

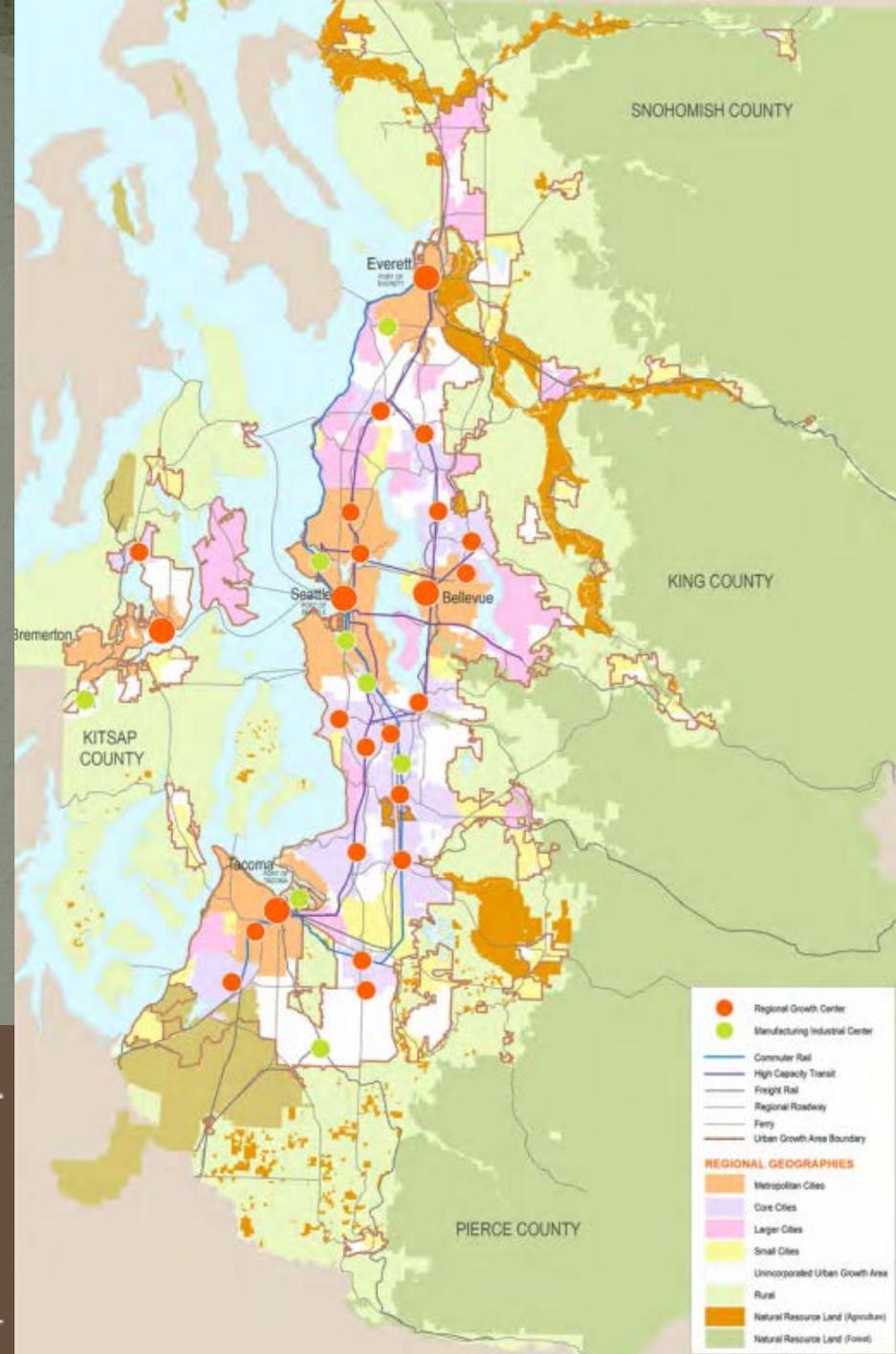
Comprehensive Plan Update

General Guidance on Goals and Policies

6/22/2015

Regional Growth

- Puget Sound will grow by 1,712,000 by 2040 – totaling more than 5 million
- Growth is Allocated by:
 - Office of Financial Management
 - Multi-County Planning Policies
 - Countywide Planning Policies



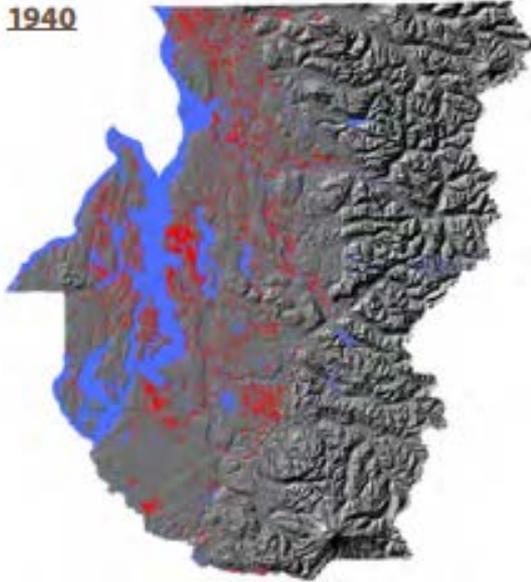
	2007 POPULATION ESTIMATES	2007 EMPLOYMENT ESTIMATES	AREA (SQUARE MILES)
Central Puget Sound Region	3,583,000	1,968,000	6,290
King County	1,861,000	1,290,000	2,126
Kitsap County	245,000	93,000	396
Pierce County	791,000	306,000	1,679
Snohomish County	686,000	278,000	2,089

