

DUPONT

DUPONT | WASHINGTON

JANUARY 24, 2024

MASTER PLANNING



DRAFT

AERIAL

LEGEND



0 400' 800' 1600'

DEVELOPMENT PARCELS

LEGEND

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



0 400' 800' 1600'

ADJACENT LAND USE & CIRCULATION

LEGEND

-  GOLF COURSE
-  HISTORIC SITES
-  PARKS
-  SINGLE FAMILY
-  TOWNHOME / DUPLEX
-  SCHOOL
-  CIVIC
-  OPEN SPACE
-  CULTURAL SITES

The legend consists of five entries, each with a colored symbol on the left and text on the right. 1. A grey double-headed arrow symbol for 'PRIMARY ROADS'. 2. An orange dashed double-headed arrow symbol for 'EXISTING PEDESTRIAN PATHS'. 3. A red double-headed arrow symbol for 'TRAIN TRACKS'. 4. A pink circle symbol for 'PRIMARY ENTRY'. 5. An orange circle symbol for 'SECONDARY ENTRY'. 6. A yellow circle symbol for 'POTENTIAL ACCESS POINTS'.



FRONTAGE

LEGEND

- WATER VIEW
- GOLF
- RESIDENTIAL
- FOREST
- CIVIC

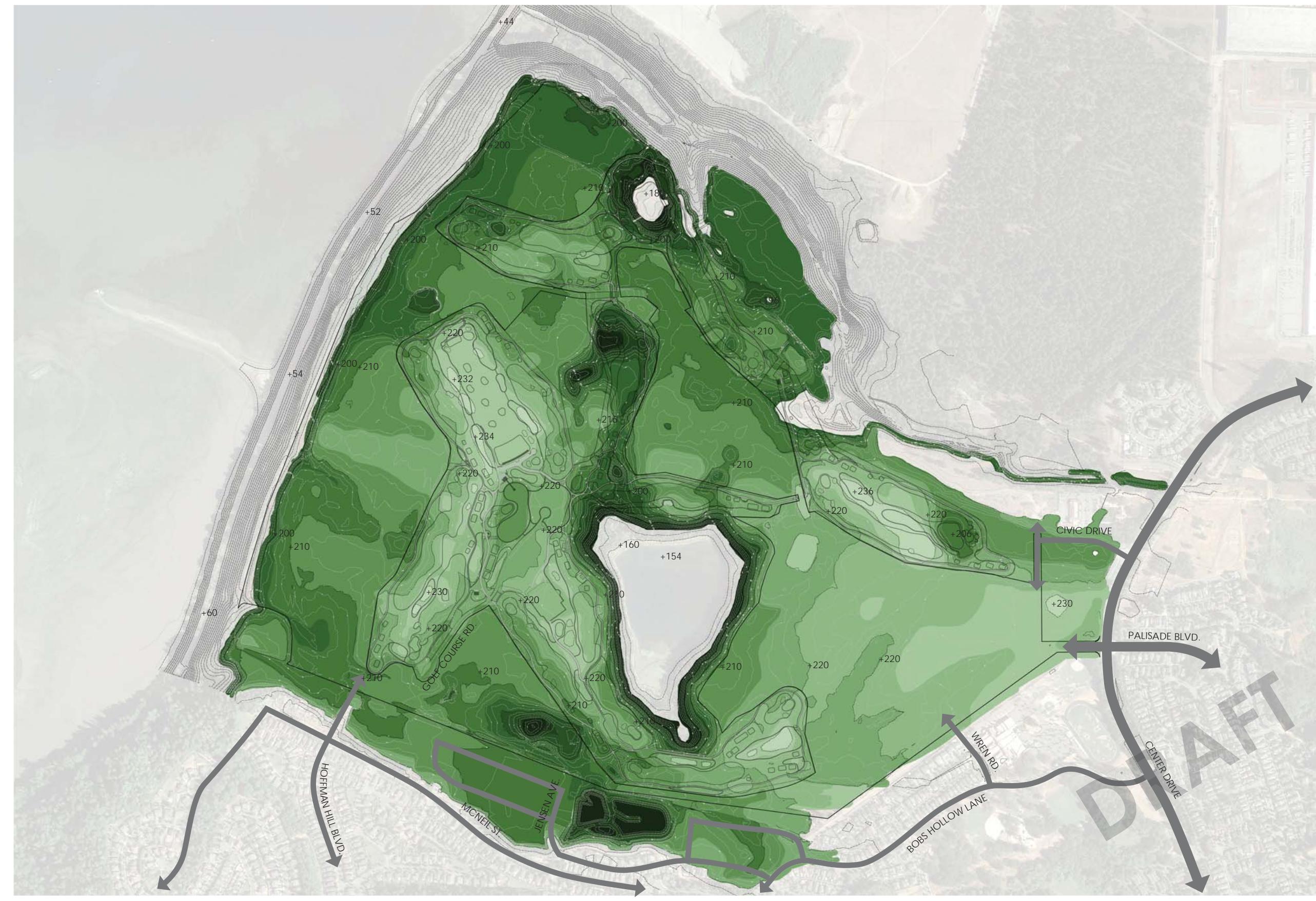


0 400' 800' 1600'

