
CITY OF DUPONT

COMPREHENSIVE LAND USE PLAN



Unique History ... Vibrant Future

**Adopted by Ordinance No. 01-698
November 13, 2001**

We begin with a shared VISION ...

DuPont:

*A model small city
known for its planned setting
and hometown sense of community –
a place that blends its natural beauty
and rich Northwest history
with a proactive approach to its future.*

COMPREHENSIVE LAND USE PLAN

*Planning is an interesting thing. It's not easy to do. We don't control all the variables involved and it's impossible to predict the future with 100% accuracy. For some, those are reasons enough **not** to plan; just "take it as it comes" and do the best you can; deal with the present and let the future take care of itself.*

The City of DuPont understands it takes more than luck to get where you want to go. It takes preparation, honest communication, a dedicated spirit, and a positive attitude. The City's Land Use Plan has been and will continue to be a powerful tool to guide us to our desired future.

Comprehensive Land Use Plan

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Comprehensive Land Use Plan

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I. INTRODUCTION

The Growth Management Act (GMA, RCW 36.70A) sets forth planning goals and substantive requirements (including required plan "elements" and provisions) that must be incorporated in local comprehensive plans and development regulations. The GMA also requires that adopted plans and development regulations be reviewed and updated periodically to ensure that they are functioning properly and complying with the GMA's requirements. The first major review is required to be completed by September 1, 2002, and every five years thereafter (RCW 36.70A.130). Changes to development regulations must be consistent with and implement changes in the Plan. In general, Comprehensive Plans may be amended no more than once per year, however DuPont has increased that limit to no more than once per two years.

The proposed Comprehensive Plan revision falls within the annual amendment cycle. It is not intended to comprise the five year/2002 review required by the GMA. The City is using a phased approach to completing any additional changes to its development regulations or other comprehensive plan elements needed to implement the plan. The current plan addresses a 20-year development period ending in 2012.

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is part art and part science. It combines the technical possibilities and relationships of the land with the values and vision of the community. It is a statement of policy identifying environmental, social, and economic desires, and its accompanying maps are a reflection of stated policies. The Comprehensive Plan is especially important for a planned community that is still mostly undeveloped. The Plan is an opportunity to highlight the community's natural assets and establish a development pattern that builds neighborhood character, community identity and economic strength. The Plan must contain the mandatory elements as required by RCW 36.70A and referenced in the section on growth management. The Plan has been prepared with the understanding that it will be amended as needed in the future.

The goals and policies contained in this Plan are intended to guide present and future City officials, both elected and appointed, in making decisions that affect land use and the provision of public services and facilities. There is no prioritization of the goals and policies; decisions based on the Plan will have to balance the applicable goals and policies, and apply whatever weighting that may be appropriate.

GROWTH MANAGEMENT

The Growth Management Act, RCW36.70A, became effective on July 1, 1990, making planning mandatory in the State's fastest growing counties and the cities within those counties, including Pierce County and DuPont. The GMA is intended to foster more compact urban development as opposed to the sprawl that has characterized developments over the last several decades.

The GMA stipulated that five required elements be included in local comprehensive plans. These include land use, transportation, housing, capital facilities, and utilities. Each required element has minimum information and analytical requirements deemed necessary to address the issues within that element. The various Plan elements must be consistent with each other (i.e., internally consistent), meaning that the goals in any one element cannot conflict with the goals and policies in the others.

In 1991, the GMA was amended to include several new features and requirements. The most notable was the requirement for developing a set of county-wide policies that are to act as a common guide for the preparation of comprehensive plans, both for the County and all of its cities. The intent of county-wide policies, in general, is to ensure that issues affecting the whole County, such as transportation, are dealt with in a consistent manner by each jurisdiction. County-wide policies for Pierce County were adopted by the County Council in July 1992 and are reviewed and amended periodically.

Growth Management is intended to be a "bottom-up" approach to planning in this state (WAC 365-195-060). Local jurisdictions still retain ultimate authority over land use decisions within their boundaries. It is expected that local plans will vary according to the character of the community and by the number and magnitude of growth issues facing the community. However, the GMA makes it clear that, to the extent that a city or town is impacted by the consequences of growth affecting the whole county, it must also share in the burden of dealing with these consequences.

This means that DuPont must plan to accommodate a portion of the population increase that is forecasted for the County over the initial 20-year period (1992-2012) and beyond. In doing so, the City must decide how, when and where growth will occur. This will require coordinating growth with necessary public facilities and services, such as schools, roads, water, and parks (RCW 36.70A.215) while ensuring that the desired character and environment of DuPont remain intact.

The City of DuPont is in an unusual position compared to most communities in the Puget Sound Region: it is an incorporated municipality with the majority of its land area still undeveloped. The City owns little of this land; however, the City has substantive authority to direct how this land will be developed and the uses to which it will be put. To the extent that the City can exercise this authority, it has the responsibility to do so to ensure that all of its residents and businesses enjoy a healthy community environment.

DuPont took the opportunity to shape its growth with adoption of the 1985 and 1995 Comprehensive Plans. Now it has the opportunity to review how growth occurred and make adjustments and changes as necessary.

HISTORY OF PREVIOUS PLANS

1985 Plan: The first Comprehensive Plan for DuPont was developed in 1985, 34 years after the community's second incorporation as a city. The 1985 Plan reflected a change from a city, which had been focused solely around industry to one planned for residential and business growth. It created areas for residential development in the southern portion of the city, mixed use in the middle (including the consent decree area) and left industrial development for an area north of Sequelitchew Creek. The focal point for the community was Old Fort Lake, where a series of trails led to two schools sites, a community park and the lake. The impetus for the 1985 Plan was a proposal by Weyerhaeuser Company to locate a log export facility in the industrial area. The export facility would have been served by ships from Puget Sound and been supported by a rail spur generally following the corridor now occupied by Palisade Boulevard.

1995 Plan: When reviewed by the public in the early 1990's, the previous Plan was found to be too broad and general. Additionally, economic circumstances changed and the log export facility plan had been abandoned. As a result, the 1995 Plan focused on replacing mixed use with residential areas, neighborhood development, mixing of housing opportunities, retention of natural vegetation, creation of standards for parks and a reduction in the land set aside for industrial uses. This latter strategy, which involved the creation of an area for manufacturing and research park activities, paid dividends later in 1995 when the Intel Corporation chose DuPont over several other sites in Washington and the West Coast for a new research and development facility. While the Plan did not create the opportunity, it did allow the City to be more responsive to new development because the community knew what it was looking for and had already evaluated impacts related to development.

Plan Amendment: The primary impetus for change in the 1995 Plan is the effect of the clean-up of the consent decree area. Although the area is undergoing a clean up that is overseen by the State, residential, park and school uses have been prohibited by the landowner through a property deed restriction. This change affects approximately 40% of the residential units projected in the 1995 Plan. As a result, most of the effort in the Plan Amendment is devoted to reallocating residential units and parks from the consent decree area to other areas of the City and creating a new residential neighborhood north of Sequelitchew Creek. There are four other major factors which deserve attention. The first is the location and size of commercial areas. A national firm whose expertise is in retail projections concluded that too much land was set aside for commercial development and neighborhood retail given the City's population base (a). The second is an effort to support a planned transit location and mixed use concept at the DuPont Station area by providing for more than 400 new multiple family units. The third is necessitated by results of the 2000 Census which showed that single family household size was 12 percent larger than previously projected. If other changes were not made, such an expansion in household size would increase future population projections and service requirements significantly. To avoid those consequences, a residential reserve area was created which reduced projected housing units and kept the population total within the range which was previously studied in environmental analysis. The fourth is new information regarding employment which substantially increased the projected number of jobs.

(a) Gibbs Planning Group. *Northwest Landing Commercial Planning Study*. Birmingham, Michigan: January 5, 1998.

II. VISION AND GUIDING CONCEPTS

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*DuPont:
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GUIDING CONCEPTS

The basic concept for future development of DuPont is rooted in what has worked in the past for other American small towns. Planners and writers label it new urbanism, neo-traditional, or traditional neighborhood design. Many towns that grew and developed from colonial times to the middle of this century are model places to live, work and play. These towns were developed prior to the intensive use of the automobile and were able to accommodate vehicles without destroying the pedestrian environment or the character of the community. Many of these towns also integrated natural green spaces into the town plan that provided accessible "breathing" room for the residents.

It is the desire of the City to build on similar principles. Our vision is to create a balanced, inclusive and planned community that provides a variety of opportunities for people to live, and work and play. Through a series of public meetings in early 2000, a list of guiding principles for community character were established and ranked into the following three groups: the highest of the high priorities, high priorities and medium high priorities. The City Council adopted the list in March 2000 and those principles were used in guiding the draft 2000 Plan.

The City envisions itself as a community where:

- There is a balance of housing, jobs and services.
- Neighborhoods are not isolated and have a distinct focal point and short walking connections to other neighborhoods, services, public features and jobs.
- Streets are narrow to slow traffic and are designed so that traffic volumes in residential areas typically do not exceed 5-7,000 vehicles a day and traffic in commercial areas does not exceed two lane capacity.
- Almost all residential and commercial development is compact, arranged along grid streets.
- There is a broad range of housing opportunities mixed into neighborhoods.
- Residential and commercial buildings are designed to a variety of styles from the 1900 – 1940's.
- Housing density may be increased near the freeway for mass transit opportunities.
- There is a single, diverse, lively, commercial area, which includes a major public space, retail, office, and residential use.
- There is a sense of safety and people will find reasons to be outside, mingling on streets and greens.
- There is a civic center containing government, recreational and cultural services.
- Various uses are planned to fit and reinforce the basic community pattern and architectural style.
- You feel oriented, can find and enjoy the commercial area, and the community's various parts including natural areas.
- Environmentally sensitive areas are preserved.
- Heritage of the early settlements (American Indian, Hudson Bay, and DuPont Company) is featured with development, not obscured.

III. BACKGROUND

PLANNING AREA DESCRIPTION

The City of DuPont encompasses approximately 5.8 square miles (3755 acres). The City has distinct and defined boundaries that generally extend from the Puget Sound shoreline on the northwest, I-5 and the Fort Lewis Golf Course on the south, and the DuPont-Steilacoom Road on the east.

The Fort Lewis Military Reservation borders the City on the northeast, east, and southeast. The Nisqually National Wildlife Refuge is located in the tidal flats south and west of the DuPont shoreline. Puget Sound borders the City on the west. The nearest communities are Steilacoom and Lakewood, which are located approximately five miles to the north and northeast of the City, respectively.

HISTORIC DEVELOPMENT PATTERNS

Historically, DuPont and the surrounding area have been used by several Indian tribes known collectively as Salish people, the Hudson's Bay Company (and its subsidiary the Puget Sound Agricultural Company), and the E.I. du Pont de Nemours Company.

European settlement began in 1833 when the Hudson's Bay Company established a cabin/storehouse, later called Nisqually House, at the mouth of Sequelitchew Creek. Fort Nisqually, a main trading and supply center for American Indians and early U.S. settlers, was built in 1833. In 1843, the Fort was relocated to a site west of Edmond Marsh and south of Sequelitchew Creek, adjacent to what is now Center Drive.

Based on the 1854 Treaty of Medicine Creek, the area is part of the traditional territory of the Nisqually Tribe. A number of prehistoric sites have been located during previous field surveys conducted for the Weyerhaeuser Export Facility and Glacier Northwest (formerly the Lone Star Company).

Industrial uses began in 1906, when the E.I. du Pont de Nemours Company purchased the Fort Nisqually property and began construction of a munitions and explosives plant. The plant was key to development of the West. Its powders were used to clear stumps for the railroad's western expansion and to clear fields for farming in the region. The plant itself signified the beginning of the Industrial Era in the West. In 1909, the DuPont Company began construction of what is now the Historic Village for plant workers. In 1917, the Company Town had 100 homes.

The City of DuPont was incorporated for a second time in 1951 and the company housing was sold to residents. Production of explosives continued until the late 1970's when the property was acquired by the Weyerhaeuser Company.

The City expanded its boundaries in 1977 by annexing the 33 lots of a subdivision known as El Rancho Madrona, located west of the Fort Lewis Golf Course. In 1987, the City annexed property that was exchanged between the U.S. Army and Weyerhaeuser Company to make the boundaries more even. This change resulted in 285 acres of military land west of the DuPont Steilacoom Road being inside the City Limits.

In 1989 the construction of Center Drive was started. The first phase began at the DuPont Steilacoom Road and the last phase was completed in 1997 with a connection to Interstate 5. The initial phase concentrated on providing utility service and access to business properties. The improvements were deliberately made to entice a market, a strategy that has met with partial success.

The costs to prepare for development have been significant. Weyerhaeuser Real Estate Company has committed approximately \$60 million for water and major roads, sewer service, and a freeway interchange. These large initial costs, coupled with the expectation of having a full range of services before the community is built out, are major development components that must be recognized.

EFFECTS OF PAST LAND USE

Fort Lewis previously operated a landfill (Landfill No. 5) adjoining the Dupont-Steilacoom Road in the City. A remedial investigation was completed for the landfill and a Record of Decision (ROD) was issued in July 1992. The ROD indicates that no further action on the landfill is required and domestic use of groundwater will not have an adverse effect on human health or the environment. The landfill was deleted as a superfund site in May 1995. This site, located east of the DuPont industrial area on Fort Lewis property, has been designated as open space in the Fort Lewis Real Property Master Plan. Within this land use category, the site can be utilized for "training, recreational uses and aesthetics of the post".(a)

In 1985, Weyerhaeuser began an investigation of the former DuPont Works property to identify the presence of hazardous substances. In 1991, the Department of Ecology, the Weyerhaeuser Company, and the DuPont Company signed a Consent Decree pursuant to the Model Toxics Control Act (MTCA) under which remedial cleanup activities for the site would be conducted. Consent Decree area #1 consists of 636 acres south of Sequelitchew Creek. Consent Decree area #2 consists of 205 acres north of Sequelitchew Creek and has been cleaned and released for industrial uses by the Department of Ecology.

Final cleanup actions and standards for Consent Decree area #1 will be determined by the Department of Ecology subject to statutory provisions. In 2000 the Department of Ecology was the lead agency in preparing the Draft EIS for the cleanup proposal. The remedial cleanup activities are expected to begin after public meetings and acceptance of the Cleanup Action Plan.

Soils within the production areas of the former DuPont Works site have been found to be contaminated with chemical compounds associated with former explosives manufacturing. Of these chemicals, lead and arsenic are the primary contaminants. Other lesser contaminants are dinitrotoluene (DNT), trinitrotoluene (TNT), mercury and petroleum. According to a January 1995 draft study issued to the Washington State Department of Ecology by the DuPont and Weyerhaeuser Companies, over 75,000 tons of contaminated soils have been removed from the site.

Estimates developed in 2000 by DuPont and Weyerhaeuser indicate that an additional 600,000 cubic yards to 1,000,000 cubic yards still require remediation. The majority of this material will be placed in discrete areas and covered with a proposed golf course. Any soils that cannot be safely placed under the golf course containment will be treated and removed from the site. Groundwater and surface water do not require treatment. Remediation of the site is being conducted under a Consent Decree with oversight by the Washington State Department of Ecology.

(a) Fort Lewis Real Property Master Plan, Department of Defense circa 1998.

EXISTING LAND USE

The majority of DuPont is still undeveloped and largely covered with second growth forest. The Weyerhaeuser Company and its subsidiary, Weyerhaeuser Real Estate Company (WRECO), own approximately 2,600 acres within the City, including 800 acres that formerly included the DuPont industrial munitions production facility, and 1,800 acres of undeveloped land that surround the former facility. Glacier Northwest owns two parcels totaling approximately 200 acres in the northernmost portion of the City. The Fort Lewis Landfill, owned by the U.S. Army occupies 285 acres north of Sequalitchew Creek and forms the northeastern boundary of the City. Intel Corporation operates a facility north of Center Drive that uses approximately half of their 185-acre site. State Farm Insurance Company owns 52 acres along Wilmington Drive adjacent to I-5.

There are two commercial areas, each located adjacent to freeway interchanges. Development at Exit 119 has been in place the longest and includes a gas station/convenience store at the entrance to the Historic Village and a combination office, restaurant, and service building known as Barksdale Station, completed in 1997. In the larger commercial area known as DuPont Station at the Center Drive Interchange (Exit 118) the first building, Guesthouse Inn and Suites, was completed in early 2001.

Initial residential development was limited to the Historic Village (54 acres), located in the southeast portion of the City, and the El Rancho Madrona subdivision (17 acres), located in the southwestern portion of the City.

The first new neighborhood, Palisade Village, tripled the city's original housing stock by providing for 698 single and multiple family homes. Palisade Village continued the character of the city through the primary use of grided, tree lined, narrower streets, inclusion of alleys, homes designed with front porches and multiple family housing included in the neighborhood.

The latest neighborhood, Yehle Park Village, continued with similar housing character. As of April 2001, 68 residential units were occupied in Yehle Park Village.

PERFORMANCE INDICATORS OF THE 1995 PLAN

HOUSING

In 1994, prior to new development there were 229 residential units in DuPont, 76 percent were single-family homes and the balance were multifamily homes. Overall density (single plus multi-family units divided by the amount of land area taken to serve the units) is used as a gauge of how effectively land is used. The pre-development ratio was 3.2 units per residential acre.

Since 1994, there have been 857 housing units built. Residential growth has averaged approximately 125 units per year, however that average was influenced by a gradual start in the first few years of development. The overall density for the first neighborhood of development, Palisade Village, is 6 units per acre. That is almost identical to what the Plan projected for this same area. Palisade Village contains a variety of lot sizes, ranging from "cottage lots" of approximately 2,100 square feet which front on shared open space to larger lots of 12,000-14,000 square feet. Most lots however are approximately 5,000 square feet.

The second neighborhood to be developed, Yehle Park Village, was approved in 1997 and modified in 1999. The approvals were for 905 units, resulting in an overall projected density of 5.6 units per acre. The character of development, housing style and mix, are similar to that of Palisade Village.

The community-wide development density, which includes both single and multiple units, has increased as a result of the plan. Density increased from 3.2 units per residential acre in 1994 to 5.3 units per residential acre in 2001. New development occurring during that period averaged 6.5 units per gross residential acre (not subtracting for neighborhood streets).

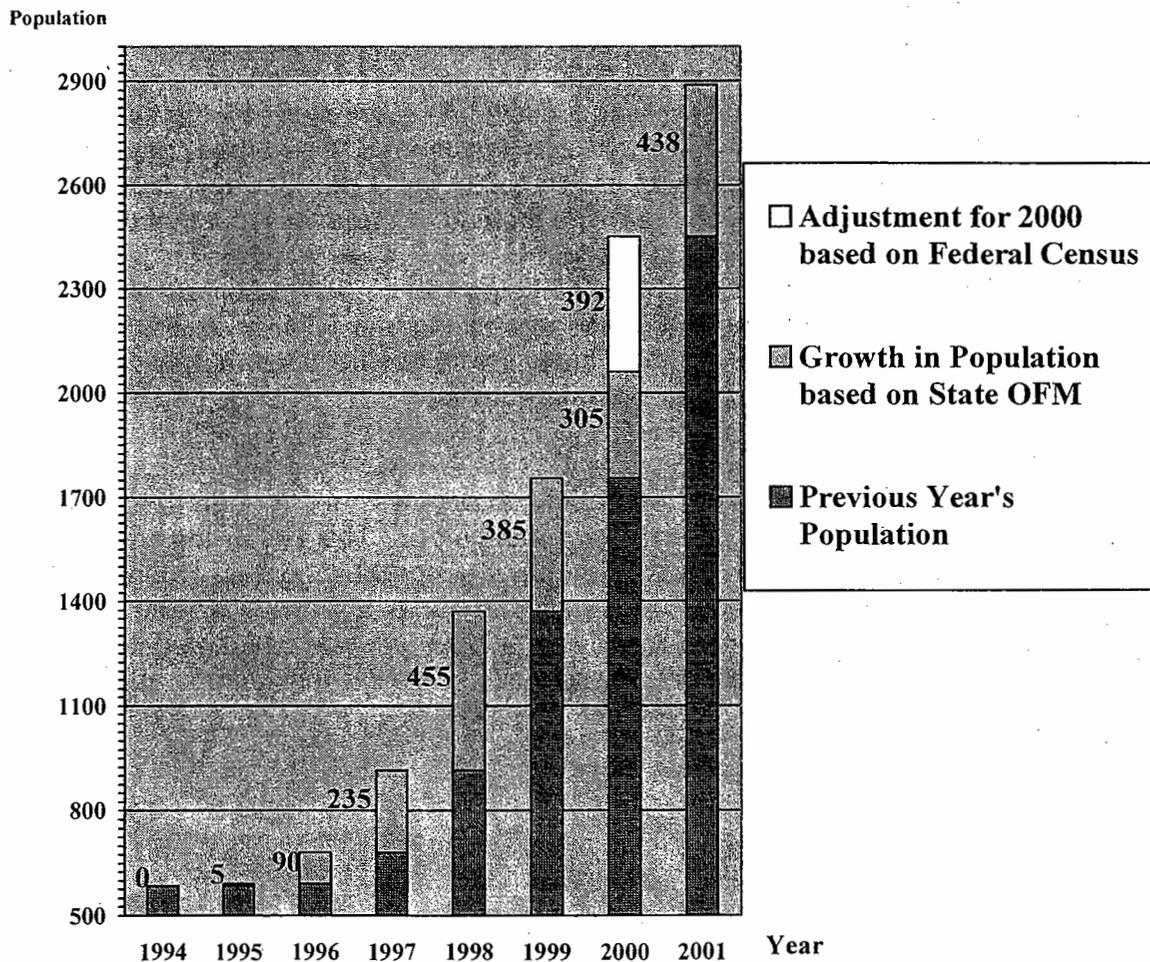
The following table summarizes population and housing unit growth:

Year	Population	SF Housing Units	MF Housing Units	Total Housing Units	SF Housing Growth	MF Housing Growth	Total Housing Growth
1990	592	175	54	229	0	0	0
1991	590	175	54	229	0	0	0
1992	585	175	54	229	0	0	0
1993	585	175	54	229	0	0	0
1994	585	175	54	229	0	0	0
1995	590	179	54	233	4	0	4
1996	680	208	62	270	29	8	37
1997	915	309	101	410	101	39	140
1998	1370	352	244	597	44	143	187
1999	1755	457	306	763	104	62	166
2000	2452	585	320	905 (a)	128	17	145
2001	2900	678	408	1086	93	88	181

(a) Data from the 2000 Federal Census reflect 977 units, 936 occupied. A physical count by city staff reflected 905 units. Further work will be necessary to resolve the difference. If the City's statistics were correct, the projected population would be reduced by approximately 90 people.

POPULATION

The number of residents in the City has doubled twice since development began in 1994. The 1995 Plan estimated an average of 2.6 people per single-family residence and 2.1 people per multifamily residence. Data released from the 2000 Federal Census showed that the City's population was approximately 20 percent higher than the last annual estimate made by the State's Office of Financial Management (OFM). As a result, the City has recalculated the estimates for household size to be 2.92 people per single family residence and 2.0 people per multifamily residence. (a) The table below reflects annual population growth and an adjustment for the Federal Census.



(a) The calculated ratios will be the same whether City estimates for housing units and population or Federal Census figures are used. In this Plan, current housing units reflect City counts while population reflects the Federal Census.

EMPLOYMENT

Approximately 2890 full-time jobs are located in the City as of 2001. All but a handful are a result of development since 1994. Of Pierce County's largest employers, two of the top ten are located in DuPont. State Farm Insurance Company began construction of a regional headquarters on its 52-acre site in the fall of 1993. The building opened in 1995 and in 2000, State Farm had approximately 1,000 employees at its location. In 1995, the Intel Corporation chose DuPont over several other sites to establish a research and development facility. The campus opened in 1996 and although assembly activities have been reduced, research and development projects continue to grow. In 2000, Intel provided approximately 1,700 jobs.

As part of the significant investment made by these two companies, Intel Corporation and State Farm Insurance wanted to know they could grow with the community. When they sought development permits, each company analyzed its impact based on a buildout of their site. The effect of City approvals was a commitment that exceeded the job projections of the 1995 Plan. The City examined the reasons why the 1995 Plan failed to accurately project jobs. First, few if any communities can accurately project major uses on the scale of Intel. Second, it has been found that the 1995 Plan projection of four jobs per acre for manufacturing and research park uses was too low. A recent study by the University of Washington for the Puget Sound Regional Council estimates the number of jobs per acre in the low 20's. (a) The City has increased its projection to 20 jobs per acre for manufacturing and research park uses and four jobs per acre instead of three for industrial uses.

One measure of a community's economic well-being can be derived by examination of the ratio of jobs per housing unit. The City's job per housing unit ratio, as of 2001, is 2.7 (2890 jobs divided by 1086 residential units). (b) This is a very positive sign that the community is growing in a balanced manner in both jobs and housing.

SERVICES

While growth has been strong in the community, there still is not enough of a residential base to support desired services, such as a grocery store. The 1995 Plan anticipated that such services would be located in the Community's geographic center. Upon review, it has been shown that needed services would likely come earlier if they were more closely related to the freeway. As a result the City is modifying its plan and has developed commercial design guidelines to encourage community services in the DuPont Station area at Exit 118.

- (a) Industrial Land Supply and Demand in the Central Puget Sound Region; University of Washington Center for Community Development and Real Estate for Puget Sound Regional Council, February 1998.
- (b) According to 1998 King County Annual Growth Report; 1998/1999 Population Trends, Washington State Office of Financial Management; 1999 Population and Employment Forecast for Thurston County, Thurston Regional Planning Council some other cities in the region have the following jobs per housing unit ratios: Lakewood .8, Sumner 1.2, Tacoma 1.3, Olympia 2.8, Fife 3.6, and Tukwila 6.3.

