



DuPont Old Fort Lake Subarea Plan

Citywide Comprehensive Plan Update

Planning Commission Meeting – April 8, 2024



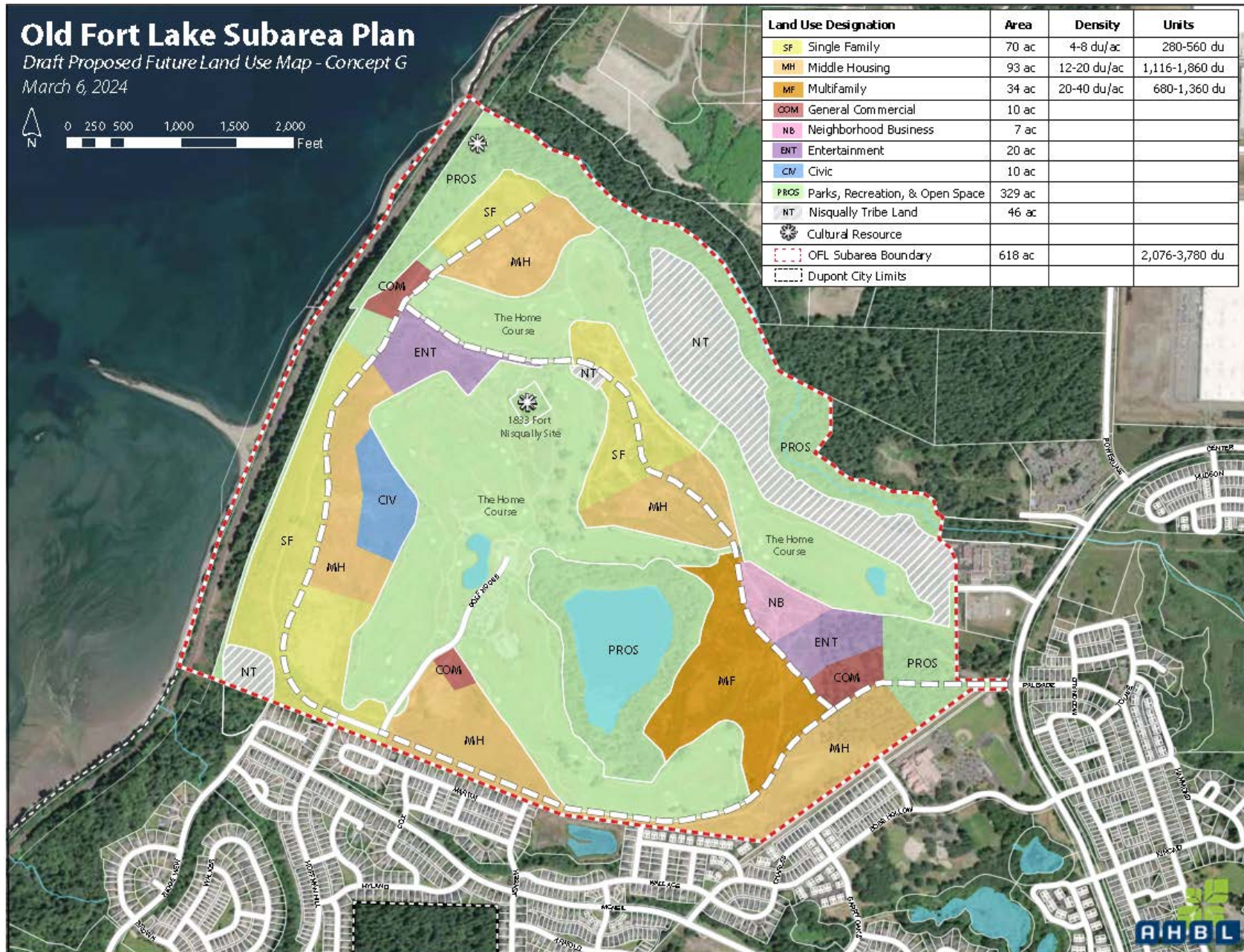
Old Fort Lake Subarea Plan:

1. Recap from March 11, 2024 Meeting
 1. Concept G & School siting
 2. Street names
 3. 200-unit apartment buildings
 4. ADUs and units per lot
2. Continue Review of NEW Draft DMC 25.71.700 Single Family and Middle Housing Design Standards
3. Continue Review of Draft DMC 25.71.270 Parking Standards
4. Review Draft Land Use, Housing, and Capital Facilities Goals and Policies

Comprehensive Plan Periodic Update:

1. Public Participation Plan
2. Chapter updates – what we are focusing on
3. Work Plan

PC Meeting Recap –3/11/2024 – SCHOOL SITING



PC Meeting Recap –3/11/2024 – Street Names

Community Character Goals and Policies:

CC-3.5 Explore an informational and wayfinding sign design that is cohesive throughout the subarea and expresses the subarea's cultural and historic heritage. Require street names be based on historic and cultural figures important to the subarea's history, including Native Americans and women.

Cultural & Historic Goals and Policies:

CR 2.2 Incorporate cultural and historical storytelling within the bluff trail and other key locations in the subarea and connects historic and cultural resource sites. Use interpretive signage, trail wayfinding signage, street names, native languages, artwork, and a mix of historic building materials throughout the trails as a means of educating and celebrating DuPont's rich history. Ensure that all people, industry and historical periods are included. Ensure that all place names are explained as to their historic or cultural significance. Ensure that signage and artwork does not interfere with views.

PC Meeting Recap –3/11/2024 - Multifamily Building Examples



Creekside Village, DuPont / 3 stories, 12 units per building

Northpointe Chadwick Project, 4 stories, 189 units



Traditions Federal Way Project, 6 stories, 200 units



Together Center, Redmond, 6 stories, 200 units per building

PC Meeting Recap –3/11/2024 – Accessory Dwelling Units

HB 1337 – Accessory Dwelling Units Legislation

- Requires cities allow a minimum of two ADUs per lot when lot sizes are greater than 2,000 SF.
- Setbacks, lot coverage, design standards, cannot be more restrictive than for principal units.
- Restrictions on short term rentals are allowed.
- City's may not be held civilly liable if in violation of a restrictive covenant or deed restriction.

HB 1110 – Middle Housing Legislation

- Allows DuPont (Tier 3 cities) to limit density to two units per lot, inclusive of ADUs. (WA Dept of Commerce recommends legal guidance.)
- Washington Dept. of Commerce *User Guide for Middle Housing Model Ordinances*, dated January 26, 2024 says: “Cities that choose to count ADUs toward units density should carefully review RCW 36.70A.635(5), which states in part: (5) A city must allow at least six of the nine types of middle housing... A city may allow accessory dwelling units to achieve the unit density required in subsection (1) of this section. Cities are not required to allow accessory dwelling units or middle housing types beyond the density required in subsection (1) of this section...”

DMC 25.71.700 Single-Family and Middle Housing Design Standards

See New Handout DMC 25.71.700 Design Standards Single-Family and Middle Housing

- Plain text is from the Middle Housing Model Ordinance but optional
- **Bold text is from the Middle Housing Model Ordinance but mandatory**
- Red text is staff suggested additions or modifications within the allowed flexibility
- Note staff has combined detached single-family standards with middle housing standards in DMC 25.71.700

DMC 25.71.707 Design Standards to Review–

- Entries
- Driveways and garages
- Windows and doors
- Yard space
- Cottage Housing
- Courtyard Apartments
- Infrastructure
- Park/Recreation Space Requirements

DMC 25.71.700 Single-Family and Middle Housing Design Standards

Proposed Modification to DMC 25.71.250 to require park development associated with all single family and middle housing projects, regardless if a subdivision is involved.

25.71.250 Parks

This section describes requirements for private development and the proposed Bluff Park to implement the Old Fort Lake Subarea Plan's goals and policies. Other Citywide parks and recreation plans, goals and policies can be found in the City's Parks, Recreation and Open Space Plan.

