



DuPont Old Fort Lake Subarea Plan

Planning Commission Meeting- Nov. 25, 2024



Agenda:

1. Discuss Public Comment
2. Review PC Questions of Staff
3. Review and discuss HB 2321 and Model Ordinance Changes
4. Density Analysis and Case Studies
5. Determine Amendments

OFL Subarea Plan – Public Comments

Public Comments Discussion:

- What did you hear that would change the OFL Subarea Plan?
- Did you hear anything that would change the new DMC 25.58 Zoning code?
- Did you hear anything that would change the new DMC 25.71 Design Standards?

Planning Commission Questions of Staff:

- Accessory Dwelling Units
- Unit Lot Subdivision/Lot Splitting
- Unit Lot Density - addressed in presentation
- Lot Sizes – addressed in presentation

Accessory Dwelling Units, HB 1337

- Requires cities to allow “at least two” accessory dwelling units (ADUs) on all lots that are located in the zoning districts within an urban growth area that allow for single-family homes.
- Per Section 5 of the Model Ordinance: “Accessory dwelling units count as units for the purposes of this section.
- For middle housing, cities may allow ADUs to achieve the unit density but are not required to. In DuPont, we do not presently list ADUs as allowed in the MH zone – only in the SF zone.
- The draft DMC 25.58.050 and 25.71.560 provide that ADUs are not a middle housing type and are included in the unit density calculation. Therefore, ADUs count toward the total density calculation (see density discussion).
- Draft OFL Regulations allow ADUs only in SF zoning district. ADUs count toward unit density. With the limit of two units/lot in the SF zoning district, only one ADU is feasible.

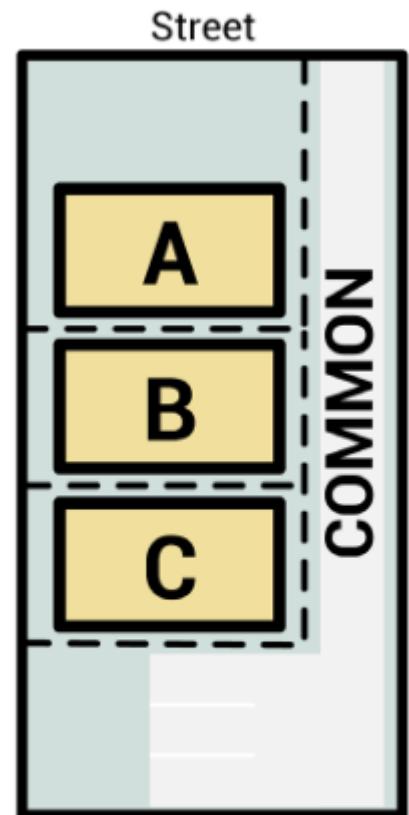
OFL Subarea Plan – PC Questions

Unit Lot Subdivision/Lot Splitting:

ESSB 5258 states:

"All cities, towns, and counties shall include in their short plat regulations procedures for unit lot subdivisions allowing division of a parent lot into separately owned unit lots. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots."

- Key benefit is the flexible application of zoning standards. The development as a whole on the parent lot must comply with applicable dimensional standards but not individual unit lots
- Can be used with any type of attached or detached housing. Commerce recommends making Unit Lot Subdivisions available for all types of middle housing.
- ULS is not intended to permit land uses or densities that are not otherwise allowed in the zone in which a unit lots subdivision is proposed.
- **Modifications to the City's Short Subdivision regulations in DMC 24.06 will occur concurrent with the Citywide Comprehensive Plan Update.**



Example unit lot subdivision with three unit lots and a tract held in common.