ELEVATION ANALYSIS

LEGEND

230
220
210
200
190
180



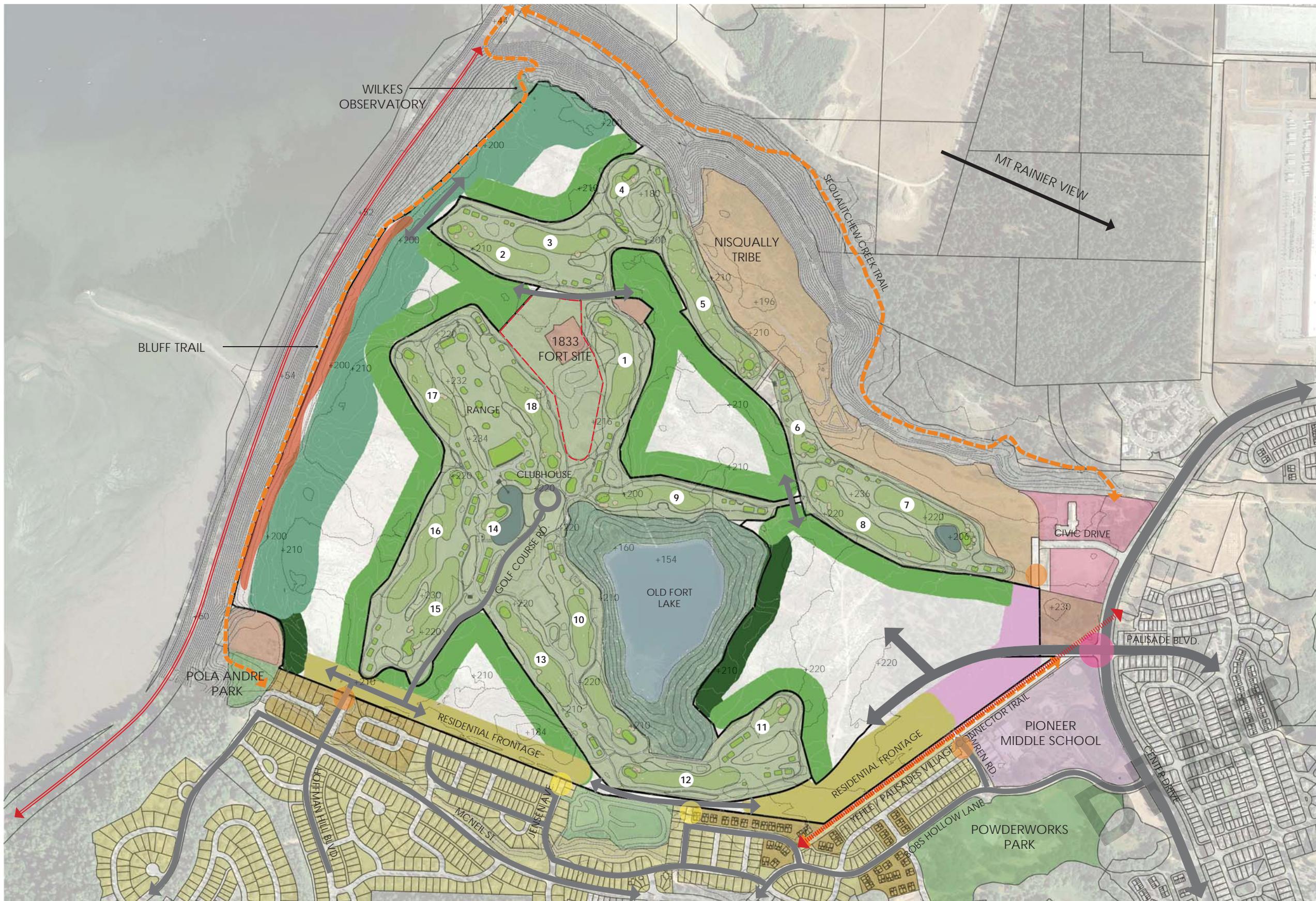
ANALYSIS SUMMARY

LEGEND

ALBATROSS	+/-150.4 AC
NORTHPOINT	+/-102.2 AC
WATER VIEW	
GOLF	
RESIDENTIAL	
FOREST	
CIVIC	
PRIMARY ROADS	
EXISTING PEDESTRIAN PATHS	
TRAIN TRACKS	
PRIMARY ENTRY	
SECONDARY ENTRY	
POTENTIAL ACCESS POINTS	



