

Meeting Summary **DRAFT**

MEETING DATE:	August 7, 2017 5:30pm – 7:30pm	PROJECT NAME:	Old Fort Lake Subarea Plan & Commercial Area at Center Dr. and DuPont Steilacoom Rd.
LOCATION:	DuPont City Hall 1700 Civic Dr. DuPont, WA 98327	PREPARED BY:	Ryan Givens, AHBL – Project Manager / Urban Planner Colin Poff, AHBL – Project Planner Josh Kubitza, AHBL – Project Planner

The purpose of this memorandum is to summarize the community open house event for two City-initiated long-range projects; (a) the proposed Old Fort Lake Subarea Plan and (b) the Community Commercial Opportunity Area designation proposed for the properties at Center Dr. and DuPont-Steilacoom Rd.

Open House Time/Date: The open house was held on August 7, 2017 at DuPont City Hall from 5:30pm to 7:30pm.

Open House Format – The open house was planned and conducted with three (3) specific components; (i) a presentation, (ii) a series of information stations, and (iii) a written comment station.

- **Presentation** – the presentation was intended to educate attendees on the background and requested land use amendments for the two projects.
- **Information Stations** – six individual stations were established that each represented a key aspects of the projects (ie land use, transportation etc.) so that attendees could provide input and vote on elements they prefer.
- **Written Comment Station** – questionnaire sheets were provided to allow attendees to provide written comments pertaining to the projects.

Open House Facilitators - The open house included a group of designated facilitators that were tasked with providing attendees with project information and obtaining feedback. The City provided specific facilitators to provide information pertaining to city policy, drafting the Subarea Plan document, and the land use process; the City facilities included staff and its consultants. A developer team was in attendance to provide information and obtain feedback pertaining to their future land holdings within the subarea.

Open House Facilitators	
<i>City Representatives</i>	<i>Developer Representatives</i>
<ul style="list-style-type: none"> • Jeff Wilson, Community Development Director • GERALYNE Reinart, Traffic Engineer (city consultant) • Ryan Givens, Planner (AHBL / city consultant) • Colin Poff, Planner (AHBL / city consultant) • Josh Kubitza, Planner (AHBL / city consultant) 	<ul style="list-style-type: none"> • Laura Bartenhagen, ESM • Rita Lomas, Helix Design Group • Bruce McKean, Helix Design Group • Gary Danklefsen, CRE

Presentation - The open house began with an introduction from Jeff Wilson AICP, Community Development Director, followed by a brief presentation by Ryan Givens AICP of AHBL, Inc (the City’s planning consultant). The presentation was focused (i) existing conditions, (ii) City objectives, (iii) the opportunities/constraints, (iv) the associated land use process / applications, and (v) how the open house public engagement portions are structured. The presenters entertained brief questions/answers focused on clarification and explaining the applications.

Information Stations - Following the presentation, attendees dispersed across the room to various stations, where they could ask questions, and “vote” on various project details. Participants were asked to place a “dot” on choices to indicate a positive response; placement of a dot indicated that the choice would be acceptable to that participant. The majority of the stations were based around the Old Fort Lake Subarea Plan, although some questions prompted response for the Commercial Area at Center Dr. and DuPont Steilacoom Rd Project. A station in the middle was also available where participants could fill out comment cards. Stations included:

- Station C - Existing Conditions (information only)
- Station D – Zoning and Land Use
- Station E – Building And Site Design
- Station F – Transportation
- Station G – Landscaping and Amenities
- Station H – Developer Engagement
- Station I – Questionnaire/Comment Cards

The following provides a generally summary of the results from each station. **Information gathered at each station is included as an attachment to the memorandum.

Station C – Existing Conditions

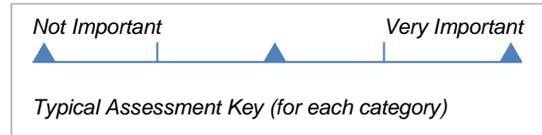
The purpose of this station was to list existing conditions associated with the Old Fort Lake Subarea. A facilitator was present to provide clarification and entertain participant questions. No specific question was asked as part of this station, this was intended to be informational only.

