



DuPont Old Fort Lake Subarea Plan

Design Standards Recap

Land Uses and Densities Kick-off

Planning Commission Meeting – January 10, 2024



Joint Planning & Parks Commissions Meeting

Tonight's Goal: Finalize *DRAFT* design standards and introduce land use and density discussions

1. Terminology / Definitions for Parks/Recreation
2. Recap of Design Standards
3. Land Use and Densities

Handouts: Revised Design Standards (individual pages for 25.71.220, 250, 260, and 520), Parks & Recreation Definitions, Draft Land Use Concept, MM Handout

DRAFT OFL Subarea - Trails, Parks and Open Space Plan (Public)



- ✓ Multi-use trail along arterials
- ✓ Multi-use Bluff Trail
- ✓ Golf Course Perimeter Trail
- ✓ Nature Trails
- ✓ Connections, trailheads, parking, & interpretive signage

What We Heard:

- Remove references to speed limit of 10 mph
- Parks and open space minimum size of 5,000 SF needs to be modified.
- Need a better understanding of the definitions of parks, recreation and open space
- Use correct terminology for adaptive mobility equipment

New Item for Discussion:

- Multifamily amenity spaces

Speed Limit on Trails Removed

Figure 25.7I.220.B Arterial Streetscape Cross-Sections

STANDARDS:

1. For the Arterial loop (around Old Fort Lake), the shared use path shall be located on the inside, so that no crossing of the arterial is needed to complete a full trail loop.
2. Parallel parking pockets (7' wide) may be integrated into the street design, provided the right-of-way is widened sufficient to accommodate such parking pockets (without reducing the width of other streetscape components).
3. Turn lanes may be added when necessary.
4. Landscape areas shall integrate Low Impact Development techniques (i.e. bioretention facilities, rain gardens, etc.).
5. Special shared-use path provisions:
 - a. Provide clear, coordinated, and safe transitions for pathway users at intersections.
 - b. Provide pedestrian-scaled lighting.
 - c. Provide signage for ~~safety (including miles-per-hour limits) and~~ wayfinding.
 - d. ~~People with electric equipment are allowed at posted speed limit~~
 - e-d. ~~Provide water, garbage, bicycle parking, and dog stations at key intersections and trailheads.~~

See Design Standards handout for DMC 25.71.250 Parks

- Substantial re-write based on feedback
- More clarity on who is responsible for what
- Largely about parks in subdivisions, exception is the proposed Bluff Park
- Kept the 5,000 SF minimum size but added more usability requirements
- Require park development to meet the definition of active and passive recreation per DMC 25.010.

Minimum Park Size - Examples

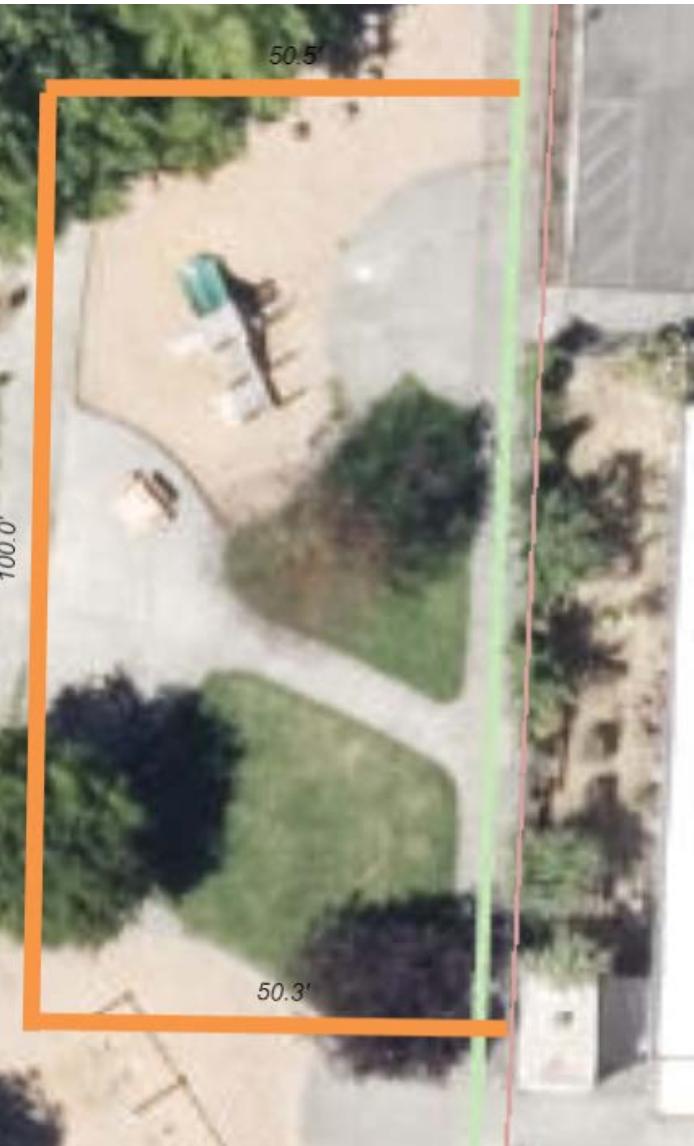
Example Subdivision Park Area Requirements		
Subdivision Gross Size in Acres	Combined Area of Lots in Acres*	1/10 th of Area for Park Requirement in Acres / Square feet
2.5	2	.2 acres / 8,712 SF
5	4	.4 acres / 17,424 SF
10	8	.8 acres / 34,848 SF
30	24	2.4 acres / 104,544 SF
50	40	4 acres / 174,240 SF
100	80	8 acres / 348,480 SF

