

CITY OF DUPONT

PIERCE COUNTY,

WASHINGTON



Parks Master Plan

Adopted by Ordinance No. 14-965

May 2014

**CITY OF DuPONT
WASHINGTON**

ORDINANCE NO.

14-965

AN ORDINANCE OF THE CITY OF DuPONT, WASHINGTON, ADOPTING THE UPDATED PARKS, RECREATION AND OPEN SPACE PLAN; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council desires to update the adopted Parks, Recreation and Open Space Plan; and

WHEREAS, the Parks Agency began a deliberative process to update the Parks, Recreation and Open Space Plan to incorporate construction data since 2007 and results of a community survey conducted February 2014.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DuPONT, WASHINGTON, DO ORDAIN AS FOLLOWS:

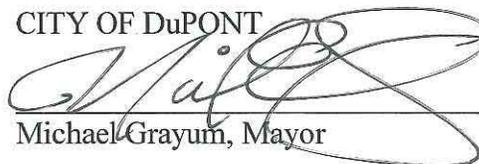
Section 1. Parks, Recreation and Open Space Plan Adopted. The City of DuPont hereby adopts the "Parks, Recreation and Open Space Plan" attached hereto as Exhibit "A" and by this reference fully incorporated herein.

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 27 DAY OF May, 2014.

CITY OF DuPONT

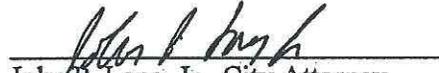


Michael Grayum, Mayor

ATTEST/AUTHENTICATED:


Erin Larson, City Clerk

Approved as to form:


John P. Long, Jr., City Attorney

Filed with the City Clerk: 6-3-14
Passed by the City Council: 5-27-14
Date of Publication: 6-3-14
Effective Date: 6-8-14
Ord. NO: 14-965

EXECUTIVE SUMMARY

The City of DuPont developed its first Parks, Recreation and Open Space Plan to identify and prioritize parks and recreation improvements. Based on strong community involvement, DuPont’s Parks, Recreation and Open Space Plan presents a vision for a walkable and accessible recreation system that reflects community priorities, expands recreation opportunities, meets community needs, and incorporates the city’s unique cultural history and identity. This second Parks Master Plan for the city is intended to support and carry forward the efforts of the existing plan, while reflecting those parks and facilities that have been completed since its adoption. The plan establishes goals, objectives, recommendations, and actions for the ongoing development, preservation, and maintenance of parks, trails, facilities, and open space; as well as a financing strategy for the implementation of capital and non-capital facilities plan that will benefit the community. This plan serves as a framework to guide the city in updating its comprehensive plans and in developing its parks and recreation services and open spaces now and in the future. Updates will occur as needed.

KEY FINDINGS ON NEEDS AND PRIORITIES

The City of DuPont has recently grown from a small, historic company town into a quickly developing community with large employers, strong connections to Joint Base Lewis-McChord and many new residents. With so many new members of the community, identifying residents’ needs was a critical part of this plan. The community participation efforts brought to light important data about DuPont residents and their recreation opinions and preferences.

Demographic Findings

- 51% of households have connections to the military.
- 57% have at least one child in the household.
- 36% of residents have been in DuPont for four years or more.

- Residents believe parks, recreation and open space are important to the quality of life in DuPont: 98% of respondents think that they are at least somewhat important, and nearly 75% indicated the highest level of importance.
- People highly value the walk ability and small town character of DuPont.
- DuPont residents are very active in a wide range of recreation activities, and on average are more active than residents of other communities. Residents would like additional active facilities for sports and exercise throughout the park system.
- People highly value trails and open space, and would like to see better access and connectivity.

Executive Summary

- A theme of all public input was the need for better and more accessible information about parks, trails, and natural resources.
- Overall, residents see the community's natural and historic resources as a major asset, and would like to see these highlighted in the park system.

PLAN FRAMEWORK

The Parks, Recreation and Open Space Plan establishes a vision for providing park land, services, facilities and natural spaces in DuPont. From this vision the community has developed a series of goals and objectives that will guide the immediate projects needed to move toward this vision. All recommendations within the Plan contribute to implementation of the goals and objectives.

Guiding Vision

... a walkable, accessible, park and open space system that supports a wide variety of recreation experiences and opportunities, serves all age groups and abilities, and connects the community.

SUMMARY OF RECOMMENDATIONS

Plan recommendations are summarized in the tables on the following pages, including an indication of the implementation timeline. Short-term projects are those anticipated within the next five to six years, longer term projects are envisioned further in the future, and ongoing projects are those that the City should begin now and continue into the future. The recommendations for developed parks, recreation facilities, and natural areas and trails are organized into separate tables.





	TIMELINE		
	SHORT TERM	LONGER TERM	ONGOING
DEVELOPED PARKS			
Provide a developed park and a playground within ½ mile walking distance of each resident.			X
Provide access to active recreation opportunities within at least ½ mile walking distance of each resident.			X
Further development of the Wilkes Observatory and trail to 1833 Fort Site once Loop road is established		X	
Add a park at the Wilkes Observatory site and one on the north side of Sequatchew Creek to highlight unique cultural sites and improve community connections to Puget Sound.		X	
With the input of neighbors, provide improvements at most neighborhood parks: <ul style="list-style-type: none"> ▪ Tract I Park ▪ PowderWorks Park ▪ Edmond Village Park ▪ Iafrati Park ▪ Robinson Park ▪ Ethel Lumsdon Park 			X
Develop new master plans for four sites: <ul style="list-style-type: none"> ▪ Chief Leschi, Ross Plaza & Clock tower ▪ Sellers Park 			X
Implement master plans as funding is available			X
Implement park identification signs and historical/cultural interpretive signs system wide.	X		X

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RECREATION FACILITIES	TIMELINE		
	SHORT TERM	LONGER TERM	ONGOING
At minimum, provide 1 softball/baseball field per 2,200 residents and 1 soccer field per 3,300 residents.		X	
Consider a sports complex and locate an appropriate site in the north end of the City.		X	
Obtain use of the former DuPont School fields from JBLM in order to rehabilitate the site.		X	
Evaluate the feasibility of artificial turf at DuPont PowderWorks Park and school sites.	x		
Improve existing outdoor basketball courts			X
Remodel or build new community center	X		
Add an off-leash dog area to the park system. Identify an appropriate centralized location.	x		
Provide at least one spraypad at a central location.	x		
Continue support to the community garden site.			X
Consider providing new recreation opportunities along the Puget Sound.	x		
Evaluate an indoor recreation center in 5 to 7 years, once the City has grown and the park system has matured.	x		



	TIMELINE		
	SHORT TERM	LONGER TERM	ONGOING
NATURAL AREAS AND TRAILS			
Secure formalized agreement for public access to the Puget Sound along the Sequelitchew Creek corridor.	x		x
Secure a natural area corridor above Puget Sound connecting from Tract I Park to the Sequelitchew Creek corridor and further to the north. Provide Puget Sound viewpoints and trail access through this corridor and switchback trail.		x	
Secure access to Old Fort Lake natural area.	x		
Develop a natural area management strategy so that resources are maintained and preserved.			x
Increase natural area interpretation throughout the City.			x
Upgrade existing trails.			x
Pursue a regional trail linkage to Nisqually Wildlife Preserve and to Steilacoom.		x	
Develop a trail signage plan and implement new signs throughout the system.			x
Provide formal trailhead facilities throughout the trail system. The highest priority formalized trailheads (including trail map kiosks) should be pursued at DuPont Museum, the Civic Center, and DuPont PowderWorks Park.			x
Provide viewpoints and overlooks along the trail system, with the highest priority viewpoints along Puget Sound, and overlooks of historic sites another high priority	x		



MANAGING RECREATION SERVICES

This Plan provides guidance to help the City prepare for the changes caused by an increasing population and growing park system, and to meet the challenges of increased service demands. The services recommendations summarized on the next page are aimed at building capacity and improving the delivery of recreation services in DuPont.

Executive Summary _____

	TIMELINE		
	SHORT TERM	LONGER TERM	ONGOING
MANAGEMENT AND OPERATIONS			
Transition to a Parks Department or Division.	x		
Develop and implement a Neighborhood Park Improvement program that encourages donations from residents and involves neighbors in designing park improvements.	x		
Improve cost and revenue tracking for parks and recreation services.			x
Develop a maintenance management plan that addresses the full range of maintenance responsibilities, including sports fields and asset management/preservation. Support additional skills and training for staff.			x
Support partnerships with other agencies and organizations to increase recreation opportunities in DuPont. Partners include the Nisqually Tribe, Joint Base Lewis-McChord, YMCA, Boys/Girls Club the School District, and neighboring jurisdictions.			x
Coordinate with the Residential Owners Association and local businesses on funding or otherwise supporting parks, facilities, and recreation programs.			x
Explore a Metropolitan Park District.	x		
Implement Rental Fees.			x
Allocate REET funds (averaging \$75,000 annually) for park improvements.	x		
Seek grant funding, including allocating staff time or contracting with a professional.			x
Update the City's Capital Facilities Plan to include parks projects.			x
Allocate adequate budget for park maintenance to preserve DuPont's park assets.			x
Update the PROS Plan every six years.			x

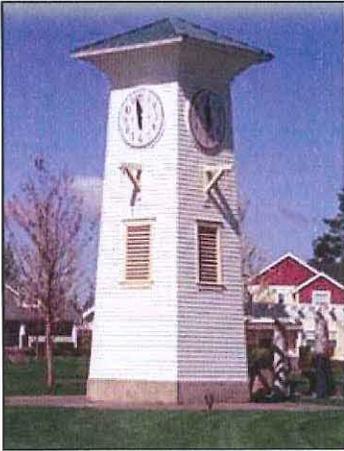


IMPLEMENTATION

All projects recommended in the Parks, Recreation and Open Space Plan assist in meeting Plan goals and objectives. However, not all of these projects can be implemented immediately, given the City's limited funding resources. For this reason, the following criteria were developed to include, prioritize and schedule projects in the City's Capital Facilities Plan:

- *Maintenance efficiency.* These are projects that will reduce maintenance costs and improve efficiency.
- *Availability of alternative funding resources or partnerships.* Projects that have potential for other types of funding, such as grants, donations, or partner contributions, should receive higher priority than projects without other funding opportunities.
- *Availability of other resources.* There is adequate staffing and financial resources to support maintenance and operations of the project.
- *Addresses service deficiencies.* These projects address service deficiencies, such as gaps in active recreation opportunities or needed natural area links.
- *Equitable distribution of neighborhood improvement projects.* Consideration should be given to ensure that neighborhood improvement projects are distributed equitably throughout the city.

These criteria should be used to update the Capital Facilities Plan periodically.



INTRODUCTION

In January 2006, the City of DuPont, Washington, began developing a community-supported plan for the provision of high quality parks, recreation facilities, and natural areas within the city. That first Parks, Recreation and Open Space Plan created a vision for a walkable and accessible recreation system that reflects community priorities, expands recreation opportunities, meets community needs, and incorporates the city's unique cultural history and identity. As an update to the recreation plan for the City of DuPont, this Plan establishes specific goals, objectives, recommendations, and actions for developing, preserving, and maintaining parks, trails, facilities, and open space. In addition, the Plan recommends a financing strategy for the implementation of capital and non-capital projects that will benefit the community.

1.1 PLANNING CONTEXT

The City of DuPont is located in Pierce County, about ten miles south of Tacoma, along the Interstate 5 corridor. DuPont is situated between West Coast installation, and the Puget Sound. The Burlington Northern Santa Fe (BNSF) railroad runs through the city along the Sound and paralleling I-5. Nearby communities include Steilacoom and Lakewood.

The DuPont area is historically rich, and the town's fascinating cultural background is worth noting and preserving within its park system. As early as 5,700 years ago, Native Americans inhabited this area, living in a small village at the mouth of Sequelitchew Creek. This site was well-suited for settlement, and the Sequelitchew-Nisqually people thrived on the creek's ample salmon runs.

Much later, in the 1830s, Hudson's Bay Company developed a storehouse in the area, along with the first permanent trading post in the Puget Sound area. Fort Nisqually served as a supply center for early settlers, and it eventually expanded to house the Puget Sound Agricultural Company. With the decline of fur trading in the 1840's, the fort was moved to a flatter inland site just west of Edmond Marsh and south of Sequelitchew Creek. When the U.S. government created a 1,280 acre reservation in the Nisqually River basin in 1854, and then bought Fort Nisqually and surrounding property from Hudson's Bay Company in 1869, the land was auctioned off to a variety of owners.

In 1906, the E.I. du Pont de Nemours Company purchased approximately five square miles of land, including Sequatchew Creek, the original Fort Nisqually site, and almost all of the original settlement. Soon thereafter, DuPont was designed and built as a company town, home to workers at the DuPont Powder Works plant. Business at the plant thrived for seven decades. In 1951, DuPont sold the company homes to its residents and employees, and many retirees opted to stay in the town because of its strong sense of community. The City of DuPont was officially incorporated that year. Dynamite production continued at the plant until it closed in 1976.



In the late 1970s, the DuPont holdings were sold to Weyerhaeuser, originally for a lumber mill and shipping facility. Instead, the land was transferred to the Weyerhaeuser Real Estate Company and then on to Quadrant (a subsidiary of the Weyerhaeuser Corporation) and planned for residential development. A 3,000-acre community, called Northwest Landing, was planned for this site to include a mix of uses. The development concept for the community was inspired by the historic DuPont village, including alleyways, front porches, village greens, and a neighborhood-based character. The first phase of development at Northwest Landing increased DuPont's population and brought new neighborhoods, commercial areas, and community facilities into the City.

In recent years, DuPont has changed significantly. The City has extended roads, sewer, and water into new development areas. The historic part of town has been placed on the National Register of Historic Places. Today, DuPont is one of the fastest-growing communities in western Washington. What was a town of 601 residents in 1990 now has a certified population of 8,850 (2013). Moreover, the population is predicted to double by the time Northwest Landing is completed, growing to an estimated 12,100 residents.

Within this rapidly growing community, the City of DuPont strives to provide and maintain a walkable, accessible, and historically-rich system of parks, trails, and natural areas that will serve residents of all ages, abilities, and interests. The development of Northwest Landing has greatly expanded the community's recreation system, creating challenges for the City to maintain parks and facilities while simultaneously expanding recreation programming and building new facilities. The Parks, Recreation, and Open Space Plan will establish a community-supported road map for the provision of high quality parks, services, programs, and facilities to meet growing community needs.

1.2 PLANNING PROCESS

The development of the first Park, Recreation, and Open Space Plan involved three phases, which are noted in Figure 1 and summarized below:

- **Phase I: Resource Analysis.** The purpose of Phase I was to take inventory of the community's current recreation resources, including parks, facilities, and programs. Tasks in this phase included a community analysis, a park evaluation and condition assessment, regional facility identification, park operations review, and an assessment of recreation programming. Recreation resources within the DuPont area were identified and mapped. Results were summarized in the Park, Facility, and Program Analysis report.
- **Phase II: Vision Formulation.** Based on the data collected in Phase I, Phase II tasks helped identify the community's vision for parks and recreation. Public involvement activities, including a recreation questionnaire, community workshop and open house, helped identify public preferences and community needs for local parks and facilities, along with directions, goals and objectives for the Plan. Phase II tasks were incorporated into a Recreation Needs Assessment report.
- **Phase III: Plan Development and Adoption.** Based on the goals and objectives identified in Phase II, Phase III included the development of specific recommendations and actions for improving and developing DuPont's park and recreation system. Capital projects were prioritized to create a 6-year Capital Improvement Plan, and funding strategies to implement these projects were discussed. Data from all three phases were summarized and refined in this Plan.



Figure 1: Planning Process

1.3 PUBLIC INVOLVEMENT

To develop a solid foundation for the update to the Parks, Recreation and Open Space Plan and to understand the recreation preferences and needs of all City residents, the planning process involved community input through several public involvement activities:



- **Community Questionnaire.** A statistically valid online questionnaire designed to elicit information about recreation interests, behavior, attitudes, and participation was conducted in DuPont in February 2014. This community questionnaire was available to all households in DuPont. Paper questionnaires were also distributed at Patriot's Landing. Over 400 responses were received.
- **Open House and Community Workshops.** On March 12, 2014, the City of DuPont held an open house and community workshop to gather public input for the update to the Parks, Recreation, and Open Space Master Plan. From 6:00 to 8:00 pm, community members dropped by City Hall to provide comments, ideas, and responses to interactive displays. Workshop attendees participated in small group discussions about parks, trails, open space and recreational programming.

The planning process also included input and review by the following advisory groups:

- **Planning Advisory Committee (PAC):** The PAC comprised community members and Park Agency representatives. This group met during the planning process to discuss their vision for the park and recreation system, goals and objectives for the Plan, recommendations, project priorities, and funding options. Committee members also reviewed key reports in the development of this Plan.
- **Park Agency:** The Park Agency is DuPont's advisory committee for park and recreation matters. The Park Agency was important in completing the original Plan, and has served as lead the efforts to review the Plan in developing this update as the agency will be instrumental in overseeing implementation.

1.4 PLAN ORGANIZATION

The Parks, Recreation and Open Space Plan is organized as seven chapters. These include:

- **Chapter 1: Introduction** describes the purpose of the Plan, the planning context and area, the planning process, public involvement in Plan development, and the organization of this document.
- **Chapter 2: Existing Resources** defines the City's classification system for park land and summarizes the current and planned inventory and availability of parks, recreation facilities, and programs in DuPont.
- **Chapter 3: Park and Recreation Needs** presents key findings from the public involvement process and summarizes community needs for park land, recreation facilities, programs, and maintenance.
- **Chapter 4: Vision, Goals, and Objectives** describes the community's vision for parks, open space, and recreation services, along with the primary goals and objectives for this Plan.
- **Chapter 5: Park and Facility Improvements** describes strategies for enhancing the park system in DuPont, which includes new parks, existing and planned sites, recreation facilities, natural areas, and trails. The chapter includes specific recommendations for developing the proposed system.
- **Chapter 6: Park and Recreation Services** describes the City's approach in providing recreation services community-wide, including recommendations for administration and management, finance and budget, planning and design, maintenance and operations, and recreation programs.
- **Chapter 7: Implementation** introduces a six-year Capital Improvement Plan, along with cost estimates for maintenance and operations. Potential funding resources for capital projects, maintenance and operations are described.

EXISTING RESOURCES

DuPont residents and visitors are served by a variety of parks that provide both active and passive recreation opportunities. This chapter identifies the City's park and recreation resources and describes the park classification system used to categorize and analyze specific park sites. It includes an overview of the inventory of City-owned park sites, along with an inventory of specific recreation facilities within the planning area.

2.1 PARK CLASSIFICATION

A strong park system is made up of different types of parks, recreation facilities, and open space areas, each designed to provide a specific type of recreation experience. Separately, a specific type of park may only serve one function, but collectively the entire system will meet the needs of a diverse community by providing a wide variety of opportunities for leisure. The point of classifying parks by their function is to identify what types of opportunities are being provided in DuPont and what needs are being met. For example, a small play area may serve children and families who live within walking distance of this site, while a larger sport field complex may draw people from throughout the city. Both provide desired recreation opportunities, but they meet very different needs. By classifying parks by their function, a community can plan for and evaluate recreation needs more easily, providing a more efficient and usable park system that minimizes conflicts between park users.