Station D – Zoning and Land Use

The purpose of this station was to (a) provide information pertaining to current Comprehensive Plan and Zoning designations on the properties, and (b) obtain attendee comment/preferences pertaining to land uses on the properties.

- > **Which of these uses should be included in the subarea? (In addition to industry uses that are already allowed?)** – The purpose of this question was to obtain community sentiments whether certain land uses should be included in each location. At the open house, the facilitator modified this information board to obtain separate comments for (i) the Old Fort Lake Subarea Plan land and (b) the lands within the proposed commercial at Center and DuPont-Steilacoom Road (a line was drawn down the middle of the page). Also the Bulk Item category was crossed out and replaced with Grocery Store. For the land uses/choices provide the following major themes were identified
 - **Old Fort Lake** – there were many responses for Deli/Café and some for office, apartments, mixed-use and hotel. There were a write it categories for a YMCA and Senior Center; participants indicated some preference to these uses.
 - **Commercial Area at Center Dr. and DuPont Steilacoom Rd.** – Most categories received a positive response; however, multifamily and hotel uses received a low vote.
- > **What is your preferred shopping environment?** – The following shopping environment categories were provided: *stand-alone, shopping center, and mixed Use/neighborhood center*. When viewing the concentration of votes on the boards, participants showed a preference toward the mixed use/neighborhood center environment.
- > **What type of industry should be the focus in the subarea [within the subarea]?** – The facilitator added a notation that this question was intended for the Old Fork Lake Subarea properties. The following categories were provided: *warehousing/distribution, manufacturing, research and development, high technology, offices/corporate offices*. The research and development, high technology, and offices categories were all preferred among participants, while warehousing/distribution and manufacturing only received one vote each.

Station E – Building and Site Design



At this station, participants rated the importance of certain building and site design elements on a sliding scale. The intent of this station was to inform possible design guidelines and standards that the community might like to see applied to future development. Participants voted on the various priorities, including: *Building orientation, exterior colors/materials, architectural details, size/height restrictions near residential, pedestrian amenities, parking lot screening, reducing light/glare, and buffering residential neighborhoods/golf courses*. Generally, all of these categories were viewed as highly important by participants. Buffering residential neighborhoods/golf course, and size/height restrictions near residences stood out as the highest priorities.

Station F – Transportation

Participants were asked to vote on three transportation-related questions to inform the design of streets and non-motorized facilities. In addition, participants were asked an open-ended question where they could post comments on a sticky note. The purpose of the exercise was to identify specific concerns regarding traffic impacts from development in the area.

- > **What kinds of non-motorized facilities should be provided in the subarea? –** Participants demonstrated a preference for off-street facilities (multi-use trails) over on-street facilities (bikes lanes/sidewalks).
- > **How should sidewalks be designed in the subarea? –** Participants demonstrated a preference for sidewalks that are separated from travel lanes with a planter strip and trees; there were respondents that preferred curb-tight sidewalks.
- > **Should streets accommodate on-street parking? –** Participants demonstrated a preference for off-street parking over on-street parking arrangements.
- > **What are your concerns or ideas about transportation in the subarea? –** This was an open-ended question, which invited participants to write individual responses. However, a couple of clear themes could be deciphered from these comments:
 - **Concern for Adverse Traffic Impacts** - The majority of the transportation comments revolve around potentially traffic increases from any development in the Old Fort Lake Subarea. This includes (i) traffic noise, (ii) traffic congestion on Center Drive and residential neighborhoods, (iii) the amount of semi-trucks, and (vi) associated safety concerns.
 - **Request for Multimodal Transportation Facilities** – Many responses suggest a community a desire for pedestrian, bicyclist, and transit facility expansion in the area to handle the additional traffic.

Station G – Landscaping and Amenities

At this station, participants were given the opportunity to vote on preferred landscaping and amenities in the subarea. In contrast to higher-level questions regarding zoning and land use, these questions prompted responses on details that affect the public realm in the subarea, as well as its look and feel.

