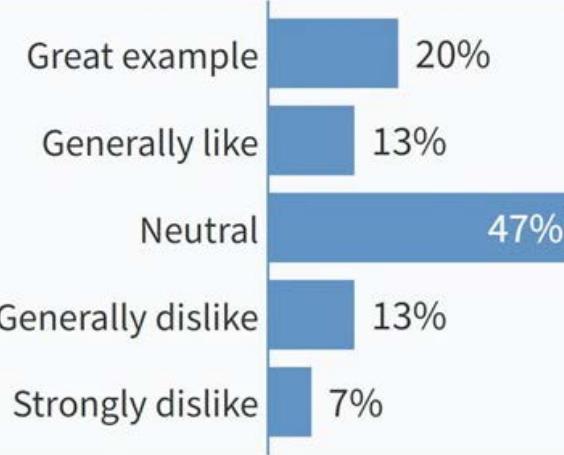
Visual Preference – Missing Middle Residential

Lowest Score: 1.54

Second Lowest: 1.43
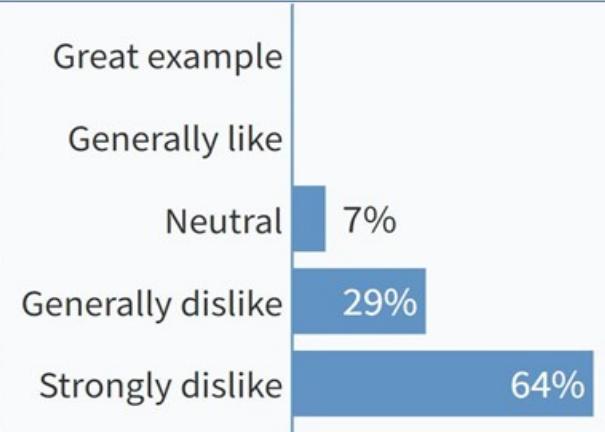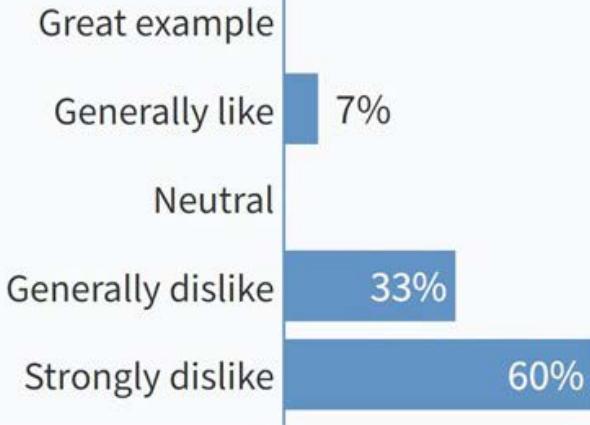
Visual Preference – Multifamily Residential

Highest Score: 3.26
Second Highest: 3.00
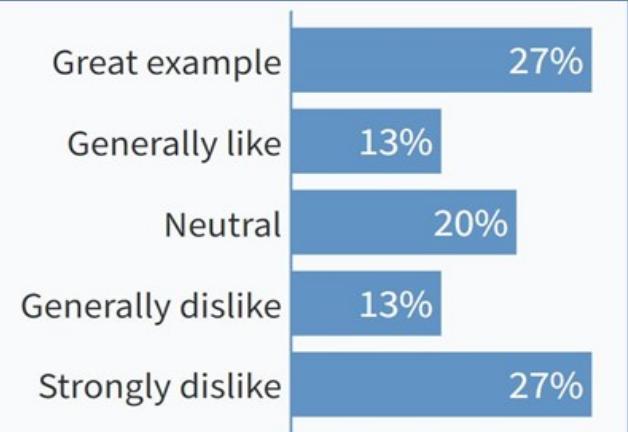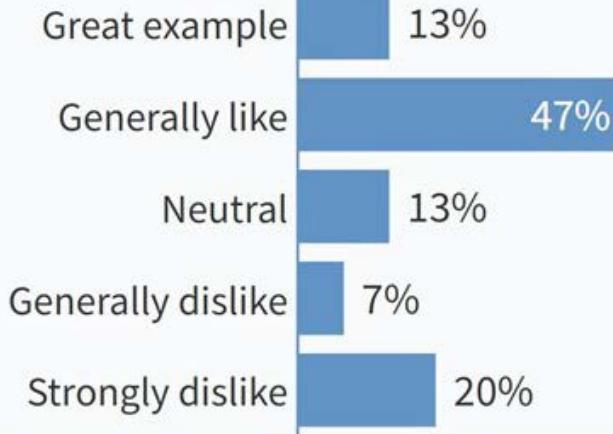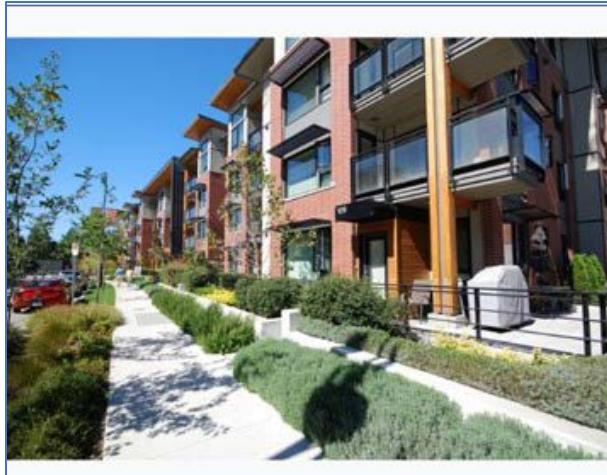
Visual Preference – Multifamily Residential

