

Chapter 3 Land Use

DuPont’s essential land use directive is to maintain its small town “postcard” character. The City recognizes the importance and value envisioned for DuPont from both its historical roots and, more recently, its master planned roots. Further, the City recognizes that through its influence of land development, it can preserve the historic and small town richness that residents desire and expect.

This plan provides policy guidance on preserving the small-town postcard image, suggesting individual actions the City and community can take to accommodate growth and development. The City is committed to preserving the character residents have come to expect, and it will use the tools available to do so.

Growth Targets

The City of DuPont collaborates with Pierce County to determine the projected 20-year population and employment growth targets for the city through 2044, which are identified in the Pierce County County-Wide Planning Policies (Pierce County Ordinance No. 2022-46s and No. 2023-22s). Growth targets for each City are determined by dividing up the projected growth of County population forecasts from Washington State’s Office of Financial Management. DuPont is required to plan for the established growth targets in order to accommodate future growth.

The Puget Sound Regional Council (PSRC) VISION 2050 Plan provides target growth allocations and is intended to support job growth and concentrate population and job growth in centers and near transit. VISION 2050 establishes a Regional Growth Strategy (RGS) for four counties (including Pierce County), which provides guidance for achieving urban growth that advances social equity, promotes affordable housing choices, supports economic prosperity, improves mobility, and promotes a healthy natural environment.

By 2044, DuPont’s population is targeted to grow to 15,335 persons, and 5,887 housing units. Likewise, employment, which is estimated at 5,309 jobs in 2024, is targeted to grow to 6,486 jobs by 2044. In 2023, the average household size in DuPont was 2.57 persons. The projection figures in five-year increments for 2025-2050 for DuPont are shown in **Table 3.1** below.

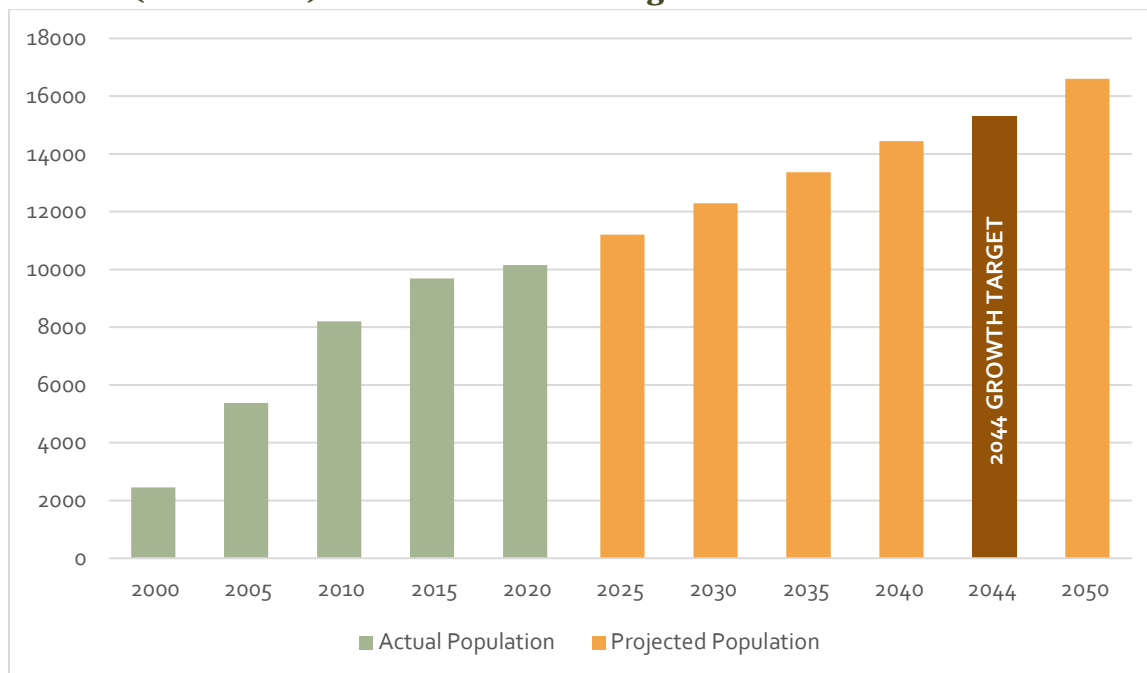
Table 3.1: 2044 DuPont Growth Targets

	2025	2030	2035	2040	2044 (Growth Target Year)	2050
Population	11,210	12,292	13,368	14,446	15,335	16,602
Households	4,100	4,550	4,999	5,447	5,887	6,345

Source: VISION 2050 City Summaries (2023 LUV-It Model)

Figure 3.1 below shows DuPont’s actual growth through population estimates in five-year intervals from 2000-2020, as well as the projected growth for 2025-2050 based on growth targets.

Figure 3.1: DuPont Population Growth 2000-2020 and Projected Population Growth (2025-2050) Based on Growth Targets



Sources:
Office of Financial Management (OFM) April 1 Official Population Estimates 2022 Pierce County Countywide Planning Policies, Population Growth Targets 2020-2044

Land Use Designations

The tables below show the City’s future land use designations for the city as a whole as well as those in the Old Fort Lake Subarea. The tables provide a description of the designation’s intent. The Land Use Code and zoning map help implement these designations through development regulations.

Future Land Use Designation Descriptions

Designation	Description
Low and Medium-Density Residential	The purpose of the low and medium-density residential designation is to implement single-family and middle housing land uses, where density ranges from 3 to 5 units per acre. This designation is intended to provide for a balanced neighborhood with a variety of residential uses and small-scale neighborhood goods and services.
High-Density Residential	The purpose of the multifamily designation is to implement multifamily land uses and to provide for affordability and a variety of housing options including co-housing units, where multifamily density averages 12 units per acre.
Residential Reserve	The purpose of the residential reserve designation is to designate property likely not available over the city's 20-year growth projections for the northerly portion of the Sequalitchew Village planning area.
Commercial	The purpose of the commercial designation is to allow commercial development. These areas are intended to provide goods and services to the entire community or larger market areas.
Civic	The purpose of the civic designation is to provide for public and quasi-public civic or public uses such as schools, public parks, convention centers, community and cultural centers, churches, and public utilities.
Mixed Use	The purposes of this designation are to allow for a mix of uses that are allowed in the commercial and residential zoned districts. This area is intended to provide office space, goods, and services to the entire community or larger market. The districts also allow complementing single-family and multifamily uses (including co-housing units).
Manufacturing and Research	The purpose of the manufacturing and research designation is to allow for light manufacturing and high technology industries such as biotechnology, computer technology and communications equipment uses. Land uses with any significant adverse impacts, such as excessive noise or emission of significant quantities of dirt, dust, odor, radiation, glare or other pollutants, are prohibited. This district also provides small scale retail in limited locations.
Industrial	The purpose of the industrial designation is to provide for the location and grouping of industrial uses, and similar uses involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, and heavy trucking. This purpose is accomplished by permitting a wide range of industrial uses, establishing appropriate development standards.
Military Land	The purpose of the military lands designation is to recognize the portion of the federal military installation within the DuPont city limits. The autonomy associated with the federal ownership in combination with the unique character of the military operations and support structures is not typical of civilian land uses. Military

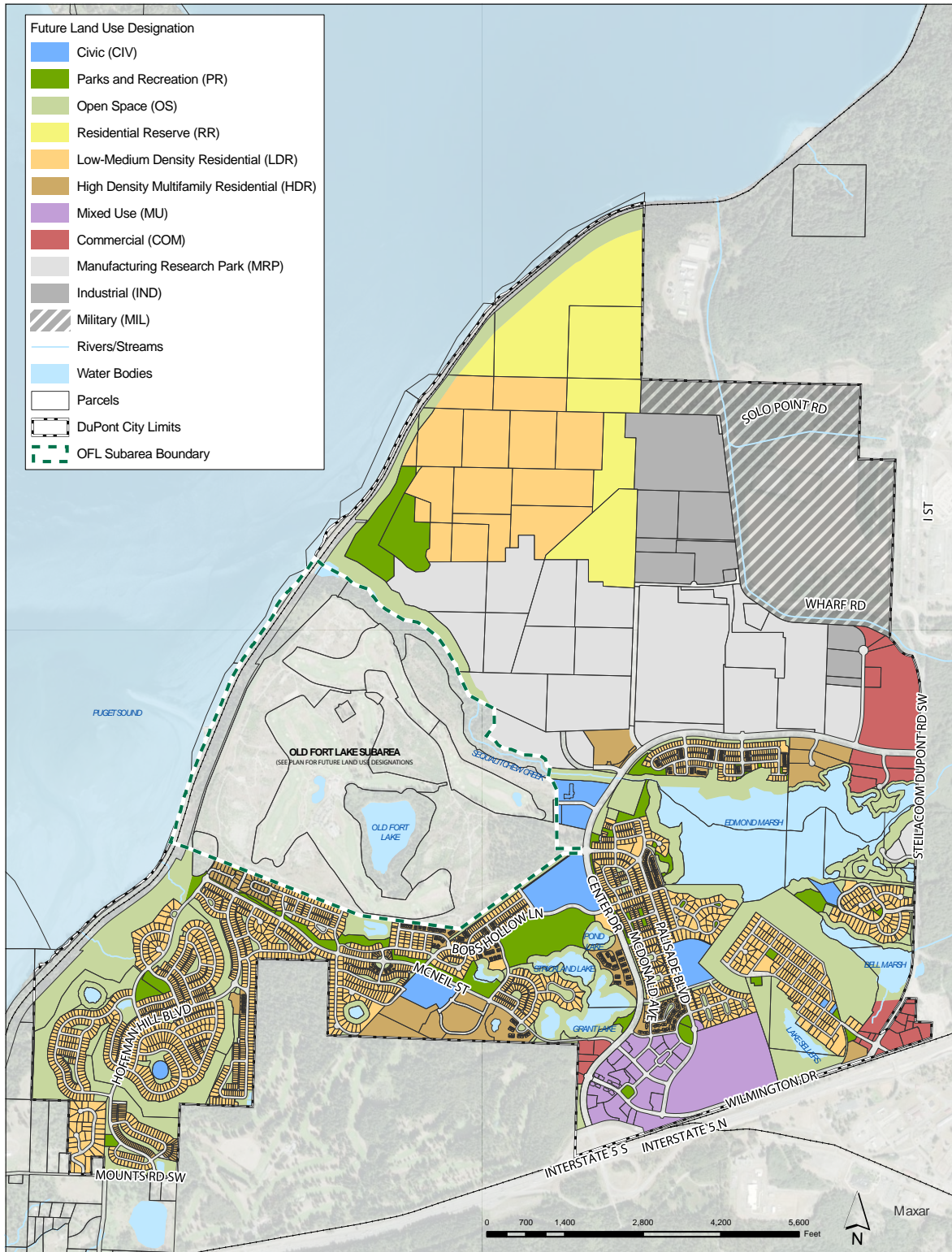
	lands are designated on the land use map but land uses within the installation are not governed by the city.
Open Space	The purpose of the open space designation is to recognize those lands which are not intended to be developed due to the presence of wetlands, wetland buffers, steep slopes and other sensitive areas and their buffers. Another purpose is to recognize lands for greenbelts, open space and tree preservation areas and regional storm drainage detention areas, in addition to open space and landscape areas as mutually agreed to by the property owner and city. In addition, some open spaces are intended to preserve historic and Native American cultural sites. A network of trails is intended to link open spaces with one another and with other community facilities.
Park Lands	The purpose of the park lands designation is to provide for a wide range of parks and recreation uses.

