

DUPONT

DUPONT | WASHINGTON

JANUARY 24, 2024

MASTER PLANNING



DRAFT

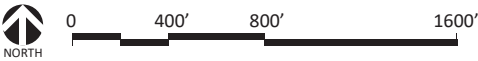
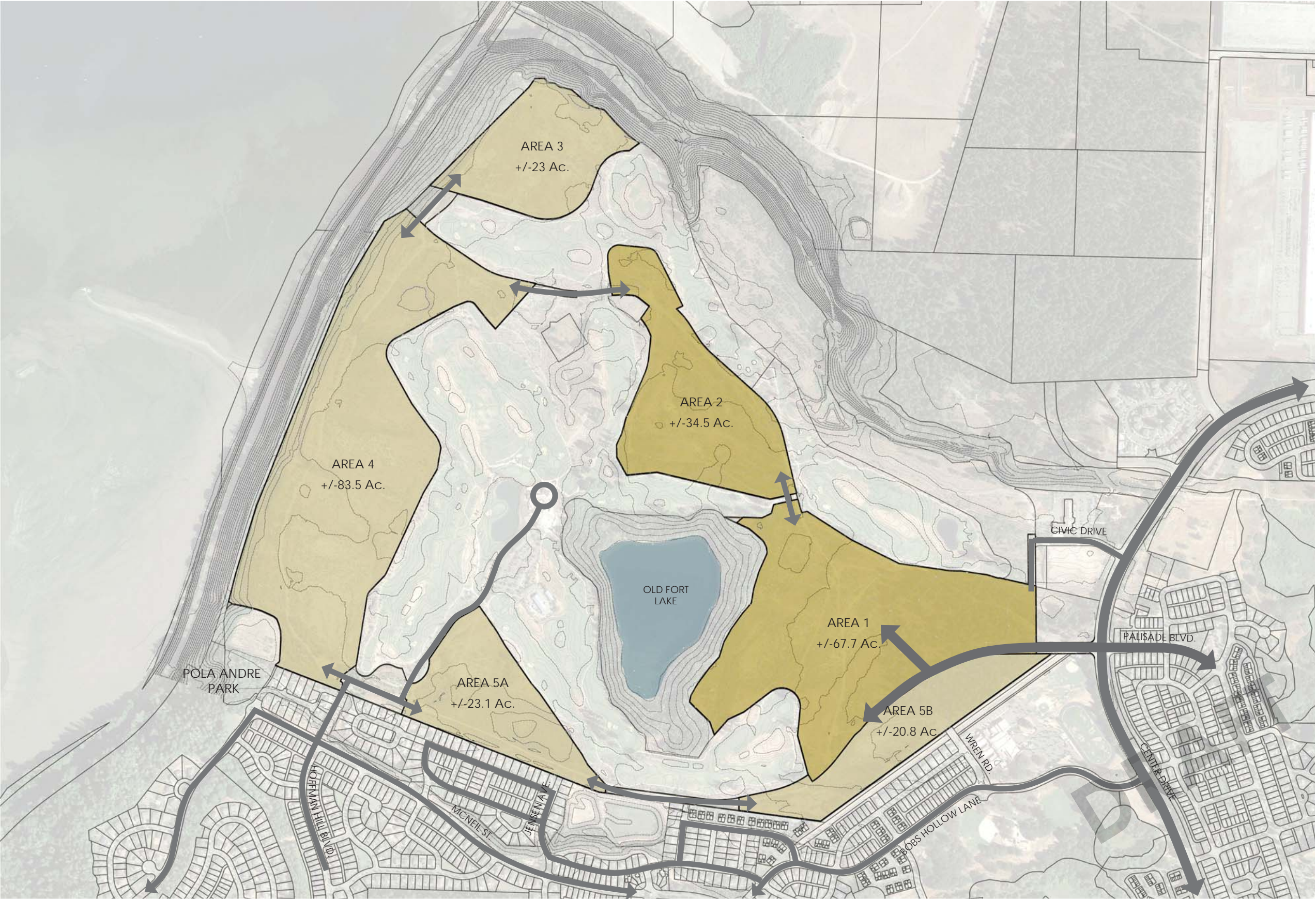
LEGEND