*Assumes 20% of site is comprised of roads and stormwater facilities.

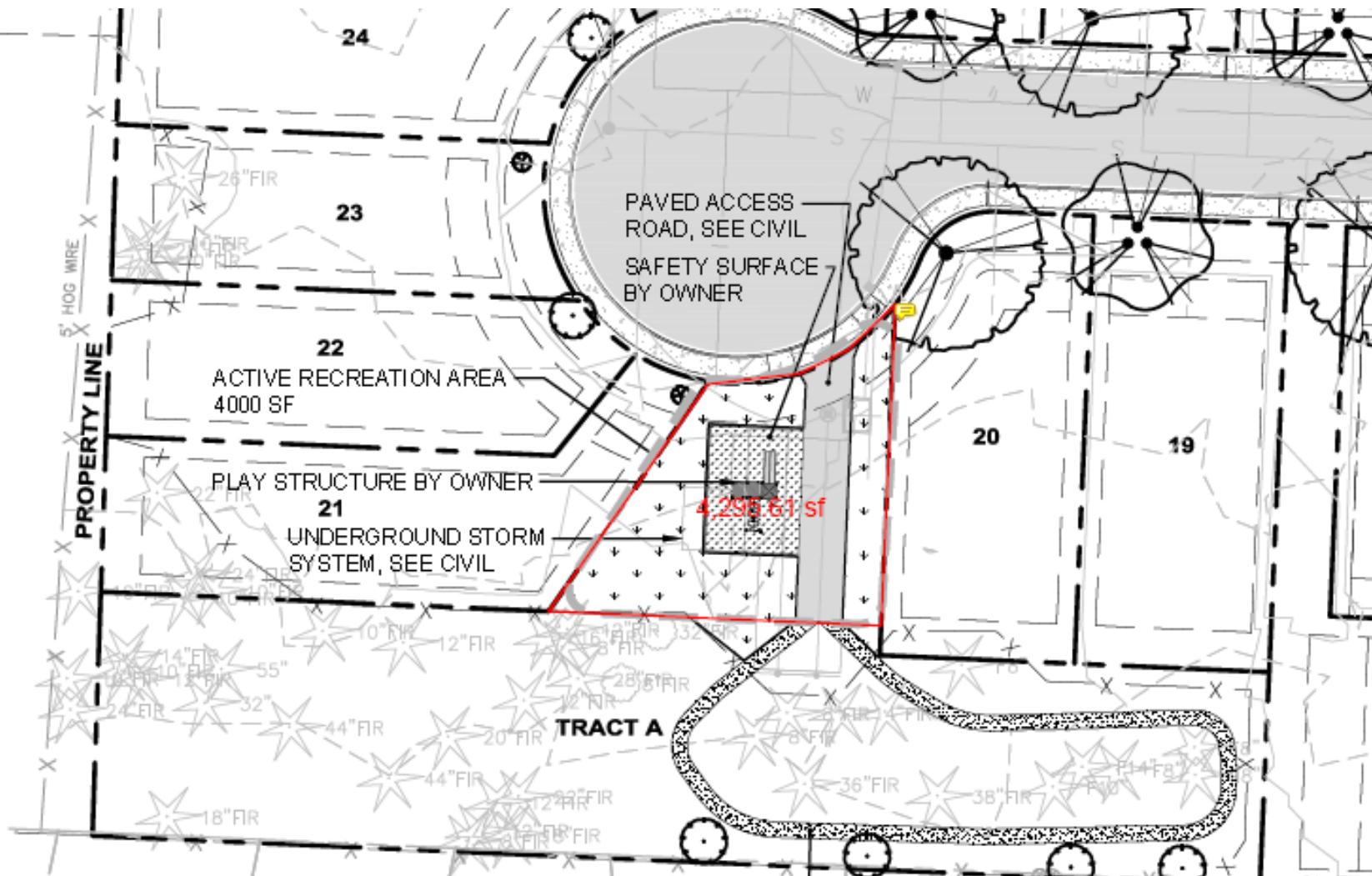
Examples of 5,000 SF Parks in Subdivisions



