



DuPont Old Fort Lake Subarea Plan Community Design Strategies

Roadways, Trails & Parks/Open Space
Planning Commission – August 14, 2023



OFL Subarea Plan – Work in Progress

- 1:1 Stakeholder Interviews and Meetings – ***Ongoing***
- EIS Scoping Determination – ***Complete***
 - *EIS Draft Scoping Document prepared*
- Tonight's (August 14, 2023) Planning Commission meeting focus:
 - *Roadways, trails, parks/recreation, & open space*
 - Request Additional Planning Commission Meeting on ***August 28, 2023 at 6pm*** to discuss the following:
 - *Block frontages, site layout & design, building design*

Community Design - Intent & Components

Intent: Set the policy direction involving those development components that make up a community's design character

Components:

Public (Tonight):*

- Street network
- Trail network
- Parks & open space

Private (next meeting):

- Block frontages
- Site layout & design
- Building design

*Note: Discussion about the street network does not include exterior access locations or traffic volumes, that will be coming as part of the Environmental analysis.

What We're Drawing From



Old Fort Lake
Subarea Plan

ENGAGEMENT SUMMARY

TO: Barb Kincaid, City of DuPont
Lisa Klein, AHBL

FROM: Bob Bengford
[Select Location]

SUBJECT: Dupont Old Fort Lake Subarea - Engagement Summary from Visioning Phase - R

DATE: July 7, 2023

PROJECT NO.: PLNG2023-005

PROJECT NAME: Old Fort Lake Subarea Plan

Public engagement during the early visioning phase of the Old Fort Lake Subarea planning process included two in-person public meetings and an online survey to gather feedback and visioning ideas. Meetings were held on April 3, 2023, in the City Council chambers at the DuPont City Hall (1700 Civic Dr.) A few people attended online via Zoom.

- Workshop 1 - Early Visioning and Preferences - Monday April 3, 2023, 6:30 - 8:30 pm
25 attendees in person, 9 - 11 virtual. Fifteen attendees participated in the online survey that was published in the DuPont City Hall newsletter.
- 19 people responded to an online survey of the Workshop 1 questions that was published in the DuPont City Hall newsletter.
- Workshop 2 - Early Land Use Concepts - Monday May 2, 2023, 6:30 - 8:30 pm
28 attendees in-person, 8 - 10 virtual.

Overall Engagement Feedback

- There is support for more residential uses in the subarea, but there were differing opinions about the preferred height and density levels, with some wanting to see very low-density single-family homes and others preferring low-scale multifamily development while others were more open to apartments and higher-density forms to accommodate housing needs.
- Strong support for preserving views and some open spaces and supporting the site's existing natural systems.

Workshop 1

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Is VPS 3 appropriate for Old Fort Lake Subarea?



Response	Percentage
"Strongly dislike"	31%
"Generally dislike"	10%
"Neutral"	19%
"Generally like"	29%
"Great example"	7%

Is VPS 4 appropriate for Old Fort Lake Subarea?



Response	Percentage
"Strongly dislike"	31%
"Generally dislike"	15%
"Neutral"	9%
"Generally like"	27%
"Great example"	15%

Is VPS 5 appropriate for Old Fort Lake Subarea?



Response	Percentage
"Strongly dislike"	15%
"Generally dislike"	9%
"Neutral"	15%
"Generally like"	31%
"Great example"	31%

What We Heard from the Public

- Examples of developments presented to the public (**Point Ruston, Suncadia**, etc.) that included **trail networks, open space, and parks** were very well received.
- A **trail** along the **bluff** highlighting **views** and **accessible** to all was unanimously supported.
- Connecting to existing **trail networks** surrounding the subarea expressed as important.
- Appreciation of **existing open space, tree coverage, and historic/cultural** elements of the site and recognition of opportunities to highlight or improve upon them.
- Concern of **soil contamination** and how that will impact **schools, parks, and outdoor recreation**.