- > **What kinds of amenities would you like to see in the subarea? –** The following amenities were provided: *trails, natural areas, wayfinding (themed/decorative), educational signage, gathering places/cultural sites, street furniture/shelters, exercise equipment*. Of these options, participants showed a high preference for trails; there were positive responses for natural areas, gathering places, and educational signage.
- > **What landscaping style would you like to see in the subarea? –** Participants showed a preference for natural style landscaping over manicured designs. However, many participants stated that “natural” should still be well maintained and should not be confused with unkempt areas or plantings that may become a nuisance.

Station H: Developer Engagement

A developer team that is associated with the Old Fort Lake Subarea facilitated a station to speak with attendees on their private development plans. This was a non-City sponsored information station and was provided to give the development team the opportunity to speak directly with the community. The developer team provided two exhibits; one showing buffering options and the other showing typical building styles. No City staff facilitated this station. The developer team intends to share with the City the comments that they received at the meeting.

Station I: Questionnaire/Comment Card Station

At this station, participants were given the opportunity to provide additional comments, based on a prompt of four open ended questions. Many comments were received, and can be summarized as followed.

- > **Question 1: What other Cities/neighborhoods should be looked to for inspiration for Old Fort Lake Subarea?** Respondents listed a variety of communities, these are compiled below.

Washington State: <ul style="list-style-type: none">• Sammamish and Issaquah Highlands• Palisades Village and Downtown DuPont• Langley, WA	Out-of-State: <ul style="list-style-type: none">Estrella, Sun City ArizonaHeathrow, Central Florida,Oakbrook, LakewoodWashington,San Diego Boardwalk, CaliforniaGalleria, Rosville CAYosemite National ParkWestgate, Glendale AZ
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- > **Question 2: What potential Project Impacts are you concerned about regarding (a) Old Fort Lake Subarea Plan and/or (b) the Commercial Area at Center & DuPont-Steilacoom Rd.?**

Participants had various concerns regarding the potential impacts due to the development associated to both projects. In a lot of the responses, the concerns were grouped together; in some responses, people expressed specific concerns specific to each project. It is recommended the individual responses be read for a comprehensive understanding of responses. In generally, there were common themes concerns perceived impacts; these were grouped into three major area: *Traffic, Environmental, and Zoning.*

- o **Traffic Impacts:** These concerns that include an increase in heavy trucks, traffic noise, and traffic spill over into the neighborhoods, increase congestion, and the associated safety concerns. These concerns included perceived impacts on local streets, arterials, and freeway access.
- o **Environmental:** These concerns include losing access to any of the nearby trails and open space within the subarea, the potential impacts to the local wildlife and wildlife habitat, and impacts to the views of the area. It was stated by participants that the Old Fort Lake Subarea has some of the best public views of the whole city. Some residents voiced that losing these views would have impact on property values and personal quality of life.
- o **Zoning:** A few participants stated that they do not want to see warehouses, shopping retail, and offices in the subareas. There were responses with a negative tone towards hotels.

> **Question 3: What are some major opportunities that you see as part of these projects?**

The community provided numerous opportunities that they would like to see in both the Old Fort Lake Subarea and the Commercial Area at Center & DuPont-Steilacoom Road. Many responses were general in nature and were not directed to either of the projects. Other respondents were specific to a particular property/project. The attached scanned comment sheets provide each recommendation. Below is a summary of responses that were directed to the individual projects:

Major Themes - Question 3: What are some major opportunities that you see as part of these projects?		
General Comments:	<ul style="list-style-type: none"> • Provide additional shopping for families, • provide employment, • provide medical, • provide independent stores (non chains), • Provide recreational area / multi-use pool, 	<ul style="list-style-type: none"> • provide high-end health club, • provide cultural center / partnership with the tribe, • provide revenue for the City, • provide higher-education, • provide a theater, • open the areas to the public and views • learn from past mistakes
Comments for the Commercial Area at Center & DuPont-Steilacoom Road:	<ul style="list-style-type: none"> • Entice a grocery store to the area 	<ul style="list-style-type: none"> • provide sit-down restaurant (Crackle Barrel)
Comments for the Old Fort Lake Subarea:	<p>The community identified multiple opportunities for the Old Fort Lake Subarea that fell into recreation, cultural, employment and education, retail, and utilization of existing amenities major themes. The comments provided weren't a consensus throughout the community. Numerous respondents voiced that they saw an opportunity to use the open space as recreational facilities. These recreation facilities can be parks and trails, sports complex, or a Community Recreation Center. <i>**It is recommended to review the attached individual responses.</i></p>	

> **Question 4: Is there anything else you'd like to recommend as the City pursues these two planning endeavors?**

The completed questionnaires received a variety of responses to this question. ***It is recommended to review the attached individual responses.* Some key responses are listed below:

- The community expressed appreciation for the opportunity to voice their concerns at this Community Workshop.
- The community would like additional public involvement for these projects as they further develop and on other city projects, including involving the Nisqually Tribe.
- A few of the participants brought up traffic concerns covered by earlier questions and asked the City to be mindful of their decisions and impacts to the adjacent residents, the larger community, and what makes the city "DuPont."

Attachment A: Workshop Results

The following information and respondent tallies that were obtained from the community open house.

Station D – Zoning and Land Use

Question 1: Which of these uses should be included in the subarea? (In addition to industry uses that are already allowed?) *Select multiple*

	Old Fort Lake Subarea Plan	Commercial at Center and DuPont-Steilacoom Road
Deli/Café	29	29
Convenience Store	0	10
Gas Station/Automotive	0	8
Medical Office	7	17
Bulk Item Retail (Grocery Store)	2	49
Residential/Apartments	6	12
Mixed Use	9	3
Hotel (Boutique Hotel)	7	1
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>		

Question 2: What is your preferred shopping environment? *Choose One*

Stand-Alone	8
Shopping Center	15
Mixed Use/Neighborhood Center	26
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>	

Question 3: What type of industry should be the focus in the subarea? *Choose Multiple*

Warehousing/Distribution	1
Manufacturing	1
Research and Development	23
High Technology	29
Offices/Corporate Offices	23
c	

Other responses included:

- YMCA/Boys and Girls Club (8 votes)
- Senior Center (5 votes)
- Citizens should be educated on what provides “on-going revenue”.

D ZONING & LAND USE

Handwritten notes on a yellow sticky note: "I think" and "check all that apply".

What type of industry should be the focus in the subarea?

Old Fort Lake

(multi-choice / check all that apply)

WAREHOUSING/DISTRIBUTION



MANUFACTURING



RESEARCH & DEVELOPMENT



HIGH TECHNOLOGY



OFFICE/CORPORATE OFFICES



What is your preferred shopping environment?

(Choose One)