DEVELOPMENT PARCELS

LEGEND

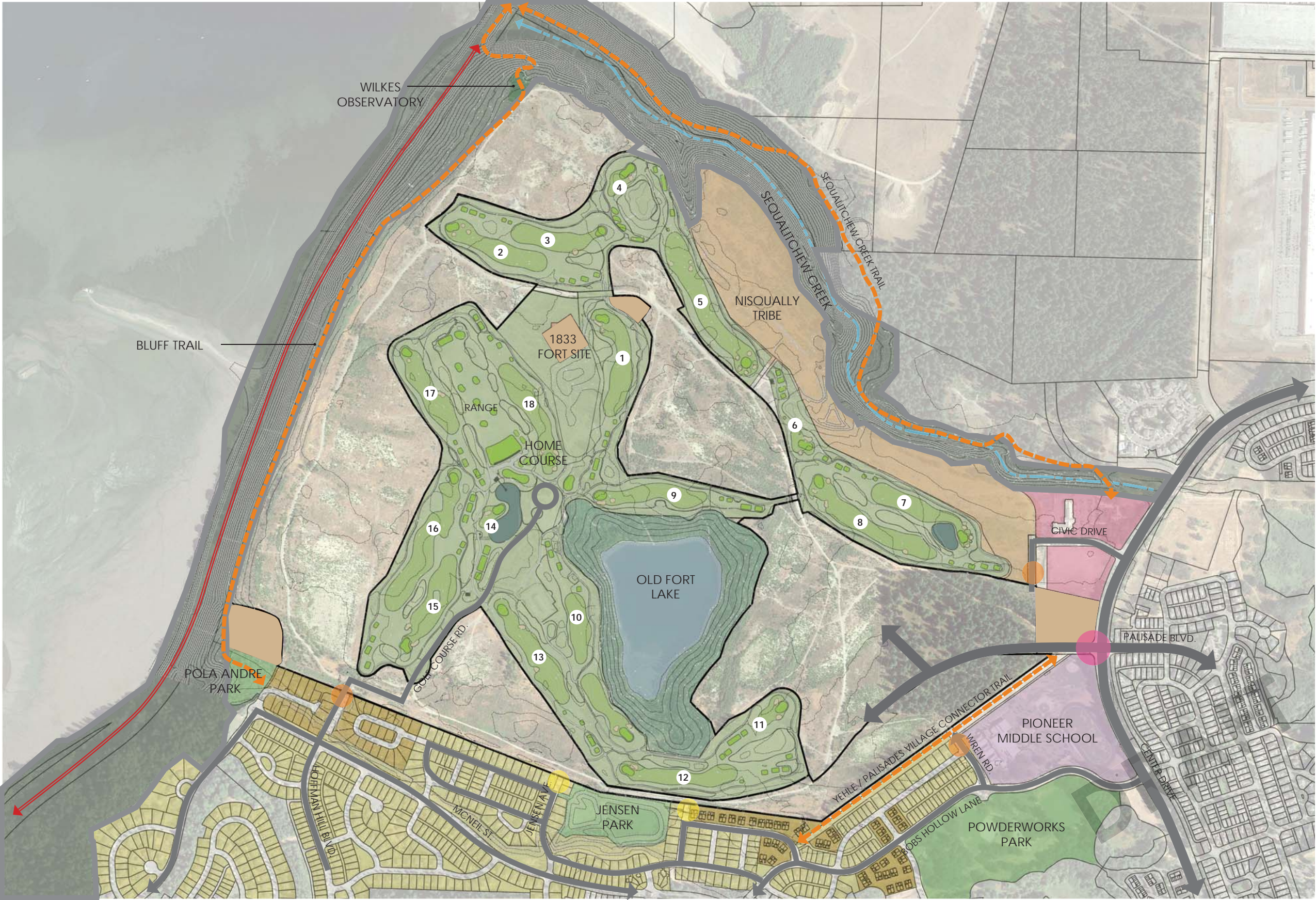
- ALBATROSS +/-150.4 AC
- NORTHPOINT / ALBATROSS +/-102.2 AC