A. Park-land requirement. Park-land dedication and construction is required for residential ~~subdivisions~~ projects with ten or more units. The residential project shall include:

1. One-tenth of the combined gross area of the project ~~lots one acre or less in size~~, exclusive of all other dedications, must be developed for parks, and recreation use for the ~~subdivision~~ project. The Director must approve suitable locations for such parks and playgrounds.
2. A property owners' association for the proposed ~~subdivision~~ project shall be created, which shall own and maintain the parks and recreation spaces in perpetuity.

B. Park design criteria. Parks and recreation areas integrated into residential ~~subdivisions~~ projects must meet the following design criteria:

DMC 25.71.700 Single-Family and Middle Housing Design Standards

Proposed Modification to DMC 25.71.706 to refer the applicant to DMC 25.71.250 for park requirement.

DMC 25.71.706 Dimensional Standards

G. Parks and Recreation Space

Single family and middle housing projects with 10 or more units are required to dedicate and construct park land. See DMC 25.71.250 for the park size and design criteria.

DMC 25.71.270 Draft Parking Standards

Review Draft Parking Standards Handout

Mandatory Middle Housing Parking Standards, per HB 1110

DMC 25.71.270 Parking Standards.

- A. Off-street parking for middle housing shall be subject to the following:
 - 1. A **maximum of one off-street parking space per unit shall be required on lots smaller than 6,000 square feet**, before any zero lot line subdivisions or lot splits.
 - 2. A **maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet** before any zero lot line subdivisions or lot splits.

Detached Single-Family remains at 2/lot

Note: Staff have chosen to put all parking requirements into a table format in DMC 25.71.270 to include all uses in the Subarea.

Land Use, Housing and Capital Facilities Goals and Policies

Review (3) Goals and Policies Handouts in March 11, 2024 Meeting Packet

1. Draft Land Use Goals and Policies dated March 7, 2024 (page 8 of 21)
2. Draft Housing Goals and Policies dated March 7, 2024 (page 10 of 21)
3. Draft Capital Facilities Goals and Policies dated March 7, 2024 (page 12 of 21)

These goals and policies, together with the other Subarea goals and policies, serve to bring to life the vision for the Subarea:

“The vision for the Old Fort Lake Subarea is to plan for a range of residential, employment and recreational opportunities that are sustainable and embody DuPont’s high quality of life, character, and its rich history while preserving natural resources and emphasizing the surrounding beauty of the area.”

Land Use Goals and Policies

Goal LU-1 Plan for public amenities such as parks and trails that take advantage of Puget Sound views and provide connections to historic and cultural resource areas. Ensure that the bluff trail and viewpoints are accessible to all.

LU 1.1 Emphasize public views and access to the shoreline via public trails and trail connectivity.

Goal LU-2 Strategically plan for a range of sustainable commercial and entertainment-related 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 Plan for a range of high-intensity commercial uses that are attractive and inviting.

LU 2.2 To support economic viability, locate the commercial areas near higher residential density areas.

LU 2.3 Plan for a range of low intensity commercial uses that provide a for a variety of personal services, offices and small scale light manufacturing at a neighborhood scale that is distinctly separate from the high intensity commercial area.

LU 2.4 Plan for hotel and entrainment type uses that create a draw to the subarea and expands the Home Course Golf Course usership and opportunities for tournaments.

LU 2.5 Prohibit light industrial, warehouse and heavy manufacturing type uses from locating in the Subarea.

Land Use Goals and Policies (cont'd)

Goal LU-3 Plan for civic and public uses that support the public health, safety and welfare of the subarea.

- LU 3.1 Provide opportunities for the development of a cultural/community center, convention center, cultural/historic interpretive center or other public facilities.
- LU 3.2 Plan for a future 10-acre school site in the Subarea to service the new children within the subarea. Coordinate with the Steilacoom Historic School District on the optimal location for a new school that supports their planning efforts.
- LU 3.3 Plan for future public safety needs in accordance with the Capital Facilities Plan.

Goal LU-4 Minimize nuisances and impacts to protect residential uses and adjacent properties.