0 400' 800' 1600'



LAND USE PLAN

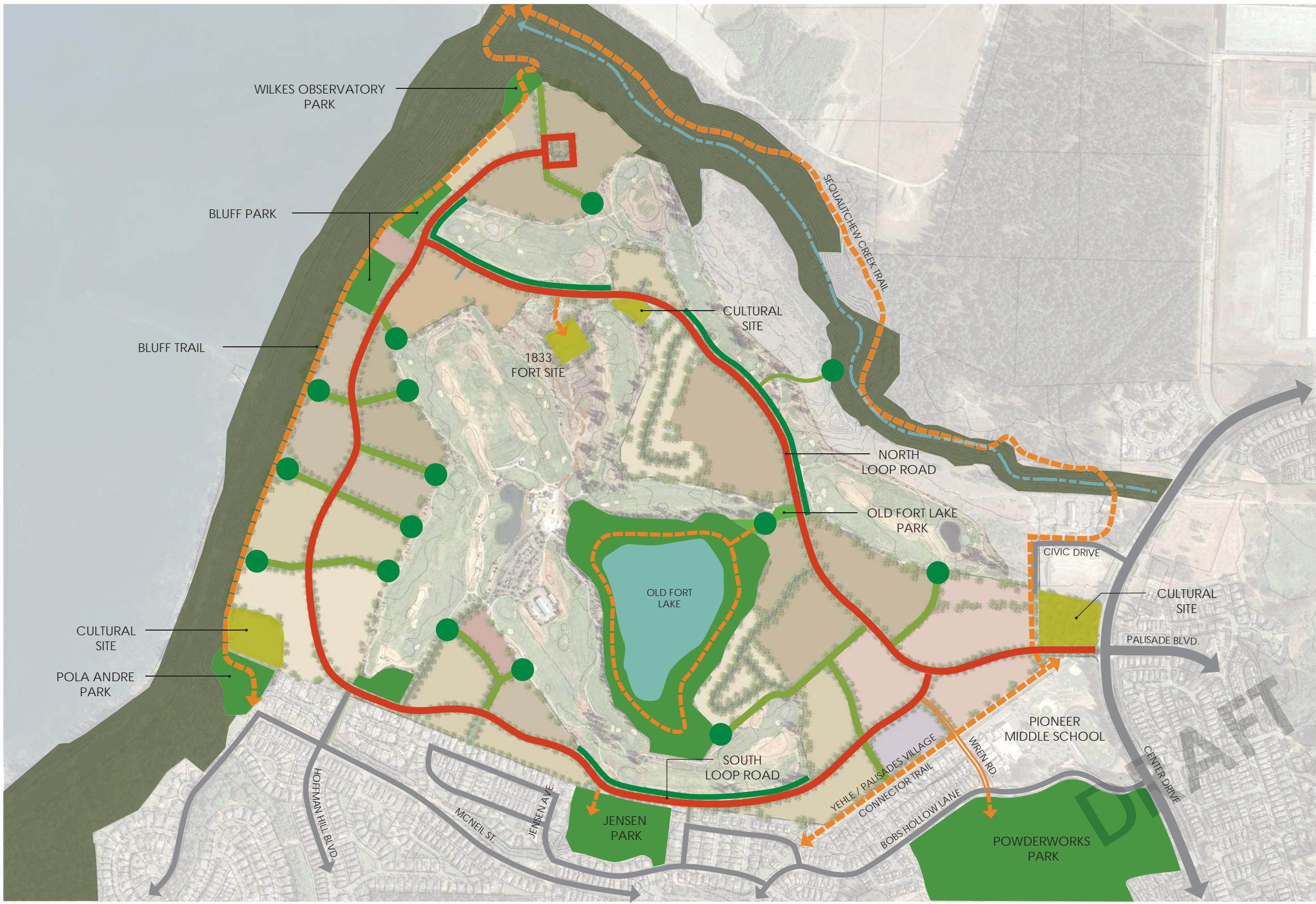
RESIDENTIAL

- (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 & PEDESTRIAN 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) TRAILS

(I) PRIMARY ACCESS

(J) SECONDARY ACCESS

(L) CLUBHOUSE

(M) SHUTTLE CONNECTION (POTENTIAL)

(N) POTENTIAL PUBLIC USES



VIEW LOCATIONS



VIEW LOCATIONS



0 400' 800' 1600'