History and Background:

Washington State enacted several laws aimed at increasing the supply and affordability of housing in 2023 and 2024. These are:

- HB 1110 (Middle Housing) – requires Tier 3 cities to require a minimum of two units/lot, identify the types of allowed middle housing, not make regulations and design standards for middle housing more onerous than those required of single-family housing, and others.
- HB 1337 (Accessory Dwelling Units) – outright permit up to two ADUs per lot
- **HB 2321 (updating HB 1110) – provide clarification on HB 1110**

OFL Subarea Plan – Introduction to Density Discussion

- ✓ **HB 2321 PASSED IN 2024 – Modifies HB 1110 (Middle Housing)**
- ✓ **Commerce Issued Modifications to the Model Ordinance in October 2024**

Most significant changes:

- 1) Tier 3 cities are required to allow a unit density of two units per lot. Note: RCW 36.70A.635 uses the phrase “at least” when describing the unit per lot standards. Cities can allow higher unit per lot densities.
- 2) Modified the requirement for Tier 3 cities to permit “six of the nine types” of middle housing. Only four of the nine types of middle housing can reasonably be built in a two unit-per-lot configuration. Commerce recommends allowing duplexes, stacked flats, courtyard apartments, and cottage housing on all lots zoned predominantly for residential use (if limiting unit density to two/lot).

25.71.550 Unit Density.

- 1) Unit density means the number of principal dwelling units on a lot, regardless of size. The permitted maximum unit density on all lots zoned predominantly for single-family residential use is two units per lot. The allowed unit density for middle housing is six units per lot. See DMC 24.58.030 for higher densities associated with the multifamily zoning district. Accessory dwelling units (ADUs) count toward the unit density.

Discussion: Guidance clarified that DuPont only has to allow two units/lot for either SF or Middle Housing. We will discuss this more after the density discussion.

OFL Subarea Plan – Tier 3 Cities Model Ordinance Changes

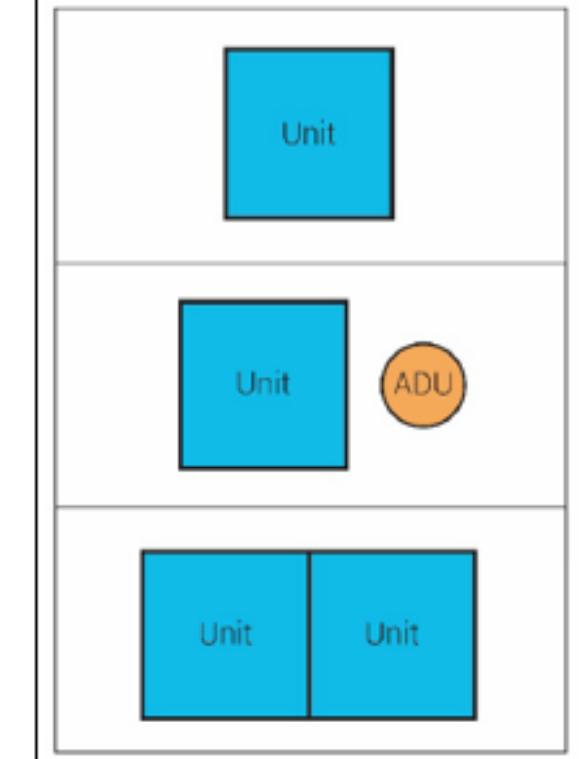
25.71.550 Unit Density.

- 2) The standard of subsection (1) does not apply to lots after subdivision below 1,000 square feet.

- 3) Housing in the Old Fort Lake Subarea shall comply with the citywide regulations pertaining to Accessory Dwelling Units. Accessory dwelling units may count as units for the purposes of this section.

**Figure 25.71.550.A
Unit Density Examples**

Configurations allowed if City counts ADUs towards HB 1110 unit density



OFL Subarea Plan – Tier 3 Cities Model Ordinance Changes

25.71.560

Housing Types Allowed.

Subject to the requirements of RCW 36.70A.635(5), on all lots zoned predominantly for residential use the following housing types are permitted by-right, per the Permitted Uses provided in DMC 25.58.