In this plan, six distinct park classifications are recommended:

- **Neighborhood Parks.** Neighborhood parks are designed primarily for unsupervised recreation. Located within walking and bicycling distance of most users, they are generally no more than five acres in size and serve residents who live within a ½-mile of the site. Neighborhood parks provide access to basic recreation opportunities for residents, enhance neighborhood identity, and preserve neighborhood open space. Neighborhood parks often include amenities such as playgrounds, turf areas, picnic tables, pathways and benches.
- **Community Parks.** Community parks provide active and passive recreation opportunities and provide public gathering places within the community. Ranging from 10 to 50 acres in size,



community parks are used by all segments of the population and generally draw residents from a one to three-mile service area. Community parks often include facilities for organized sports, such as sports fields, pools, community centers, and other special facilities. Community parks may also incorporate passive recreation space or natural areas. Because of their large service area, community parks often require more support facilities, such as parking and restrooms, than neighborhood parks.



- **Special Use Areas.** Special use areas include stand-alone specialized facilities such as community centers, aquatic centers, sports complexes, or skate parks. Since special use areas vary widely in function, there are no size guidelines. However, these sites must be sufficiently large to accommodate the intended use, and they should include adequate support facilities such as parking and restrooms.
- **Natural and Open Space Areas.** These sites are City-owned properties preserved for a variety of reasons. Natural areas are preserved from development, and these sites are often managed for their natural resource value. Natural areas vary in size and may include wetlands, uplands, habitat areas, stream corridors, and other sensitive areas. The level of public access to these sites may vary, but natural areas often provide an opportunity for nature-based recreation via trails. Open space areas generally include sites that are not appropriate for park use. They add value to the community primarily as undeveloped green space. In DuPont, open space areas may also be publicly owned to preserve historical or archeological sites.
- **Linear Parks.** Linear parks are developed, landscaped areas that follow corridors such as abandoned railroad rights-of-way, streets, canals, power lines, or other linear, elongated features. This type of park usually includes trails, viewpoints, seating and landscaping.
- **Beautification Areas.** Beautification areas are landscaped areas around buildings, greens, entryways, and street islands, along with maintained strips along street right-of-ways and pathways. The landscaping in beautification areas varies widely, ranging from low-maintenance trees and mulch to high-maintenance flowerbeds and associated facilities. Facilities may include fountains, picnic tables, hanging baskets, sculpture/artwork, gardens, façade improvements, and entrance signage. Because of

their limited recreational capacity, beautification areas do not constitute a recreation resource. In addition to City-owned beautification areas, many privately-owned parcels exist, and are maintained by Residential Owners Association.

2.2 EXISTING PARKS

Map 1 identifies the location of all existing parks and trails in DuPont. The inventory of existing park resources in DuPont is presented in this section, including the following:

- Developed parks;
- Open space and natural areas;
- Beautification areas; and
- Other recreation land.



A. DEVELOPED PARKS

Publicly Owned Developed Parks

The City of DuPont owns 61.1 acres of developed park land at 17 different sites. Table 2.1 lists City-owned parks by their classification, with acreage based on data developed and maintained by Gray & Osborne Consulting Engineers, Inc., under contract to the City of DuPont.

Privately-Owned Developed Parks

The number of privately-owned parks in DuPont is significant, as noted in Table 2.2. In total, private parks in DuPont occupy 59 separate sites, with an average acreage of 0.23 acres per park. In Northwest Landing these privately owned sites are known as “neighborhood greens” and are scattered throughout the development. These green spaces are focal points in the community, providing close-to-home recreation opportunities for nearby neighbors. Most neighborhood greens are smaller than the minimum size for a neighborhood park and fall into a category often called mini parks or pocket parks.



Table 2.1
Developed, City-Owned Park Land by Classification

Existing Park Land	Total Park Land
Neighborhood Parks	
<ul style="list-style-type: none"> ▪ Chief Leschi Park (4.7 acres) ▪ Clocktower Park (2.3 acres)¹ ▪ Edmond Village Park (1.6 acres) ▪ Ethel Lumsdon Park (0.6 acres) ▪ Iafrati Park (0.3 acres) ▪ Parkview Neighborhood Park (0.3 acres) ▪ Bell Hill Neighborhood Park (0.4 acres) ▪ Hoffman Hill Neighborhood Park (1.0 acres) <i>(turning over to City in 2014)</i> ▪ Creekside Neighborhood Park (0.5 acres) <i>(Built in 2013, maintained by developer through agreement for 5 yrs.)</i> 	11.7 acres
Community Parks	
<ul style="list-style-type: none"> ▪ DuPont PowderWorks Park (23.8 acres) ▪ Sellers Park (7.2 acres) ▪ Bell Hill Community Park (3.3 acres) 	34.3 acres
Special Use Areas	
<ul style="list-style-type: none"> ▪ Robinson Park (0.4 acres) ▪ Ross Plaza Park (0.8 acres)¹ 	1.2 acres
Linear Parks	
<ul style="list-style-type: none"> ▪ Garry Oaks Park (12.9 acres)² ▪ Tract I Park (1.0 acres) 	13.9 acres
Total Developed Park Land	61.1 acres

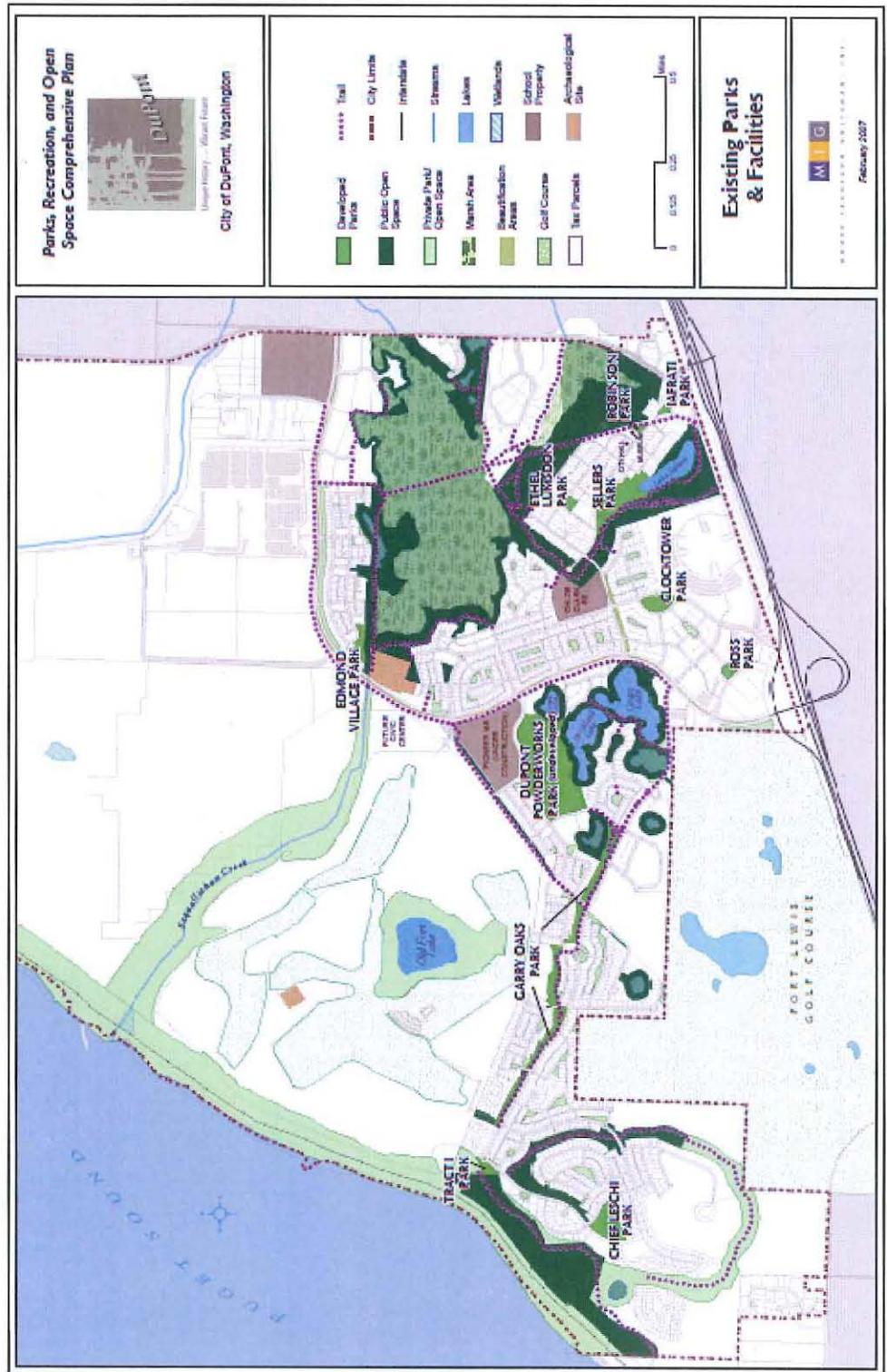
¹*Clocktower Park and Ross Plaza Park were turned over to the City in 2006.*

²*For the purposes of this table, the Garry Oaks Park corridor along McNeil Street also includes the Jensen Park site sometimes referred to as Village II Division 5 Park*

All of the above categories are labeled as “Developed Parks” on the map on the next page.

Table 2.2
Developed, Privately-Owned Park Land by Neighborhood

Neighborhood	Acres	# of sites
Edmond Village	0.5	4
Historic Village	0.0	0
Hoffman Hill	2.6	10
Palisade Plat	5.2	21
Yehle Village	5.4	24
Total Private, Developed Park Land	13.7 acres	59 sites



B. Open Space and Natural Areas

DuPont’s location on Puget Sound and its multitude of marshlands provide the City with a variety of open spaces and natural areas. Table 2.3 notes the acreage encompassed by these areas. Some of these sites may have the potential to provide recreation opportunities; however, environmental constraints limit the recreational value of many sites. The difference between a natural area and an open space is noted below:



- **Open Space.** Situated within developed areas, open space is undeveloped land that may or may not be landscaped or maintained. Parcels included in this category may be undevelopable due to size, shape, or slope considerations, but unlike natural areas, these sites have no significant natural resources or specific environmental value. Open space areas may be preserved to augment nearby sites or to preserve sites for future park development and use.

- **Natural Area.** A natural area is defined in this Plan as land that is protected to preserve natural resources. Natural areas contain features such as wetlands and endangered species habitat, for example, or may serve as environmental buffers. Natural areas often include trail corridors.

Table 2.3
Public Open Space and Natural Areas by Classification

Existing Open Space and Natural Areas	Acreage
Open Space	
▪ Public Open Space	54.0
Natural Areas	
▪ Lakes (45.8 acres)	409.4
▪ Wetlands (12.0 acres)	
▪ Marshes (122.8 acres)	
▪ Protected Land (45.2 acres)	
▪ Natural Area Buffers (38.5 acres)	
▪ Other (145.1 acres)	
Total	493.4 acres

In addition to the City-owned acreage noted above, another significant natural area in DuPont is the Sequelitchew Creek corridor. The creek passes through the core of DuPont and portions of which are owned by the City and several private owners. Because of its resource value and cultural history, Sequelitchew Creek has significant potential recreation

value. The creek corridor is part of the former DuPont PowderWorks site. Formal agreements with land owners along the corridor have been secured by the city to allow DuPont's residents public access. The Sequatchew Creek corridor serves as a major link between historic DuPont and the Puget Sound, a connection that has not existed for over 100 years.

C. BEAUTIFICATION AREAS

Because of their relatively high cost for maintenance and limited recreational value, beautification areas are considered separately from other types of classified park land. Table 2.4 summarizes beautification areas maintained by the City and private associations. Beautification areas owned by the City account for 7.3 acres of land contained in planting strips and eight roundabouts. Areas owned by private entities account for 4.1 acres of land, primarily located in four large planting strips surrounding the Edmond Village development.

Table 2.4
Beautification Areas

Existing Beautification Areas	Total Beautification Area
Publicly-Maintained Areas	7.3 acres
Privately-Maintained Areas	4.1 acres
Total Beautification Areas	11.4 acres

D. OTHER RECREATION RESOURCES

Several additional sites, located just beyond the DuPont planning area, are worth noting here. Owned by both public and private entities, these recreation areas currently serve or potentially could serve City residents.



For example, JBLM owns a site, northeast of DuPont's city limits and adjacent to I-5, which includes the former playing fields for the DuPont School (no longer in existence). Although the site has not been maintained, remnants of bleachers and a track demarcate the boundaries of this parcel, which includes a soccer/football field and a baseball field. Even though major renovation would be required to make the fields usable, this site has significant potential for recreation. Although previous negotiations in the past with JBLM to acquire this site have not been successful, efforts should continue to be made to pursue this site.

Other parks and recreation areas are located throughout Pierce County and the region. The Pierce County Parks Department maintains over 2,000 acres of park land at over 30 park sites, including two recreation centers, five boat launch sites, trail corridors, two golf courses, and a large variety of passive and active facilities. The City Of Lakewood maintains several city parks, including the 340-acre Fort Steilacoom Park, north of DuPont. This park draws users from throughout the region with soccer, baseball, and softball fields, a playground, picnic area, lakeside trail, and green space. The Nisqually National Wildlife Refuge, six miles west of DuPont, is a 2,925 acre natural area providing significant environmental education opportunities. Hiking, fishing and slow boating are allowed in season, and educational programs are conducted on-site throughout the year. Additionally, Mount Rainier National Park is located at the eastern edge of Pierce County, allowing year-round hiking and camping.

2.3 RECREATION FACILITIES

Existing recreation facilities in DuPont are managed and maintained by a number of different providers, including the City of DuPont, the Steilacoom Historical School District, JBLM, and several privately owned businesses. This section discusses the availability of public and private sport facilities and trails within the community



A. PUBLIC SPORTS FACILITIES

Table 2.5 presents a complete inventory of public sports facilities in DuPont. These facilities are owned by the Steilacoom Historical School District and are located on school grounds. In most cases, these facilities are first scheduled for school use and then are available for general public use (including team sports).

Table 2.5
Existing Public Sports Facilities

Type	Number	Location
Multi-use field	1	Chloe Clark Elementary
Gymnasium	1	Chloe Clark Elementary
Track	1	Pioneer Middle School
Football field	1	Pioneer Middle School
Baseball field	1	Pioneer Middle School
Softball field	1	Pioneer Middle School
Softball field	1	PowderWorks Park
Multi-use field	1	PowderWorks Park
Basketball Court	1	PowderWorks Park
Multi-use field	1	Chief Leschi Park
Multi-use field	1	Clocktower Park

The construction of Pioneer Middle School and DuPont PowderWorks Park has considerably increased the availability of sports facilities in DuPont. DuPont PowderWorks Park includes a multi-use soccer field and a softball field. Pioneer middle school includes the following facilities:

- Softball field;
- Football field;
- Soccer field (overlay)
- Track; and
- Gymnasium.

Finally, the DuPont Parks Agency and City Council consider the construction of a public skate park a low priority, but will reconsider the viability of building one in the long term. Several suitable locations were considered, preferred site identified, grant funding pursued, but to date no action was taken. Any final decision will be made by the City Council in the future.

B. OTHER SPORTS FACILITIES

JBLM and several other private, for-profit facilities offer additional opportunities for recreation and sports in DuPont. However, these availability of these facilities is limited, either due to their for-profit nature or, as is the case with JBLM, user restrictions. While some facilities owned by JBLM are open to the public (such as the golf course), others are open to military personnel and family members only.

Table 2.6 (on the next page) lists the privately-owned or otherwise restricted recreational facilities in the DuPont Planning Area. Due to the size of JBLM, only the Jensen and McVeigh Sports & Fitness Center facilities are detailed. Other significant JBLM recreation facilities are noted.

C. TRAILS

DuPont has developed an expansive system of trails connecting many parts of the city. The system is made up of both paved and unpaved trails, as well as several miles of designated bike lanes. In addition to these trails, the design of Center Drive includes trail-like meandering paths instead of sidewalks at the curb. These paths serve both transportation and recreational purposes. Table 2.7 (on the next page) summarizes existing trails in DuPont by type. Existing trail routes are also included on Map 1.



Table 2.6

Other Public Access Sports Facilities

Owner	Facility Name	Comments
JBLM	Eagle's Pride Golf Course	Open to the public
WSGA / PNGA	The Home Course	Open to the public

Table 2.7
Existing Trails by Type

Trail Type (length in miles)	Total Trail Mileage
<ul style="list-style-type: none"> ▪ Grassy or Gravel Trails (5.0 miles) ▪ Asphalt or Concrete Trails (4.1 miles) ▪ Designated Bike Lanes (3.5 miles) 	12.6 miles

2.4 NATURAL RESOURCES

DuPont is surrounded by natural resources that are environmentally, commercially, and historically important. In addition to the publicly accessible resources such as the Nisqually National Wildlife Refuge, DuPont contains a significant stream corridor along Sequelitchew Creek, which flows through the city to the Puget Sound. This creek has both environmental and historic significance as a connection to the Puget Sound. The land surrounding the creek is currently held by several parties, including the city of DuPont.

More than 400 acres of public natural areas are preserved within the City limits. This includes buffer zones for several lakes, as well as the extensive marsh lands north of the Historic Village area. These areas are important resources for protecting wildlife habitat, managing storm water, and creating a natural setting for the community.

Other natural resources support the economic vitality of the city. A productive aggregate quarry, operated by Cal Portland, is located in north DuPont. The company has plans to expand this operation when the current parcel is exhausted. Although the aggregate site is currently being mined, in the long-term future this area is planned for residential and

other uses. Future recreation opportunities should be considered in this area in anticipation of future reclamation and redevelopment.

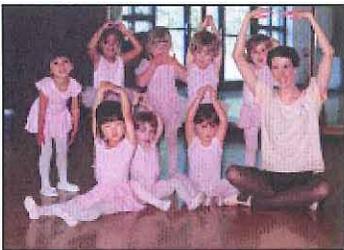


2.5 CULTURAL RESOURCES

The City of DuPont operates a small historical museum near City Hall in the Historic Village. The museum contains information and artifacts of the Native American tribes of the area, history of the DuPont Powder Works, and memorabilia from the former DuPont School (now demolished).

The Historic Village area of DuPont is also a significant resource as an intact company town of the early 20th century. Other cultural resources include archeologically significant sites related to early settlement of the area. The original and second Fort Nisqually were both located in DuPont near the site of traditional Nisqually encampment at the mouth of Sequelitchew Creek. The Fort was a commercial outpost of the Hudson's Bay Trading Company and the first European settlement in Washington State. Remnants of the fort existed on the second site until 1932 when it was moved to Point Defiance Park in Tacoma.