Examples of 5,000 SF Parks in Subdivisions



Examples of 5,000 SF Parks in Subdivisions



- 4,291 SF Active Recreation Area
- Play structure and bench provided
- Example is a 43-unit subdivision on 7 acres in Pierce County

Trails – Terminology and Definitions

DMC 25.71.260 Trails

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B. Golf course perimeter trails. Trails shall be integrated and constructed with new development along at least 50 percent of the perimeter adjacent to the golf course. Design and use standards:

1. The trail shall be a six-foot wide soft surface path.
2. Allowed uses/users include pedestrians, strollers, and any users with adaptive mobility equipment. Prohibited uses/users include equestrian, electric scooters, skateboards, in-line skaters, bicycles and golf carts.
3. A four-foot-wide landscape strip is required between the path and the golf course. The landscape strip shall meet the requirements for a moderate landscape buffer per DMC 25.10.020.060.
4. A split-rail fence is required adjacent to the golf course where the path is installed.
5. Pedestrian-scaled lighting is required along the trail.

C. Bluff trail. The bluff trail as depicted in Figure 25.71.210 shall be constructed concurrent with the first phase of development per the following standards:

1. Provide a 16-foot-wide paved path.
2. Limit users to pedestrians and people with disabilities. Prohibited uses/users include equestrian, electric scooters, skateboards, in-line skaters, bicycles and golf carts. Allowed uses/users include pedestrians, strollers, and any users with adaptive mobility equipment.

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Definitions – Open Space and Recreation Use Types

DMC 25.010 Definitions – see handout

“Adaptive Mobility Equipment”

“Open space, parcel”

“Active recreation”

“Open space, private”

“Community park”

“Mini park”

“Linear park”

“Passive recreation”

“Neighborhood park”

“Recreation, indoor”

“Open space, common”

“Recreation, outdoor”

“Open space, dedicated”

Multifamily Amenity Standards

225.71.520 – Residential Multifamily amenity space.

Residential Multifamily amenity space refers to spaces that are integrated into multifamily residential or mixed-use developments primarily enjoyed by on-site residents for recreational and social uses. Amenity spaces include common outdoor recreation areas, shared roof decks, private ground level open spaces, private balconies, shared indoor recreation areas, and children's play areas.

A. Purpose.

1. To create usable amenity space that is suitable for leisure or recreational activities for residents.
2. To create amenity space that contributes to the residential setting.

B. Applicability.

Residential Multifamily amenity space meeting the standards of this section is required for all new:

1. Multifamily development with more than XX units.
2. Mixed-use development with residential dwellings with more than XX units.
3. Senior housing and other age-restricted facilities with more than XX units.

C. **Amount required.** Applicable developments are required to provide residential amenity space equal to a minimum of:

1. 150 square feet per dwelling unit for studio and one-bedroom dwellings.
2. 200 square feet per dwelling unit for dwellings with two or more bedrooms.