Lowest Score: 1.13

Second Lowest: 1.36
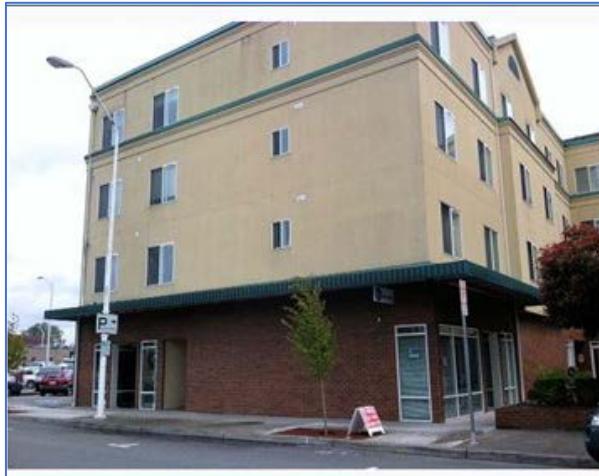
April 3rd Public Meeting Summary

Preliminary Precedents Feedback

- Point Ruston was most familiar to survey participants – mix of feedback

- Liked several examples for walkability and trails

- Liked several examples for open spaces, natural elements, and views

- Mixed feedback on development – some support, some hesitation

- Strong interest in pedestrian-oriented design elements

April 3rd Public Meeting Summary

What historical aspects and/or stories would you like to see highlighted in the redevelopment of this site?

Stories + Themes

- Coast Salish + Nisqually Tribe history

- Observatory + historic Fort sites

- Dupont Powder Works + industry

- Open spaces + natural systems

- Water + salmon

Potential Opportunities

- Interpretive walks + trail signage

- Interpretive center

- Integrate history + cultural elements into development

April 3rd Public Meeting Summary

Key Takeaways

- Preference for designs with pedestrian-orientation (large windows, storefronts, street activation, landscape, etc.)
- Preferred architectural styles that are similar to existing developments in DuPont
- Preferred pitched or varied rooflines
- Generally preferred lower heights and smaller scaled buildings, but liked some larger buildings if they included some or all the design elements noted above

*A formal summary of the final online survey and meeting polling results will be prepared and presented at the June 12th PC meeting

May 1st Public Meeting Summary

Held **6:30-8:30 pm @ City Hall** + via **Zoom**

Attendance: **28** in-person, **8-10** virtual

May 1ˢᵗ Public Meeting Summary

May 1 Meeting Agenda

1. Introductions & what we heard (15 minutes)

2. Vision statement exercise (15 minutes)

3. Break-out group exercise instructions (10 minutes)

4. Review alternative land use concepts (15 minutes)

5. Create your own subarea land use concept (50 minutes)

6. Share results (10 minutes)

7. Wrap up and next steps (5 minutes)

May 1st Public Meeting Summary

Existing Subarea Plan Vision Statement

"The vision for the Old Fort Lake Subarea is to create a mixed-use district that provides a spectrum of future services, recreation, employment, and living options for the City of DuPont. The City envisions an Old Fort Lake district that provides additional land use options, protects natural resources, and seamlessly integrates into the City as a whole."

What would make this statement stronger and provide more specific guidance for this updated subarea plan?

May 1st Public Meeting Summary

Vision Statement Exercise Themes

- Incorporate/enhance the historical story of area (5)
- Conserve and enhance natural environment/resources (4)
- Emphasis on recreation (2)
- Emphasis on Aesthetics (2)
- Emphasis on views (2)

- Infrastructure improved to accommodate development (2)
- Least development possible
- Streetscapes
- Common design elements
- Responsive to market demand

Vision statement exercise participant response:

"The vision of the Old Fort Lake Subarea is to conserve and enhance the natural environment and to use the natural resources to provide a range of services, recreation, employment and living options. The Old Fort Lake Subarea will seamlessly extend the ambiance and quality of life of the City as a whole."