- 1) Single-Family District: Detached Single-Family and Duplexes.
- 2) Middle Housing District: Duplexes, Triplexes, Fourplexes, Fiveplexes, Sixplexes, Townhouses, Stacked flats, and cottage housing. A maximum of six attached units are considered middle housing.
- 3) Accessory Dwelling Units.

25.71.560

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- 3) Accessory Dwelling Units.

Discussion: Guidance clarified that DuPont only has to allow for four types of housing that allow two units/lot for Middle Housing. We will discuss this more after the density discussion.

OFL Subarea Plan – Density Discussion

What we know about density:

The EIS studied the high range of density:

- Single-Family Residential Use: 280-560 units.
- Middle Housing (up to six-units per lot): 1,128-1,880 units.
- Multifamily Residential Use: 680-1,360 units.
- **Total density would range from 2,088 to 3,780 units.**

The Pierce County growth allocations for DuPont are:

- 1,960 Housing units
- 1,177 jobs
- 5,184 Population growth

From “What we Heard”:

- Limit maximum residential density in the Subarea to approximately 2,880 units. Provide more middle housing than apartments.

Land Use Designation	Area	Density	Units
SF Single Family	70 ac	4-8 du/ac	280-560 du
MH Middle Housing	94 ac	12-20 du/ac	1,128-1,880 du
MF Multifamily	34 ac	20-40 du/ac	680-1,360 du
COM General Commercial	10 ac		
NB Neighborhood Business	7 ac		
ENT Entertainment	20 ac		
CIV Civic	10 ac		
PROS Parks, Recreation, & Open Space	329 ac		
NT Nisqually Tribe Land	46 ac		
OFL Subarea Boundary	618 ac		2,088-3,780 du
Dupont City Limits			

Source: Concept “G” from Draft OFL Subarea Plan

OFL Subarea Plan – Density Discussion

Understanding Density and Lot Sizes, Given Two Units/lot density requirement

SINGLE FAMILY ZONE DENSITY CALCULATIONS						
	Gross lot size (SF)	Less 30% Open Space (SF)	Less 20% for roads & storm (SF)	Net Developable Area per Acre (SF)	Lot Size Calculation (SF)	
					4 du/acre	6 du/acre
Parent Lot size -70 acres	3,049,200	2,134,440	1,707,552	24,394	6,098	4,066
					8 du/acre	3,049
					Lot Yield	
					4 du/acre	6 du/acre
Lot Yield-70 Acres					280	420
					8 du/acre	560
					Density/Unit Yield	
Unit Yield- 70 Acres					560	840
					1,120	
				Building Footprint at 40% Lot Coverage (SF)		
Building Footprint					2,439	1,626
					1,220	
MIDDLE HOUSING ZONE DENSITY CALCULATIONS						
	Gross lot size (SF)	Less 30% Open Space (SF)	Less 20% for roads & storm (SF)	Net Developable Area per Acre (SF)	Lot Size Calculation (SF)	
					12 du/acre	16 du/acre
Parent Lot size - 94 acres	4,094,640	2,866,248	2,292,998	24,394	2,033	1,525
					20 du/acre	1,220
					Lot Yield	
Lot Yield- 94 Acres					12 du/acre	16 du/acre
					20 du/acre	1,880
					1,128	1,504
					Density/Unit Yield	
Unit Yield - 94 Acres					2,256	3,008
					3,760	
				Building Footprint at 40% Lot Coverage (SF)		
Building Footprint					813	610
					488	

