



DuPont Old Fort Lake Subarea Plan

Planning Commission Meeting – September 23, 2024



Old Fort Lake Subarea Plan

1. Summarize City Council comments from briefing
2. 2nd Review - Draft Subarea Plan
3. 1st Review – Draft Definitions (DMC 25.10)
4. 1st Review - Draft Zoning (DMC 25.58)
5. 1st Review – Draft Design Standards (DMC 25.71)
6. Next steps

What We Heard at 9/9/24 City Council Briefing

1. Want to see imagery/photos of a 200-unit apartment building
2. Agree with PC about needing multiple access points to the Subarea
- 3. Agree with PC about not exceeding growth targets**
4. Need for a grocery store
5. Stacked flats can be attractive – referenced “Sand Hollow” in Utah
6. Want to know what the minimum unit count is that avoids infrastructure improvements
7. What if we had less multifamily? What if more housing types were listed in the MF Zoning district?
8. This is not our only property that can provide additional housing

What We Heard at 9/8/24 PC Meeting

Land Use Chapter:

- “Anticipate” but not exceed growth targets

- Clarify uses in area of Wilkes Observatory; change to NW corner

Parks & Rec Chapter:

- Strategically locate sports fields for sharing of facilities;

- Remove bullet about golf course being enough open space;

- Ensure trails are accessible for all users and mobility aids;

Transportation Chapter:

- Jensen and Ogden need to also be points of access

- Add “Provide traffic control for emergency access to Civic Drive”

Revised Draft Dated 9/19/2024:

1. Technical edit is now complete
2. Chapter Reorganization
3. Format Upgrades
4. New/Revised Transportation Chapter
5. Changes/edits from PC Meeting on 9/8

Transportation Chapter:

- Review “What we Heard”
 - Is this what you recollect?
 - How well does the plan reflect what we heard?
 - Is anything missing?