The City of DuPont and the former DuPont Powder Works site rest upon land that has a diverse and multi-layered history – history worthy of interpretation by cultural and historical specialists, as well as presentation in a variety of community forums. Interpretive history can be featured throughout the City's park system by including interpretive signage along trails and sites, incorporating historic structures and landscapes into trail systems or park inventories, and providing recreational programs that educate the public about a community's past.



2.6 RECREATION PROGRAMMING

The City of DuPont offers a variety of recreation programs, which are supplemented by activities provided by the Residential Owners Association and other organizations within and around DuPont. The City employs a .75 program coordinator to manage the many recreation opportunities in DuPont.

A. PROGRAMMING IN DUPONT

City-Provided Programs

The City of DuPont both sponsors and coordinates a number of recreation programs for its residents. Special events, which constitute the majority of the City's program offerings, include holiday festivals, walks, concerts, etc. The City also arranges a myriad of youth sports opportunities,

including soccer summer camp, summer and fall baseball, winter basketball, fall and spring soccer, and track club offered by independent organizations. The City hosts very popular series including concerts in the parks and a springtime tea.

Programming Provided by Others

Other providers also play an important part in meeting community recreation needs. For example, the Northwest Landing Residential Owners Association (ROA) offers a number of special events for City residents, including a Daddy-Daughter Valentine's Day dance, a wine and cheese tasting, Fourth of July parade, Halloween party, Kids Night Out, a home and garden show, two community-wide yard sales per year, etc. The DuPont Library hosts story times and book clubs; the Forever Young Seniors Club holds weekly coffee meetings; and other organizations, such as the Lions Club, and the MOMS Club, provide recreation outlets for area residents as well.

B. PROGRAMMING IN NEIGHBORING CITIES

DuPont residents also benefit from recreational resources offered by neighboring cities, such as Lakewood, Lacey, and Steilacoom. These communities have parks and recreation departments that offer a more diverse variety of age- and content-specific programming. For example, the parks and recreation department in Lakewood hosts camps, adult and youth sports, trips, tours, classes, and an extensive summer concert series.

C. PROGRAMMING AT JBLM

JBLM military base, located adjacent to DuPont, offers recreation programs through their Community Recreation Division. Programs include arts and crafts, swimming, computer courses, sports, singles dating groups, outdoor recreation and outings, and more. There also is a Youth Center that offers a variety of programs to young children and teens, including team sports, outdoor activities, arts, and academic assistance. Recreation programs at JBLM are offered to family members of military personnel, civilian employees working at JBLM, and retired military personnel.



PARK AND RECREATION NEEDS

3.1 PUBLIC INVOLVEMENT FINDINGS

Public involvement during the planning process was critical in determining recreation needs in DuPont. Through a city-wide recreation questionnaire, community open house, and public workshop, participants offered significant input regarding their recreation preferences, participation, and vision for the community. Specific improvements desired by residents were noted, and several key themes emerged.

RECREATION QUESTIONNAIRE

An online questionnaire, through Questionnaire Monkey, designed to elicit information about recreation interests, behavior, attitudes, and participation was conducted in DuPont in February 2014. This community-wide questionnaire was available to all households in DuPont. Paper questionnaires were also distributed at Patriots Landing.

A. QUESTIONNAIRE OVERVIEW

The questionnaire instrument was designed to obtain a variety of information, including the demographic characteristics of questionnaire respondents. In addition, questionnaire questions solicited the following information relating to parks, recreation facilities, programs, and participation:

- Parks and pathways (use, development, and maintenance);
- Programs, services, and special events (desires, scheduling and programming);
- Community priorities (park facilities, sports fields, trails, water access, and natural open space);
- Funding;
- Recreation participation and preferred activities.

Key findings from the questionnaire are summarized below:

Question 1: What is your age? 413 answered, 2 skipped

Results from Question 1

Total	413
18-24	6 1.45%
25-34	54 13.08%
35-44	128 30.99%
45-54	93 22.52%
55-64	70 16.95%
65-74	47 11.38%
75+	15 3.63%

- Overall the respondents represent most age categories, with the exception of the 18-24 age group. This age group generally has a low response rate to questionnaires of this type.
- This questionnaire received responses from a large percentage of 35-44 year-olds. Typically mailed questionnaires are skewed towards older age groups which may indicate a generally younger population in DuPont.

Question 2: How long have you resided in DuPont? 412 answered, 3 skipped

Results from Question 2

Total	412
1-3 years	75 18.20%
4-9 years	150 36.41%
10-15 years	141 34.22%
15+ years	48 11.65%

- Nearly half of all respondents have lived in DuPont for three years or less, which is consistent with the growth of the city and the turn-over of military households connected to Fort Lewis.
- When results to this question were broken down by their response to question 5, “Are you or is someone in your household active or retired military,” non-military households are more evenly spread between categories up to ten years of residence in DuPont.
- Further breakdown of results indicated that families with children are concentrated in the 3 years or less category, with over 60% of families who indicated having children in the household also selecting the shortest residency option.

*Question 3: Which of the following best describes your household?
414 answered, 1 skipped*

Results from Question 3

Total		414
Two adults with children	210	50.72%
Two adults with no children	126	30.43%
One adult with no children	39	9.42%
One adult with children	17	4.11%
Three or more adults with children	9	2.17%
Three or more adults with no children	15	3.62%

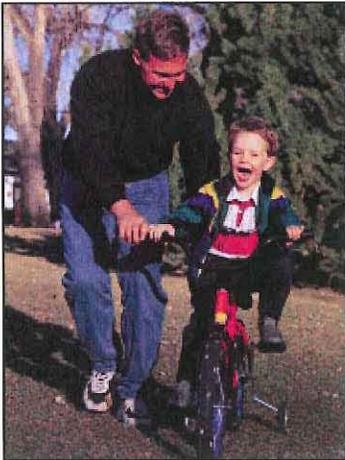
- Most (81.5%) respondents' households consist of two adults.
- More than half of all respondents (57%) report having at least one child in the household. Households with children are important to the planning process because they tend to be the heaviest users of the park system.

Question 4: Are you or is another member of your household active or retired military? 413 answered, 2 skipped

Results from Question 4

Total	413
Yes	210 50.85%
No	203 49.15%

- Based on the responses, more than half of DuPont's households have connections to the military.
- Respondents with current or retired military members are also more likely to have children in their household than those who do not have military connections.



PARKS & FACILITIES

Questions in this topic area that appear on only the adult questionnaire or on both the adult and youth questionnaires are included below.

Question 5: How important are parks, recreation services, & open space to DuPont's quality of life? 410 answered, 5 skipped

Results from Question 5

Total	410
Not Important	6 1.46%
Not Important - Somewhat Important	9 2.20%
Somewhat Important - Very Important	92 22.44%
Very Important	303 73.90%

- Respondents indicate that parks, recreation services and open space are very important to DuPont’s quality of life. 98% of respondents think that they are at least somewhat important, and nearly 74% indicated the highest level of importance.
- Respondents from households with children tended to rate parks as very important to quality of life.

Question 6: What are the primary reasons you use parks? 409 answered, 6 skipped

Results from Question 6

Total	Adult 409
Walk or bike for exercise	307 75.06%
Enjoy the outdoors or nature	305 74.57%
Participate in family activities	169 41.32%
Picnic and general leisure activities	146 35.70%
Play Sports	121 29.58%
Use a specific facility at a park	56 13.69%
Meet friends	108 26.41%
Attend special events/concerts	172 42.05%

- Both adults and youth use parks (97% of each group)
- From these responses, respondents are primarily using parks for exercising by foot or by bike and enjoying the outdoors and nature. These activities are more popular amongst respondents with no children in the household.
- Youth responses to a similar question show a very different pattern of use, focused on playing sports and meeting friends.

Question 7: If you seldom use or do not use the parks in DuPont, what are your reasons? 126 answered, 289 skipped

Results from Question 7

Total	126
Lack of Facilities	40 31.75%
Not interested/No time	36 28.57%
Don't know what is available	16 12.70%
Too far away; not conveniently located	10 7.94%
Too Crowded	5 3.97%
Lack of transportation	2 1.59%
Poorly Maintained	32 25.40%
Feel Unsafe	4 3.17%

- In the top responses several respondents indicated they were not interested or did not have time.
- Crowding, transportation, maintenance and safety do not appear to be significant issues in DuPont.

Question 8: When funds are available, which of the following facilities should have priority in DuPont? 413 answered, 2 skipped

Results from Question 8

Total	413
Community Center/Indoor Space for activities	154 37.29%
Parks	158 38.26%
Trails	188 45.52%
Open Spaces	82 19.85%
Additional Sports Fields	39 9.44%
Off-leash dog park	118 28.57%
Skateboard park or facilities	57 13.80%
Water play features	89 21.55%
Swimming Pool	152 36.80%

- A city-wide trail system was a more popular priority for respondents, ranking number one for this sub-group.
- Also rated highly is a swimming pool.

PROGRAMMING & LOGISTICS

*Question 9: What types of cultural programs should DuPont offer?
388 answered, 27 skipped*

Results from Question 9

Total	388
Concerts in the Park	301 77.58%
Community Art Festivals and special events	239 61.60%
Performing Arts Programs (theater, dance, music, etc.)	110 28.35%
Visual Art classes (drawing, painting, photography, etc.)	97 25%
Literary arts (reading groups, lectures)	74 19.07%

- Concerts in the parks were clearly favored. Additional events such as the Residential Owners' Association Jazz Festival at Clocktower Park could meet this need.
- Concerts and art festivals, the primary existing cultural arts programs in the city, were the most cited.
- Performing art programs and visual arts classes are not currently available, but there appears to be support.

Question 10: How should dogs be accommodated for in public spaces? 405 answered, 10 skipped

Results from Question 10

Total	405
Create an off-leash area and enforce leash laws in all parks and on all trails	166 40.99%
Enforce leash and scoop laws requiring leashes on dogs	190 46.91%
Create off-leash park or areas for dogs	149 36.79%
Do not allow dogs in parks	48 11.85%



- Creating off-leash areas and enforcing leash laws was the option preferred by respondents over not allowing dogs in parks.
- Nearly 90% of respondents supported some kind of accommodation for dogs in parks.

TRAILS & NATURAL OPEN SPACE

Question 11: What type of amenities should be provided to encourage trail use? 401 answered, 14 skipped



Results from Question 11

Total	401
Viewpoints and overlooks	61 15.21%
Trail signage and mileage markers	157 39.15%
Additional access points and trailheads	35 8.73%
Restrooms	71 17.71%
Active recreation features (playgrounds, paved courts, etc.)	23 5.74%
Educational features	25 6.23%
Picnic Areas	29 7.23%

- Additional signage and mileage markers are the amenities that most respondents feel should be provided to encourage use of trails.

Question 12: How would you rate the importance of open spaces to the community? 413 answered, 2 skipped

Results from Question 12

Total	413
Not Important	12 2.91%
Somewhat Important	99 23.97%
Very Important	302 73.12%

- 97% of respondents indicated that natural open space is at least somewhat important, with almost 75% rating it very important.
- This result was consistent across all subgroups.

Question 13: How should open spaces be used? 411 answered, 4 skipped

Results from Question 13

Total	411
No public use (preserved for wildlife habitat)	21 5.11%
Limited public use (trails, viewpoints, etc.)	132 32.12%
Semi-active recreational use (picnicking, playgrounds, etc.)	53 12.90%
Combination of the above	238 57.91%

- More than 95% support some type of public use of natural areas.
- The largest grouping of responses is made up of those who responded “Combination of the above.”

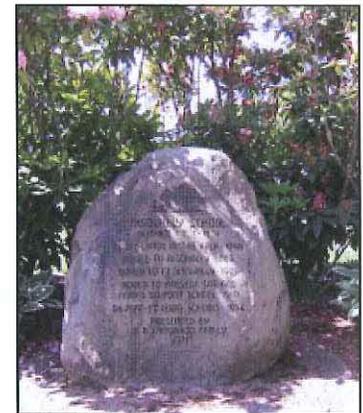
POLICY & FINANCING

Question 14: Would you support a voluntary non-smoking in DuPont? 406 answered, 9 skipped

Results from Question 14

Total	406
Yes	312 76.85%
No	94 23.15%

- The vast majority of respondents indicated support for a voluntary non-smoking policy in city parks.



Question 15: In general, would you support a tax measure to maintain and improve existing parks and trails, open spaces, recreational programs and facilities? 403 answered, 12 skipped

Results from Question 15

Total	403
Yes	295 73.20%
No	108 26.80%

- A large portion of responses (73.2%) indicated unconditional support for a funding tax measure for parks.

Question 16: Which of the following athletic facilities are needed most in DuPont? 370 answered, 45 skipped

Results from Question 16

Total	370
Additional Multi-Use Fields	93 25.14%
Tennis Courts	80 21.62%
Indoor Sports Facility	125 33.78%
Skateboard Facilities	71 19.19%
Swimming Pool	177 47.84%

- Nearly half (42.8%) of the respondents indicated a desire for a swimming pool.
- Additional fields and sports facilities were also highly rated by respondents.

Question 17: How important are special events and recreation programs to you? 415 answered, 0 skipped

Results from Question 17

Total	415
Not important	57 13.73%
Somewhat important	190 45.78%
Very important	168 40.48%

- Over 85% of respondents identified special events and recreation programs as “somewhat important or “very important.”

B. COMMUNITY OPEN HOUSE AND WORKSHOP

The City of DuPont held an open house and community workshop on March 12, 2014 to gather public input for the Plan update. This event was held at the DuPont Civic Center.

The open house was held from 6:00 – 8:00 pm, so that community members could provide comments, ideas, and responses to interactive displays. Twenty-one participants signed in at the door, and a number of other adults and children dropped in to share their ideas. The participants were encouraged to write their thoughts and comments about needed improvements. Many residents spent time talking with City staff, Park Agency members, and representatives from City Council, who were on hand to discuss existing facilities, needed improvements, and additions to DuPont’s park and trail system.

Participants were asked to share their vision for the future park system and ideas about the needs of the community, and asked to share their thoughts on a series of questions about parks, trails, open space and recreational programming.

Several themes emerged during the workshop and open house:

- **Park Improvements.** Improvements are needed at many existing parks. Participants suggested a wide range of improvements and upgrades that will help city parks meet community needs.
- **Trails.** Expanding the trail system is a top priority. Most participants enjoy existing trails and would like to see the city's trail network expanded and improved.
- **Diverse Programming.** DuPont's parks and programs should serve the city's diverse population. Participants expressed a desire for programming that targets different ages, abilities, and recreation interests.
- **Partnerships.** DuPont should seek partnerships to provide services. Many participants noted that there are numerous opportunities to partner with other agencies and groups to maximize public benefits. Suggestions included the School District, the Nisqually Tribe, Northwest Landing ROA/COA, Joint Base Lewis - McChord, and surrounding communities.

3.2 PARK LAND NEEDS

Community needs for park land were determined in the Needs Assessment completed with development of the first park plan by evaluating the level of service provided by parks within the City. Level of service (LOS) is a measure of the amount of park land or facilities needed to serve City residents at a desired level. In other words, it indicates the amount of parks and facilities needed to provide the recreation experiences that DuPont residents want. LOS may be expressed quantitatively as a ratio of acres or facilities per population or geographically as a measure of a specific service area as defined by the distance users would have to travel.

A. COMPARISON TO OTHERS

One method of determining if City park resources are adequate is to compare DuPont's service levels (LOS) to similar communities in the State. Existing service ratios for the City of DuPont's parks were determined by dividing known park acreages into the city's 2005 for comparison. In particular, DuPont's overall service ratio was comparable

to those of other Washington communities and is a good indicator of how DuPont fares in providing recreation opportunities to the public.

Table 3.1 compares DuPont's existing service ratios to those of Steilacoom, Camas, and Lakewood (all data from 2005 for comparability.) The data illustrate a number of things about the existing park system in DuPont. The City is served by a relatively large amount of total park land for its population. However, these parks are predominately natural areas and open space. DuPont had more than three times as much public natural and open space per 1,000 residents as Camas, a city that has focused on maintaining an extensive open space network. The 2005 developed park ratio in DuPont was 4.84 acres per thousand residents. This was slightly lower than Camas and Steilacoom, which provided between 5 and 6 acres of developed park land per 1,000 residents, but was considerably higher than Lakewood, which had a ratio of 0.66 acres per thousand.

Table 3.1
2005 Existing Park Land Service Ratios - Comparison Chart
DuPont and Comparable Washington Communities

Park Type	DuPont	Steilacoom	Camas	Lakewood
2005 Population¹	8,855	6,175	15,460	58,850
2005 Total Park Acres	530.2 acres	412.6 acres	817.7 acres	64.10 acres
RATIO OF ACRES PER 1,000 RESIDENTS				
Community Park	1.33	4.05	N/A	0.29
Neighborhood Park	0.89	2.15	3.44	0.23
Special Use Area	0.07	N/A	1.60	0.14
Linear Park	2.55	N/A	N/A	N/A
Natural and Open Space	85.66	15.28	29.18	0.35
Undeveloped Sites ²	4.40	45.34	1.29	0.07
Private Park Land	3.11	N/A	17.38	N/A
TOTAL RATIO:	98.0	66.8	52.9	1.1

¹2005 Population Estimates based upon the 2005 Population Trends analysis conducted by the State of Washington, Office of Financial Management – Forecasting Division. (The June 2013 OFM Population Estimate was 8,855.)

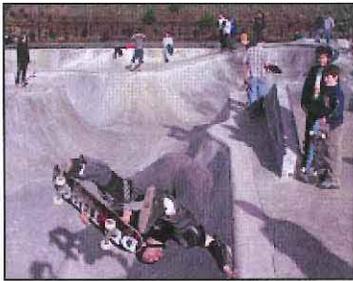
²DuPont PowderWorks Park Site

The data in the table reflect the existing park system in DuPont in 2005, without several soon-to-be-added sites at that time. In 2005 DuPont had a developed park system that provides just over 8 acres per 1,000 residents. Nevertheless, DuPont's park system is being planned in anticipation of significant population growth in this area. When the

community is built out as planned, it is anticipated these ratios will be more in line with other communities that value parks and recreation.

Quantity of park land is not the only measure of the quality of a park system. For example, Camas had slightly less park land for each resident but provided many more recreation opportunities in each of the developed parks in the city. Amenities such as basketball courts, baseball fields, and picnic shelters, spread throughout the park system, provide a highly valued experience to the park user. DuPont's parks offered much fewer amenities and facilities, even though the quantity of park land was higher.

B. SERVICE INDICATORS



DuPont is a distinctive community because of its unified design and recent development. Northwest Landing, which covers a large portion of the City, is designed around the concept of providing easily accessible open space, walkability, and small private parks to all residents. These small parks create a sense of openness and make the community very attractive. However, they do not satisfy the full range of recreation needs in the DuPont. Based on public input received through the Park Agency, the Community Questionnaire, and the Community Open House and Workshop, five indicators for the provision of basic park service has been identified for DuPont:

- **Public Park Access.** Every resident should have convenient access to some type of public, well-developed park.
- **Playgrounds.** Playgrounds should be located within convenient walking distance of every resident. This walking distance should be manageable even for young children.
- **Access to Active Recreation.** According to residents, more active recreation opportunities are needed in DuPont. Close-to-home, accessible facilities that support active recreation are desired.
- **Trail Access.** Trail-related recreation has been growing locally, regionally, and nationally. DuPont's current trail system is used frequently. Providing trail access and community linkages should be a community priority.
- **Access to Natural Areas.** Natural areas throughout the community provide a "Pacific Northwest" character for DuPont. Residents desire opportunities for passive recreation in natural

areas, such as walking, wildlife watching, and enjoying the outdoors and scenic views.