Density Calculation by Type/Zone

SF max units @ 6,000 SF min lot size = 560 units

MH max units @ 2,000 SF min lot size = 2,256 units

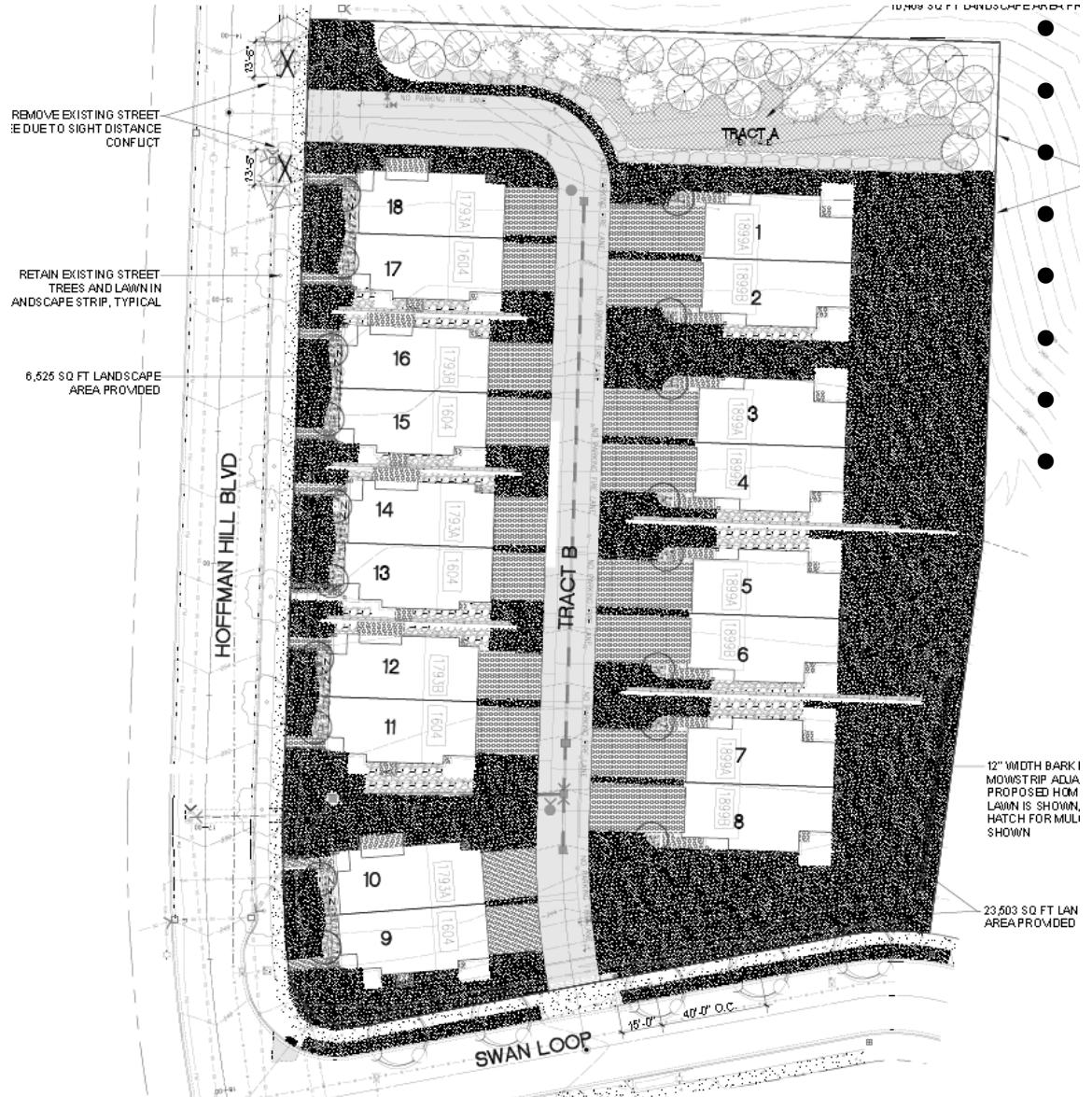
Total SF (560) + MH (2,256) = 2,816 units

Units avail for MF = 964 units

Total units = 3,780 units

OFL Subarea Plan – Single Family Zone Case Study

Case Study 1 – Hoffman Hill Tract J (2017)



- 18 units on 18 lots
- 9 duplex/zero lot line buildings
- 8.5 du/acre
- Max lot coverage per code: 45%
- Actual lot coverage: 15 – 44%
- 6 lots over 40%
- 30% Site Landscaping
- Average Lot size: 2,784 SF