What We Heard from the Planning Commission

- **Inclusive access to bluff** area and views are important and agreed upon, but also concern for **protecting bluff** from erosion, fire, etc.
- Expressed appreciation of **existing open space, tree coverage, and historic/cultural** elements of the site and recognize opportunity to highlight or improve upon them.
- **Parks** and **trails** mentioned as having potential to provide **separation** between land use types.
- **Sports fields/outdoor recreation** a key component of a **school**, their location is key.
- Keep **apartments near school** so kids can **walk** and **traffic impacts** minimized.
- Support for residential community oriented around **golf course, luxury** opportunity.
- Support for **hotel** in the northwest corner as **destination** with **views** and **access to outdoor recreation** opportunities.
- Support for **open space** throughout, **connective trail network**, and **parks** for each residential cluster.

An aerial photograph of the Old Fort Lake Subarea. The image shows a variety of land uses, including agricultural fields with distinct patterns, a large forested area in the center, and a residential neighborhood with houses and streets in the bottom right. A lake is visible on the left side. The overall scene is a mix of natural and developed land.

OLD FORT LAKE SUBAREA

Public Community Design Components

Roadways

Transportation – Existing OFL Subarea Plan Goals and Policies

2017 Old Fort Lake Subarea Plan – Transportation Goals + Policies

Goal T-1 Provide a robust multi-modal transportation network that serves a variety of users.

- T 1.1 Reduce speeds of automobiles through aesthetically-pleasing traffic calming measures and street design.
- T 1.2 Plan for pedestrian/bicyclist facilities to allow for safe and convenient access to future transit and rideshare services.
- T 1.3 Plan for trails and multi-use paths to serve both a recreational and transportation function; provide adequate separation between non-motorized facilities and major thoroughfares.
- T 1.4 Connect and enhance adjacent paths and trails with new facilities within the subarea.

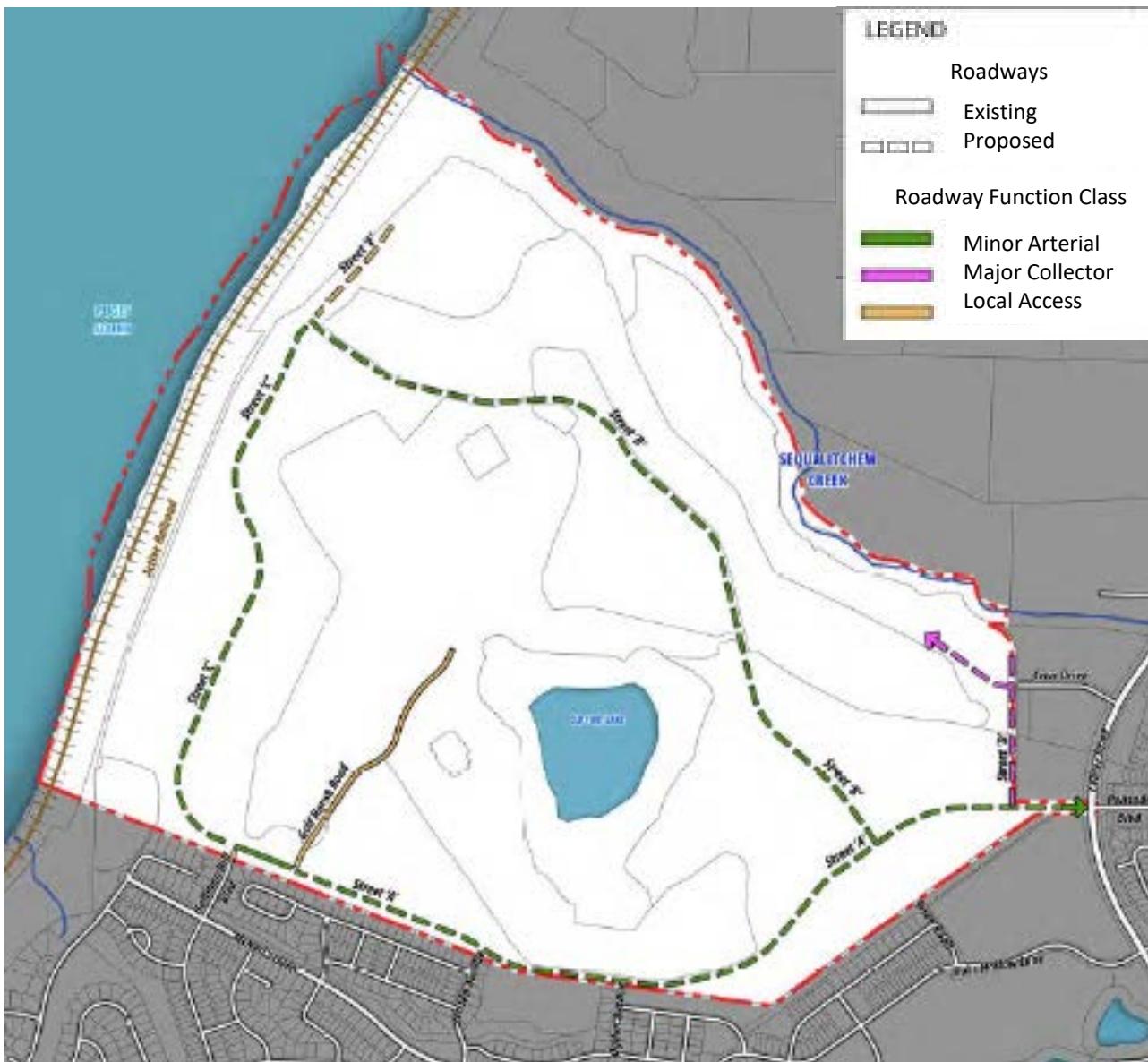
Goal T-2 Provide excellent street design that complements desired future land uses and reflects community values.