ADJACENT LAND USE & CIRCULATION

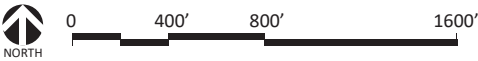
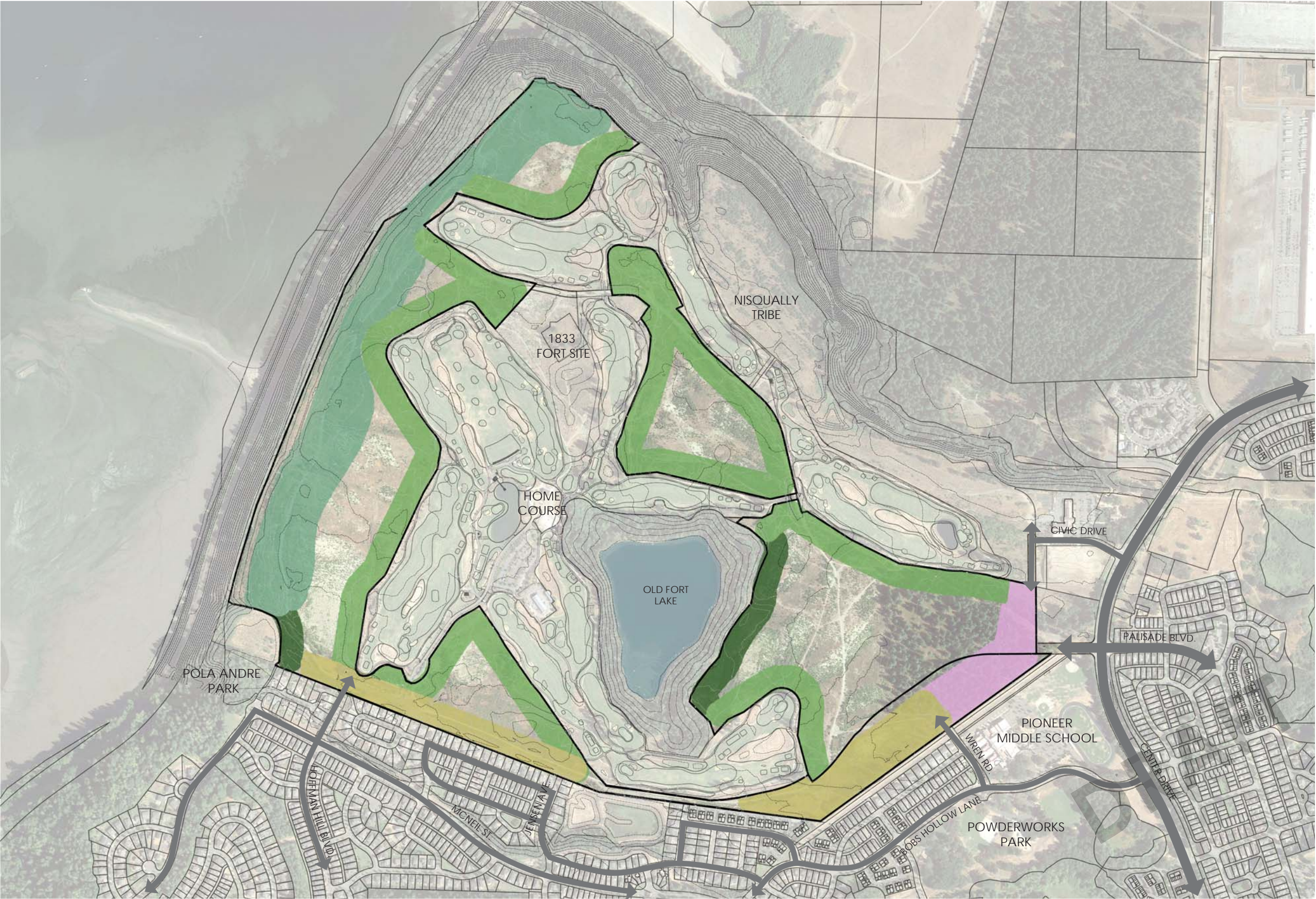
LEGEND

- GOLF COURSE
- HISTORIC SITES
- PARKS
- SINGLE FAMILY
- TOWNHOME / DUPLEX
- SCHOOL
- CIVIC
- OPEN SPACE
- CULTURAL SITES
- PRIMARY ROADS
- EXISTING PEDESTRIAN PATHS
- TRAIN TRACKS
- PRIMARY ENTRY
- SECONDARY ENTRY
- POTENTIAL ACCESS POINTS