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



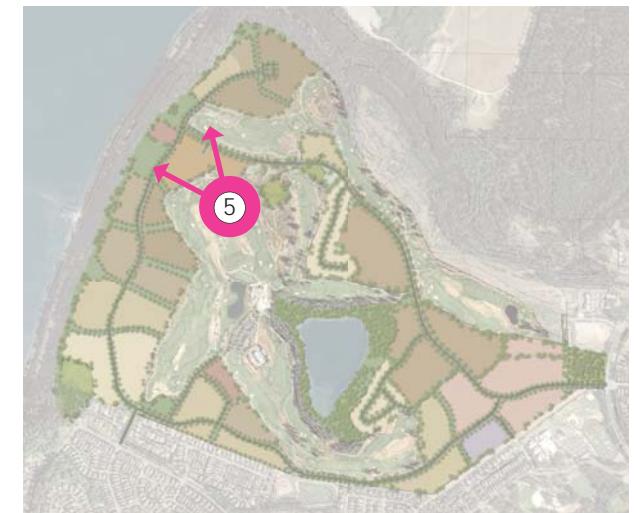
VIEW 4 - RESIDENTIAL STREETSCAPE

- 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

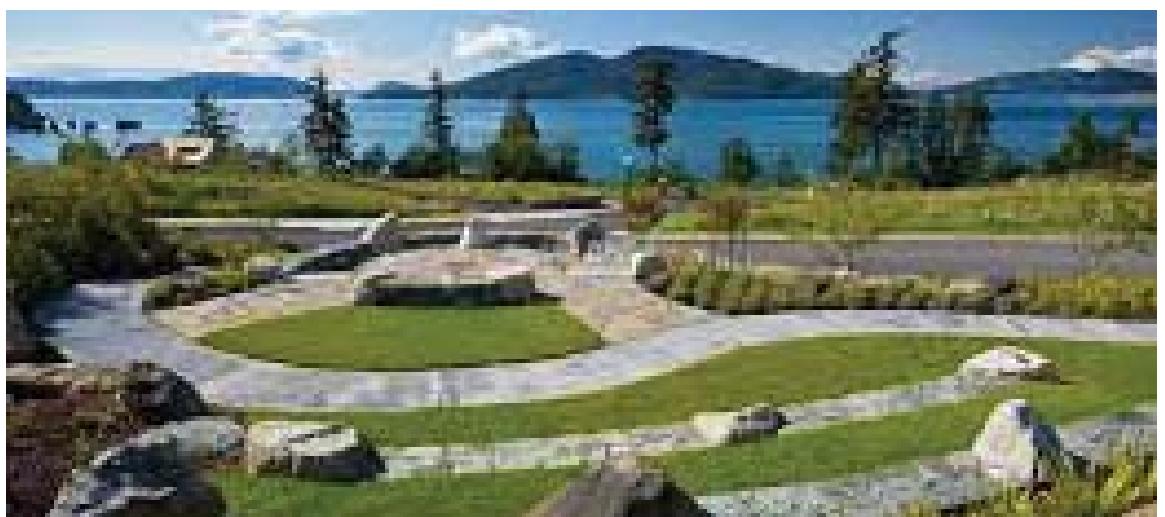
- FOOD & BEVERAGE
- BLUFF TRAIL
- VIEWS TO WATER & MOUNTAINS
- PARK & OPEN SPACE
- SEATING & AMENITIES