- T 2.1 Design and adopt street cross sections for primary roadways within the subarea.
- T 2.2 Ensure future transportation is consistent with Comprehensive Plan, Capital Improvement Plan, and Public Works Standards, and update these documents as necessary to reflect subarea goals and policies.
- T 2.3 Plan a transportation network that reflects the future land use goals.
- T 2.4 Construct streets with trees and vegetation; ensure roadways carry forward the streetscape themes found in other parts of the City.

Goal T-3 Plan a well-connected and efficient road network.

- T 3.1 Plan a street pattern that integrates different development blocks and provides multiple travel route options within the subarea; focus subarea traffic to the internal primary roadways.
- T 3.2 Conduct an update Trip Generation Estimate that assumes the desired future land use of the subarea.
- T 3.3 Provide linkages to existing infrastructure and major roads.
- T 3.4 Plan internal street network that provides adequate service while minimizing future maintenance burdens.
- T 3.5 Route freight traffic to Center Drive so not to direct truck traffic through residential neighborhoods that surround the subarea.
- T 3.6 Maintain and enforce the City's concurrency standards for all new development within the subarea; require developers to provide transportation improvements where expected levels of services fall below the adopted standards.
- T 3.7 Restrict vehicular access connections to Wren Road from within the subarea; plan for emergency access and non-motorized connections to Wren Road.

Figure 15 - Old Fort Lake Subarea Plan - Future Transportation Plan



Roadway Framework – Design Policy Suggestions

- Designing the system to integrate successful gateways and nodes will be critical, while accommodating circulation functions.
- Also designing these roads to accommodate all modes of travel will be critical.
- Integrating a distinctive boulevard design in higher volume areas will be important.
- Key streetscape elements include landscaping design and species, street light design, signage, sidewalk design, EV infrastructure, and other hardscape elements.



Street Grid

The size and configuration of OFL's developable areas make a traditional connected street grid much less critical.

