



DuPont Old Fort Lake Subarea Plan Goals and Policy Updates

Planning Commission – Sept. 11, 2023



Discussion Items

Tonight's Work Items:

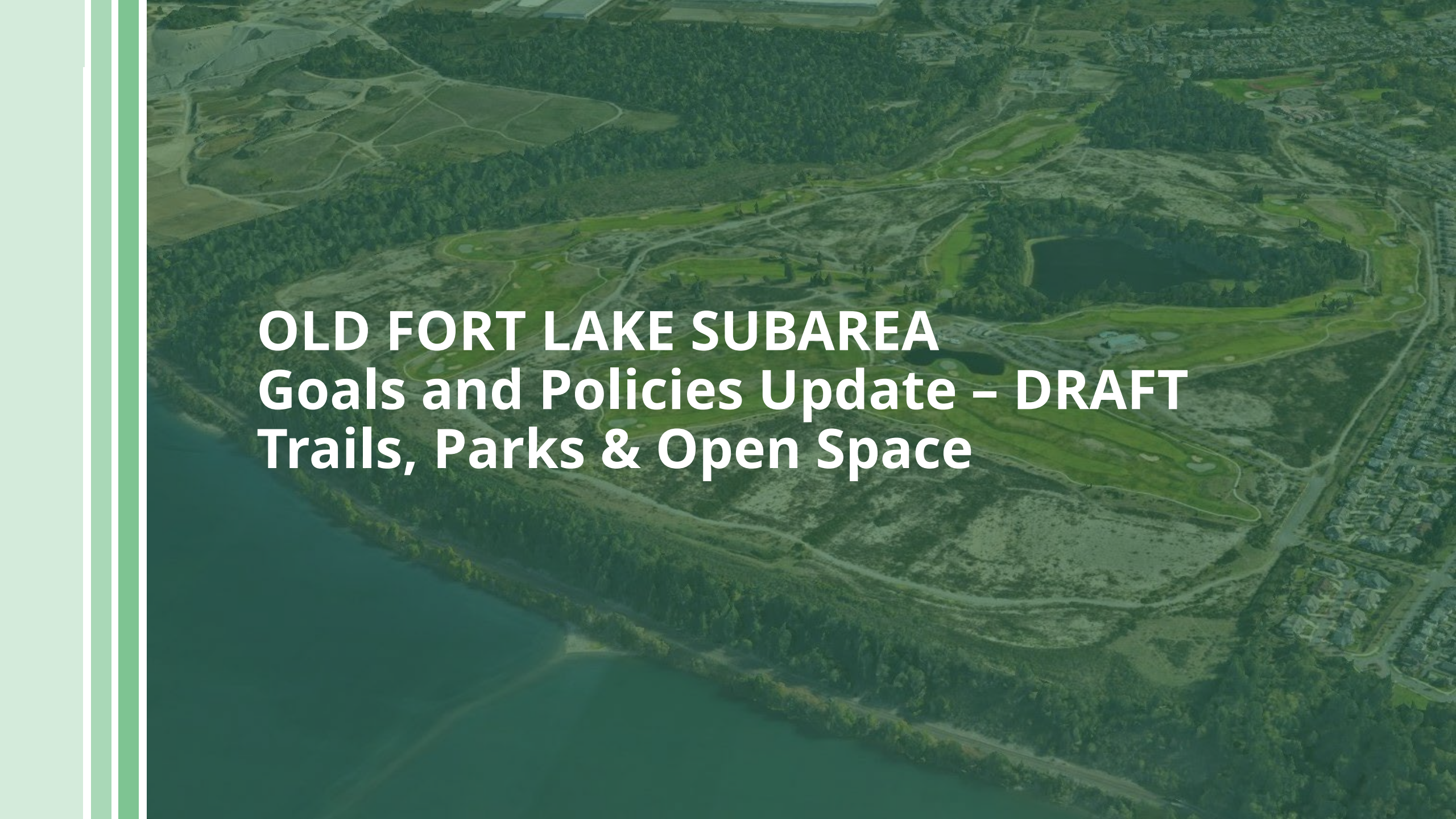
- Trails, Parks & Open Space Goals and Policies
- Transportation Goals and Policies
- Cultural Resources Goals and Policies

Presented as follows:

- Show Existing Policies
- Describe what we've discussed and/or what we've heard
- Review and discuss updated draft policies:
 - What do you like?
 - What don't you like?
 - What is missing?