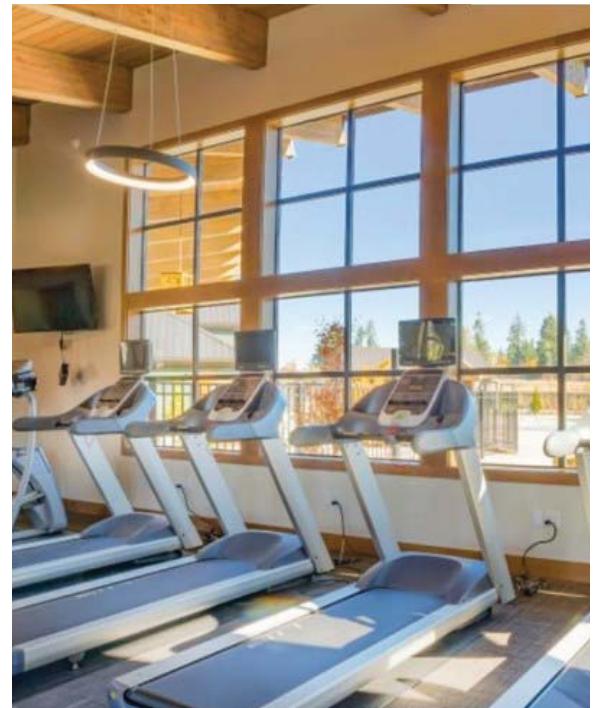
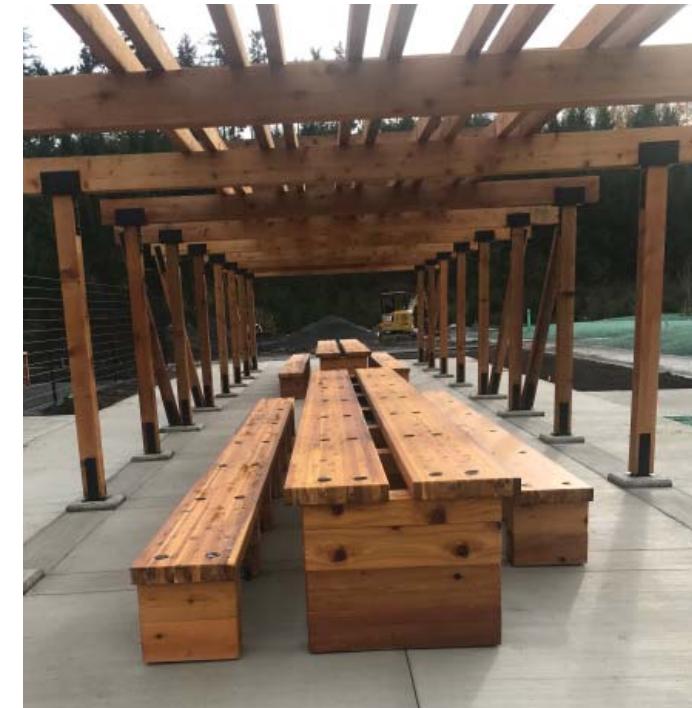
PARKS & OPEN SPACE



PARKS & OPEN SPACE



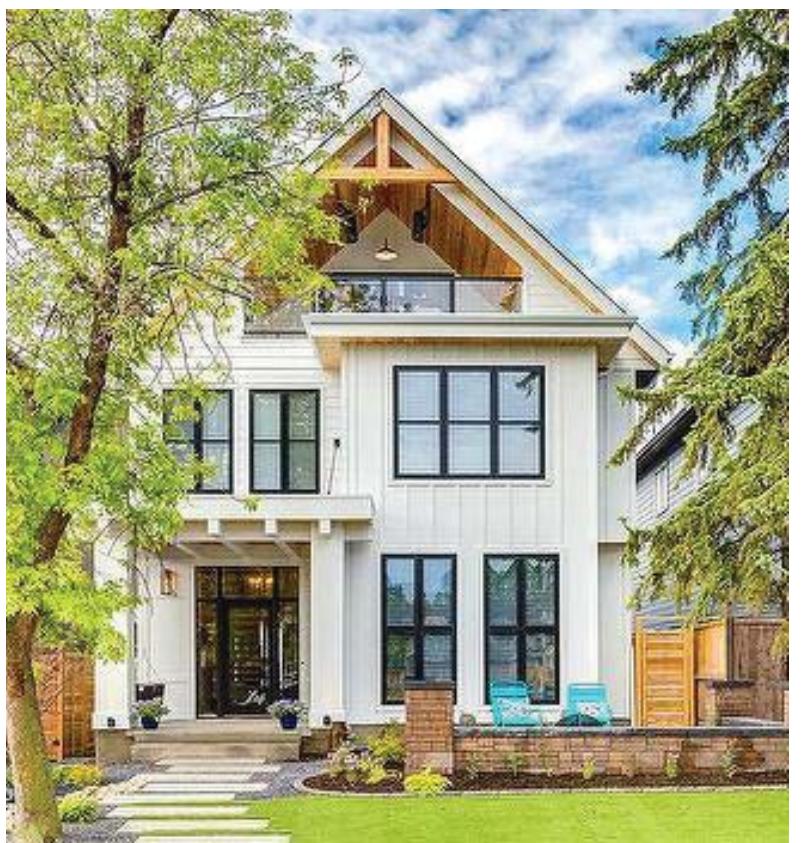
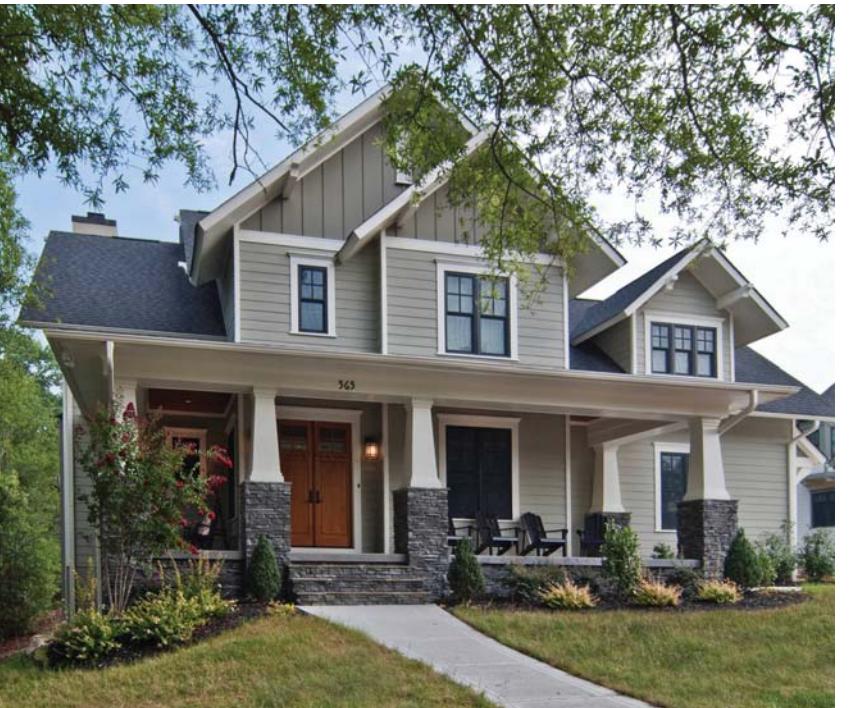
COMMUNITY AMENITIES