These indicators summarize the community’s values about recreation and leisure, as well as aspirations about desired service level.

C. GEOGRAPHIC LOS ANALYSIS

In the needs assessment conducted in 2006, a geographic analysis was conducted for each of the five indicators noted above, using a four-step process:

- **Step 1 – Identify Barriers.** The first step in assessing need for basic park services in DuPont included identifying the applicable barriers that prevent users from accessing parks. Barriers within DuPont include major roadways, steep slopes, and a lack of connectivity.
- **Step 2 – Identify Travel Mode.** Park accessibility depends largely upon the type of transportation used to travel to parks. In DuPont, the underlying park concept is that all residents should be able to walk or bike to obtain basic recreational amenities. Transit access and auto parking should be addressed as well in applicable parks.
- **Step 3 – Identify Service Area.** The distance people are willing to travel to a park is dependent on the appeal of its amenities and, as mentioned above, the mode of travel. People are willing to travel further for unique or large-scale amenities. According to local preferences, the service area reach (how far people are willing to travel) for various amenities was calculated (Table 3.2).



Table 3.2
Service Area Reach

Amenity	Service Area Reach (miles)
Public Park Access	0.5
Playground	0.25
Access to Active Recreation	0.50
Trail Access	0.25
Access to Natural Area	0.50

- **Step 4 – Determine Service Area Type.** Service areas for park land can be determined by considering the distance people must travel to get to a park (how far away they live) and the routes residents must use to get to a park. While much of DuPont is well-connected by a network of streets, bike lanes, and trails, several of the villages are isolated from the central part of the city and each other by natural areas. In these cases, nearby parks may be more accessible by trails than by streets, which must be routed around the natural area. Considering the network routes used by residents is especially important in making sure that parks are accessible by foot.

The results of this four-step analysis were mapped to show gaps and overlaps in recreation service. In this manner, underserved areas were identified.



D. PARK LAND STANDARDS AND NEEDS

In order to meet community needs in underserved areas, this Plan proposes the following specific acreage standards for park land to support the projected population at build-out (12,100 residents):

- DuPont should provide 4.52 acres of developed parks per 1,000 residents.
- The City should provide 33.8 acres of natural area per 1,000 residents at build-out.

Standards for specific park types within the developed park category are not proposed at this time. Additional park guidelines and needs include the following:

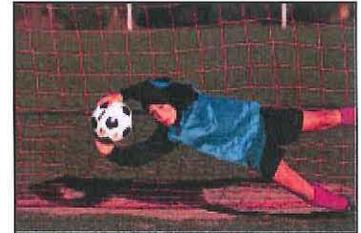
- Playgrounds should be provided within ½ mile of residences in DuPont, meaning that additional playgrounds should be added to the park system.
- Active recreation opportunities should be provided within ½ mile of most DuPont residents. Small scale active recreation features should be added into the linear corridor that forms Garry Oaks Park (as labeled in Table 2.1). Additional active recreation features should be incorporated into Edmond Village Park and Chief Leschi Park.
- Natural area access should be provided at south end of the golf course for Yehle Village and at the south side of Hoffman Hill.

- Looped routes are needed to make the trail system more usable for residents.

3.3 RECREATION FACILITY NEEDS

This community's need for outdoor recreation amenities and recreation facilities within the parks and open space system is growing. Recreation facilities range in scale, depending on the number of people and the area served, from regional-scale to community and local facilities for different types of indoor and outdoor recreation facilities, including:

- Sports fields;
- Other outdoor sports facilities, such as paved courts;
- Outdoor amenities;
- Aquatic facilities; and
- Indoor recreation space.



Community needs for recreation facilities are summarized below.

A. SPORTS FIELD AND FACILITY NEEDS

- At minimum, maintain the current level of service for ball fields and soccer fields. DuPont currently provides 1 softball/baseball field per 2,200 residents and 1 soccer field per 3,300 residents.
- Continue efforts to obtain use of and rehabilitate the former DuPont School fields from JBLM, as well as the former city landfill.
- Evaluate the feasibility of artificial turf and continue to seek opportunities for new fields, especially in the northeast portion of the City.
- Incorporate informal field areas into new parks to provide usable play space.
- Build a community-scale skate park and incorporate at least four local "skate spot" features into parks throughout the community.
- Provide a paved basketball court at the west end of DuPont, in the Hoffman Hill area (a half-court exists in Chief Leschi Park).
- Work with residents to identify small-scale sports facilities that can be incorporated into existing parks.

B. NEEDS FOR OTHER INDOOR AND OUTDOOR AMENITIES

- Add an off-leash dog area to the park system.
- Provide shelters so that every resident has a covered park area within about ½ mile of home. Provide at least two covered playgrounds in DuPont: one toward the west side of the City and another toward the east.
- Provide viewpoints and overlooks along the trail system, with the highest priority viewpoints along Puget Sound, and overlooks of historic sites another high priority.
- Maximize interpretation of historic and cultural resources throughout the park system.
- Prioritize the need for at least one spraypad or water-play facility in a central location in the community.
- Consider developing a more functional community center (by building or converting an existing building) to meet indoor recreation needs in the next 5 to 7 years.
- In the long term, evaluate the need for an aquatics center, once the City has grown and the park system has matured.
- Careful stewardship, prioritization, and planned use of limited available city land should be a consideration in all parks planning in the long term.

3.4 RECREATION PROGRAMMING



As noted in Chapter 2, a variety of recreation opportunities are provided in the DuPont area by DuPont, Lakewood, Steilacoom, JBLM, the Northwest Landing Residential Owners Association, other clubs, private organizations, and for-profit businesses. However, user restrictions, travel distances, and fees prohibit some DuPont residents from taking advantage of these programs.

As the City of DuPont continues to grow, the community's demand for recreation services will increase. Residents will find it increasingly inconvenient to travel out of the city to participate in sports programs, recreation classes, leisure activities, and special events. In the public involvement activities, residents indicated that they wanted close-to-

home, convenient, and accessible recreation experiences—particularly opportunities for active recreation. This desire has implications for facility development and recreation programming. An expansion in active recreation programming can provide a number of benefits to City residents of all ages, including increased health and wellness, lifelong human development, and improvements in quality of life. In addition, activities such as concerts in parks also contribute to community sociability, and art festivals and other special events will help reinforce community identity.

As the City of DuPont grows and changes, the provision of recreation opportunities should grow and change as well. A recreation strategy is needed to identify how to accommodate this change, which will involve expanding City programming, along with strengthening partnerships with the Residential Owners Association and other agencies and groups to maximize public benefits.

3.5 MAINTENANCE

The City of DuPont’s Public Works Department is responsible for the maintenance of public parks within the city. The City currently shares the cost of maintaining beautification areas along the sides of Center Drive and other streets with Quadrant and the Residential Owners Association.

Currently, a significant amount of private park land is owned and maintained by the Northwest Landing Residential Owners Association. An important consideration is the long-term maintenance of these sites. Some beautification areas and small parks developed by Quadrant have been transferred to the City to become part of the publicly owned park system. At this point, the village greens spread throughout Northwest Landing are privately held and maintained by the Residential Owners Association. The City should carefully consider the increase in maintenance responsibilities and costs, particularly the expense of maintaining multiple small sites, before accepting any additional properties.

The parks operations expenditures for the City of DuPont in 2005 (excluding minor capital items) totaled \$91,059, which was approximately \$3,959 per developed acre of park land (at that time). This amount was within the typical range of maintenance expenditures for smaller cities with limited park facilities. However, it was very low in comparison to Camas, for example, a city with a high standard of park maintenance, which spent just over \$7,000 an acre maintaining parks. Due to the economic recession and Council priorities for allocating limited resources,



VISION, GOALS, AND OBJECTIVES

DuPont's values and the community's aspirations for the future are guiding forces for the Parks, Recreation and Open Space Plan. This chapter focuses on the vision, goals, and objectives that illustrate the preferred future for DuPont's parks and open spaces and provide a foundation for all services and programs. These elements also introduce a planning framework for the recommendations, strategies, and actions that appear later in this Plan.

4.1 VISION

During the Park, Recreation and Open Space Plan process, DuPont residents developed a vision for park and recreation services:

DuPont provides a walkable, accessible, park and open space system that supports a wide variety of recreation experiences and opportunities, serves all age groups and abilities, and connects the community.

The vision provides a foundation for the goals, objectives, and strategies contained in this Plan. As such, it will guide the development of DuPont's park system and the provision of recreation services.

4.2 GOALS AND OBJECTIVES

Goals and objectives are statements describing how the City will achieve its vision for parks and recreation. Goals define the broad outcomes to be produced by implementing the Parks, Recreation and Open Space Plan. Objectives set forth clear directions for providing services and for creating a visionary park system. Taken together, goals and objectives can be a means of measuring the performance of a leisure services program.

These goals and objectives were developed based on input from members of the Park Agency, City staff and officials, and community members. The recommendations presented in Chapters 5 and 6 of this document include specific actions that should be implemented to achieve the goals and objectives set forth below. All goals, objectives, recommendations, and actions flow from the DuPont vision for park and recreation services.



A. GOALS

- Goal 1.** Provide a coordinated system of well-designed parks and facilities that strengthens community livability and promotes community sociability.
- Goal 2.** Enhance and continue to grow individual and community health and wellness by providing high-quality opportunities through active recreational programs that are engaging and convenient to users.
- Goal 3.** Integrate natural resources and open spaces, including Sequelitchew Creek, Edmond Marsh, and Puget Sound, into the park system.
- Goal 4.** Recognize cultural and historical resources as an essential part of DuPont's identity and heritage.
- Goal 5.** Provide a comprehensive network of trails and pathways to improve community walkability, connectivity, and park access.
- Goal 6.** Provide efficient and effective stewardship of parks, facilities, and natural areas to maintain these community assets.
- Goal 7.** Encourage and support public involvement in park and recreation issues and planning.
- Goal 8.** Encourage and pursue partnerships to maximize local resources for parks and recreation.

B. OBJECTIVES

The objectives below are presented under the goal they support. Specific actions and recommendations to implement the goals and objectives are contained in the next two chapters.

- Goal 1. Provide a coordinated system of well-designed parks and facilities that strengthens community livability and promotes community sociability.**
- 1A. Provide developed parks that are accessible and convenient to DuPont residents. Each resident should have access to a developed park within $\frac{1}{4}$ mile walking or biking distance of their homes. In areas where this is not feasible, provide a developed park within $\frac{1}{2}$ mile.
- 1B. Provide at least 4.52 acres of developed park land per 1,000 residents.
- 1C. Ensure that year-round recreation opportunities, such as indoor facilities or covered outdoor recreation areas, are available in the community.
- 1D. Provide a variety of park types that support a wide range of active and passive recreation experiences and meet the needs of diverse age groups, recreation interests, and abilities.

- 1E. In park design and development, incorporate community input, new trends in recreation, and changing community needs as DuPont continues to grow
- 1F. Accept only those parks and facilities that are consistent with this Parks, Recreation and Open Space Master Plan.
- 1G. Actively seek funds for the acquisition and development of park land, recreation facilities, and trails to meet community recreation needs.

Goal 2. Enhance individual health and wellness and support community livability by providing high-quality opportunities for active recreation that are engaging and convenient to users.

- 2A. Ensure convenient access to active features. All residents should have a developed active recreation park within ½ mile walking or biking distance.
- 2B. Provide playground facilities within ¼ mile of most residents.
- 2C. Provide an adequate number of sports fields to serve DuPont residents. At minimum, provide 1 softball/baseball field per 2,200 residents and 1 soccer field per 3,300 residents.
- 2D. Coordinate with park users and private providers to ensure there is an adequate range and supply of active recreation facilities and programs in DuPont.
- 2E. Monitor community demand for additional recreation services as the city grows. Consider adding more special events or offering diverse recreation programs at a variety of times, locations, and skill levels.
- 2F. Consider the need for indoor and outdoor recreation facilities with the capacity to support increased recreation programming. Considering adding additional ball fields/amenities at Chief Leschi.

Goal 3. Integrate natural resources and open spaces, including Sequelitchew Creek, Edmond Marsh, and Puget Sound, into the park system.

- 3A. Continue to develop our park system that provides access to natural areas within ½ mile of most residents, via the city's network of streets, bike paths, and trails.
- 3B. Coordinate the trail system with natural area preservation areas, responding to environmental conditions and preservation priorities while providing public access where feasible.

- 3C. Incorporate interpretative signage and viewpoints of local natural resources throughout the park system.
- 3D. Secure public access between the unnamed overlook trail along the Puget Sound bluff to connect to the Sequelitchew Creek corridor to preserve and protect this significant community resource and to provide access to the Puget Sound.
- 3E. Develop a natural area management strategy so that resources are maintained and preserved. The management strategy should address issues such as staff expertise and capacity, long-term funding, and community volunteerism.
- 3F. Seek development of basic facilities along the waterfront where the Sequelitchew Creek corridor meets the Puget Sound. Coordinate with landowner, Quadrant,

Goal 4. Recognize cultural and historical resources as an essential part of DuPont's identity and heritage.

- 4A. Identify and protect historic and cultural resources to enhance community identity.
- 4B. Maximize historical and cultural interpretation within DuPont's park system and recreation programs.
- 4C. Locate trails and viewpoints to facilitate access to cultural and historical resources.
- 4D. Coordinate with the DuPont Historical Society on cultural and historical resources.
- 4E. Support local partnerships for cultural and historical resource preservation and events, including with the Nisqually Tribe, School District, and neighboring jurisdictions.
- 4F. Consider DuPont's cultural heritage in all recreation master planning, including park design concepts, park and facility names, and facility development.

Goal 5. Provide a comprehensive network of trails and pathways to improve community walkability, connectivity, and park access.

- 5A. Develop names and signage for trail systems; develop and enhance trail connectivity in order to provide a variety of options for users, including a variety of lengths, surfaces and access points.

- 5B. Provide a public trail access to unique local points of interest, including trails on the Puget Sound bluff , through the Sequelitchew Creek corridor, and to the historic fort site and Old Fort Lake.
- 5C. Develop new pathways and fill in missing trail links to connect parks, open space, schools, neighborhoods, and other key destinations in the community.
- 5D. Link the DuPont trail system with the regional trail system and provide connections to regional points of interest, such as the Nisqually National Wildlife refuge and Steilacoom. Seek linkage to trail system by working with JBLM for access.
- 5E. Increase public awareness of the trail system, through special events and tourism.
- 5F. Provide user facilities, such as trailheads, signage, seating, viewpoints and overlooks.

Goal 6. Provide efficient and effective stewardship of parks, facilities, and natural areas to maintain these community assets.

- 6A. Consider the maintenance costs and staffing levels associated with acquisition, development, or renovation of parks or natural areas, and adjust the annual operating budget accordingly for adequate maintenance funding of the system expansion.
- 6B. Implement maintenance frequency protocols that maximize the life of the City's park and recreation assets.
- 6C. Maintain an operating budget that reflects the amount needed to preserve park assets.
- 6D. Invest in preventative maintenance and upgrades to parks and facilities to maximize long-term benefits.
- 6E. Collect and track data on the costs of maintaining City parks, natural areas, and facilities to facilitate informed decision-making.
- 6F. Maximize operational efficiency to provide the greatest public benefit for the resources expended.
- 6G. Encourage staff growth and development by encouraging participation in professional organizations, educational classes, and training seminars.

Goal 7. Encourage and support public involvement in park and recreation issues and planning.

- 7A. Support the Park Agency as the forum for public discussion of park and recreation issues.

- 7B. Provide opportunities for public input in park planning and design decisions.
- 7C. Increase publicity efforts to inform citizens of the recreation opportunities available in neighborhoods, villages, and citywide.
- 7D. Periodically review local park and recreation preferences, needs, and trends.
- 7E. Promote volunteerism to enhance community ownership and stewardship of parks, recreation programs, and services. In particular, encourage citizen involvement and participation in maintaining, improving, and restoring parks and natural areas. Continue to participate in local Parks Appreciation Day efforts.

Goal 8. Encourage and pursue partnerships to maximize local resources for parks and recreation.

- 8A. Avoid duplication of recreational opportunities by facilitating cooperation and communication among service providers.
- 8B. Continue cooperative planning and use of recreation facilities with public and private groups in the community.
- 8C. Maintain partnership with the School District to provide public access to school grounds, gymnasiums, and classrooms in DuPont.
- 8D. Coordinate with the Residential Owners Association and local businesses on funding or otherwise supporting parks, facilities, and recreation programs.
- 8E. Encourage a “good neighbor” relationship with residents and businesses located adjacent to parks, trail, and natural areas.
- 8F. Pursue partnerships with other regional entities, such as the Nisqually Tribe, Joint Base Lewis-McChord, and private or non-profit groups, to increase recreation opportunities in DuPont.

PARK & FACILITY IMPROVEMENTS

This chapter describes strategies for enhancing DuPont's parks, natural areas, and recreation facilities. Needs were developed based on the Needs Assessment findings, which included feedback obtained through the public involvement process and a comprehensive analysis of existing parks open space, facilities, programs, and services. Recommendations for park and facility improvements are organized into the following categories:

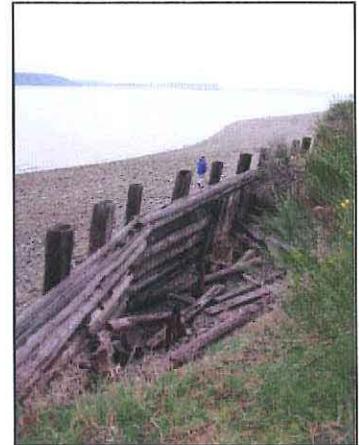
- **Overall improvements.** These system-wide improvements are needed throughout the park system.
- **New parks.** This category includes recommendations for acquiring new park sites or redesigning public open space as developed parks.
- **Existing parks.** Improvements at existing park sites.
- **Natural areas.** These recommendations address natural area acquisition and amenities.
- **Trails.** Recommendations for new trails and trail improvements are noted in this section.
- **Recreation facilities.** This category includes recommendations for recreation facilities, including sports fields, aquatic center, indoor space, community center and others.

In addition to these recommendations, strategies for meeting the increasing demand for recreation services are addressed in Chapter 6. Guidelines for the design and development of park land are presented in Appendix E.

5.1 OVERALL IMPROVEMENTS

According to the results of the needs assessment, along with the vision and goals identified for DuPont, many system-wide improvements are needed to enhance the park system. Improvements are needed in the following areas:

- **Playgrounds.** More updated, age appropriate playground equipment, such as swings, slides and equipment designed for a wider range of age groups, should be provided at all playground sites. At appropriate locations, consider innovative or theme-oriented play areas that may be unique to a particular site and, if possible, highlight a piece of DuPont's environment and history.



