

From: [Matthew Hill](#)
To: [Janet Howald](#)
Subject: For the Planning Committee and City Council: Old Fort Lake Subarea Plan
Date: Monday, November 4, 2024 8:46:04 AM

To Whom It May Concern,

Bottom Line: I do not support the currently proposed plan for expanding housing in DuPont.

Aside from the sheer overall number of additional housing being proposed, the number of multi-family and low-income units proposed is well above the state-required minimum. This will bring more people than the city is designed to hold, many of which will not proportional pay the same taxes/fees the rest of us pay to be able to expand the city and supporting agencies required for such a population growth.

- While at face value this may be pitched by development companies (who stand to make millions of dollars off of this and even more if they retain ownership and rent out these housing units) as “helping” low income families and those less fortunate is really their way of pulling our heart strings to continue to make money when the housing market is still close to an all-time high. Trust me, these people don’t care about low income families; they care about their bottom line.
- Roads will have to be built and expanded which requires more revenue/taxes.
- Additional schools will have to be build or current schools rebuilt/expanded to meet the growing number of students in the district which requires more teachers, administrators, facilities, and, yes, taxes,to fund it all.
- The police force and emergency services will need to be expanded to proportionally meet the population growth... more taxes and revenue.
- This will inevitably bring bigger businesses to DuPont which may be convenient and even potentially lessen the tax burden mentioned above, but most people I know who chose DuPont as their home did so because of the small-town, bedroom community feel in an area so populated and congested that it is a relief from true city life.
- With more people, statistically there will be more traffic issues and a higher crime rates.

While I understand that cities grow and that change is inevitable, and this area’s rate of growth surpasses most of the rest of the United States, it simply does not meet the interest of current, tax-paying residents to implement this plan. Getting bigger doesn’t necessarily mean being “progressive” either.

We have time to meet the state’s mandated growth guidelines. Let’s take our time to make smart, informed, logical decisions instead of reacting impulsively with our hearts and out of a feeling of guilt.

Thank you,

Matt Hill



Barbara Kincaid
Department of Community Development
City of DuPont
1700 Civic Drive
DuPont WA 98327

Comments on Old Fort Lake Subarea Plan

Thank you for the opportunity to respond to the Old Fort Lake Subarea Plan Draft dated October 22, 2024 (version 20241104 from footer). The Steilacoom Historical School District recognizes the amount of work and the challenges encountered when creating such a complex plan. Overall, the District supports this plan – but has several comments intended to address some unique issues for civic buildings, such as schools.

Our comments are as follows:

Section 25.58.060.A - For the Civic Zoning District, the SHSD requests the same maximum height as a hotel (50 feet). A slight increase in building height would better support a two story school with interior mechanical space – allowing for less mechanical infrastructure on the building roof or other exterior areas.

Section 25.58.060.A - The SHSD also seeks clarification on the Front Yard Setback identified in DMC Table 25.58.060.A. While the table indicates that the Front Yard Setback depends on the block frontage type from 25.71.310, that section 25.71.310(2)(d) exempts civic uses, public buildings and hotels from the block frontage standards.

Section 25.71.320(5)(b) provides that "...other developments with non-residential uses in commercial areas with more than 10,000 square feet of gross floor area must provide 400 square feet of pedestrian-oriented space for each 100 lineal feet of block frontage. The SHSD requests a sub-section be added similar to that in 25.71.310(2) which would exempt civic uses and public buildings from the requirement with some provisos. For instance, "25.71.320(5)(c) Civic uses and public buildings are exempt from commercial open space requirements, provided the overall site design supports and promotes employees' and the public's opportunity for active and passive activities including recreational activities."

Section 25.71.320(6)(c)(iii)(B) - The SHSD requests that the City consider a DEPARTURE to the requirement that internal crosswalks be raised to sidewalk height for onsite paved areas. We fully support additional protections for pedestrians, but would like more flexibility for schools than the current language allows. The Departure could read: "DEPARTURES will be considered where other crosswalk options are determined to address pedestrian visibility and overall safety."