Source: Washington State Office of Financial Management

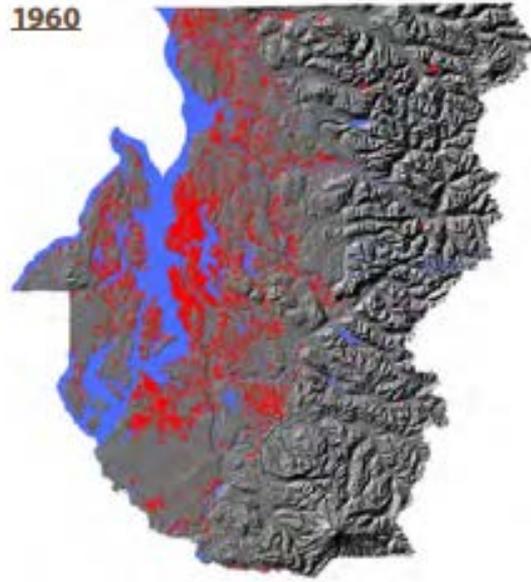
Historic Growth

Growth of the Region's Footprint

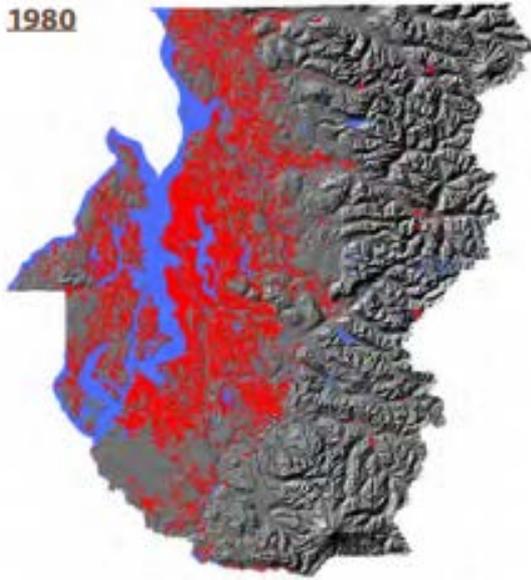
1940



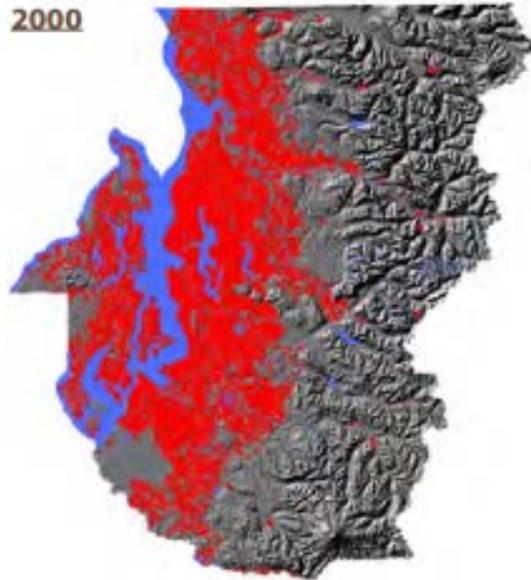
1960



1980



2000



Between 1970 and 2000 population grew by 1.3 million (30 Years)

Nearly twice the rate of the National Average

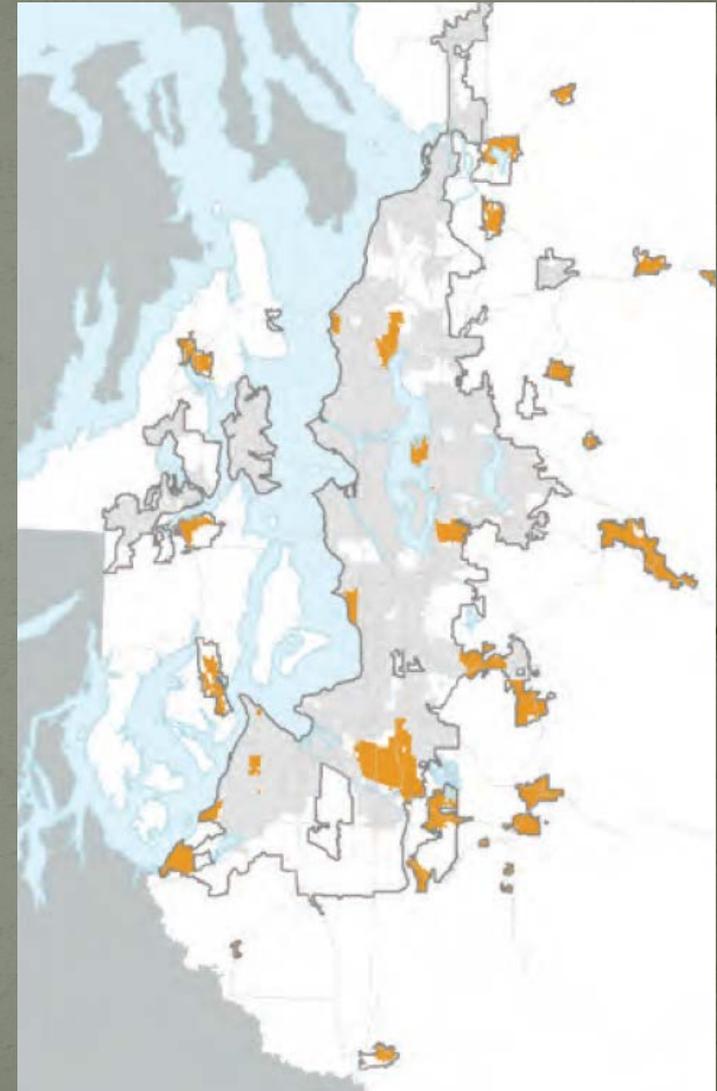
Growth is expected to continue at a rate of nearly 2 million between 2008-2040 (approx. 30 Years)