Old Fort Lake Subarea – Future Land Use Designation Descriptions

Designation	Description
Single Family	The purpose of the single-family designation is to provide for detached single family and duplex uses at a base density of two units per lot. The assumed maximum density at the required two units per lot and a minimum lot size of 6,000 square feet is 560 dwelling units; however, it is likely that many of the lots will be single-family only and the actual density will be less. This designation is intended to provide for a balanced neighborhood with a variety of residential uses and either uses that support residential land uses or are similar, such as family day cares, adult retirement communities, schools, and utility facilities.
Middle Housing	The purpose of the middle housing designation is to provide for attached housing types from two to five units that are compatible with single family houses in scale, form, and character. The assumed density is 10 units per gross acre, which would allow for up to 1,880 dwelling units. This designation is intended to provide for a balanced neighborhood with a variety of residential uses including include single-family and others that either support residential uses or are similar, such as family day cares, adult retirement communities, schools, and utility facilities.
Multifamily	The purpose of the multifamily designation is to provide for higher density housing in buildings that comprise between six and 150 units. The assumed density is 20 units per gross acre, which would allow for 680 dwelling units. This designation is intended to provide for a balanced neighborhood with a variety of high-density residential uses and others that either support higher density residential land uses or are similar such as co-living housing, assisted living facilities, adult retirement, communities, nursing homes, family day cares, commercial recreation, churches, schools, and utility facilities.

General Commercial	The purpose of the general commercial designation is to provide for higher intensity commercial uses such as retail establishments over 20,000 square feet, restaurants, and commercial recreation that may draw visitors from a larger region. This designation intends to provide vibrant pedestrian-oriented and walkable storefronts that are attractive and inviting.
Neighborhood Business	The purpose of the neighborhood business designation is to provide for smaller scale commercial and personal-service type uses at a neighborhood scale that serve the Subarea and City residents, such as retail and restaurants, salons, light manufacturing buildings no greater than 50,000 square feet, professional and medical offices, and banks and credit unions.
Entertainment	The purpose of the entertainment designation is to provide for entertainment type uses such as hotels, commercial recreation, retail, restaurants, and community and cultural centers. These uses may draw visitors from the larger region and support the adjacent golf course use.
Civic	The purpose of the civic designation is to provide for public and quasi-public uses such as schools, public parks, convention centers, community and cultural centers, churches, and public utilities. This designation is surrounded by single family and middle housing designated land to encourage walking and potentially limit vehicular trips and provide a buffer for the adjacent golf course.
Parks, Recreation, and Open Space (PROS)	The purpose of the parks, recreation, and open space designation is to provide for a wide range of parks, recreation, and open space uses.

Citywide Future Land Use Map



Villages and Major Land Use Areas

The combination of DuPont’s natural and man-made features tends to define distinct individual land areas within the City. These land areas provide a physical basis for establishing the general boundaries for villages and major land use areas. The City was largely developed by Weyerhaeuser beginning in the 1980’s as Northwest Landing, which included the creation of these villages (with the exception of the Historic Village and El Rancho Madrona Village which were a part of the original DuPont company town). The table below provides a description of each village, and the maps below reflect the overall location of each village and land use designations within each village.

Historic Village	<p>The Historic Village is located in the southeast portion of the City, bounded to the south by the Barksdale Avenue/Interstate 5 Interchange. The Historic Village is bounded to the north by Edmond Marsh, to the east by Bell Marsh, and to the west by Palisade Village and DuPont Station. The Historic Village was a part of the original E.I. DuPont deNemours Powder Company town and was one of two villages not a part of Northwest Landing. The majority of residences and structures are craftsman style and date back to the formation of the company town and were built between 1909 and 1916. In 1987, the Historic Village was listed on both the State and National Register of Historic Places due to its significance as one of the few remaining company towns in the state and because of the purity of the historic architecture.</p> <p>The Historic Village is recognized in this Comprehensive Plan as the birthplace of the community. The Historic Village is comprised of approximately 166 acres including park land and open space for</p>
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passive recreation, lower density residential, multi-family and commercial space. The lot sizes in the Historic Village range from approximately 0.14 acres to 1.9 acres and the majority of the residential uses are single-family. A portion of the 65-acre greenbelt dedicated land is located within the Historic Village and trail through the greenbelt links the Historic Village to the rest of the City.

Palisade Village

Palisade Village is bordered by the 1843 site of Fort Nisqually and a community park and Edmond Marsh to the north, Center Drive to the west, the Historic Village to the east, and DuPont Station to the south. The first housing units in Palisade Village were occupied in 1995 and the Village was completed in 2001 with a combination of single-family and street facing multi-family styles. Palisade Village contains both small cottage lots and larger residential lots adjoining wetlands. The lot sizes range from approximately 0.05 acres to 4.7 acres. The village also includes two groupings of multifamily homes, Bay Colony Condos and Palisade Park Condos. Palisade Village also includes a trail section that connects to other trails at Sequelitchew Creek, small pocket parks within residential areas, and Chloe Clark Elementary School

DuPont Station

DuPont Station is bounded by Interstate 5 on the south, Palisade Village on the north, the Historic Village on the east, and the Eagle's Pride Golf Course on the west. The village is accessed by Center Drive. DuPont Station has lot sizes ranging from approximately 0.2 acres to 51.6 acres and the majority of residential uses within the Village are multifamily. The village also includes automobile-oriented land uses and services in McNeil Station, a post office, and a large mixed-use area intended for commercial and high density residential land uses. The location of the mixed-use designated area

provides convenient access to/from I-5 and thus will create a market draw beyond the population of the City. The Village includes a 51.63-acre site that was previously used as the State Farm campus. Since the closing of the State Farm campus in 2020, the parcel has been redesignated from Office to Mixed Use, in an effort to spur revitalization.

The mixed-use area of DuPont Station is envisioned with storefronts adjoining the street, walks, and public spaces that provide a mixture and concentration of commercial, office, and residential uses in a compact area, intended to accommodate development of a transit center.

The existing transit center will serve as a hub for local bus routes serving the city and adjacent communities and for a proposed extension of the Sounder regional commuter rail line, providing seamless transportation options. The transit center will be supported by the concentration of employment in the adjacent office and commercial developments. The mixed-use designation surrounding the transit center is intended to provide multifamily housing that is within a short walking distance of the transit center.

Yehle Park Village

Yehle Park Village is located between the south boundary of the Old Fort Lake subarea and the Eagle's Pride Golf Course. The Village extends west from Center Drive to Hoffman Hill Village. It has been expanded to include the area north of Strickland Lake known locally for its significant stand of Oregon White Oak trees. Strickland Lake, Grant Lake, and many of the City's wetlands are contained within this Village.

Within this village, McNeil Street and the adjacent trail provide central circulation for automobiles, bicycles, and pedestrians that

connects Center Drive to Yehle Park Village and continue west through the village to Hoffman Hill Village. While the McNeil Street corridor is attractively designed, the entirety of the Hoffman Hill neighborhood relies on this corridor for access. This creates high peak-hour flows on McNeil Street, with a steady stream of cars – more than what would be expected in a residential area. An alternate vehicular route is planned to link Hoffman Hill Village through the Old Fort Lake Subarea to bypass Yehle Park Village, and a potential link to the existing Mounts Road freeway access ramps may further reduce McNeil Street traffic.

Most of the Village was contained in a preliminary plat that was approved in 1997 and amended in 1999. Traditional design principles like grid streets, alleys and neighborhood greens were used, but they were modified somewhat to fit the topography and bend around wetlands. The plat was completed in 2007 with a mix of single-family and multi-family dwelling units. Areas have a mix of lot sizes and house sizes to encourage variety, a mix of densities, and a range of affordability. Larger lot sizes and building setbacks were implemented for those properties abutting sensitive areas and their buffers. The lot sizes range from approximately 0.06 acres to 7.7 acres.

Included in the village is the approved Patriot's Landing Master Plan, 44-acre site located at the southwest intersection of Bobs Hollow Lane and McNeil Street. The Master Plan has been approved for a 200-unit age restricted (55+) multifamily building and a multifamily building with 83 units. The plan also includes a 10-acre site for a future approximately 78,000 square foot Elementary School that would serve approximately 500 students. The plan also includes open space and recreation areas. Patriot's Landing is

planned as a complete, walkable community that will provide connections to surrounding villages and will offer a wide range of housing options, designed particularly to attract and serve the needs of seniors and retirees. It is a long-term City goal to provide a variety of housing options for seniors, retirees, and those who are close to retirement that are affordable, walkable, and celebrate an active community lifestyle.