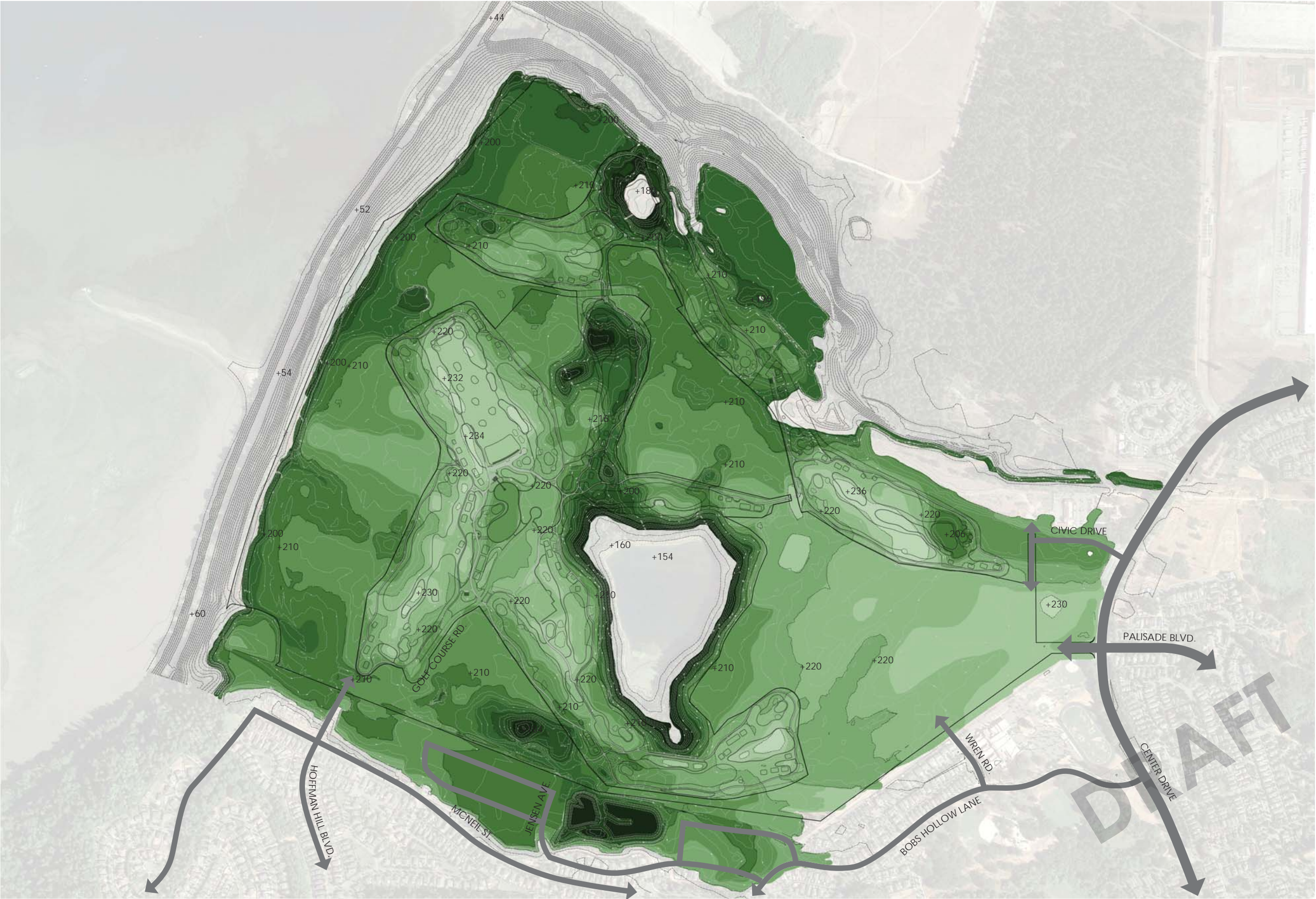
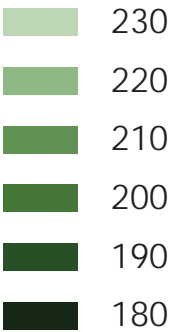
LEGEND