Source: Urban Ecology Research Lab, University of Washington

Footprint is depicted by parcel boundaries that contain development, not by building footprint.

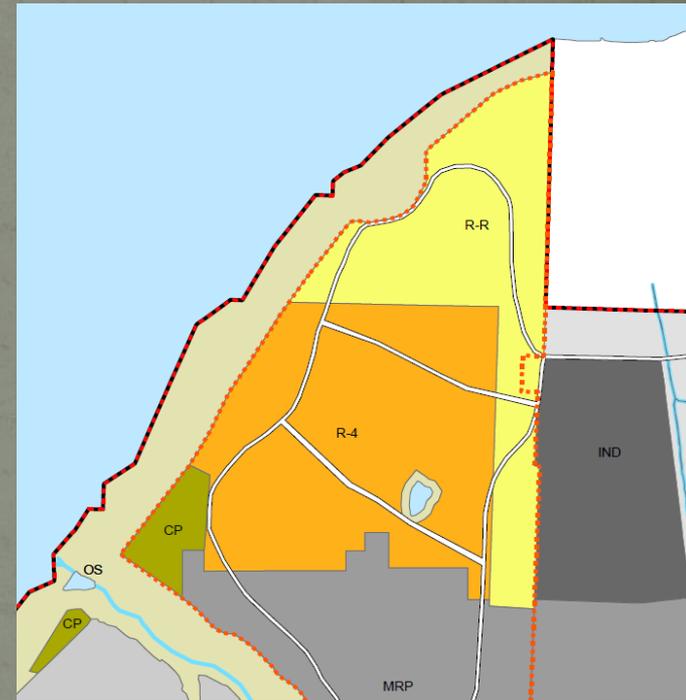
Growth Allocation

- 32% of total growth is allocated to Metropolitan Cities
 - Tacoma
- 22% to Core Cities
 - Lakewood
- 14% to Large Cities
 - University Place
- 8% to Small Cities
 - DuPont and 45 others in Puget Sound



20 Year Growth Horizon

- 5,291 Housing Units Allocated for 2030
 - 2010 – 3,241...Need 2,097 more units
 - Is there capacity? Maybe.
 - Residential Reserve allocates 20 houses on 102 acres
 - Density of 0.2 units per acre
- 9,078 Jobs Allocated for 2030
 - 2010 – 2,937...Need 6,100 more employees
 - Is there capacity? Yes.
 - Nearly 600 acres of undeveloped land



Our job is to ensure we have capacity – actual achievement is not evaluated.

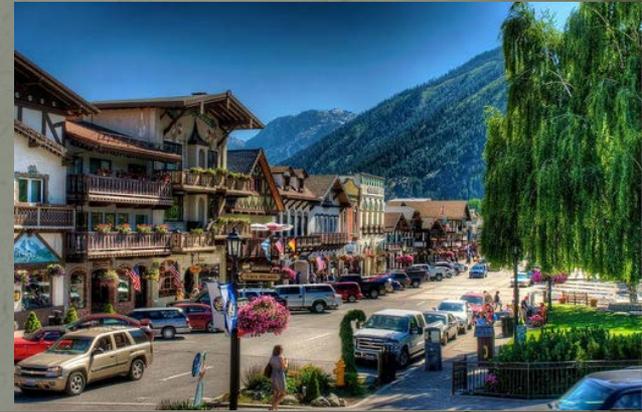
DuPont's Future – The Next 20 years

- Shaping growth - What do you want to see happen?
 - Looking at current Market Trends
 - Lessons learned from the past
-
- Focused on big picture
10,000 foot level



Creating a Sense of Place

- Most experts agree that the future belongs to main streets, town centers and mixed use
- People want to live places that:
 - Feel safe
 - Are appealing, alluring, and attractive
 - Easily differentiated from other places



Strip Commercial

- Yesterdays shopping center
 - Economy is restructuring the retail landscape
 - E-Commerce means fewer and smaller stores
 - Fuel prices, traffic congestion
 - Lack of character 10 fold increase in big box retail space from 1960 to 2000.
- Currently 1 billion SF of vacant retail space nationwide.