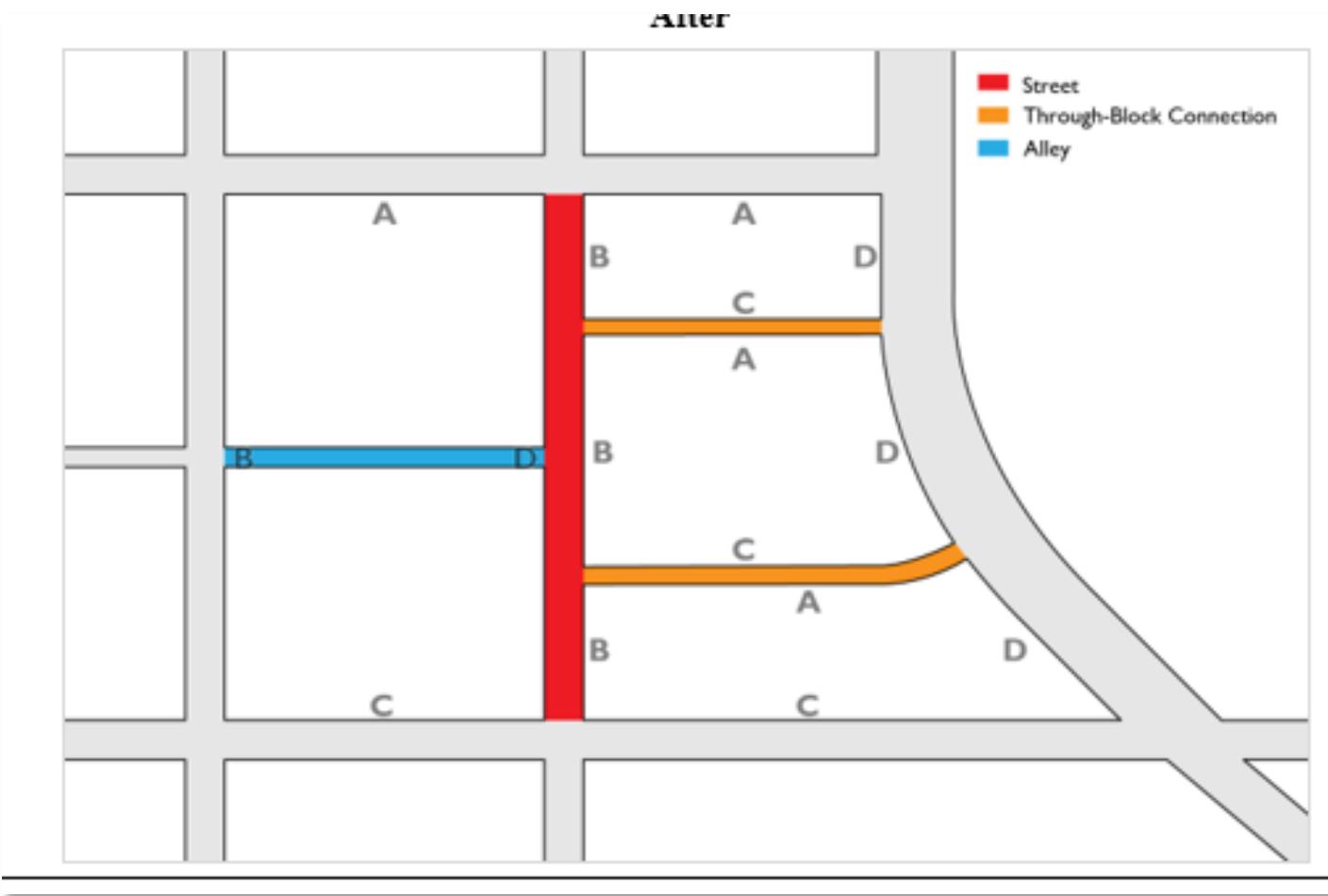
- Creating a connected grid for off-street trails is a higher priority than a connected street system.

However, consider creating some maximum block size standards in mixed-use and residential zones to provide good connectivity and prevent bad designs.