- LU 4.1 Minimize the adverse visual, odor, fumes, and noise impacts of mechanical equipment, utility cabinets and other service areas at ground and roof levels to protect residential uses and adjacent properties by requiring enclosures and/or screening.
- LU 4.2 Minimize light pollution and ensure that functional lighting contributes to the character and safety of the streetscape and does not disturb adjacent developments and residences.
- LU 4.3 Promote lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.

Land Use Goals and Policies (cont'd)

Goal LU-5 Promote sustainable and energy-efficient site and building design.

- LU 5.1 Promote building and lighting practices and systems to conserve energy, decrease dependence on fossil fuels, and limit greenhouse gas emissions.
- LU 5.2 Apply the defined Wildand-Urban interface areas standards to the Old Fort Lake Subarea.
- LU 5.3 Support the use of low-impact development techniques throughout the subarea for the infiltration of stormwater in small-scale facilities such as bioretention ponds, rain gardens and other methods.
- LU 5.4 Comply with the Citywide Comprehensive Plan goals and policies related to addressing Climate Change.
- LU 5.5 Comply with the Citywide Comprehensive Plan goals and policies related to addressing tree canopy.
- Lu 5.6 Comply with the Citywide Comprehensive Plan goals and policies related to water-wise landscaping standards to reduce water use.

Goal LU-6 Plan for a range of uses in the subarea while recognizing the environmental constraints associated with the Department of Ecology Consent Decree.

Housing Goals and Policies

Goal H-1 Strategically plan for a range of housing types and densities that meets the state-mandated growth targets while protecting DuPont's high quality of life and community character.

H1.1 Plan for a housing density in the Subarea that exceeds the growth targets in anticipation of future density mandates. It should be anticipated that additional/new housing will be provided in other areas of the City.

Goal H-2 Develop new zoning and design standards for housing that conform to the requirements of Washington State legislation while reflecting the City's existing residential character.

H 2.1 Plan for and accommodate housing that is affordable to all economic segments.

H 2.2 Develop design standards requiring architectural details such as porches and garages setback from building fronts while minimizing costs that will be passed on to future buyers.

H 2.3 Ensure new zoning and design standards strategically plan for compatibility with adjacent uses.

H 2.4 Ensure new housing is buffered from the adjacent Home Course Golf Course to protect people and structures from errant golf balls.

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Housing Goals and Policies (cont'd)

- H 2.5 Require parks and recreation areas associated with housing development that are owned and maintained by the Homeowner's Association; are usable, safe and inviting; and of a size that is commensurate with the City's established level of service.
- H 2.6 Ensure the new housing design standards for middle housing are not more stringent than standards for single family housing.
- H 2.7 Encourage multifamily development to meet the City's housing needs and to foster a compact and diverse community.
- H 2.8 Allow for up to two accessory dwelling units on all lots that are located in land use designations that allow for single family homes as required per RCW36.70A.680 and 681.

Goal H-3 Conform to the DuPont Comprehensive Plan Housing Element Goals and Policies specifically for housing affordability, housing supply and inventory, social equity, and population growth.

- H 3.1 Consider additional tools to incentivize housing affordability, such as Multifamily Tax Exemptions, streamlining the permitting process, and others, when a covenant is recorded preserving the affordability for a minimum of 50 years.
- H 3.2 Modify DMC 25.85 Affordable Housing Incentives Program as needed to comply with current Growth Management Act requirements for housing affordability.

Capital Facilities Goals and Policies

CF Goal 1 Plan for the provision and development of roads, water system, wastewater and storm drainage systems, parks, civic facilities and police and fire protection that are adequate to meet the needs of the Subarea at full development.

- CF 1.1 Require that individual development projects are constructed consistent with the Subarea Plan in terms of infrastructure, open space, and land usage.
- CF 1.2 Require developers to plan their utility infrastructure to allow for future blocks to develop within the subarea.
- CF 1.3 Require developers to construct roadway access to their properties within the subarea; ensure that all development proposals are designed in a way to accommodate the future roadway and trail networks as illustrated in the Old Fort Lake Subarea Plan.
- CF 1.4 Remain “grant-ready,” by maintaining partnerships with service providers to enhance “in-kind” and regional participation, keeping capital facilities plans current, and ensuring that local plans are consistent.
- CF 1.5 Obtain rights-of-way and easements to ensure that future access and utilities can be provided to all development properties within the subarea.