The approved Patriot's Landing Master Plan provides an opportunity to address the City's goal to provide affordable housing options.

In the area north of Strickland Lake, a community park, DuPont Powderworks Park, has been located to preserve the character of the existing open prairie and oak trees and to provide space for active recreation areas. The intention is to retain as many trees as possible because oak savannah tree communities are rare in Washington State and there are only a limited number remaining in the region. To accomplish tree retention, recreational uses such as sports fields and passive activity areas are located among the oaks. Another community feature in this village is the 15-acre Pioneer Middle School site.

The Village includes a mix of single-family and multifamily housing that were constructed after the adoption of the 1995 Plan., The multifamily units are divided into several groups mixed among single-family blocks.

**Hoffman Hill
Village**

Hoffman Hill Village is the largest village in the city, more than twice the size of Palisade Village. This Village is bounded by the Home Course Golf Course to the north, the southwest City

boundary, the Puget Sound bluff to the west, the south boundary of the Old Fort Lake Subarea, and Yehle Village to the east. Unlike other villages, Hoffman Hill is primarily on sloping topography that rises in the middle of the village to the highest point in the city.

Within this Village, selected bands of trees are integrated into the design of the neighborhood and a large natural buffer is maintained along the slope of the Puget Sound bluff to provide a natural amenity for the residents. Approximately 69 acres along the slope of the bluff within Hoffman Hill Village are undevelopable and will preserve the visual character of the Nisqually Delta¹. This sensitive area and buffer also keeps development back from the bluff, avoiding potential erosion, landslide, or seismic hazards.

Traffic from Hoffman Hill Village currently uses McNeil Street to reach Center Drive, but future plans will also make available a future roadway through the Old Fort Lake Subarea. This future road has been identified as the southern portion of Loop Road on the plan and will also serve the non-residential development surrounding the golf course.

Currently, the connection to Mounts Road is limited to emergency vehicles only. An updated study may determine the feasibility of connecting Hoffman Hill Village to I-5 via Mounts Road.

The village also includes neighborhood parks and a small community park, and trails connecting with a pedestrian path paralleling the Puget Sound bluff. Residential uses within the Hoffman Hill village consist mostly of single-family residences and the lot sizes range from approximately 0.06 acres to 5.5 acres.

¹ Settlement Agreement for Lone Star Northwest DuPont Project, Dec. 25, 1994, Page 17.

<p>El Rancho Madrona Village</p>	<p>El Rancho Madrona Village is bounded to the east and north by Hoffman Hill Village, to the south by open space owned by the Nisqually Tribe outside of the City limits, and to the west by rural residential uses outside of the City limits. El Rancho Madrona Village, the smallest of the City's nine villages, is approximately 18 acres. The Village was originally developed as a separate residential subdivision in 1974 and annexed to the City in 1977. The El Rancho Madrona Village is one of two villages that was not a part of the Northwest Landing. The El Rancho Madrona Village consists of only single-family residential uses and the lot sizes range from approximately 0.29 acres to 0.80 acres.</p>
<p>Edmond Village</p>	<p>Edmond Village is bounded by Center Drive to the north and west, Sequelitchew Creek and Edmond Marsh to the south, and by vacant land to the east. Both multi-family and single-family homes are distributed throughout the Village and the lot sizes range from approximately 0.06 acres 1.8 acres. Trails have been established to connect the walkway on Center Drive with the major trail along Edmond Marsh.</p>
<p>Bell Hill Village</p>	<p>Bell Hill Village is bounded by DuPont Steilacoom Road to the east, Edmond Marsh to the north and northwest and the Historic Village to the southwest, creating a triangular shaped area. It contains the residential area known as Bell Hill, the Bell Marsh, and the Bell Hill PFAS treatment facility. Bell Hill Village consists of single-family residential units and the lot sizes range from approximately 0.16 acres to 0.73 acres. Trails have been established that link Bell Hill Village to the Historic, Palisade and Edmond Villages as well as the</p>

manufacturing/Research & Industrial Park. To achieve the associated policies of this Comprehensive Plan, a pedestrian corridor should be developed which links Bell Hill Village with the rest of the City, either along Steilacoom-DuPont Road and/or extending from the (approximate) terminus of Haskell Street in the Historic Village up to Bell Hill Village.

**Sequalitchew
Village**

Sequalitchew Village includes the area of the City bounded by Puget Sound to the north and west, the manufacturing research park and industrial areas to the east and Sequalitchew Creek to the south. This village is intended for a mixture of residential types and densities, manufacturing and research park uses, and open space areas including the Sequalitchew Creek Ravine and Puget Sound bluffs. Nearly this entire village is within the mineral resource overlay boundary.

Public access along the Sequalitchew Creek Canyon and the Puget Sound beach will be developed in the future as designated in the Parks Master Plan.

In addition to trails that will connect this village with other neighborhoods, a seven-to-ten-acre community urban design feature is located within this area, just north of Sequalitchew Creek and west of Center Drive in the vicinity of the historic 1838 Methodist Mission site. The intent of this feature is to emphasize and preserve historic elements through the development of a community focal point involving water, nature, and linkage between Sequalitchew Village and the villages south of the creek.

As indicated above and in the Reasonable Measures in Chapter 2, the area designated as Residential Reserve is slated for a subarea

planning process. As the mining operations in Sequalitchew Village are anticipated to cease sometime within the horizon of this plan, and this plan anticipates that near the end of mining operations the City will undertake a subarea planning process that should:

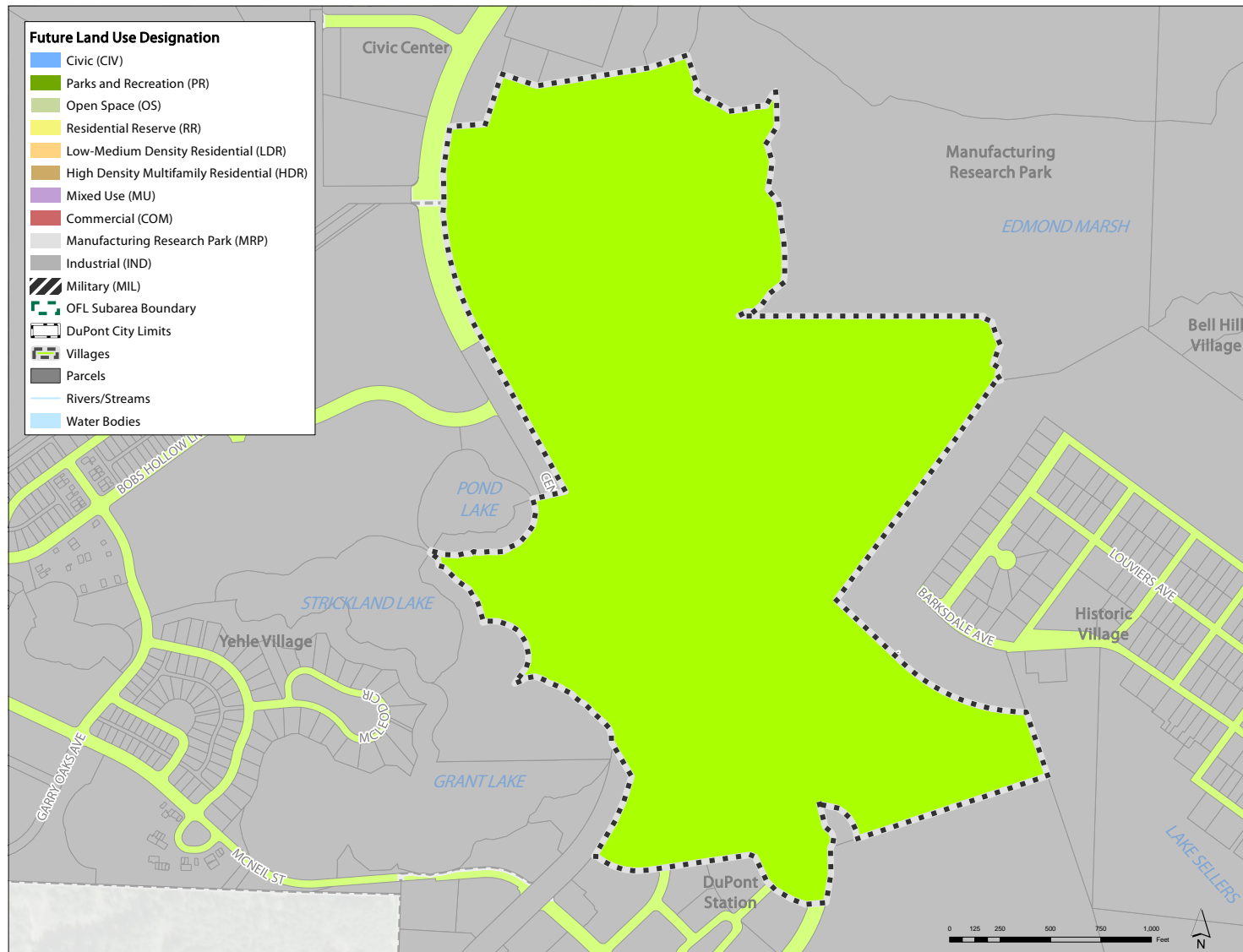
- Ensure vehicular access as close to the shoreline as possible.
- Encourages a broad mix of housing types and densities.
- Evaluate the potential for a neighborhood center that includes commercial uses that serve the neighborhood.
- Provides for park, recreation, open space, and trails, including connections to regional trail networks.
- Efforts should be taken to ensure development does not impact the tranquil and natural setting adjacent or near Sequalitchew Creek, other wetland areas, and trails within these areas. Efforts should include careful site design to reduce lighting, noise, and other urban impacts.