- WATER VIEW
- GOLF
- RESIDENTIAL
- FOREST
- CIVIC



ELEVATION ANALYSIS

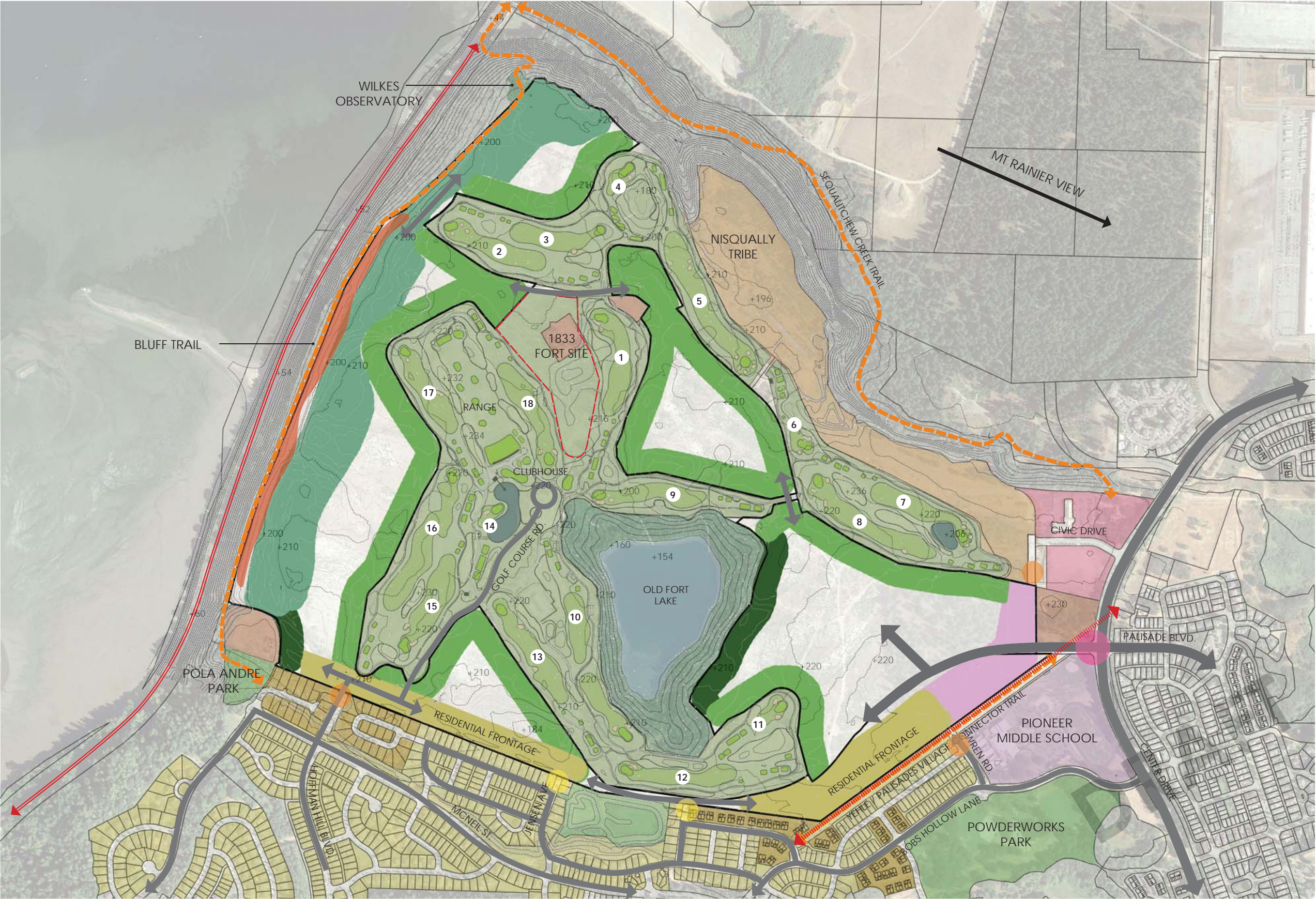
LEGEND



ANALYSIS SUMMARY

LEGEND

- ALBATROSS +/-150.4 AC
- NORTHPOINT +/-102.2 AC
- WATER VIEW
- GOLF
- RESIDENTIAL
- FOREST
- CIVIC
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- EXISTING PEDESTRIAN PATHS
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LAND USE PLAN

- RESIDENTIAL
- A

SINGLE FAMILY / DUPLEX
- B

TOWNHOME / CLUSTER
- C1

MULTI-FAMILY 1 (3 FLOOR)
- C2

MULTI-FAMILY 2 (4-5 FLOOR)
- D

SENIOR LIVING
- E

HOTEL
- F

COMMERCIAL
- G

PARKS
- H
- I

TRAILS
- J

PRIMARY ACCESS
- K

SECONDARY ACCESS
- L

CLUBHOUSE
- M

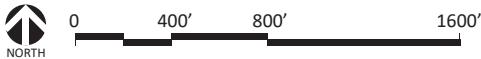
SHUTTLE CONNECTION (POTENTIAL)
- N

CORE AREA

- COMMERCIAL / RETAIL

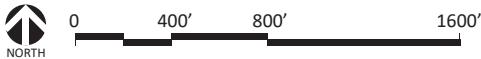
- PUBLIC

- RESIDENTIAL



OPEN SPACE & PEDESTRAIN CIRCULATION

- DESTINATION PARKS
- INTERNAL OPEN SPACE
- OPEN SPACE HILLSIDES
- CULTURAL SITES
- PUBLIC TRAILS
- SIDEWALKS / MULTIMODAL
- POTENTIAL VIEW POINTS



ILLUSTRATIVE SITE PLAN (3,000 - 3,600 UNITS)

- RESIDENTIAL

A

SINGLE FAMILY

B

TOWNHOME / CLUSTER

C1

MULTI-FAMILY 1 (LOW DENSITY)

C2

MULTI-FAMILY 2 (HIGH DENSITY)

D

SENIOR LIVING

E

HOTEL

F

COMMERCIAL

G

PARKS

H

I

TRAILS

J

PRIMARY ACCESS

K

SECONDARY ACCESS

L

CLUBHOUSE

M

SHUTTLE CONNECTION (POTENTIAL)