Section 25.71.400 Building Design – The SHSD requests the City to review the entire building design section and consider the impacts and applicability of each section to civic uses and public buildings – specifically in Civic Zoning Districts. For instance, both Section 25.71.440(3) and 25.71.450(3) are clearly established and provide excellent options for commercial properties but would represent challenges for school design. SHSD requests that civic uses and public buildings be exempted from these sections, provided they employ architectural elements that create a complementary pattern or rhythm, design details, and visual interest consistent with the sections' intents. Alternatively, the City could provide clarifying language that provides other alternatives or departures for civic uses and public buildings.

Again, we appreciate the excellent work that has been done to create the draft plan. Please let us know if you have any questions regarding these comments or would like to discuss them further.

Sincerely,

Shawn Lewis
Assistant Superintendent
Steilacoom Historical School District

From: [Krista Novak](#)
To: [Janet Howald](#); [Barbara Kincaid](#)
Subject: Old Fort Lake/Planning Commission
Date: Sunday, November 10, 2024 3:47:11 PM

Hello,

I am writing to give feedback about the current proposal being considered by the Planning Commission.

I think the proposed 200 unit apartment building, along with space for 7 more like it, is well beyond what our community needs to fulfill the state mandates. While I agree we have open land and can easily start to alleviate the strain on the current housing crisis, I want a careful balance of building new homes and preserving the walkable, safe community we have. These large buildings being proposed will block light and obstruct the views of other homes. They will create traffic nightmares on McNeil and in other areas of town.

I would prefer the commission look at options that have smaller unit count and include more middle range homes . Condos like Clocktower with careful amenities and green spaces are much more appealing and match the current look and feel of DuPont. They also allow for light and space between buildings and are create more of a community feel over a crowded apartment style complex of buildings.

Please reconsider this mammoth apartment addition to DuPont. It doesn't have a place in our community and is in direct contrast to what our Comprehensive Plan states.

Thank you, Krista



DUPONT ★ HISTORICAL SOCIETY

Jeff Foe, Chair
Planning Commission
1700 Civic Drive
DuPont, WA 98327

November 8, 2024

Dear Commissioners Burlison, Chase, Colvin, Foe, Henry, Lynch, Schou, and Thakor:

The DuPont Historical Society has been active in preservation, tourism, and education in DuPont since 1977. We have two requests for your consideration in development plans for Old Fort Lake Subarea:

- The City of DuPont and residents have long intended to develop the 1833 Fort Nisqually location (parcel 0119271008) as an educational tourist destination. To make connections possible and affordable in the future, **power and water lines, Loop Road and pedestrian access, parking and other utility infrastructure should be brought to the edge of this parcel when other such work occurs.**
- Public intent for developing tourism at the 1833 Fort Nisqually site and the Wilkes Observatory historic site are identified in the City of DuPont's Comprehensive Plan, the Parks Recreation Open Space & Trails Plan, and the Parks Master Plan. **Access for these future efforts should be defined and secured in current formal plans.**

Access and infrastructure are essential to establishing robust tourist destinations. These signature cultural sites are unparalleled in Washington state and have potential to become major attractions. Please advance DuPont's vision for "a balance of public safety, economic vitality, and environmental and historic preservation" by safeguarding the future of these places.

We would like to meet with City staff and commissioners this winter to discuss these items. DuPont Historical Society asks to participate in broader discussions impacting these sites and we are available to assist in defining a clear and realistic vision for their use.