The preceding list is only intended to provide broad-brush objectives of a Sequalitchew Village subarea plan. This plan anticipates that these objectives should be reevaluated as this plan is updated in the future.

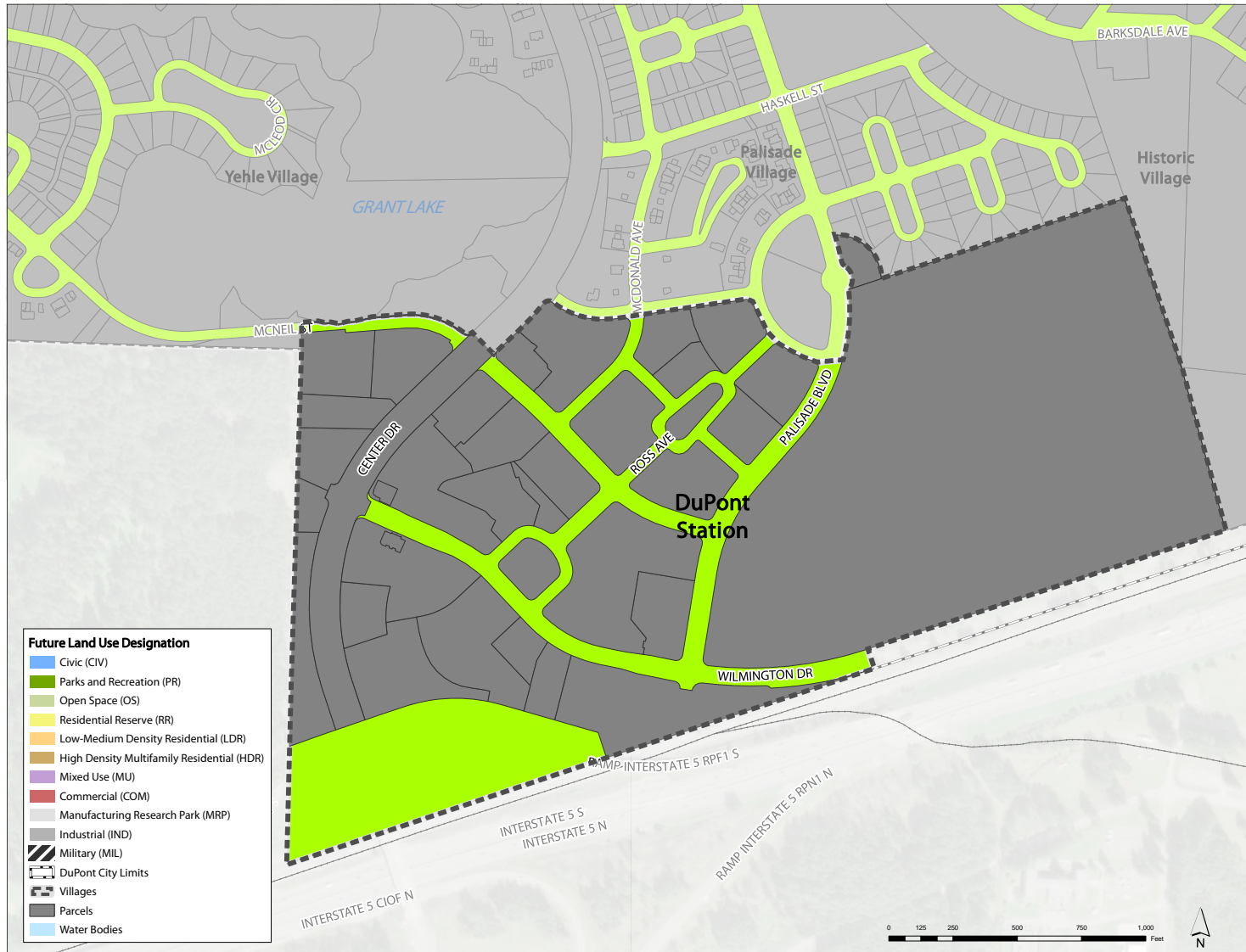
Historic Village Future Land Use Map