Capital Facilities Goals and Policies (cont'd)

CF Goal 2 Ensure that public facilities necessary to support new development are available and adequate concurrent with the development.

- CF 2.1 Apply the levels of service standards as adopted in the Comprehensive Plan for all development within the Old Fort Lake subarea.
- CF 2.2 Require developers to construct and/or fund capital facilities that are needed to meet City concurrency standards.
- CF 2.3 Explore additional funding sources and strategies to ensure long-term infrastructure maintenance within the subarea.
- CF 2.4 Work with the school district to coordinate the development of a new school to coincide with anticipated residential development.

CF Goal 3 Celebrate the subarea's cultural sites through enhancement and education.

- CF 3.1 Create funding plans for the preservation and enhancement of the Wilkes Observatory, the 1833 site, Old Fort Lake, and other cultural and historic features.
- CF 3.2 Create development plans for cultural sites that include public access, informational signage, viewing areas, and visitor structures.

Utilities Goals and Policies

U Goal 1 Ensure utilities are available for development.

- U-1.1 Coordinate with utility providers at early stages in project planning and the development review process.
- U-1.2 Design and install utilities with sufficient capacity to meet anticipated land use intensity.
- U-1.3 Plan for an accessible utility infrastructure system that provides for practical connections; to the greatest extent practical, require that water, wastewater and storm drainage lines are developed within public rights-of- way.
- U-1.4 Review the utilities capacity on an annual basis to ensure there is long-term capacity to support future uses within the subarea; identify any potential service deficiencies and work with service provides to adequately plan for future demand.
- U-1.5 Seek funding sources for infrastructure to support development within the subarea.

U Goal 2 Provide adequate sanitary sewer system concurrent with development.

- U-2.1 Coordinate with Pierce County to provide sanitary sewerage service to the residents and businesses of the subarea.
- U-2.2 Require all new development (excluding remote open space buildings) to connect to a public sanitary sewer system.
- U-2.3 Design new sanitary sewer systems to service the future demand that is anticipated from the Old Fort Lake Future Land Use Plan.

Utilities Goals and Policies (cont'd)

U Goal 3 Provide potable water to the subarea.

- U-3.1 Provide an efficient and adequate water supply to the residents and businesses of the subarea.
- U-3.2 Require all new development (excluding remote open space buildings) to connect to a public water system.
- U-3.3 Design new potable water systems to service the future demand that is anticipated from the Old Fort Lake Future Land Use Plan.
- U-3.4 Explore opportunities to reduce potable water use including low-flow appliances/fixtures/toilets, water reuse and rainwater harvesting, and drought tolerant landscaping.

U Goal 4 Minimize erosion by enforcing stormwater management from start through completion of development.

- U 4.1 Require that future development comply with the City's adopted stormwater management program.
- U 4.2 Determine applicable low impact development (LID) best management practices (BMPs) during in the planning stages for new projects as required by the City's stormwater management program.
- U 4.3 Design landscaping and planting areas as key components of a site's water quality stormwater strategy; create landscaping plans that reduce and/or eliminate the need for fertilizers and chemicals.
- U 4.4 Encourage development to conduct rainwater harvesting for irrigation and reuse purposes.
- U 4.5 Conduct timely updates to the City's stormwater management program to compile with periodic amendments to the Department of Ecology Stormwater Management Manual for Western Washington.

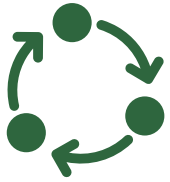


DuPont Citywide Comprehensive Plan Update

Planning Commission Meeting – April 8, 2024



DuPont Comp Plan Periodic Update – Public Participation Plan



Make sure the DuPont Comprehensive Plan reflects the input of the City and its residents

- ✓ Public meetings and outreach
- ✓ Farmer's Market/City events outreach
- ✓ Storefront Location
- ✓ Collect "interested parties" email list
- ✓ Regular website updates
- ✓ Nisqually Tribe outreach – including MOA
- ✓ JBLM outreach
- ✓ WA Dept. of Commerce reviews
- ✓ Puget Sound Regional Council reviews
- ✓ Planning Commission and Council meetings, workshops and hearings