Sincerely,

Nancy Rudel
President, Board of Directors

cc: Keith Campbell, City Administrator
Barbara Kincaid, Public Services Director
Amy Walker, Parks & Recreation

207 Barksdale Avenue, DuPont, WA 98327
(253) 820-3656 | DupontHistoricalMuseum@gmail.com

Judy Norris
1485 Kittson Street
DuPont, WA 98327
piebaldsatil@gmail.com
Nov 12, 2024

DuPont Planning Commission,

Subject: Comments on the Old Fort Lake Subarea Plan for Public Hearing Nov 13, 2024

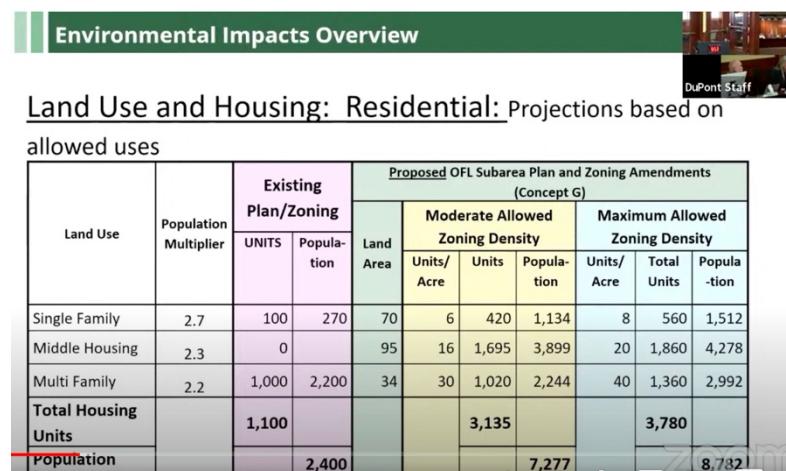
I have followed the work on the OFL subarea plan since it began and appreciate the thoughtful discussions I've heard. Thank you!

Having listened to the planning commission meetings and read the OFL Subarea Draft and environmental impact statements, particularly the traffic study, I have concerns about the proposed housing density and resultant traffic impacts.

STATE-MANDATED DENSITY VS. CONCEPT G PROPOSED DENSITY

According to the March 2023 DuPont Housing Needs Analysis (HNA) DuPont has “an actual capacity for 381 housing units outside of the Old Fort Lake Subarea. Using the HNA, an additional 1,579 housing units would need to be created in the Old Fort Lake Subarea to reach the adopted housing unit growth target.” This meets the 2023 WA State House Bill 1110 that mandates that DuPont allow for 1,960 additional housing units to meet our growth target.

In a presentation in the environmental impact study presented to the planning commission and the city council, the proposed density is in the draft chart below.



Environmental Impacts Overview

Land Use and Housing: Residential: Projections based on allowed uses

Land Use	Population Multiplier	Existing Plan/Zoning		Proposed OFL Subarea Plan and Zoning Amendments (Concept G)						
				Land Area	Moderate Allowed Zoning Density			Maximum Allowed Zoning Density		
		Units	Population		Units/Acre	Units	Population	Units/Acre	Total Units	
Single Family	2.7	100	270	70	6	420	1,134	8	560	1,512
Middle Housing	2.3	0		95	16	1,695	3,899	20	1,860	4,278
Multi Family	2.2	1,000	2,200	34	30	1,020	2,244	40	1,360	2,992
Total Housing Units		1,100				3,135			3,780	
Population			2,400			7,277			8,782	

Concept G, at the maximum permitted zoning density, would allow for 3,780 units, adding nearly 9,000 residents to the Old Fort Lake area and effectively doubling our population. Currently, DuPont has 10,000 residents spread across a much larger area than the 198 acres proposed for housing in OFL. The proposed 3,780 units are nearly twice what the state mandates.

TRAFFIC IMPACTS WITH CONCEPT G, 3,780 UNITS

The traffic impact study shows the residential trip generation below with the Concept G Maximum Allowed Zoning Density option.