COMMERCIAL / CORE AREA



SINGLE FAMILY



CLUSTER

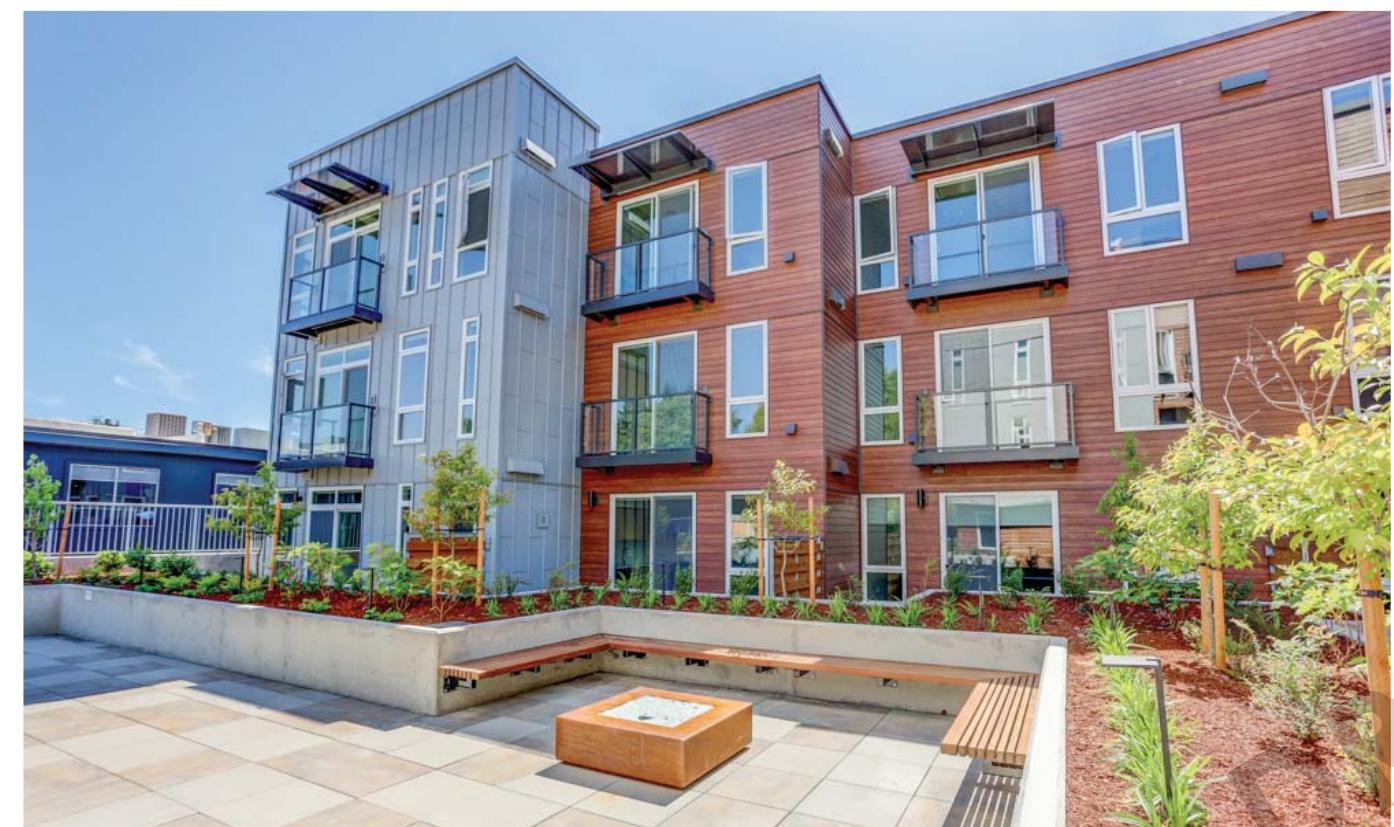


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