The required open space may include the following types of open space:

Table 25.71.520(C) Residential amenity space types.	
Element Residential amenity space types	Standards
Common outdoor recreation areas See subsection (F)(1)	May be used for 100% of requirement
Shared roof decks See subsection (F)(2)	May be used for up to 25% of requirement for mixed-use buildings
Private ground level open space See subsection (F)(3)	May be used for 100% of requirement for applicable units
Private balconies See subsection (F)(4)	May be used for up to 25% of requirement
Shared indoor recreation areas See subsection (F)(5)	May be used for up to 25% of requirement for mixed-use buildings
Children's play areas See subsections (D) and (F)(6)	Required for developments with more than 75 units

Section 25.71.520 was modified to be specific to all multifamily amenity spaces, and to be more clear/specific than "residential". See Design Standards handout for all of these related text edits.

Open Space and Recreation Design Standards

- Any other comments / discussion items?

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 in the bottom left corner. The overall scene is a mix of natural and developed land.

OLD FORT LAKE SUBAREA

Land Use & Densities

Kick-off Discussion

State Legislation on Housing

- Buildable Lands - Counties & cities planning under the Growth Management Act must use state (OFM) population forecasts for the 20-year planning horizon. DuPont has a **growth target of 5,185 population by 2044**; we need to find housing capacity for that population.
- HB 1110 (2023) - defines "Middle housing" as "buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes including **duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing**. (Note, it is possible for stacked flats, courtyard apartments and cottage housing to have only two units.)
- HB 1110 **requires that cities allow at least four** (but encouraged to permit six) of the nine types of middle housing to achieve the required unit count. The base unit per-lot requirement is two.
- HB 1337 (2023) requires all local governments planning under the GMA to **allow two Accessory Dwelling Units (ADUs) per lot** within urban growth areas. (Note, this will be addressed citywide with the Comp Plan periodic update.)

Missing Middle Housing Types



Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Townhouses



Stacked Flats



Courtyard Apartments



Cottage Housing

Missing Middle Definitions

- "Cottage housing" means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.
- "Courtyard apartments" means up to four attached dwelling units arranged on two or three sides of a yard or court.
- "Duplex" means a detached building containing two dwelling units.
- "Fiveplex" means a townhome building containing five dwelling units.
- "Fourplex" means a ~~detached building~~ townhome building containing four dwelling units.
- "Middle housing" means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.
- "Multifamily residence" means a residence located in a building which contains more than ~~one~~two residences, such as a ~~duplex~~ unit, condominium, apartment, or a residence designed to be attached to other residences, such as a townhouse ~~or~~ or apartments.
- "Sixplex" means a townhome building containing six dwelling units.
- "Stacked flat" means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.
- "Townhouses" means buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.
- "Triplex" means a ~~detached~~ townhome building containing three dwelling units.