Environmental Impacts Overview

Transportation: Trip Generation - Residential

Use	Existing Subarea Plan/Zoning				Proposed OFL Subarea Plan and Zoning (High Intensity)			
	Number	Daily	AM Peak	PM Peak	Number	Daily	AM Peak	PM Peak
Single-family	100	943	79	93	560	5,282	393	527
Middle housing	0				1,860	13,392	893	1060
Multifamily	1,000	6,740	400	510	1,360	9,166	544	694
TOTAL	1,100	7,683	479	603	3,780	27,840	1,830	2,281

The traffic consultant, with 34 years of experience, told the planning commission and city council that he had never seen such high density planned in an area with such limited access as DuPont's. He warned that as development advances, the increase in traffic would become very noticeable. The proposed mitigations-adding double turn lanes onto Palisade and Center and Civic and Center; adding roundabouts and stop signs on McNeil, etc.- would still have traffic operating at a LOS D, the lowest allowable LOS in DuPont.

I heard the traffic consultant tell the city council that zoning for the state-mandated density would mean that only Palisade and Center would need to be expanded.

Has the planning department asked the traffic consultant to run simulations with lesser density, going from the state-mandated 1,960 housing units up to a middle ground between 1,960 and the proposed 3,780 units?

MULTIFAMILY HOUSING

The draft chart below states that multifamily housing is limited to 200 units per building and 34 acres for multifamily housing is allotted in the current draft.

DMC Table 25.58.050(A) Old Fort Lake Subarea Use Table ¹								
Use Type	Zoning Districts							
	SF	MH	MF	NB	ENT	COM	CIV	PROS
Residential Use Types								
Detached Single-Family	P							
Duplex	P	P						
Accessory Dwelling Unit(s)	P							
Middle Housing		P						
Multifamily (Apartments) (no more than 200 units per building)			P					
Assisted Living facility			C					
Adult retirement community	C	C	P					
Adult Family Homes	P	P	P					
Home occupations	A	A	A					
Family day care	P	P	P					

The largest building in DuPont, The Trax, has 96 units, while the entire Trax complex, spread across five buildings, totals 178 units—not in one building. Similarly, Creekside Apartments has 160 units across 14 buildings. Allowing single 200-unit apartment buildings would clash with DuPont's current aesthetic. The Old Fort Lake property offers rare views of Puget Sound and Mt. Tahoma, and four-story, 200-unit buildings would obstruct light and views, conflicting with our city's character. DuPont is not a dense urban environment, and I haven't seen apartments of this scale in Tacoma or Olympia, either.

Please consider zoning apartments to the current zoning of 25.20.050 for multifamily housing:
(1) Location and Size Limit. Multifamily projects shall not exceed 120 units. Projects with more than 80 units shall be separated from one another by at least 250 feet regardless of the district in which the multifamily project is located.

In addition, please consider carrying over the CCO ordinance allowing four-story 170-unit buildings for 55+ housing as all data shows this is one of our fastest-growing populations.

Also, please consider allocating less acreage for multifamily housing and more acreage for middle housing. This adjustment would offer two key benefits: it would create more opportunities for homeownership and help reduce density in an area without inner-city public transit.

MIDDLE HOUSING

The proposed land use code allows for 94 acres of middle housing with up to six units per lot. Currently, WA state has focused on increased middle housing to allow citizens an opportunity to join in the American dream of owning a home. Housing affordability was one of the issues on both sides in the recent presidential election, and I'm glad that WA state is addressing this major concern.

Please consider allocating more acreage for middle housing and less for multifamily housing. This adjustment would offer two key benefits: it would create more opportunities for homeownership and help reduce density in an area without inner-city public transit.

BALANCING OUR QUALITY OF LIFE WITH STATE MANDATES AND DEVELOPER OPPORTUNITY

DuPont currently enjoys the high quality of life an intentionally planned city allows. We have walkable streets, trails and bikeable roads. House Bill 1110 provides a growth target that would ensure DuPont maintains its quality of life while still meeting the state growth mandate.