STAND-ALONE



SHOPPING CENTER



MIXED USE/NEIGHBORHOOD CENTER



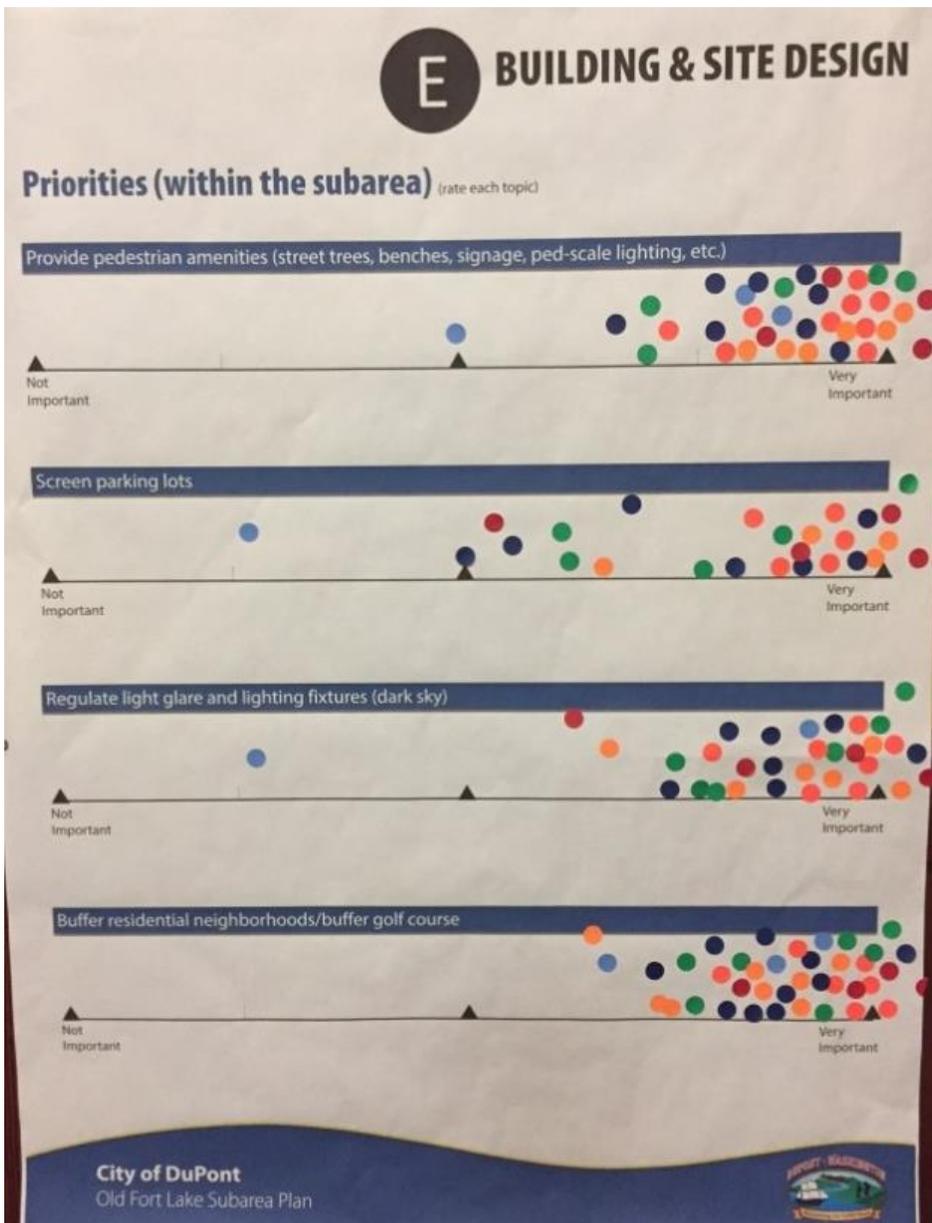
City of DuPont
Old Fort Lake Subarea Plan



Station E – Building and Site Design

Priority	“Not Important” range	Middle range	“Very Important” range
Buildings oriented toward the street	1	5	25
Regulate exterior colors and materials	4	10	23
Architectural details on street-facing facades	0	12	23
Size/height restrictions near residential views	0	3	33
Provide pedestrian amenities	0	5	30
Screen parking lots	1	7	18
Provide light glare and lighting fixtures	1	4	27
Buffer residential neighborhoods/golf course	0	5	34