Market Trends

The Old Model



Market Trends

The New Model

Compact
Mixed-Use
Walkable



Market Trends

Old Model



Market Trends

New Model

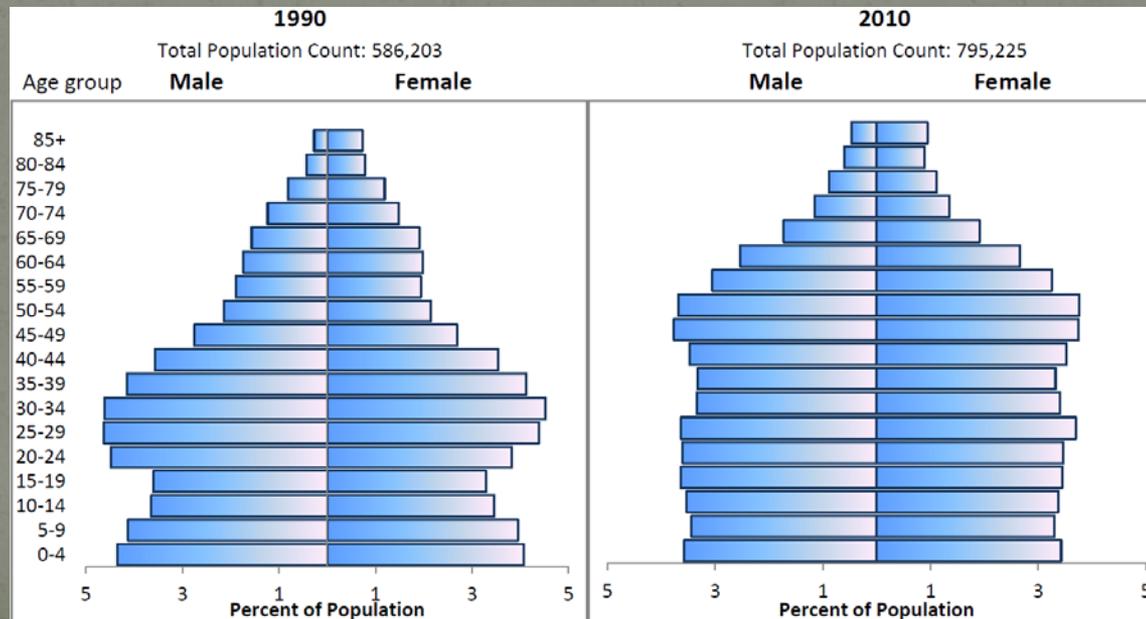


Walmart in Washington DC



Population Planning

- Baby-Boomers and Millennial's are Pierce Counties largest population's.
- Growth must accommodate their desires and needs.



What do Baby-Boomers and Millennial's have in common?

Low maintenance / Proximity to shops / Public transportation



Cities Where Baby-Boomers and Millennial's are Flocking:

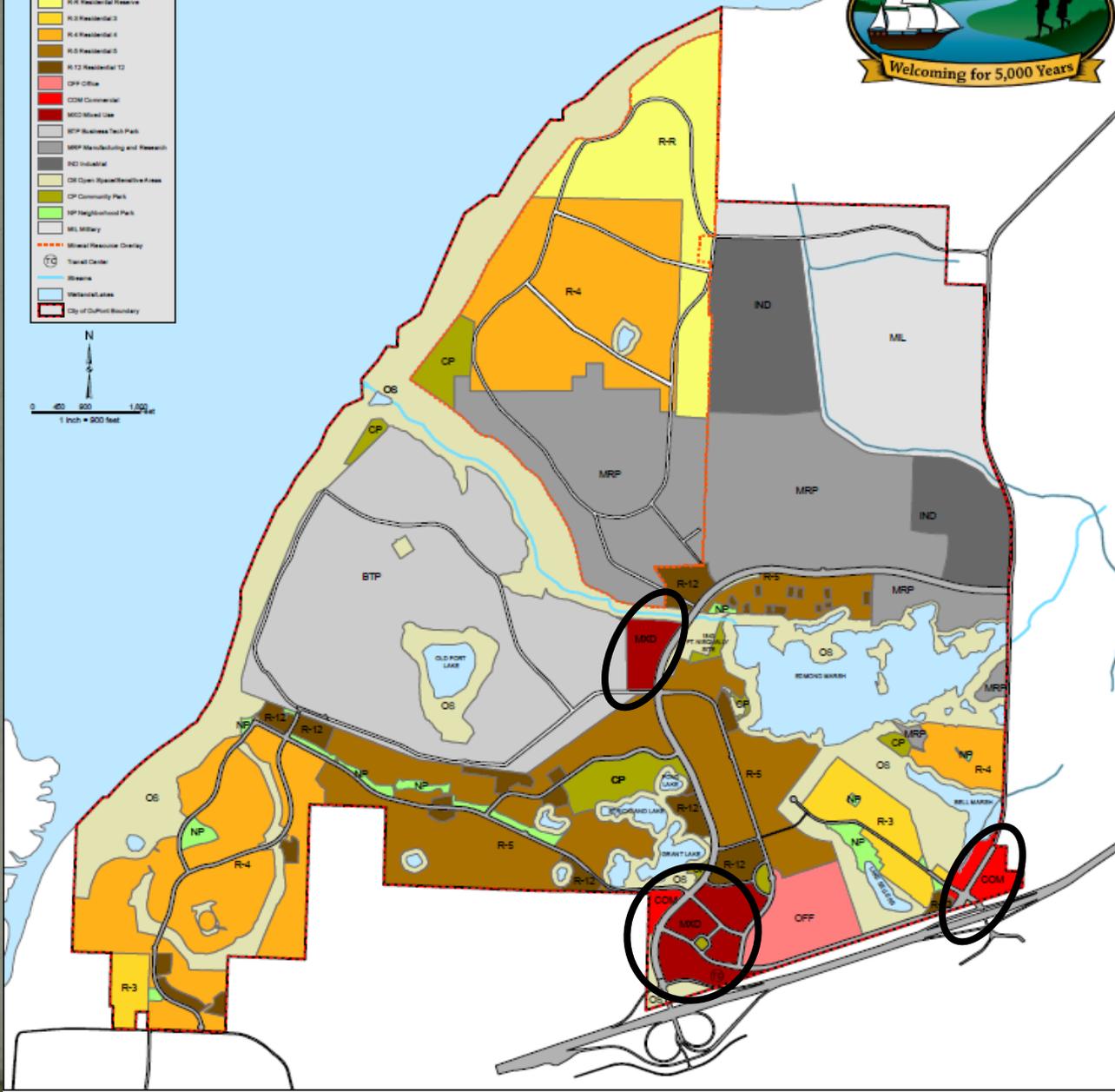
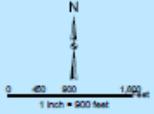
- Austin, San Francisco, Portland, Seattle.
- Key elements – a dense urban core where amenities are at ones fingertips.
- Walkable and attractive.