- Integrated provisions for flexibility – concerning environmental features, trails, open spaces & public facilities



Street Grid – Example Standards

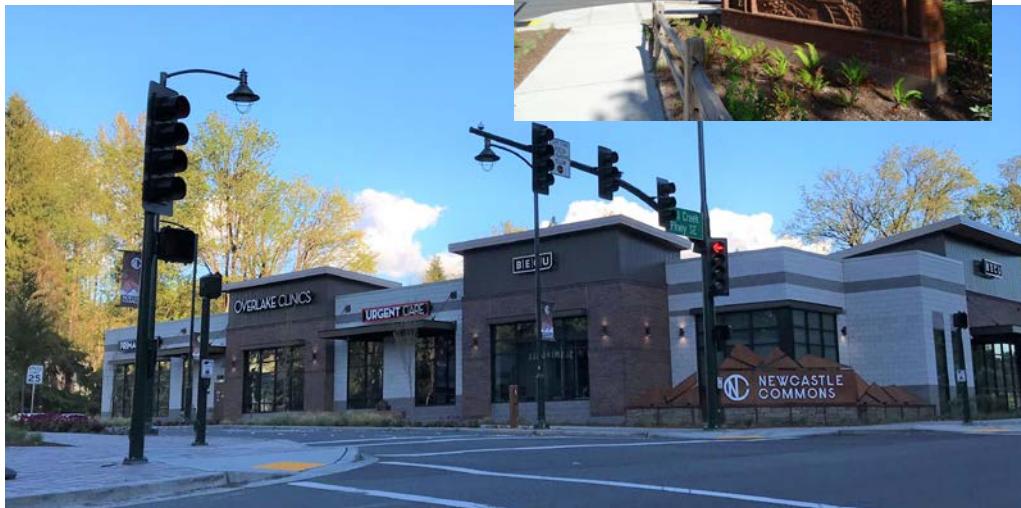
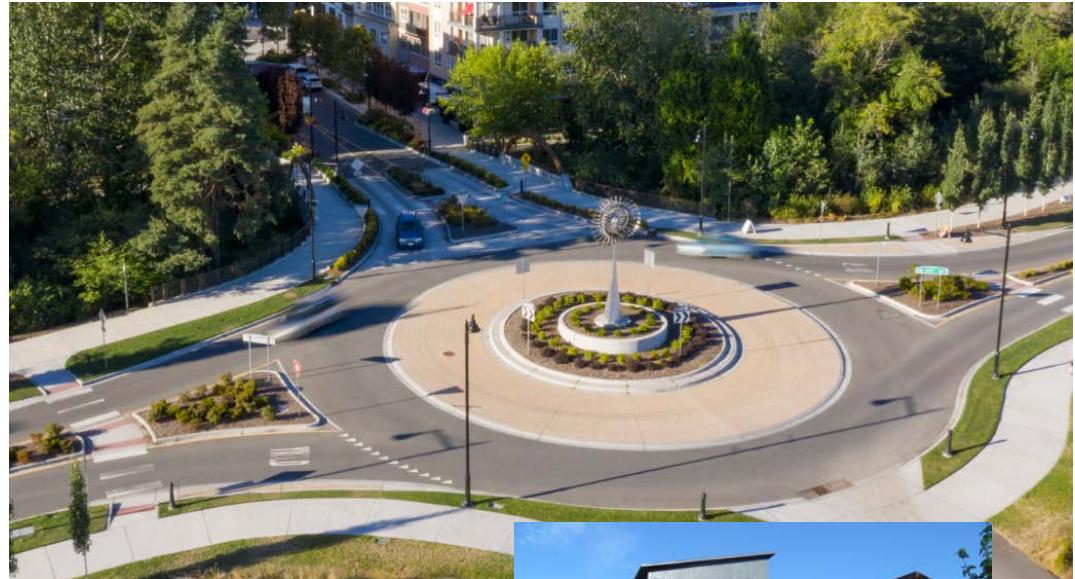


Good connectivity standards also include options for pedestrian connections (1) and shared private streets (2), which function as “through-block connections”