PC Feedback on July 10, 2023 Land Use Concept

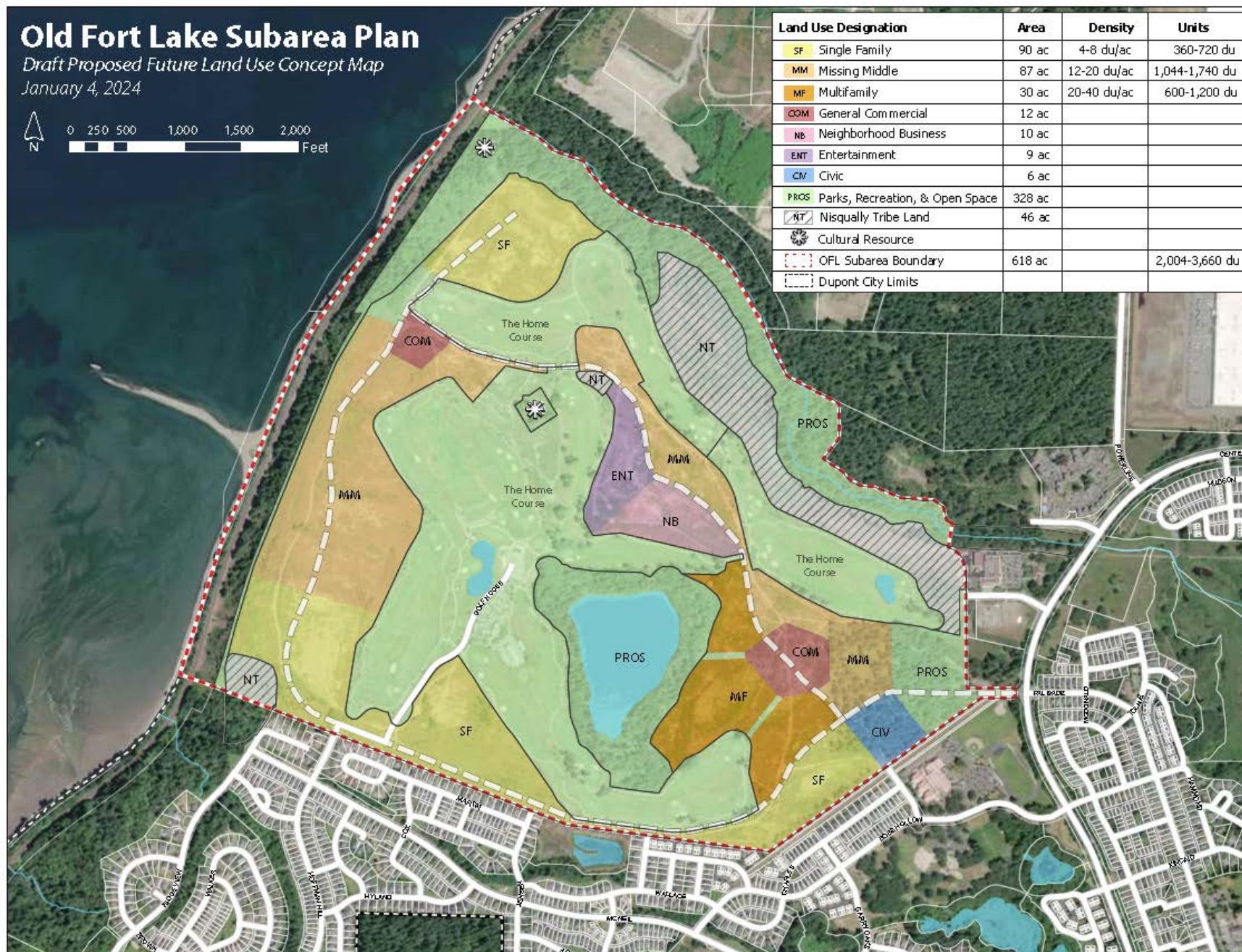
- Should have **more townhomes than apartments**, need to limit height to **3 stories** and have unit limitations
- Cautioned against **heights near bluff** and impacting views for Hoffman Hill properties as well as OFL uses
- **Apartments should be located closer to OFL and where the school** will be located
- Mixed comments on Mixed Use – **is retail viable** given what is currently happening in DuPont's downtown area? Good way to get residential densities.
- Area around Wilkes Observatory would be ideal for **hotel**. This is where the best views are. Could be a destination entertainment area.
- Single-family homes should be sited around the golf course perimeter, not so much along the bluff. **Views should be for all people**. Cautioned against putting SF in high-use areas.
- Should have some mixed use or **commercial closer to the west side/bluff area**.
- Do we have to **provide for the Business Park use**? It might be better left off the list of allowed uses. Putting it in the subarea changes the look of the area and impacts the golf course.

Draft Land Use Concept for Review

Old Fort Lake Subarea Plan

Draft Proposed Future Land Use Concept Map

January 4, 2024



Option C (Jan. 8, 2024):

- 2,004 – 3,660 total dwelling units
- 360 - 720 SF/duplex units
- 1,044 – 1,740 missing middle housing types
- 600 – 1,200 apartments
- Hotel and entertainment uses in center
- Commercial uses provided
- No Mixed-Use Zoning included
- Business Park changed to Neighborhood Business
- School use included
- Open space/tree retention at Palisade Blvd extension

January 22 **Special** Planning Commission Meeting at 6:00 PM

- Land Uses and Densities – continued
- Allowed Uses and Use Definitions
- In-depth discussion of land uses and densities

February 12 Planning Commission Meeting

- Recap of Stakeholder Roundtable Discussion
- Land Uses, Densities and Zoning Wrap Up



Thank you!