THE DUPONT VISION - 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

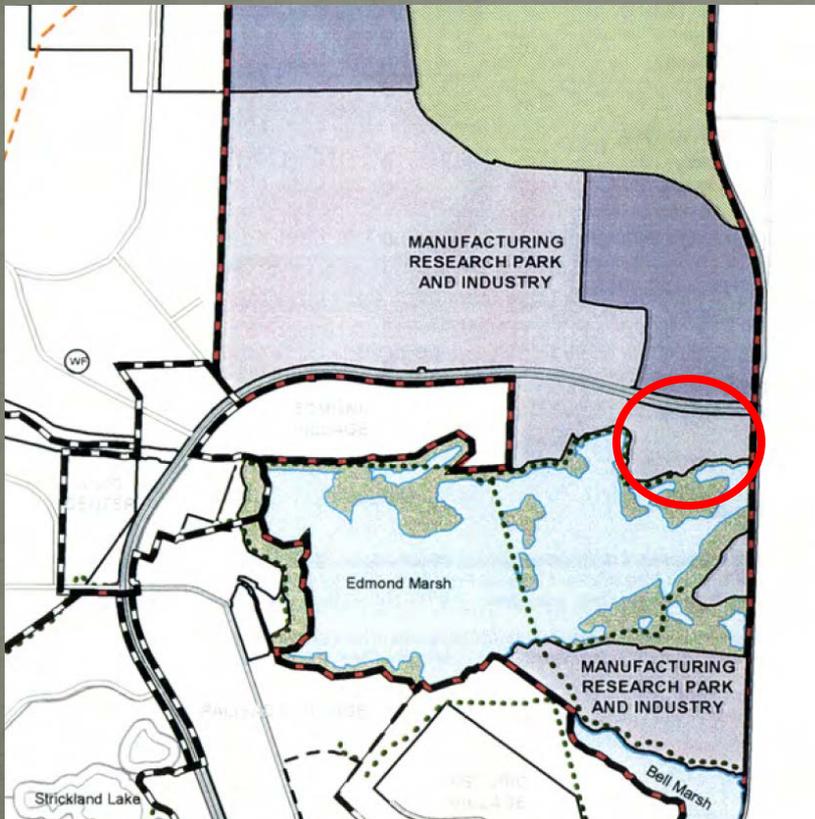


- LEGEND:**
- RR Residential Reserve
 - R-3 Residential 3
 - R-4 Residential 4
 - R-5 Residential 5
 - R-12 Residential 12
 - OFF Office
 - COM Commercial
 - MCD Mixed Use
 - BTP Business Tech Park
 - MRP Manufacturing and Research
 - IND Industrial
 - OS Open Space/Scenic Area
 - CP Community Park
 - NP Neighborhood Park
 - ML Military
 - MRO Mineral Resource Overlay
 - TC Transit Center
 - Water
 - Wetlands
 - City of DuPont Boundary