Roadways - Discussion

- Should we amend the **Transportation policies** to include more priorities on **integration** and **connections** between **gateways, land uses?**
- Should the **roadways** accommodate **multiple modes** of travel both **motorized** and **nonmotorized?**
- Should we amend the **Transportation policies** to ensure street cross sections include more **streetscape** elements such as tree type and species, street light design, signage, sidewalk design, EV infrastructure, and other hardscape elements?
- Should we amend the **Transportation policies** to ensure a distinctive **boulevard design** in higher volume areas that includes **street calming** and **landscaping?**
- Should we amend the **Transportation policies** to create maximum **block size standards** for mixed-use and residential zones to provide stronger **connectivity?**

Gateway Examples from Elsewhere



An aerial photograph of a green landscape. In the foreground, a large body of water, likely a lake, is visible. Behind it, there are several fields, some of which are planted in crops and others are left as fallow. A winding road or path cuts through the fields. In the background, there is a town with many houses and streets. The overall scene is a mix of natural and human-made environments.

OLD FORT LAKE SUBAREA

Public Community Design Components

Trails, Parks/Recreation and Open Space

Open Space + Recreation - Existing OFL Subarea Plan Goals and Policies

2017 Old Fort Lake Subarea Plan – Open Space + Recreation Goals + Policies

Goal OSR-1 Evolve Old Fort Lake into a centerpiece of the Old Fort Lake subarea and a premier recreational opportunity for DuPont residents.

OSR 1.1 Secure public access to the lake and provide an informational trailhead.

OSR 1.2 Integrate a looped trail around the lake that connects with surrounding trails and provides views of the lake.

OSR 1.3 Enhance natural habitat around the lake.

OSR 1.4 Manage native trees and vegetation around the lake.

Goal OSR-2 Create a high quality, attractive, and well-connected trail system that is highly accessible to the DuPont community.

OSR 2.1 Incorporate wayfinding, educational, and orientation signage.

OSR 2.2 Provide formal trailhead facilities at major trail intersections and entrances.

OSR 2.3 Orient and align trails to maximize viewpoints and connections to Puget Sound, Sequalitcreek, and historic and cultural sites.

OSR 2.4 Provide safe multi-use trails along primary vehicular thoroughfares.

OSR 2.5 Use open space and recreation areas to effectively buffer the Home Course and adjacent neighborhoods from new commercial and industrial uses. Coordinate with the Home Course to effectively locate facilities.

OSR 2.6 Integrate goals and policies of Comprehensive Plan and Parks Master Plan in Old Fort Lake subarea planning process. Update Comprehensive Plan and Parks Master Plan as needed to reflect subarea plan.

Goal OSR-3 Preserve and enhance open space areas.

OSR 3.1 Protect open space areas adjacent to view corridors and sensitive areas and identify new open space areas.

OSR 3.2 Apply open space zoning category and land use designation for areas that should be preserved.

OSR 3.3 Plan for active and passive recreational opportunities within open space areas.

OSR 3.4 Connect open space corridors and trails to create a comprehensive network.

OSR 3.5 Search for opportunities to acquire high-quality critical areas to retain in conservation.

OSR 3.6 Partner with other government entities and non-profit organizations to manage natural areas.