This type of playground is most appropriate at community-scale parks, not at neighborhood-serving parks.

- **Park signage.** All public parks should have signs to identify the site and to help make residents aware of available park resources. The City should design and implement a standard park identification sign and follow the existing Park Naming Policy.
- **Park amenities.** Improved benches, trash receptacles, picnic tables, and bicycle racks are needed throughout the system.
- **Accessibility.** Most parks are not compliant with accessibility standards. At a minimum, ADA criteria should be met to provide an accessible path of travel to all major recreation amenities within each park. Facility upgrades may be needed in some instances as well.
- **Historical and cultural interpretation.** Historical and cultural interpretation can be incorporated throughout the park and trail system and on City-owned land. This may be done through interpretive signage and facilities, art, and historical markers.

5.2 PARK IMPROVEMENTS



The vision for DuPont's park system, as noted in Chapter 4, is one of a walkable, accessible, interconnected park and open space system that supports a wide variety of recreation experiences and opportunities. This ideal park system will consist of a variety of park types, each offering certain types of recreation and/or open space opportunities. Separately, each park type may serve a primary function, but collectively these parks will meet the needs of the entire community. In this manner, the park system will serve DuPont residents on several levels. It also will provide the facilities needed to support a variety of programs and a balance of both active and passive opportunities.

One of the objectives noted in this Plan is to provide developed parks that are accessible and convenient to DuPont residents. Where feasible, each resident should have access to a developed park within 1/4 mile walking or biking distance of their homes. Some important notes about the system map include:

- Each park site is coded with a letter and number (such as P12). The code is for site identification only. These reference numbers are included on the system map and with recommendations for

each existing site. Parks are numbered roughly clockwise, beginning with Hoffman Hill Park in west DuPont.

- The final location of park sites will be determined later in the development of City plans and will be influenced by land availability, acquisition costs, and property ownership. When possible, the proposed location matches existing City plans.

- Sequalitchew Creek Village.

Table 5.1 presents an alphabetical listing of the parks in the DuPont system where improvements are recommended. The map reference number is included for each site, along with the page number where recommendations are noted in this chapter. This table serves as a quick reference to find recommendations for specific parks.

Table 5.1
Developed, Privately-Owned Park Land by Neighborhood

Map Code	Park	Page Number
P11	Bell Hill Community Park	54
P12	Bell Hill Neighborhood Park	55
P17	Clocktower Park	57
P2	Chief Leschi Park	51
P7	DuPont PowderWorks Park	53
P9	Edmond Village Park	54
P16	Ethel Lumsdon Park	56
P6	Garry Oaks Park	53
P1	Hoffman Hill Neighborhood Park	51
P13	Iafrati Park	55
P4	Parkview (at Hoffman Hill)	52
P10	Proposed New Park	46
P19	Proposed Wilkes Observatory Park	47
P20	Proposed New Park	47
P8	Proposed Playground	48
P14	Robinson Park	55
P18	Ross Park	58
P15	Sellers Park	56
P3	Tract I Park	52
P5	Yehle Village Park (proposed)	48

Recommendations for new parks sites are noted below. Recommended improvements at existing and planned sites are presented in Section 5.3.

PROPOSED NEW PARK (P10)

The area approximately ½ mile east of Edmond Village Park is planned for development as a commercial/research campus. A park/open space area there will serve residents in eastern Edmond Village, along with the workforce and customers in this business area. A park site here can provide healthy opportunities for employees to relax and socialize during lunch and work breaks, along with an accessible or attractive gateway between the residential and commercial area. In addition, the location of

this park will address deficiencies in access to nearby playgrounds and active recreation space, and the park can provide some elements missing from Edmond Village Park. Recommendations for this site include:

- Develop a new park east of Edmond Village, providing a playground, open grass area, and other park amenities.

PROPOSED WILKES OBSERVATORY PARK (P19)

Overlooking Puget Sound from just south of the mouth of Sequelitchew Creek is a site known locally as Wilkes Observatory. This site is at the conjunction of two major proposed trail routes, making it a prime opportunity for a trail head. The park will also be a valuable amenity to the planned commercial office park surrounding the golf course.

- Now that we have acquired the site, the City should consider developing the park to include parking, signage and site amenities that support access to the trails and create a local destination for trail users from other parts of the city.

PROPOSED NEW PARK (P20)

DuPont's current comprehensive plan indicates a park site north of the mouth of Sequelitchew Creek. Working with the property owner of the aggregate mining parcels north of the creek to secure park land on the north side of the canyon will provide a variety of near and long-term recreation opportunities. The site would secure land to serve eventual residential development in the Sequelitchew Village area of the city as well as protect the natural and recreational values of the creek corridor.

- Acquire land along the north edge of the Sequelitchew Creek corridor, focusing on the land near the mouth of the creek.
- Develop facilities and amenities that support the trail and natural open space uses of the creek corridor.
- In the long-term a portion of this land may serve open space and developed park needs of the Sequelitchew Village residential development.
- Vehicular access and trail connection to beach.

PROPOSED PLAYGROUND (P8)

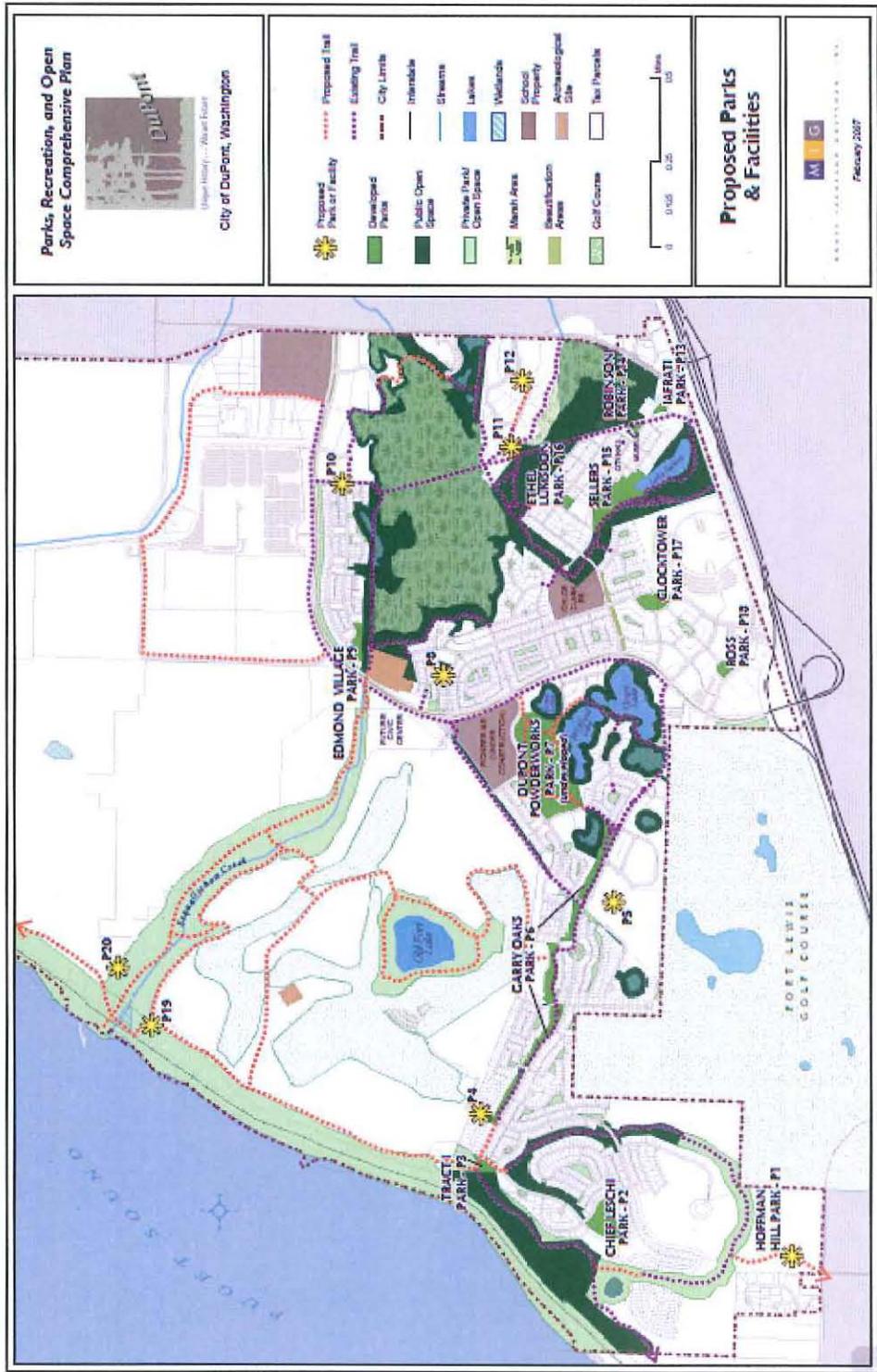
A parcel of publicly owned land is located south of Edmond Village Park and the old fort site, as depicted on Map 2. This site could be used for development with a playground and other active and passive amenities to meet recreation needs in this area. Recommendations include:

- Develop a new playground to include amenities for parents and families, such as seating and picnic areas.
- Incorporate historic/cultural interpretation of neighboring sites, including the fort site, the burial grounds, and Edmond Marsh.

ADDITIONAL PARK LAND

In the long term, other sites should be considered for acquisition and development to meet community-wide recreation needs. Additional recommendations for park land include:

- **New Sports Complex/Community Center** Consider a sports complex in the north end of the City. The community's need for outdoor recreation facilities, such as sport fields and paved tennis and basketball courts, is growing. The City of DuPont should continue to seek opportunities to develop a sports complex in the northern portion of the city. (This includes all available property owned by the City)





- **Developed Parks to Serve Reclaimed Aggregate Site:** Consider future use of the aggregate site. Although the aggregate site is currently being mined, in the long-term future this area is planned for residential and other uses. Future plans for this site should include the preservation of open space and the development of park and recreation amenities to serve future reclamation and redevelopment. The parks should be laid out to provide playgrounds and trail access within ¼ mile of each resident; and active recreation features and natural area access within at least ½ mile of each resident.

5.3 EXISTING AND PLANNED PARKS

This section includes recommendations for park improvements at existing sites and facility development at planned sites. Unlike new parks, described in the previous section, these sites have already been acquired. Parks are presented in geographical order, as they are numbered on Map 2. See Table 5.1 for an alphabetical reference to all sites.

HOFFMAN HILL NEIGHBORHOOD PARK (P1)

Hoffman Hill Park is a neighborhood park located in southwest DuPont. The park includes a unique play area with climbers, hill slides, and spinners, along with a picnic area and open grass area (play lawn).

Recommendation for this site:

- Consider a shelter structure, while maintaining an open grass area large enough to support casual active recreation (Frisbee tossing, games of catch, etc.).

CHIEF LESCHI PARK (P2)

Chief Leschi Park is a 4.7 acre neighborhood park, located in west DuPont, south of Tract I Park. The site is a public park in the Northwest Landing development. It includes a wood play structure, rocks for climbing, an open grass area, a basketball half-court, and site amenities.

Recommendations for this park include:

- Analyze storm water drainage.
- Add restrooms to this park.
- Consider adding sport(s) field(s).

TRACT I PARK (P3)

Tract I Park is a one-acre park, located in west DuPont, adjacent to the protected natural area. The park supports passive recreation activities and includes a paved looping path, limited site amenities, and a sloping open turf area. The site is in a sensitive area, including a midden (a mound or deposit containing refuse that indicates the site of a human settlement). Recommendations for this park include:

- Formalize a name for this park site.
- Provide interpretation of the midden site and the surrounding environment.
- After public access to natural areas adjacent to Puget Sound is secured, Tract I park should be considered for access into the trail corridor.

PARKVIEW NEIGHBORHOOD PARK (P4)

This park is located northeast of Tract I Park in west DuPont. The site includes a small open lawn area, a looping path, landscaping, and limited site amenities. In the future, this site could help meet the needs of nearby residents for a playground and spray pad in this area. Recommendations for this site include the following:

- Reconsider whether a spray pad should be included. Water features are costly to maintain, and the City may have difficulty operating it for the long-term.
- Consider incorporating a playground or play features into this site.

GARRY OAKS PARK (P5)

Garry Oaks Park is a 12.9 acre linear park, which includes the Village II Division 5 Park. Although the two sites have been inventoried separately in the past they are an extension of the same linear corridor. This Plan recommends that the two be considered jointly for development, and that a single name designate this linear corridor. As a linear park, this site includes a pathway system and provides many opportunities for passive recreation. The park also includes two play structures, landscaping, and limited amenities. Recommendations for this linear park include the following:

- Add adult amenities such as shuffleboard, bocce ball, etc.



- Provide more active recreation amenities along this linear corridor, such as a skate spot and climbing features.
- Upgrade the older playground, and provide more amenities for parents.

DUPONT POWDERWORKS PARK (P6)

This 23.8 acre site is a community park in central DuPont. As the largest park in the City, it provides much-needed community sports facilities, such as a baseball field, a soccer/multi-use play field, and an outdoor basketball court. Other amenities and facilities include a picnic shelter, tot lot, youth play structure, open grassy field, parking, restrooms, and a trail head. Recommendations include:

- Consider artificial turf in the long term, especially on the soccer/multi-use field.

EDMOND VILLAGE PARK (P7)

Edmond Village Park is a 1.6 acre neighborhood park, located adjacent to the Edmond Marsh. It has a play structure, a half basketball court, and some park amenities. The main trail corridor through the City passes near the park, and the park is within view of the historic Fort Nisqually site. Recommendations include:



- Provide more engaging playground equipment.
- Improve the irrigation and the treatment of edges to facilitate maintenance.
- Incorporate additional small-scale active recreation features at this site, such as a skate spot.
- Provide a shelter structure.
- Incorporate interpretation of the neighboring historic fort site, the marsh, and Sequatchew Creek.
- Improve the connection of this site to the community-wide trail system.

- Consider restrooms or a designated portable restroom location to allow this park to function as a wayside for trail users, as well as to facilitate neighborhood use.

BELL HILL COMMUNITY PARK (P8)

This park is in the Bell Hill area, adjacent to the Edmond Marsh. Located at the intersection of three existing gravel trails, the site has limited amenities and provides opportunities for passive recreation.

Recommendations for this site include:

- Provide a wetland buffer, erosion control, and other protections as needed in this ecologically sensitive area.

BELL HILL NEIGHBORHOOD PARK (P9)

This park is a small neighborhood park serving residents along Bell Hill Place. The site is located near the main entrance to the Bell Hill neighborhood. This park has a play structure, octagon shelter, benches, trash receptacle, and a trail connecting the site to a planned cul-de-sac.

IAFRATI PARK (P10)

Iafrati Park is a 0.3 acre neighborhood park, located at the entrance to the historic village, near the Robinson Park and DuPont Historical Museum. Currently, the site has very limited amenities, but it could support additional development. Recommendations include:

- Kiosk and signage, similar to rest areas, describing the area, history of DuPont, cultural interpretation, historic homes, points of interest, etc.
- Provide more amenities at this site, preferably covered picnic facilities. Other amenities appropriate for this site include a perimeter walking path and a trail system kiosk.
- Any improvements should be visually compatible with the historic village and should support the trail that passes next to the site on the old railroad grade.

ROBINSON PARK (P11)

Robinson Park is a 0.4 acre special use area, located adjacent to the DuPont Historical Museum. The site has a gazebo, landscaping, mature trees, and a few site amenities. A narrow gauge engine, once used at the DuPont plant to haul material to the company's dock, is also located here. The DuPont Historical Society continues to restore the train and open it to the public. Recommendations for this site include:

- Continue the historic and cultural interpretation focus of this site, including the Museum.
- Complete the train project. Incorporate the train elements into the site, including providing pathways.
- Provide accessibility improvements, including a path to the gazebo.

SELLERS PARK (P12)

This site is a 7.2 acre community park. Sellers Park is located in the historic DuPont village, adjacent to the Lake Sellers natural area. It is the second largest park in DuPont. It has many amenities and facilities, including a large picnic shelter in DuPont. Recommendations for this site include:



- Develop an updated master plan for the park that considers the adjacent reservoir site, incorporates more amenities, and provides connections to the trail system.
- Improve access and parking. On-street parking should be considered.
- Provide permanent restrooms.
- Incorporate more active elements into the updated master plan.
- Maintain an open lawn area.
- Provide pathways throughout the site.
- Fix and upgrade the basketball court.
- Provide more amenities near the picnic shelter.

ETHEL LUMSDON PARK (P13)

Ethel Lumsdon Park is a 0.6 acre neighborhood park, located in the historic village. It is surrounded by chain link fence and has limited amenities. However, it is the only public park in the city that contains swings. Recommendations for this site include:

- Rehabilitate the park, including pathway improvements, new playground equipment, and amenities for parents. Keep swings at this site.
- Improve the appearance of the perimeter. Consider upgrading fencing to be more attractive fencing and in keeping with the character of the historic village.
-

CLOCKTOWER PARK (P14)

Clocktower Park is a 2.3 acre neighborhood park, located northeast of the commercial area. This park was designed as a community green or center, and it has been used for very popular Residential Owners Association-sponsored events each year utilizing the city's only outdoor stage. Except for the playground area, Clocktower Park is a primarily passive park. Recommendations for this site include:



- Develop a master plan for the site that incorporates new uses and provides a new vision for this park.
- Add permanent restrooms.
- Update the playground area with new, more engaging equipment. Make accessibility improvements and provide seating for parents.
- Address the clocktower structure, which was not constructed to a public facilities standard and requires ongoing maintenance.
- Provide overall path and site amenity improvements (doggie bags, trash cans, etc.).
- Consider public-private partnerships to assist in the upkeep of the park.
- Consider establishing restrictions on pets during the events season.

- Consider incorporating more smaller-scale active elements on the north end of the park, taking into account the potential for impacts on the surrounding residential uses.

ROSS PLAZA PARK (P15)

Ross Plaza is a 0.8 acre special use site in DuPont's city center area also serving as a war memorial. Ross Plaza has extensive landscaping, and a pergola was included to function as an informal bandstand.

Recommendations for this site include:

- Rename to Ross Memorial Park.
- Consult with business community about the best additional uses to activate this park.
- Evaluate maintenance costs, and if needed, adjust the plantings and landscaping to reduce maintenance costs.
- Provide more welcoming signage.
- Consider banning all pets.
- Consider parking restrictions on Ross Loop.

