



DuPont Old Fort Lake Subarea Plan

Citywide Comprehensive Plan Update

Planning Commission Meeting – May 13, 2024



Old Fort Lake Subarea Plan Update

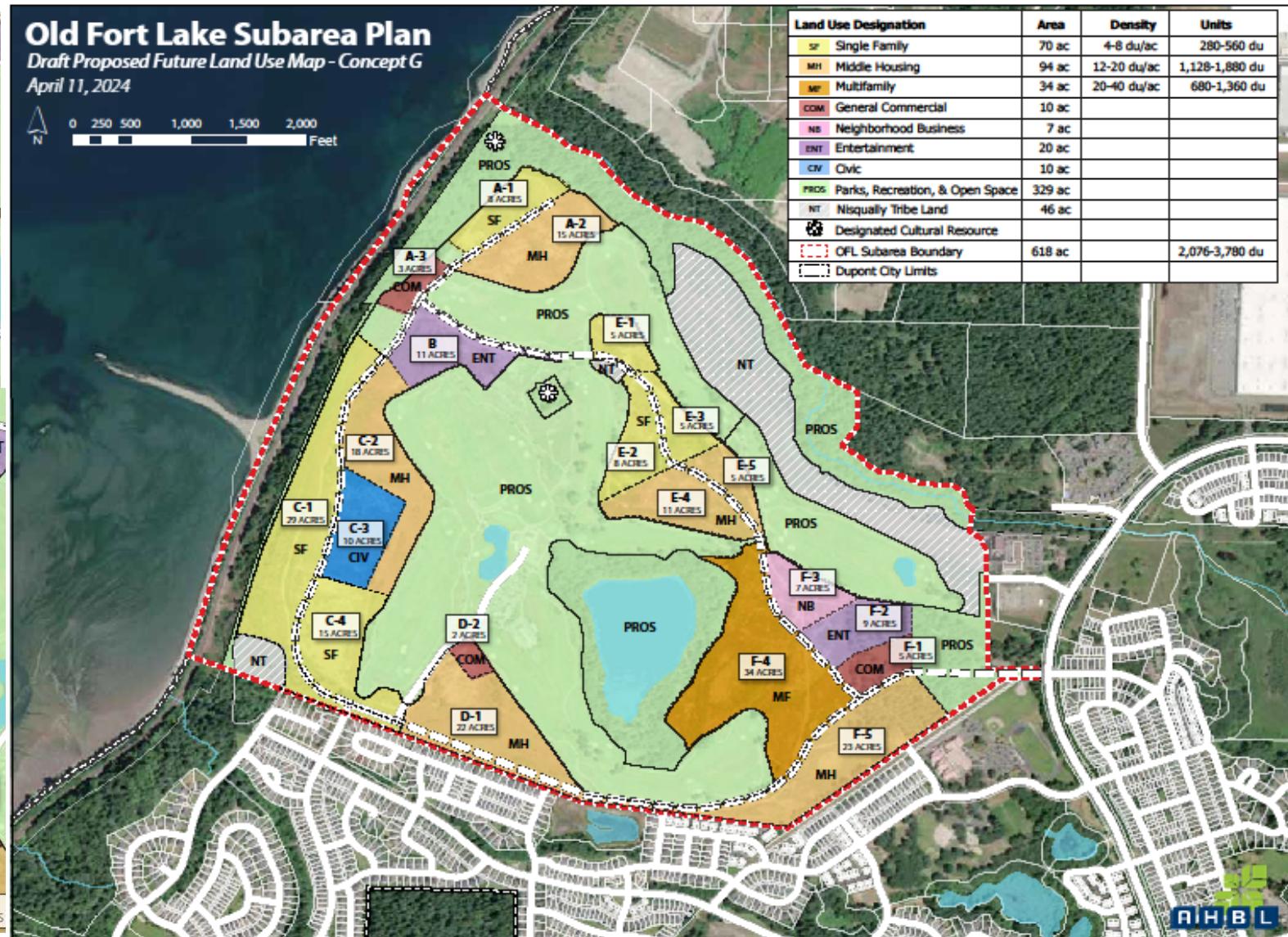
Recap from April 8, 2024 Meeting:

- Reviewed Single Family and Middle Housing Design Standards, Parking Standards, Land Use, Housing, and Capital Facilities Goals and Policies.
- Tweaked School Site location on Concept Map “G”
- Still need to address provisions for overflow parking.

	NEXT STEPS for Subarea Plan	WORK PLAN
Staff	<ul style="list-style-type: none">Draft updated Plan Chapters	In progress/est. completion July 2024
Staff	<ul style="list-style-type: none">Combine and clean up Design Standards Document	“ “
Staff	<ul style="list-style-type: none">Clean up draft zoning code & definitions	In progress/est. completion August 2024
Staff	<ul style="list-style-type: none">Analyze Concept Map “G” to identify impacts and mitigations (DEIS)	In progress/est. completion July 2024
PC/Staff	<ul style="list-style-type: none">Discuss findings from DEIS analysis	July 2024
PC/Staff	<ul style="list-style-type: none">Review “final” draft documents	August 2024
Council/Staff	<ul style="list-style-type: none">Workshop Draft Plan, Zoning, and Design Standards	August-October 2024
PC	<ul style="list-style-type: none">Transmit Findings to Council on Subarea Plan with Citywide Comp Plan	October 2024

OFL Subarea Plan updated Concept "G" Map for School Site

Shifted Civ (Civic) land use slightly to provide intervening MH (Middle Housing) land use to create buffer between potential future school site and golf course.