May 1ˢᵗ Public Meeting Summary

Meeting Growth Targets

- Counties & cities planning under the Growth Management Act must use state (OFM) population forecasts for the 20-year planning horizon

- We have a growth target of 5,185 population by 2044; we need to find housing capacity for that population

- Old Fort Lake represents the majority of the city's vacant and developable land

- A mix of housing types and development intensities in the subarea will be necessary to meet targets and the need/demand

- This exercise is intended to determine community preferences for what that mix looks like at Old Fort Lake – what, where, and how?

May 1st Public Meeting Summary

About the mapping exercise

1. We've created "cut-outs" for five land use mix/types:

    Single family, duplex & cottage housing

    Townhouses and apartments

    Business park uses

    Mixed-use center

    Hospitality complex

2. Above use mix/types generally come in area increments of 2-1/2 acres (2.5, 5, 7.5 & 10 acre "squares")

3. We've also added parks – assuming one larger park (5 acres) plus 2-4 smaller parks (1-2.5 acres)

4. Use the cut-outs to place on the map the desired location for the various uses

Land Use Concept Example #1

- Centralized mixed-use village center with park
- A smaller mixed-use village on the west side
- Large business park in SE
- Hospitality complex near golf course entry
- Large park at the northern end
- Clustered townhouse and apartments around the village centers and adjacent to large park


Concept Stats
Mixed Use:
7.5 acres (12-30 du/a)
Single Family Duplex:
120 acres (4-8 du/a)
Townhouse + Multifamily:
22.5 acres (12-30 du/a)
Business Park:
22.5 acres
Hotel + Hospitality:
5 acres
Total unit range: 1,000-2,000
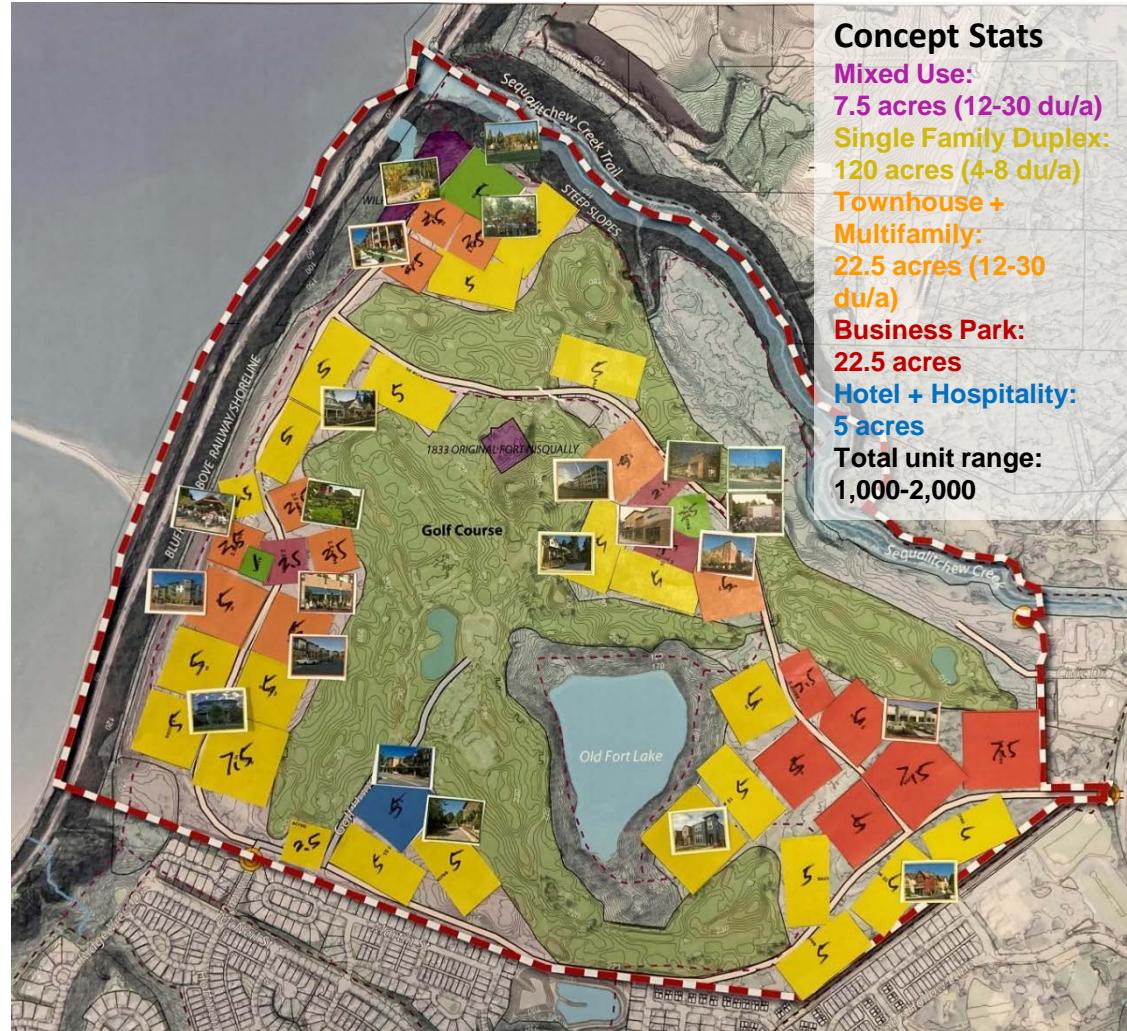
May 1st Public Meeting Summary