RCW 36.70A.020: Encourage the involvement of citizens in the planning process, *including the participation of vulnerable populations and overburdened communities*, and ensure coordination between communities and jurisdictions to reconcile conflicts

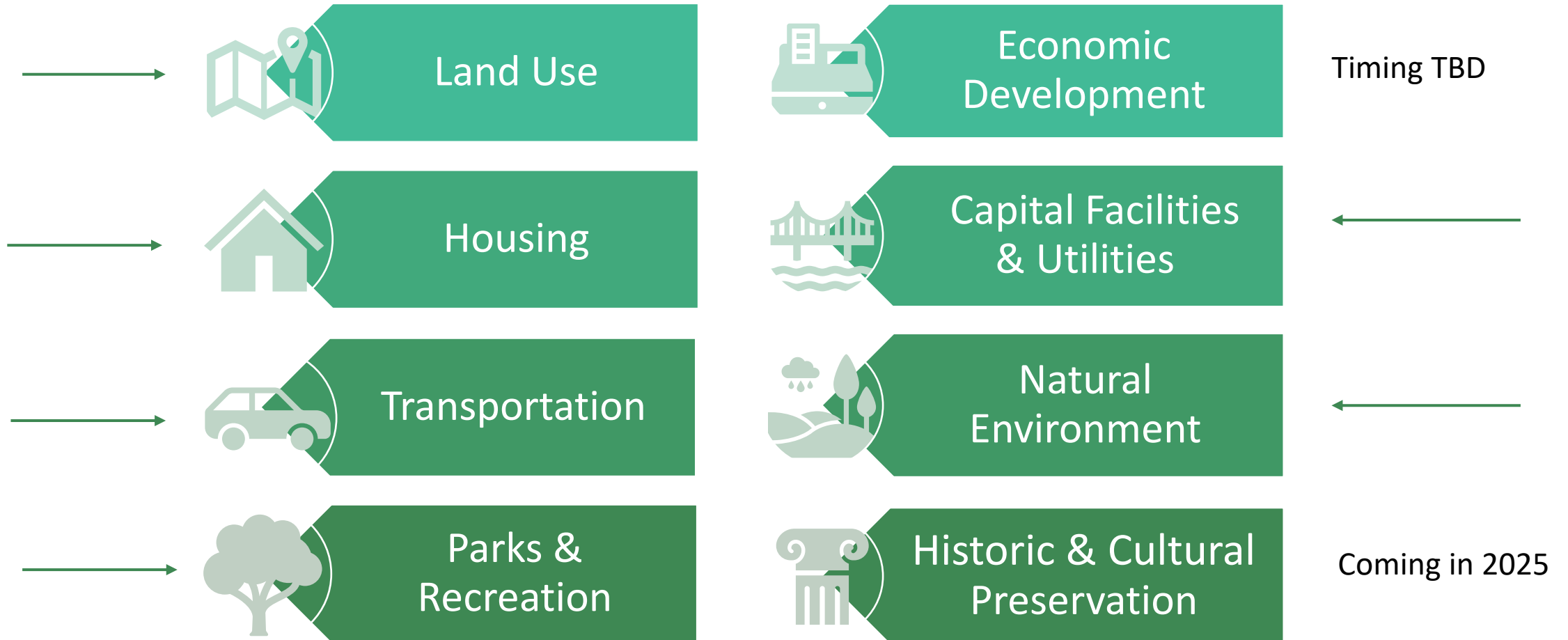
Vision for DuPont

The City of DuPont is a model small city known for its planned setting and hometown sense of community; a place that blends its natural beauty, rich Northwest history, and vibrant economy with a proactive approach to its future.