TOWNHOME & DUPLEX



MULTI-FAMILY

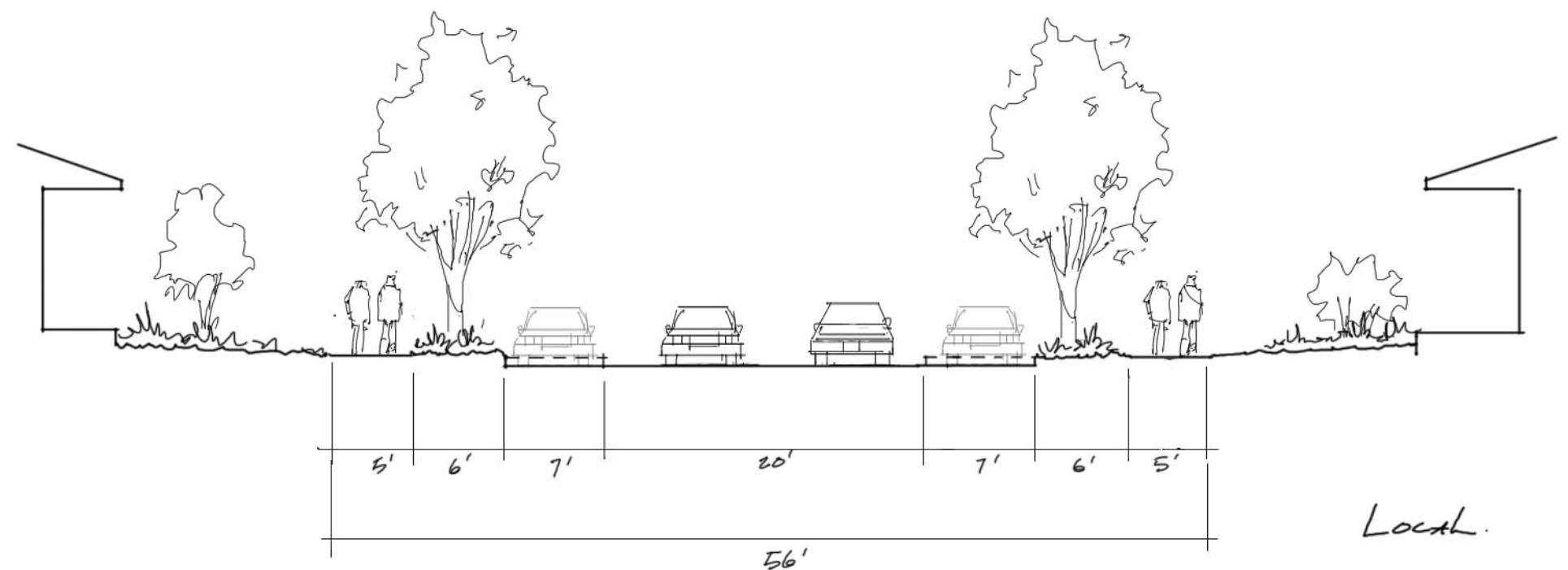
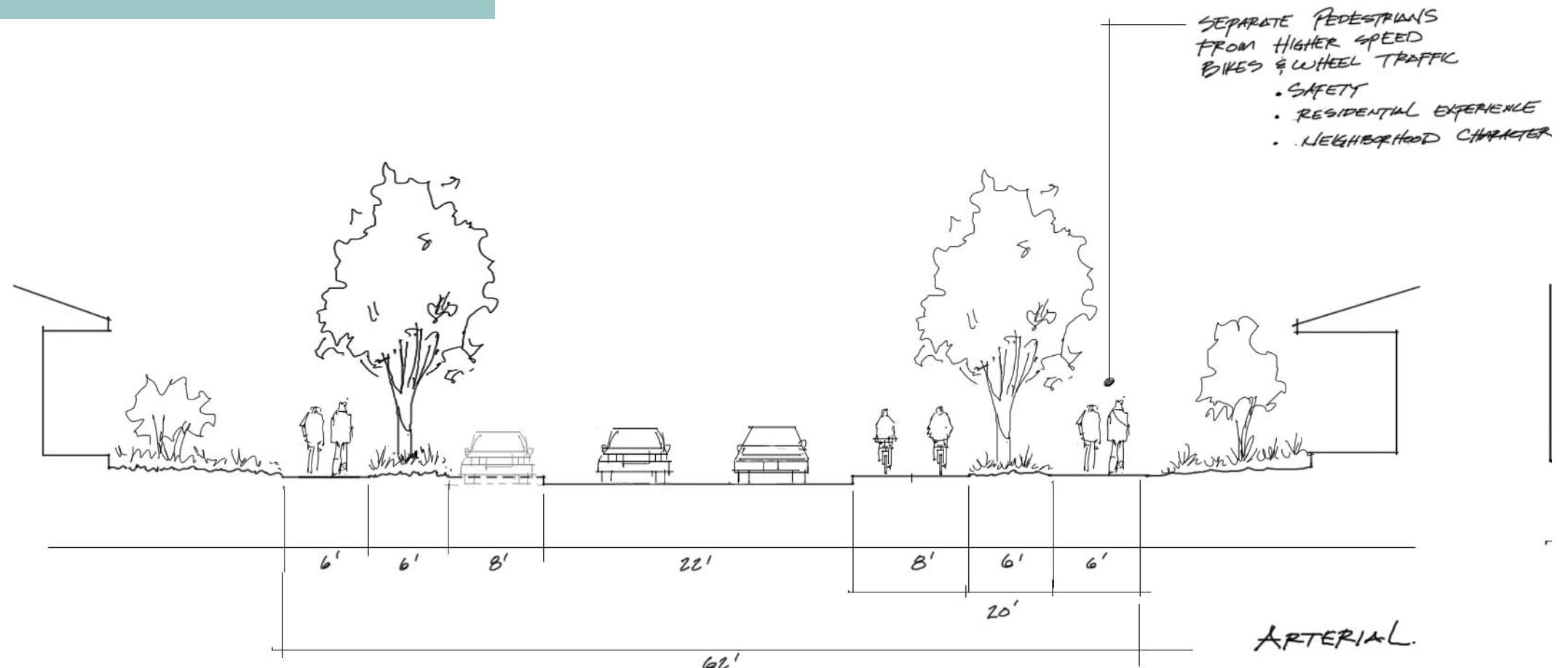