Goals and Policies Updates

- Updated goals and policies are from the existing 2018 Old Fort Lake Subarea Plan, with revisions as noted.
- Revisions shown in underline / ~~strikeout~~ format. Policies that need to be deferred for future discussion are in red text.
- Revisions are largely based on public and planning commission comments, with a few suggestions from staff/consultants.
- Focus on content/meaning. All text will undergo a technical edit prior to publication.
- We will always start with a "draft" and the finish with a "final draft" prior to adoption.
- Homework: Review draft goals and policies for consistency with policy direction discussed, and be prepared to comment.

An aerial photograph of a golf course and surrounding landscape. In the foreground, a large body of water (a lake or reservoir) is visible, bordered by a dense line of trees. The middle ground features a golf course with several green fairways, sand traps, and a small pond. The background shows a mix of forested areas and some residential development. The overall scene is lush and green, with a mix of natural and developed land.

OLD FORT LAKE SUBAREA Goals and Policies Update – DRAFT Trails, Parks & Open Space

Trails, Parks & Open Space – Discussion

At August 14 Planning Commission Meeting we discussed:

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

Trails, Parks & Open Space – What We Heard

At August 14 Planning Commission Meeting we heard:

- Need a safe trail to the new school location that can be for bikes and pedestrians.
- Trails around the golf course would be nice.
- Keep the trail system and wayfinding simple.
- Parks should be near golf course tee-off areas for safety.
- Don't get too restrictive in the policies, leave it open and flexible.
- Provide trails around Old Fort Lake

Trails, Parks & Open Space Draft Goals and Policies

Future [Trails](#), Open Space & Recreation Goals and Policies

The following goals and policies should guide future development and decision-making and were created to assist in the implementation of the Master Plan.

Goal [T](#)OSR-1 **Evolve Old Fort Lake into a centerpiece of the Old Fort Lake subarea and a premier recreational opportunity for DuPont residents.**

[T](#)OSR 1.1 Secure public access to the lake and provide an informational trailhead, [parking, and restroom facility.](#)

[T](#)OSR 1.2 Integrate a looped trail around the lake that connects with surrounding trails and provides views of the lake.

~~[OSR 1.](#) [Enhance natural habitat around the lake.](#)~~

~~[T](#)OSR 1.43 [Manage Preserve and reestablish](#) the native trees and vegetation [around the lake within the OFL critical area buffer to ensure a healthy, native ecosystem.](#)~~

Trails, Parks & Open Space Draft Goals and Policies

- Goal TOSR-2** Create a high quality, attractive, and well-connected-integrated multi-modal trail system that capitalizes on view opportunities of the bluff and golf course, connects cultural resource areas, that is highly accessible to everyone and is connected to the DuPont community.
- TOSR 2.1 Incorporate wayfinding, orientation, indigenous language place names, and educational, historic/cultural interpretive signage or kiosks into the interconnected trail network.
- TOSR 2.2 Provide formal trailhead facilities at major trail intersections and entrances. Trailheads should include signage and trail maps, public restrooms, and, where possible, parking spaces.
- TOSR 2.3 Orient and align trails to maximize viewpoints and connections to Puget Sound, Sequelitchew Creek, and historic and cultural sites and ensure accessibility to as many of these areas as possible for all citizens.
- TOSR 2.4 Provide multi-use trails along primary vehicular thoroughfares.

Trails, Parks & Open Space Draft Goals and Policies


Goal TOSR-2 Create a high quality, attractive, and ~~well-connected~~integrated multi-modal trail system that capitalizes on view opportunities of the bluff and golf course, connects cultural resource areas, that is highly accessible to everyone and is connected to the DuPont community.

- TOSR 2.5 Use open space and recreation areas to effectively buffer the Home Course and adjacent neighborhoods from new commercial and industrial uses, while ensuring user safety. Require that approximately 50 percent of the Home Course perimeter be comprised of public trails and/or recreation uses. Coordinate with the Home Course to effectively locate facilities.
- TOSR 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.
- TOSR 2.7 Provide a multi-use trail along the bluff that is accessible to all, provides viewpoints and linkages to parks and open space areas, and is one of the key defining features of the Old Fort Lake subarea.
- TOSR 2.8 Provide a trail connection to new school facilities in the subarea that is safe, accessible and designed for both bicycles and pedestrians.
- TOSR 2.9 Design portions of the trail network to serve as wildfire breaks for adjacent communities and/or supplement emergency access and evacuation routes.