DuPont Comprehensive Plan Elements

Revise the DuPont Comprehensive Plan to reflect new regulatory guidance

DuPont Approach - Only update what is mandatory





- Update for consistency with Pierce County Countywide Planning Policies
- Review and audit entire plan to update Population Projections
- Update to incorporate housing needs based on buildable lands allocations
- Update to include climate guidance
- Update to incorporate open space corridors and green spaces for habitat and connection to critical areas and urban forestry.
- Review and update drainage, flooding and stormwater runoff corrective actions
- Adopt goals and policies for achieving environmental justice, including efforts to avoid creating or worsening environmental health disparities
- Adopt goals and policies to reduce and mitigate wildfire risks through wildfire preparedness and fire adaptation measures.

DuPont Comprehensive Plan Elements – HOUSING ELEMENT



Housing

- Incorporate goals and policies for preservation and improvement of existing housing
- Incorporate goals and policies for moderate density/middle housing
- Incorporate goals and policies for housing near employment and role of ADUs
- Complete an inventory and analysis of existing and projected housing need by income band
- Identify land capacity for housing by type of housing including government-assisted, low, very low and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing.
- Prove adequate provisions for existing and project housing needs for all economic segments.
- Document barriers and actions to achieve housing availability.
- Identify and address racially disparate impacts, displacement, and exclusion in housing
- Identify and establish anti-displacement policies with consideration for low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.



Capital Facilities & Utilities

- Complete an inventory of green infrastructure
- Update to identify the transportation facilities, and public facilities and services needed to serve the UGA and the funding to provide the transportation facilities and public facilities and services
- Provide policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan
- Forecast and provide locations and capacities for needed or expanded capital facilities
- Work with Pierce County Public Utilities to address their needed capital facilities
- Provide the location and capacity of existing and proposed utilities, including telecommunications
- Identify and include contact information about all public entities

DuPont Comprehensive Plan Elements – TRANSPORTATION ELEMENT



Transportation

- Update the transportation facilities needed to serve the City and the funding for it.
- Identify actions to bring facilities to established multimodal levels of service
- Forecast multimodal transportation for a minimum of 10 years including updated land use assumptions
- Project system needs to equitably meet current and future demand and equitably implement the multimodal network
- Prepare a transition plan for transportation as required in Title II of ADA.
- Identify and designate planned improvements for active transportation facilities that encourage and promote healthy lifestyles.
- If funding falls short of identified needs, discuss how additional funds will be raised, or how land use assumptions will be reassessed to meet LOS standards.



Parks & Recreation

- Update for consistency with Capital Facilities Plan
- Update tree canopy coverage
- Update for consistency with Parks, Recreation & Open Space Plan (PROS)

DuPont Comprehensive Plan Elements – OTHER REQUIREMENTS

Climate Change & Resiliency:

- Preparation of a Climate Change Chapter is due in 2029
- This update will address greenhouse gas reduction, climate preparedness, response and recovery goals and policies peppered throughout the Comp Plan Update.

Tribal Participation:

- A memorandum of agreement between City and tribes for collaboration and participation is required.
- Update process for tribal coordination in the Comp Plan

Siting Essential Public Facilities:

- Update to include Reentry and Rehabilitation facilities and Regional Transit Facilities as EPFs

General Consistency:

- With Countywide Planning Policies
- With PSRC Multi-county Planning Policies
- All plan elements
- Buildable Lands

Future Emergency Amendments:

- Set up a procedure for adopting future emergency comprehensive plan amendments

DuPont Comprehensive Plan Elements – WORK PLAN

April – early May

1

Perform a gap analysis to identify areas of the plan that require updating

January – June 2025

5

Update and Adopt Development Regulations consistent with the comprehensive plan

May - August

2

Engage the community to develop community goals based on state and regional requirements.

March 2025 – December 2025

6

Historic & Cultural Element and other amendments as needed on an annual basis

August - October

3

Develop a draft plan and collect public feedback.

March 2028 - December 2029

7

Develop and Adopt a Climate Change & Resiliency Chapter

October - December

4

Planning Commission forwards a recommendation to City Council who approves the final plan.

Planning Commission Meeting – May 13

1. Old Fort Lake Subarea Plan (cont'd):
 - Wrap up
2. Comprehensive Plan Periodic Update:
 - Review Gap Analysis
3. Development Regulations Amendment
 - Readerboard Signs



Thank you!