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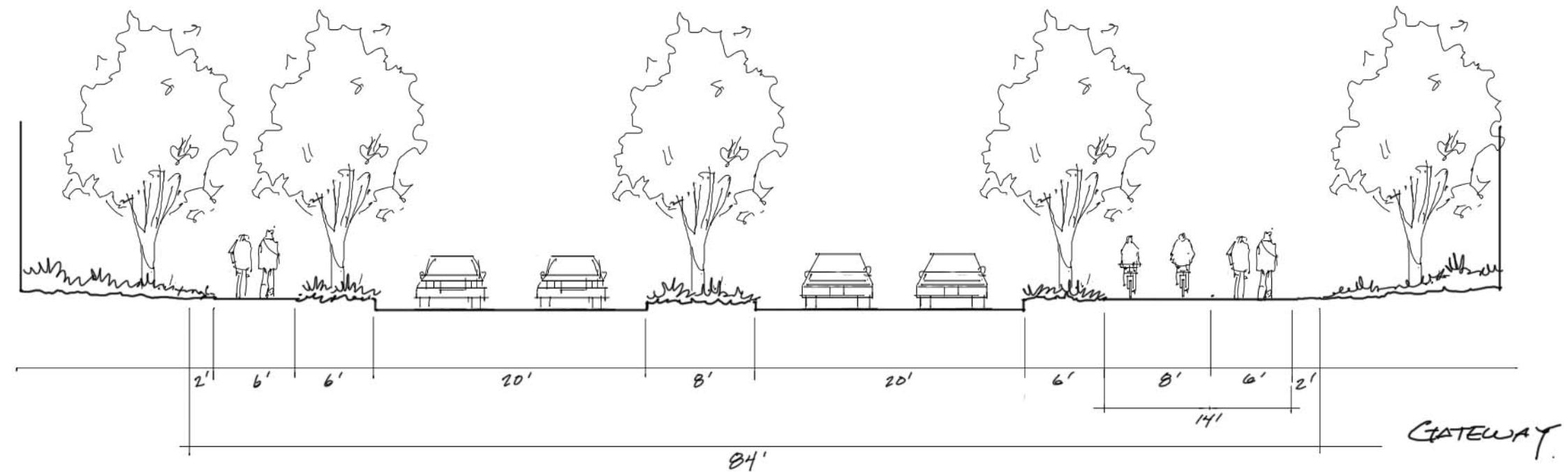
HOTEL & HOSPITALITY



PROPOSED ROAD PROFILES



PROPOSED ROAD PROFILES



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