Trails, Parks & Open Space Draft Goals and Policies

Goal **TOSR-3** Preserve and enhance open space areas for healthy ecosystem and opportunities for public enjoyment.

- T**OSR 3.1 Protect open space areas adjacent to view corridors and sensitive critical areas and identify new open space areas.
- T**OSR 3.2 Apply open space zoning category and land use designation for areas that should be preserved.
- T**OSR 3.3 Plan for active and passive recreational opportunities within open space areas.
- T**OSR 3.4 Connect open space corridors and trails to create a comprehensive network.
- T**OSR 3.5 Search for opportunities to acquire high-quality critical areas to retain in conservation.
- T**OSR 3.6 Partner with other government entities and non-profit organizations to manage natural areas and ensure healthy ecosystem functions that contribute to site and community resilience.

An aerial photograph of a golf course and a lake. The golf course is green with several sand traps and a small pond. The lake is in the bottom left corner. The text is overlaid in the center of the image.

OLD FORT LAKE SUBAREA Goals and Policies Update – DRAFT Transportation

Transportation – Discussion

At **August 14 Planning Commission** Meeting we asked:

- 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**?

Transportation – What We Heard

At **August 14 Planning Commission** Meeting we heard:

- Need to think about where **on-street parking** makes sense.
- Include **bike lanes** but keep them separate from the sidewalks
- Consider labor and maintenance **costs**
- Arterials should be a **boulevard** with street calming
- Preference expressed for **traffic circles** at Gateways

Transportation Draft Goals and Policies

Future Transportation Goals and Policies

The following goals and policies should guide future development and decision-making pertaining to transportation within the subarea. These goals and policies were created to assist in the implementation of the Master Plan.

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 for all modes of travel.
- 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.
- T 1.5 Integrate future transit stops, rideshare services, and package/delivery pickup locations into the site design.
- T1.6 Provide electric vehicle infrastructure that is integrated into parking facilities and dispersed throughout the subarea.

Transportation Draft Goals and Policies

- Goal T-2** **Provide excellent street design that complements desired future land uses, and reflects community values and minimizes City maintenance costs.**
- T 2.1 Design and adopt street cross sections for primary roadways within the subarea. Ensure key streetscape elements include landscaping design and species, street light design, signage, sidewalk design, bicycle lanes, and other hardscape elements.
- 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.
- T2.5 Design a distinctive boulevard in higher volume areas to include street calming and landscaping.
- T2.6 Provide on-street parking in key activity areas where it does not conflict with adequate travel lanes and emergency vehicle access.
- T2.7 Provide roundabouts at intersections and key gateway locations.

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

- T 3.1 Plan [and design](#) a street pattern that integrates [and connects gateways and](#) 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.](#)
- [T 3.8 Create a maximum block size standards for the mixed-use and residential zones to provide good connectivity.](#)

An aerial photograph of a golf course and a lake. The golf course is green with sand traps and is surrounded by trees. A lake is visible in the bottom left corner. The text is overlaid on the center of the image.

OLD FORT LAKE SUBAREA Goals and Policies Update – DRAFT Cultural Resources

Cultural Resources – Existing Goals and Policies

Goal CR-1 Protect cultural resources by implementing regulations that insure cultural resources will not be destroyed, damaged, or disregarded during the development process.

CR 1.1 Work with federal and state agencies and the tribe to utilize historic preservation planning.

CR 1.2 Work with Home Course to provide access to the Old Fort site.

CR 1.3 Develop an active preservation program that emphasizes community outreach and involvement including other local governments and agencies.

CR 1.4 Seek ways to capitalize on DuPont's unique cultural and historic resources to enhance tourism and local education opportunities.

CR 1.5 Partner with the Nisqually Tribe to identify cultural sites that have tribal heritage and possess native artifacts.

CR 1.6 Apply the City's cultural resources policies and regulations to all future development within the subarea.

Cultural Resources – What We Heard

- Vision Statement: *“The Vision for the Old Fort Lake Subarea is to plan for a range of residential, employment and recreational opportunities that are sustainable and embody DuPont’s high quality of life, character, and its rich history while preserving natural resources and emphasizing the surrounding beauty of the area.”*
- Strong interest in preserving cultural history at the site, and the many different layers that can be opportunities for site design elements and site interpretation.
- There is concern for erasure of the history, or that it is not valued.
- Work with the Tribes. What does the Tribe want?
- Celebrate the history. Opportunities include interpretive walks, trail signage, interpretive centers, integrate history into artwork, integrate history and culture into development.
- Protect the cultural resources from encroaching development.
- The Nisqually Tribe cemetery should have a park or open space around it.
- Need stronger protections of cultural resources/sites.

