



DuPont Old Fort Lake Subarea Plan

Design Standards Recap

Land Uses and Densities

Planning Commission Meeting – January 22, 2024



Planning Commission Special Meeting 1/22/2024

Tonight's Goal: Finalize *DRAFT* design standards, discuss land use map and introduce allowed uses

1. Final Design Standards Changes - Parks/Recreation
2. Missing Middle and Proposed Architectural Design Standards
3. Recap of Land Use Map
4. Introduction of Allowed Uses & Definitions
5. Discussion

Handouts: Revised Design Standards and Definitions, Draft Zoning Table and corresponding definitions.

What We Heard:

- Discussion of motorized equipment such as ebikes and scooters.
- Parks and open space minimum size of 5,000 SF is acceptable.
- Gardens need to be allowed in park areas.
- How do the new proposed design standards affect middle housing?
- Subarea Plan is not a static document, will change over time.

Revised Definition for Passive Recreation

“Passive recreation” means recreational activities other than organized, competitive sports, which require little or no covering of the soil with buildings or impervious surfaces. Examples of facilities for passive recreation include paved and unpaved trails, lawns, gardens, pedestrian piers, tables, benches, signs, and waste receptacles.

Revised Golf Course Trail - Allowed Users

25.71.260 Trails

B. Golf course perimeter trails. Trails shall be integrated and constructed with new development along at least 50 percent of the perimeter adjacent to the golf course. Design and use standards:

1. The trail shall be a six-foot wide soft surface path.
2. Allowed uses/users include pedestrians, strollers, and any users with adaptive mobility equipment. Prohibited uses/users include equestrian, **all types of motorized equipment except for adaptive mobility equipment**, skateboards, in-line skaters, bicycles and golf carts.
3. A four-foot-wide landscape strip is required between the path and the golf course. The landscape strip shall meet the requirements for a moderate landscape buffer per DMC 25.10.020.060.
4. A split-rail fence is required adjacent to the golf course where the path is installed.
5. Pedestrian-scaled lighting is required along the trail.

C. Bluff trail. The bluff trail as depicted in Figure 25.71.210 shall be constructed concurrent with the first phase of development per the following standards:

1. Provide a 16-foot-wide paved path.
2. Limit users to **pedestrians and people with disabilities**. Prohibited uses/users include equestrian, **all types of motorized equipment except for adaptive mobility equipment**, skateboards, in-line skaters, bicycles and golf carts. Allowed uses/users include pedestrians, strollers, and any users with adaptive mobility equipment.

An aerial photograph of the Old Fort Lake Subarea. The image shows a large, winding body of water on the left, with a mix of green fields, roads, and clusters of trees. In the background, there are more fields and what appears to be a residential or industrial area. The overall scene is a mix of natural and developed land.

OLD FORT LAKE SUBAREA

Recap Missing Middle Architectural Design Standards

Architectural Design Standards – Townhouse and Multifamily

- **Landscape block frontages:**

Figure 25.71.430.A

Landscaped block frontages vision examples and key standards.