Hoffman Hill Tract J			
Lot #	Lot Area (SF)	Bldg Footprint (SF)	Lot Coverage
1	5,092	1,227	24%
2	4,358	1,230	28%
3	5,811	1,227	21%
4	4,358	1,230	28%
5	5,002	1,227	25%
6	4,218	1,230	29%
7	4,670	1,227	26%
8	8,311	1,230	15%
9	3,722	1,229	33%
10	4,558	1,205	26%
11	3,053	1,229	40%
12	2,832	1,221	43%
13	2,784	1,229	44%
14	2,784	1,205	43%
15	2,832	1,229	43%
16	2,832	1,221	43%
17	2,813	1,229	44%
18	3,219	1,205	37%

OFL Subarea Plan – Single Family Zone Case Study

Case Study 1 – Hoffman Hill Tract J



OFL Subarea Plan – Single Family Zone Case Study

Case Study 1 – Hoffman Hill Tract J

Questions / Discussion

OFL Subarea Plan – Middle Housing Zone Case Study

Case Study 2 – Clock Tower - existing Middle Housing



Current Statistics

- Parcel is 28,352 SF / 0.65 acres
- There are 2 buildings on one parcel
- Bldg #1 has 6 units (sixplex) and total 6,056 SF, 2 stories
- Bldg #2 has 6 units (sixplex) and total 6,056 SF, 2 stories
- Total units = 12
- Density = 7.8 du/acre



What would be the same and what would be different?

- Would need to segregate to meet unit lot density requirements

OFL Subarea Plan – Middle Housing Zone Case Study

Case Study 3 - 1457 - 1463 Heath Court - existing Middle Housing



Heath Court Statistics

- Parcel is 21,730 SF / 0.5 acres
- There are 2 triplex buildings on one parcel
- Bldg #1 and #2 each have 3 units
- Units vary from 1,281 – 1,376 SF each
- Total units = 6
- Density = 8.3 du/acre



What would be the same and what would be different?

- Would be allowed if we allowed 6 units / lot
- Lot coverage is 44% on this example, would need to be 40%

Case Study 2 and 3 – Middle Housing

Questions / Discussion

OFL Subarea Plan – Multifamily Zone Case Study

Case Study 4 – Multifamily – Creekside Apts



Creekside Village - 3 stories, 15 buildings, 12 units per building
180 units on 11 acres
Density = 16.36 du/acre
30% landscape area required

Land Use Designation	Area	Density	Units
SF Single Family	70 ac	4-8 du/ac	280-560 du
MH Middle Housing	94 ac	12-20 du/ac	1,128-1,880 du
MF Multifamily	34 ac	20-40 du/ac	680-1,360 du
COM General Commercial	10 ac		
NB Neighborhood Business	7 ac		
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NT Nisqually Tribe Land	46 ac		
OFL Subarea Boundary	618 ac		2,088-3,780 du
Dupont City Limits			

What would be different per the draft Old Fort Lake Subarea Regulations?

- Layout, density, etc. would be allowed
- Current code allows for a higher maximum height and number of stories (4 vs. 3)

OFL Subarea Plan – Multifamily Zone Case Study

Case Study 5 – Affinity at DuPont – Senior Apts



Affinity at DuPont

170 units on 7.71 acres

Density = 22 du/acre

53-foot height / 4 stories

30% landscape area

23.5% lot coverage

What would be different per the draft Old Fort Lake Subarea Regulations?