Revising the land use codes downward from the Plan G high-density numbers would still provide developers opportunities to provide much-needed housing. A responsible approach to growth would ease traffic impacts resulting from nearly doubling our current population of 10,000. This plan would still support business expansion to serve a larger community, benefiting everyone.

Thank you,

Judy Norris

From: [Katrin Hill](#)
To: [Janet Howald](#)
Subject: Responsible growth old fort lake
Date: Monday, November 4, 2024 8:41:57 AM

Mr. Howald,

I'm very concerned with the proposed plan of the planning committee. I understand the state mandates growth but what is proposed by the committee way exceeds the state mandated housing and would change DuPont negatively forever. This growth does not benefit any of the current residents. It completely changes the master plan how DuPont was designed. Traffic would be insane, wildlife would be impacted, crime would increase and gigantic multi family units would change the demographics of DuPont. Most of the current DuPont residents choose DuPont as their home for the small town feel, the trails/nature and low crime. DuPont is a gem so close to I5 yet surrounded by nature and a great place to raise kids. Another reason I choose DuPont as our home is that mostly middle class families live here. I understand growth is natural process but we need responsible growth. Single families home and duplexes, recreation facilities like sports centers, pool, go cart, arcade, luxury hotel, fine restaurant overlooking the sound to bring people to DuPont with their money is what our city needs. Not double the residents with mostly multi family units who take our resources away. With JBLM so close by and so many young families living on post recreational businesses would thrive and it would bring taxes to our city without draining our resources and those recreational facilities would improve our quality of life.

Please don't ruin DuPont. We have 20 years for the state mandated growth let's save our city and do the minimum.

Katrin Hill

Sent from my iPhone

From: [Kate Walsh](#)
To: [Janet Howald](#)
Subject: OFL towers
Date: Tuesday, November 12, 2024 9:07:49 PM

Ms. Howald,

I oppose the proposal to build 4-story residential towers that house between over 5,000 and over 9,000 people at the OFL site.

I moved here in 2001. When I purchased my home and since that time, the city has promised that in DuPont one would daily enjoy green spaces, access to Puget Sound, wooded trails, and water view bluff walks. Its mantra further was and still is that DuPont is "your (pedestrian-friendly) hometown," whether you were or are a child walking to school or a retiree walking to keep fit. Since I've lived here, the trails, playgrounds, pocket parks, and village green have invited and encouraged community gathering for music, sports, and recreation, as do the track and sport fields at the middle school at Palisade and Center Drive. The golf course at the OFL site also is a valuable recreational asset, and the historical sites--the observatory and the Hudson Bay fort site--all are part of the character and quality of life DuPont publicly offers.

I oppose the developers' proposed plan to build multiple four-story towers, with between 2,100 and 3,700 housing units, for use by 2,100 to 9,450 people. The dimensions of the towers are inconsistent with all the other developments and buildings in DuPont. They vastly exceed Palisade Park condominiums and the Creekside and Clock Tower apartments in scale. They are not consistent with any residences or existing multi-family dwellings in DuPont.

Further the proposed towers will cut off residents' access to the bluff trails and its water views and to the historic observatory and the Old Fort site. Currently the surrounding major thoroughfares, like Center Drive, are marked with bike lanes and are safe for recreational and bike commuting to schools and the DuPont village. But they will become dangerous and unusable by cyclists and pedestrians, as the oversize towers necessarily must allow ingress and egress of literally thousands of commercial and personal vehicles every day. Who's going to pay to install and maintain those new roads, street lights, signage? Not the developer, you can be sure.

The overbearing towers also will cut off DuPont residents who do not live in the immediate OFL area from the waterfront and its pedestrian bluff paths, which residents otherwise have a right to enjoy. The noise, toxic gases/fumes/odors, and lights of thousands of residents will destroy, not preserve and enhance, sensitive natural assets and historic sites to the north and west, on the Puget Sound and by the Sesqualitchew Creek, assets that DuPont residents currently enjoy and that recreational visitors seek out.