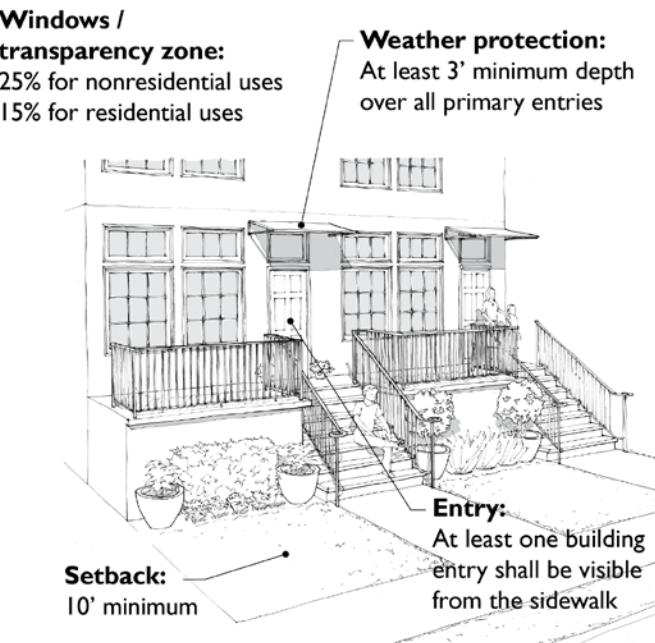
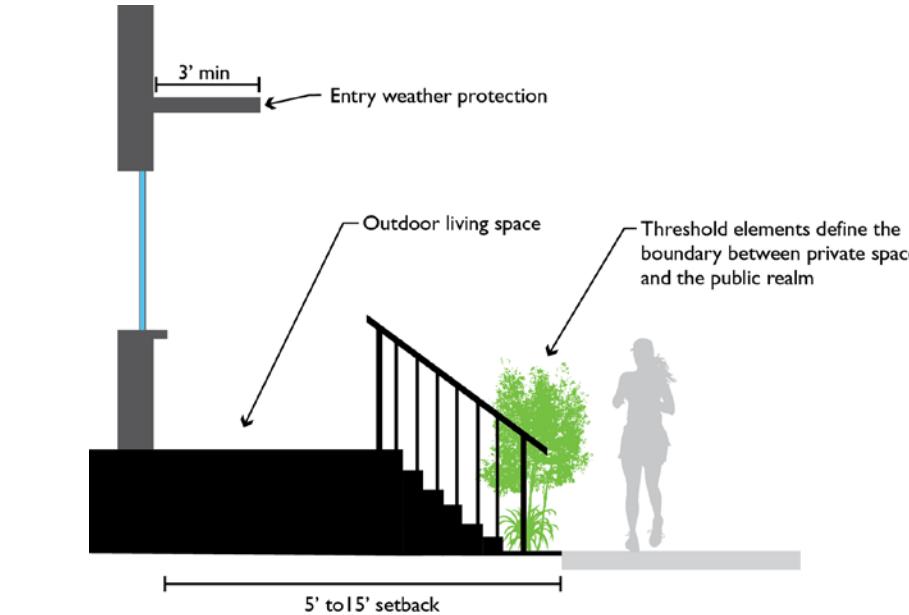


Table 25.71.430(B)

- 10-20-foot front setbacks
- Covered entries and porches may project into setback
- At least one entry visible and accessible from the sidewalk
- 15% transparency at ground level (i.e. windows)
- Weather protection at least 3 feet deep
- Parking to the side, under or rear of buildings
- Areas between sidewalk and building to be landscaped

Architectural Design Standards -Townhouse and Multifamily



DMC 25.71.470

Enhance privacy by providing all of these:

- Ground floor residential shall be raised 3-5 feet above sidewalk
- Provide a physical threshold that screens views
- Provide outdoor space at least 4' x 6' in the front setback
- Provide landscape planters between unit and public realm



Architectural Design Standards -Townhouse and Multifamily



DMC 25.71.620 Building Massing & Articulation

Must employ at least three articulation features at no more than 50 feet, to include:

- Window patterns
- Awnings,
- Vertical piers/columns
- Change in roofline
- Change in building material or siding style
- Vertical building modulation of at least 12" in depth. Balconies can be used to qualify for this option if recessed or projected

Maximum façade width:

- Buildings wider than 120 feet must modulate at least 6' deep and 15' wide
- Use contrasting vertical modulated design components

Architectural Design Standards -Townhouse and Multifamily



DMC 25.71.630 Building Details (street-facing)

Must include three of the following:

- Display windows with grid of multiple panes
- Transom windows
- Roll up doors
- Recessed entry
- Decorative door
- Other/similar feature that meets the intent

....and more related to window design, rooflines and cornices, articulated entries, blank wall treatments, and use of quality building materials.