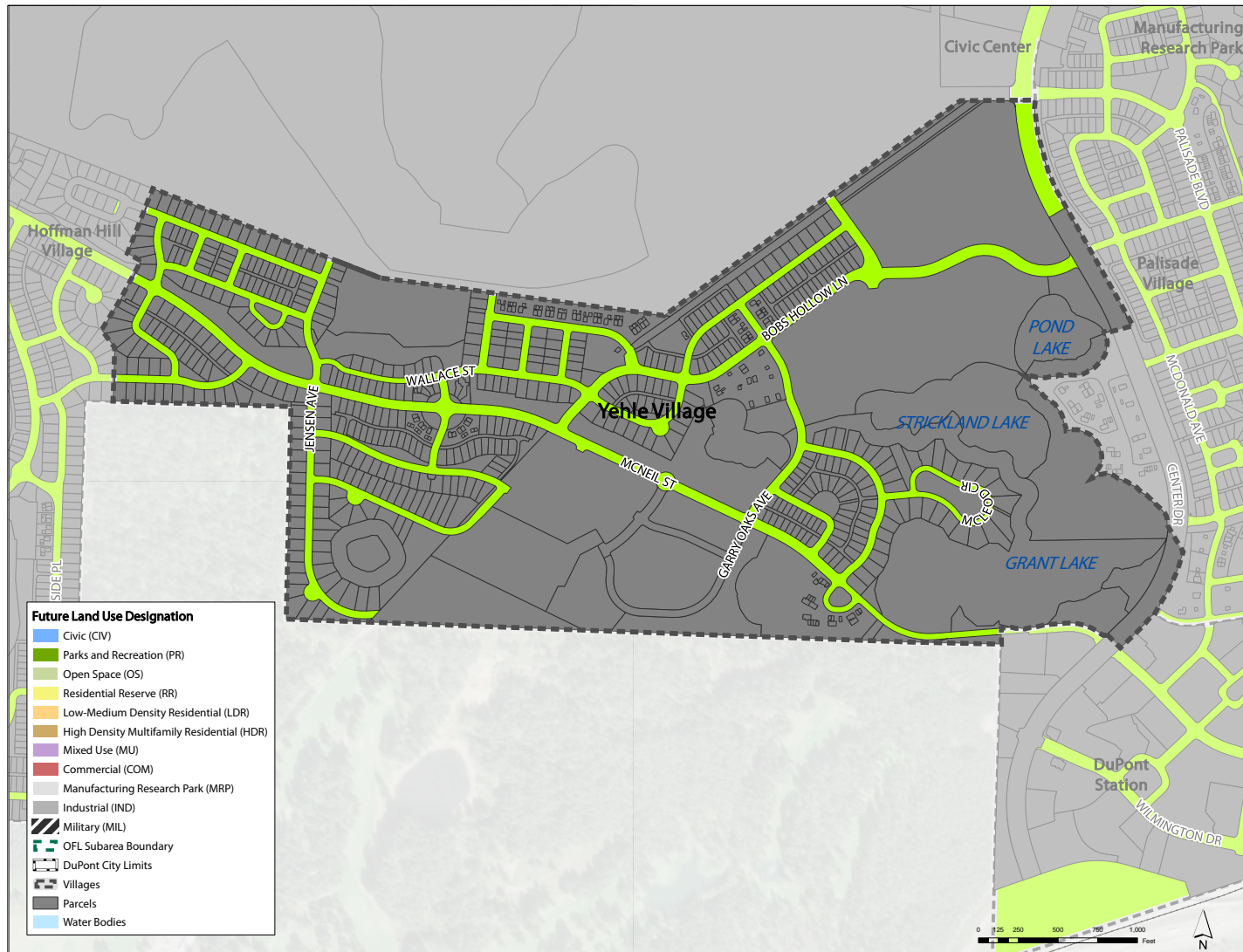
Palisade Village Future Land Use Map



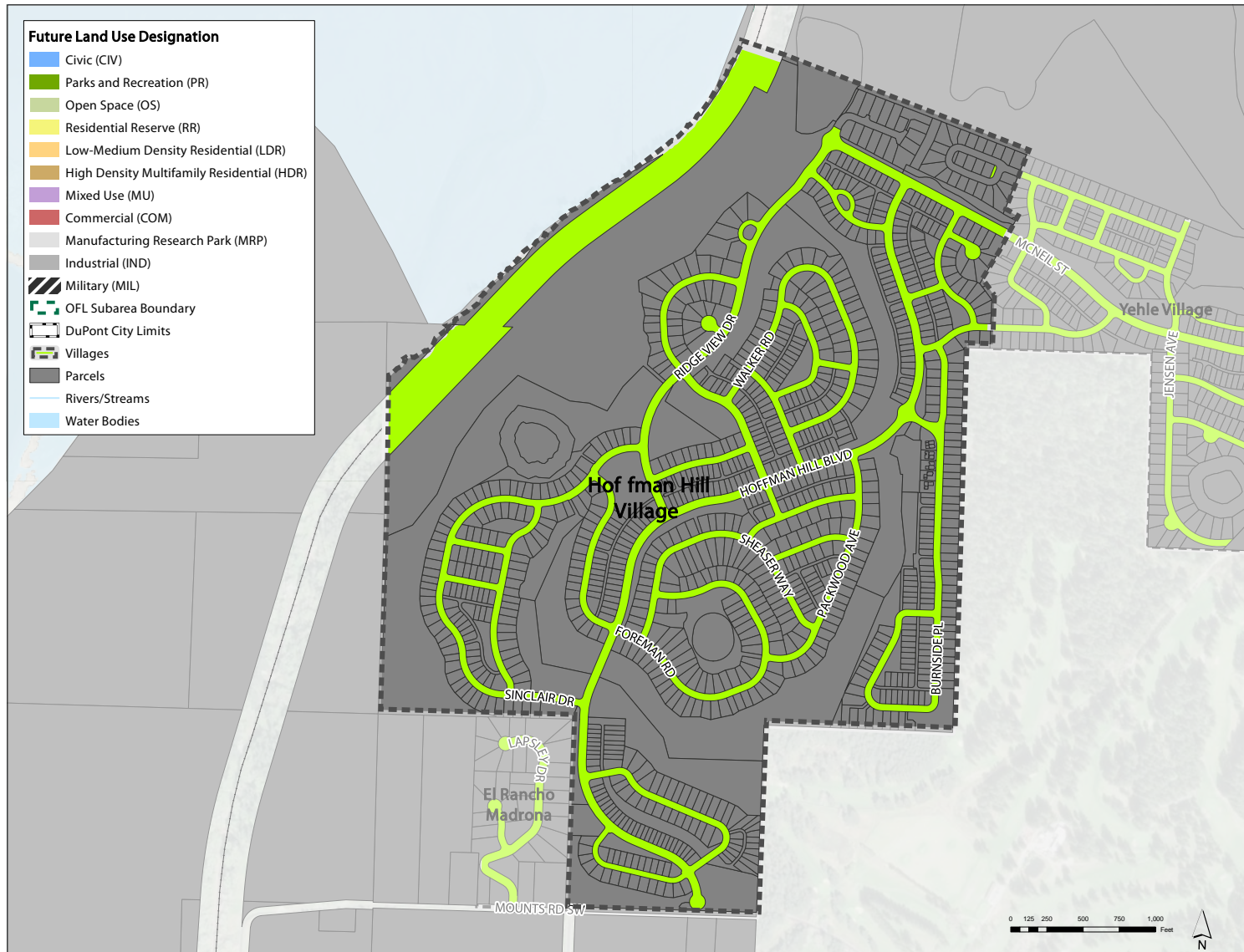
DuPont Station Future Land Use Map



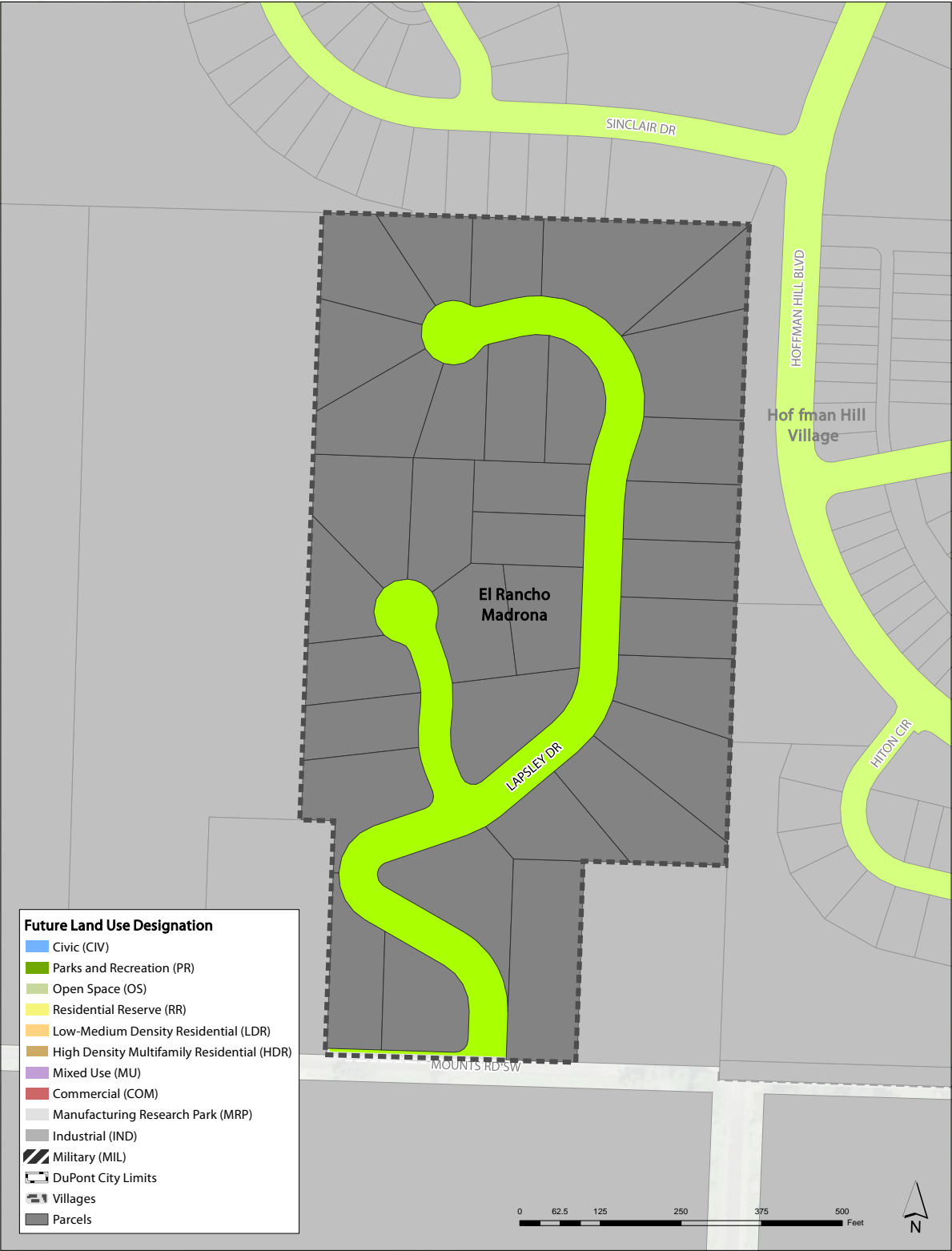
Yehle Village Future Land Use Map



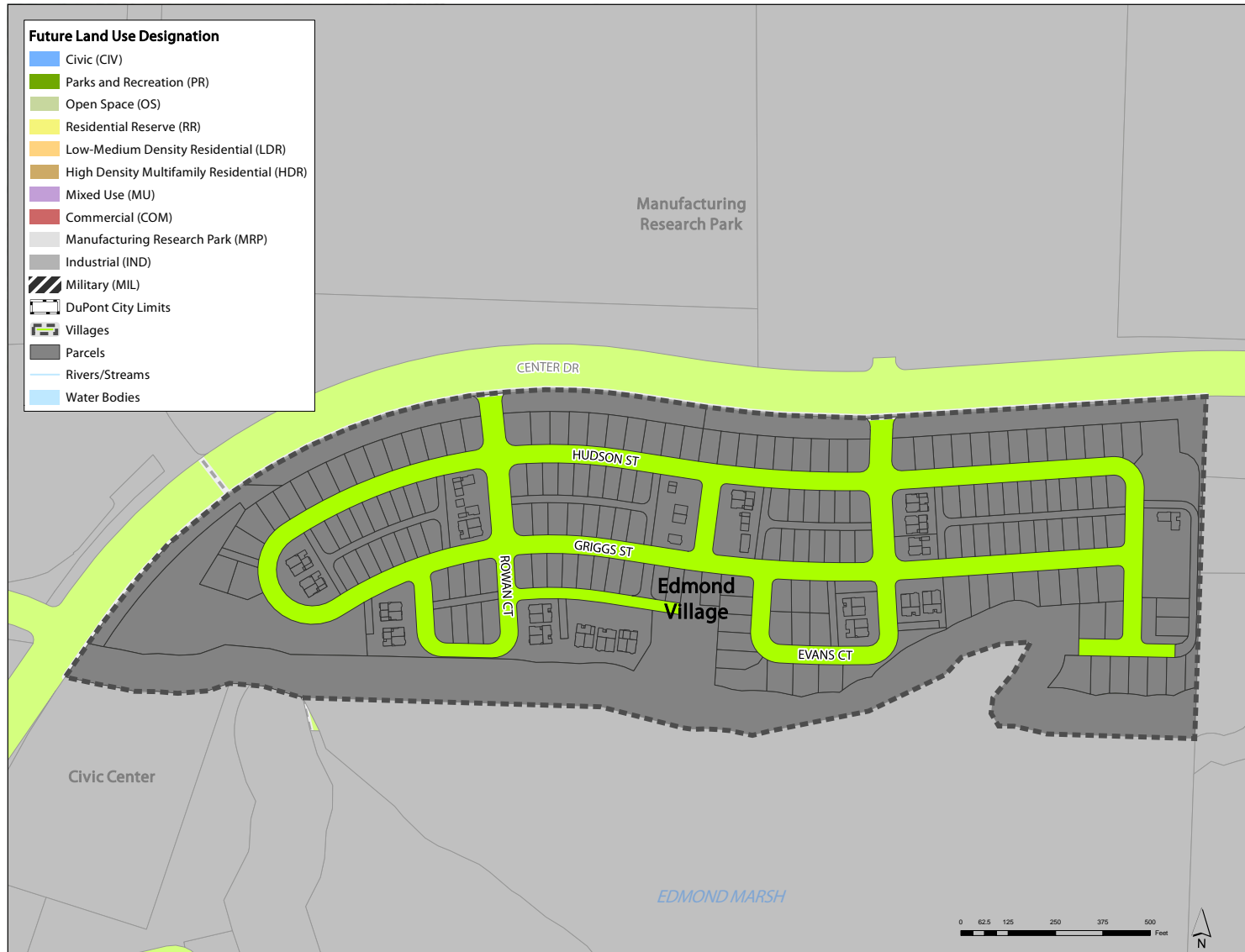
Hoffman Hill Village Future Land Use Map