N

POTENTIAL PUBLIC USES
- The site plan illustrates a development area adjacent to a large body of water. Key features include:

 - Water Features:** Old Fort Lake, Wilkes Observatory Park, Bluff Park, Pola Andre Park, Jensen Park, Powderworks Park, and Sequatchew Creek Trail.
 - Infrastructure:** North Loop Road, South Loop Road, Civic Drive, Palisade Blvd., Center Drive, Wren Rd., Boob Hollow Lane, Hoffman Hill Blvd., McNeil St., and Jensen Ave.
 - Landmarks:** 1833 Fort Site, Pioneer Middle School, and various parks and trails.
 - Development Zones:** Labeled with letters A through N, corresponding to the legend: A (Single Family), B (Townhome / Cluster), C1 (Multi-Family 1), C2 (Multi-Family 2), D (Senior Living), E (Hotel), F (Commercial), G (Parks), H (Trails), I (Primary Access), J (Secondary Access), K (Clubhouse), L (Shuttle Connection), M (Potential Public Uses), and N (Potential Public Uses).
- 0 400' 800' 1600'

NORTH
- OLD FORT LAKE
SUB AREA PLANNING
- DRAFT
- GCH
geyer coburn hutchins
- 01/24/24
PG. 10

VIEW LOCATIONS

VIEW LOCATIONS



VIEW 1 - COMMERCIAL CORE AREA

- POTENTIAL GROCERY STORE
- RETAIL
- COFFEE SHOP
- SERVICE
- PEDESTRIAN PLAZA / PARKS
- COMMUNITY ENTRY



VIEW 2 - RESIDENTIAL STREETSCAPE

- SINGLE FAMILY / DUPLEX
- TOWNHOME
- NEIGHBORHOOD PARK
- FRONTING HOMES



VIEW 3 - RESIDENTIAL PARK

- PARK / OPEN SPACE
- VIEWS TO GOLF & RAINIER
- MULTI-FAMILY 1 (3 FLOORS)
- MULTI-FAMILY 2 (4-5 FLOORS)
- TOWNHOME



VIEW 4 - RESIDENTIAL STREETSCAPE

- MULTI-FAMILY 1 (3 FLOORS)
- MULTI-FAMILY 2 (4-5 FLOORS)
- TOWNHOME
- BLUFF PARK
- GOLF VIEWS
- MULTI-MODAL



VIEW 5 - POTENTIAL HOTEL

- RESTAURANT
- ADJACENT TO GOLF COURSE
- VIEWS TO SOUND / OLYMPICS / RAINIER



VIEW 6 - POTENTIAL BLUFF PARK

- FOOD & BEVERAGE
- BLUFF TRAIL
- VIEWS TO WATER & MOUNTAINS
- PARK & OPEN SPACE
- SEATING & AMENITIES







COMMUNITY AMENITIES



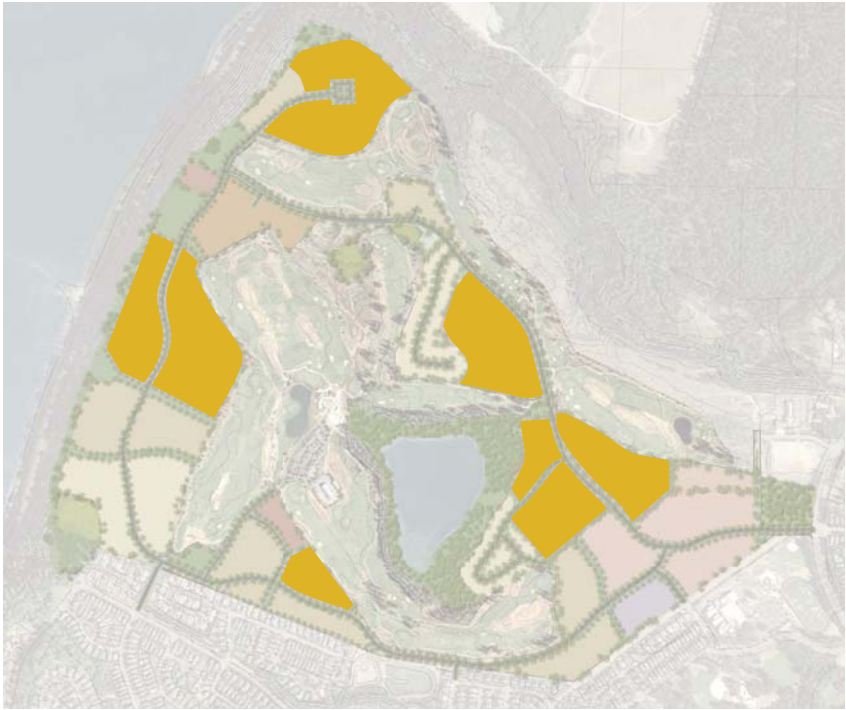






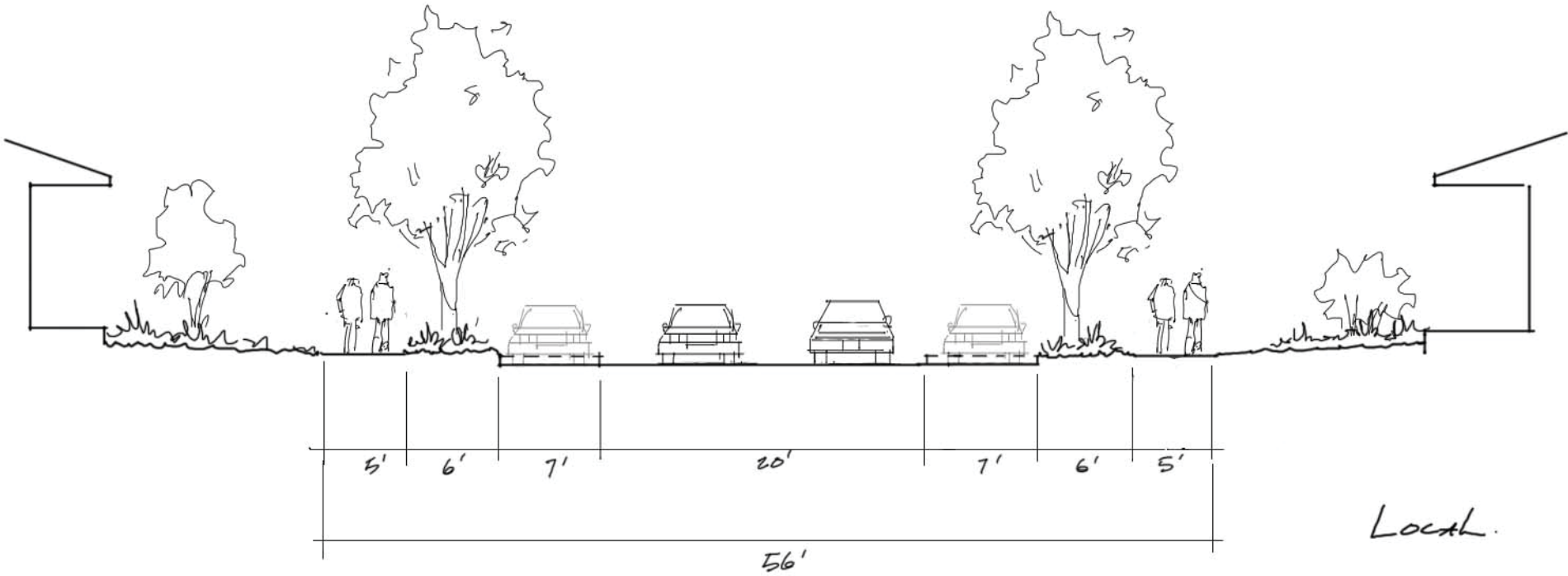
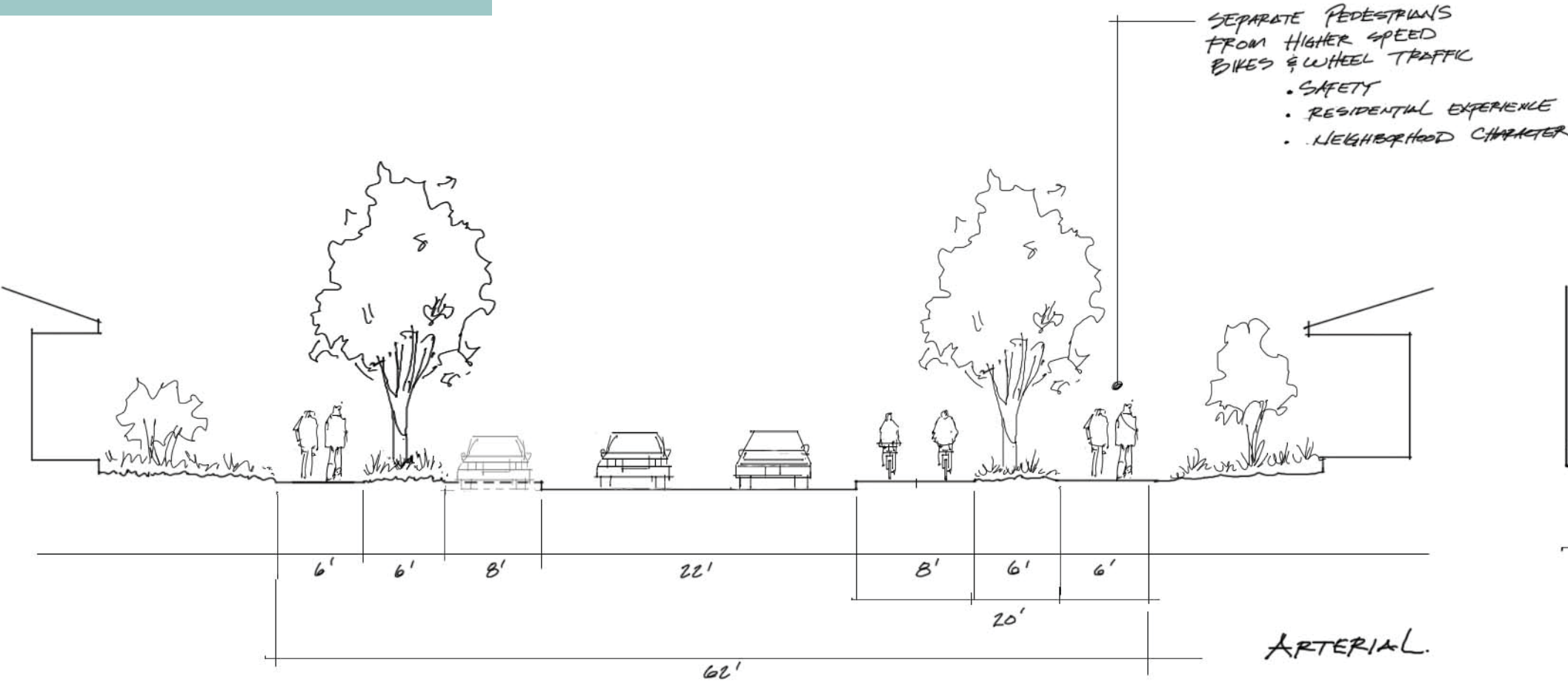
TOWNHOME & DUPLEX