Land Use Concept Example #2

- Larger mixed-use village center close to Old Fort Lake
- A smaller mixed-use village in the SW
- Smaller business park in SE
- Hospitality complex far north end
- Large park along the western bluff
- Clustered townhouse and apartments around the village centers and adjacent to large park

Concept Stats
Mixed Use:
7.5 acres (12-30 du/a)
Single Family Duplex:
120 acres (4-8 du/a)
Townhouse + Multifamily:
22.5 acres (12-30 du/a)
Business Park:
22.5 acres
Hotel + Hospitality:
5 acres
Total unit range: 1,100-2,500
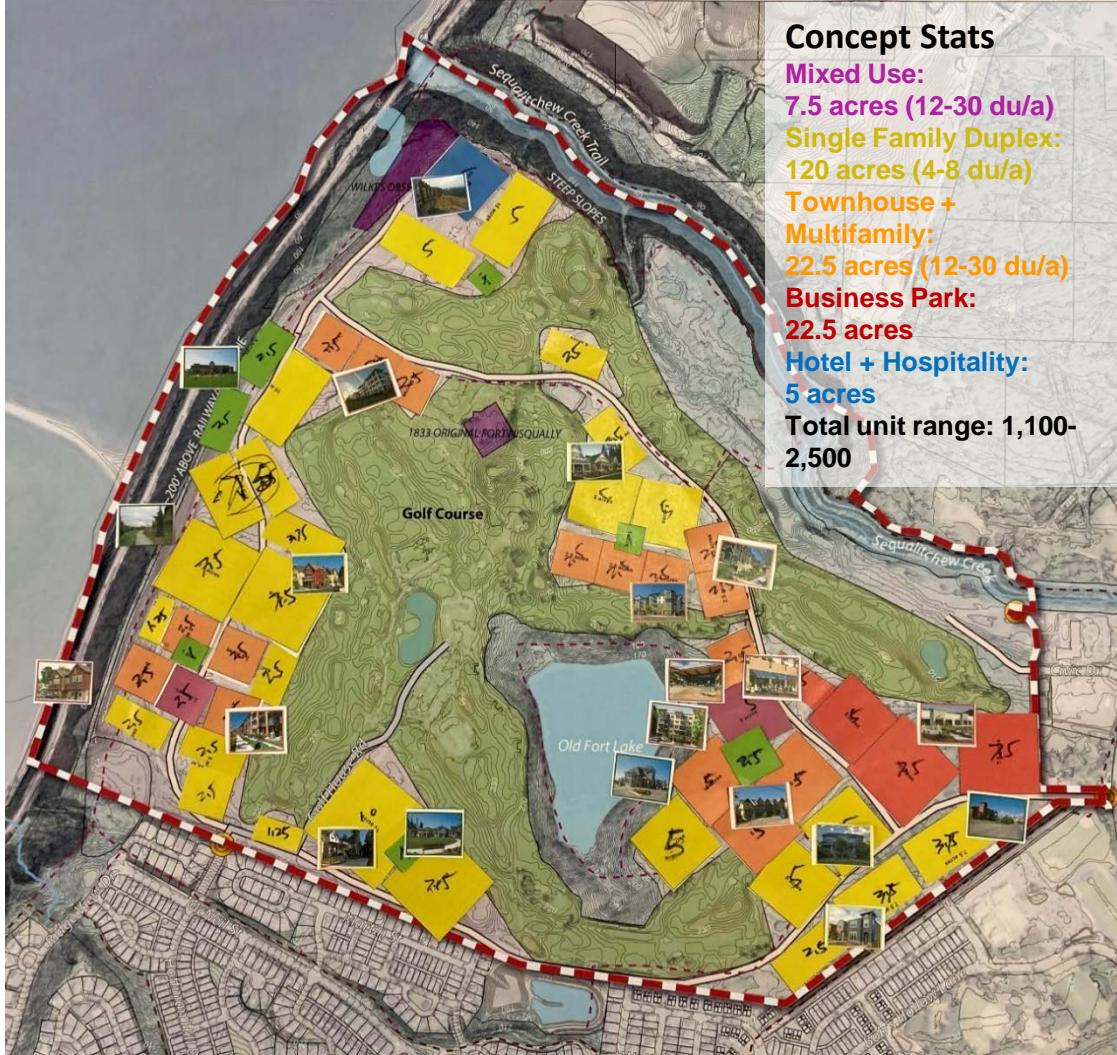
May 1st Public Meeting Summary