5.4 NATURAL AREAS

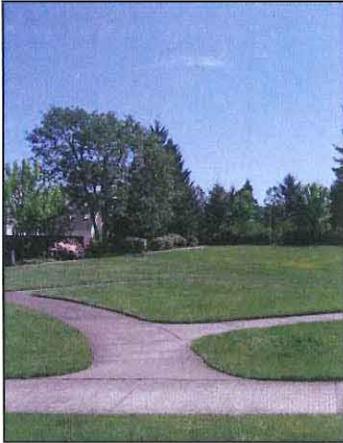
Natural areas are an important component of DuPont's park and open space system. DuPont's location on Puget Sound and its multitude of marshlands provide the City with a variety of open spaces and natural areas. Some of these areas have recreation potential, while others are ecologically sensitive and should be preserved for their resource value. Recommendations for natural areas in DuPont, including both management and acquisition strategies, include the following:

- Promote public access to provide the public the opportunity to enjoy the physical and aesthetic qualities of natural shoreline of the state. Use every effort to preserve these qualities to the greatest extent feasible consistent with the overall best interests of the community.
- The civic center shall continue to provide a trailhead and parking for this corridor.



- Secure a natural area corridor above Puget Sound connecting from Tract I Park to the Sequalitchew Creek corridor and further to the north. Provide Puget Sound viewpoints and trail access through this corridor. Locate development away from the Puget Sound bluff to maintain its value as habitat and as a visual amenity of the City and trails.
- Develop a natural area management strategy so that resources are maintained and preserved. DuPont's park maintenance staff currently does not have expertise in natural area management, nor is there staff capacity to take on more responsibilities. The management strategy should consider the long-term effect on the City's maintenance budget and provide ways for community members to volunteer their time.
- Develop a comprehensive noxious weed program to protect our natural areas. The control and eradication of destructive vegetation like scotch broom is an important maintenance program.
- Secure access to Old Fort Lake natural area.
- Provide a waterfront park on bluff north of Sequalitchew Creek, where it enters Puget Sound. (See recommendations for Site P20.
- Increase natural area interpretation throughout the City.
- Incorporate viewpoints throughout the City.

5.5 TRAILS

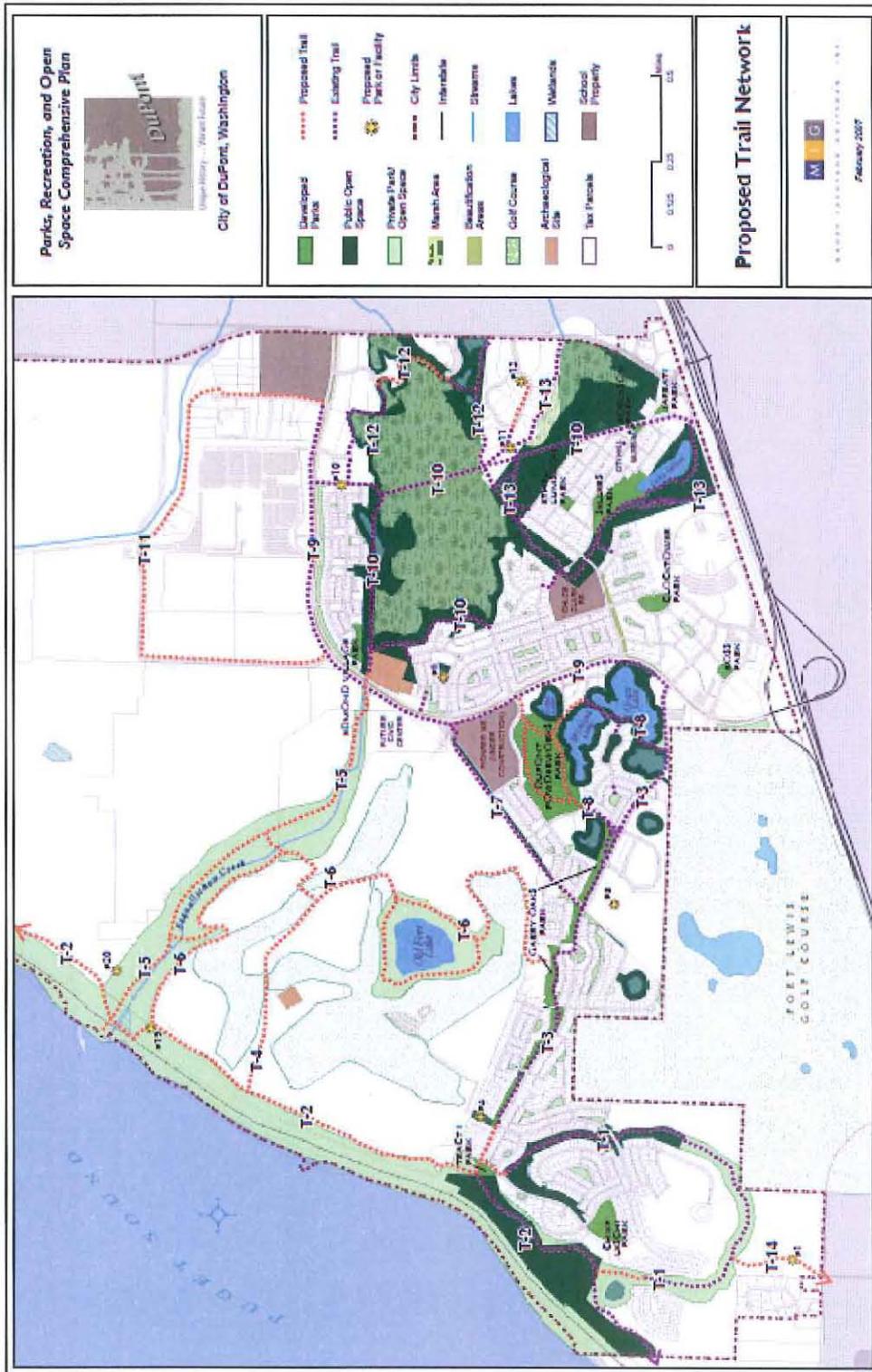


The recommendations provided in this section describe DuPont's desired off-street trail system. This trail system is designed to provide linkages throughout the community, to Puget Sound and other natural resources, and to regional destinations. DuPont's trail system generally follows parks, natural areas, and open space. Wherever possible, linkages should be provided between individual developments and the citywide trail system. Map 3 illustrates the trail network and delineates existing and proposed trails.

A. PROPOSED TRAIL CORRIDORS

Map 3 illustrates the trail network, and codes each trail corridor with a letter and number (such as T8). The trail corridors depicted on this map represent conceptual linkages, not specific trail alignments. Specific trail alignments will be determined based on development patterns, topography, and other considerations. Trail names indicated in the descriptions below are for reference purposes only. Official trail names, if desired, should be selected by the Park Agency.

- **T1 - Hoffman Hill Loop:** This 1.6 mile trail encircles Hoffman Hill Village within the natural area and connects to trails T2 and T3. Connections to this trail from the surrounding neighborhood will be important to both usability and safety.
- **T2 - Puget Sound Bluff Regional Trail:** Extending the entire length of the Puget Sound frontage within DuPont (3.8 miles), this trail could link the region to the Nisqually Wildlife Refuge, and Steilacoom although the connection at the southern city limits is down a steep slope. The trail should also provide scenic overlooks of the Sound and connections to the shore where possible to include a boulevard with undisturbed views of water and mountains.
- **T3 - Garry Oaks Trail:** This 1.8 mile trail connects Center Drive/DuPont Station through Yehle Village to Hoffman Hill. The trail is a major east-west route in the system and for much of its length is contained within Garry Oaks Linear Park.
- **T4 - Old Fort Trail:** This segment includes 0.6 miles of trail, connecting trails T2 and T6. The trail also provides access to the 1832 Fort Steilacoom site.



T5 - SEQUALITCHEW CREEK TRAIL: THIS 1.4 MILE TRAIL PROVIDES ACCESS TO SEQUALITCHEW CREEK FROM CENTER DRIVE, CONNECTING TO PUGET SOUND.

- **T6 – PowderWorks Trail:** This trail begins in Yehle Village, loops Old Fort Lake and follows the southern ridge of the Sequelitchew Creek valley. The 3.0 miles of T6 along with T2 and T3 create a large loop through the site of the former DuPont Powder Works.
- **T7 - Yehle Connector:** This 0.7 mile trail follows a power line corridor between Garry Oaks Park and Center Drive.
- **T8 - Lake Loop:** This corridor is made up of 1.4 miles of trails that start at the east end of Garry Oaks Park and loop through DuPont PowderWorks Park and around Strickland, Pond and Grant Lakes before connecting with trail T3 near McNeil Station.
- **T9 - Center Drive:** The separated path/sidewalk along Center Drive serves as a major route for pedestrians and bikers through the city. This spine also connects many of the trail segments together. The length of this segment, from McNeil Station to International Place, is 1.9 miles.
- **T10 - DuPont Railroad Trail:** This 2.2 mile segment (including a connection south into Palisade Village) is primarily located on the railroad bed for the small gauge railroad used by the DuPont Company for transportation from the company town to the powder works. This trail provides important access to the Edmond Marsh natural area and between Edmond Village and the Historic Village.
- **T11 - North Loop Trail:** This 1.8 mile loop from International Place to Wharf Road and back to Center Drive provides access to the trail system for the industrial and office workers in the north portion of the city. It will also provide links to the Sequelitchew Village area after completion of aggregate operations.
- **T12 - Edmond Marsh Trail:** This trail provides access to the northeast portion of the Edmond Marsh natural area and links to the Girl Scout Council offices on DuPont-Steilacoom Road and to the Bell Hill residential area. The length of this segment, including one connector, is 1.2 miles.
- **T13 - Historic Village Loop:** This 2.7 mile set of trails is formed from numerous existing trails in the natural area buffer between

the Historic Village and Northwest Landing. The trails provide connections for pedestrians through the buffer and a perimeter walking path around the Historic Village from Lake Sellers to Bell Marsh.

- **T14 - El Rancho Madrona Trail:** This 0.3 mile connector trail links T1 and Hoffman Hill Village to the existing El Rancho Madrona subdivision, which is not directly connected to the DuPont street system. This trail also has potential to connect to additional regional connections south of the city.

B. TRAIL PLANNING AND DESIGN

Policy statements and design guidance for trail planning and design are contained in this section. These guidelines are intended to assist the City of DuPont in developing an off-street trail system that is user friendly and functional.

Planning

- Wherever possible, recreation pathways and trails should be separated from the roadway.
- Maintain natural views by setting development back.
- Maximize the use of utility corridors and other linear features for trail corridors to achieve multiple benefits, where feasible.
- During the land development approval process, dedication of right-of-way for recreational trails shown on the Trails Plan map should be required.
- Local trails should be required in residential and commercial planning and should connect to the City's trail system and neighboring local trails. Trail locations can be determined during the land use review process.
- 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.
- Multi-use trails are the preferred trail type for DuPont, because they have the potential to serve the broadest spectrum of the public, including walkers, hikers, and runners, and cyclists. Trails

should be planned, sized, and designed for multiple uses, except where environmental or other constraints preclude this goal and in some cases where single use trails are needed for particular user groups.

- A series of trailhead areas should be provided for trail access. These sites should include parking, orientation and information signs, and any necessary specialized unloading features. Primary trailheads should have restrooms and trash receptacles, while secondary trailheads might only have some parking and signage. Secondary trailheads may have 1-2 parking spaces, whereas primary trailheads may have 10 or more parking spaces. Trailheads can be incorporated into parks or community facilities in many cases. Where trails may have a regional draw they should be designated as primary trailheads and adequate parking should be provided. A parking management plan may be necessary when trailheads are located in neighborhoods.

Design

- Trail alignments should take into account soil conditions, surface drainage, and other physical limitations that could increase construction and/or maintenance costs. Hazard areas such as unstable slopes and critical habitat should be avoided.
- Route trails to minimize user shortcut potential.
- If the trail runs adjacent to a sensitive area, at minimum the buffer specified in the Critical Areas Ordinance should be provided. Trails within sensitive areas should be located to minimize views of roads, sidewalks, development as much as practical. Locate development away from the Puget Sound bluff to maintain its value as habitat and as a visual amenity of the City.
- Trails should be located and designed to provide a diversity of challenges. Enhance accessibility wherever possible, the high priority being loop or destination opportunities on portions of trails near staging areas.
- Where routes use existing streets, the pathway should be designed to minimize potential conflicts between motorists and trail users.
- Wayfinding and orientation signage should be provided to facilitate trail users. Signage should be provided at each major

intersection and trail entrance, and should include route, mileage information and any use limitations.

- Trail surfacing (paving versus other types of surface) should take context into account, mainly the location and expected use.

C. TRAIL RECOMMENDATIONS

The recommendations below address specific implementation steps for providing the trail system envisioned for DuPont.

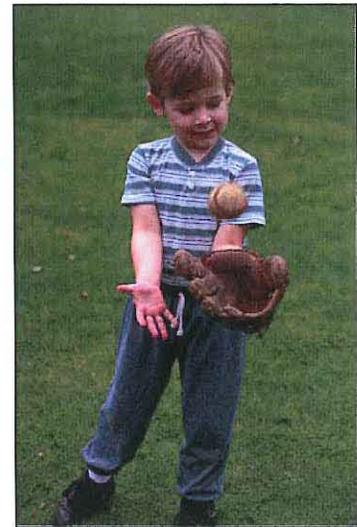
- Printed copies of City Trail Map should continue to be available at locations in the community, such as City Hall, DuPont Historical Museum, and the library. This brochure should be updated periodically as new segments are added.
- Actively seek funding to implement the trails plan depicted on Map 3.
- Upgrade existing trails. DuPont has existing trails that are a mix of paved, gravel, and unpaved trails with varying degrees of formality. These should be upgraded to a consistent standard. In some cases, multiple routes exist and should be simplified into one route for ease of maintenance. An example of this is T13 in the vicinity of P11 (Bell Hill Park 1).
- Pursue a regional trail linkage to Nisqually Wildlife Preserve and Steilacoom.
- Develop a trail signage plan and implement new signs throughout the system. The signage plan should include standards for kiosks with system maps, trailhead signs indicating distance and difficulty, and trail signs posted along the route.
- Provide formal trailhead facilities throughout the trail system. The highest priority formalized trailheads (including trail map kiosks) should be pursued at Iafrazi Park, the proposed Civic Center, and DuPont PowderWorks Park. In the future, a trailhead should be provided along the Puget Sound bluff trail (T2).
- Provide viewpoints and overlooks along the trail system, with the highest priority viewpoints along Puget Sound, and overlooks of historic sites another high priority.
- Where trails are proposed on land not owned by the City, work with property developers and owners to provide access for the public through easements or other dedications of land to provide this amenity to both city residents and employees of DuPont businesses.

5.6 RECREATION FACILITIES

A. SPORTS FIELDS

An increase in sports fields, along with other types of athletic facilities, will greatly increase opportunities for active recreation in the community. Currently, DuPont has an extreme shortage in available sports fields for use. Based on the results of the needs assessment, the following strategies are recommended to meet provide for the field demand generated by DuPont residents:

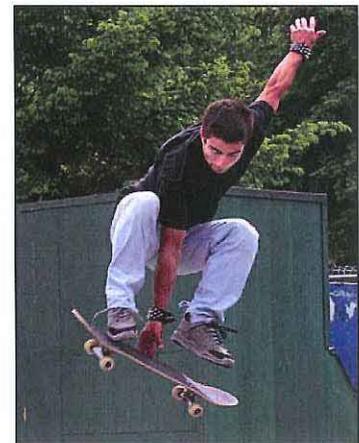
- At minimum, provide 1 softball/baseball field per 2,200 residents and 1 soccer field per 3,300 residents..
- Evaluate the feasibility of artificial turf at DuPont Powder Works Park.
- Continue to seek opportunities for new fields, especially in the northeast portion of the City. A sports complex in this area would expand resources in the community tremendously.
- Incorporate informal field areas into new parks to provide usable play space.



B. OTHER OUTDOOR ATHLETIC FACILITIES

The citywide recreation questionnaire noted that active use facilities, such as sports fields, basketball courts, and tennis courts, were types of facilities most desired in neighborhood parks. An increase in all types of athletic facilities in neighborhood and community parks will help meet the goals and objectives in this Plan. The following is recommended to meet community needs for outdoor athletic facilities:

- Improve the Edmond Village half-court and Sellers Park court.
- Work with residents to identify small-scale sports facilities that can be incorporated into existing parks. Because DuPont's parks are smaller in size, small-scale athletic facilities have an advantage because they can be integrated into existing parks more easily due to their space requirements. Examples of small-scale sports facilities include bocce, a bowling game played on dirt courts 20-30 yards long and 8-12 feet wide; horseshoes, a throwing game using stakes placed 40 feet apart in a narrow corridor; disc golf,



played with a variety of different Frisbee discs used for throwing from a tee to the “holes” (standing baskets to catch discs); and bouldering, the sport of low-height, problem-solving climbing.

- Develop and maintain a partnership with ROA/COA

C. OTHER RECREATION FACILITIES

Additional recreation facilities will be needed throughout the park system to help meet DuPont’s goals and objectives for ensuring convenient access to diverse recreation opportunities and active and passive recreation features. Based on the results of the community needs assessment and public involvement findings, this Plan recommends the following:

- **Add an off-leash dog area to the park system.** Land [approximately 1-2 acres] needs to be identified suitable for a off-leash dog park. Consider Steilacoom Historical School District property at the north end of the city as potential locations. An off-leash dog area provides a location where residents can exercise dogs. Ideally, the site would be one to two acres in size, and in a location away from natural resource areas. Because of a shortage of suitable sites, DuPont may need to have a smaller dog park. An off-leash area should be fenced with a double-gated entry, have nearby parking, and include amenities such as pooper scooper stations, water, benches, and trash cans. The site should also be safe, not isolated, and noise impacts on neighbors should be considered.
- **Provide sheltered areas in parks.** Picnic shelters should be provided so that every resident has a covered park area within about ½ mile of home. In addition, at least two covered playgrounds should be provided in DuPont: one toward the west side of the City and another toward the east.
- **Consider providing new recreation opportunities along the Puget Sound.** In public involvement activities, residents suggested that park frontage and/or park amenities along the Puget Sound are highly desirable. A proposed trail through the Sequelitchew Creek corridor can provide walk-in access to the Sound. This may create new recreation opportunities to consider, such as local camping on the bluff above Puget Sound; (unattended) beach swimming in the Sound; and picnicking at a Sound viewpoint. In considering the feasibility of supporting such activities, the City should address maintenance and safety concerns that may arise.

D. AQUATIC CENTER

Swimming is one of the community's top ten recreation activities in terms of participation, and one of the top five activities in which youth and adults would most like to participate. It is suggested that the City partner with associations such as YMCA, Boy/Girls Club, etc. Consequently, this plan recommends the following:



In the long term, the City could consider a multi-purpose community recreation and aquatic center in five-ten years that serves all age groups and diverse interests, while meeting financial goals. In the past, smaller recreation centers and stand-alone pools were favored nationally as a means of providing indoor recreation space. However, current regional and national trends favor larger, more cost-efficient, multi-purpose community/aquatic centers that provide a range of recreation opportunities and meet a variety of community needs. These recreation centers tend to be large facilities (40,000-80,000 square feet), capable of incorporating revenue-generating activities. These facilities are often shared between multiple agencies and user groups in order to support the high cost of operation.