DIVERSITY

One criticism of planned communities, and areas which grow rapidly, is that they often lack diversity in residents. Two indicators of diversity are income levels and ethnic mix. The most accessible information on those indicators is available from the U.S. Census Bureau. Reports on income levels were not available at the time of drafting this document, however, data regarding race has been released. Twenty-nine percent of the City's population listed their ethnicity as Hispanic, Latino or non white, while a smaller number, twenty-four percent of the County's residents listed themselves as Hispanic, Latino or non white.(a) Therefore, the personality of the City is even richer, on a percentage basis, than that of the County.

(a) Table DP-1: U.S. Census Bureau, 2000 Census

Subject	DuPont	Percent	Pierce County	Percent
HISPANIC OR LATINO AND RACE				
Total population	2,452	100.0	700,820	100.0
Hispanic or Latino (of any race)		6.4		5.5
Not Hispanic or Latino		93.6		94.5
One race		88.6		90.2
White		71.4		76.0
Black or African American		8.2		6.8
American Indian and Alaska Native		0.6		1.3
Asian		7.3		5.0
Native Hawaiian and Other Pacific Islander		0.6		0.8
Some other race		0.5		0.2
Two or more races		5.1		4.3

SUMMARY OF PLAN AMENDMENT

The adjustments proposed in the plan amendment and the projected impact of growth are summarized in this section. The plan amendment provides for 4,710 housing units, an increase of approximately 5%. Approximately 10% more land, 1,048 total acres, is allocated for residential development. To account for the increase in residential land, the property allocated for business was reduced. Even with the reduction, land allocated for business use is nearly the same acreage (1,039 acres) as for residential use. The following two pages provide a comparison of land projected to be used at buildout for the various land use categories and the percentage of the entire City devoted to that land use.

The City has established a forecast for population growth shown on page 16. Because there is a relatively short history of growth, the more cautious midrange projection scenario was selected. Beginning in 2001 with a population of 2,900, the projections indicate growth to 6,000 by 2006, nearly 10,000 in 2012 and 12,100 at buildout.

Because the City can accommodate its 20-year growth projection on land totally within the current City limits, no planning for growth beyond the corporate limits was necessary. DuPont's urban growth boundary required by the Growth Management Act is the City limits.

The actual and projected acres in use table on page 18 was constructed using population data and estimates, and relating the amount of growth to land consumed for business and other uses. Again a midrange approach was used. Total development of business land is highly influenced by the market, which is moving from King County to the south. Estimates by the Quadrant Corporation are that total buildout of land available for business will move at a slower pace than residential development and may take until 2040.

PLAN COMPARISONS AT BUILDOUT

LAND USE	ACRES		HOUSING UNITS	
	1995 Plan	Amendment	1995 Plan	Amendment
RESIDENTIAL				
Single family	838	697	3139	2870
Multifamily	111	141	1347	1798
Residential Reserve (a)	0	210	0	42
Sub total	949	1048	4486	4710
BUSINESS				
Office	162	52		
Commercial	76	22		
Mixed Use	0	53		
Manufacturing and Research Park	525	475		
Business and Technology Park	0	299		
Industrial	366	138		
Sub total	1129	1039		
SENSITIVE AREA & OPEN SPACE				
Sensitive Areas/Buffer	703	597	(b)	
Open Space	160	241		
Sub total	863	838		
PUBLIC USE, PARKS, RECREATION				
Civic	14	10		
Schools	100	70	(c)	
Parks	99	102		
Cultural & Recreation	150	204		
Sub total	363	386		
OTHER				
Military	285	285		
Major Roads/Utilities	147	159		
Sub total	432	444		
Total Acres	3736	3755	(d)	

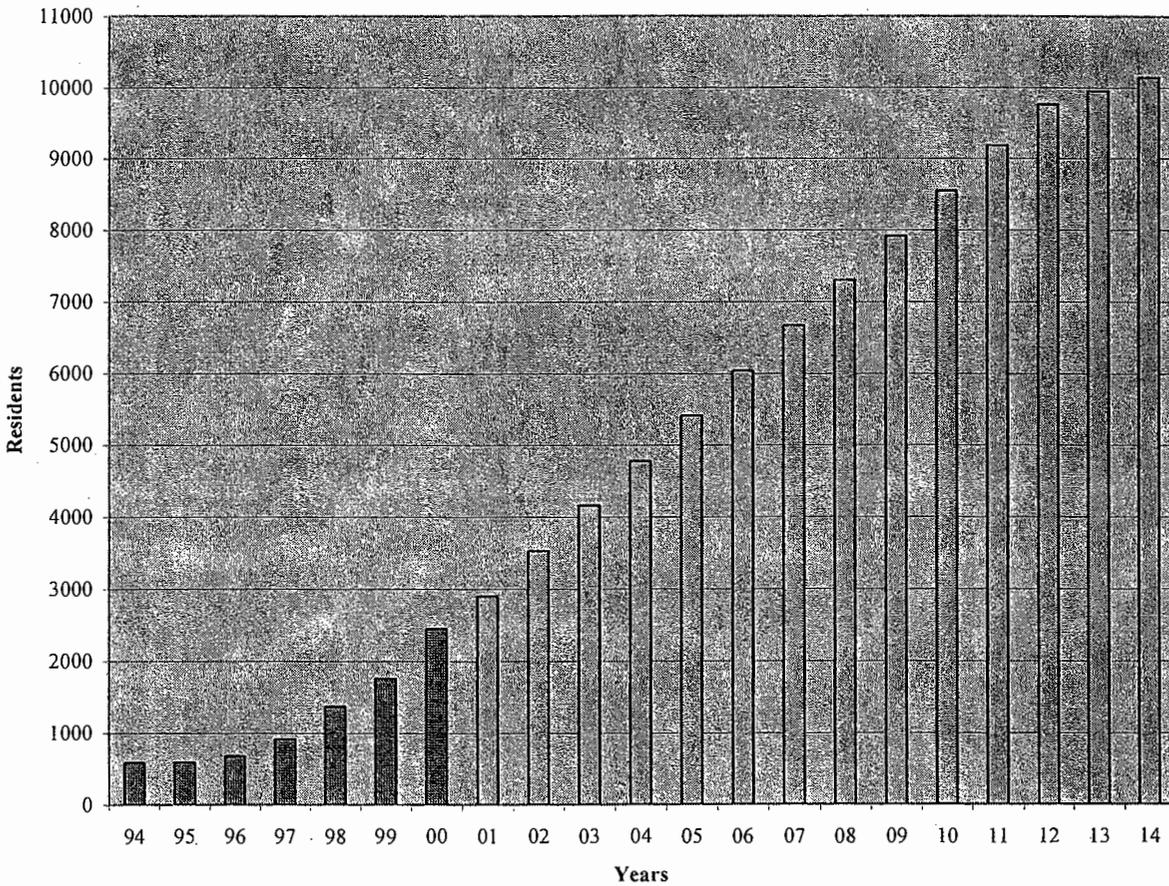
- (a) The residential reserve area was created for an area in the northern most portion of the City, which will not be available for residential development by the end of the City's first 20 year planning period in 2012 because of impending gravel extraction. The area designation and proposed density of one unit per five acres is intended as an interim measure while future study and analysis is conducted for a subsequent plan amendment. The designation will be reviewed as part of the City's five-year plan update cycle and may be considered earlier through the City's once every two year plan amendment process if necessary.
- (b) The reduction in Sensitive Areas/Buffer acreage resulted from a 1997 classification change of wetlands in Yehle Park Village and lead to a corresponding decrease in buffer acreage.
- (c) One additional 10-acre school site is referenced in the text of the Hoffman Hill Village.
- (d) The difference in area between the 1995 Plan and the Amendment reflects greater accuracy in the calculation of parcel sizes currently. In subsequent comparisons, the 1995 total has been increased by 19 acres.

CHARACTER OF ACTUAL AND PROJECTED DEVELOPMENT

	1995	2001	PROJECTION	
			2012 (a)	Buildout
HOUSING UNITS	233	1,086	3,764	4,710
Single Family	179	678	2,311	2,912
Multiple Family	54	408	1,453	1,798
EMPLOYMENT	200	2,890	8,100	21,400
Jobs per Household	.9	2.7	2.1	4.7
% OF TOTAL ACRES (3,755) IN USE BY CATEGORY				
Residential (Single family, Multiple family, Residential reserve)	2%	5%	18%	28% (b)
Business (Office, Commercial, Mixed use, Manufacturing & Research Park, Business & Technology Park, Industrial)	1%	5%	12%	28%
Sensitive Area, Open Space	16%	19%	21%	22%
Public Use, Parks, Recreation (Civic, Schools, Parks, Cultural and Recreation)	.4%	.9%	9%	10%
Other (Military, Major roads)	8%	10%	11%	12%
Not Yet In Use (c)	73%	60%	29%	0%

- (a) 2012 is shown to reflect the end of the City's first 20 year growth period. In a subsequent plan amendment this period will be extended to create a new twenty year time frame.
- (b) 28% may appear disproportionately large for the number of housing units because it includes 210 acres of residential reserve with few housing units.
- (c) The Not Yet In Use category is comprised primarily of undeveloped land but it also includes portions of sensitive area buffer and open space which are not developable.

ACTUAL AND PROJECTED POPULATION



Notes:

- Projections are based on average single family household size of 2.92 and average multi-family household size of 2.0. These averages were derived from the 2000 Federal Census.
- Projections assume a stable housing market and financing conditions.
- Projections reflect a likely range of 100 to 200 single family housing units and 80 to 112 multiple family housing units being completed on average per year. Based on 2001 building permit data and developer goals, the City selected 150 single family and 95 multiple family units as an average to be completed per year. The resulting population could be approximately 12% higher or 14% lower in 2006 and 2% higher to 19% lower in 2001 if the highs and lows of the household unit range were used.
- In 2012, single family growth will have reached its maximum (2311 units) until further growth can be accommodated in Sequalitchew Village, which is dependent on the pace of gravel extraction.
- In 2014, multifamily growth will have reached its maximum (1646 units) until further growth can be accommodated in Sequalitchew Village, which is dependent on the pace of gravel extraction.

PACE OF ACTUAL AND PROJECTED DEVELOPMENT

	1995	2001	PROJECTION	
			2012 (a)	Buildout (b)
POPULATION	590	2,900	9,760	12,100
% OF LAND USE CATEGORY CONSUMED				
Residential (Single family, Multiple family, Residential reserve)	7%	19%	64%	100% 1,048 acres
Business (Office, Commercial, Mixed use, Manufacturing & Research Park, Industrial)	5%	20%	42%	100% 1,039 acres
Sensitive Area, Open Space	73%(c)	88%	95%	100% 838 acres
Public Use, Parks, Recreation (Civic, Schools, Parks, Cultural and Recreation)	4%	8%	91%	100% 386 acres
Other (Military, Major roads)	70%	83%	93%	100% 444 acres
% OF TOTAL LAND AREA IN USE	27%(c)	40%	71%	100%

- (a) 2012 is shown to reflect the end of the City's first 20 year growth period. In a subsequent plan amendment this period will be extended to create a new twenty year time frame.
- (b) Although buildout is shown as 100% developed for the purposes of this plan, it is recognized that there are likely to be a few parcels still available at that time.
- (c) The totals for Sensitive Area and Total Land Area Developed in 1995 are larger than might be expected primarily due to the inclusion of wetland acreage. Wetlands are protected prior to development by state and local laws and therefore all wetlands City-wide were included in the initial total.

ACTUAL AND PROJECTED ACRES IN USE

	1995	2001	PROJECTION	
			2012 (a)	Buildout
RESIDENTIAL				
Single family	71	169	561	697
Multifamily	3	34	114	141
Residential Reserve	0	0	0	210
Sub total	74	203	675	1,048
BUSINESS				
Office	43	43	43	52
Commercial	1	3	8	22
Mixed Use	0	0	27	53
Manufacturing and Research Park	0	95	155	475
Business and Technology Park	0	0	102	299
Industrial	7	63	105	138
Sub total	51	204	440	1,039
SENSITIVE AREA, OPEN SPACE				
Sensitive Area/Buffers	511	581	597	597
Open Space	74	130	201	241
Sub total	585	711	798	838
PUBLIC USE, PARKS, RECREATION				
Civic	1	1	10	10
School	0	0	70	70
Parks	5	24	76	102
Cultural and Recreation	10	10	194	204
Sub total	16	35	350	386
OTHER				
Military	285	285	285	285
Major Roads	25	82	128	159
Not Yet In Use (b)	2,719 (c)	2,235	1,079	0
Sub total	3,029	2,602	1,492	444
TOTAL ACRES	3,755 (c)	3,755	3,755	3,755

(a) 2012 is shown to reflect the end of the City's first 20 year growth period. In a subsequent plan amendment this period will be extended to create a new twenty year time frame.

(b) The Not Yet In Use category is comprised primarily of undeveloped land but it also includes portions of sensitive area buffer and open space which are not developable.

(c) Category includes an increase of 19 acres over the 1995 figure to reflect the accurate total of 3,755 acres.

ACTUAL AND PLANNED HOUSING AND ACREAGES

	single family units	multiple family units	total households	single family acres	multiple family acres	total acres
HISTORIC VILLAGE						
Complete April 2001	142	52	194	51	3	54
Remaining until buildout	0	0	0	0	0	0
PALISADE VILLAGE						
Complete April 2001	436	239	675	86	24	110
Remaining until buildout	23	0	23	5	0	5
DUPONT STATION						
Complete April 2001	0	117	117			(a)
Remaining until buildout	0	406	406			(a)
YEHLE PARK VILLAGE						
Complete April 2001	68	0	68	14	0	14
Remaining until buildout	482	355	837	98	61	159
HOFFMAN HILL VILLAGE						
Complete April 2001	32 (b)	0	32	17	0	17
Remaining until buildout	961	240	1201	254	20	274
EDMOND VILLAGE						
Remaining until buildout	167	96	263	34	6	40
CIVIC CENTER						
Remaining until buildout	0	141	141	0	14	14
SEQUALITCHEW VILLAGE						
Remaining until buildout	559	152	711	138	13	151
Residential Reserve	42	0	42	210	0	210
<hr/>						
Subt. Complete April 2001	678	408	1,086	168	27	195
Subt. Remaining	2,234	1,390	3,624	739	114	853
<hr/>						
TOTAL	2,912	1,798	4,710	907 (c)	141	1,048

(a) acres in the DuPont Station are categorized with the mixed use category

(b) includes existing El Rancho Madrona subdivision

(c) total of single family acres without residential reserve is 697 acres

LEGEND

MAJOR LAND USE AREAS

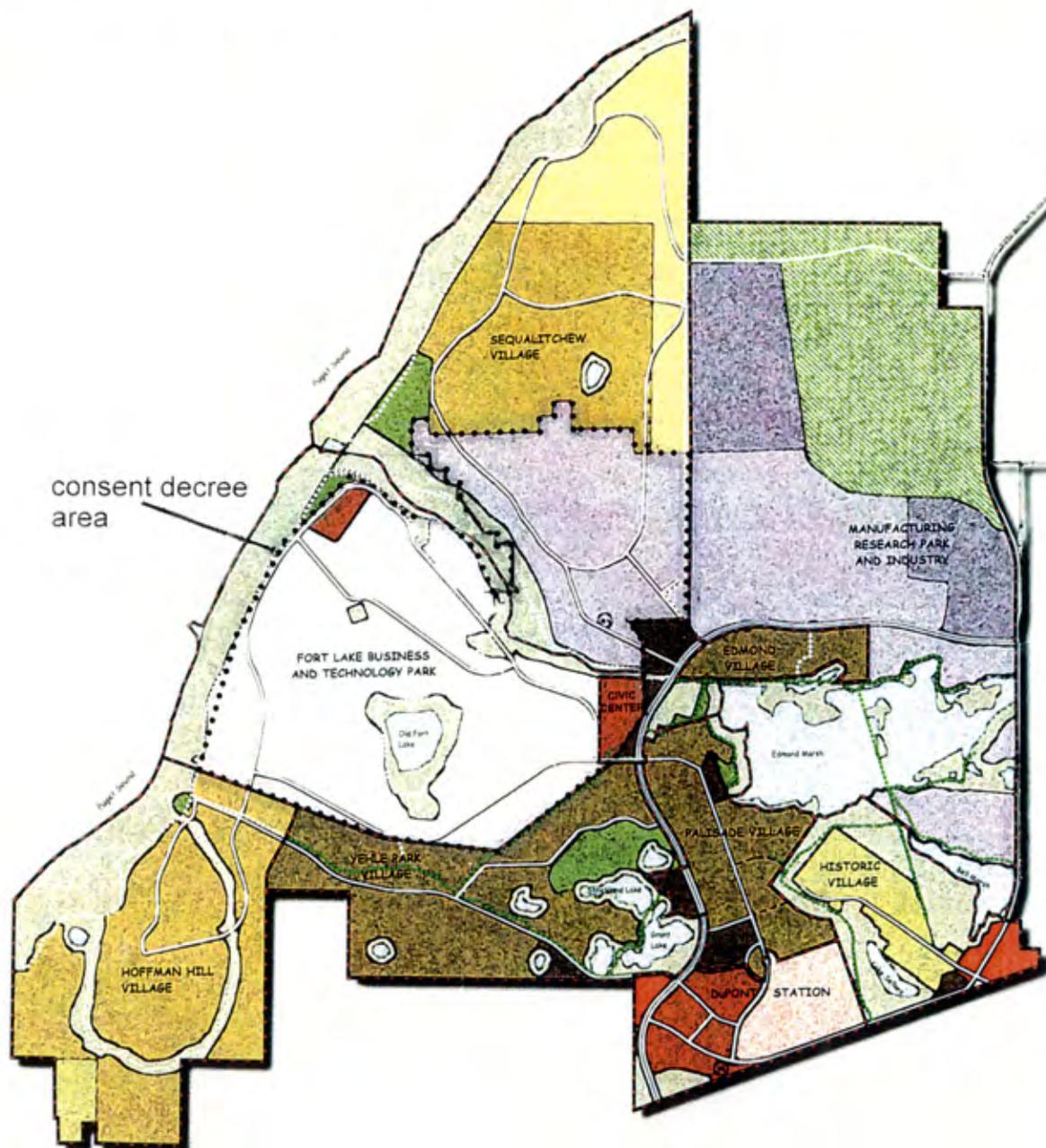
	residential reserve
	residential 3
	residential 4
	residential 5
	residential 12
	office
	commercial
	mixed use
	business tech park
	manufacturing & research
	industrial
	open space / sensitive areas
	community park
	military

	village and landuse areas
	mineral resource overlay
	existing major city roads
	planned major city roads
	existing community trails
	planned community trails
	transit center
	water feature
	lakes / wetlands

All maps produced by Gray and Osborne, Inc., Consulting Engineers. Scale for all maps: one inch equals six hundred feet unless noted as reduced.

IV. VILLAGES, MAJOR LAND USE AREAS, AND CONSENT DECREE AREA

The combination of DuPont's natural features and existing man-made features tend to define distinct individual land areas within the City. These land areas provide a physical basis for establishing the general boundaries for villages and major land use areas. The map below reflects the overall location of each village and major land use area. The sections and figures on the following pages describe the detail. Within the "Residential" designation single family and multi-family housing are allowed subject to the allocations shown in the table for each village and the arrangement referred to in the text. If the total number of residential units assigned to a village is not reached in the development process, then the number of units remaining may be transferred to the residential reserve area in Sequalitchew Village at the same density and unit type as was provided in the originating village.



HOUSING UNITS AND LAND USE ACRES AT BUILDOUT

	Historic Village	Palisade Village	DuPont Station	Yehle Park Village	Hoffman Hill Village	Edmond Village	Civic Center	Sequalitchew Village	Ft. Lake Business Technology Park	Manufacturing/Research Park	Total
HOUSING UNITS											
single family	142	459	0	550	993	16	0	601	0	0	2,912
multiple family	52	239	52	355	240	96	141	152	0	0	1,798
	194	698	52	905	1,233	26	141	753	0	0	4,710
			3			3					
ACRES FOR USE											
RESIDENTIAL											
single family	51	91	0	112	271	34	0	138	0	0	697
multiple family	3	24		61	20	6	14	13	0	0	141
residential reserve								210			210
BUSINESS											
office			52								52
commercial	16		6								22
mixed use			48				5				53
manufacturing and research								205		270	475
business and technology									299		299
industrial										138	138
SENSITIVE AREA, OPEN SPACE											
sensitive area/buffers	22	0	0	59	69	6	0	112	101	228	597
open space	65	8	3	6	33	4	4	83	35	0	241
PUBLIC USE, PARKS, RECREATION											
civic							10				10
school		10		20						40	70
public park	5	5	1	30	9	0	3	19	3		75(a)
other park	0	3	0	12	4	1	0	7	0		27
cultural							8		2		10
recreation								10	184		194
OTHER											
military										285	285
major road/utilities	3	10	20	17	14	6	4	29	26	30	159
	165	151	130	317	420	57	48	826	650	991	3,755

(a) the requirement of 109 acres of park is accomplished by adding 75 acres of public park with 9.5 acres of community urban design feature, credit for 9.5 acres of trails provided on the basis of one half the acreage provided for community trails and 15 acres of pocket parks, mini parks and neighborhood greens.



HISTORIC VILLAGE

This Historic Village, located in the southeast portion of the City at the Barksdale Avenue/Interstate 5 Interchange, derives its name from its historical past. The majority of residences and structures date back to the formation of a company town built to house workers of the E.I. duPont DeNemours Powder Company. These bungalow style structures were built between 1909-1916 by company carpenters at the edge of a green fir forest. The homes were maintained by the company through 1951, when the workers were allowed to purchase them as private residences. In 1987, the Historic Village was listed on the National Register of Historic Places largely because of the architecture of the houses, which represent a purity of style and an era. The purpose of the National Register is to record those tangible remainders of United States history deemed important enough to be worthy of preservation. The listing also assures protective review of Federal projects that might adversely affect the character of the historic district.

It should also be noted that the Historic Village, plus the land extending west to the Sound (including two former Fort Nisqually sites, the Nisqually Methodist-Episcopal Mission site and the DuPont Powder Works Plant), is considered to be the birthplace of American civilization in the State of Washington. Because of DuPont's local, state and national historical importance, every attempt should be made to preserve the character of the original company town as the city grows. Guidelines should be written to identify historic design features and make it easier for owners to retain the remaining features and/or to remodel in accordance with those exterior qualities that give DuPont its special character. Commercial and other development uses near the entrance to the Historic Village (at DuPont-Steilacoom Road and Wilmington Drive, and exit 119 off I-5) should also reflect DuPont's historic character and unique charm.

The Historic Village is recognized in this Comprehensive Plan as the birthplace of the community. The Historic Village contains five acres of park land, including a village park; children's play area; museum and grounds; and park at the Village entry. DuPont's original character as a pedestrian-oriented company town surrounded by 3,200 acres of wilderness is protected by a 65-acre greenbelt intended to preserve a small semblance of the original setting. The greenbelt was dedicated to the City by Weyerhaeuser Real Estate Company for public park or recreation uses. It also serves as a community open-space for newer neighborhoods which adjoin it, and as an important natural corridor for certain wildlife that remains. A trail, which is developed through the greenbelt, links the Historic Village to all parts of the community. The greenbelt should be left in its natural state. There should be no active equipment allowed in the greenbelt, and recreational uses should be limited to passive, non-disruptive activities such as walking, sitting and bird watching.