Mapping Amendments

- Manufacturing/Research
 - Office users & small scale “clean” industrial





MITCHELL AV

COSPER S

INTERNATIONAL PL N

CENTER DR

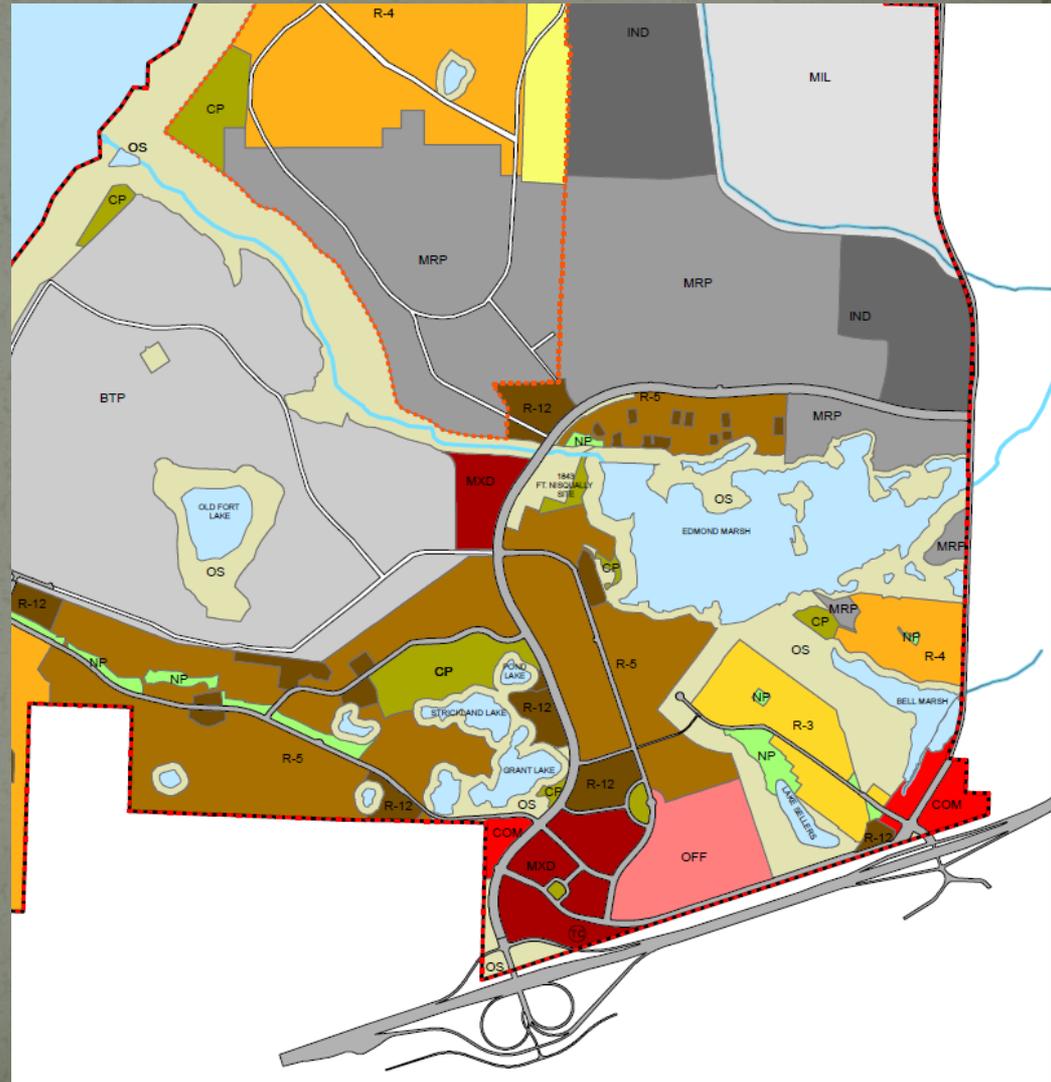
STEILACOOM-DUPONT RD SW

Should retail be permitted here?



Impacts to Existing Retail

- Clear intent to limit retail locations
- Plenty of “non-residential” capacity.
- Limitations to types of businesses and Economic opportunities

