



DuPont Old Fort Lake Subarea Plan

Planning Commission Meeting – September 9, 2024



Old Fort Lake Subarea Plan

1. 1st Review - Draft Subarea Plan
2. Handout for Later Review - Draft Zoning and Design Standards
3. Next Steps

Please note the following:

1. Technical edit is not complete – focus on content
2. Review Construction and Organization
3. Anticipate revisions:
 1. For example:
 1. Transportation – T3.7 Wren Road policy removed
 2. Transportation – additional transit-related policies to be added

Planning Commission Discussion:

- Overall impression?

Chapter Feedback:

- Review “What we Heard”
 - Is this what you recollect?
 - How well does the plan reflect what we heard?
 - Is anything missing?

Land Use Chapter

WHAT WE HEARD

The various meetings and workshops with the Planning Commission refined the land use plan as follows:

- A mix of housing types and development intensities in the subarea will be necessary to meet targets.
- Plan for a housing density in the Subarea that exceeds the growth targets in anticipation of future density mandates.
- Limit maximum residential density in the subarea to approximately 2,880 units.
- Provide more middle housing than apartments.
- Limit apartment height to 4 stories and 200-units per building.
- Higher density residential should be located in proximity to the new school and safe walking routes provided.
- Avoid mixed use buildings. The ground-floor retail uses in existing mixed-use buildings have struggled to survive.
- The area around the Wilkes Observatory would be ideal for a hotel and destination recreation/entertainment area. This is where the best views are.
- Single-family homes should be sited around the golf course perimeter.
- Views should be for all people.
- Protect existing views from Hoffman Hill toward the Olympic Mountains.
- Provide for a new school in the subarea. Allow for other public uses within the subarea.
- Should have some commercial/retail uses closer to the west side/bluff area.
- Limit the amount of light manufacturing in the subarea, as it changes the look of the area and there is limited market demand. Warehousing shall not be allowed.
- Preserve, protect and promote the cultural and historic resources of the subarea. Improve public access and connectivity to these areas.
- Provide a buffer between the Home Course Golf Course and adjacent uses.
- Provide uses that enhance the golfer's, or spouse of the golfer's, activities and experience of the area.
- Courtyard apartments (one of the available nine types of middle housing) are not allowed because they are not typical type of development for DuPont.

Historical and Cultural Resources Chapter

WHAT WE HEARD

During the Public Engagement process, the following comments were conveyed relating to historic and cultural resources in the Old Fort Lake Subarea:

- There is a strong interest in preserving and celebrating cultural history at the site and providing opportunities to convey the history through site design elements. All aspects of DuPont's history need to be commemorated and preserved. This includes the Homesteaders, Hudson Bay, Native Americans, etc. All need to be important.
- Opportunities suggested included interpretive walks, trail signage, interpretive centers, integrating history into artwork and the future development. All sites should connect to a trail.
- Provide a trail network that tells the story of DuPont's history through connections to key sites, incorporating interpretive signage, use of original language, artwork, and materials representative of the era.
- There is concern for erasure of the history, or that it is not valued. We need stronger protections of cultural resources/sites, including from encroaching development. Artifacts need to be preserved better than they have been in the past. There needs to be careful archaeological oversight surrounding the 1833 Nisqually Fort site because people lived all around it.
- The DuPont Historical Museum needs to be a donation site for non-Tribal artifacts.
- The Nisqually Tribe's interest should be understood and incorporated. The Nisqually Tribe cemetery should have a park or open space around it.
- The City should require public art with a historical theme in key locations.
- The 1833 Nisqually Fort site should be rebuilt and turned into a tourist draw.

Open Space and Recreation Chapter

WHAT WE HEARD

During the public engagement process, the following comments were conveyed relating to open space and recreation uses in the Old Fort Lake Subarea:

- The existing Trails and Golf Course are something the community loves about the Subarea
- There is a desire to increase types of recreation and emphasize trails
- We have an opportunity to plan for interpretive walks and trail signage
- Parks should be scattered throughout the subarea
- Need a trail and park along the bluff with benches and viewing areas
- Trails should connect everywhere, including to key places outside of the subarea
- Sports fields are needed near the schools for sharing of facilities
- The golf course is enough open space for this area, we don't need more parks
- 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

Community Character Chapter

WHAT WE HEARD

The public engagement process sought out public preferences for the desired community character through two workshops and a public survey. The results of the public survey and workshops were mixed; therefore the process involved fine tuning the preferences through a series of planning commission meetings. The visual preferences that emerged included the following:

- General preference for designs with pedestrian-orientation (large windows, storefronts, street activation, landscape, etc.).
- Less support for modern/contemporary architectural styles; more support for the overall look and character of NW Landing.
- Preferred pitched or varied rooflines.
- General preference for lower heights and smaller scaled buildings but liked some larger buildings if they included design elements.
- Interpretive walks and trail signage opportunities were highly supported.
- Require an emphasis on aesthetics and common design elements.
- Balance beauty, functionality, and economic impact.
- Develop a place where history is celebrated. Brings in tourists and visitors.
- Something classy like a small Point Ruston but on a ridge.
- Public views and history should be preserved.
- Thoughtful development with housing, sufficient roads, ample green space and trails. NO visible warehouse near golf course and more space between development.
- Appreciation of existing open space, tree coverage, and historic/cultural elements of the site and recognition of opportunities to highlight or improve upon them.
- Inclusive access to bluff area and views are important, but also concern for protecting the bluff from erosion, fire, etc.
- Support for disbursed parks, recreation and open space with a connective trail network.

Changes to Zoning and Design Standards:

1. Broken out into two sections to align with DMC:
 - DMC 25.58 – Old Fort Lake (Zoning) Districts
 - DMC 25.71 – Old Fort Lake Design Standards
2. Numerical / organizational edits, grammatical edits to reduce redundancies.
3. Request for Parking Courts has not been completed – item for discussion
4. Eliminated credits for planting trees in landscaped areas from DMC 25.71.320(h) (Landscaping)

Next Steps:

Old Fort Lake Subarea Plan

- September 23 Special Meeting –
 - Continued Review OFL Subarea Plan (incorporating changes)
 - Continued Review Zoning & Design Standards
- Late September thru October - Draft EIS Comment Period
- **November 11 – Planning Commission Public Hearing**
- Nov. 29 – Tentative FEIS Issue Date

Comprehensive Plan Update

- Oct. 14 - Chapter 1 and 2 Review



Thank you!