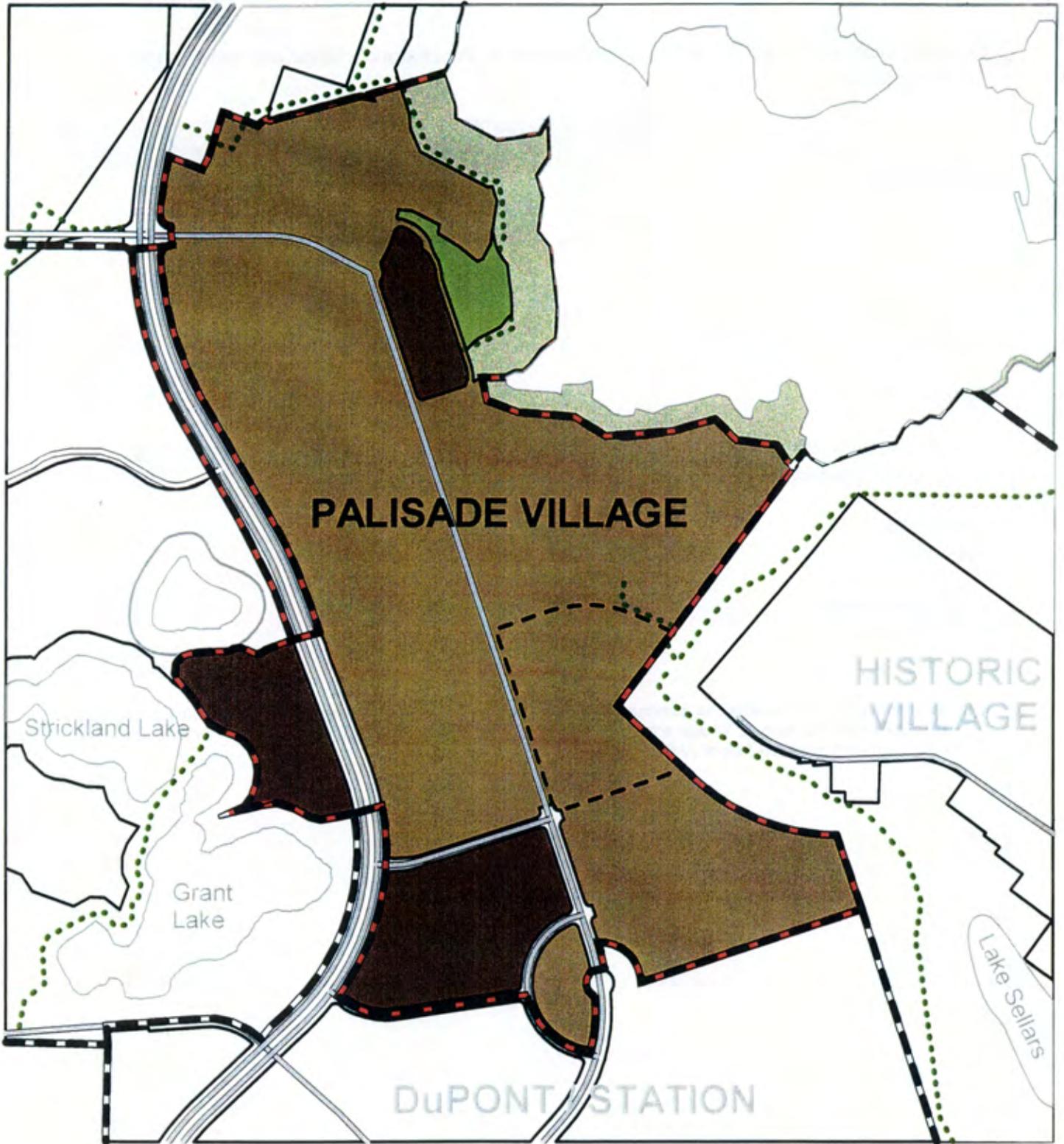
To value the importance of the Historic Village, and at this point in the City's overall development, Haskell Street between the Historic Village and Palisade Village, should remain restricted as an emergency access only route.

Small retail, service and office businesses within the Historic Village plat that serve the automobile and traveling public are all located before the entry to the residential sector, near the entrance of I-5. Most are located at Barksdale Station and expansion of this area is planned. The architectural and other design features of these commercial structures should reflect DuPont's historic character and business uses should compliment such a setting.

Housing units and Acres for land use categories in the Historic Village are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	142	0	142
multiple family	52	0	52
Total	194	0	194
ACRES FOR USE			
single family	51	0	51
multiple family	3	0	3
commercial	2	14	16
sensitive area/buffers	22	0	22
open space/greenbelt	65	0	65
public park	5(a)	0	5
other park	0	0	0
major road/utilities	3	0	3
Total	151	14	165

(a) There are two parks classified as community parks in the Historic Village: the museum grounds (0.4 acres) and lafrati park near the Historic Village entrance (0.6 acres). There are two neighborhood parks: Sellers Lake park (2.9 acres) and Lumsdon playlot (0.6 acres).



PALISADE VILLAGE

Palisade Village was named to honor the 1843 site of Ft. Nisqually, which borders the Village on the north. The walls of the fort were formed from palisades, or thick stakes standing together, shaped with a point at the top. The clock tower in the village green at the south end of the Village was designed to reflect the "blockhouse look" of the corners of the 1843 fort, which has been reconstructed in the City of Tacoma's Pt. Defiance Park.

Palisade Village includes that area bounded by Center Drive and wetlands to the west, a community park and Edmond Marsh to the north, to the east by the Historic Village, and DuPont Station on the south. The village has been expanded on the northwest since adoption of the 1995 Plan to include all the residential area along Palisade Boulevard and contracted on the northeast for the Manufacturing and Research Park area and contracted on the south along Thompson Circle to allow for the creation of a separate area, DuPont Station. To reflect the design of traditional neighborhoods, housing in Palisade Village is arranged primarily on a street grid pattern with automobile access to the rear of most lots by way of alleys. The first housing units in Palisade Village began being occupied in 1995 and in April 2001, the Village was nearly complete with 675 residential units constructed in a combination of single family and street facing multi-family styles.

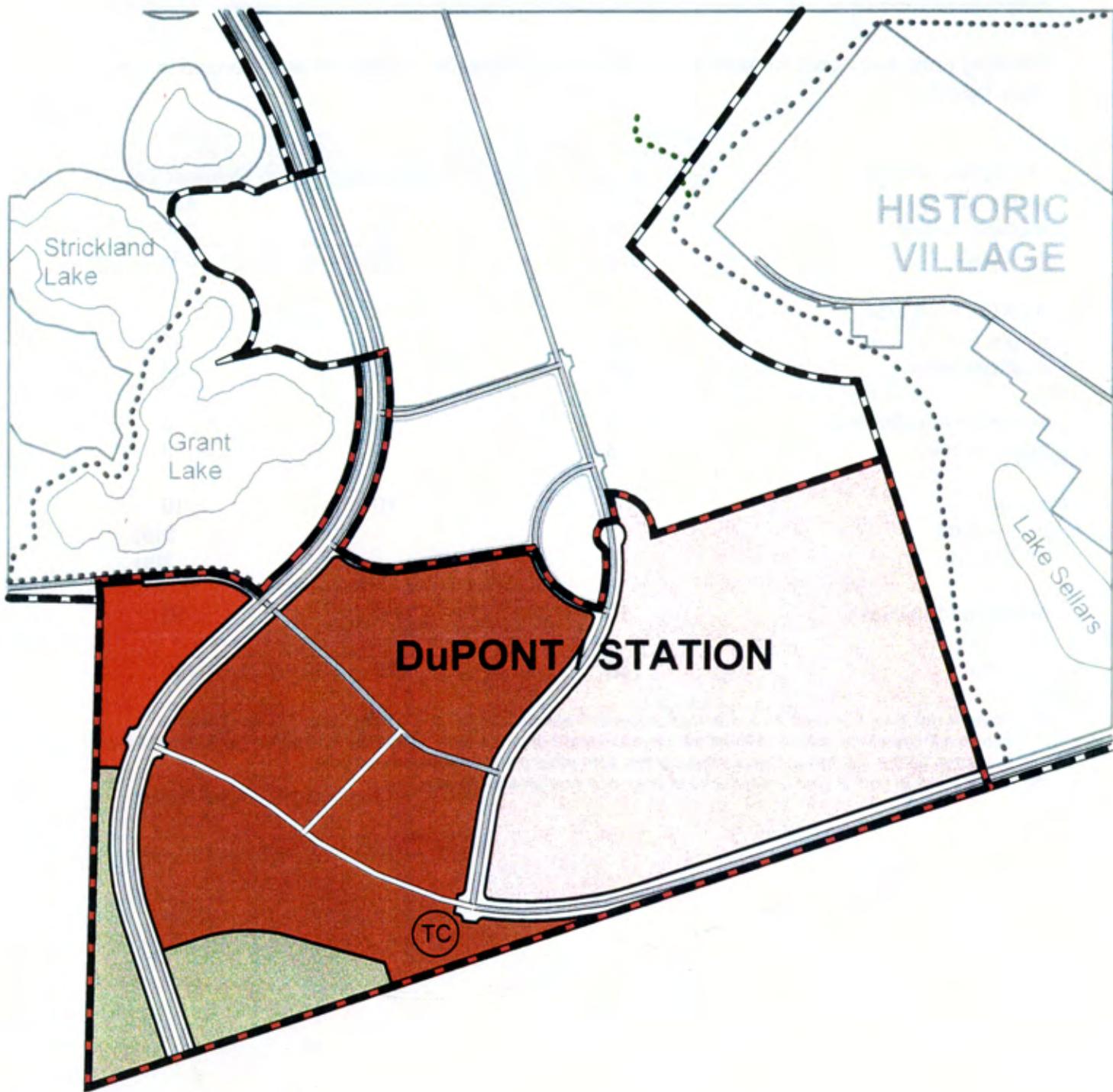
Palisade Village contains both small cottage lots and larger residential lots adjoining wetlands. The majority of the lots average approximately 5,000 square feet in area. Three groupings of multifamily homes have been constructed within this village, each of which averages 80 units. Through small lots, multifamily residences, and some self-built homes, Palisade Village had met the City's target of 20 percent of the housing stock being affordable.

A significant trail section was constructed within Palisade Village. This section starts at Bob's Hollow Lane, extends around the north side of Edmond Marsh and passes through community parkland behind the 1843 Fort site. This trail section connects to other community-wide trails at Sequelitchew Creek. Within the residential areas are many small pocket parks primarily for young children and adults. The Chloe Clarke elementary school, which is centrally located in the Village, is scheduled to open in the fall of 2001 and will increase the available neighborhood play space. Most of the public park space is dedicated to preserving natural spaces, especially in the northern portion of the Village where Oregon White Oak trees were protected from development. In the southern portion of the Village, no commercial area is shown within the Thompson Circle village green and the Plan Amendment changes the designation of the village green area from open space to park.

Housing units and Acres for land use categories in Palisade Village are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	436	23	459
multiple family	239	0	239
Total	675	23	698
ACRES FOR USE			
single family	86	5	91
multiple family	24	0	24
sensitive area/buffers	0	0	0
open space	8	0	8
school	0	10	10
public park	3		5(a)
other park	5		3(b)
major road/utilities	10	0	10
Total	136	15	151

- (a) There is one park classified as a community park in Palisade Village. It is a three-acre Oak tree preserve between the one way portion of Hammond Avenue and Edmund Marsh. The Plan Amendment includes shifting two acres on the Thompson Circle village green from other park to neighborhood park.
- (b) Three acres of pocket parks, mini parks or neighborhood greens are required.



DuPONT STATION

DuPont Station was named to elicit a sense of bustling activity that occurred around railroad stations. The area is bounded by Interstate 5 on the south, Palisade Village on the north, the Historic Village on the east, and the Fort Lewis Golf Course on the west. It is accessed by Center Drive and envisioned as a mixture of residential and commercial activities that recreate the best attributes of historic town center developments. With a variety of commercial uses, the inclusion of multi-family residential development, integration of public spaces, and the convenience of the nearby post office and I-5 in this area, DuPont Station will be the most active neighborhood in DuPont.

In the southeastern portion of DuPont Station, office activities have been established. In 1994, State Farm Insurance constructed a regional headquarters adjacent to I-5, between Palisade Boulevard and the Historic Village. In 1994, State Farm estimated it could employ up to 2,300 people in the latter stages of the project.

A post office and the Clock Tower Village apartments, consisting of 117 residential units, anchor the north edge of the Village. The west edge, west of Center Drive, is partially occupied by Guesthouse Inn and Suites, a 60-room motel which opened in early 2001.

In the middle of the DuPont Station is a large parcel of flat undeveloped mixed-use area. This strategic location is key to the retail success of DuPont. It provides access to traffic on I-5 and thus will create a market draw beyond the population of the City. By accessing this larger market area, the commercial element of DuPont Station will support a wider range of retail types and businesses and provide a greater diversity of shopping, entertainment and services for the City's residents.

The mixed-use area of DuPont Station is envisioned with storefronts adjoining the street and walks and public spaces that provide gathering and socializing opportunities for planned activities and informal encounters. The mixture and concentration of commercial, office, and residential uses within this compact center are intended to accommodate development of a transit center. Providing adequate parking that is convenient to the commercial activities as well as the transit connection will ensure success for both. As transit ridership increases in the future, automobile trips to the commercial uses may diminish, allowing some portion of the commercial parking to be used for transit. Also in the future, the transit center could link local bus routes serving the City and adjacent communities with a proposed regional commuter rail line. A transit center would be supported by the concentration of employment in the adjacent office developments. In addition, the increased number of multi-family residential units is intended to support transit by providing more than 10% of the City's housing unit total within a short walking distance of the transit center.

Housing units and Acres for land use categories in DuPont Station are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	0	0	0
multiple family	117	406	523
Total	117	406	523
ACRES FOR USE			
single family	0	0	0
multiple family	(a)		(a)
office	43	9	52
commercial	1	5	6
mixed use	8	40	48
sensitive area/buffers	0	0	0
open space	3	0	3
public park	0	1(b)	1(b)
other park	0	0	0(c)
major road/utilities	16	4	20
Total	71	59	130

(a) acres for multiple family use are categorized with mixed use.

(b) There is one park classified as a community park in the DuPont Station. It is proposed as a .3 acre public plaza:

(c) No pocket parks, mini parks or neighborhood greens are required.



YEHLE PARK VILLAGE

Yehle Park Village was named to honor an area pioneer family who homesteaded and farmed in the Village area from the early through late 1900's. Strickland Lake, Grant Lake, and many of the City's wetlands are contained within this Village. It is located between the south boundary of the Ft. Lake Business and Technology Park and the Fort Lewis Golf Course. The Village extends west from Center Drive to Hoffman Hill Village. It has been expanded following adoption of the 1995 Plan to include the area north of Strickland Lake known locally for its significant stand of oak trees.

Within this village, McNeil Street and the adjacent trail provide a central circulation spine for automobiles, bicycles and pedestrians that connects Center Drive to Yehle Park Village. Both the road and the pedestrian trail connection continue west through the village to Hoffman Hill Village. While the McNeil Street corridor is attractively designed by intention, the City is concerned that it might be too convenient for future Hoffman Hill residents to cut through, creating higher peak hour traffic volumes than the City desires in a residential area. Therefore, alternate vehicular access is being designed from Hoffman Hill Village to bypass Yehle Park Village.

Most of the Village was contained in a preliminary plat that was approved in 1997 and amended in 1999. Traditional design principles like grid streets, alleys and neighborhood greens are used, but they are modified somewhat to fit the topography and bend around wetlands. Construction is progressing on the plat with improvements to the first 230 lots complete and 68 homes occupied as of April 2001. Areas have a mix of lot sizes and house sizes to encourage variety, a mix of densities, and a range of affordability. Larger lot sizes and building setbacks are encouraged for those properties abutting sensitive areas and their buffers. Included in the village is Patriot's Landing, a proposed 44-acre continuing care and military retirement complex.

In the area north of Strickland Lake, a community park has been located partly to preserve the character of open prairie and oak trees which now exist and partly to provide access for active sports earlier in the community's development. The intention is to retain as many trees as possible since oak savannah tree communities are rare in Washington state and there are only a limited number remaining in the region. To accomplish tree retention, sports fields and passive activity areas will be fit among the oaks.

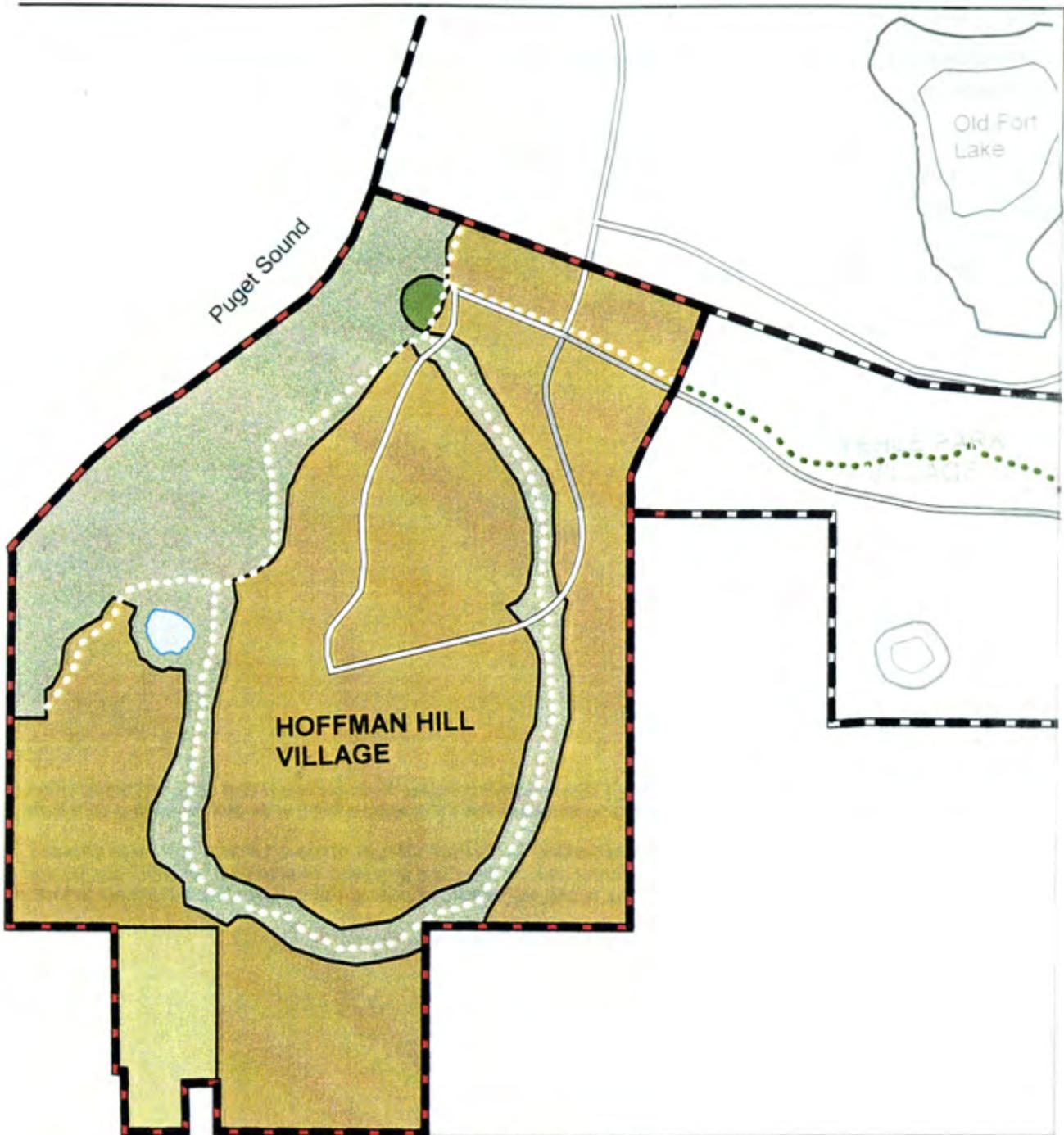
In addition to the community park, another anticipated community feature in this village is a middle school. Both facilities could be enhanced by adjoining locations and some shared features, an example of which is parking. Consistent with other uses, when the site for a middle school is approved by conditional use permit it will be shown on the land use map. In the interim, 20 acres are reflected for school use in the land use table on the following page.

In the remainder of the area expanded since the adoption of the 1995 Plan, a mix of single-family and multifamily housing is planned. To continue the opportunities for smaller multifamily areas as provided in the approved portion of the Yehle Village Park plat, the multifamily units should be divided into at least three groups mixed among single-family blocks.

Housing units and Acres for land use categories in Yehle Park Village are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	68	482	550
multiple family	0	355	355
Total	68	837	905(a)
ACRES FOR USE			
single family	14	98	112
multiple family	0	61	61
sensitive area/buffers			59
open space			6
school	0		20
public park	4		30(b)
other park	1.5		12(c)
major road/utilities			17
Total			317

- (a) The 44 acre Patriot's Landing-Age restricted Development contains 20 single family and 150 multi-family units that are included in this total. Patriot's Landing also contains 150 assisted living units and 80 nursing care beds that are not included in this total.
- (b) There are two parks classified as community parks in Yehle Park Village: one is a 1.5 acre open area between Grant Lake and Center Drive near McNeil Street and the other is a proposed 24 acre park north of Pond Lake in an area known as the Oak Savannah. There is one neighborhood park, a 4-acre linear facility adjacent to McNeil Street named Yehle Park.
- (c) 3.6 acres of pocket parks, mini parks, or neighborhood greens are required.



HOFFMAN HILL VILLAGE

This Village is bounded by the Fort Lewis Golf Course, the southwest City boundary, the Puget Sound bluff, and the south boundary of the Old Ft. Lake Business and Technology Park. Unlike other villages, Hoffman Hill will be developed mostly on sloping topography that rises in the middle of the village to the tallest point of the city for which it is named.

The Hoffman Hill Village is adjacent to the Nisqually Delta and Reach. The intent is to minimize the impacts of development on these nearby natural areas. Within this Village, selected bands of trees will be integrated into the design of the neighborhood to provide a natural amenity for the residents. In addition to providing "banding" of tree stands within the neighborhoods, a large natural buffer is maintained along the slope of the Puget Sound bluff. Approximately 69 acres along the slope of the bluff within Hoffman Hill Village are undevelopable and will preserve the visual character of the Nisqually Delta. (a) Retention of trees on the bluff will continue to the north within Old Ft. Lake Business and Technology Park and into the Sequelitchew Village area. This sensitive area and buffer also keeps development back from the bluff, avoiding potential erosion, landslide, or seismic hazards.

Approximately half of the multifamily development projected for Hoffman Hill Village is planned for the north edge of the village, while the balance of the multiple family residences will be disbursed throughout the Village with no more than 40 units in any one location.

Hoffman Hill Village is the largest village in the city, more than twice the size of Palisade Village. Based on the number of housing units and the over two mile walk to the elementary school in Palisade Village, an additional elementary school should be planned for this village. To reflect the current school mitigation agreement between the Steilacoom Historical School District #1 and the Weyerhaeuser Real Estate Company, the acreage is not yet accounted for in the land use table on the following page. If the land area were acquired by the school district it would likely reduce the amount of residential area by approximately 10 acres.

Traffic from Hoffman Hill Village is designated to reach Center Drive primarily on a future roadway through the Old Ft. Lake Business and Technology Park area. Access to the south from Mounts Road is limited by the prohibitive costs involved in widening Mounts Road, mitigating impacts to the Fort Lewis Golf Course and expanding the freeway overpass at Exit 116. As a result, the connection to Mounts Road should be limited to emergency vehicles only.

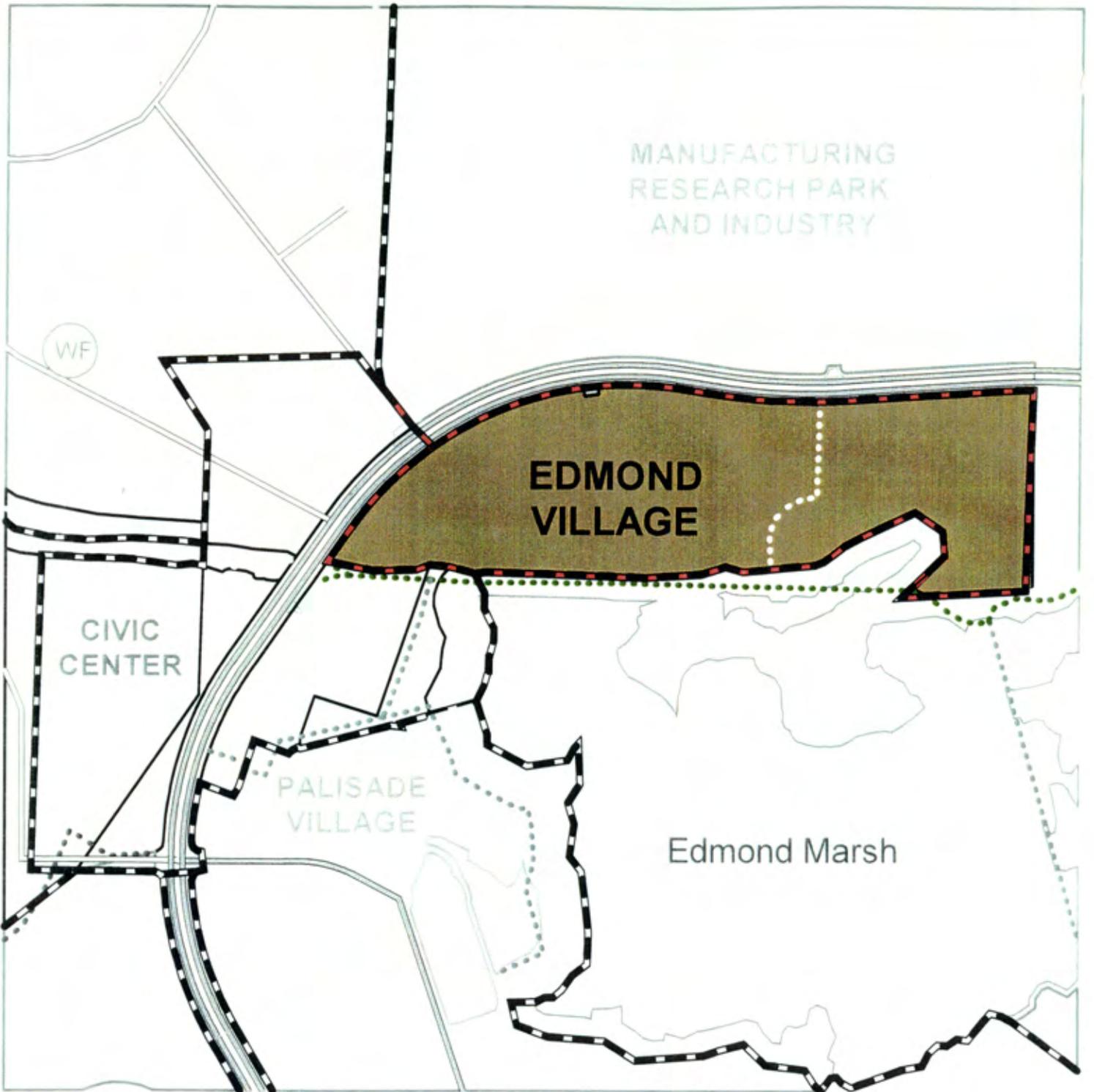
Two neighborhood park facilities, each at least two to three acres in size, must be located in positions to conveniently serve future residents. In addition to the neighborhood parks, a small community park is located in the northwestern corner of the village, affording a viewpoint to Puget Sound over the bluff and a terminus to the McNeil Street corridor trail. From the community park, other trails connect with a pedestrian path paralleling the Puget Sound bluff. A neighborhood trail extends from the bluff and loops through the village. Public access improvements adjoining the bluff will be kept to a minimum since the priority is to maintain the bluff setback area in its natural state, minimize erosion, and not diminish its function and value as habitat.