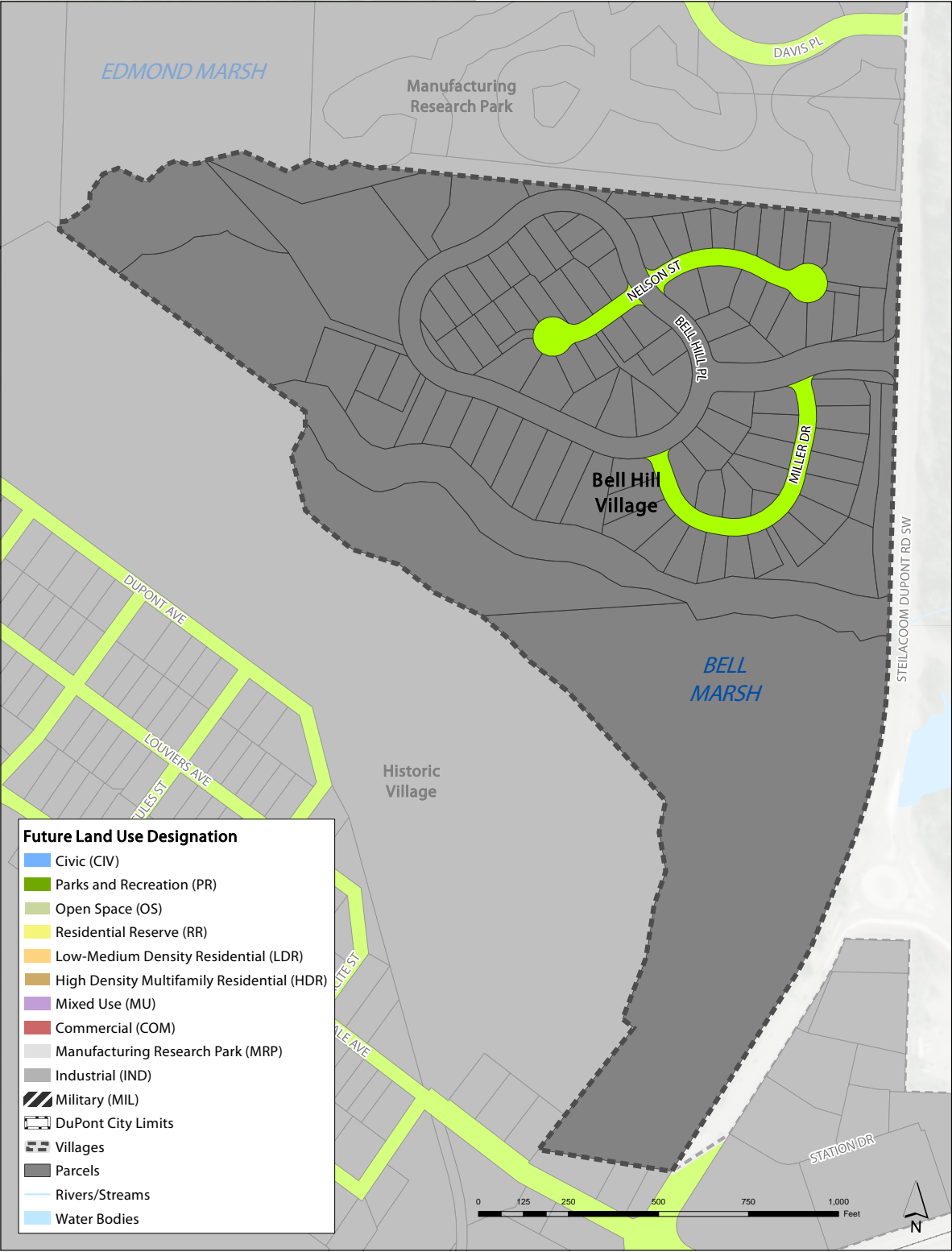
El Rancho Madrona Village Future Land Use Map