Figure 12 - Old Fort Lake – Future Open Space and Recreation Plan



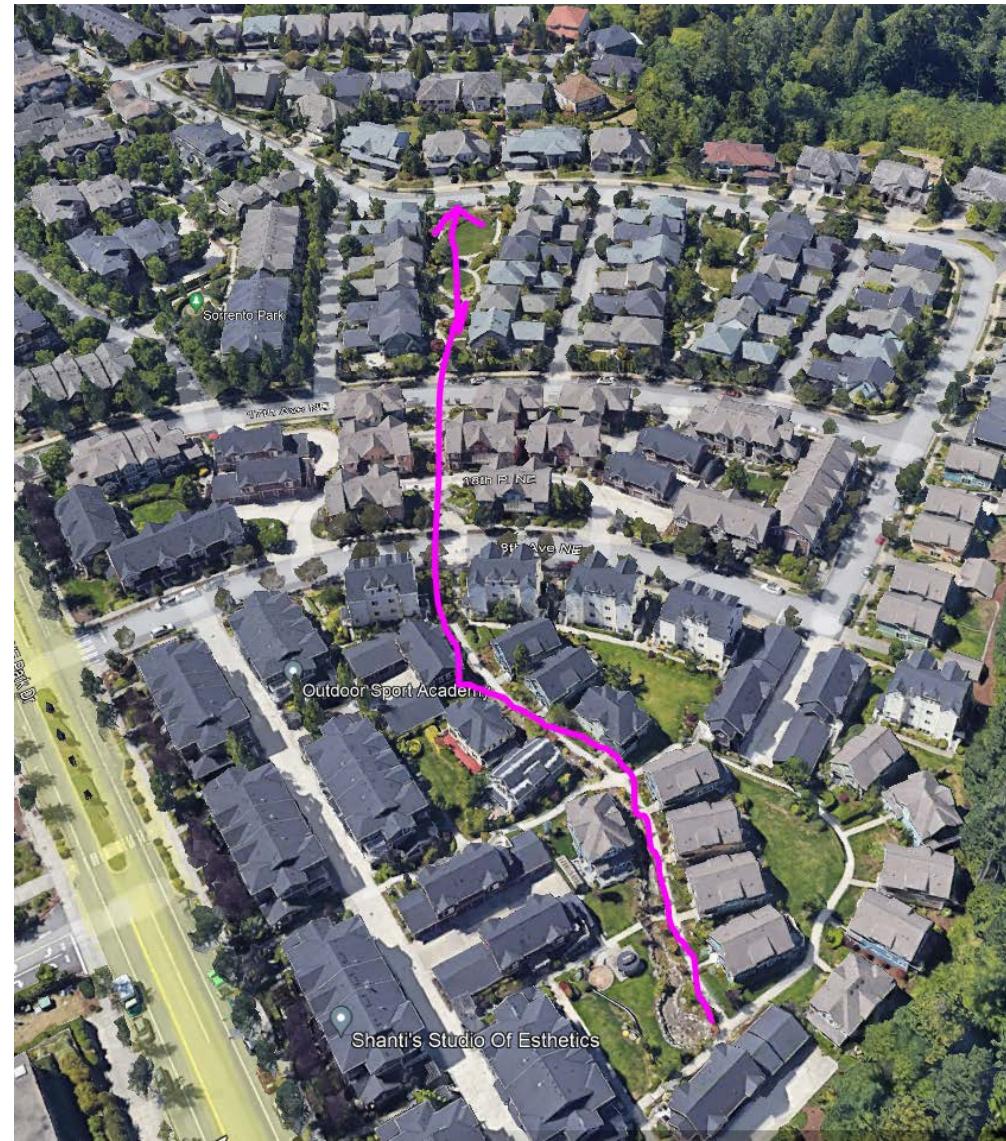
Trail Network – Design Policy Suggestions

- Integrating a connected network of off-street pathways should be one of the primary character-defining features of OFL.
- Outside of the primary OFL roadways, this trail network should form the backbone of development in each neighborhood within OFL.
- Such network should build upon the bluff trail – and ideally include a trail that aligns along most of the golf course perimeter (perhaps include a prescriptive requirement).
- The network should also connect sites and areas within each neighborhood.



Conceptual example of a connected trail network that builds on the bluff trail, integrates a golf course perimeter trail, and connects uses within the subarea within OFL