(a) Settlement Agreement for Lone Star Northwest DuPont Project, Dec. 25, 1994, Page 17.

Housing units and Acres for land use categories in Hoffman Hill Village are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	32(a)	961	993
multiple family	0	240	240
Total	32	1,201	1,233
ACRES FOR USE			
single family	17(a)	254	271
multiple family	0	20	20
sensitive area/buffers			69
open space	0	33	33
school			(b)
public park	0	9(c)	9(c)
other park	0	4	4(d)
major road/utilities	0	0	14
Total			420

- (a) In 1977, the City annexed the subdivision known as El Rancho Madrona which is within the Hoffman Hill Village.
- (b) To reflect the current school mitigation agreement between the Steilacoom Historical School District #1 and the Weyerhaeuser Real Estate Company, the acreage for an elementary school is not yet shown in the table although the need is identified on the previous page.
- (c) There is one park proposed as a community park in Hoffman Hill Village. It is a 2.7-acre bluff overlook/viewpoint at the terminus of the McNeil Street pedestrian trail. There are two neighborhood parks proposed, each approximately 3 acres in size.
- (d) 4.6 acres of pocket parks, mini parks or neighborhood greens are required.



MANUFACTURING
RESEARCH PARK
AND INDUSTRY

WF

**EDMOND
VILLAGE**

CIVIC
CENTER

PALISADE
VILLAGE

Edmond Marsh

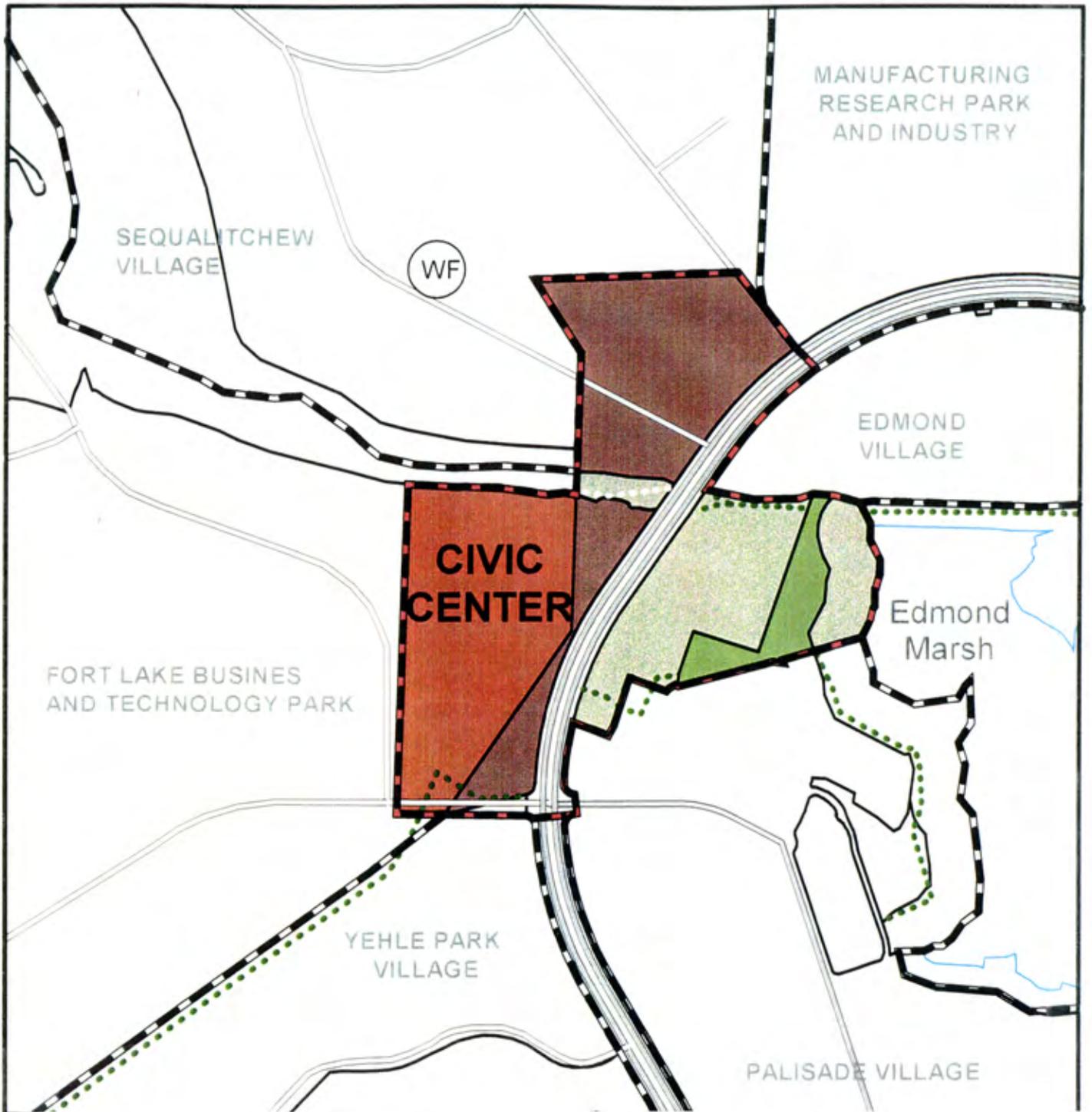
EDMOND VILLAGE

Edmond Village was named after the large wetland which forms its southern border. The area is bounded by Center Drive on the north, Sequalitchew Creek on the west and extends approximately one-half mile to the east. In Edmond Village, the streets should be laid out using a grid arrangement with access points and view corridors to the marsh. Both multiple family and single family homes should be distributed throughout the area. Trails should be established through the area to connect the walkway on Center Drive with the major trail along Edmond Marsh and to allow neighborhood access to the Edmond Marsh trail.

Housing units and Acres for land use categories in Edmond Village are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	0	167	167
multiple family	0	96	96
Total		263	263
ACRES FOR USE			
single family	0	34	34
multiple family	0	6	6
sensitive area/buffers	6	0	6
open space	8	0	8
public park	0	0	0
other park	0	1	1
major road/utilities			6
Total			57

(a) There are 0.9 acres of pocket parks, mini parks or neighborhood greens required.



CIVIC CENTER

The Civic Center area is located in the middle of the City, bisected by Center Drive. It is bounded by the northern edge of Yehle Park Village, the western edge of Edmond Marsh, the southern edge of the Manufacturing and Research Park and the eastern edge of the Old Ft. Lake Business and Technology Park areas. The area is also at the center of the community's early settlement, in a visually prominent location, which includes the 1843 Fort Nisqually site.

The primary feature in this village is a ten-acre site, located on the northwestern side of Center Drive, adjacent and south of Sequalitchew Creek. It will be donated to the City of DuPont by Weyerhaeuser Real Estate Company for use as a civic center. Civic buildings, including City Hall, police department, fire department, community center, a library, and museum could be located there. Office and commercial uses may also be included adjoining this area. In addition to being a focal point for history, the location of the civic buildings in the middle of the community allows future residential areas in Sequalitchew Village and Edmond Village to be more connected to city activities.

The proposed uses within the Consent Decree area #1 portion of this village are limited by deed restriction to exclude residential, parks, schools or daycare facilities. This limitation has caused the residential area around the civic core to be significantly reduced in size from that indicated in the 1995 Plan. However, it is the intention of the City that the Civic Center be as lively as possible. To accomplish that goal, on the two triangular shaped parcels between Center Drive and the ten-acre site, which is to become the City's, and on the north side of Sequalitchew Creek, higher density residential uses are provided for since those parcels are outside the Consent Decree area. The Plan shows a narrow band of mixed-use designation west of the core area that will support commercial or office use.

Housing units and Acres for land use categories in Civic Center are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	0	0	0
multiple family	0	141	141
Total		141	141
ACRES FOR USE			
single family	0	0	0
multiple family	0	14	14
mixed use	0	5	5
sensitive area/buffers	0	0	0
open space	4	0	4
civic	0	10	10
public park	3(a)	0	3
other park	0		0(b)
cultural	8	0	8
major road/utilities	4		4
Total			48

- (a) There is one park classified as a community park in the Civic Center. It is a 3-acre parcel adjoining the 1843 Ft. Nisqually site.
- (b) 0.3 acres of pocket parks, mini parks or neighborhood greens are required. Due only to rounding to the nearest whole number for the chart, 0 is shown.



Puget Sound

Puget Sound

SEQUALITCHEW VILLAGE

MANUFACTURING RESEARCH PARK AND INDUSTRY

FORT LAKE BUSINES AND TECHNOLOGY PARK

map is reduced

Center Drive

WF

SEQUALITCHEW VILLAGE

Sequalitchew Village includes the area of the City bounded by Puget Sound to the north and west, the Manufacturing Research Park and Industrial areas to the east and Sequalitchew Creek on the south. This village is planned as a mixture of residential types and densities in the northern two-thirds of the area, and Manufacturing and Research Park uses in the south one-third. It is named for the creek and canyon which form its southern border.

Much of this village is within the mineral resource overlay boundary. Gravel extraction by Glacier Northwest is currently underway in this area and is expected to proceed over a long term, phased plan. Residential development is not likely to begin within this area for more than 10 years.

In 2001, more than half the area available for residential development, 210 acres, is being categorized as a residential reserve. The land area is not needed for the City's 20-year growth projections (currently ending in 2012) and hence has received the "reserve" classification. The residential reserve is located in the far northern portion of the village and along the northeastern edge. The area designation and proposed density of one unit per five acres is intended as an interim measure while future study and analysis is conducted for a subsequent plan amendment. The designation will be reviewed as part of the City's five-year plan update cycle and may be considered earlier through the City's once every two year plan amendment process if necessary.

As a result of mineral extraction, the surface elevation of this village will be many feet lower than the present height. An embankment will be created along the eastern boundary of the Sequalitchew Creek Canyon and the Puget Sound bluff to make the transition between original grades and the new lower elevation. This embankment is designated as open space.

In addition, the bluff along Puget Sound, north of the mouth of Sequalitchew Creek, may be lowered by the mineral extraction for a community park. The park will provide direct access to Puget Sound. The remainder of the bluff is sensitive area, with views overlooking the Sound. Future planning should evaluate the effects of removing greater portions of the bluff to provide views from the residential area and losses, which might incur from the removal of sensitive area bluff.

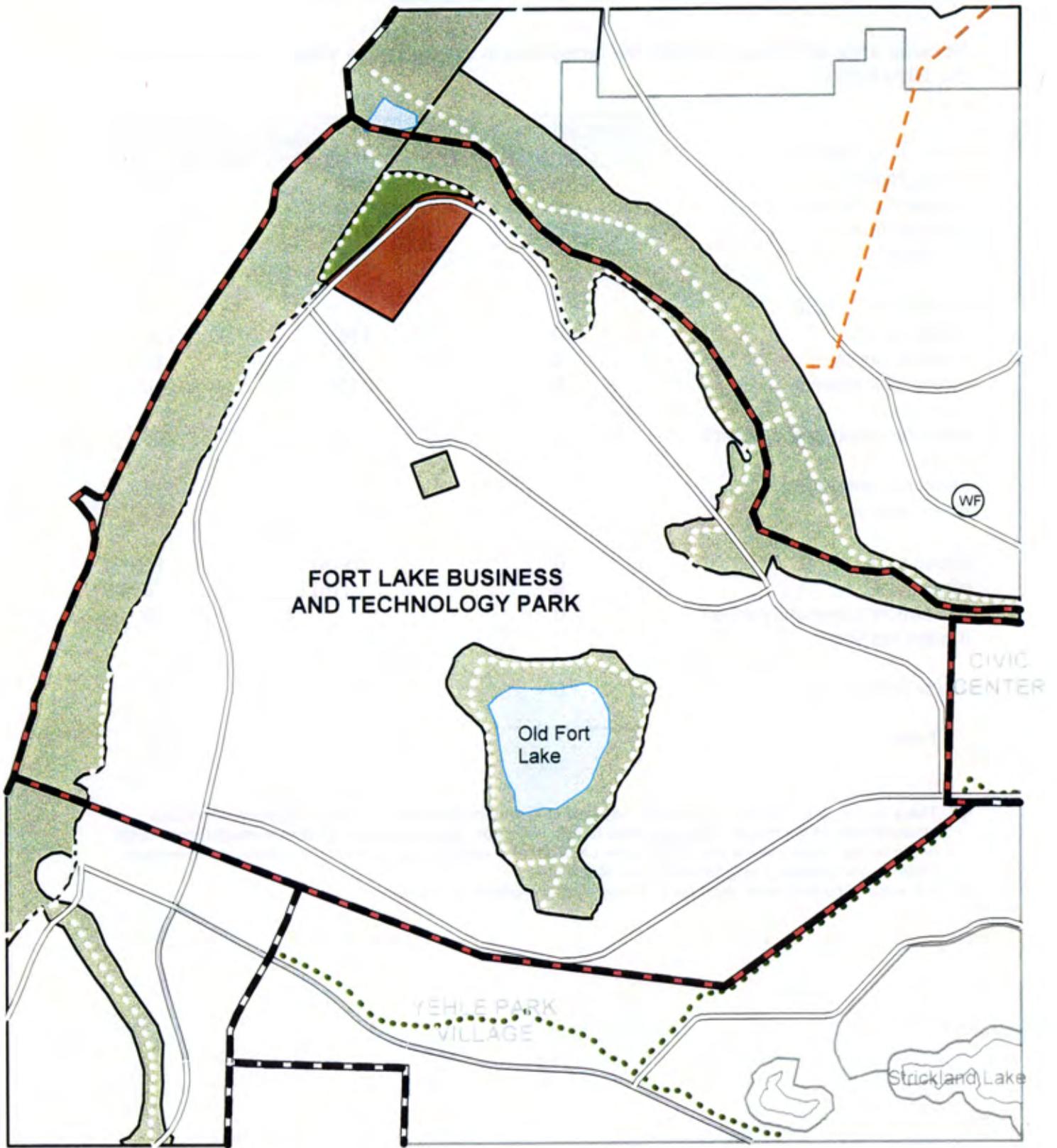
One of the natural features of this village is the north side of the Sequalitchew Creek Canyon. This is an unparalleled natural area that can be traversed mid-way up the canyon on an old narrow gauge railway path that ran from the DuPont Company area to Puget Sound. In 2001, access to the canyon is still limited by the Consent Decree. However, public access along the canyon and the Puget Sound beach will be sought as soon as the area is remediated and released by the Department of Ecology.

In addition to trails that will connect this village with other neighborhoods, a seven to ten acre Community Urban Design Feature is located within this area, just north of Sequalitchew Creek and west of Center Drive. The intent of this feature is to have a community focal point involving water, if feasible, that links the Sequalitchew Village with the villages south of the creek.

Housing units and Acres for land use categories in Sequelitchew Village are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	0	559	601
residential reserve	0	42	
multiple family	0	152	152
Total		753	753
ACRES FOR USE			
single family	0	138	138
multiple family	0	13	13
residential reserve	0	210	210
manufacturing and research	0	0	205
sensitive area/buffers			112
open space			83
public park	0	19(a)	19(a)
other park	0	7(b)	7(b)
recreation/community urban design feature	0		7-10
major road/utilities	0	29	29
Total			826

- (a) There is one park classified as a community park in Sequelitchew Village. It is a 15 acre waterfront park planned north of the mouth of Sequelitchew Creek. Although not a park, the 7-10 acre recreation/community urban design feature with a prominent water component is credited toward the community park requirement. There is one proposed neighborhood park of 4 acres.
- (b) 2.6 acres of pocket parks, mini parks or neighborhood greens are required.



OLD FORT LAKE BUSINESS AND TECHNOLOGY PARK

This low-density business and technology area will integrate campus style development with historic features, natural areas, open space and a golf course. Bounded by Sequalitchew Creek, the Puget Sound bluff; the northern boundary of Hoffman Hill and Yehle Park Villages and the Civic Center, this area includes Old Fort Lake and the 1833 Fort Nisqually site. Extensive work is underway to clean up this area where the DuPont Company created and assembled explosives until the mid-1970s. The most contaminated soils have been removed and the remaining areas are proposed to be treated and placed under proposed golf course fairways and greens. The golf course boundary will be determined somewhat by the location of the most contaminated areas and is reflected in the remediation agreement between the Weyerhaeuser and DuPont Companies and the Washington State Department of Ecology. Residences, schools, day care uses and parks have been deed restricted by the landowner within Consent Decree Area #1.

The Old Fort Lake Business and Technology Park will have a mix of administrative and research activities developed within large areas of green space. This area provides for business and emerging technology activities within a campus like setting of natural and man made landscapes. High technology, research and development and businesses would be located within a natural landscape setting in this area.

Within the Old Fort Lake Business and Technology Park area, Sequalitchew Creek and the Puget Sound shoreline and bluff will be maintained in their natural state and protected from development by buffers. A trail location is identified in the buffer along the south side of the Sequalitchew Creek ravine. In addition to pedestrian access along the Puget Sound bluff, views of the sound will be provided from a collector road running along a portion of the bluff.

A golf course planned by Weyerhaeuser Real Estate Company in this area accounts for one-third of the area's future land use. The course will provide both an exciting golf experience and a community benefit. The latter may be achieved through maintaining significant trees and natural vegetation, and through the public being able to drive along some fairways and parts of the course to experience the open space. It is anticipated that the course would be privately owned but allow for public play. The public will be able to walk between some fairways and parts of the course to access the Old Fort Lake area and other trail connections. Within the Old Fort Lake Business and Technology Park, a trail corridor connects Old Fort Lake with the community park and trail system in Yehle Park Village and the trail system along Sequalitchew Creek.

Another feature of this area is the Wilkes Observatory site in the northern corner. Three acres of community parkland is set aside there, outside the Consent Decree boundary. In addition to featuring an historic place and park with views of Puget Sound, the adjacent area can develop into a resort activity center which could include a restaurant, small shops, overnight accommodations, a conference center, and/or a golf clubhouse.

An area that lies within both the Old Fort Lake Business and Technology Park and Sequalitchew Village has been nominated by the Washington State Office of Archeology and Historic Preservation (OAHP) for listing on the National Register of Historic Places. As of 2001, the district is being considered for eligibility by the United States Department of the Interior National Park Service. The district represents a convergence of ancient and historic activities and values that are representative of the Pacific Northwest. The district encompasses approximately 360 acres. The north boundary starts at the 1843 Fort

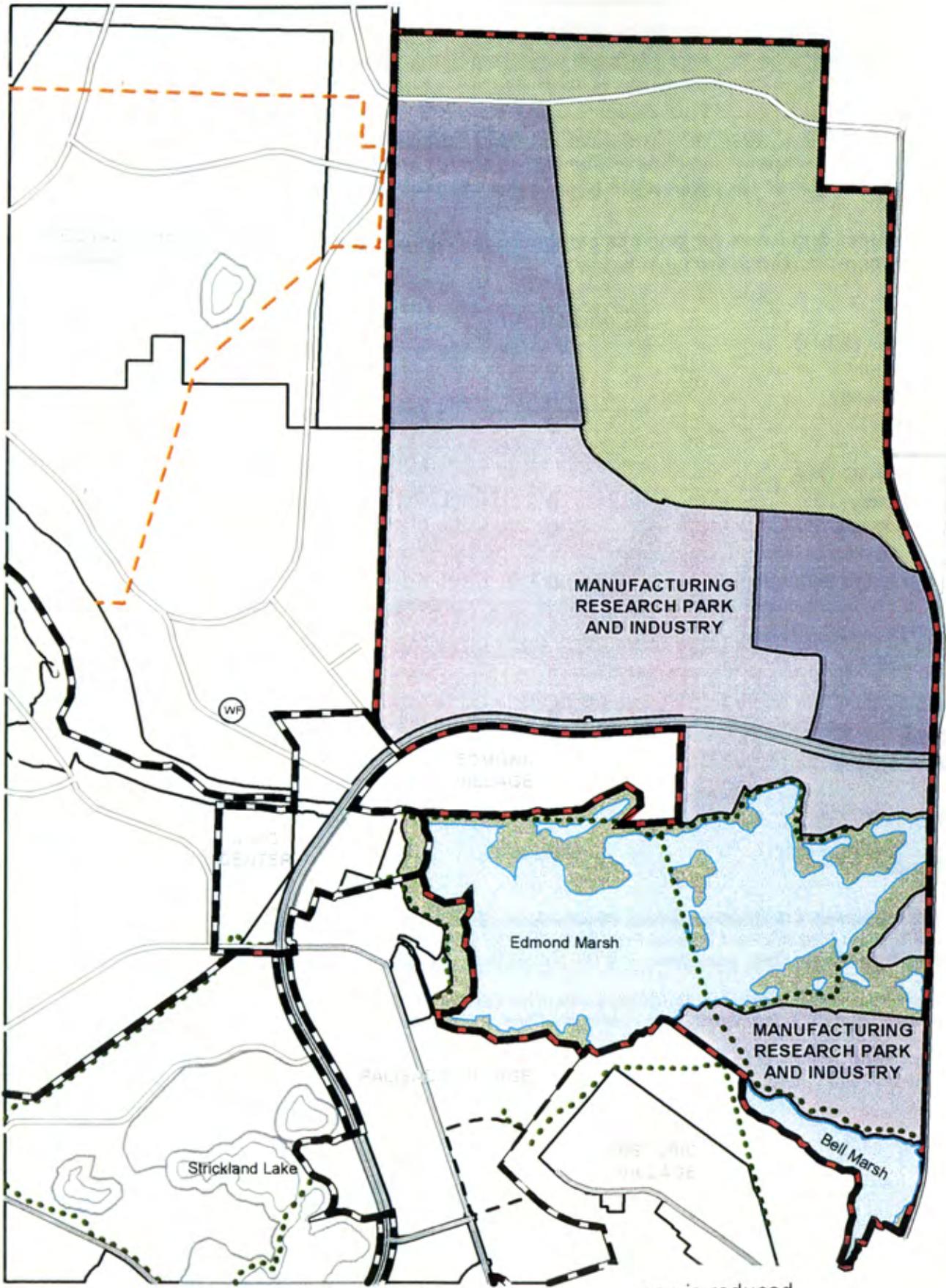
Nisqually (OAHP Site No. 45-PI-56) and runs west to the site of a sawmill on the north side of the mouth of Sequelitchew Creek (OAHP Site No. 45-PI-71), then south along Puget Sound to include Sequelitchew Archaeological sites (OAHP No. 45-PI-54) and the Ox Road (no OAHP Site No.), then east to include the 1833 Fort Nisqually site (OAHP Site No. 45-PI-55H), DuPont Company site (OAHP Site No. 45-PI-70) and Hudson's Bay Company Cemetery (no OAHP No.) then north back to the 1843 Fort Nisqually site.(a)

Housing units and Acres for land use categories in Old Fort Lake Business and Technology Park are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	0		0
multiple family	0		0
Total	0		0
ACRES FOR USE			
single family	0		0
multiple family	0		0
business and technology	0	299	299
sensitive area/buffers			101
open space			35
public park	0	3(b)	3(b)
cultural	2	0	2
recreation/golf	0	184	184
major road	0	26	26
Total			650

(a) See Memorandum of Agreement among Weyerhaeuser Company, Weyerhaeuser Real Estate Company, City of DuPont, The Nisqually Point Defense Fund, Committee for the Preservation of the Nisqually Mission Historical Site, The Nisqually Delta Association, and The DuPont Historical Society, December 12, 2000.

(b) There is one park proposed as a community park in the Old Fort Lake Business and Technology Park. It is a 3-acre parcel at the Wilkes Observatory overlooking Puget Sound above the mouth of Sequelitchew Creek.



map is reduced

MANUFACTURING/RESEARCH PARK AND INDUSTRIAL AREA

The area of the City between Sequalitchew Village, the DuPont Steilacoom Road, the northern city limits and the eastern edge of the Palisade and Historical Villages provides land for industrial activity, manufacturing, office and some non-manufacturing activities such as wholesaling and distribution. The boundaries of this area have been reduced from the 1995 Plan on the west to create a portion of Sequalitchew Village. Access is provided by Center Drive, an east/west route intended for truck traffic along the Fort Lewis Land Fill site and the DuPont-Steilacoom Road.

This area has two primary land use designations, Manufacturing/Research Park and Industrial, to distinguish the qualitative differences between user types. The Manufacturing and Research Park designation is intended to locate office users and less intense, generally smaller scale industrial uses with a significant demand for office space closer to other areas of the City. Larger scale, somewhat more intense industrial uses are located in the Industrial designation to the north and east.

Contained within this area is Edmond Marsh and Bell Marsh and their associated buffers. This land area provides a major passive recreation opportunity for the community at large and nearby business users. A trail system through wetland buffers connect various sites within neighboring villages. Along Center Drive, a trail within the landscape buffer paralleling the roadway connects to DuPont-Steilacoom Road and the Civic Center.

Current businesses in this village include Intel Corporation in the Manufacturing/Research Park area and Westblock Pacific and Glacier Northwest in the Industrial area. The Industrial area on the east side, along the DuPont Steilacoom Road, was created since the 1995 Plan in order to compensate for the proposed elimination of industrial uses from the newly created Sequalitchew Village.