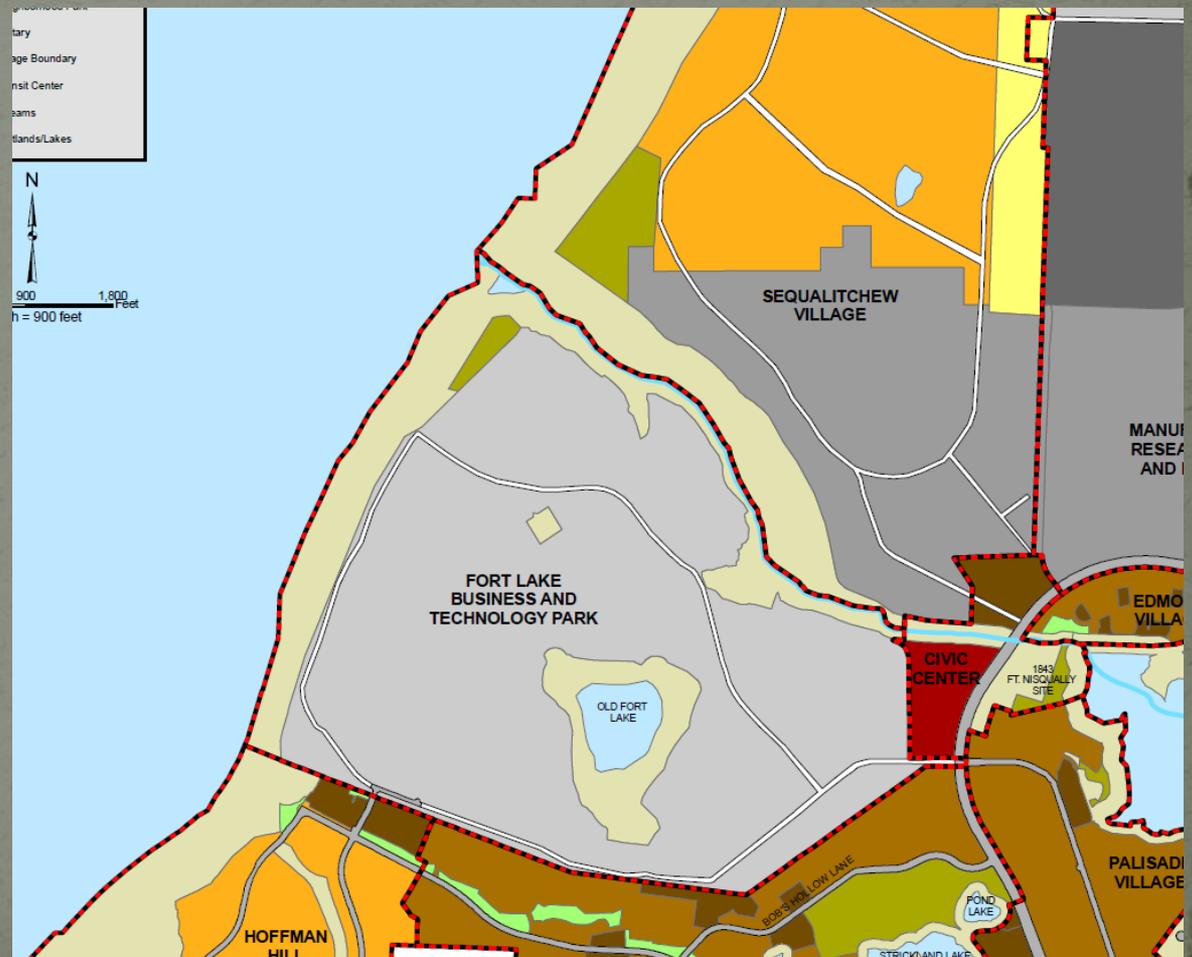


Beach Access



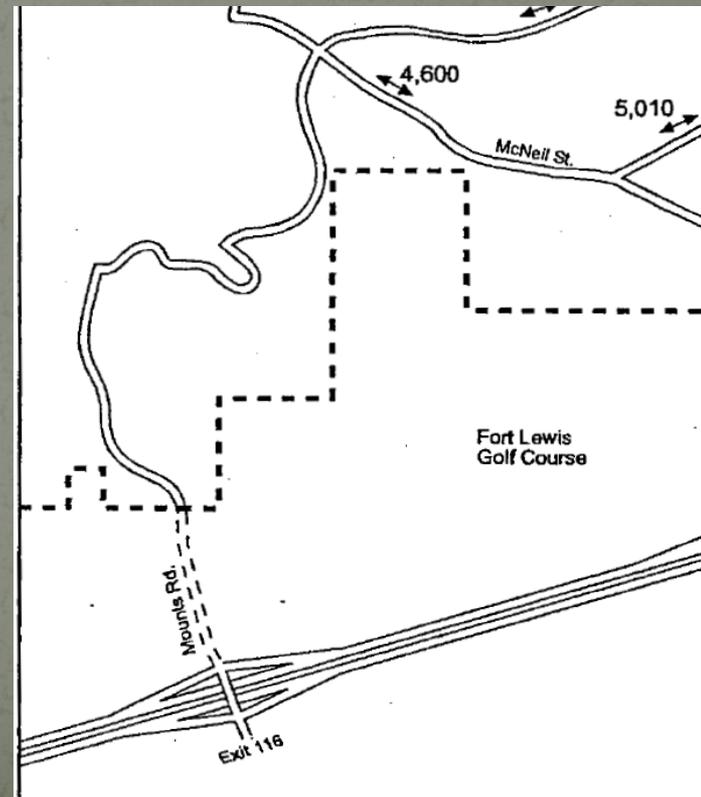
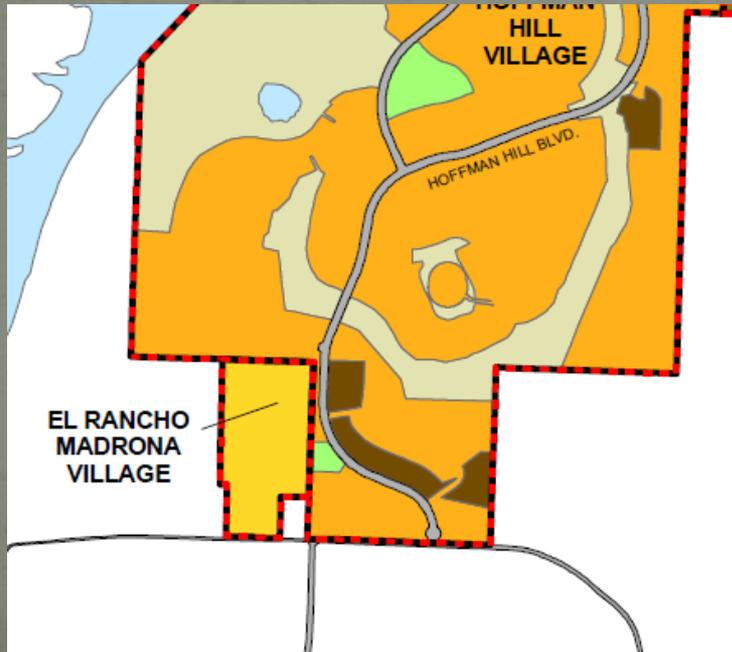
Beach Access Improvements

- Existing Access
- 2016 Tribal Canoe Journey
- Pedestrian scale improvements vs. vehicular access