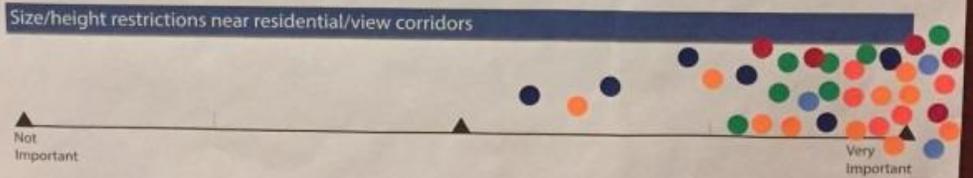
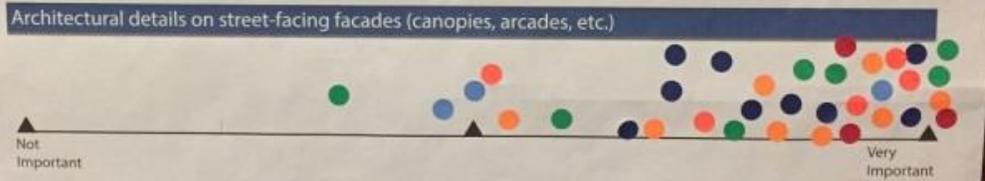
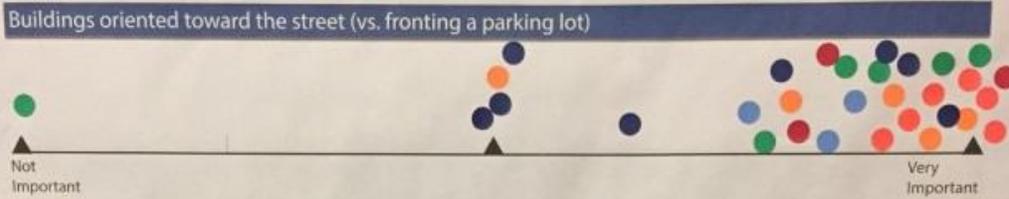
The numbers represent the quantity of ‘dots’ that were placed under each category.



E

BUILDING & SITE DESIGN

Priorities (within the subarea) (rate each topic)



Station F – Transportation

Question 1: What kinds of non-motorized facilities should be provided in the subarea? *Choose One*

On-Street Facilities (Bike Lanes/Sidewalks)	14
Off-Street Facilities (Multi-Use Trails)	44
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>	

Question 2: How should sidewalks be designed in the subarea? *Choose One*

Curb-Tight Sidewalks	3
Tree and Lawn Sidewalks	35
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>	

Question 3: Should streets accommodate on-street parking? *Choose One*

No, Provide Parking Off Street	36
Yes, Streets Wide Enough for Parking	6
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>	

Question 4: What are your concerns or ideas about transportation in the subarea? *Provide Comments*

Public Comment	Additional Comment Votes
Our traffic is already over-capacity. The environmental impact of truck traffic is imperative to address on our already congested streets	12
Add more lanes to DuPont / Steilacoom Road	0
Need a light on Bell Hill / DuPont Road. Also need to widen DuPont / Steilacoom Road.	2
No office buildings or warehouses for the back yards of Charles St & Martin	0
Comprehensive transit for non-drivers	1
Exit 119: You need signs that read <u>Do Not Block Intersection</u> on DuPont Steilacoom Road Bridge before entering DuPont. It happens all the time.	1
Non Sappy Trees	6
No truck traffic on Center. Too many pedestrians and backyards adjoining road	1
Transit / Warehouses pose other hazards to quality of life: <u>Noise</u>	0
DuPont needs to interface with WSDOT to address the metered lights on the I-5 North Bound Ramp	3
I am concerned about spill-over traffic onto side streets along gold course. Parking areas with walk-in trails/sidewalks should be considered	3
You have two interchanges on I-5 at Capacity and a 2-lane road as the only access points in and out of DuPont. How does the city think it can add more to this problem? No More Trucks! No trucks on Center road!	2
How do new streets serve The Home Course?	0
The charts shown don't address traffic flow. How will ne streets connect to center drive? What capacity?	0
What is the traffic plan to connect Hoffman Hill Dr.? As included in the traffic plan (see 1995	2