Another property owner in this area is the U.S. Army. Fort Lewis is phasing out its old landfill and intends to convert the land to open space. The Fort Lewis Real Property Master Plan projects this area to "be set aside for training, recreation and preservation of aesthetics of the post."

The Steilacoom Historical School District, which educates DuPont's children, also serves the Town of Steilacoom and neighboring areas in addition to DuPont. The District's facilities need to be expanded to meet the needs of DuPont students. For these reasons and because there are a lack of sites elsewhere in the District, a 30-40-acre high school is anticipated in this area. When the site for a high school is approved by conditional use permit it will be shown on the land use map.

Housing units and Acres for land use categories in the Manufacturing/Research Park and Industrial area are summarized in the table below.

	Complete April 2001	Remaining	Buildout Total
HOUSING UNITS			
single family	0		0
multiple family	0		0
Total			0
ACRES FOR USE			
single family	0		0
multiple family	0		0
manufacturing/research park	95	175	270
industrial	63		138
sensitive area/buffers			228
open space			0
school			40
military			285
major road/utilities			30
Total			991

V. GOALS AND POLICIES

LAND USE

GOALS:

To foster a small town character by establishing development patterns conceptually based on a traditional town similar to the Historical Village and Palisade Village in DuPont.

To direct DuPont's growth in a manner which balances a small town character with sound economic development.

To encourage a small town development pattern which promotes a sense of community, the form of which protects significant natural features, preserves historical sites, reduces the necessity for driving, makes walking an enjoyable alternative and transit use practical.

POLICIES:

URBAN FORM

- LU-1 Establish several distinct neighborhoods or 'villages', sized according to a pedestrian or 'walking' scale of distance and defined where possible by natural features, parks, open spaces, and streets.

- LU-2 Link together the residential, business, and cultural areas with a system of streets, parks, natural features and open space to define neighborhoods, protect natural environments and ecological systems.
Discussion: Providing linear green or park spaces along major roads enhances the environment for pedestrian and bicycle circulation.

- LU-3 The predominant block pattern of individual villages shall be based on a grid or modified grid system except for Hoffman Hill Village.
Discussion: A grid system provides clear orientation, multiple opportunities for vehicular traffic, and for pedestrian crossings of roadways.

- LU-4 Individual villages should be focused around accessible parks, public recreation opportunities, natural areas, and an elementary school where warranted by service requirements.

- LU-5 Maintain the visual quality of the City as seen from Puget Sound, the Nisqually National Wildlife refuge, and public roads. Provide scenic viewpoints within the City to Puget Sound and the Nisqually Delta.

- LU-6 Discourage typical 'suburban' development which is less efficient in its use of land than new urbanism and results in disconnected auto-oriented enclaves and sprawl.

DESIGN

- LU-7 Promote development in residential and commercial areas that is pedestrian in scale and character by encouraging the design of more highly detailed buildings.
Discussion: At street level, long expanses of blank walls should be avoided. Instead, there should be frequent openings (i.e. windows and doorways) that are highlighted by architectural detailing. General architectural details should include, but not be limited to, the use of pitched roofs, roof overhangs and awnings, surface modulations, textures surface treatments, and a variety of surface materials. Design guidelines for commercial uses should be expanded to multifamily structures, and considered for Business and Technology and Manufacturing and Research Park uses along major streets.
- LU-8 The orientation of retail, residential, public structures and commercial buildings outside the Manufacturing and Research Park and Business and Technology Park should be to front near to the street rights-of-way, rather than being separated from the street. Churches and other symbolic structures should be located in visually prominent spots, usually at the end or turn of a street.
- LU-9 Integrate pedestrian street amenities such as street trees and landscaping, benches, lighting, trash receptacles and small signs into design plans.
- LU-10 Establish on-street parking and parking at the rear, or secondarily on the sides, of commercial and retail establishments.
- LU-11 The standard site preparation activities shall be designed to minimize extensive grading and retain a portion of significant trees and vegetation.
Discussion: Guidelines should be developed to define extensive grading and clarify the circumstances when it would be appropriate.

STREET SYSTEM

- LU-12 Establish a street system based on a grid pattern or modified grid that assures through and direct auto, bike, and pedestrian access. When cul-de-sacs are an appropriate design solution, pedestrian access shall usually be provided through to adjacent blocks.
- LU-13 Develop frequent intersections to encourage pedestrian circulation and reduce walking distances unless the City determines that topography or other features of the land warrant deviation.
Discussion: In residential areas street standards should be developed for block lengths and widths.
- LU-14 Utilize street right-of-way widths that are appropriate for a particular street's use and the adjacent land uses, without exceeding a total of three lanes in residential areas. Traffic control devices, such as traffic circles or diverters, should be used within neighborhoods to reduce driving speeds.

STREET SYSTEM (cont.)

- LU-15 Develop two entry points to Yehle Park Village, two entry points to Sequelitchew Village and interconnected access to the Business and Technology area off of Center Drive.
- LU-16 The City's Street Standards and subdivision standards shall be revised in a way, which achieves use of alleys to the maximum extent possible in each preliminary plat.
Discussion: when determining how many lots are possible to serve in an alley, the topography, ability to reach permitted density, parcel shape, saving trees, and other features of the land shall be taken in to account.

RESIDENTIAL DEVELOPMENT

- LU-17 Protect the character and vitality of existing neighborhoods.
- LU-18 Achieve a mix of lot sizes and a diversity of housing types and styles for single family and multiple family residences.
Discussion: Homes (single and multiple family), which represent the craftsman style, predominate in the community. Additional types incorporating appropriate details from other styles (for example Tudor or Dutch Colonial) are encouraged.
Re: single family. The City's preference to achieve variety in single family construction is through continuing to work with builders before considering a City design review process.
Re: multiple family. Design guidelines should be created for multiple family residences. In addition to design variety, the guidelines shall require that buildings be oriented to the street, that generally no more than two buildings of the same design are placed adjacent to each other, that multi-family projects are separated by approximately one block, and that designs consist of a variety of building sizes in order to reduce the perceived bulk and visual impact when viewed from the street. Except in the DuPont Station and Civic Center areas, individual multi-family projects should not exceed 120 units each and some projects should be developed at 40 or fewer units.
- LU-19 Maintain setbacks from the bluff and other slopes that maintain slope stability without having to rely on engineered solutions.
Discussion: An exception to this policy affecting topography along the bluff on Puget Sound may be considered for a community park consistent with Policy ESA 27 on page 63.
- LU-20 Provide for senior housing and long-term care facilities within residential villages and DuPont Center so as to encourage a mix of generations within the social fabric of the City. Assisted living and independent living residential units should integrate within a neighborhood consistent with Policy LU-18.

DuPONT STATION

- LU-21 Establish DuPont Station and maintain it as the commercial focus for DuPont.
- LU-22 Create a vibrant mixed use area with a compact, attractive, community and destination shopping area supported by housing, and office uses.
Discussion: Sites shall be developed in a coordinated manner, complementing adjacent structures through placement, size and mass. The intent is to create a collection of buildings that present a unified set of characteristics while allowing for architectural expression of individual buildings. Sites shall also be designed to create an identifiable pedestrian downtown character and avoid the appearance of domination by the automobile.
- LU-23 Promote ground floor retail in DuPont Station.
- LU-24 Promote development of multi-storied buildings with commercial, office, or residential use to create a more clearly defined street edge and to allow upper story activities which overlook the streets and plazas. These buildings are encouraged to contain ground floor commercial uses with residences above.
- LU-25 Coordinate conceptual development of a transit facility with the Sound Transit Authority, Pierce Transit and Thurston Intercity Transit, and develop a parking strategy and policies that provide for future implementation of the transit center.

CIVIC CENTER

- LU-26 Develop a Civic Center as the location of public assembly, local governmental services and cultural focus for DuPont.
- LU-27 Locate City Hall within the Civic Center, together with any other major public buildings such as a library, community center, museum, fire station, or public safety building in a manner that supports development of a "public square."
- LU-28 Allow small, retail service, and office uses to support the area.
- LU-29 Promote development of buildings of at least two stories in the Civic Center.
- LU-30 Create a strong visual symbol for the community, with architecture that suggests a classic, traditional character.
Discussion: Public building designs should exhibit a "civic" quality, with features such as dramatic rooflines, prominent entrances and integrated public art. Materials should be solid and permanent. Parking should be screened from the major access road and divided into smaller, heavily landscaped pockets in order to reduce the impact of asphalt.

OFFICE DEVELOPMENT

Office developments are generally administrative in nature with a higher number of employees than mixed use, research and development or industrial activities.

- LU-31 Encourage office developments to turn toward the street and connect with other uses through pedestrian trails and building placement. (See LU-7 through LU-11 for additional design related policies.)

- LU-32 Encourage office developments to stagger work hours, encourage car-pooling and implement other Traffic Demand Management measures.

INDUSTRIAL/TECHNOLOGY DEVELOPMENT

Responsible development of industrial/technology land can contribute to a community's economic base and can also help diversify a local economy. However, diversification can be undermined by an over-reliance on a few larger businesses. Therefore the City promotes a mix of industrial/technology land uses having different space and site requirements.

The City's long-term goal is to have an industrial/technology base of businesses that are 'clean' in their operations. 'Clean' industries are those whose manufacturing process does not produce harmful byproducts and pollution, or those businesses who can demonstrate the ability to handle potentially harmful materials and substances in a safe and non-polluting manner.

In order to encourage a diverse industrial base and provide clear guidelines for industrial and industrial related development, the non-residential and commercial lands are divided into three land use designations: Business and Technology Park, Manufacturing/Research Park, and Industrial.

- LU-33 Establish a Business and Technology Park land use designation located between Center Drive and the Puget Sound bluff, south of Sequelitchew Creek.
Discussion: Developed after the approved clean up plan is implemented, this area will provide for office and research and development or light assembly of materials designed around a new proposed golf course. Primarily administrative and research/development functions, these businesses will require a minimum of material inputs and emit very little or no noise or pollution. A variety of building types, from separate buildings housing a single user to buildings providing individually leased spaces can be sited within the park.

INDUSTRIAL/TECHNOLOGY DEVELOPMENT (cont.)

- LU-34 Establish use restrictions for the manufacturing/research park which allow warehousing when not directly adjacent to a main street and limit uses that front on the access road extending from Center Drive to the residential areas in Sequalitchew Village to those uses permitted in the Business and Technology Park area.
Discussion: Users will typically be involved in research facilities, office, or manufacturing of finished products. The amount of material inputs and finished goods will tend to be less than industrial users and will typically require less large truck traffic.
- LU-35 Establish two industrial areas: one west of the Fort Lewis Military area and one between Intel and the DuPont Steilacoom Road.
Discussion: Industrial users are typified by manufacturing processes that are performed at a larger scale. Tracts of land will tend to have a single user and employee densities will be somewhat lower. These businesses tend to require more material inputs to their process and produce a greater volume of finished goods, which will result in a larger amount of truck traffic.
- LU-36 Promote environmentally sensitive industrial development as an integral element in establishing a balanced community.
- LU-37 Establish performance standards that promote the development of 'clean' industrial uses within DuPont.
Discussion: Performance standards relating to industrial activity or process should be aimed at certifying that a business utilizes materials, substances, and processes that have a minimum or no impact on the human and natural environment.
- LU-38 Establish industrial site development standards that address the following elements: siting criteria, site preparation and grading, building design, vehicular access, storm drainage and erosion controls during and after construction, sensitive areas, landscaping, parking, service courts, lighting, signage and outdoor storage.

RESOURCE LANDS

The Growth Management Act requires cities to identify resource lands of long-term significance and provide for their on-going economic benefit. Resource lands include those suitable for agriculture, forestry, and mineral extraction. Of these only mineral extraction is a resource land in DuPont. Much of the City is underlain by gravelly soils.

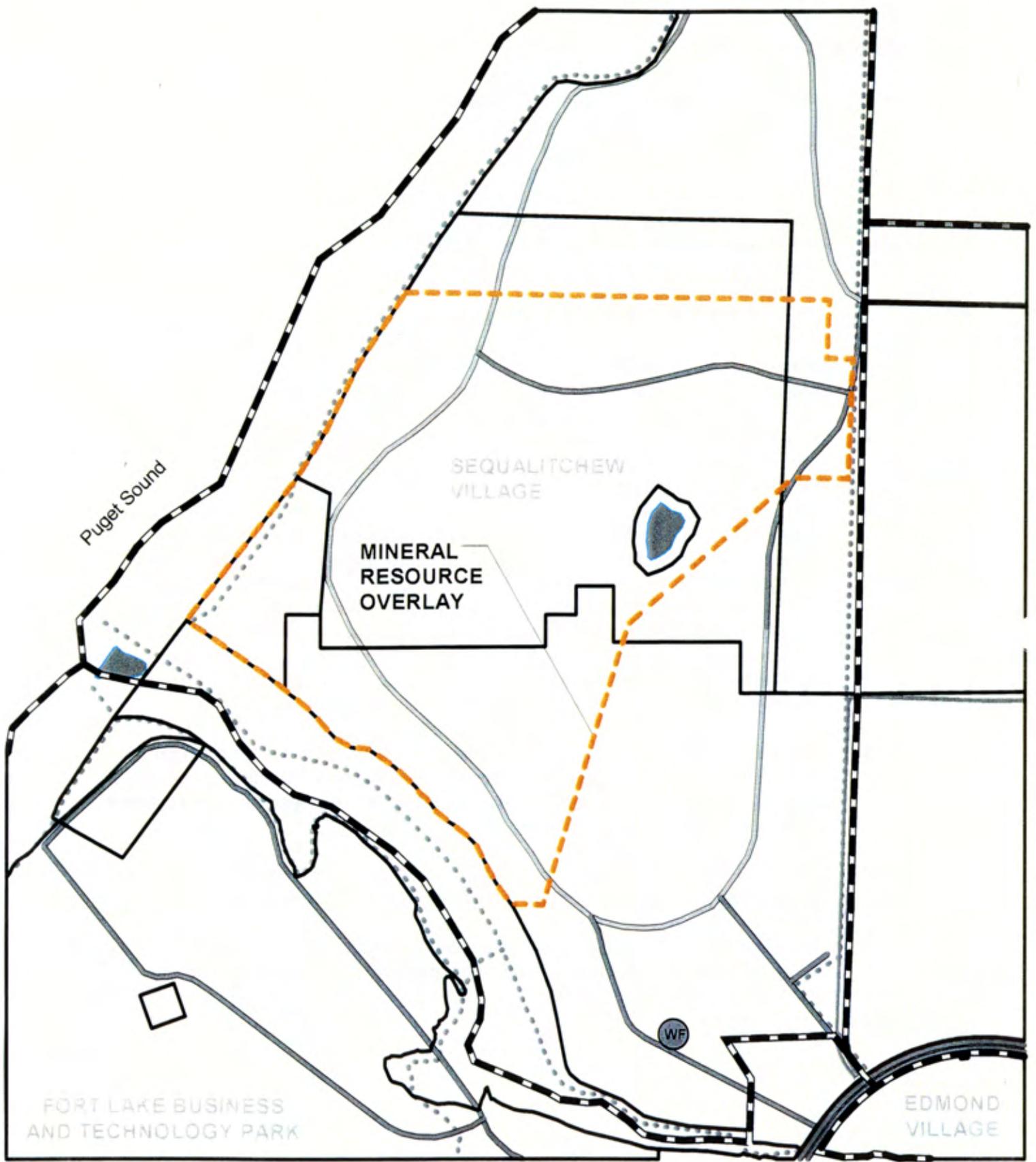
- LU-39 The City will conserve long-term, commercially significant mineral resource lands through a two-step process. First, ongoing planning and evaluation will be used to identify lands that contain valuable mineral deposits. The City will consider the identified presence of mineral resources in its planning and development review to ensure that resources are not developed inadvertently or foreclosed from use. Second, the City will designate mineral resources

RESOURCE LANDS (cont.)

on the Comprehensive Plan Land Use Map. Designation may occur concurrent with review of a proposed mining application.

Discussion: Through the 1995 Comprehensive Plan and project approvals the City has identified and designated mineral resources in an overlay area extending slightly more than one half mile north of the mouth of Sequelitchew Creek and approximately one half mile east of the Puget Sound bluff. (See map next page.) The plan amendment identifies the presence of additional mineral lands of long-term commercial significance generally located from the southern boundary of the current mineral resource land overlay to encompass Consent Decree parcel #2 and the land between Consent Decree parcels #1 and 2 (a total of approximately 163 acres). Designation of the additional mineral lands on the Comprehensive Plan map (step two) will occur through the process described in Policy LU-39.

- LU-40 A Mineral Resource Overlay designation, in the form of an overlay to the manufacturing/research, and residential land use categories north of Center Drive and Sequelitchew Creek, recognizes that mineral lands should be conserved and that mineral extraction could potentially occur in a designated area subject to City review of a site-specific proposal. Mining shall occur in phases and the reclaimed land used consistent with its comprehensive plan designation and any mining permit authorized by the City.
Discussion: Extraction of gravels within the Mineral Resource Overlay area established in 1995 was estimated to occur over twenty-five to thirty years in approximately forty-acre increments. Restoration will occur simultaneously as new areas are opened so that the land will gradually be available for some other of the anticipated uses.
- LU-41 The Mineral Resource Overlay designation shall be enforced for a length of time corresponding to those time periods identified and established in City permits, allowing for the periodic review and update of these permits to reflect current conditions.
- LU-42 Establish a Phasing Schedule and Management Plan for extractive operations, periodically updating the Plan to reflect current conditions.
- LU-43 Best Management Practices will be utilized which protect the long-term integrity of the natural environment, adjacent land uses, and the long-term productivity of resource lands.



ECONOMIC DEVELOPMENT

GOALS:

To provide a broad level of services and work opportunities while assuring a diverse level of tax support.(a)

To assure that adequate public facilities and public services are available to attract and support clean, high quality businesses and commercial development.

To include small business as a vital part of the City's economic framework.

POLICIES: Economic development policies relate closely with other land use, infrastructure and environment policies and cannot be considered alone.

- ED-1 Determine appropriate balance for the "types" of businesses necessary for long-term health and economic sustainability.(a)
- ED-2 Assure that the development review process is timely/decisive, clear/predictable, policy-based, and professionally administered.(a)
- ED-3 Establish an "Economic Development Team" (utilizing the Economic Development Board for Tacoma-Pierce County) with Quadrant, the Northwest Landing Commercial Owners Association, and others, to establish an ongoing, joint, economic development plan.(a)
- ED-4 Review fiscal policies to distribute the tax load amongst a variety of sources, rather than discouraging certain categories of business development with an undue majority of the tax burden. Review/evaluate and summarize the structure of City taxes and fee categories within one year of the adoption of this Plan and repeat the review at least every five years for existing and future taxes to determine business impacts and consistency with the Comprehensive Plan and economic development goals.
- ED-5 Work with both the business community and the residential community to identify and promote areas of common interest and to facilitate the resolution of conflicts that recognize and respect legitimate differences and the need for partnerships.
- ED-6 Integrate the strategic financial plan with the ongoing economic development plan.(a)

(a) City of DuPont Strategic Plan May 2001

NATURAL ENVIRONMENTAL & SENSITIVE AREAS

The City has within its boundaries a combination of natural features detailed in the Natural Environment Appendix. These features include: a salt water shoreline adjacent to the Nisqually Reach, near-shore fish habitats, commanding views of Puget Sound from the bluffs, wetlands, a creek and associated ravine, stands of oaks and other unique plant communities, and habitat for animal life, some of which are rare. These features are usually not viewed in context with one another, but help define the character of the community.

It is important to recognize the ecological value of portions of the City. Several features, such as the Puget Sound shoreline, Edmond Marsh, Sequelitchew Creek, and the Oak Savannah area, are habitats of regional importance. It is the intent of the City to preserve such features to the maximum extent possible by promoting responsible development that integrates these features into the pattern of the City. In most cases these areas will be retained as sensitive area and buffer with limited public access, consisting of trails, viewpoints, and other passive facilities. However, the priority is to maintain sensitive areas, buffers and open space in their natural state.

Sensitive areas include wetlands, streams, steep slopes, bluffs, and associated habitats that have significant environmental and aesthetic value. Open space lands are undeveloped natural areas and parcels developed with landscaping. Both sensitive areas and open space are essential to maintaining the character of DuPont. These areas provide local wildlife with undisturbed habitats necessary for rest, food gathering, and escape from surrounding developments. Sensitive areas and open space also provide the City's human inhabitants with the opportunity to enjoy the region's natural beauty without having to leave the City and travel to the countryside.

There is a sense of grandness in the City's natural setting. The City shall place a high priority on its natural amenities in the review of all development projects.

GOALS:

To attain no net loss to high value sensitive areas and open space within the City and mitigate losses of low and moderate value natural features through enhancements in areas to be saved.

To exercise responsible environmental stewardship by directing development towards areas of the City where natural systems and amenities present the fewest environmental constraints.

To institute measures which promote development and construction practices that minimize impact on the City's natural systems.

POLICIES:

GENERAL

- ESA- 1 Obtain for preservation, environmentally sensitive areas and those that are valuable natural and aesthetic resources to the City.

GENERAL (cont.)

- ESA- 2 Determine the level of public access and use of natural areas based on the environmental sensitivity of the site.
- ESA- 3 Maintain unique physical features of the City as passive open spaces in order to ensure their protection while providing for public access and enjoyment.
- ESA- 4 Protect and retain, in a natural state, significant trees and vegetation in public and privately dedicated areas.

AIR QUALITY

- ESA- 5 Minimize adverse effects of development on air quality by ensuring that all development meets or exceeds applicable federal, state, and regional air quality requirements.
- ESA- 6 Include air quality performance standards as part of industrial zoning regulations that promote the use of least air polluting forms of industrial equipment and manufacturing processes.
Discussion: The City should encourage the use of alternative non-polluting fuels.

CONSERVATION

- ESA- 7 Landscaping in public places and rights-of-way should consist of species that are low maintenance, requiring a minimum amount of water for their continued health. Native plant species are preferred over ornamental varieties.
- ESA- 8 Energy conservation should be encouraged through promoting the use of energy efficient building construction and design, use of alternatives to the automobile, and the use of alternative fuels in City owned vehicles.

GROUNDWATER

- ESA- 9 Establish grading, storm water, and erosion controls consistent with Department of Ecology and Pierce County guidelines.
Discussion: Meet or exceed guidelines for new development as found in the Washington State Department of Ecology's Stormwater Management Manual for the Puget Sound Basin.
- ESA-10 Protect the quantity of ground waters by encouraging stormwater systems, which maximize aquifer recharge and establishing site development guidelines to control impervious surfaces.
Discussion: The GMA requires cities to identify and protect critical aquifer recharge areas. DuPont does not have an aquifer considered 'critical' since the aquifer supplying much of the City's water is at such a depth, and separated by rock and clay strata, that surface water from the City does not

GROUNDWATER (cont.)

reach it. The City's strategy for recharging ground water is to use natural systems and to reduce piping.

- ESA-11 Institute an aquifer-monitoring program to keep track of the quantity and quality of the City's ground water resources in a cooperative effort with Pierce County and Fort Lewis.
Discussion: DuPont gets much of its water from a deep aquifer that originates east of the City. A cooperative monitoring and management program is necessary for maintaining current information regarding the quantity and quality.
- ESA-12 Work with Fort Lewis, the Department of Ecology, and other affected parties to re-establish pre-diversion flows through Sequelitchew Creek.

GEOLOGY

- ESA-13 Correlate the type and density of permitted development with the suitability of site geology and soils in order to minimize environmental impacts and construction costs.
- ESA-14 Establish performance standards and/or development guidelines for sloped areas over 15%. Discourage placement of structures on slopes of 30% and prohibit development of slopes which are 40% and over.
- ESA-15 Locate and design development projects so as to reduce risks of seismic damage by requiring projects to be located where soils are least susceptible to seismic forces.
Discussion: The Puget Sound region is in a high risk earthquake zone. Kitsap soils in DuPont are susceptible to seismic forces, particularly those along the Puget Sound bluff and in the Sequelitchew Creek Canyon. Development should be kept well away from these areas and the existing vegetation retained.

HABITAT

- ESA-16 Maintain no net loss in the functions, values and area of lakes, marshes, streams, wetlands and bluffs, recognizing the potential for passive public access on or at Old Fort Lake.
Discussion: The City should consider establishing a maintenance program with regard to invasive plants for areas such as Edmond Marsh, Old Fort Lake, Sequelitchew Creek, and the Bluff.
- ESA-17 Protect significant ecological areas and retain a maximum percentage of native vegetation during the development of the City.
Discussion: Develop guidelines to allow removal of vegetation when it creates an unsafe condition or threatens plants of more significant value.

HABITAT (cont.)

- ESA-18 Maintain important wildlife habitats and functional wildlife corridors to link important natural areas, such as Edmond Marsh and Sequelitchew Creek.
- ESA-19 Minimize the potential for adverse impacts on the Nisqually Wildlife Refuge.
- ESA-20 Protect the biological productivity of Sequelitchew Creek, Edmond Marsh and other wetland areas by permanently preserving these areas as sensitive areas.
- ESA-21 Recognize that the Oak Savannah is a unique habitat within the City and region and preserve the highest value oak groupings in this area as open space.
- ESA-22 Locate development away from the Puget Sound bluff to maintain its value as habitat and as a visual amenity of the City.
Discussion: Develop a means to ensure bluff stability as development occurs through the zoning and building code process.
- ESA-23 Protect near-shore habitats for aquatic plants, fish, shellfish and crustaceans by limiting the activities allowed along the DuPont shoreline.
Discussion: Encourage the management practices described by the Washington State-Department of Wildlife in their Recommendations for Priority Habitat and Species.
- ESA-24 Update the City's Sensitive Areas Ordinance to include: near shore aquatic habitats, selected portions of the Oak Savannah, and preservation of oaks and other significant trees in the areas north of Sequelitchew Creek and within Hoffman Hill Village.