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Recap from April 8, 2024 Meeting:

- Discussed public participation plan
- Gave overview of approach for doing the minimum required by the GMA
- Provided general timeline and interaction between work on OFL Subarea Plan and Citywide Comp Plan updates
- Read the adopted Vision statement and agreed to leave as is

May 13, 2024 Meeting Agenda:

- Comp Plan and relationship to other City planning documents
- Review Future Land Use Map
- Present “gap analysis”
- Discuss Guiding Concepts from adopted Plan

Vision for DuPont

The City of DuPont is a model small city known for its planned setting and hometown sense of community; a place that blends its natural beauty, rich Northwest history, and vibrant economy with a proactive approach to its future.

Comp Plan and Relationship to Other City Planning Documents

- There are several Official Planning documents that City officials adopt. The following provides a brief overview of the DuPont documents and their relationship to one another.
 - The Comprehensive Plan: Provides an all-inclusive approach to analyzing and evaluating the City's future growth and physical development. It is organized into chapters (or elements) and sub-elements that are topical in nature. Subarea plans are sub-elements of the Comprehensive Plan.
 - “Functional” Plans: Are detailed plans that evaluate and analyze the “systems” within the City and how resources will be used to support activities. The Parks Master Plan, Water System Plan, Stormwater Plan, Public Works Standards, Solid Waste and All-hazard Plans are all types of Functional Planning documents. These plans are used as standalone documents but are also incorporated into the Comprehensive Plan by reference and can be attached to the Comp Plan as appendices.
- All Official Planning Documents must be adopted by the governing body (City Council).
- The DuPont Municipal Code is not a Planning Document. It is the collection of laws (ordinances) passed by the governing body (City Council).

Future Land Use Map

Overall Land Use

Table 11: Overall Designated Acres by Village

	Bell Hill	Civic Center	DuPont Station	Edmond	El Rancho Madrona	Old Fort Lake BTP	Historic	Hoffman Hill	MRP&1	Palisade	Sequalitchew	Yehle Park	Total
Residential 3	0	0	0	0	18	0	53	0	0	0	0	0	71
Residential 4	31	0	0	0	0	0	0	241	0	0	248	0	520
Residential 5	0	0	0	45	0	0	0	0	0	123	0	202	370
Residential 12	0	13	0	6	0	0	3	21	0	26	0	18	87
Reserve Residential	0	0	0	0	0	0	0	0	0	0	166	0	166
Mixed-Use	0	18	61	0	0	0	0	0	0	0	0	0	79
Office	0	0	55	0	0	0	0	0	0	0	0	0	55
Commercial	0	0	6	0	0	0	22	0	0	0	0	0	28
Business Technology Park	0	0	0	0	0	0	0	0	0	0	0	0	0
Old Fort Lake	0	0	0	0	0	517	0	0	0	0	0	0	517
Manufacturing and	3	0	0	0	0	0	0	0	244	0	233	0	480

Research													
Industry	0	0	0	0	0	0	0	0	182	0	0	0	182
Military	0	0	0	0	0	0	0	0	290	0	0	0	290
Neighborhood Park	0	0	0	1	0	0	9	9	0	0	0	11	31
Community Park	3	3	4	0	0	4.6	0	0	0	1	20	28	64.4
Open Space*	25	22	10	2	0	133.1	78	119	186	14	178	62	829.1
	63	56	135	54	18	654.7	166	390	903	164	845	321	3,769.7

- ❖ Page 34 of adopted Comprehensive Plan (available online)
- ❖ Shows the distribution and type of land uses by category.
- ❖ Plan divides each area by Villages