Precedents superimposed onto site:

- Point Ruston
- Issaquah Highlands
- Suncadia Lodge
- Newcastle Commons
- Redmond business park example

Mapping Exercise – Table 1

"Cliffs of DuPont"

DuPont Old Fort Lake Subarea Plan
Workshop 2 • May 1, 2023

Culture Areas
Golf Course
Proposed New Road
Existing Road
Proposed New Trail
Existing Trail
Dupont Old Fort Lake Site Area
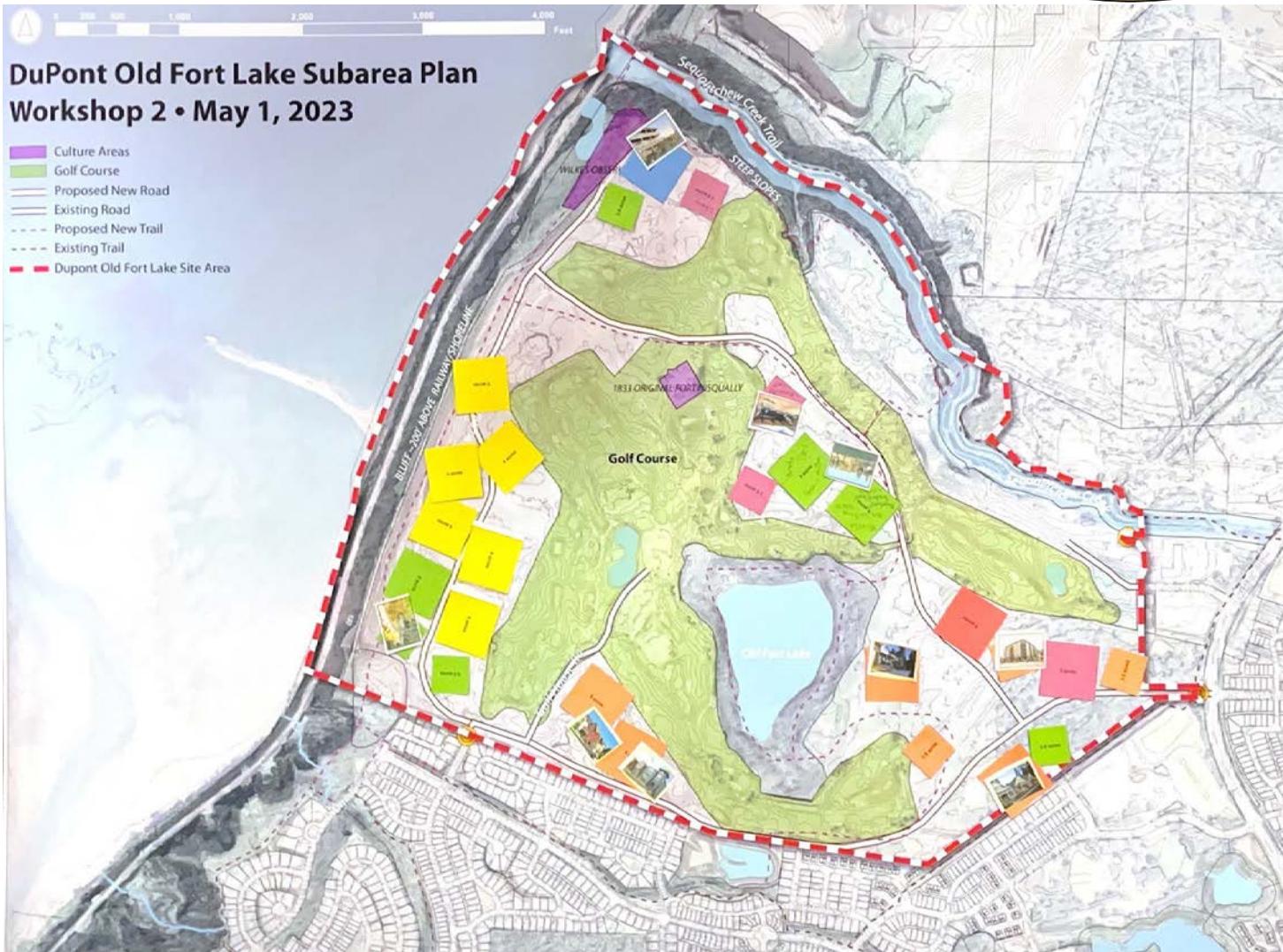
Mapping Exercise – Table 2