SHORELINES

- ESA-25 Periodically review and update the Shoreline Management Master Program to ensure consistency with the policies of this Plan, the Shoreline Management Act, and Department of Ecology Shoreline Policies.
- ESA-26 Public access and use of the shoreline should be kept to those activities and facilities that have the least impact on the shoreline environment, such as walking and picnicking and be limited to specific locations.
- ESA-27 Consider modifying topography at the shoreline area north of the Sequelitchew Creek ravine for a community park along Puget Sound.

CULTURAL RESOURCES

GOALS:

To preserve, enhance, and share the city's natural and historic resources so that they are known regionally and enjoyed for generations to come.(a)

To protect Cultural Resources by creating appropriate regulations, codes and policies to insure that Cultural Resources will not be destroyed, damaged or disregarded during the planning and development process.

To develop a comprehensive Cultural Resource Management Plan that will integrate development plans with the protection of Cultural Resources in the City in the manner that will enable the community to promote its cultural heritage.

POLICIES:

- CR-1 Bring together and work collaboratively with other interested parties to recognize and develop the rich history found within the City limits of DuPont.(a)
Discussion: Of Particular interest is the Development of an active preservation program which emphasizes community outreach and involvement that will include other local governments and agencies.
- CR-2 *Create an educational program focused on our natural and historic treasures to increase the awareness, understanding and appreciation of the community and its visitors.(a)*
- CR-3 Define roles of and relationship between the City of DuPont and the DuPont Historical Society as, together, we pursue a common vision for preserving and enhancing our historic resources.(a)
- CR-4 Development policies and procedures for the City will be in accordance with all laws, ordinances, rule, and regulations that deal with the protection and preservation of Cultural Resources.
Discussion: The City will identify and mark historic roads and trails to help preserve area history. Where possible, these trails may be incorporated into the public trail system.
- CR-5 Development policies will be in accordance with the Memorandum of Agreement among the Washington State Historical Preservation Office, The Weyerhaeuser Real Estate Company, and the City of DuPont regarding a Cultural resources Management Program for property within the City of DuPont, Pierce County, Washington, dated August 7, 1989, including any subsequent amendments.
- CR-6 Development policies will also be in accordance with the Memorandum of Agreement among Weyerhaeuser Company, Weyerhaeuser Real Estate Company, City of DuPont, The Nisqually Point Defense Fund, Committee for the Preservation of the Nisqually Mission Historical Site, The Nisqually Delta Association, and The DuPont Historical Society, December 12, 2000.

(a) City of Dupont Strategic Plan May 2001

PARKS AND RECREATION

GOALS:

To develop a system of parks, open space and sensitive areas that provides for passive and active outdoor recreation, preserves cultural and archeological sites, protects unique physical features, and serves to define and link the City's neighborhoods.

To operate and maintain parks and cultural and recreational facilities in a manner that is responsive to the site and the needs of the community.

To promote partnerships with public agencies and the private sector to reserve land and provide natural areas and recreation opportunities.

POLICIES:

PR-1 Provide for recreational needs of residents and employees in DuPont with a balance of active and passive recreational facilities.

Discussion: "Active recreation" means recreational activities that require buildings, impervious surfaces or special purpose playing fields. Examples of facilities for active recreation include recreation halls, tennis courts, playground equipment, picnic shelters and swimming pools. "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, pedestrian piers, tables and benches.

PR-2 Identify and obtain sufficient land throughout the City to meet the City's established level of service of nine acres of developed park land per 1,000 people.(a)

Discussion: Total parkland is composed of three types of parks: community, neighborhood, and pocket parks, mini parks or village greens. Community parks are intended to benefit the entire community and are located on a community wide bases, but inventoried with each village. Community parks are owned by the public, and as a way to insure their proportional development as the population grows, shall be provided on a ratio of six acres per 1,000 population. Neighborhood parks are intended to serve recreational needs within a village. Neighborhood parks are also owned by the public and typically include play equipment and passive areas but not fields for organized sports, which are provided in community parks. As a way to insure proportional development as population grows, developed neighborhood parks shall be provided within a village at a ratio of one and seventy-five hundredths acre per 1,000 population. Pocket parks, mini parks or neighborhood greens are small tracts of land usually about the size of a

(a) To determine the park level of service the City examined the amount of developed parkland available to the current City population. The result was 21.5 acres with an obligation for 4.5 acres of community park space delayed by agreement. The total is 26 acres. Twenty-six acres was then divided by the 2001 population estimate of 2,900 to get the fraction .0089655. Multiplying by 1,000 to get acres per thousand results in 8.9655 or 9 acres per 1,000 population.

-
- PR-2 *building lot. Pocket parks, mini parks or village greens shall generally be provided within a village at a ratio of one and twenty-five hundredths acre per 1,000 population, but are not intended for City ownership due to higher maintenance costs and the fact that they may not be equally accessible to all portions of the community. (See each Village and glossary for a specific listing of parks.)*
- PR-3 Establish walking trails that access the Puget Sound.(a)
Discussion: A top priority trail should be developed down the north side of the Creek along the path of the former narrow gauge rail way. The shoreline area accessible by the trail is available for passive recreational uses consistent with the Conservancy Shoreline designation.
- PR-4 Develop pedestrian and bicycle linkages between neighborhoods, parks, open spaces, educational facilities, the Civic Center, and DuPont Station.
Discussion: Streets provide an opportunity to develop green space 'strips' along rights-of-way connecting parks, and open spaces into a continuous system. In this way main streets become an element that links the community together, rather than acting as a barrier between neighborhoods.
- PR-5 Encourage the linkage and access of private facilities with those in the public system.
- PR-6 Develop the "Oak Savannah Community Park" by 2002.(a)
Discussion: Preserve the character of the Oak Savannah by fitting sports fields and parkland between the existing stands of Oak trees.
- PR-7 Maintain buffers around wetlands with trails and viewpoints for education, scientific, and recreation activities where such activities do not conflict with wetland protection.
- PR-8 Maintain a buffer and open space around Old Fort Lake that includes a public trail.
- PR-9 Provide for public access and establish viewpoints along the Puget Sound bluff.
- PR-10 Offer programs that utilize the unique resources and variety of indoor and outdoor facilities within the park, open space and school system.
Discussion: The City should establish a partnership with the school district to provide extra active recreation facilities and full utilization of school fields.
- PR-11 Accommodate social services at recreation facilities and community centers when they compliment recreational, cultural, and social programs.
- PR-12 Establish a funding plan for long-term maintenance and operation before developing parks and related facilities.

(a) City of DuPont Strategic Plan May 2001

HOUSING

The Growth Management Act requires that the City specifically address housing issues in a separate element within the Comprehensive Plan. Whereas the Residential component of the Land Use section deals with densities, location and neighborhood character, this section focuses on housing supply, attributes and affordability.

A vital and active community is one that is made up of a variety of people whose circumstances, incomes, and lifestyles are different. Therefore, peoples' housing requirements are not all alike. To meet these requirements this plan is intended to provide housing opportunities for each stage of life span.

Access to housing is generally dependent on a family's income and the availability of housing in the family's income range. A requirement, and a challenge, of the Growth Management Act is to address the housing needs of all economic segments of the community's population.

Two key principles in this Comprehensive Plan are to seek a diversity of job opportunities and to strike a balance between the availability of jobs and the availability of housing. Diversity of jobs, including service and industrial will provide a diversity of wages that, in turn, promotes housing opportunity within the community.

The County-Wide Planning Policies for Pierce County also establish guidelines for diversity of housing in DuPont. The County and cities within the county will decide on the number of people each city will plan for based on the amount of growth expected in the county over the next twenty years. A percentage of this anticipated growth would be in the segments of the population with moderate to low incomes. Each city must plan for housing to meet the needs of these groups.

The Growth Management Act and the County-Wide Planning Policies focus on housing for moderate and low-income households. It is important that housing for middle-income groups is also available and planned for. Often times the provision of lower income housing in a development means that more higher income housing is built to offset costs. This results in fewer choices for many middle-income households. A housing supply that is based on a diversity of housing choices will be important in achieving a balance in the development in DuPont.

GOALS:

To provide a variety of housing opportunities in a diversity of housing types by promoting the creative and innovative use of land designated for residential use.

To preserve and develop housing throughout the City to meet the needs of all age groups and economic segments of the community.

To promote housing development that respects, supports, and reinforces an integrated overall town character and that does not result in functionally isolated subdivisions.

POLICIES:

Diversity of housing is made up of several attributes including housing type, dwelling size and amenities, unit configuration and detailing, and location. Traditional small town neighborhoods often had a mix of housing types and styles that together defined the scale and character of the neighborhood and provided housing choices to a broader segment of the population.

The following policies are intended to encourage a broader range of housing choices throughout the community.

- H-1 Promote multiple development strategies for achieving housing diversity such as, but not limited to, small scale multi-family housing, mixed residential neighborhoods, clustered units, and small lots to meet the needs of all economic segments of the community.
- H-2 Encourage developers to utilize a mix of compatible styles, materials, and configurations when developing individual residential neighborhoods.
Discussion: Residential land is often sold in large numbers of lots to a single developer. This can result in new neighborhoods having a 'sameness' that detracts from the overall diverse small town character that is a goal of this Plan. One strategy to avoid sameness would be to encourage large developers to include smaller contractors in the design and development of a portion of the lots in each new neighborhood. Another strategy is to encourage the use of a variety of designs elevations, materials, and colors.
- H-3 Encourage maintenance and rehabilitation of the housing in the Historic Village, including continued investment in the housing stock to retain the look and feel of DuPont as a manufacturing company town.
Discussion: Encourage front porches, dormers, horizontal siding, and roof pitches similar to the original homes.
- H-4 Encourage housing for the elderly when they are no longer independent.
Discussion: Consider accessory units for family members on residential lots and other retirement and assisted living facilities.
- H-5 Disperse low, moderate and middle income housing opportunities throughout the community rather than concentrating them in single neighborhoods.
- H-6 Provide for the inclusion of low and moderate income housing units into the plans for each village and provide how and generally where it will be dispersed for administrative review prior to the issuance of the first building permit in the plat.
- H-7 Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build small amounts of permanent low and moderate-income housing, dispersed throughout the community.

-
- H-8 Assess the effectiveness of City housing efforts based on the City's fair share of affordable-low, moderate and middle income households as determined in the Pierce County-Wide Planning Policies process for determining distribution of County population.
Discussion: When this formula is modified for the significant amount of jobs projected for the community, the target for new affordable housing units is in the range of 20-25 percent of all new units.
- H-9 Establish a housing development monitoring program to track the type and quantity of residential development.
Discussion: Every year the City will review residential development activity and determine whether established development policies are achieving the housing goals and targets set forth in the Comprehensive Plan.
- H-10 Promote residential design which is resource and energy efficient.
- H-11 Multi-family housing that is located within the individual villages shall use site and building designs that are compatible with the character of a single-family neighborhood.
Discussion: Multi-family developments should not be large in land area or building type. Smaller scale projects can be designed to fit the character of a small town by emulating those characteristics of a higher density single family neighborhood, such as fronting on streets, using a regular internal block pattern and developing through streets. For projects adjoining single-family structures heights should generally be kept to two stories.
- H-12 Guidelines should be developed to ensure that housing which is developed abutting sensitive areas, buffer zones, and open spaces does not interfere or degrade the use or functional values of these areas. Increased setbacks or vegetative buffers should be considered as the preferred means to reduce housing impacts on these areas.

TRANSPORTATION

ROAD/STREET SYSTEM

No interchange facility, or any other state owned transportation facility, is located within the jurisdictional boundary of the city. Regional access to the City of DuPont is provided by Interstate-5 (I-5) which is a six-lane facility within the area. Access to DuPont is limited because the City is bounded by Fort Lewis on the north, east, and south, and by Puget Sound on the west. There are currently three interchanges that serve the City, one located at Barksdale Avenue (Exit 119), one at Center Drive (Exit 118) and the other at Mounts Road (Exit 116). The Mounts Road interchange does not provide direct access to the primary development area of the City. Residents living within the El Rancho Madrona subdivision (located in the southwestern corner of the City) are relatively isolated from other areas of DuPont; their only access to the rest of the City is via the freeway.

The busiest city streets as reported in 2000 were Center Drive with a daily volume ranging from 5135 near the freeway to 2035 near Sequialitchew Creek and back up to 4300 near its intersection with the DuPont-Steilacoom Road. For the portion of the DuPont-Steilacoom Road within the City limits the daily traffic volume is 9800 reducing to 8700 north of Center Drive. Both AM peak hour and daily traffic volumes at selected locations area shown on Figure 1, Page 72.

Intersection traffic control within DuPont is primarily managed with stop signs. Six intersections within DuPont are signalized: Wilmington Drive/DuPont-Steilacoom Road/Barksdale Avenue, McNeil and Center Drive, Haskell and Center Drive, Palisade and Center Drive, Intel east entry and Center Drive; and DuPont-Steilacoom Road and Center Drive.

FUTURE TRAFFIC

Based on updated Institute of Transportation Engineers 6th Edition (ITE) average weekday trip generation rates, future residential and employment growth under the plan amendment would generate approximately 103,365 average daily vehicle trips in 2012. Employment land uses would represent the largest contributor to estimated daily traffic (about 63 percent) and residential uses would make up the balance (about 39,300 average daily weekday trips).

The forecast daily volumes on Center Drive 2012 for the plan amendment range from 7,300 (near Intel) to 15,700 (south of Wilmington Drive); this is based on the peak hour volumes being approximately 10 percent of the daily volumes (see Figures 2 and 3). At 2012, average daily traffic on Center Drive, as currently designed, would be within the roads capacity.

Projected levels of service for intersections along Center Drive in 2012 are illustrated on the following page.

Intersections:	AM Peak		PM Peak	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Center Drive @				
DuPont-Steilacoom	36.6	D	20.3	C
Palisade	25.7	C	25.2	C
Bob's Hollow	15.5	B	22.6	C
McNeil	20.6	C	25.6	C
Wilmington	16.0	B	16.5	B

The figure on Page 75 shows average daily traffic projected for build-out.

PLANNED IMPROVEMENTS

Future roadways will be constructed within the City as reflected in the Villages and Major Land Use sections of the plan, pages 20-50. A new east-west connection to Center Drive will be made at Bob's Hollow Lane and four new signals will be installed along Center Drive at locations shown on Figures 1-3.

Proposed freeway access improvements by the State Department of Transportation in the vicinity of DuPont include modifications to both the Mounts Road and DuPont 119 interchanges beyond 2012. At the Mounts Road interchange, the Washington State Department of Transportation proposed minor realignment of the northbound ramps (no changes to the bridge structure have been proposed). Future improvements to the DuPont 119 interchange include installation of ramp metering and HOV (high occupancy vehicle) bypass lanes.

The Regional Transit Authority (RTA) is currently reviewing and revising the regional transit plan adopted by the voters in 1995. As part of that review process, the RTA is planning a park and ride facility with bus service close to the I-5 corridor in the DuPont Station. Consideration is also being given to connecting the facility with adjacent rail tracks to make commuter rail possible.

A system of trails is being developed to connect housing with schools, parks, jobs and a recreational trail along the full length of the Puget Sound Bluff. Currently, several loop trails connect with Center Drive, DuPont Steilacoom Road, and each other.

Pedestrian access to the shoreline is planned to go down the old narrow gauge railroad grade on the north side of Sequelitchew Creek.

Bicycle lanes are currently provided along Wilmington Drive and Center Drive. They are being provided parallel to McNeil Street on a separate multi-use pathway, within the landscaped area.

Two mainline tracks run along the shoreline of Puget Sound adjacent to DuPont. Burlington Northern, Union Pacific, and AMTRAK use these tracks; existing rail volume is approximately 60 trains per day. According to Burlington Northern, rail traffic volumes may increase by about 30%. No near term increase in daily passenger train service is expected along this route.

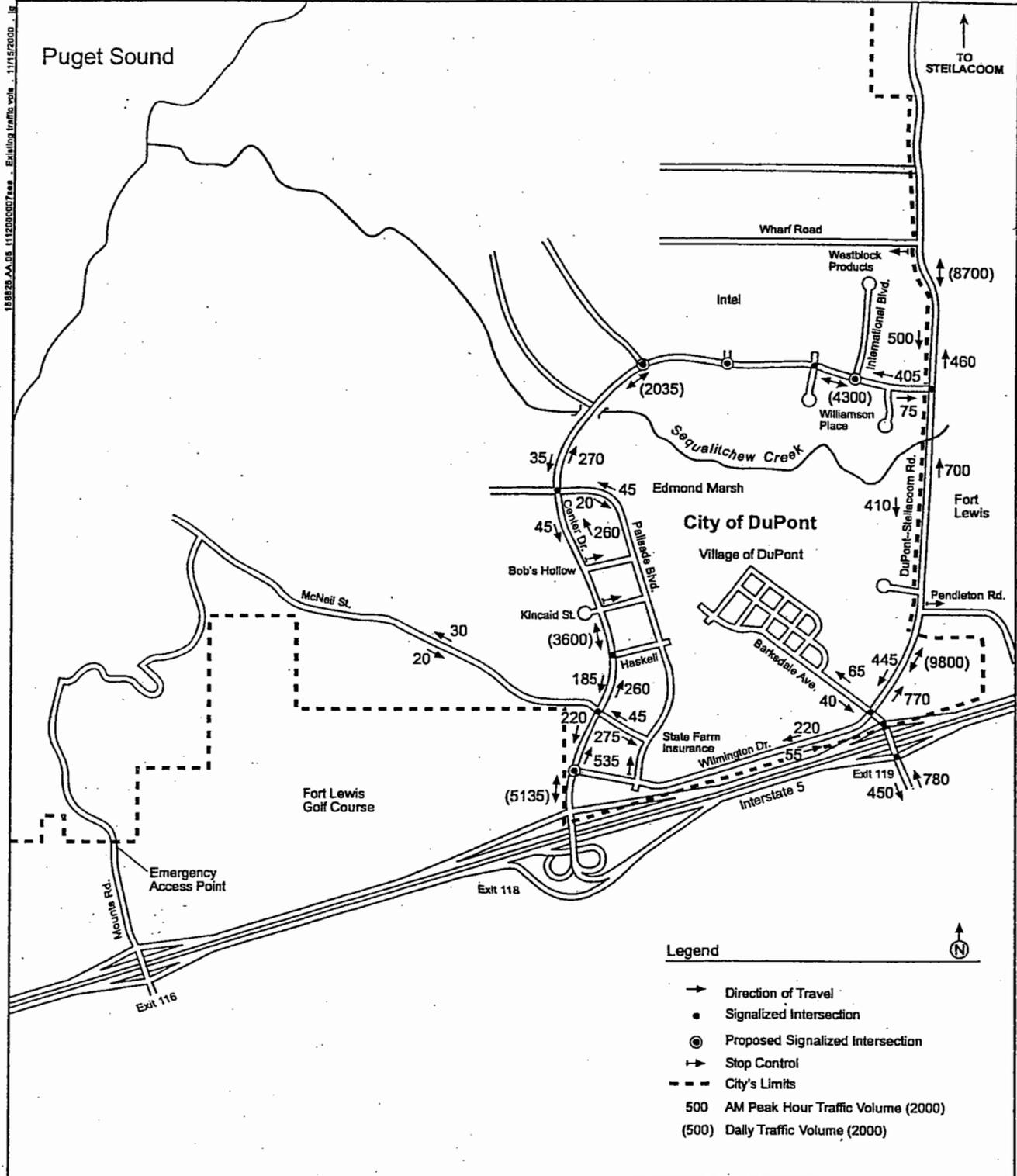


Figure 1
 City of DuPont Comprehensive Plan Update
 Existing Year 2000 Traffic Volumes

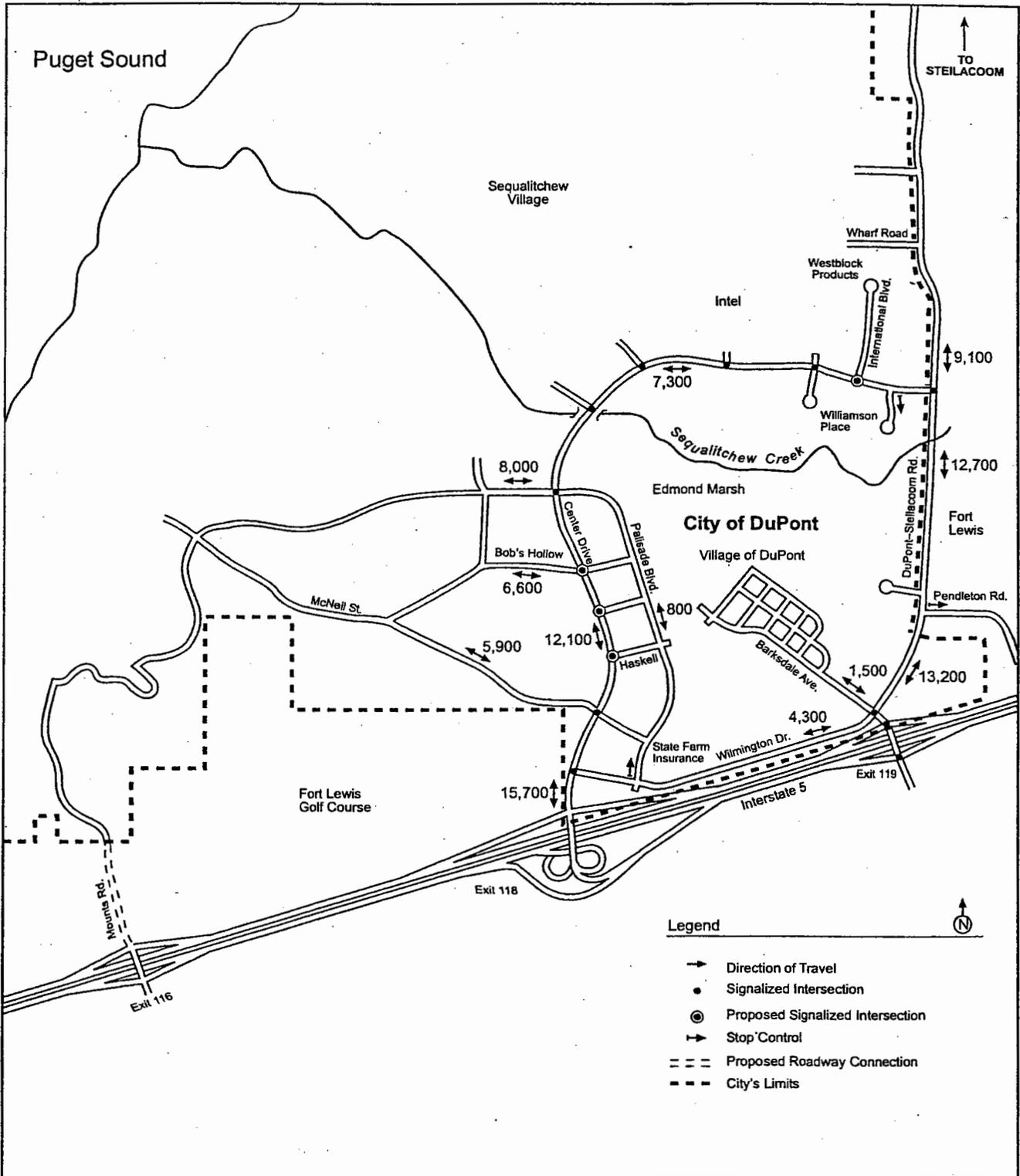


Figure 2
City of DuPont Comprehensive Plan Update

Daily Volumes - 2012

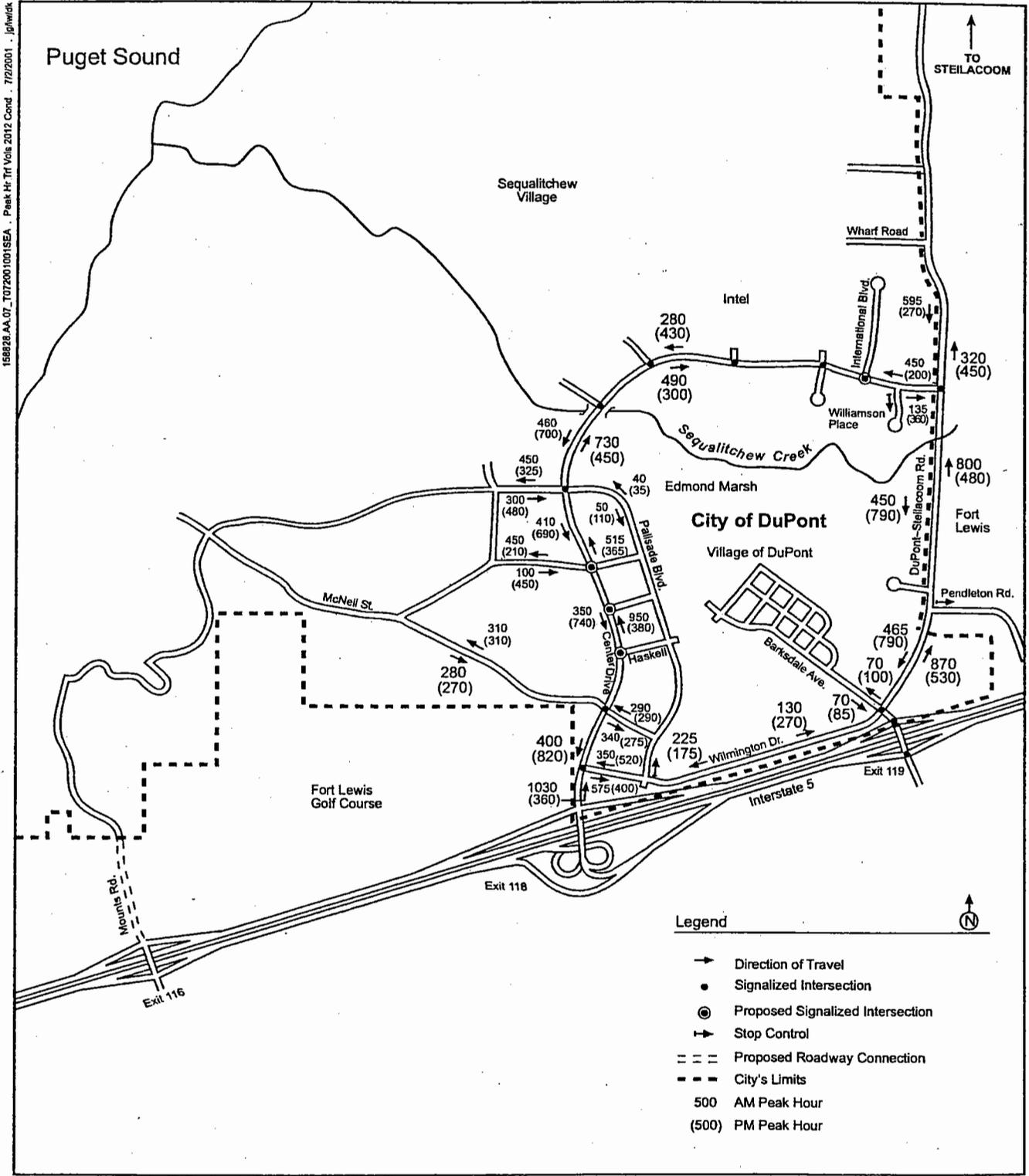


Figure 3
 City of DuPont Comprehensive Plan Update
 AM/PM Peak Hour Volumes - 2012