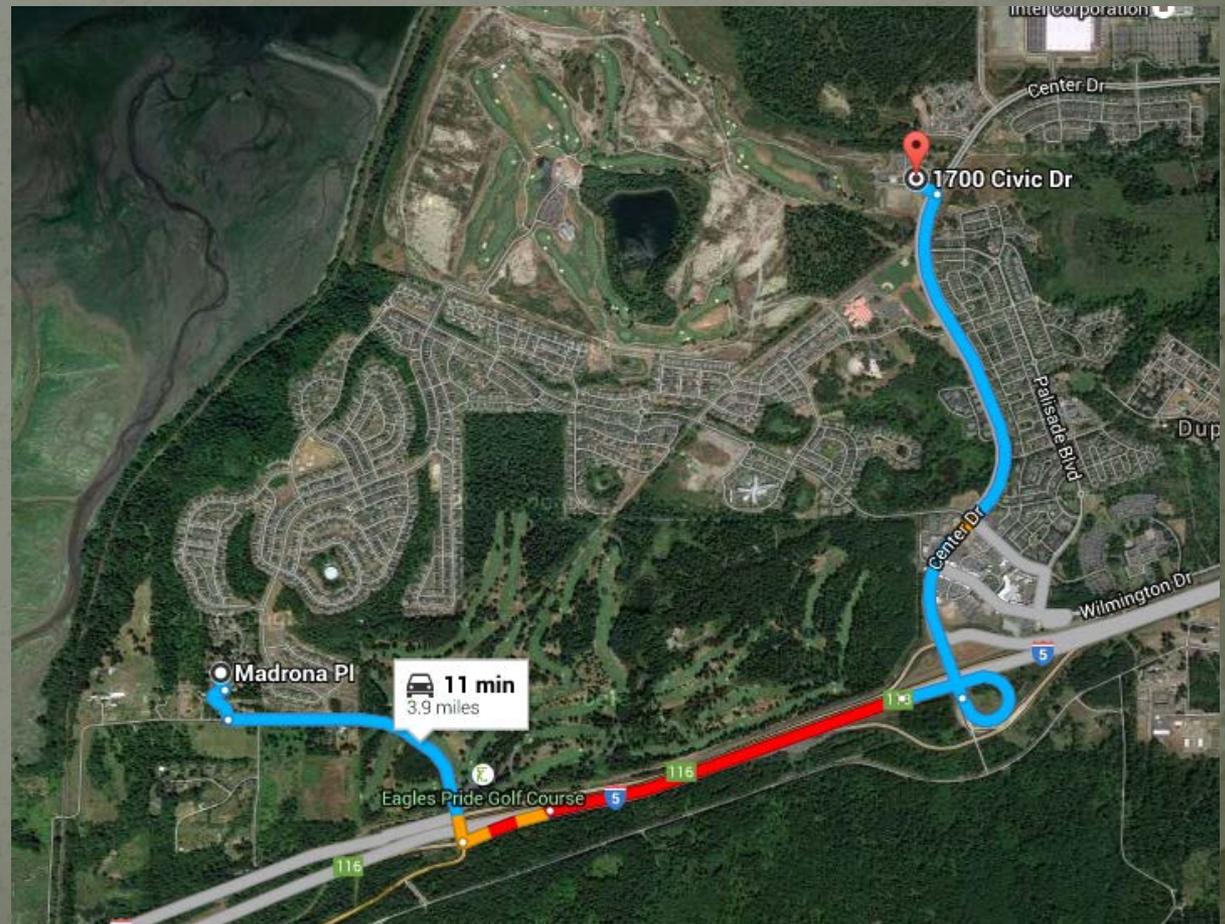
Vehicular Connectivity – Mounts Rd

- 2001 Policies:
 - T1: Spread traffic loads over a variety of appropriately developed roadways.
 - T2: Establish a street circulation system that is internal to the City and does not rely on i-5 as a means of access from one location to another...allow residents in the el Rancho Madrona area to access the City's streets from Mounts Road.



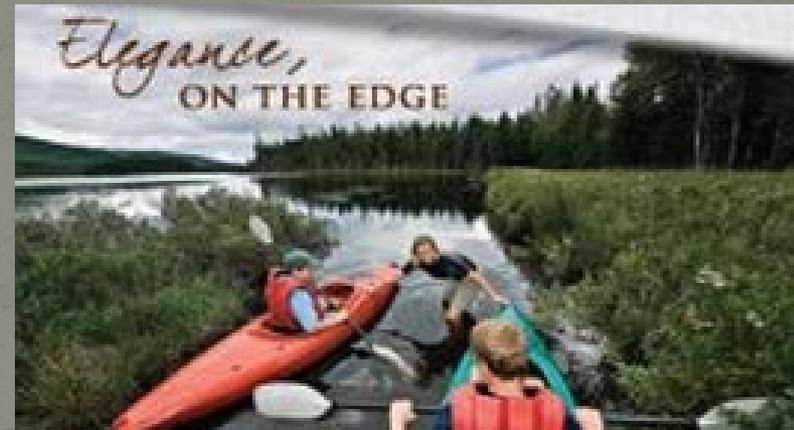
Considerations

- Crossing the golf course
- Traffic impacts
- Public Services
- Financial Constraints



Marketing A City

- Branding is big business - Focus on the uniqueness of your City.
- What sets us apart?
- What should our next 20 years focus on?



Discussion Topics:

1. Mapping Amendments
2. Shoreline Public Access
3. Mounts Road – Vehicular Access
4. Other Items?

Staff is hoping to receive clear guidance regarding these topics in order to shape the 1st draft of the Comprehensive Plan Update.