"Views for Everyone"
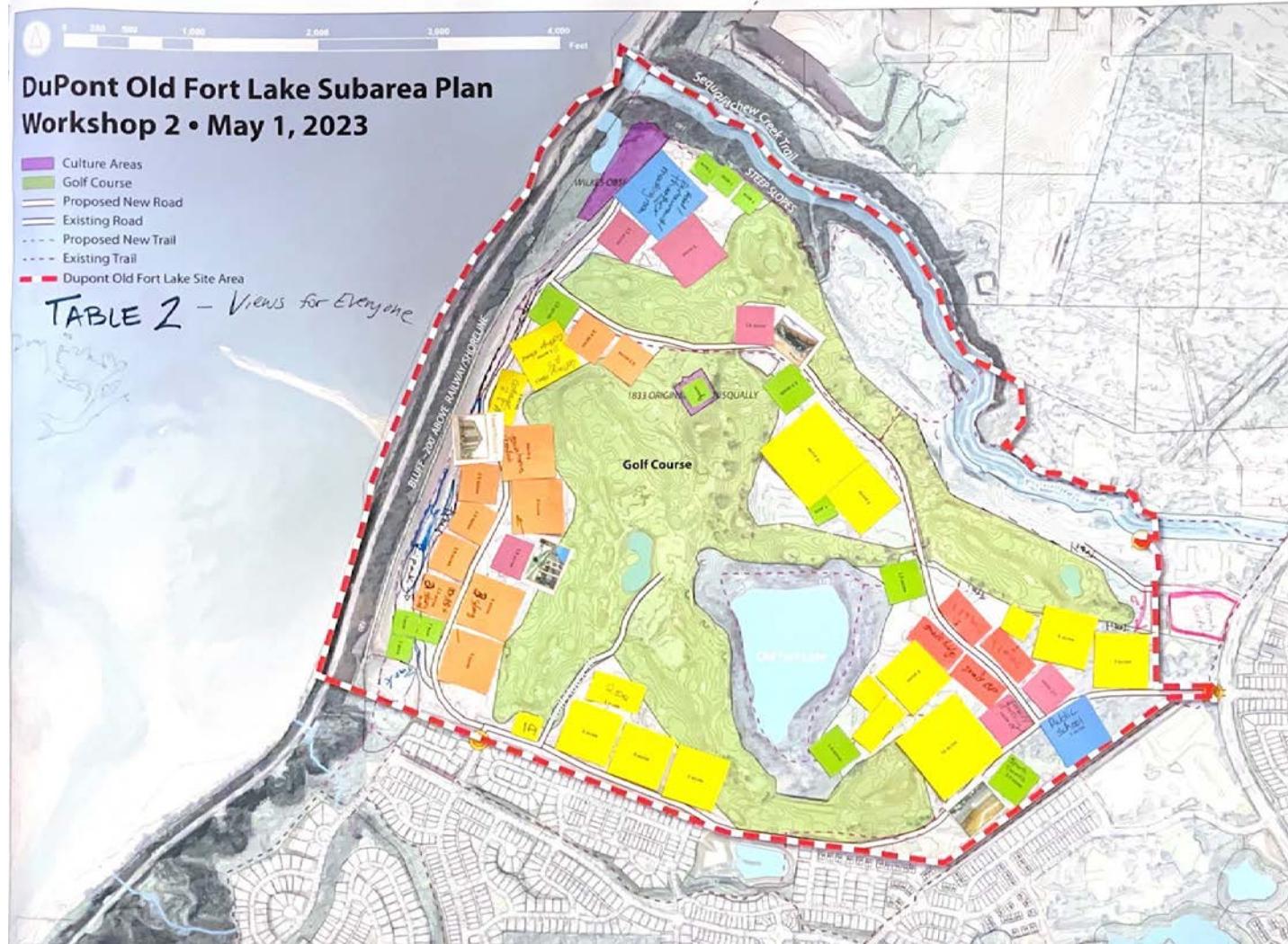
Mapping Exercise – Table 3