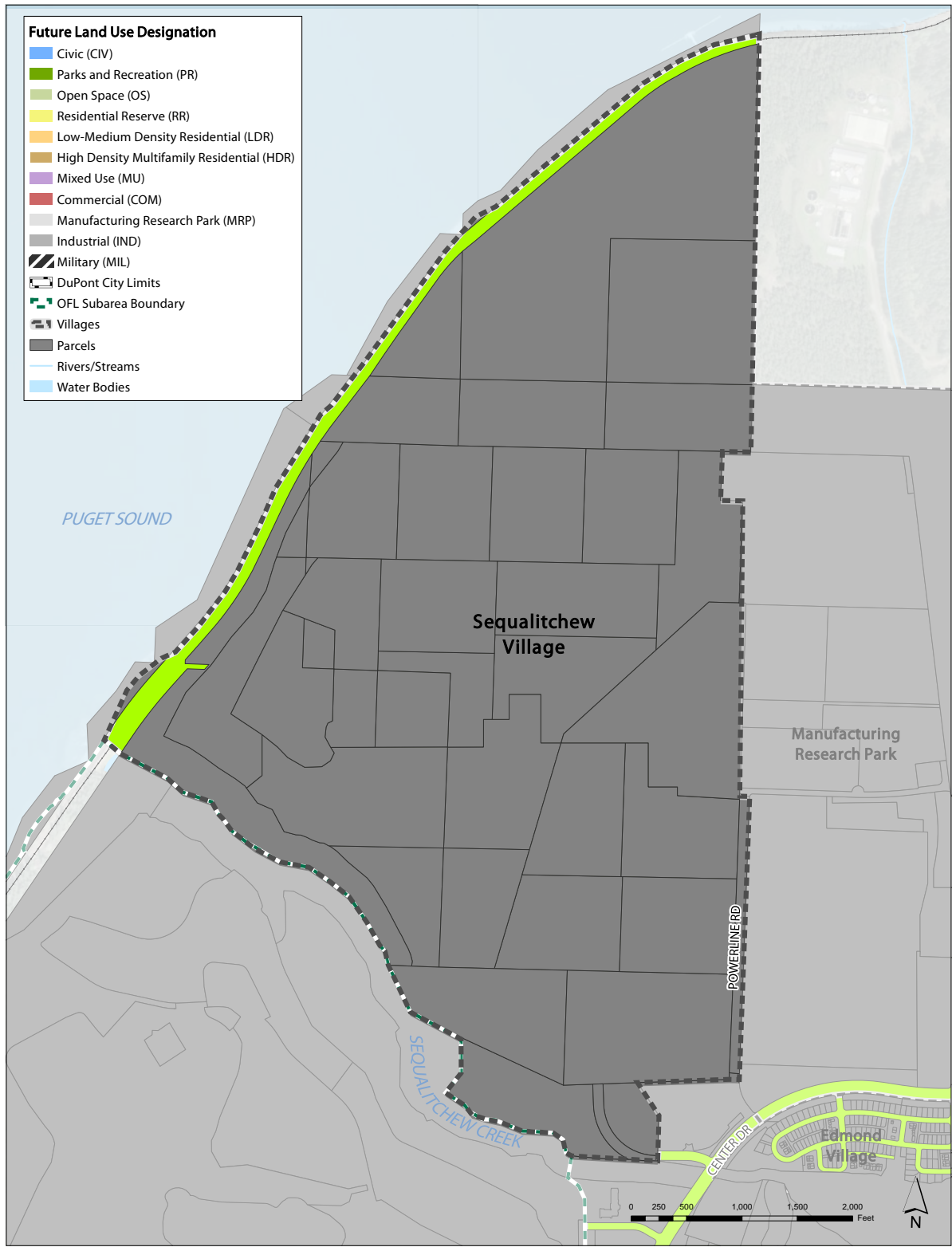
Edmond Village Future Land Use Map



Bell Hill Village Future Land Use Map



Sequalitchew Village Future Land Use Map

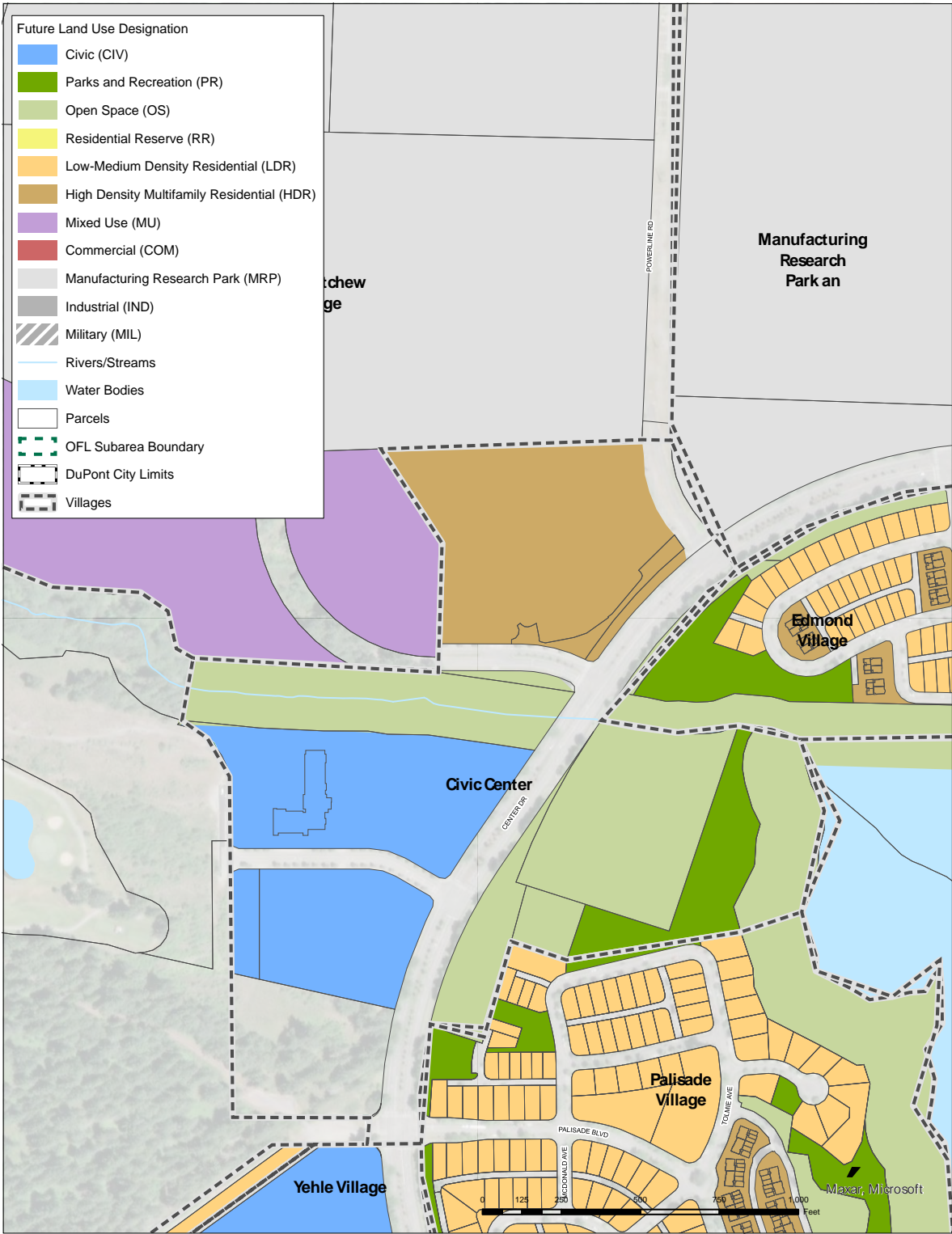


Civic Center

The Civic Center area is located in the middle of the city and is bisected by Center Drive. The area is also at the center of the community's early settlement which includes the 1843 Fort Nisqually site. It is bounded by the northern edge of Yehle Park Village, the western edge of Edmond Marsh, the southern edge of the Sequalitchew Creek canyon and the eastern edge of the Old Fort Lake Subarea.

The primary feature in this village is a ten-acre site, located on the northwest side of Center Drive, adjacent to the south side of Sequalitchew Creek. The site is a qualified land donation to the City of DuPont by Weyerhaeuser Real Estate Company for use as a civic center. Principal civic buildings include City Hall, a combined public safety building housing both the police and fire departments, and the public works department. In the future a library and museum could also be located on the Civic Center campus. The remainder of the area south of Civic Drive provides for the potential of a mix of uses. In addition to being a focal point for history, the location of the civic buildings in the middle of the community allows Edmond Village and future residential areas in Sequalitchew Village to be more connected to city activities. Access into the civic center site is via a signalized intersection on Center Drive approximately 800 feet north of the Palisade Boulevard intersection. The Civic Center also contains multifamily residential uses in Creekside Village. The average lot size in the Civic Center is approximately 4.78 acres.

Civic Center Future Land Use Map



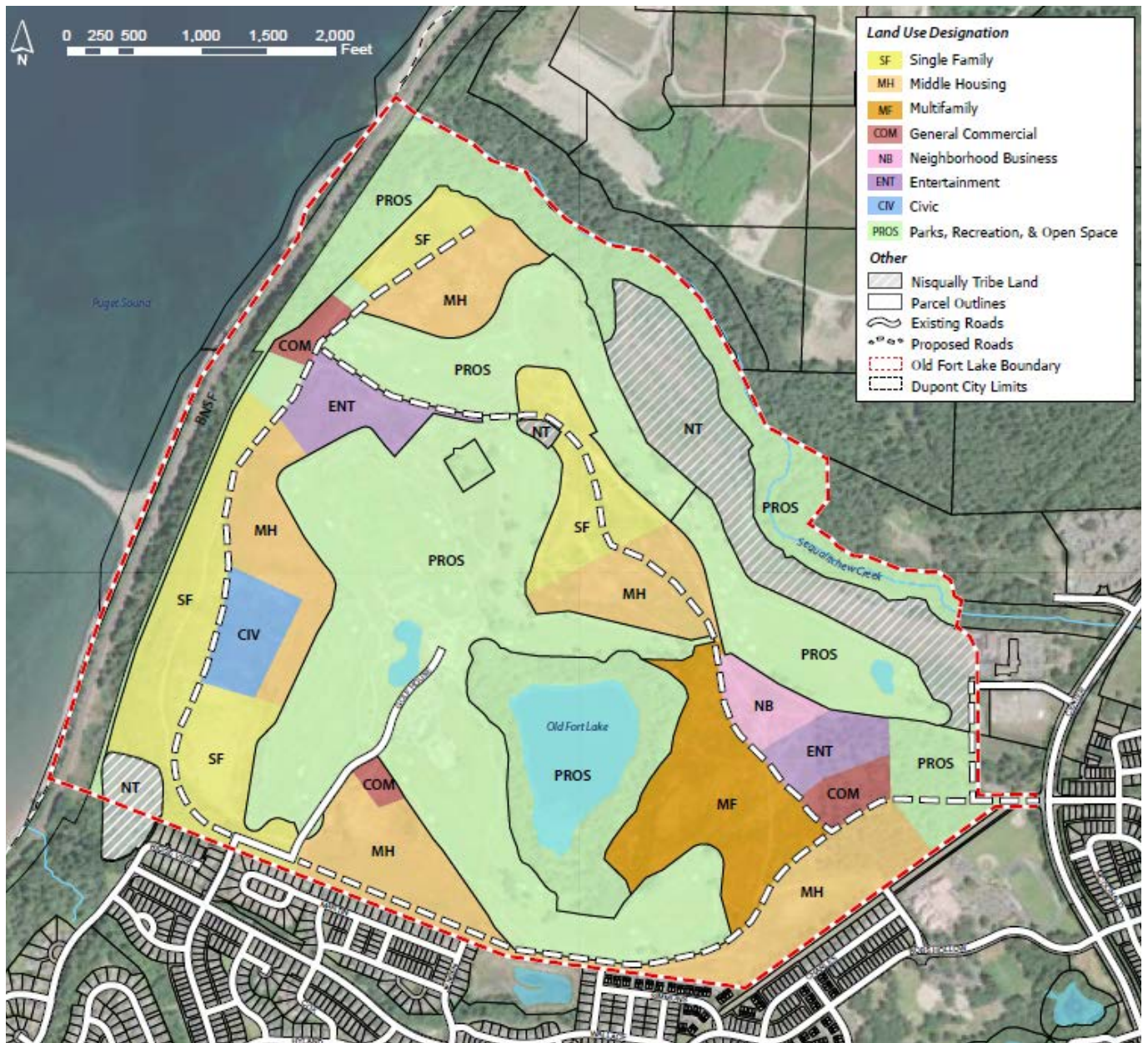
Old Fort Lake

Old Fort Lake is bounded to the north by Sequelitchew Creek and to the west by the Puget Sound Bluff. These features will be maintained in their natural state and protected from development by required critical area buffers. A future network of trails has been identified connecting these natural areas and future development.

The “Home Course” golf course accounts for one-third of the area’s land use, while the remaining land is largely vacant. Two historic sites exist within its boundaries. Old Fort Lake was historically used as munitions site in the mid-1970’s, and extensive clean-up efforts have been conducted to remove contaminated soils. Residences, schools, and parks have been deed restricted by the Weyerhaeuser and the DuPont Corporation by a Consent Decree, however, it is possible that further remediation efforts may relax these restrictions.

Old Fort Lake offers a large amount of vacant developable land. The area has many unique assets, opportunities, and constraints, and therefore a vision for this area has been established through a subarea plan. The Old Fort Lake Subarea Plan was first adopted in 2018 and was updated in February 2025 to meet the City’s residential needs as well as to comply with new GMA requirements that aim to increase the supply and affordability of housing for all (Appendix XX). The subarea area plan establishes the future land uses and lists the implementing goals and policies. The updated Plan increases the maximum housing unit capacity that was previously established but still provides for a mix of uses with a variety of zoning districts (including Parks, Recreation, and Open Space; Civic; Neighborhood Business; Entertainment; etc.). The area also provides recreational and cultural opportunities alongside a beautiful natural setting. Development in this area will provide for business and emerging technology activities within a campus like setting of natural and manmade landscapes. The Old Fort Lake Subarea will allow for ample opportunity for future housing, employment, commerce, and recreation to accommodate current and future populations.

Old Fort Lake Future Land Use Map



Manufacturing/Research Park and Industrial Area

The area of the City between Sequalitchew Village, the DuPont Steilacoom Road, the northern city limits and the eastern edge of the Palisade and Historical Villages is identified as Manufacturing/ Research and Industrial Area and provides land for industrial activity, manufacturing, office and some non- manufacturing activities such as wholesaling and distribution. The boundaries of this area have been reduced from the 1995 Plan on the west and from the 2001 Plan on the southeast to create a portion of Sequalitchew Village and the entirety of Bell Hill Village respectively. Access is provided via Center Drive, an east/west route intended for truck traffic along the JBLM Land Fill site and DuPont-Steilacoom Road.

This area has two primary land use designations, Manufacturing/Research Park and Industrial. The Manufacturing and Research Park designation is located adjacent to Center Drive and includes office uses and less intense, generally smaller scale industrial uses. Larger scale, somewhat more intense industrial uses are located in the industrial designation area to both the north and east.

The industrial area on the east side, along DuPont Steilacoom Road, has been in place since the 1995 plan and was developed in order to compensate for the proposed elimination of industrial uses from the then, newly created Sequalitchew Village.

Contained within this area is Edmond Marsh and its associated buffer. This land area provides a major passive recreation opportunity for the community and nearby business users. A trail system through wetland buffers connects various sites within neighboring villages. A trail within the landscape buffer along Center Drive connects to DuPont-Steilacoom Road and the Civic Center.

The Manufacturing/Research Park and Industrial Area also supports future commercial service at the corner of Center Drive and DuPont-Steilacoom Road to provide retail trade, service businesses, and/or office uses to support the larger DuPont community. Complementing multifamily is also permitted where ground level commercial is provided. Furthermore, a street and pedestrian network shall be developed to interconnect roadways and land uses. The land use code shall establish development controls to further define the allowable uses, ensure quality urban design, and promote an interconnected transportation network.

There are no housing units existing or proposed within the Manufacturing, Research Park and Industry designation.