Public Comment	Additional Comment Votes
comprehensive plan) the city specifically did not want all traffic on McNeil.	
It is irresponsible for this city to put more trucks onto a saturated transit corridor (I-5) even if DuPont -Steilacoom road can supposedly handle more.	3
McNeil Street needs relief. Center has landscape buffers to mitigate extra traffic from the Old Fort Lake Plan.	2
Will vendors and business traffic find it worth it to travel from I-5 @ DuPont/Steilacoom to Center then through a new road to the BTP area behind the Home Course? The avenues of approach impede on those who have homes between Home Course and McNeil and Center.	0
Traffic for the BTP area at Old Fort Lake will be heavier. The Traffic for FED EX and Amazon is already heavy. DuPont and Steilacoom road between I-5 is heavy. DuPont / Steilacoom Road intersection is too narrow. More BTP increase traffic. How will Bell Hill feel about it?	2
Commercial transportation needs to be coordinated with existing traffic challenges posed by base traffic re-routing	0
Volume, bike lanes, pedestrians, speed limit and load limit concerns.	0
The City answer to non-stop trucks? Send them down center drive through our established neighborhoods. Just stop allowing more traffic-oriented development. We don't need the revenue that bad.	1
Have the streets widen enough so that two cars on the road. A fire truck will have a hard time to get through.	1
Any chance of using golf carts as transportation on certain roads?	0
Make parking buffer stupid wide enough to place a trees but be careful what trees get planted	0
Public restroom at trailheads	0
Concerned about more traffic on our poorly planned exit and streets into Old DuPont, and more traffic from semis	2
If warehouses are built, we are doomed regarding traffic! From which direction would you choose for semi-trucks to through? From Steilacoom where Amazon is already jamming the roads down center from the main part of DuPont?	0
Concerned about traffic spilling into residential area. Cars using area for short cuts and speeding near schools. No big trucks on small roads.	0

F TRANSPORTATION

What kinds of non-motorized facilities should be provided in the subarea?

(Choose One)

ON-STREET FACILITIES (BIKE LANES/SIDEWALKS)



OFF-STREET FACILITIES (MULTI-USE TRAILS)



How should sidewalks be designed in the subarea?

(Choose One)

CURB-TIGHT SIDEWALKS



TREE AND LAWN SIDEWALKS



Should streets accommodate on-street parking?

(Choose One)

NO, PROVIDE PARKING OFF STREET



YES, STREETS WIDE ENOUGH FOR PARKING



City of DuPont
Old Fort Lake Subarea Plan



F TRANSPORTATION

What are your concerns or ideas about transportation in the subarea?

Our traffic is already over capacity. The environmental impact of truck traffic is imperative to address on our already congested streets.

No office buildings or warehouses in the Backwoods of Commerce // will fill // a lot.

All roads are congested

Transportation is a major concern for the community. The current plan does not address the need for more transit options and better road conditions.

No truck traffic in Center to keep business - business always cool.

Non Support Trees

Post Comment Here

Consideration of transit in the subarea

It is important to consider the impact of transportation on the environment and the community. The current plan does not address the need for more transit options and better road conditions.

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City of DuPont
Old Fort Lake Subarea Plan



Station G- Landscaping and Amenities

Question 1: What kinds of amenities would you like to see in the subarea? *Choose Multiple*

Trails	43
Natural Areas	31
Wayfinding (Themed/Decorative)	5
Educational Signage	18
Gathering Places/Cultural Sites	20
Street Furniture/Shelters	6
Exercise Equipment	9
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>	

Question 2: What landscaping style would you like to see in the subarea? *Choose One*

Natural	32
Manicured	14
<i>The numbers represent the quantity of 'dots' that were placed under each category.</i>	

G LANDSCAPING & AMENITIES

What kinds of amenities would you like to see in the subarea?

(multi-choice / check all that apply)

TRAILS 

NATURAL AREAS 

WAYFINDING (THEMED/DECORATIVE) 

EDUCATIONAL SIGNAGE 

GATHERING PLACES/CULTURAL SITES 

STREET FURNITURE/SHELTERS 

EXERCISE EQUIPMENT 

What landscaping style would you like to see in the subarea?

(Choose One)

NATURAL 

MANICURED 

City of DuPont
Old Fort Lake Subarea Plan



Attachments B: Supplemental Items

- I. Attendee Sign-In Sheets (completed)
- II. Presentation Slides
- III. Questionnaires (completed)