188828-AA-07_T072001001SEA . Peak Hr Trl Vols 2012 Cond . 7/2/2001 . jghwck

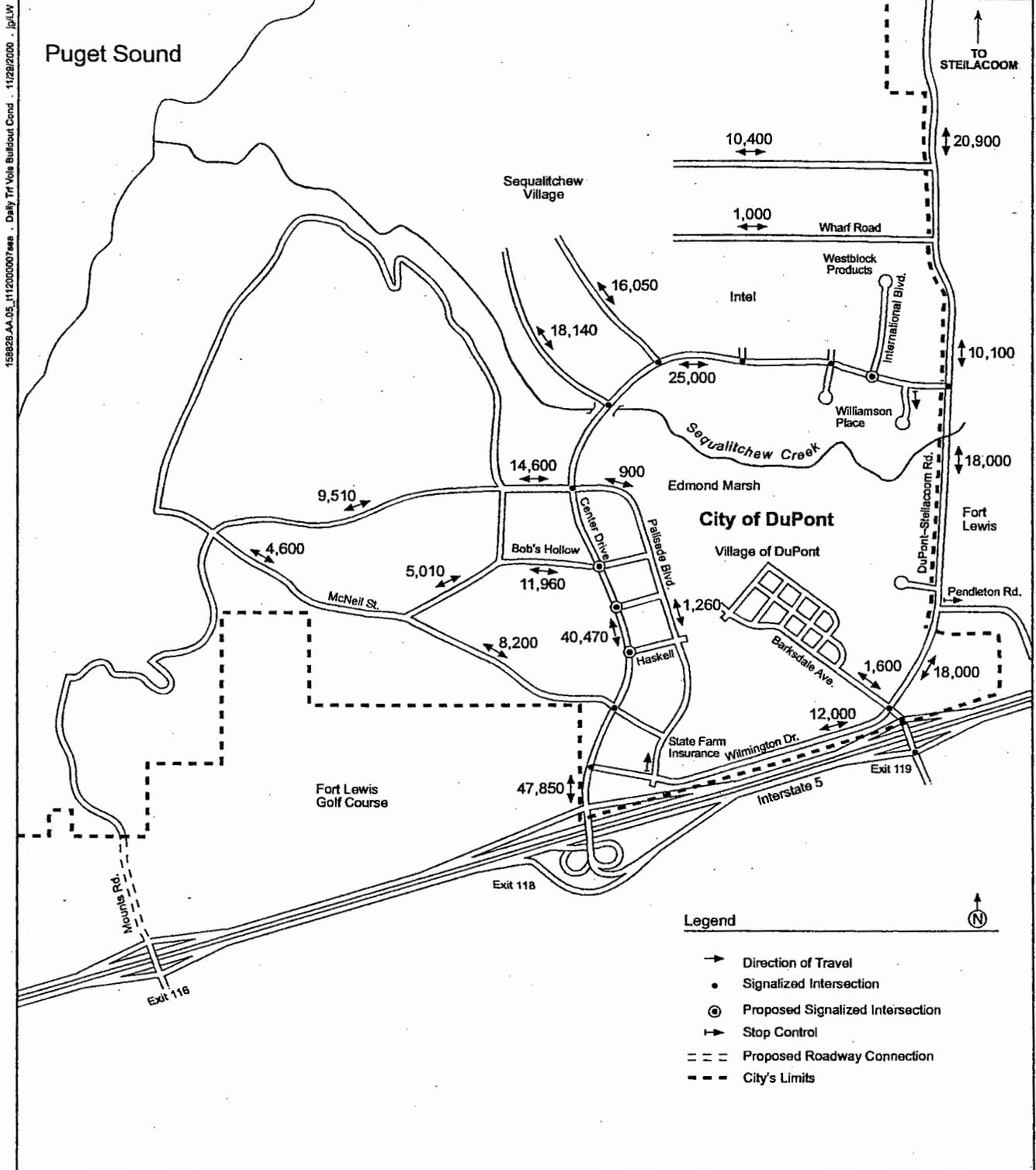


Figure 4
 City of DuPont Comprehensive Plan Update
 Daily Traffic Volumes Buildout Conditions

PLANNED IMPROVEMENTS (cont.)

Rail lines also run parallel to I-5 through DuPont. These lines are used infrequently to serve Fort Lewis and Camp Murray. However, they are proposed to carry the mainline rail passenger traffic in the future.

GOALS:

To establish a safe and efficient transportation system that responds to the needs of a growing and diverse resident population, supports future commercial and industrial development, and provides convenient access to areas within the City and to areas in the surrounding region.

To develop a circulation system that promotes the City's desired land use pattern.

POLICIES:

GENERAL CIRCULATION

- T-1 Establish a road network that serves planned residential, commercial and industrial areas in an efficient manner and that spreads the traffic loads over a variety of appropriately developed roadways.

- T-2 Establish a street and circulation system that is internal to the City and that does not rely on I-5 as a means of access from one location in the City to another. Consider an alternative that allows residents in the El Rancho Madrona area to access the City's streets from Mounts Road.

- T-3 Arterial streets shall generally be constructed along the edges of the villages to connect the different City neighborhoods and to act as a defining element of the neighborhoods.

- T-4 Establish a street pattern that provides choices of routes and integrates developing areas with established areas and does not functionally isolate new developments from the rest of the City.
Discussion: Typical suburban street systems are a rigid hierarchy that forces motorists onto just a few routes, often creating bottlenecks at key intersections and roadways. Establishing a street layout that has a variety of route choices reduces the overall travel demand on any given street or intersection.

- T-5 A street grid or modified grid pattern shall be used within the villages except where constrained by severe topography (30 - 40 percent slopes).
Discussion: Provisions to deviate from the grid or modified grid should be made when, in the opinion of the City, excessive grading would be necessary so that street grades would not exceed 12 to 15 percent, depending on street classification.

GENERAL CIRCULATION (cont.)

- T-6 Maintain a street circulation system which does not require the routing of traffic through the Historic Village.

STREET DESIGN

Street design is an important element in establishing a quality pedestrian environment. Streets in pedestrian oriented communities do not function the same way as in auto-oriented developments and must be laid out and designed differently. The basic street layout should be a grid or modified grid pattern to insure through and direct pedestrian access. Within the grid blocks may be offset, roads can jog, etc. in order to make direct travel through neighborhoods by car less desirable, and long as pedestrian access can be accommodated.

Community activity should take place along streets, and not just in public spaces and parking lots. Streets should have buildings adjacent to them, and parking should be to the rear of buildings, accessed off of alleys, or in some cases along side the building. Streets must not be too wide or out of scale with the neighborhood. Streets should be well landscaped, with on street parking and few driveways. Alleys are encouraged for access to on-site parking.

- T-7 Establish City streets as two lane-roadways, or two lane roads with turn lanes, that will result in reduced speeds for the safety of City residents, developing new roads rather than widening existing roads. Use four lane roadways only where appropriate outside residential areas.
- T-8 Provide for on-street parking and the use of traffic control devices, such as traffic circles and narrowing of intersections, to maintain residential street speeds at safe levels.
- T-9 Alleys shall be used, subject to the provisions of Policy LU-2416, to access residential garages and to keep the number of cuts in the curb, other than for streets and alleys, to a minimum, especially for developments that front on arterial streets.
Discussion: Standards may vary in neighborhoods like Hoffman Hill, but in general cuts in the curb should be limited in width and provide only a single access per property.
- T-10 Require the construction of roads within the City to be concurrent with new development.
- T-11 Utilize sound and environmentally responsible design principles in road construction.
- T-12 Locate some roads along the edges of sensitive areas, including areas of steep slopes, in order to provide views for motorists.
Discussion: The City recognizes a balance between the need to protect natural areas and the need for the public to have visual access.

STREET DESIGN (cont.)

- T-13 Promote the design of roadways to minimize impacts upon the hydrologic system, including surface groundwaters.
- T-14 Provide for internal access roads within commercial and industrial areas to achieve convenient access and minimize pedestrian/ vehicular conflicts.
- T-15 Designate internal roads that would be appropriate for use as truck routes to developing industrial areas, with DuPont-Steilacoom Road as the truck route into and out of the City.
- T-16 Level of Service 'D' has been established for peak hour traffic flow on City streets and at intersections. Work with the Department of Transportation to coordinate access on freeway ramps so capacity is not exceeded.

TRAFFIC REDUCTION

- T-17 Work with Pierce Transit and Thurston Intercity Transit to develop appropriate levels of transit services that will respond to a growing population and increased employment opportunities.
- T-18 The siting of transit facilities (e.g. bus stops and park and ride lots) shall be considered during the development of new residential, commercial and industrial areas where appropriate
- T-19 Encourage employers to offer incentives for their employees to use public transit in an effort to reduce demand on the City's and the region's roadways.
Discussion: Businesses with over 100 employees are required by State law to develop a commute trip reduction program which reduces vehicle trips and miles traveled.
- T-20 Promote the use of high occupancy vehicles and other transportation management techniques in order to minimize impacts on the region's transportation system. Plan for a commuter rail station in the transit area near the Center Drive interchange (Exit 118).
- T-21 Work with the Washington State Department of Transportation and the City Engineer to consider technology that will reduce noise from I-5.

PEDESTRIAN AND BICYCLES

- T-22 Promote safe pedestrian and bicycle routes throughout the City.
Discussion: Include pedestrian/bicycle facilities in the planning and design of new roads. Develop both a paved and non-paved pedestrian trail system to enhance public enjoyment of natural areas, and historic and cultural sites, and to take advantage of scenic views.

CAPITAL FACILITIES

A challenge in managing growth is to ensure that needed public facilities and services are available when growth occurs. The ultimate full development of the City is contingent on the development of needed public facilities in a timely and orderly fashion. Concurrency is the concept used in the Growth Management Act to balance growth with the provision of public services and infrastructure.

Concurrency means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter. For the purposes of this Plan it shall be applied to roads, water, wastewater systems, schools, parks and fire protection.

The 1985 Comprehensive Plan stipulated that new development would pay for increased public services and facilities. It is the intent of the City to continue with this approach so that existing residents will not have to pay for capital improvements to maintain the same level of service as the city grows.

Facility	Standard
City Government Buildings	0.44 sf per capita, 210 sf/employee
Fire Protection	0.98 apparatus/1,000 population
Historic Museum	616 sf/1,000 population
Neighborhood Parks	3.0 acres/1,000 population
Community Parks	6.0 acres/1,000 population
Local Roads	LOS D
Stormwater Management	WSDOE Stormwater Management Manual for the Puget Sound Basin
Water:	
Single Family	273 gpd/unit
Multi Family	221 gpd/unit
Commercial	1,600 gpd/acre
Office	300 gpd/acre
Civic	300 gpd/acre
Institutional	1,600 gpd/acre
Schools	20 gpd/student
Parks	2,000 gpd/acre
Major Roads/Landscaped ROW	4,000 gpd/acre
Schools (Steilacoom Historic School District)	High School 140 sf/student Middle School 120 sf/student Elementary School 100 sf/student
Sewer (Pierce County)	
Residential	95 gpd/capita
Commercial	1,600 gpd/acre; 30 gpd/employee
Office	300 gpd/acre; 30 gpd/employee
Industrial	1,600 gpd/acre; 30 gpd/employee

Note: sf (square feet); gpd (gallons per day)

Source: City of DuPont (1997)

CAPITAL FACILITIES (cont.)

For improvements to the levels of service, the City can no longer rely solely on contributions from the developer. The interim capital facilities plan, adopted in 1997, provided for a combination of developer funding, general obligation bonds, Public Works Trust Fund loans and local improvement district financing to accommodate the City's capital facility needs.

Levels of service in the CFP are based on citywide population of 4,007 in 2003 and 10,430 in 2017. For the purposes of this amendment, a 2003 population of 4,020 residents and 3,838 jobs are assumed based on the following assumptions:

- 1,086 estimated dwelling units in 2001;
- 245 new dwelling units annually;
- 61 percent single family dwellings and 39 percent multifamily dwellings units;
- Average household size of 2.9 persons per household for single-family households and 2.00 persons per household for multifamily households.
- 2,890 estimated jobs in 2001 and 474 new jobs annually.

Estimated Student Population in 2012 and at Buildout¹

School District	Households		Grade Level			Total Students
	Single Family	Multi-Family	Elementary	Middle/Jr.	High School	
Steilacoom Historical School District						
2012	2237	931	811	438	373	1622
Buildout	2574	1208	945	510	435	1890
Clover Park School District						
2012	74	522	71	38	33	142
Buildout	338	590	163	88	75	326
Total						
2012	2311	1453	882	476	406	1764
Buildout	2912	1798	1108	598	510	2216

¹ Student estimates are based on an average of 0.65 students per single family household and 0.18 students per multi-family household. Factors for distributing students among grade levels are 0.5 are elementary students, 0.27 are middle/junior high students and 0.23 are senior high students.

Source: City of DuPont 1997 – 2003 Capital Facilities Plan; 1995 Plan SEIS.

Comparison of Estimated Water System Demand

	1995 Comprehensive Plan (buildout)	Proposal at Buildout	Increase (gallons/%)
Projected Average Daily Demand (gallons per day)	3,093,188	3,592,033	498,845 16.1%
Projected Peak Day Demand (gallons per day)	7,004,322	8,276,678	1,272,356 18.2%
Projected Peak Hour Demand (gallons per minute)	7,929	9,369	1,440 18.2%

Source: Gray & Osborne, Inc., September 20, 2000

The Interim Capital Facilities plan will be updated and extended during the 2002 Comprehensive Plan Amendment. Until then it is the intent of the City that where a conflict exists, such as for neighborhood parks and stormwater, the standards expressed in the most recently adopted document (the Comprehensive Plan Amendment) shall prevail. Any additional facilities needed for the subsequent 20-year planning period would be identified in 2002.

There are other capital facilities that are, or will be, located within the City, but which are not owned by public entities. These are operated by private service providers such as electrical utilities, natural gas and telephone service. Private utilities are discussed in the Utilities section of this Plan. Policies relative to roads are dealt with in the Transportation section of this Plan.

GOALS:

To plan for the provision and development of roads, water system, wastewater and storm drainage systems, parks, civic facilities, schools, and police and fire protection that are adequate to meet the needs of the City at full development. The funding of those capital facilities requiring concurrency shall be the responsibility of the developer.

To ensure that needed public facilities and improvements will be provided in a manner that is proportional with the development of the City.

POLICIES:

- CF-1 Concurrency for the provision of roads, water system extensions, waste water system extensions, schools, fire protection, and parks shall mean that they are in place at the time of occupancy of the housing and/or businesses to be served.
- CF-2 Revise interim Level of Service standards to guide the development of necessary public facilities.
Discussion: The Growth Management Act relies heavily on the use of Level of Service (LOS) standards in establishing public facility need. A LOS is the adopted standard used to measure the adequacy of a service being offered and is specific to that service. It can be as precise as the amount of time it takes for police to respond to a call, or as general as a community's perception of the amount and type of needed park space. For each capital facility a LOS provides a basis as to what, how much and when new facilities are needed.
- CF-3 Require all development projects, both public and private, to demonstrate there are adequate public facilities and infrastructure to support the project or to demonstrate how such facilities will be provided as part of the project.
- CF-4 Require projects that demand large amounts of water to demonstrate that their use will not increase costs, degrade water quality or system dependability to existing and future users.
Discussion: The City will be promoting water conservation measures by requiring use of efficient plumbing systems and fixtures in homes, businesses and public facilities, employing less water dependent landscaping materials, and education programs to develop sound water use habits by City residents and businesses.

POLICIES (cont.)

- CF-5 Require wastewater system extensions to continue to connect to the County's treatment facility to accommodate all new development.
Discussion: The Historic Village will maintain its connection to the Fort Lewis treatment facility. New development will be connected via a new system to the County facility which will be maintained and operated by the County under a fifty-year agreement with the City. The Historic Village residents will not be responsible for any costs incurred for the new system.
- CF-6 Require new developments to incorporate appropriate on-site storm-water facilities or connect to regional facilities in order to prevent pollution, siltation, erosion, flooding and other surface water degradation.
- CF-7 Water, wastewater and storm drainage lines are to be developed within public rights-of-way.
- CF-8 Public facilities shall be located to protect natural areas.
- CF-9 Work with the school district to coordinate the development of new schools to coincide with the growth of the City's population.
- CF-10 Identify appropriate sites for construction of a high school, middle school, and three elementary schools to meet the needs of the school age population.
- CF-11 School district boundaries should be reviewed and realigned to provide a single service area consistent with city boundaries. Students from DuPont should have the opportunity to attend middle school and high school as a social group.
- CF-12 Develop a civic center area to include City administrative offices, City council chambers, police headquarters, a community center, fire station or public safety building and possibly a library and museum.
Discussion: It is the intent of the City to see that the buildings are developed around a public space in order to form a town square concept.
- CF-13 The City will place substantive reliance on the following facilities plans when reviewing development proposals and undertaking public improvements:
 DuPont Water Comprehensive Plan
 Pierce County Sewer Plan
 DuPont Storm Drainage Plan
 DuPont Fire Service: Resource Allocation and Public Fire Safety Plan
 DuPont Street Standards
- CF-14 Work with the major landowner to project future capital improvements to be proposed over the next six years.

ESSENTIAL PUBLIC FACILITIES

The State Growth Management Act requires that local government comprehensive plans include a process for identifying and siting of essential public facilities. Essential public facilities are typically difficult to site. They include, but are not limited to, airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, in-patient facilities including substance abuse facilities, mental health facilities and group homes [RCW 36.7A.200(1)]. No local comprehensive plan or development regulation may preclude the siting of essential public facilities [RCW 36.70A.200(2)].

GOAL:

To allow for the appropriate siting of essential public capital facilities of a state-wide or county-wide nature.

POLICIES:

- EPF-1 Siting proposals shall be made in accordance with the following:
- The State, regional, or local agency shall provide a justifiable need for the public facility and for its location in the City or adjacent areas based upon forecasted needs and a logical service area;
 - The State, regional, or local agency shall establish a public process by which the residents of the County and "host" municipalities have a reasonable opportunity to participate in the site selection process.
- EPF-2 Through the zoning ordinance or other implementing ordinances, the City shall prepare siting criteria for essential public facilities which are difficult to site. *Discussion: The criteria shall address: specific facility requirements, impacts of the facility (compensation for adverse impacts shall be a consideration), effects on urban growth area designations, provisions of amenities or incentives for neighborhoods in which the facilities are located, and other standards and criteria as outlined in the County-Wide Planning Policies and other locally defined plans and ordinances.*
- The criteria shall allow for a cooperative interjurisdictional approach to the siting of essential public facilities in accordance with the County-Wide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial burdens due to the siting of essential public facilities. A public review process shall be established for essential public facilities which are difficult to site.*
- EPF-3 Siting criteria for essential public facilities which are not difficult to site shall provide for site design and buffering techniques to ensure compatibility with surrounding uses, and enable the facility to be permitted outright in appropriate zoning classifications where feasible.
- EPF-4 Work with Pierce County and other municipalities to standardize review procedures and criteria for the siting of state-wide, and county-wide essential public facilities and incorporate these procedures within interlocal agreements.

UTILITIES

Utilities as referred to in this Plan are those private companies whose provision of services are subject to regulation by state and/or federal agencies. These include: electricity, communications, natural gas, and solid waste management.

GOALS:

To facilitate the development and maintenance of all utilities at levels that ensure adequacy to meet DuPont's projected population and employment growth.

To ensure provision of reliable utility services in a manner that balances the public concerns over safety and health impacts of utility systems; consumers' interest in paying no more than a reasonable price for utilities' products and services; DuPont's natural environment and the impacts that utility development may have on it; and the community's desire that utility projects be aesthetically compatible with surrounding land uses.

POLICIES:

- U-1 Distribution lines for electricity, natural gas, telecommunications and cable entertainment should be installed below ground and within public rights-of-way.
Discussion: The City encourages the use of joint trenching and single corridors for the installation of utilities.

- U-2 The City should actively promote programs for the reduction of solid wastes and establish a city-wide recycling program.

- U-3 Sitting of utility facilities will be performed through consideration of the provider's location requirements and mitigation of impacts on adjacent land uses.
Discussion: Utilities should not be located in natural areas or open space corridors.

- U-4 Encourage additions to and improvements of utility facilities that provide adequate capacity for future planned growth.

NATURAL ENVIRONMENT

GEOLOGY AND SOILS

The DuPont planning area is comprised of undulating uplands, or glacial drift plains, about 200 feet above mean sea level and moderate to steep slopes along Puget Sound (30 to 65 percent) and Sequelitchew Creek (30 to 75 percent). Hoffman and Bell Hills rise above the uplands to elevations ranging from 260 to 400 feet. The ground surface drops off to Edmond Marsh north of the Historic Village and southwest of the Historic Village to Lake Sellers.

The Spanaway, Everett, and Alderwood soil series are the predominant soil types found within DuPont (U.S. Department of Agriculture, Soil Conservation Service, 1979). Kitsap and Nisqually soils (found in the southwest portion of the City), and DuPont Muck (associated with marshy areas) are also found locally throughout the area.

Data on geologic conditions near the mouth of Sequelitchew Creek show that gravel, silty sand, and gravelly fine to coarse sand are the predominant sediments in the marine area of the creek delta.

Soils within production areas of the former DuPont Works site have been found to be contaminated with chemical compounds associated with former explosives manufacturing. Of these chemicals, lead and arsenic are the primary contaminants. Other lesser contaminants are dinitrotoluene (DNT), trinitrotoluene (TNT), mercury and petroleum. According to a January 1995 draft study issued to the Washington State Department of Ecology by the DuPont and Weyerhaeuser Companies, over 75,000 tons of contaminated soils have been removed from the site through interim activities. Recent estimates developed by DuPont and Weyerhaeuser indicate that an additional 600,000 cubic yards (CY) to 1,100,000 CY still require remediation. The majority of this material will be placed in discreet areas and capped with a proposed golf course. Any soils that cannot be safely placed under the cap containment will be treated and removed from the site. Groundwater and surface water do not require treatment. Remediation of the site is being conducted under a Consent Decree with oversight from Washington State Department of Ecology.

SOIL/SLOPE STABILITY

In general, soil type and degree of slope affect the suitability of a site for building locations, drainfields, recreational facilities, and landscaping. Soil and slope stability within DuPont have the potential to be most adversely affected by earthquake (seismicity) effects.

Soil on the steep slopes of the Sequelitchew Creek ravine and soil on side slopes of the glacial kettles, ponds, and depressions are more susceptible to erosion and slope failure than flat upland areas. The slopes adjacent to Puget Sound and Sequelitchew Creek are relatively stable, except where the Kitsap soil formation is present.

The potential for slope failure also increases where the Kitsap Formation and associated springs and seeps discharge from the overlying Vashon Drift Aquifer (such as along Sequelitchew Creek).

SEISMICITY

The Puget Sound region generally has a high susceptibility to damage from earthquakes. Two types of surficial geologic units are particularly prone to earthquake hazards: alluvial deposits and recessional outwash. Significant seismic hazards (i.e. those with the greatest risk of earthquake damage) coincide with the alluvial plain of the Nisqually river. Soils in this area are unconsolidated, making them susceptible to liquefaction hazards associated with large earthquake events. Recessional outwash is located throughout the entire DuPont planning area. The Coastal Atlas indicates earthquake stability is good for upland areas and very poor for bluff and Sequelitchew Creek ravine slopes.