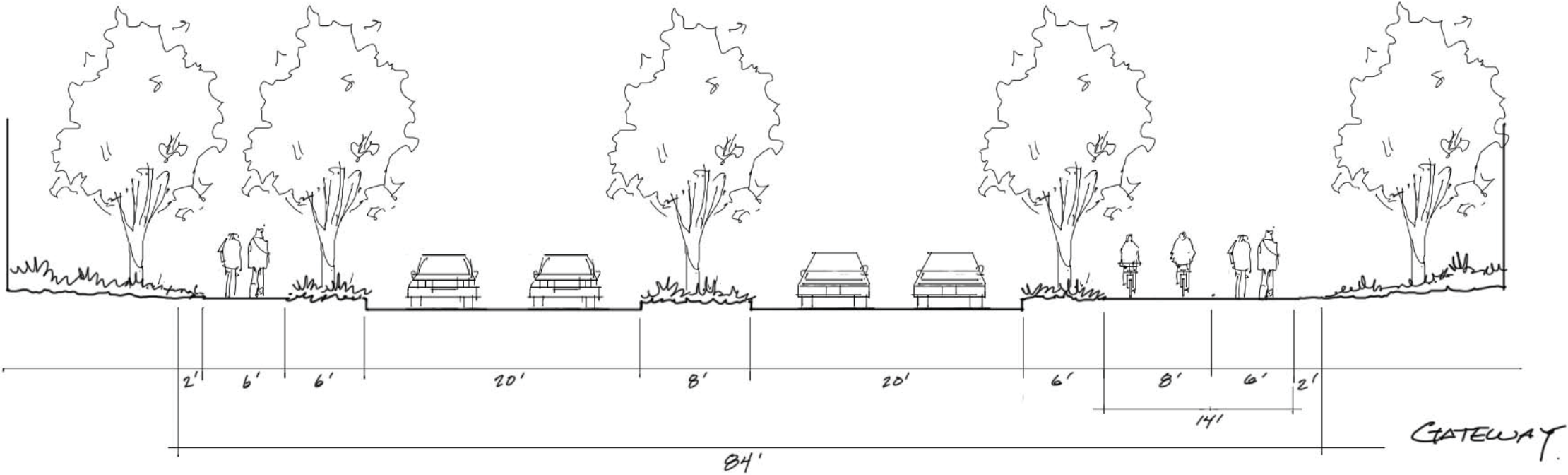




PROPOSED ROAD PROFILES



DRAFT



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