E. INDOOR FACILITIES

In the Community Open House and Workshop, residents expressed a desire for increased programming that targets different ages, abilities, and recreation interests. The community's desire for more programming creates a need for both indoor and outdoor facilities that will support different types of classes, activities, and events. While amenities and facilities to support outdoor activities may be met by plans to develop new, planned, and existing parks, the need for indoor programming space may be more difficult to meet. In the long term, the city may consider the feasibility of building a multi-purpose recreation and aquatic center. However, in the short term, this Plan recommends the following:

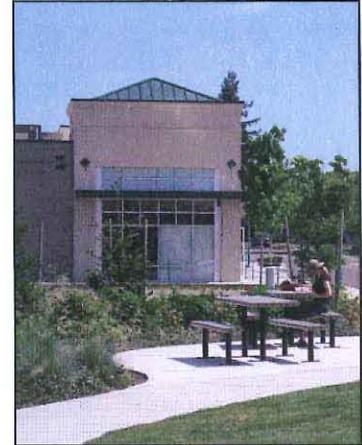
- **Community Center:** Pursue investing in upgrading existing community center at 303 Barksdale Ave. City should consider building a new facility that could be a multi-purpose, multiple age groups center. Pursue utilizing the current Civic Center for programs, events and rentals.
- **DuPont Historical Museum:** Continue to partner with the Historical Museum to offer interpretive, educational, or cultural learning opportunities.



- **Joint Use of Public Facilities:** Plan for multiple users for any future public buildings, such as school sites. Designing for community use along with the basic uses will improve compatibility and reduce the cost to the public of providing important facilities.

PARK AND RECREATION SERVICES

Currently, DuPont's Public Works Department is responsible for the provision and maintenance of parks, along with the coordination of the Park Agency. However, significant changes over the next several years will affect the provision of park and recreation services. In the next several years, DuPont's park inventory will continue to expand to include additional parks. In addition, the City's growing population is creating an increasing demand for services, such as additional recreation programming and open spaces. This plan provides guidance to help the City prepare for these changes and meet the challenges of increased service demands.



While Chapter 5 presented strategies for developing and improving parks and recreation facilities in DuPont, this chapter includes recommendations for improving the delivery of recreation services, including strategies in the following areas:

- Administration and management
- Finance and budget
- Park planning and design
- Maintenance and operations
- Recreation programs

The strategies in each area are presented in no particular order and should be implemented in a way that best moves DuPont forward in meeting the goals and objectives of this plan.

6.1 ADMINISTRATION AND MANAGEMENT

1. Transition to a Parks and Recreation Division or Department.

The Public Works Department is currently responsible for parks maintenance and street beautification, as well as maintenance of other City infrastructure such as streets, sewer, and water. Because of the increased workload, staff dedicated to parks and recreation is needed. This could take the form of a Parks Division within Public Works, or a separate Parks Department. In addition to responsibility for parks ground maintenance and recreation programs, the Parks Division or Department could also be responsible for landscaped medians and grounds maintenance at City facilities, such as City Hall. Whether a division or department is created, a supervisor or director will be needed. Transitioning to a parks and recreation department or division will facilitate the delivery of park and recreation services, allow

for better coordination with other providers, and improve cost tracking.

2. **Continue to support the Park Agency.** The Park Agency should continue to be the main body for public discussion of parks and recreation in DuPont.



3. **Increase public awareness of park and recreation resources.** Neighboring JBLM and the percentage of rentals of Northwest Landing provide a continuous influx of new residents who will need information about parks and recreation. DuPont's website features a map of existing parks, trails, and information about amenities available at each of the parks. Recreation information is posted online with links to the websites of local sports leagues. The City provides park and trail maps and brochures. This plan also recommends a citywide signage program, discussed later in this chapter, which will also increase awareness when implemented.
4. **Create a parks and recreation policy manual.** DuPont should prepare a policy manual that defines procedures and policies for how the City will react to given issues in the near term. This will help maintain a level of consistency in the provision of recreation services and help staff render consistent decisions. For example, policies should be documented on designating park names, establishing park rules, restroom hours of operation, and facility rentals. The policy manual should include specific customer service policies that provide methods for collecting complaints, methods for seeking public input (such as evaluation forms for recreation classes), policies on refunds, and standards for response time to complaints.
5. **Update the Parks, Recreation and Open Space Plan every six years.** DuPont's plan will need to be periodically updated in order to maintain compliance with the Recreation and Conservation Office (RCO). The RCO is a Washington agency that creates and maintains recreation opportunities and protects and preserves lands. The RCO is the agency responsible for managing multiple grant programs for recreation and habitat enhancement, and requires a plan as part of the grant criteria. To maintain eligibility for these grants, DuPont should update the plan at least every six years.

6.2 FINANCE AND BUDGET

1. **Update the City's Capital Facilities Plan to include park projects.** In order to use some financing options, such as the first quarter percent of Real Estate Excise Tax (REET) funds, projects must be included in the Capital Facilities Plan.
2. **Improve cost and revenue tracking for parks and recreation services.** One of the most important items in controlling costs and producing revenue is a good budget reporting system. At a minimum, the City should review the cost of maintaining its parks, trails, and natural open space areas on a per acre and per Full Time Equivalent employee (FTE) basis. As recreation programs are added, program costs and revenues should be tracked by major program area (e.g., sports, general recreation, aquatics, seniors, and outdoor/environmental programs). Good budget tracking of program costs will allow the City to make management, marketing, or programming improvements. As an added benefit, accurate cost tracking also provides information for budgeting and for planning future facilities. It is suggested to implement an online registration process for recreation programs and special events. Fees associated with this shall be included with the registration fee.
3. **Maintain Park Impact Fees.** Implement Park Impact Fees (PIF) for residential and commercial uses. Park impact fees are fees imposed on new development to pay for capital projects required to accommodate the impacts of development on the City's infrastructure. Residential and commercial development in DuPont adds additional users to the parks, trails and other recreation resources, requiring additional and upgraded facilities. With almost all the residential areas completed, special attention and emphasis should be given to new commercial development adjusting policies and the DuPont municipal code to recognize the shift should be undertaken. Projects funded with impact fees must be on an adopted capital facilities plan.
4. **Pursue new sources of revenue for operations as well as capital projects.** DuPont has expanded its park system through the development process, but has not used many sources of park funding. Public involvement results show that residents value parks and recreation as a critical element of quality of life. However, DuPont has budget constraints. Rather than cutting services, the City should pursue new sources of revenue to garner



more resources for parks and recreation. All current sources of funding should be continued, and the City should seek new sources for capital projects, programs, and maintenance/operations, including options such as private grants, user fees, rental revenue, donations, sponsorships, naming rights, and corporate partnerships. Increased revenue generation can reduce reliance on the General Fund while providing additional resources to provide park and recreation services. While increased services may result in a bigger budget, the net financial cost to the taxpayer may be nearly the same, or even less. Identifying new sources and diversifying revenue will require staff time.

5. **Evaluate maintenance funding options.** DuPont's expanding park system has created increasing maintenance demands, but funding has not kept up. Funding of maintenance is an issue, yet residents have indicated that they value parks and recreation and may be willing to pay for these services. The City should evaluate new maintenance funding options such as a Metropolitan Park District, levy lid lift, or park utility fees.

A Metropolitan Park District is a special tax district, authorized under RCW 35.61.210, with a board of park commissioners. A park district has taxing authority, and can levy up to \$0.75/\$1000 of property value. Formation of a district may be initiated by the local governing body or by citizen petition, and must be approved by a majority of voters. If a district were proposed that included only land in the City of DuPont, the City Council could adopt a resolution submitting a ballot proposition to establish the district. Under this scenario, members of the City Council could also be designated to serve as the board. The City would also have the option of turning over its park land to the district, or keeping ownership. The district could have its own maintenance crews, or could contract with the City to provide park maintenance using city crews.

The primary advantage of a Metropolitan Park District over City-supported park systems is the dedicated funding for parks and recreation (both capital projects and operations). When cities provide park and recreation services, there are a number of competing priorities for General Fund resources, including public safety. A park district has a dedicated revenue stream that can only be used for park and recreation purposes. However, a park district would result in an overall increase in taxation for DuPont residents.

A levy lid lift allows the City, with a majority vote, to increase property tax rates beyond the 1% maximum per year up to the statutory maximum tax rate (\$3.375/\$1000 of property value). A lift could be offered to the voters specifically for parks and recreation to provide a steady source of ongoing funding for maintenance and operations. The lid lift can be either temporary or permanent, although if used to fund bond repayments the limit is nine years.

The important difference between the City increasing its taxing authority and establishing a Metropolitan Park District is the extra layer of organization involved in a park district. Maintaining the park district will have some additional administrative costs but would keep park and recreation funding apart from the rest of the City's budget decisions.

Park utility fees apply the concept of a utility fee for services such as water and sewer to city parks. A fee is assessed on all businesses and households in the city for use of parks. Park utility fees differ from water and sewer fees because usage cannot be easily metered. Park utility fees have a potential to be a significant and stable revenue stream for local jurisdictions. Park utility fee revenue will grow with population growth, and local jurisdictions can increase the fee to reflect increased costs of providing park facilities. For example, Medford, Oregon has implemented a park utility fee of \$0.31 per unit per month, which is included in properties' water bills and will be used to offset operations and maintenance costs.

- 6. User fees for park facilities.** As part of the effort to diversify revenues and gain more resources for maintenance, DuPont collects user fees for park facilities, such as picnic shelters and sports fields. User fees are set to recover the increased cost of maintaining a facility as a result of a reserved private use. The fee balances the need to recover costs with the overall community benefit provided by a use. For example, a private party at a picnic shelter provides significant private benefit, although there is public benefit to having affordable locations for family events. An independent league's use of a public field for games and practices provides private benefit for the players, but community benefit in terms of positive youth activity.



7. **Devote staff time to developing alternative resources.** In order to secure grants or donations and to recruit and manage volunteers, staff time must be assigned. Professional assistance should be contracted. Although the use of staff time or contracted help will involve a cost to the City, successful efforts will increase the resources available for parks and recreation.
8. **Explore whether cost savings can be gained through joint purchasing or joint contracting.** Other agencies, including the ROA, are building and maintaining parks, buildings, and landscapes. DuPont continues to explore whether cost savings can be achieved by partnering with other groups. For example, the ROA contracts for maintenance of grounds throughout Northwest Landing. If DuPont and the ROA jointly contracted for maintenance, perhaps cost-savings could be realized due to the increased volume. The ROA or other local jurisdictions may be able to partner on purchases of supplies and shared equipment.



6.3 PARK PLANNING AND DESIGN

1. **Consider banning smoking in public parks.** DuPont supports healthy, active, family-oriented recreation, as supported by the vision and goals in Chapter 4 of this document. In support of health and wellness goals, the City should consider implementing a new rule banning smoking in public parks. There was significant community support for this effort in the recreation survey.
2. **Develop and implement a citywide park and trail signage program.** Continue to improve park identification, historic interpretation, and way-finding signage is needed throughout DuPont to identify public parks and to mark trail and path routes. A citywide signage program should specify the design of signs and standards for sign locations.
3. **Base capital project decisions on lifetime maintenance impacts.** Capital projects decisions should include an evaluation of lifetime maintenance impacts. Since maintenance funding is more difficult to obtain than capital funding, design decisions should take maintenance costs into effect. For example, spending more on higher quality materials up front can sometimes reduce lifetime maintenance costs and extend the lifespan of assets. Spending additional money on soil preparation for athletic fields can greatly reduce the lifetime maintenance and operations costs, and at the same time result in projects that support increased

public use. Other design decisions, such as using path locations to separate turf from planting areas, adding concrete mow strips under fences, and using a consistent palette of materials and site furnishings, also have potential to reduce lifetime maintenance costs. Designing projects that use less energy or water also can reduce the long-term cost of a project.

4. **Incorporate labor-saving technology.** Incorporate labor-saving technology into parks to facilitate maintenance, such as computerized irrigation, automatic lights and locks, etc. Although there is a higher upfront cost for these elements, they will result in lower maintenance costs over the lifetime of the park. Involving park maintenance staff in these decisions will help create a maintenance-friendly park system.
5. **Integrate stormwater facilities into parks.** When stormwater facilities are required in parks, these should be integrated into the design of the park. For example, the edges of a stormwater facility can be designed to be curvilinear, rather than rectilinear. The stormwater pond area can be stepped, with some areas experiencing more frequent inundation and other areas remaining dry except in large storm events. However, stormwater facilities required for private development should not be incorporated into parks.
6. **Update the costs in the parks capital facilities plan annually.** Update the parks capital facilities plan annually to reflect the current cost of construction of public facilities.
7. **Implement a neighborhood park improvement program.** DuPont residents strongly desire increased active recreation opportunities throughout the park system. In addition, most of the newer parks were designed as part of the development process long before residents moved in, and did not have the benefit of user input into the design. DuPont should implement a neighborhood park improvement program by allocating funds each year for additions to existing parks. Each park will be the subject of a neighborhood workshop led by the Park Agency aimed at guiding improvements based on the needs of immediate neighbors to the site. Taking on one or two parks per year, in different parts of the community, the Park Agency will set a schedule to regularly review each park to ensure that it is meeting the recreational needs of the surrounding neighborhood as well as possible.



6.4 MAINTENANCE AND OPERATIONS

1. **Prioritize capital improvements at existing parks that will reduce M&O costs.** Many of DuPont's older parks were not designed with maintenance in mind. In addition, aging equipment can be found in many of the historic parks. In prioritizing park improvements, the City should give a high priority to capital improvements at existing parks that will reduce the maintenance workload. A detailed study should be completed to identify specific improvements that will reduce M&O costs, noting project cost and maintenance cost savings. These projects should be prioritized on a cost/benefit basis, where the highest benefits are provided for the least cost.
2. **Evaluate maintenance arrangements to maximize efficiency and cost-effectiveness.** While full-time parks maintenance employees are an important asset, there are seasonal fluctuations in service demands. In addition, there are multiple ways to complete a job. DuPont should evaluate its maintenance arrangements to maximize efficiency and cost-effectiveness, while keeping the desired level of control over the park system. For example, the City has contracted for maintenance of street landscaping. Other cities contract out specific maintenance tasks, such as mowing, pest control, or tree care. Some cities contract their maintenance crews out to other agencies, and receive revenue for providing services. Seasonal employees are another alternative way of maintaining parks during peak seasons. A larger ratio of seasonal employees can help meet the increase maintenance demands in a more cost efficient manner. Community service workers are another source of alternative maintenance, especially for low-skill tasks.
3. **Evaluate the need for new skill sets to meet long-term park maintenance needs.** With the expansion of the park system, DuPont may have a need for new skill sets to preserve and maintain the many diverse assets in the system. Natural resource management and maintenance is one such set of skills, encompassing tasks such as oversight of forest and natural area maintenance, volunteer management, wildlife or habitat management, and trails development and management. Other areas where staff skills will be needed are trail maintenance,



arboriculture, and facilities maintenance. There are a variety of ways to bring new skills into DuPont's maintenance crews, ranging from training existing employees, to targeting new hires with specific skills, to contracting services.

4. **Track street landscaping and grounds maintenance of City facilities separately from parks maintenance.** In order to understand the cost of providing parks and recreation services, DuPont should track park maintenance in its own category. Other grounds maintenance completed by the parks maintenance crew, such as grounds maintenance at City Hall, fire stations, and at any City utility infrastructure (reservoirs, wellheads, etc.), should be tracked separately. Maintenance of street beautification areas, such as along Center Drive, should also be tracked separately.
5. **Budget adequately for asset preservation.** Inadequate maintenance funding will result in depletion of the City's park assets. In 2013, DuPont spent just under \$2,020 per acre to maintain its parks, which included a basic level of maintenance for a park system with high maintenance features such as sports fields (maintenance for which was donated), fountains, and landscaped beds. At minimum, the City should budget \$4,500-\$5,000 per developed acre of park land to continue a basic level of care. As the new facilities come on line, DuPont should monitor its maintenance costs and adjust the budget if needed to account for the increased maintenance demands.
6. **Establish a park maintenance management plan.** A park maintenance management plan is a management approach where maintenance and time standards are established, priorities are identified, and yearly work schedules prepared. By approaching park and facility maintenance on a systematic basis, crisis maintenance can be reduced, the quality of maintenance improved, and work tasks spread out more evenly throughout the year. This type of plan can also help the City track maintenance costs, so that the costs of different parks can be compared and the cost of different tasks can be compared. The park maintenance management plan should include a tiered level of service for parks in DuPont. This means that parks of different types will have differing maintenance frequencies and protocols to place the highest effort in parks with the highest use or most facilities. The maintenance management plan framework can provide staff and Council with the data needed to make informed judgments about

how to balance the budget and how to match level of service with community expectations.



7. Develop maintenance procedures for city-owned sports fields.

DuPont Powder Works Park contains the only City-owned sports fields. Additional fields will require new maintenance tasks, in addition to basic turf care practices, including:

- Higher frequency mowing
- Over-seeding
- Intensive fertilization
- Aeration
- Rigorous weed control
- Heavy irrigation
- Priority repair of irrigation
- Priority drainage fixes
- Spot sod replacement
- Chalking field lines
- Infield repair and
- Priority maintenance of backstops, fencing, goals, etc.

8. Develop a detailed list of the assets at each site and evaluate asset condition annually. This task is important for the long-term management of DuPont's park system. By developing detailed inventories and rating the condition of the assets on a scale of 1 to 3 or 1 to 4, the Parks Maintenance division will be able to plan its workload more effectively and budget for repairs and upgrades. The asset inventory can also be used in the City's maintenance management plan, to assign maintenance frequency. Since DuPont's system is still relatively small, establishing an asset management system will be a manageable task if it is done soon.

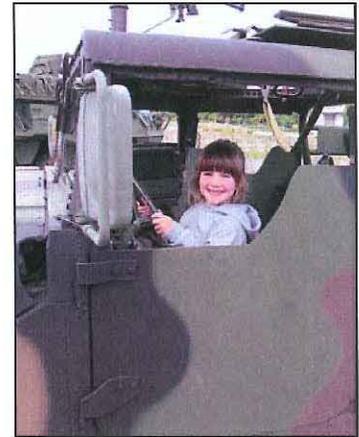
9. Coordinate parks capital project location decisions, such as trail locations, with other city infrastructure to maximize maintenance resources. The maintenance of parks and recreation projects that are co-located with sewer, water, and stormwater infrastructure can be partially addressed through maintenance of the infrastructure. For example, a sewer line maintenance road that is also used as a trail can be maintained using sewer fund dollars.

10. Implement a preventative weed and pest management program. DuPont should develop and implement a preventative weed and pest management program for its parks and natural open space areas, with noxious weeds addressed as the highest priority. Although devoting staff hours to weed prevention will result in

less time available for routine maintenance, preventing weeds before they grow and keeping them from spreading will pay off in the long-run, by improved park appearance and reduced weed removal efforts.