Cultural Resources – What We Heard

- All sites should connect to a trail.
- Provide a trail network that tells the story of DuPont's history through connections to key sites, interpretive signage, languages, artwork, and materials. Make sure it connects to the Mission Marker site across Sequelitchew Creek.
- Require public art with a historical theme in key locations.
- Artifacts need to be preserved better than they were before. The DuPont Historical Museum needs to be a donation site for non-Tribal artifacts.
- All aspects of DuPont's history need to be commemorated and preserved. This includes the Homesteaders, Hudsons Bay, Native Americans, all need to be important.
- There needs to be careful archaeological oversight around the 1833 Nisqually Fort site. People lived all around it.
- 1833 Nisqually Fort site could be rebuilt and turned into a tourist draw.
- Need an interpretive center that ties it all together.

Cultural Resources – Proposed Draft Goals

Goal CR-1 **Protect** cultural resources to ensure cultural resources, historical sites and artifacts will be protected and preserved.

Goal CR-2 **Educate and communicate** the Old Fort Lake subarea's unique and rich history through physical and visual storytelling methods.

Goal CR-3 **Enhance and improve** public accessibility and enjoyment of cultural resource sites.

Cultural Resources – Proposed Draft Goals and Policies

Goal CR-1 Protect cultural resources to ensure cultural resources, historical sites and artifacts will be protected and preserved.

CR 1.1 Implement the requirements of the 1989 Memorandum of Agreement (MOA) to the Old Fort Lake subarea in all aspects pertaining to the study, monitoring, and preservation of cultural and historic artifacts. Enforce the donation requirements detailed in the MOA depending upon the era or type of artifact found.

CR 1.2 Partner with the Nisqually Tribe to identify and protect their cultural sites that have tribal heritage and potential cultural resources. Understand further their plans for the sites, how the City can assist with protection of sensitive locations, and/or their interest in public access or connection to the Old Fort Lake trail network. Consider preservation of open space surrounding sensitive Tribal cultural resource sites.

CR 1.3 Expand upon the City's Cultural Resources regulations (DMC 25.80) for adequate protections of the specific Old Fort Lake cultural resource sites.

CR 1.4 Modify DMC Chapter 25.80 to specifically prohibit the moving of historical markers.

CR 1.5 Modify DMC Chapter 25.80 to require all new development provide a protective landscape buffer adjacent to cultural resource sites.

Cultural Resources – Proposed Draft Goals and Policies

Goal CR-2 Educate and communicate the Old Fort Lake subarea's unique and rich history through physical and visual storytelling methods.

CR 2.1 Require the Nisqually Tribe and the DuPont Historic Society and Museum be asked to **participate in all education and promotion efforts** related to DuPont and Old Fort Lake's history.

CR 2.2 Incorporate **cultural and historical storytelling into a subarea-wide trail network** that connects cultural resource sites. Use interpretive signage, trail wayfinding signage, native languages, artwork, and a mix of historic building materials throughout the trails as a means of educating and celebrating DuPont's rich history. Ensure that all people, industry and historical periods are included.

CR 2.3 Designate a location for an **interpretive center** that can be developed with the assistance and planning of the Nisqually Tribe and the DuPont Historic Society and Museum.

CR 2.4 Require each commercial node or complex that is greater than X acres in size to **include artwork** or other commemorative element that invokes and celebrates DuPont's history.

Cultural Resources – Proposed Draft Goals and Policies

Goal CR-3 Enhance and improve public accessibility and enjoyment of cultural resource sites.

CR 3.1 Expand upon the Wilkes Observatory and 1833 Fort sites to **include accessible parking and access.**

CR 3.2 Partner with the Home Course to provide/**obtain access to the Old Fort site.** Partner with the DuPont Historical Society and History Museum for the potential **relocation of the Old Fort Nisqually marker.**

Next Steps

- Planning Commission Special Meetings:
 - September 25
 - October 23
 - January 22, 2024
- Draft Community Character Goals & Policies – homework item
- Draft Design Standards
- Draft Land Use Map
- Draft Land Use Goals & Policies

Updated Schedule

Old Fort Lake Subarea Plan Update - Project Schedule

Updated: September 11, 2023