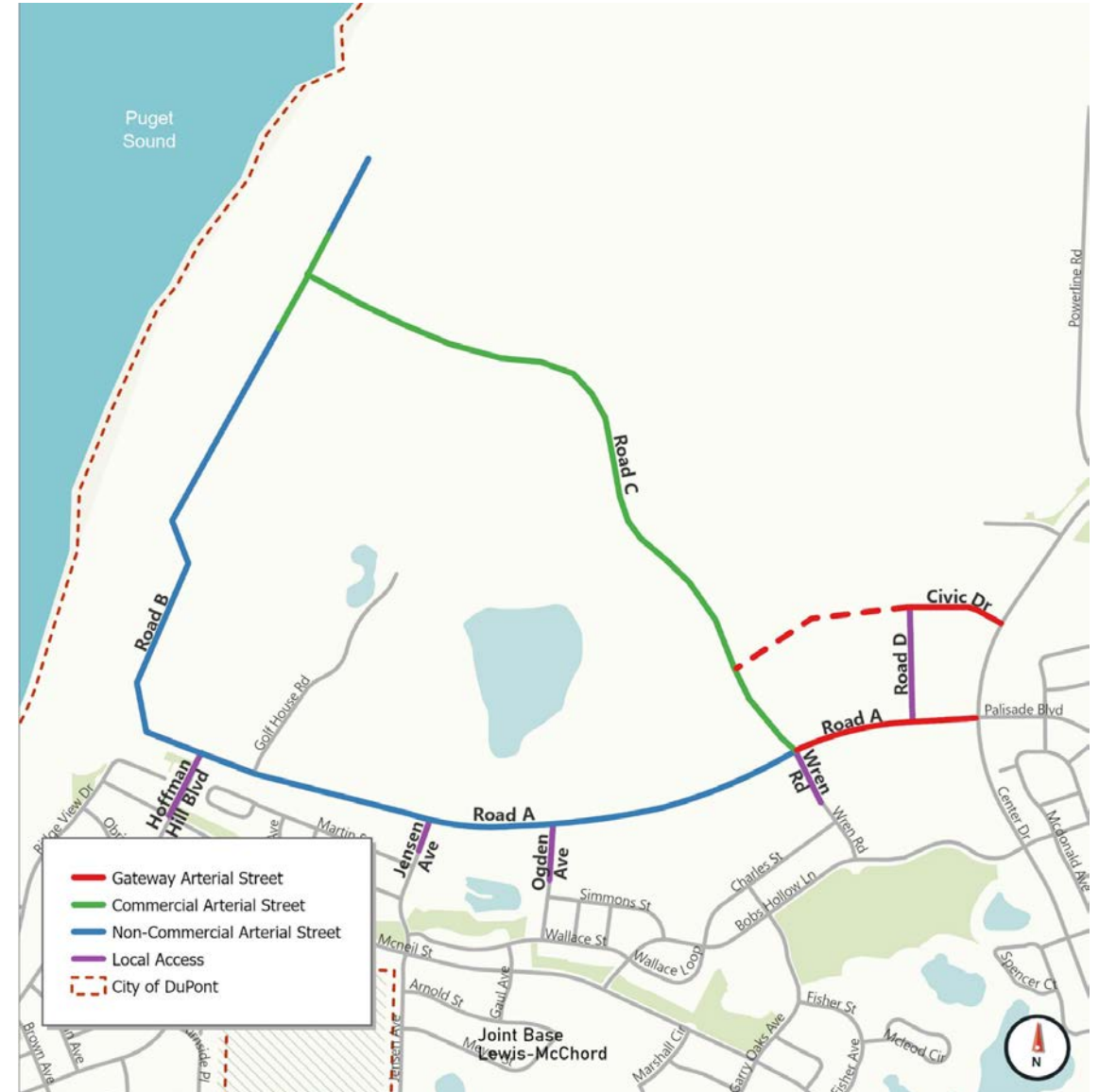


Figure 5 – Future Proposed Roadways

Changes to Zoning and Design Standards:

1. DMC 25.10 – Definitions
2. Broken out into two sections to align with DMC:
 - DMC 25.58 – Old Fort Lake (Zoning) Districts
 - DMC 25.71 – Old Fort Lake Design Standards
3. Numerical / organizational edits, grammatical edits to reduce redundancies.
4. Eliminated credits for planting trees in landscaped areas from DMC 25.71.320(h) (Landscaping)

- Is this what you recollect?
- How well do the revisions reflect what we heard?
- Is anything missing?

- Is this what you recollect?
- How well does the codes reflect what we heard?
- Is anything missing?

DMC 25.71.200 – Community Design Regulations (apply subarea wide)

DMC 25.71.300 – Site Design Standards

DMC 25.71.400 – Building Design

- Is this what you recollect?
- How well does the codes reflect what we heard?
- Is anything missing?

DMC 25.71.500 – Single-Family and Middle Housing

- We have received updated Model Ordinance from Commerce July 2024
- renumbering

Page 81, “Intent” – added reference to HB 2321

Page 82, “General Provisions”, section (6) - strike-out “to ensure compliance with existing ordinances intended to protect critical areas and public health and safety”

Page 82, “Applicability”, section (2) now reads:

- Portions of a lot, parcel or tract ~~Lots~~ designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.
- Non-residential or multifamily uses.
- A lot that was created through the splitting of a single residential lot.

Page 87 – “Design Standards”, section (4)(viii) revised as follows:

c. Windows and doors. A minimum of 15 percent of the area of the street-facing façade elevation shall include windows or doors (excluding garage doors). Facades separated from the street by a dwelling or located more than 100 feet from a street are exempt from this standard.

- Is this what you recollect?
- How well does the codes reflect what we heard?
- Is anything missing?

Next Steps:

Old Fort Lake Subarea Plan

- Oct. 28 Public Hearing:
 - OFL Subarea Plan
 - DMC 25.10 Definitions
 - DMC 25.58 OFL Zoning
 - DMC 25.71 OFL Design Standards
- Late September thru October - Draft EIS Comment Period
- Nov. 29 – Tentative FEIS Issue Date



Thank you!