6.5 RECREATION PROGRAMS

1. **Expand on coordination and partnerships.** The City should expand on partnerships to further leverage local park and programming resources.
 - *Steilacoom Historical School District.* DuPont maintains a good relationship with the School District, and has formalized agreements for joint use of Chloe Clark Elementary School and Pioneer Middle School.
 - *JBLM.* JBLM is adjacent to DuPont, and a high percentage of City residents have ties to the base. As a result, JBLM is also a provider of recreation facilities and services to many DuPont residents. The City should continue to maintain open communication with base representatives about park and recreation resources and opportunities.
 - *Steilacoom, Pierce County, and Other Jurisdictions.* DuPont is one of several jurisdictions that provide leisure services in the area. The City should coordinate with these other local providers to ensure that public resources are maximized and regional opportunities are pursued.
 - *Residential Owners Association.* The Residential Owners Association (ROA) represents all of the homeowners within Northwest Landing. DuPont should continue to coordinate with the ROA, particularly on recreation programming and events.
 - *Nisqually Tribe.* The City should build a stronger relationship with the Nisqually tribe, including exploration of recreation programs or events and discussion of historical and cultural interpretation opportunities within DuPont.
 - *Nisqually National Wildlife Refuge.* DuPont should coordinate with Refuge staff to increase local awareness of Refuge resources, and should build a trail connection to the Refuge.



- *Other Partners.* DuPont should also work with other local organizations that provide programming, such as organized sports groups.



2. **Provide volunteer opportunities and policies.** Volunteerism has many benefits: volunteers can supplement paid staff in maintaining and improving the park system; volunteers can be a major resource for recreation programs and events; and volunteer opportunities are a recreation activity for some community members. In addition to adult volunteers, a variety of parks projects are suitable for completion by youth, such as Boy and Girl Scouts and high school students in need of community service hours. Specific volunteer opportunities should be identified and publicized on the web site and any city publications. A staff person should be assigned responsibility for coordinating volunteers.
3. **Adopt-a-Park and Adopt-a-Trail programs.** To gain more ownership of and pride in the park and trail system, as well as maintenance help, the City has established Adopt-A-Park and Adopt-A-Trail programs. In this type of program, agreements are made with private citizens, neighborhood groups, or service clubs to perform and assume certain responsibilities and duties at specific park sites. Typically, volunteers will provide limited maintenance tasks, such as litter pick-up, watching for and reporting vandalism or other inappropriate behavior, or hosting neighborhood activities.
4. **Make additional programming available in DuPont, especially in program areas where community surveys indicate the most interest.** Some of the top responses for desired programming areas include:
 - Concerts in the parks;
 - Community Art Festival
 - Performing Arts Programs
 - Visual & Literary Arts

Programming should meet the needs of DuPont residents, with a diverse range of options to accommodate differing interests, time availability, and abilities.

5. **Revise programming as needed to meet community demand.** Recreation interests change over time and as community demographics change. Programming should respond to these trends.

6. **Establish cost recovery goals for each major program area.** Cost tracking of recreation programs provides data to inform management, marketing, or programming improvements, at the same time ensuring that DuPont is meeting community recreation needs while maintaining a solid financial footing. As an added benefit, accurate cost tracking also provides information for budgeting and for planning future facilities. To evaluate programming based on costs, DuPont should establish a cost tracking system that accurately reflects the costs of services offered and the revenues generated by each service area. The revenue and costs can then be compared to assess performance of recreation programs. Costs that should be attributed to each program area include direct costs (supplies, etc.), the fees for the contractor who provides the program, room rental, facility or field maintenance, recreation coordinator, and administration. Some agencies charge a share of administration time out to different program areas as part of identifying the actual cost of services.

7. **Fee schedules for programs.** The City charges fees for programs as new programs are implemented. In general, fees for programs that provide high individual benefit and low community benefit should be set to recover all costs or even turn a profit as directed by the city council; programs with high community benefit should be highly subsidized. In addition, development of the fee structure should address scholarships and affordability to ensure access.

8. **Once programs are provided, institute program evaluation protocols.** Programs should be evaluated in terms of cost, revenue, participation levels, and user feedback. User evaluation methods should be developed (questionnaires offered after classes, internet comment forms, etc.) and implemented, and the results should be reviewed regularly. Participation should be tracked, and participation rates should be reviewed regularly so that programming can be adjusted to meet demands. Cost and revenue generation of each major program area should be reviewed annually.



IMPLEMENTATION

This chapter identifies an implementation strategy for achieving DuPont's vision for parks and recreation. It includes a comprehensive list of priority capital projects and a short-term, 6-year Capital Improvement Plan (CIP). This CIP provides a detailed, realistic list of proposed capital improvements that can be funded over the next six years. An overview of potential funding sources is provided below.

7.1 COMPREHENSIVE PROJECTS LIST

Table 7.1 presents all capital and non-capital projects proposed in this plan.

Table 7.1
Comprehensive Projects List

Map #	Project Name	Project Description	Type of Park/ Facility		
			New	Existing	Other
Parks					
P1	Hoffman Hill Park	Finalize land acquisition, completion of design and development			x
P2	Chief Leschi Park	Addition of restrooms and additional active recreation amenities		x	
P3	Tract I Park	Addition of interpretive signage		x	
P4	Parkview at Hoffman Hill	Addition of amenities for further development of the park		x	
P5	Yehle Village Park	Acquisition of a 1 to 2 acre site, design and development of new park		x	
P6	Garry Oaks Park	Upgrade of playground, addition of more active recreation elements in park		x	
P7	DuPont PowderWorks Park	Upgrade of fields, development of additional amenities for this park, retaining natural areas in accordance with approved plan		x	
P8	Proposed Playground	Design and development of playground and supporting amenities on existing site		x	

P9	Edmond Village Park	Upgrade of playground, irrigation system, and half-court. Addition of shelter structure, interpretive signage, and small-scale active recreation features. Potential inclusion of a restroom.		x	
P10	Proposed New Park	Acquisition of a 1 to 2 acre site, design and development of new park	x		
P11	Bell Hill Community Park	Development of park in accordance with approved plan		x	
P12	Bell Hill Neighborhood Park	Development of park in accordance with approved plan		x	
P13	Iafrati Park	Addition of a playground, shelter structure, pathways, trail kiosk, and interpretive signage		x	
P14	Robinson Park	Accessibility improvements. Completion of train project by volunteers		x	
P15	Sellers Park	Updated master plan, overall site upgrade including restrooms, larger playground, and more amenities		x	
P16	Ethel Lumsdon Park	Rehabilitation, including playground replacement, swing upgrade, pathways, and fencing upgrade		x	
P17	Clocktower Park	Updated master plan, overall site upgrade including larger playground, more pathways, more active recreation elements, and rehabilitation or replacement of pergola and clocktower		x	
P18	Ross Park	Signage improvements, event amenity upgrades		x	
P19	Proposed Wilkes Observatory Park	Acquire, develop as trailhead and destination	x		
P20	Proposed New Park	Acquisition of land, develop within context of natural area corridor	x		
-	Park Signage Program	Design of consistent park identification, historical, and way finding signage, implementation in all City parks	x	x	
All	Maintenance Efficiency Projects	Capital improvements targeted to reduce maintenance needs.		x	
Natural Areas					
	Sequalitchew Creek Corridor	Secure public access, develop trail corridor, enhance natural habitat		x	

	Puget Sound Bluff	Secure public access, develop trail corridor, enhance natural habitat	x		
	Old Fort Lake	Secure public access, develop trail corridor, enhance natural habitat	x		
	Puget Sound Waterfront Park	Acquire land and develop a Puget Sound waterfront park on the bluff north of Sequalitchew Creek. This will be a natural area with appropriate site amenities	x		
Facilities					
	Community-Scale Skate Park	Construction of a 10,000 s.f. community-scale skate park	x		
	Skate Spots	Design and implementation of four skate spots	x		
	Community Center	Conversion of existing City Hall for use as a multi-purpose, multi-age group community center	x		
	Sports Complex		x		
	Field Upgrades	Field upgrades to support additional use. Artificial turf if fields are lighted.		x	
	Rehabilitation of Old DuPont School Fields	Agreement for public use of Old DuPont School fields, rehabilitation of fields			x
	New Courts and Small-scale Active Recreation Elements	Construction of a pair of tennis courts at an existing park, and incorporation of new facilities at existing parks		x	
	Off-leash Dog Area	Development of an off-leash dog area on an existing site, no land acquisition		x	
	Picnic Shelters	2 new picnic shelters in addition to shelters at Edmond Village Park and Bell Hill Park 2		x	
	Covered playgrounds	2 covered playgrounds at existing sites		x	
	Sprayground	Design and implementation of a sprayground		x	
	Community Garden	Development of a community garden at an existing site		x	
Trails					
	Trail sign program	Development of a trail sign program and implementation			x

T1	Hoffman Hill Loop	Partially complete, total length: 1.7 miles		x	
T2	Puget Sound Bluff Trail	Proposed, total length: 3.7 miles	x		
T3	Garry Oaks Trail	Needs connection to Tract I Park, total length: 1.8 miles		x	
T4	Old Fort Lake Trail	Proposed, total length: 1.2 miles	x		
T5	Sequalitchew Creek Trail	Proposed, total length: 1.4 miles	x		
T6	Powderworks Trail	Proposed, total length: 1.9 miles	x		
T7	Yehle Connector	Existing, total length: 0.7 miles		x	
T8	Lake Loop	Partially complete, total length: 1.4 miles	x		
T9	Center Drive	Existing, total length: 1.9 miles		x	
T10	DuPont Railroad Trail	Existing, total length: 2.2 miles		x	
T11	North Loop Trail	Proposed, total length: 1.8 miles	x		
T12	Edmond Marsh Trail	Partially complete, total length: 1.2 miles	x	x	
T13	Historic Village Loop	Existing, total length: 2.7 miles		x	
T14	El Rancho Madrona Trail	Proposed, total length: 0.3 miles	x		
Non-Capital Projects					
	Parks and trails brochure	Update and publish a brochure that describes and locates park and trail facilities			x
	Website upgrade	Improve website to keep the public informed of park and recreation resources and Park Agency activity			x
	Joint use agreement for Steilacoom Historical School District properties	Formalize agreement with the school district to share recreation resources and the costs associated with them.			x
	Natural Area Management Plan	Develop policies to maintain and improve the natural areas in the city.			x

7.2 CAPITAL PRIORITIES

All projects on the comprehensive project list in Table 7.1 assist in meeting Plan goals and objectives. However, not all of these projects can be implemented within the next six years, given the City's limited funding resources. For this reason, the projects on the comprehensive capital projects list have been prioritized to determine those projects that should be included in the six-year CIP. The following criteria were used to include, prioritize and schedule projects in the CIP:

- *Maintenance efficiency.* These are projects that will reduce maintenance costs and improve efficiency.
- *Availability of alternative funding resources or partnerships.* Projects that have potential for other types of funding, such as grants, donations, or partner contributions, should receive higher priority than projects without other funding opportunities.
- *Availability of other resources.* There is adequate staffing and financial resources to support maintenance and operations of the project.
- *Addresses service deficiencies.* These projects address service deficiencies, such as gaps in active recreation opportunities or needed natural area links.
- *Equitable distribution of neighborhood improvement projects.* Consideration should be given to ensure that neighborhood improvement projects are distributed equitably throughout the city.

Using these criteria, the 6-Year Capital Improvement Plan was developed, and will be updated periodically.

7.3 SIX-YEAR CAPITAL IMPROVEMENT PLAN

DuPont has only spent a small amount of capital dollars on parks in the recent past, although the city has accepted new parks built by the developer under the master developer agreement with Quadrant

A. PROJECTED REVENUE

The revenue projections below reflect resources to fund capital improvements, outside of those improvements being provided as part of the Northwest Landing development agreement. Revenue sources are described below, and projected revenue is summarized in Table 7.2.

- **General Fund.** General Fund revenue comes from a variety of sources, including charges for services (plan check fees, development fees, hearings examiner fees); sales tax; licenses and permits (building permits, business licenses, franchise fees); property taxes (increasing as development occurs); and other revenues for which a special fund has not been created (intergovernmental revenues, fines, interest, park user fees, etc.)

While General Fund revenues have the greatest flexibility, these funds have not been used in recent years for parks capital projects, although the General Fund provides parks maintenance funding. Given the many financial obligations of the City, the General Fund cannot be depended upon to provide a significant stream of capital project funding. However, the City should allocate a small amount of General Fund dollars annually to park improvements for projects where grant matches are needed or other funding is not available. This Plan projects that the City will allocate on average of \$50,000 per year in General Fund revenues for park improvements, similar to the level of support identified in the 2007 plan. This would provide a total of \$300,000 over six years.

- **Park Impact Fees (PIF).** Park Impact Fees are fees imposed on new development to pay for capital projects required to accommodate the impacts of development on the City's infrastructure. Projects funded with impact fees must be on an adopted capital facilities plan. Because most development in DuPont has occurred through the Northwest Landing development agreement, the city does not currently charge impact fees. Since Northwest Landing is reaching completion, DuPont should consider implementation of impact fees for residential and commercial development so that new development also contributes to the increased park system infrastructure needs.
- **Real Estate Excise Tax (REET).** Real Estate Excise Tax is a tax on the sale of real estate. It is typically paid by the seller of property. The state tax rate is .0128 percent. A locally-imposed tax is also authorized. However, the rate at which it can be levied and the uses to which it may be put differs by city or county size and whether the city or county is planning under the Growth

Management Act (GMA). All cities and counties may levy a quarter percent tax. This is a quarter percent of the real estate excise tax and is commonly called "REET 1". Cities and counties that are planning under GMA have the authority to levy a second quarter percent tax (REET 2). DuPont currently levies REET 1 and REET 2 for a rate of .50%.

REET 1 monies may be used to fund a wide variety of public works projects, and may fund land acquisition for parks. REET 2 monies may be used to fund public works projects for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, and planning, construction, reconstruction, repair, rehabilitation, or improvement of parks, as noted in the Revised Code of Washington at RCW 82.46.035(5). Acquisition of land for parks is not a permitted use of REET 2 receipts, although it is a permitted use for street, water, and sewer projects. REET has been an increasingly significant revenue source for DuPont, and will likely continue to be an important source. DuPont has used REET funds for public works and some parks projects in the past, and has allocated a significant portion of the future REET funds for the new Civic Center.

DuPont should allocate REET funds for park improvements over the next six years. At an average of \$75,000 per year, REET would generate \$450,000 for park improvements over six years.

- **Grants.** Grants have not been used for parks capital improvements in the past three years. While grants provide outside money, these opportunities are competitive and they require staff or volunteers to track grants, write requests, and complete documentation. RCO funding cycles will occur in 2015 and 2017, with the application process starting in 2014 and 2016. Other small grant opportunities may also be available. Since achieving grant funding will mean assigning a staff person or contracting with a professional, the six year revenue projection assumes \$200,000 in grant funds, based on pursuing a larger grant or several smaller grants.
- **Donations.** The City has not pursued donations in recent years for park improvements. Community questionnaire results indicated a willingness among DuPont residents to support parks financially.

There are several park improvements that may be promising in attracting donations (either cash or in-kind), including sports field improvements, a skate park, and park improvements throughout the community. If DuPont writes criteria for the neighborhood park improvement program that favorably weight projects with donations or funding matches, donations could be actively encouraged. Based on an assumption that the park improvement program will encourage donations, DuPont should target \$10,000 in donations a year, or a total of \$60,000.

The six year revenue projections are summarized below. As the table notes, this Plan projects that the City can generate \$1,430,000 over six years

Table 7.2
Proposed 6-Year Revenue Projection

Revenue Source	6-Year Total
General Fund	\$300,000
Park Impact Fees	\$420,000
REET	\$450,000
Grants	\$200,000
Donations	\$60,000
TOTAL	\$1,430,000

B. CAPITAL IMPROVEMENT PROGRAM

Table 7.3 presents the Capital Improvement Plan along with the estimated costs for each project. Projects are listed by reference number, corresponding to its location on Map 3, and not in a priority order. This list should be periodically updated and adjusted during the budget process in consultation with the public.

Table 7.3
Proposed 6-Year CIP

Map #	Project Name	Project Description	Project Cost
Parks			
P13	Iafrati Park	Design and implementation of Phase I including playground and perimeter path	\$250,000
P15	Sellers Park	Update master plan	\$100,000
P17	Clocktower Park	Master plan	\$50,000
P18	Ross Park	Signage improvements, event amenity upgrades	\$80,000
-	Maintenance Efficiency Projects	Capital improvements targeted to reduce maintenance needs.	\$60,000
Facilities			
-	Community-Scale Skate Park	Construction of a 10,000 s.f. community-scale skate park	\$250,000
-	Community Center	Minor improvements for conversion from City Hall to community center	\$10,000
-	Community Grant Program	Small grants for community imitated improvements to developed parks. Allocates \$50,000 per year.	\$300,000
-	Off-leash Dog Area	Development of an off-leash dog area on an existing site, no land acquisition	\$55,000
Trails			
T5	Sequalitchew Creek Trail	Develop the trail corridor along Sequalitchew Creek from Center Drive to Puget Sound. The total length of the trail is 1.4 miles.	\$125,000
-	Various Trail Development	Funding for opportunity based development of new trails and trail connections	\$150,000
Total			\$1,430,000

In addition to these capital items the City should also fund the non-capital special project to produce an updated parks and trails brochure. The brochure should be created to distribute electronically and on paper at important community sites such as City Hall. A \$10,000 budget for this item should fund design and a significant first printing run for an update.

7.4 PROJECTED MAINTENANCE COSTS

While the replacement of outdated, deteriorating, or unsafe facilities may reduce overall maintenance costs, adding new amenities and facilities to the City of DuPont's park system will increase maintenance costs. The City must consider the proposed impacts for grounds and facilities maintenance and facility operations prior to pursuing new acquisitions, accepting parkland transferred from Northwest Landing, and approving individual projects. This will ensure that that appropriate level of maintenance and staffing are planned and budgeted.

During the next 2-4 years the emphasis of the Public Works department will transition to an organization tasked with the primary maintenance responsibility for City infrastructure and facilities. In preparing for this transition, it is important to understand the additional infrastructure and facilities that will transferred to the City. In the next two years, the City will become responsible for the full maintenance costs for four new right-of-way and greenway areas. In addition, the City is scheduled to accept the transfer of one Neighborhood Park in 2014 and the new Creekside Neighborhood Park in 2018. This plan also recommends additional facilities such as picnic shelters, trails and active recreation facilities that will have additional maintenance impacts that are yet to be determined.

The City previously spent in excess of \$150,000 per year for contracted and maintenance services for greenways alone. The effect of the additional greenways and park areas and the likelihood for cost increases in these contracts was estimated in the first park plan to increase this portion of the budget to \$400,000 by the FY 2009 budget year.

The majority of the developed park maintenance is performed directly by the Public Works staff. In 2005 the City spent approximately \$4,000 per acre per year to maintain the then current park system, now reduced to just over \$2,000 per acre in 2013. The additional parks transferred to the City since then have included nearly an additional 40 acres of developed park. At the recommended maintenance cost per acre of \$5,000 (Chapter 6), this represents an increase of nearly \$185,000 in the parks annual budget. These estimates do not include costs associated with increased active use of parks and its impact on the maintenance of these facilities.