- Couldn't be as tall, we have a 50-foot height restriction but allow 4 stories
- We currently allow a 200-unit building, so it could be a bigger building
- Same landscape area requirement
- MF does not have a lot coverage requirement

OFL Subarea Plan – Density Discussion

Multifamily Case Studies

Questions/Discussion

OFL Subarea Plan – Density Discussion - Single Family

SINGLE FAMILY ZONE DENSITY CALCULATIONS								
	Gross lot size (SF)	Less 30% Open Space (SF)	Less 20% for roads & storm (SF)	Net Developable Area per Acre (SF)		Lot Size Calculation (SF)		
						4 du/acre	6 du/acre	8 du/acre
Parent Lot size -70 acres	3,049,200	2,134,440	1,707,552	24,394		6,098	4,066	3,049
Lot Yield								
Lot Yield-70 Acres						280	420	560
Density/Unit Yield								
Unit Yield- 70 Acres						560	840	1,120
Building Footprint at 40% Lot Coverage (SF)								
Building Footprint						2,439	1,626	1,220

Recommendation: Limit minimum lot size to 6,000 SF = 560 units (at 2 units/lot)

OFL Subarea Plan – Density Discussion – Middle Housing

MIDDLE HOUSING ZONE DENSITY CALCULATIONS								
	Gross lot size (SF)	Less 30% Open Space (SF)	Less 20% for roads & storm (SF)	Net Developable Area per Acre (SF)	Lot Size Calculation (SF)			
					10 du/acre	12 du/acre	16 du/acre	20 du/acre
Parent Lot size - 94 acres	4,094,640	2,866,248	2,292,998	24,394	2,439	2,033	1,525	1,220
Lot Yield								
Lot Yield- 94 Acres					10 du/acre	12 du/acre	16 du/acre	20 du/acre
					940	1,128	1,504	1,880
Density/Unit Yield								
Unit Yield - 94 Acres					1,880	2,256	3,008	3,760
Building Footprint at 40% Lot Coverage (SF)								
Building Footprint					976	813	610	488

Recommendation:

- *Allow for all middle housing types as currently proposed*
- *Allow six units/lot for middle housing to allow for a wider variety of housing options (for purchase vs. for rent) and establish/set the maximum density at 1,880 units*
- *Alternatively, provide a minimum lot size for MH to 2,400 SF, which should result in 1,880 units at 2 units/lot*

OFL Subarea Plan – Density Discussion – Multifamily

Density Calculation by Type/Zone

SF max units @ 6,000 SF min lot size = 560 units

MH max units@ 2,400 SF min lot size = 1,880 units

Total SF + MH = 2,440 units

Units avail for MF = 1,340 units

Total = 3,780 units

Land Use Designation	Area	Density	Units
SF Single Family	70 ac	4-8 du/ac	280-560 du
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Dupont City Limits			

Recommendations:

Limit multifamily density to 20 du/acre = 680 units

Limit multifamily height to 3 stories / 45 feet

Limit units to 120 - 170 units/building (150 per building = total of 5 apartment buildings)

Total density (unit count) for OFL = 3,120 units

25.71.550 Unit Density.

- 1) Unit density means the number of ~~principal~~ dwelling units on a lot, regardless of size. The permitted ~~maximum~~ unit density on all lots zoned predominantly for ~~single-family residential use~~ is two units per lot. The allowed unit density for middle housing is six units per lot. See DMC 24.58.030 for higher densities associated with the multifamily zoning district. Accessory dwelling units (ADUs) count toward the unit density.

Recommendation: Guidance clarified that DuPont only has to allow two units/lot for either SF or Middle Housing. Keeping 6 units/lot on middle housing allows for more housing options both for-purchase or for-rent. This means we need to cap the number of middle housing units to 1,880.

OFL Subarea Plan – Tier 3 Cities Model Ordinance Changes

25.71.560

Housing Types Allowed.

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- 3) Accessory Dwelling Units.

Recommendation: Guidance clarified that DuPont only has to allow for four types of housing that allow two units/lot for Middle Housing. We recommend retaining all types as previously discussed (left option).

OFL Subarea Plan – NEXT STEPS

Planning Commission Meeting December XX, 2024:

- Vote on a Recommendation to Council

Draft EIS Public Comment Period: Nov. 8 – Dec. 9

City Council Work Study on PC Recommendation Dec. XX, 2024

Final EIS issued: January 28, 2025

City Council Public Hearing: February 2025



Thank you!