Draft Land Use Concept for Discussion

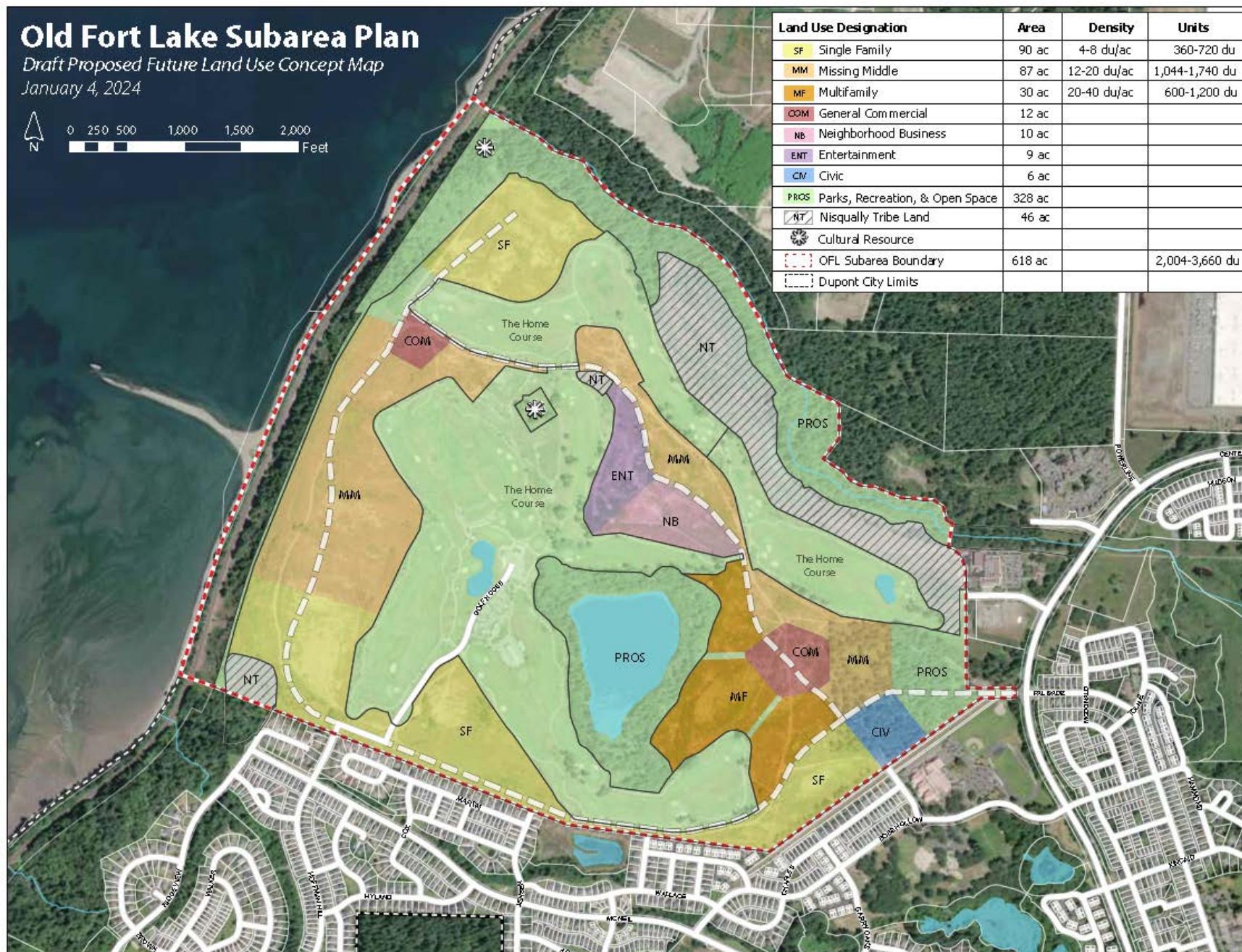
Old Fort Lake Subarea Plan

Draft Proposed Future Land Use Concept Map
January 4, 2024



0 250 500 1,000 1,500 2,000
Feet

Land Use Designation	Area	Density	Units
SF Single Family	90 ac	4-8 du/ac	360-720 du
MM Missing Middle	87 ac	12-20 du/ac	1,044-1,740 du
MF Multifamily	30 ac	20-40 du/ac	600-1,200 du
COM General Commercial	12 ac		
NB Neighborhood Business	10 ac		
ENT Entertainment	9 ac		
CIV Civic	6 ac		
PROS Parks, Recreation, & Open Space	328 ac		
NT Nisqually Tribe Land	46 ac		
Cultural Resource			
OFL Subarea Boundary	618 ac		2,004-3,660 du
Dupont City Limits			



Option C (Jan. 4, 2024):