Residential Areas

Residential designations within the City include Residential Reserve, low-density residential, and high-density residential, which are dispersed throughout the City. The various residential designations allow for a variety of densities and housing types, including co-housing and accessory dwelling units (ADU's). The low-density residential designation is intended to provide for balanced neighborhoods with a variety of residential uses and small-scale neighborhood goods and services. The high-residential designation allows for multifamily land uses and provides for affordability and a variety of housing options. As required per House Bill 1337, two ADU's per lot are permitted on all residential lots. This allows for increased density and provides for additional housing types and affordable options in all residential designations.

The residential reserve designation is intended to reserve the property that likely not available for the city's 20-year growth projections due to its location within the Sequalitchew Village planning area which is currently undergoing mining operations. Mining operations are anticipated to cease in the near future; therefore, the City will undertake a subarea planning process that should encourage a broad mix of housing types and densities; encourage the creation of balanced neighborhoods with a variety of residential uses and small-scale commercial uses; provide parks, recreation, open space, and trails, including connections to regional trail networks; and preserve the natural areas adjacent or near Sequalitchew Creek.

Mineral Resource Overlay Area

The mineral resource overlay is an approximately 650-acre area located in the northwest portion of the City which contains the Pioneer Aggregates Mine. The mineral resource overlay designation intends to provide development standards for the overlay area and adjacent to the overlay area in order to conserve mineral resources and ensure compatibility between mineral resource lands and adjacent uses. Additionally, the overlay designation helps to assure that the use of lands adjacent to the mineral resource overlay do not interfere with the continued use, in the accustomed manner, of the mineral resource, as required by the State Growth Management Act. The Growth Management Act encourages local governments to designate natural resource lands of long-term significance and adopt development regulations to assure their conservation.

The mineral resource overlay area will undergo a subarea plan process at or near the conclusion of mining operations which are likely to continue for at least the next 15-20 years. The overlay will be removed following the completion of mining operations. This overlay consists of multiple land use designations, with the largest portions of the overlay designated as Residential Reserve (RR) and Manufacturing and Research Park (MRP). Small portions along the western boundary are designated Open Space (OS) and Parks and Recreation (PR). These land use designations are intended to provide the basis for future land use planning in this area following mining operations. A large portion of the overlay is designated for Residential Reserve, as residential uses are anticipated to be developed in this area in the future.

Community Business

The Community Business designation is intended to create business districts that include a mix of commercial services, office, manufacturing, and industry. This designation accommodates quality employment and commercial services to serve the DuPont community and immediate vicinity; the district also allows complementing multifamily when built with ground level commercial uses.

Land Use Goals and Policies

The following goals and policies related to land use are in alignment with the Guiding Principles outlined in Chapter 1, Introduction.

GENERAL

- Goal LU-1** **Strategically plan for anticipated growth so that as the City develops it maintains its small town character by protecting and enhancing development patterns that are in alignment with the guiding principles.**
 - LU 1.1 Maintain a pedestrian / walking scale that is defined by natural features, parks, open spaces, and streets.
 - LU 1.2 Continue types of development that are efficient in their use of land and that allow for connectivity.

- Goal LU-2** **Strategically plan for a range of sustainable uses that provide jobs and offer goods and services that respond to the needs of the City's residents while drawing visitors.**
 - LU 2.1 Explore opportunities for design centered development controls while allowing flexibility in uses.
 - LU 2.2 Promote high-quality and accessible educational, job training, and cultural opportunities, particularly for those facing unique obstacles and/or those with special needs.
 - LU 2.3 Explore innovative approaches to site remediation, land development, and infrastructure improvements through strategies such as public-private partnerships, private-private partnerships, and strategic capital investments.
 - LU 2.4 Ensure development standards limit standalone warehousing and establish limitations on uses adjacent to main streets in order to ensure the small-town aesthetic of DuPont is maintained.
 - LU 2.5 Limit heavy industrial uses to the two existing industrial areas (west and south of JBLM and between Powerline Road and DuPont Steilacoom Road) as they are likely to attract uses that require more material inputs, processes, and finished products and are therefore likely to produce a greater volume of truck traffic.

- Goal LU-3** **Maintain and enhance public health, safety, and welfare through land use planning.**
 - LU-3.1 Establish and prioritize multi-modal linkages, provide recreational spaces, and trails for pedestrians and bicycles between villages.
 - LU-3.2 In support of Crime Prevention through Environmental Design (CPTED), provide paved, lighted, and mile-marked pedestrian accessible corridors to link adjacent villages.

LU-3.3 Establish land use regulations that provide for community health, such as increasing access to healthy food options and healthcare services in proximity to residential areas.

Goal LU-4 **Ensure the design and placement of development throughout the City enhances the neighborhood environment.**

LU-4.1 Ensure that design guidelines outlined in development regulations promote a pedestrian scale.

LU-4.2 Retail, residential, and public structures should be located and oriented to establish a well-defined street corridor and promote pedestrian activity along adjacent sidewalks.

LU-4.3 Design standards should address integration of amenities for the pedestrian within the streetscape.

LU-4.5 Plan for a range of low intensity commercial uses that provide for a variety of personal services, offices, and light manufacturing at a neighborhood scale that is distinctly separate from the high intensity commercial area.

Goal LU-5 **Develop and maintain a system that provides safe and efficient access for all modes of transportation.**

LU-5.1 Development within the City should provide clear orientation, alternate traffic routes, and opportunities for multi-modal transportation patterns.

LU-5.2 Development regulations should encourage pedestrian circulation and reduce walking distances whenever possible through a variety of means such as frequent through block connections. Cul-de-Sacs should only be used when topographical or other features of the land warrant deviation and should include enhanced pedestrian access through adjacent blocks.

LU-5.3 Roadway standards and Right of Way widths should include traffic calming techniques such as traffic circles, diverters, chicanes, etc. to reduce driving speeds and enhance the pedestrian environment.

MINERAL RESOURCE LANDS

- Goal LU-6 Recognize the value of mineral resource extraction while protecting the integrity of the natural environment.**
- LU-6.1** Require segmental reclamation and reuse of mined areas using established reclamation practices in accordance with approved reclamation plans.
 - LU-6.2** As mining continues into the near future, plan for and periodically update, land use mapping, the Mineral Resource Overlay designation, phasing schedules, and management plans for extractive operations with approved mining permits.
 - LU-6.3** Ensure mining activities employ best management practices that protect the long-term integrity of the natural environment, water resources, adjacent land uses, and the long-term productivity of the mineral resource lands.
 - LU-6.4** Following the completion of excavation of mineral resources within designated mineral lands, require reuse and redevelopment of reclaimed mining areas north of Sequatchew Creek in a manner consistent with underlying City zoning designations, understanding that any non-mining development shall be consistent with continued mining operations on the balance of the site.
 - LU-6.5** Following the completion of excavation of mineral resources within designated mineral lands, the mineral resource overlay shall be removed.
 - LU-6.6** Employ practices that protect the long term integrity of the natural environment, adjacent land uses, and the long term productivity of resource lands.
 - LU 6.7** The Mineral Resource Overlay designation shall be enforced and recognized for a length of time corresponding to the completion of excavation and reclamation within the designated area.

EQUITY

Equity is defined as “just and fair inclusion into a society in which all can participate, prosper, and reach their full potential. Unlocking the promise of the nation by unleashing the promise in us all.”

Source: APA Planning for Equity Policy Guide, 2019

Healthy communities and community health is defined as “places where all individuals have access to healthy built, social, economic, and natural environments that give them the opportunity to live to their fullest potential regardless of their race, ethnicity, gender, income, age, abilities, or other socially defined circumstances.”

Goal LU-7 Promote equity and community health in land use decisions and development patterns.

- LU-7.1 Review land use decisions and mitigate as needed for disproportionate impacts to marginalized groups.
- LU-7.2 Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.
- LU-7.3 Plan for public amenities such as parks, trails, and viewsheds and provide connections to historic and cultural resource areas that are accessible to all.
- LU-7.4 Strive to include all groups in public engagement opportunities and strive to be an all-inclusive community where people of all income groups, stages of life, and life experiences can thrive and feel that they are valued and belong.
- LU-7.5 Implement regulations that reduce environmental health hazards and ensure access to clean air and water for all residents.

Goal LU-8 Protect and enhance the City's natural environmental systems and design for resilience and adaptability to climate change as the city evolves.

- LU-8.1 Promote development of sustainable, clean industries.
- LU-8.2 Ensure all development employs best management practices that protect the long-term integrity of the natural environment, water resources, and adjacent land uses.
- LU 8.3 Continue to evaluate ways to design for resiliency and adaptability to climate change as the city evolves through development regulations.
- LU 8.4 Ensure all development protects and/or enhances the City's natural environmental systems, including its tree canopy, lakes, wetlands, streams, shoreline, plants, fish and wildlife.

COMMUNITY AND CULTURE

Goal LU-9 Continue to promote the development of space for public assembly, local governmental services, and cultural focus.

- LU-9.1 Ensure private and public development projects include areas for community gathering such as public squares, cultural/historic interpretive centers, or other similar facilities.
- LU-9.2 Implement design standards and responsible zoning for the development of quality, attractive architectural structures and landscaping for public assembly, local governmental services, and cultural focus.

- LU-9.3 Work jointly with other jurisdictions, agencies, organizations, tribes, and property owners to preserve historic resources and consider potential impacts to culturally significant sites.
- LU-9.4 Locate future public facilities, community spaces, and schools in close proximity to each other and with walkable connections.

HISTORIC VILLAGE

Goal LU-10 Protect and preserve the original character of the Historic Village.

- LU 10.1 Strengthen standards for development or redevelopment that aligns with the design of the original company town, including, but not limited to craftsman style structures.
- LU 10.2 Preserve the entry monuments to the Historic Village which reflects DuPont's historic character and unique charm.
- LU 10.3 The architectural design features of small retail, service and office businesses within the Historic Village should reflect DuPont's historic character and business uses should complement such a setting.