"Nisqually Village"
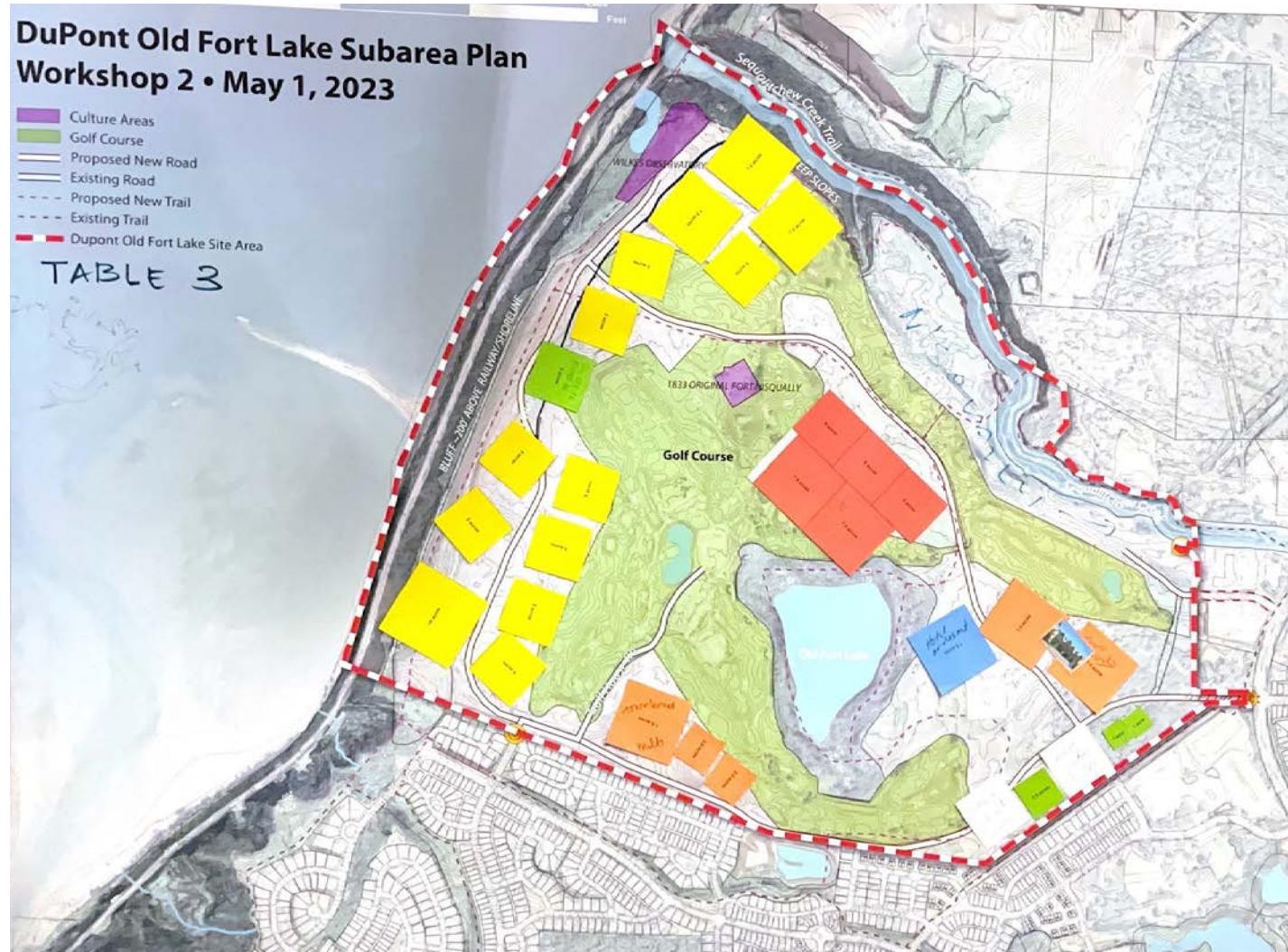
Mapping Exercise – Table 4
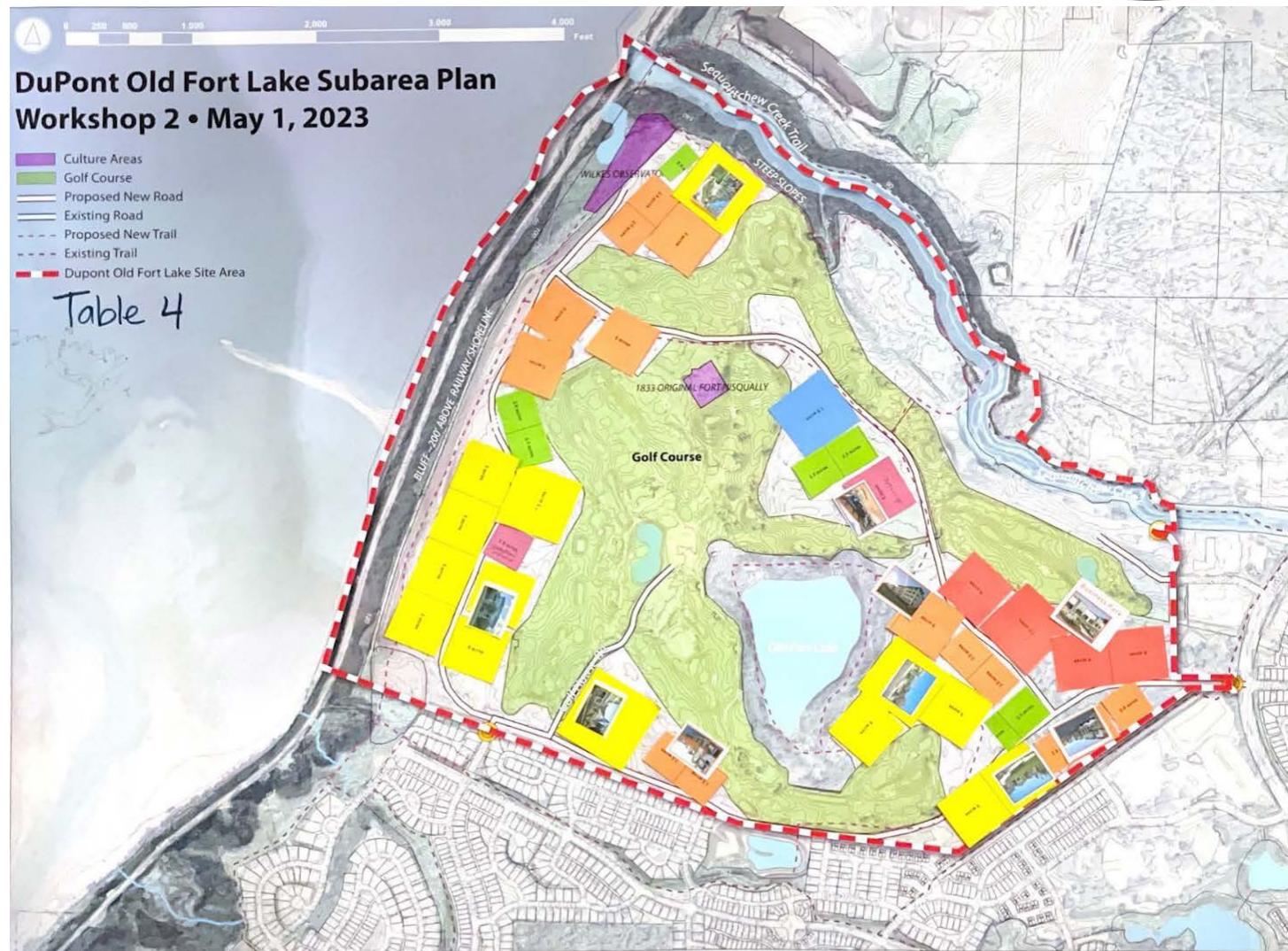
May 1ˢᵗ Public Meeting Summary