- 2,004 – 3,660 total dwelling units
- 360 - 720 SF/duplex units
- 1,044 – 1,740 missing middle housing types
- 600 – 1,200 apartments
- Hotel and entertainment uses in center
- Commercial uses provided
- No Mixed-Use Zoning included
- Business Park changed to Neighborhood Business
- School use included
- Open space/tree retention at Palisade Blvd extension

Allowed Uses in Old Fort Lake Subarea – Residential Uses

DMC 25.71.020(a) Table XX Old Fort Lake Subarea Use Table⁽¹⁾								
Use Type	SF	MM	MF	NB	ENT	COM	CIV	PROS
Residential Use Types								
Detached Single-Family	P							
Duplex	P	P						
Accessory Dwelling Unit(s)	P							
Townhomes (Triplex -Sixplex)		P	P					
Multifamily (Apartments)		P	P					
Assisted Living facility			C					
Adult retirement community		C	C					
Adult Family Homes	P	P	P					
Home occupations	A	A	A					
Family day care	P	P	P					

Allowed Uses in Old Fort Lake Subarea – Civic and Public Uses

Use Type	SF	MM	MF	NB	ENT	COM	CIV	PROS
Civic/Public Use Types								
K-12 Schools	C	C	C				P	
Churches	C	C	C				C	
Public Parks, Open Space and Recreation							P	P
Public Uses other than Parks and K-12 schools							P	C
Convention Center					A		P	
Community and Cultural Services					P		P	C
Electric Vehicle Charging Stations	P	P	P	P	P	P	P	P
Public Utilities	P	P	P	P	P	P	P	P
Quasi-Public Uses							P	
Wireless Communication Facilities, Public	P	P	P				P	
Wireless Communication Facilities, attached	A	A	A	A	A	A	A	A
Wireless Communication Facilities, freestanding	C	C	C	C	C	C		

Allowed Uses in Old Fort Lake Subarea - Office and Business Uses

Use Type	SF	MM	MF	NB	ENT	COM	CIV	PROS
Office/Neighborhood Business Use Types								
Light Manufacturing (up to 50,000 SF)				P				
Research and Development				P		C		
Nursing Homes with up to 180 beds				P				
Office				P		C		
Clinics				P				
Personal Services				P		C		
Automotive Repair				P		C		
Banks and Credit Unions				P		P		

Allowed Uses in Old Fort Lake Subarea – Commercial Uses

Use Type	SF	MM	MF	NB	ENT	COM	CIV	PROS
Commercial Use Types								
Commercial Indoor and Outdoor Recreation	P	P	P	P	P	P		C
Automobile service station				C		C		
Retail Establishment (individual tenant spaces up to 20,000 SF)	P	P	P	P	P	P	P	
Retail Establishment (individual tenant spaces over 20,000 SF)				C	C	P		
Restaurants				P	P	P	P	
Restaurants with drive thru window (see prohibited uses)				C	C	C		
Food/Beverage Truck							P	P
Taverns				P	P	P		
Brewery				P	P	P		
Hotel (up to 150 rooms)					P			
Hotel (over 150 rooms)					C	C		
Child Day Care Centers				A/P	A/P	A/P	A/P	

Prohibited Uses in Old Fort Lake Subarea

(2) The following uses and development types are specifically prohibited in all zoning districts in the Old Fort Lake Subarea:

- (a) Drive-through facilities without seating for at least 15 percent of the restaurant's total floor area
- (c) Fish processing and other animal rendering operations.
- (d) Vehicle sales.
- (e) Businesses such as wrecking yards, bulk fuel distributors, heavy equipment repair, mini-storage and like uses are prohibited.
- (f) Adult motel, adult motion picture theater, or adult cabaret.
- (g) Warehouse/distribution.

Discussion

Items for Discussion:

- Preferred four to six middle housing types:
 - Duplex
 - Triplex
 - Fourplex
 - Five plex
 - Six plex
 - Townhomes
 - Stacked Flats
 - Courtyard apartments
 - Cottage Housing
- Comments/discussion on land use map locations
- Comments/discussion on land use map densities

February 12 Planning Commission Meeting

- Recap of Stakeholder Roundtable Discussion
- Land Uses, Densities and Zoning Wrap Up

No Special Meeting in February



Thank you!