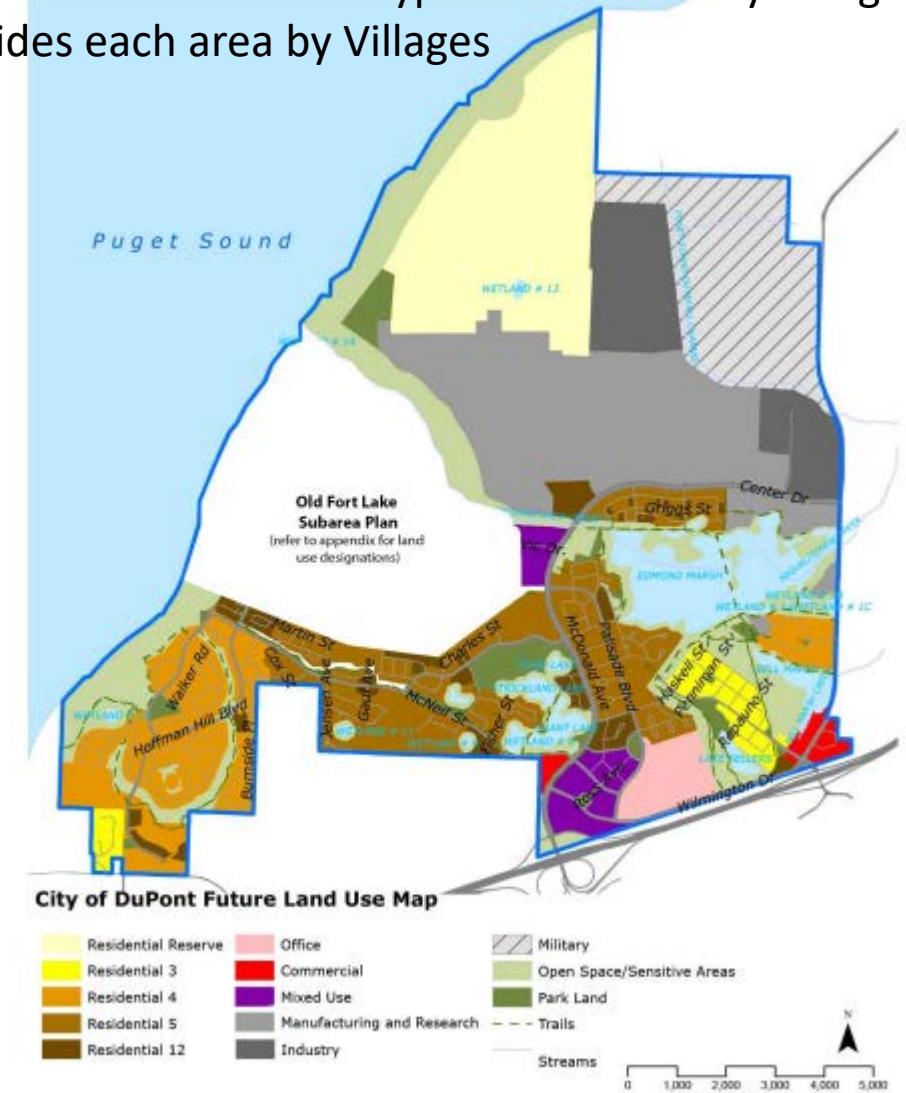


Figure B: Citywide Future Land Use Map

“Gap Analysis”

- **Land Use:** CWPPS, reduce VMT and GHG emissions, groundwater quality/quantity measures, environmental justice, decrease environmental health disparities, WUII.
- **Housing:** Housing needs by income bands, barriers and actions to achieve housing availability, ensure zoning is not discriminatory, prevent displacement and exclusionary policies, and anti-displacement policies.
- **Capital Facilities and Utilities:** updated inventories, changes or additions to existing.
- **Transportation:** Multimodal LOS, equitable investments, ADA planning, active transportation
- **Siting Essential Public Facilities (EPFs):** Include emergency public facilities, EFP citing criteria (defined in RCW 36.70A.200).
- **Tribal Participation:** Document coordination.
- **Climate Change and Resiliency:** A new element is required later, but will develop goals and policies throughout plan.
- **Development Regulations/Zoning Code:** Must be adopted within 6 months after Comp Plan update.

City of DuPont Comprehensive Plan Guiding Concepts (pg. 17)

“The basic concept for future development of DuPont is rooted in what has worked in the past for other American small towns. Planners and writers label it new urbanism, neo-traditional, or traditional neighborhood design. Many towns that grew and developed from colonial times to the middle of this century are model places to live, work and play. These towns were developed prior to the intensive use of the automobile and were able to accommodate vehicles without destroying the pedestrian environment or the character of the community.”

Thoughts?

Guiding Concepts

- There is a balance of housing, jobs and services.
- Neighborhoods are not isolated and have a distinct focal point and short walking connections to other neighborhoods, services, public features, and jobs.
- Streets are designed to slow traffic and traffic volumes consistent with the adjacent land use character.
- Almost all residential and commercial development is compact, arranged along grid streets.
- There is a broad range of housing opportunities mixed into neighborhoods.
- Residential and commercial buildings are designed to a variety of styles from the 1900- 1940's.
- Housing density may be increased near the freeway for mass transit opportunities.

Guiding Concepts

- There is a single, diverse, lively, commercial area, which includes a major public space, retail, office, and residential use.
- There is a sense of safety and people will find reasons to be outside, mingling on streets and greens.
- There is a civic center containing government, recreational and cultural services.
- Various uses are planned to fit and reinforce the basic community pattern and architectural style.
- You feel oriented, can find and enjoy the commercial area, and the community's various parts including natural areas.
- Environmentally sensitive areas are preserved.
- Heritage of the early settlements (American Indian, Hudson Bay, and DuPont Company) is featured with development, not obscured.

Planning Commission Meeting - June 10, 2024

1. Comprehensive Plan Periodic Update:

- I. Update Guiding Concepts (Chapter 1)
- II. Review updated inventories and population data (Chapter 2)
- III. Discussion of Capacity and Growth Targets (Chapter 2)



Thank you!