Mapping Exercise – Key Takeaways

- Hotel was a center in every group – NW corner location was popular

- Highlight existing site features - Wilkes Observatory and bluff views

- Most groups included mixed-use at SE intersection.

    Some incorporated business park

- Differences in open space

    Parks scattered

   Trail and park on bluff

    Sports fields in one group

May 1st Public Meeting Summary

Mapping Exercise – Key Takeaways

- Several groups highlighted need for schools and community spaces.

- Lower-density housing on bluff – mixed opinions on housing types and affordability.

- Residential in south for all concepts – but mix of density

- Range of residential use density across the groups

  1 and 3 likely don't meet targets

  2 and 4 might

Questions + Discussion
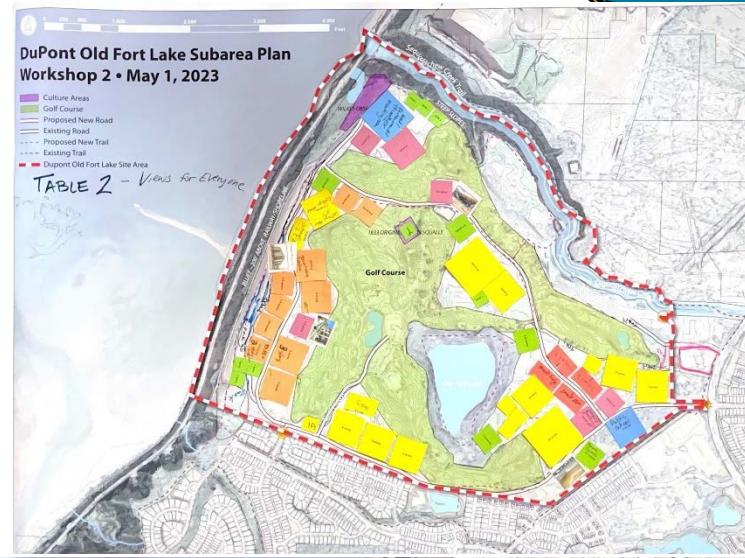
Next Steps

- 1:1 Stakeholder Interviews – 1st round through June 12
- Planning Commission Meeting June 12:
  - (1) Final results of survey and public meetings
  - (2) Visioning
  - (3) Housing densities and types
  - (2) EIS - Alternatives for Scoping
- EIS Scoping Meeting June 20 at 6 pm at City Hall and via Zoom
- Planning Commission Meeting July 10 – Specific land uses locations, types and densities
  - Possible 2nd meeting in July
- Planning Commission Meeting August 14 – specific community character
  - Possible 2nd meeting in August
- Oct – Dec – Plan workshops and hearings