These negatives are unnecessary. Although the state has set mandates relating to housing, it does not rob city leaders of creativity in meeting that imperative. And the city is not bound to adopt the development option that best pleases or financially benefits the developers, though it drastically harms the citizens and homeowners of DuPont. Less densely developed sites and buildings that are consistent in size, height, and appearance with existing multi-family units, spread throughout the city, can meet the mandate without destroying the character, natural assets, and current residential property values of DuPont. Has anyone proposed use of already

existing structures, like the old State Farm insurance building?

For all these reasons, I oppose the developers plan to build several 4-story towers.

Thanks,
Kate Walsh
2180 Palisade Boul

From: [Karen Burch](#)
To: [Janet Howald](#)
Subject: Old Fort Lake Subarea Plan
Date: Wednesday, November 13, 2024 1:09:41 PM

My wife and I have been residents of Dupont since 2002, moving here with the perception that Dupont would be a small quiet town. Over the years we have witnessed what appears to be unbridled growth (ie warehouses) with little adherence to the original city plan. Several proposals for growth have been introduced over the years, some more than once. Once again the Old Fort Lake Subarea is the focus of the latest proposal. After reviewing the proposal it was apparent that due to a state mandate the area would be subject to guidelines initiated by the state of Washington. The state proposed 2100 housing units and the City of Dupont's own Planning Commission proposed 3780 housing units which is preposterous. It seems that some housing expansion is inevitable, but why propose such a concentrated housing plan? Either of these proposals will affect life in this city. Traffic will become horrendous, our water supply and quality will be taxed, and the environment in general will be downgraded. The only reason I can see for the city to propose such a drastic plan is to increase revenue for the city. I sincerely hope that the city listens to reason, and if necessary, to adhere to the state's mandate rather than the planning commission's recommendation.

Sincerely, Michael W Burch

From: karenkonrad@aol.com
To: Janet.Howald@duPont.org
Cc: Karen.Konrad@duPont.org
Subject: Public Comment: Old Fort Lake Subarea Plan
Date: Wednesday, November 13, 2024 3:09:32 PM

11/13/24

To: DuPont Community Development
Mr. J. Howard

From: Karen Konrad
2361 McDonald Ave. DuPont WA 98327
cell: 253-912-4764

Even though there are a few options available for the development of the Old Fort Lake subarea.

Option #1 is the best option for DuPont.

Strong Considerations

- 2,100 housing units (state-mandated by 2044)
- (Estimated population increase: *5,250 people*)
- 3,780 housing units (proposed by the planning department)
- (Estimated population increase: *9,450 people*)
- *DuPont's infrastructure, city resources, public services, and safety, protected environmental space and tourism will not support a massive increase in population. DuPont is a small town, and was built to serve that purpose.*
- Traffic Impact: The proposed high-density development could significantly increase traffic, straining local infrastructure
DuPont is a small town, and was built to serve that purpose..
- Proposals also include large, four-story, 200-unit apartment buildings in multifamily areas. This scale of development would drastically alter DuPont's landscape and challenge the city character outlined in our Comprehensive Plan. *DuPont has never had single-building apartments this large.*

I also understand the deep need for housing.

Thus as stated above, Option #1 is the only option for our Our City

Option # 1:

Provides middle housing options with garden- style apartments, that fit DuPont's

architectural design with light and space between units,

Preserves and protects our walkable, bike friendly community and natural areas.

Encourages a healthy viable, downtown through responsible growth and management.

helps mitigate traffic congestion, environmental degradation noise and air pollution, garbage along roadways, accidents both vehicular and human.

Supports the core of DuPont which is the people who live here ,their strong ties to the environment, safety and needed resources for all citizens. **Responsible Growth.**

I thank you for your time and consideration,

Karen Konrad