FRESHWATER

SEQUALITCHEW CREEK

Sequalitchew Creek enters the Nisqually Reach of Puget Sound in the northeast corner of the Nisqually basin. The creek drains a watershed of 38.4 square miles, including the waters of Kinsey Marsh, Murray Creek, American Lake, Sequelitchew Lake, Hamer Marsh, MacKay Marsh, and Edmond Marsh. Flows in Sequelitchew Creek typically range from 0 to 20 cfs. During summer months, flows in the Creek between Edmond Marsh and Puget Sound are routinely absorbed into the ground before reaching Sequelitchew canyon.

Water quality is generally good to excellent during moderate and high flow conditions. During the summer when stream flows are low, violations of Class AA standards for fecal coliform bacteria, pH, and dissolved oxygen have been observed. Elevated nitrate concentrations have also been recorded in spring and stream waters. The presence of these soluble compounds was likely associated with groundwater input from the surrounding contaminated aquifer (in the vicinity of the old DuPont Works site).

SEQUALITCHEW CREEK SPRINGS

One major spring and several smaller seeps are located along the north and south banks of Sequelitchew Creek canyon. The large spring was once used as a water source for the town of DuPont. Flows originate from the Vashon Drift Aquifer; discharge from the spring has not been gauged.

WETLANDS

A total of 14 wetlands, including forested swamp, scrub/scrub swamp, and emergent marsh wetlands, are located throughout the City. Some of these wetlands are associated with the Sequelitchew Creek system (e.g., Edmond Marsh) and are fed by the Vashon Drift Aquifer. A small, fresh-water wetland is located in a glacial kettle north of Sequelitchew Creek (in the existing industrial area). The glacial kettle wetland is also fed by the Vashon Drift Aquifer. A number of smaller, seasonally wet kettle depressions are located throughout the City. A saltwater influenced marsh is located at the mouth of Sequelitchew Creek.

A number of small ponds are also located within the City and include Strickland Lake, Grant Lake, Lake Sellers, and Pond Lake. Old Fort Lake, which is 14 acres in size, is the largest lake within the City; its depth varies with the groundwater level. Edmond Marsh, is the largest wetland with an area of 134 acres.

MARINE WATERS

NISQUALLY DELTA

A large delta has formed where the Nisqually River enters Puget Sound. The Delta extends northward from the mouth of the Nisqually River to a point approximately three-quarters of a mile from Lyle Point on the southern end of Anderson Island (or just over one-quarter mile from the mouth of Sequelitchew Creek (NOAA, 1989). Water quality of the delta is largely influenced by mixing of fresh and marine waters. Violations of Class A standards for fecal coliform bacteria have been observed in the Nisqually River and estuary. These violations generally correspond to periods of high water runoff (December to February).

The Nisqually National Wildlife Refuge, managed by the US Fish and Wildlife Service, includes approximately 2,810 acres of the delta/estuary region lying north of I-5, and includes portions of the undiked salt marsh, upland bluffs, and Red Salmon Creek.

NISQUALLY REACH

The Nisqually Reach, one of the southernmost arms of Puget Sound, separates the Nisqually Delta from Anderson Island. No formal definition exists for the reach; instead, it can be defined as that area of Puget Sound south of a line bisecting Anderson Island. The reach has two flood and ebb tides daily. Tidal influence extends about 4 miles up the Nisqually River. Approximately every 8 days, the water in Nisqually Reach is replaced, contrasting with 56 days for southern Puget Sound. The Nisqually Reach is designated as Class AA marine water.

Two significant point sources of pollution to the Reach are found near Tatsolo Point (approximately 2 miles north of the City); these are the Tatsolo Point wastewater treatment plant and a storm drainage canal originating from Hamer Marsh.

INTERTIDAL SPRINGS

Several seeps are located along the Nisqually Reach bluff. Flow for these springs originates from the Sequelitchew Delta Aquifer. A large intertidal spring is located about 800 feet north of the mouth of Sequelitchew Creek and a smaller seep is located south of the mouth of Sequelitchew Creek.

GROUNDWATER

Aquifers identified as underlying portions of the City of DuPont include the Vashon Drift, Sequelitchew Delta, Salmon Springs (Flett Creek), Stuck (Lakewood) Glacial Drift, Orting (Lone Star), and an Unnamed Glacial Aquifer (Qugl). In general, several low permeability soil layers (aquitards) and other aquifers separate the near surface aquifers (Vashon Drift and Sequelitchew Delta) from the deeper aquifers (such as the Stuck, Orting, and Qugl). The City of DuPont's primary water supply wells are installed in the Salmon Springs and Stuck glacial aquifers (Bell Hill No. 1, 2, and 3, and Hoffman Hill).

PLANTS

Upland areas within the City of DuPont are dominated by second growth Douglas fir and western hemlock forests. The second growth forest has been thinned over much of the site. Understory vegetation is typically dominated by salal, Cascade hollygrape, dewberry, oceanspray, twinflower, and hazelnut. More open areas may also contain Pacific blackberry, Scot's broom, common snowberry, hairy cats-ear, sheep sorrel, common swordfern, and bracken fern. Coniferous forest and shrub vegetation occur on the bluffs along Puget Sound. The forest vegetation on the bluff consists of Douglas fir and salal with openings along the bluff and on the south-facing slopes. These openings contain an abundance of madrone, poison oak, and a few Pacific yew trees.

Portions of upland areas within DuPont have been heavily disturbed by prior activities related to the DuPont Works operations. Bare areas have been graded, mined, or otherwise changed. Non-native plants including Scot's broom, and evergreen and Himalayan blackberry - dominate these areas.

Sequalitchew Creek is bordered by second growth mixed forest dominated by 90- to 100-year-old western hemlock and red alder. Other common species include vine and big-leaf maples, Pacific yew, western red cedar, and Pacific dogwood. The shrub under-story is dominated by Pacific blackberry, red elderberry, salmonberry, and Oregon grape. Common sword-fern, stinging nettle, lady-fern, false lily-of-the-valley, Siberian montia, licorice-fern, and western trillium are fairly abundant. A mixed forest community also grows on the west slope of Hoffman Hill.

OAK SAVANNAH

A former, larger oak savannah community, approximately 131 acres in size, extended from the western edge of Edmond Marsh (east of Old Fort Lake) to just north of the Fort Lewis Golf Course. The densest concentration of this Savannah is contained within the Community Park on the northeast side of Yehle Park Village and in the three-acre area east of Hammond Avenue in Palisade Village.

The oak/grassland community generally provides a transition area from the coniferous forest to the west and contributes to species diversity in the area. About 70 percent of the trees within this community are Oregon white oak; many are more than 200 years old. Understory species include Scot's broom, common snowberry, hairy cats-ear, and various grasses. Oak communities such as this one are considered a Priority Habitat by the Washington Department of Wildlife.

A small area of oak woodland/grassland (approximately 7 acres) also exists on the Glacier Northwest Company Project Site.

PRAIRIE

A grassland prairie grows on about 198 acres in the northeastern portion of the City (adjacent to and including portions of the Fort Lewis Landfill). Common species include Idaho fescue, Puget balsamroot, meadow death-camas, Scot's broom, kinnikinnick, and black hawthorne.

WETLANDS

Thirteen freshwater wetlands are located in glacial kettles throughout DuPont, the largest is Edmond Marsh, which encompasses an area of 134 acres. Vegetation consists of non-persistent emergent, persistent emergent, and scrub-shrub wetland plant associations. Dominant herbaceous species include reed canarygrass, slough sedge, toad rush, and soft rush. Scrub-shrub areas consist primarily of red-twig dogwood, willow, hardhack, and climbing nightshade.

A saltwater influenced marsh (approximately one-half acre in size) is located at the mouth of Sequalitchew Creek. The seaward/lower end of the marsh is dominated by tufted hair-grass, bentgrass, fat hen, western dock, Lyngbye's sedge, and species of *Hordeum*. Higher areas are dominated by Douglas aster and less salt-tolerant plant species such as yarrow and marsh cinquefoil. An eelgrass bed is located off the western shoreline beyond the mouth of the creek ending north to within about 50 feet of the existing dock.

RARE PLANTS AND PLANT COMMUNITIES

The white-top aster, commonly found in association with open oak woodland/grassland communities, is a state-listed sensitive plant species and a federally listed "Candidate 2" species. A moderately sized grouping of white top asters was identified during site investigations for the Glacier Northwest Mining Facility (approximately 50 feet west of the north/south access road).

According to the Washington Department of Wildlife, Oregon white oak woodland/grassland communities are quite rare in the state. These communities represent potential habitat for both the western gray squirrel and western bluebird (both listed as sensitive species by the state), as well as a diversity of other plant and animal species. The Department of Wildlife has stressed urgency for protection of these communities from further cutting or development.

Jurisdictions adjacent to DuPont have taken steps to identify and protect oak woodland/grassland communities. Oak woodlands are identified as critical fish and wildlife habitat areas in Pierce County's Sensitive Areas Ordinance (Ordinance No., 91-120S5). Oak woodlands are defined to include areas where Oregon white oak comprises more than 20 percent of the trees in a stand, and where the stand is one acre or greater in size. The ordinance emphasizes and encourages education, information and voluntary action to enhance, protect, rehabilitate, and restore critical species and habitats.

ANIMALS

The variety of plant communities within DuPont and the Nisqually Delta support a diversity of wildlife species. As many as 159 bird species, 21 mammal species, and 6 reptile and amphibian species have been observed in the area.

BIRDS

A variety of song birds, waterfowl, game birds, and raptors have been observed within DuPont and the adjacent Delta area. The most common types of land birds include, among others, swallows, thrushes, nuthatches, kinglets, siskins, warblers, chickadees, wrens, sparrows, jays, finches, crows, and blackbirds. Other bird species observed in the area include blue and ruffed grouse, California quail, band-tailed pigeons, mourning doves, pileated and hairy woodpeckers, common flicker, and red-breasted sapsuckers. Concentrations of nesting birds have been identified in the pasture area of the oak savannah, in a forested area north of Sequelitchew Creek, and near the mouth of Sequelitchew Creek.

DuPont is generally identified by the Department of Fish and Wildlife (DFW) as providing habitat for the band-tailed pigeon. Review of DFW data and interpretations by their staff indicate both sightings and use. Management recommendations for those species include preservation of any mineral springs and particular vegetation providing food. Representatives of the Department of Ecology, the Nisqually Delta Association, and WRECO met and toured the area of Hoffman Hill in April, 1994. As a result, an expanded buffer corridor is established from the bluff inland in the area of Hoffman Hill to accommodate this species habitat.

The Nisqually Delta is the major non-coastal nesting and feeding area for migrating waterfowl and shorebirds between Skagit Flats and the Columbia River. Water birds frequently observed in Puget Sound near DuPont and the Delta include gulls, grebes, loons, scaup, scoters, common murre, and rhinoceros auklets. Pigeon guillemots and marbled murrelets have been observed, but less frequently. The highest concentrations of water birds are usually observed during fall and winter.

Raptors regularly observed within DuPont include red-tailed and Cooper's hawks, and great-horned owls. A red-tailed hawk nest has been documented along Sequelitchew Creek and fledged young of Cooper's hawks have been observed near the oak savannah and Edmond Marsh. Other raptors observed in the area include the turkey vulture, sharp shinned hawk, bald eagle, osprey, American kestrel, barn owl, and short-eared owl.

MAMMALS

The extensively forested habitat, including the oak savannah, supports an abundance and diversity of animal species. Most of the mammal species in the area are herbivores, including striped skunk, beaver, muskrat, porcupine, snowshoe hare, eastern cottontail, opossum, and blacktail deer. Shrub and forb growth in more open forested areas provide excellent habitat for herbivores, such as deer.

Mammalian predators observed within DuPont include the cougar, coyote, longtail weasel, and raccoon. Smaller mammals found in the terrestrial habitats include western gray squirrel and chickaree, moles, shrews, deer mice, and jumping mice.

Gray whales have been reported infrequently in the area during migration in the spring. Harbor seals and the otter are common in the area.

REPTILES AND AMPHIBIANS

Reptiles and amphibians observed within DuPont are generally common in the region. The most abundant and widespread species include Pacific tree frogs and red-legged frogs (a federal candidate species). Northern rough-skinned newts are also abundant. The bluffs along the shoreline provide habitat for northern alligator lizards and western fence lizards.

RARE ANIMALS AND BIRDS

Wintering peregrine falcons, listed as endangered under the Endangered Species Act, are found along coastal areas in Washington. Habitat used by these falcons includes intertidal mudflats and estuaries. Peregrines perch on pilings and large trees and snags which provide a good view of prey species, including shorebirds and ducks, which are found in estuarine habitats. Peregrine falcons have not been observed within DuPont; however, the mouth of Sequallitchew Creek is potential foraging habitat for these raptors. Large trees and snags along the bluff may also provide hunting perches for this species.

Two active bald eagle nest territories were located on Anderson Island in 1991. One pair formerly nested near Old Fort Lake. Other nesting areas include American Lake, McAllister Creek on the Nisqually National Wildlife Refuge, the Nisqually River, and Spanaway Marsh. Nesting eagles and sub-adult eagles use the Nisqually Delta for foraging. Bald eagles have also been observed at the Fort Lewis landfill. Bald eagles choose large trees and snags along the shoreline as hunting perches and to observe their territory. Trees suitable for bald eagle perches are found in the lower portions of the forested bluff adjoining Puget Sound and near the mouth of Sequallitchew Creek. During surveys conducted in 1992, 12 bald eagles were observed from the DuPont dock.

Marbled murrelets are listed as threatened species under the Endangered Species Act. Marbled murrelets occur in the Nisqually Reach from May through July and infrequently at other times. The Nisqually Reach represents foraging habitat for murrelets, which nest in old-growth forest.

Murrelets have been observed on Puget Sound in the area from approximately the former DuPont dock south to the mouth of Red Salmon Creek, and from the shoreline to approximately the location of the Nisqually River channel buoy. Murrelets have also been observed further from shore in the main channel, between Anderson Island and the south end of Ketron Island.

The oak grassland community could provide habitat for the western bluebird and western gray squirrel. Western bluebirds are found in open, riparian, burned, or cut over woodlands and other open country with scattered trees.

Western gray squirrels are also found in oak habitat. No squirrels were observed during site investigations for the Pioneer Aggregates Mining facility conducted in 1991, or more recent investigations of the Weyerhaeuser property (Raedeke Associates, 1993). However, the Department of Wildlife has two records for gray squirrels within the vicinity of the Pioneer Aggregates site made in 1975. Western gray squirrels were also observed during site investigations for the proposed Weyerhaeuser Export Facility in 1978.

RARE ANIMALS AND BIRDS (cont.)

Red-legged frogs are listed as a federal candidate species. The red-legged frog is commonly found in forested swamps. Forested wetland and riparian habitats within DuPont could provide habitat for the red-legged frog, which were observed in abundance during surveys for the proposed Weyerhaeuser Export Facility.

MARINE ANIMALS

FISH

The Nisqually River, local tributaries, Red Salmon Creek, and adjacent marine waters support a variety of fish and wildlife resources. Red Salmon Creek is an important spawning area for salmon and trout.

Anadromous fish produced in McAllister Springs, Sequalitchew Creek, the Nisqually River, and areas south may migrate through or offshore of DuPont on their way to and from the ocean. The area supports coho, chinook, and chum salmon, steelhead, sea-run cutthroat trout, and Dolly Varden. The Department of Fisheries also plants coho, chum, chinook, and pink salmon in the Nisqually River drainage. Cutthroat trout were last released in McAllister Creek in 1988.

Natural production of anadromous fish in Sequalitchew Creek is limited because of low flow conditions in the creek. However, the Washington Department of Fisheries has operated a release program in Sequalitchew Lake since 1980. The most recent release occurred in April 1994 as part of a cooperative agreement between the Nisqually Tribe, the Department, and Fort Lewis to restore releases of coho salmon into Sequalitchew Lake. Sequalitchew Creek is the only route for coho salmon smolts migrating from Sequalitchew Lake to marine waters.

In conjunction with the Sequalitchew Lake enhancement program, the Department of Fisheries plans to continue using Sequalitchew Lake as a rearing area for coho salmon, increasing the salmon available to sports and commercial fishermen. In addition to the coho salmon, fall chinook were planted in Sequalitchew Lake to rear in 1990. There is limited use of Sequalitchew Creek by salmon and cutthroat trout not planted by the Department of Fisheries.

Numerous species of other non-salmonoid fish have been caught near the former DuPont dock, and are typical of rocky shoreline areas of southern Puget Sound. These include English and rock sole, buffalo sculpin, shiner perch, Pacific tomcod, staghorn sculpin, rockfish, cabezon, and starry flounder.

The DuPont/Steilacoom region of south Puget Sound has been designated Statistics Area 13 by the State Department of Fisheries. Species taken include chinook, coho, chum, pink and sockeye salmon, bottom fish, crab and hard-shell clams. Areas of frequent use include the south end of Anderson Island, Johnson Point, South Bay, Steamboat Island, Devil's Head and the Nisqually Flats.

The Nisqually River/Nisqually Reach area is an important Treaty fishery. In DuPont, the Treaty fishery operates as a terminal fishery for coho salmon returning to Sequalitchew Creek. Beach seining by Treaty fishermen for coho salmon occurs south and immediately north of the mouth of the creek. There is also an important sport fishery for steelhead in the Nisqually River.

INTERTIDAL AND SUBTIDAL PLANTS AND ANIMALS

Previous studies have identified 75 plant species growing on bottom substrate in the intertidal area (zero to nine feet above MLLW); more than half were red algae, although green algae made up a dominant fraction of the biomass. 270 species of intertidal invertebrates, including limpets, barnacles, and periwinkles, were also identified. The lower intertidal area near the mouth of Sequelitchew Creek has been identified as the most productive intertidal area, in terms of number, diversity, and density of organisms.

Eelgrass beds are among the most productive areas in the marine environment and constitute an important food base for fish and waterfowl in shallow marine waters. A large eelgrass bed has been identified southwest of the mouth of Sequelitchew Creek; and one is believed to exist near the northern most City limits.

GLOSSARY

“Active recreation” means recreational activities that require buildings, impervious surfaces or special purpose playing fields. Examples of facilities for active recreation include recreation halls, tennis courts, playground equipment, picnic shelters and swimming pools.

“Adequate public facilities” means facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

“Affordable housing” means residential housing that is rented or owned by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income.

“Available public facilities” means that facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

“Community park” means a tract of land designated and usually developed for active an/or passive recreation that is intended to benefit or be used by the entire community. In DuPont, the following community parks and facilities listed by village and area are to be owned by the City: Historic Village – Museum grounds (0.4 acres), Iafrati Park (0.6 acres); Palisade Village – Oaks natural area between Edmond Marsh and Hammond Avenue (3.0 acres); Yehle Park Village – Sports fields in the oak savannah (24.0 acres), the area between Center Drive and Grant Lake adjacent to McNeil Street (1.5 acres); DuPont Station Plaza (0.3 acres); Hoffman Hill Village – Bluff Outlook (2.7 acres); Business and Technology Park – Wilkes Observatory (3.0 acres); Civic Center – the area between Edmond Marsh and the 1843 Fort Nisqually site (3.0 acres); Sequalitchew Village – waterfront park (15.0 acres), community urban design feature (7 – 10 acres); City-wide community trails (1/2 credit for improvement only)(9.5 acres).

“Community Urban Design Feature” means a 7 to 10 acre tract of land with a highly visible feature or features to be mutually agreed to by Weyerhaeuser Real Estate Company and the City of DuPont. The intent is to create a site within 2,000 feet of the north edge of the Civic Center area that provides public access without the liability associated exposure with underlying soils (similar to anticipated uses around the proposed golf course clubhouse and/or resort). Water is to be a component of this feature, if feasible. The intent is to create a local attraction that links residential properties in Sequalitchew Village with residents from other villages in the city.

“Concurrency” means that adequate public facilities are available when the impacts of development occur. This definition includes the two concepts of “adequate public facilities” and of “available public facilities” as defined above. Concurrency does not include staffing.

“Consent Decree” means a court-ordered remediation by the landowner and responsible parties pursuant to the Model Toxics Control Act and approved by the Department of Ecology. In 1991 Weyerhaeuser and DuPont Companies signed Consent Decree No. 912017031 under which they agreed to study the former DuPont Company site and complete a remedial investigation (RI), risk assessment (RA) and feasibility study (FS). The Consent Decree also allowed the Companies to implement interim remediation activities as approved by Ecology.

“Grid system” means a street and block system resulting in regular rectangular blocks and 4-way street intersections.

“Level of service” means a quantifiable measure of the amount of public facilities that are provided to the community. Levels of service may also measure the quality of some public facilities. Typically, measures of level of service are expressed as ratios of facility capacity to demand (i.e., actual or potential users). Examples include acres per 1000 population for parks, and ratio of actual volume to design capacity for roads and streets.

“Mineral resource land” means lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extractions of minerals.

“Mini or pocket park” means a small tract of land usually about the same size as a building lot. These parks may be improved with children’s play equipment. They are intended to serve the needs of a portion of a village in which it is located. They are not intended for city ownership due to higher maintenance costs associated with these parks when compared to public parks of equal size and the fact that they may not be equally accessible to all segments of the community. These facilities are owned by the homeowners association.

“Modified grid” means a grid system which appears pulled or stretched in places resulting in trapezoidal shaped blocks, or curves to accommodate topography or other natural or designed feature. Streets are mostly connected, but there may be some 3-way intersections or an occasional cul-de-sac if no other design solution is possible.

“Neighborhood park” means a tract of land designated and developed mostly for passive recreation that is intended to serve residents within a village. It is usually within walking distance of homes within the village in which it is located. These facilities have play equipment and passive areas and are not intended for organized sports. In DuPont, neighborhood parks will be owned by the City and generally vary from 2 to 3 acres in size. The following is a list of existing and proposed neighborhood parks, listed by village: Historic Village – Sellers Lake Park (2.9 acres), Lumsen Park (0.6 acres); Palisade Village – Village Green on Thompson Circle (2.3 acres); Yehle Park Village – Yehle Park (4.0 acres); Hoffman Hill Village – two unnamed facilities of 3.0 and 2.0 acres each; Sequalitchew Village – two unnamed facilities of 3.0 acres each.

“Open space,” means an undeveloped natural area or parcel that is developed with landscaping. Open space may include trails or walks but does not include other impervious surfaces.

“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, pedestrian piers, tables and benches.

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“Sensitive area” means wetlands, streams, steep slopes, bluffs and associated habitats that have significant environmental and aesthetic value. These areas are further defined and protected by Chapter 23.01 of the DuPont Municipal Code.

“Significant tree” means an existing healthy tree which poses no safety hazard due to potential collapse and is of the following species and minimal diameter measured at breast height; provided, that the measure of multi-trunk trees shall be the sum of the diameters: Douglas fir, western red cedar, western hemlock, or big leaf maple: 15 inches; Oregon white oak, pacific yew, or Madrona: 12 inches. It does not include Historic fruit trees and “landmark trees” which are larger in size. Tree retention standards are provided in Section 25.145.040 of the DuPont Municipal Code.

“Village green” means a tract of land with well-maintained turf that is intended primarily for visual effect to set off an area. It may be used for passive recreation such as picnicking. Usually these areas are similar in size to mini or pocket parks and are distinguished by their lack of play equipment. These facilities are owned by the homeowners association.

“Wetland” means an area that is inundated or saturated by surface water or groundwater at a frequency or duration sufficient to support, and under normal circumstances does support, a prevalence of plant life adapted for life in saturated soil conditions. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities. However, wetlands may include artificially created wetlands that are established as part of a natural or built drainage course. Wetlands shall be delineated based on procedures contained in the “Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989 Manual).”

Public Participation

The City used a series of informal workshops, citywide flyers delivered to doorsteps, and articles in the City newsletter to involve the Public and businesses in the preparation of the Comprehensive Land Use Plan amendments adopted in 2001. Additionally, the vision statement and ten policies, four in Economic Development and three each in the Parks and Recreation, and Culture were added from the City's Strategic Plan which utilized small group and community-wide public and business leader workshops during the first half of 2001.

Throughout the Land Use Plan process, the City's population grew by fifty percent, so it was incumbent on the City to continue to offer forums for community response. Every household was informed of the subject matter, to be discussed at public workshops through a flyer delivered to their door, and a reminder in the City newsletter. Major business owners received telephone calls, and faxed flyers, as they requested when relevant topics were discussed.

A typical informal workshop began with a review of the results of a previous meeting then turned to a discussion of present conditions, introduction of options, group discussion, and approximately 15 minutes to fill out a response sheet with options about what was presented. Early questions included: How we can improve the process? What changes would you make? The information from these questions helped the staff to be more responsive and allowed the public to help design the meeting content and flow. The results were measured with a final question of: How are we doing? Throughout the process there were ten public workshops held. 72 people attended the largest workshop; the smallest had 20 attendees and the norm was approximately 30. These public workshops were in addition to the numerous open meetings held by the Planning Agency and the City Council in their review.

A key ingredient that allowed the public process to turn from a somewhat polarized two-group position to a collaborative effort was providing additional opportunity for the landowner, who held all of the developable property, and the City to meet effectively between the public workshops. While this opportunity had always existed, it was the election of a Mayor, City Councilmembers, and the willingness of the landowner that resulted in the new approach. The direction between public workshop meetings became understanding different positions and the driving forces behind them, prioritizing the issues so the key ones were worked harder, and the development of new options as a need was determined. The parties created an understanding of atmosphere and respect. Agreement was not the goal however; the options created were supported in the public workshops and received very well as evidenced by public response.