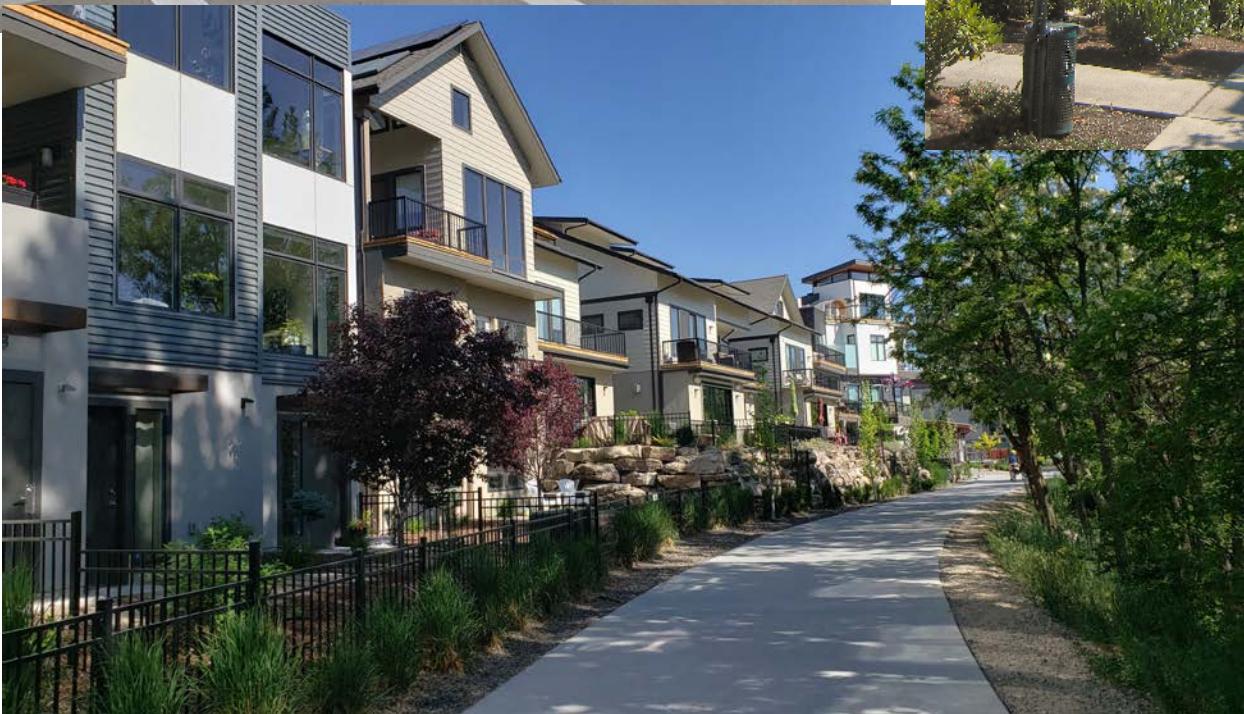
Trail Network - Integrated Examples



Trail Network - Integrated Examples



Trail Network - Integrated Examples



Integrated Parks

OFL's development context provides a tremendous opportunity to create parks that are truly integrated into the community.

- This means locating and designing parks to maximize visibility and pedestrian access to these areas through street configuration, pathways, and development orientation



Trails, Parks and Recreation - Discussion

- Should we require a certain amount of **trail/park area adjacent to the golf course** for **public view/access**? If so, what amount of the golf course perimeter should be for public trail/park/open space use?
- Should we strengthen the policies requiring the **bluff trail**? Should we be specific about the **length and/or width of the trail**, types of **amenities** to accompany the trail? Should we require **linkages to other parks and trails, historic/cultural sites**, and other amenities?
- Should we strengthen the policies to incorporate requirements for historic/cultural **interpretive signage** and/or **educational information** about the **historic/cultural significance** of the subarea?
- Should the Subarea **trail network connect** sites and areas within each **neighborhood**?
- Should we be **prescriptive** on **parks/recreation** requirements per use type or per area? Are there specific **recreation types** that should be required?
- Should we add **public access** requirements, including **trails** to the area **around Old Fort Lake**?

Next Steps

- Request additional Planning Commission meeting on ***August 28, 2023 at 6:00 pm*** to discuss the following:
 - Roads, trails, parks/open space draft policies
 - Block frontages, site layout & design, and building design
- ***Upcoming meetings and topics:***
 - Community character policy updates
 - Land use locations and densities
 - Land use policy updates
 - All other chapter and policy updates
 - Workshops and hearings



Thank you!



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