

FORT LAKE

Subarea Plan UPDATE



Planning Commission Briefing

June 12, 2023



Activities Since Last PC Meeting



- Website Updates
- EIS Scoping Notice issued
- Public Meeting Summary Prepared
- Stakeholder Interviews Prepped

Vision Statement Review



Vision Statement Exercise Themes from Public Meeting

- Incorporate/enhance the historical story of area (5)
- Conserve and enhance natural environment/resources (4)
- Emphasis on recreation (2)
- Emphasis on Aesthetics (2)
- Emphasis on views (2)
- Infrastructure improved to accommodate development (2)
- Least development possible
- Streetscapes
- Common design elements
- Responsive to market demand

Proposed Vision statement:

“The vision for the Old Fort Lake Subarea is to plan for sustainable growth that supports the quality of life and character of DuPont. A range of living, employment, services, and recreation options will be provided, within a community that preserves its natural resources, emphasizes its views, and highlights its rich history.”

May 1st Public Meeting Summary









Introduction to Mapping Exercise

- Counties & cities planning under the Growth Management Act must use state (OFM) population forecasts for the 20-year planning horizon
- We have a growth target of 5,185 population by 2044; we need to find housing capacity for that population
- Old Fort Lake represents the majority of the city's vacant and developable land
- A mix of housing types and development intensities in the subarea will be necessary to meet targets and the need/demand
- This exercise is intended to determine community preferences for what that mix looks like at Old Fort Lake – what, where, and how?

May 1st Public Meeting Summary



About the mapping exercise

1. We've created "cut-outs" for five land use mix/types:
 -  Single family, duplex & cottage housing
 -  Townhouses and apartments
 -  Business park uses
 -  Mixed-use center
 -  Hospitality
2. Above use mix/types generally come in area increments of 2-1/2 acres (2.5, 5, 7.5 & 10 acre "squares")
3. We've also added parks – assuming one larger park (5 acres) plus 2-4 smaller parks (1-2.5 acres) 
4. Use the cut-outs to place on the map the desired location for the various uses

Mapping Exercise and Density



Note that all of these “concepts” and their corresponding estimates exclude the Nisqually Tribe’s property

Blocks G.1 and G.2 comprise over 46 acres



Mapping Exercise – Table 1



“Cliffs of DuPont”

Concept Housing Stats

Mixed Use:

15 acres (20 du/a)

Single Family Duplex:

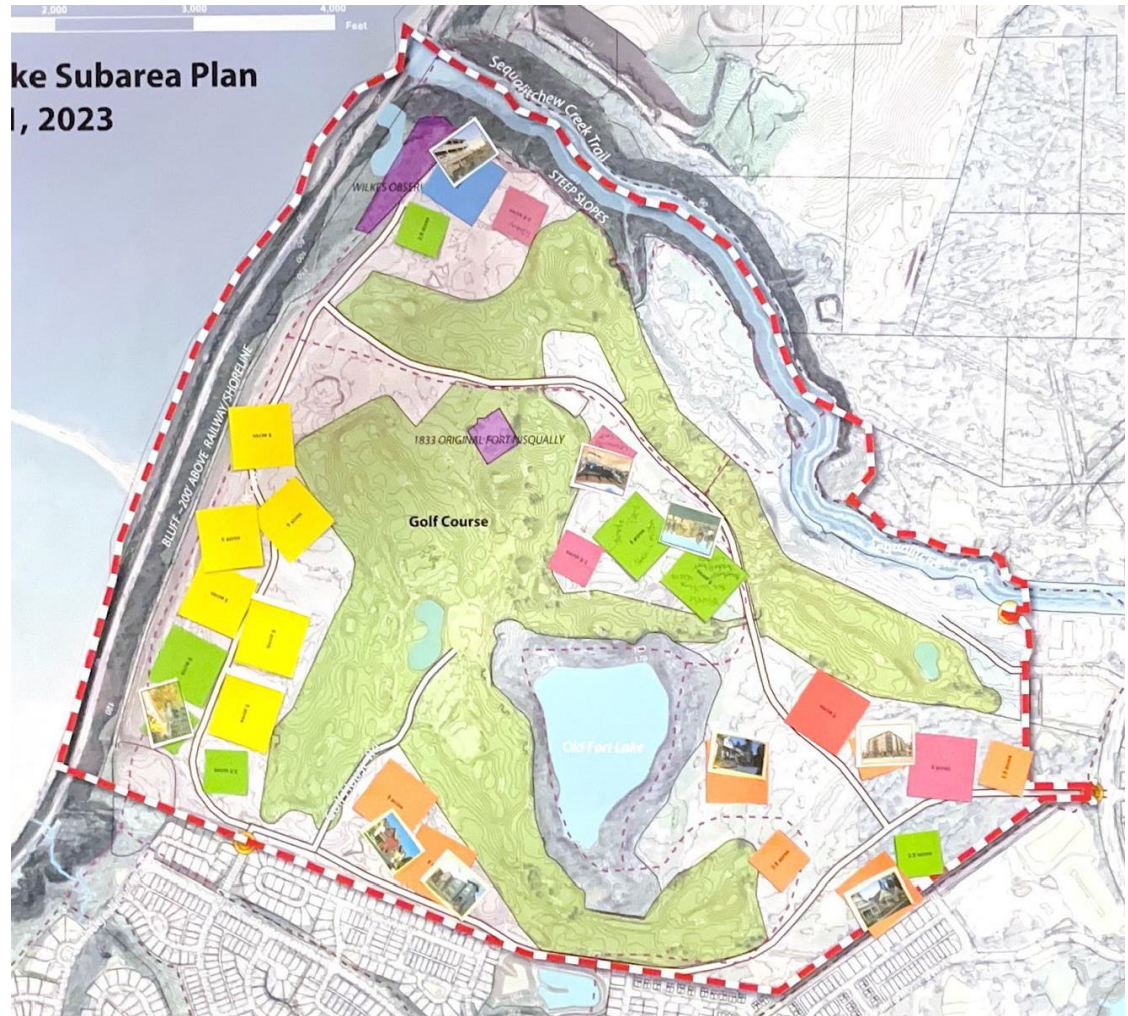
62 acres (6 du/a)

Townhouse +

Multifamily:

68 acres (20 du/a)

Estimate: 2,032 DUs



Mapping Exercise – Table 2



“Views for Everyone”

Concept Housing Stats

Mixed Use:

20 acres (25 du/a)

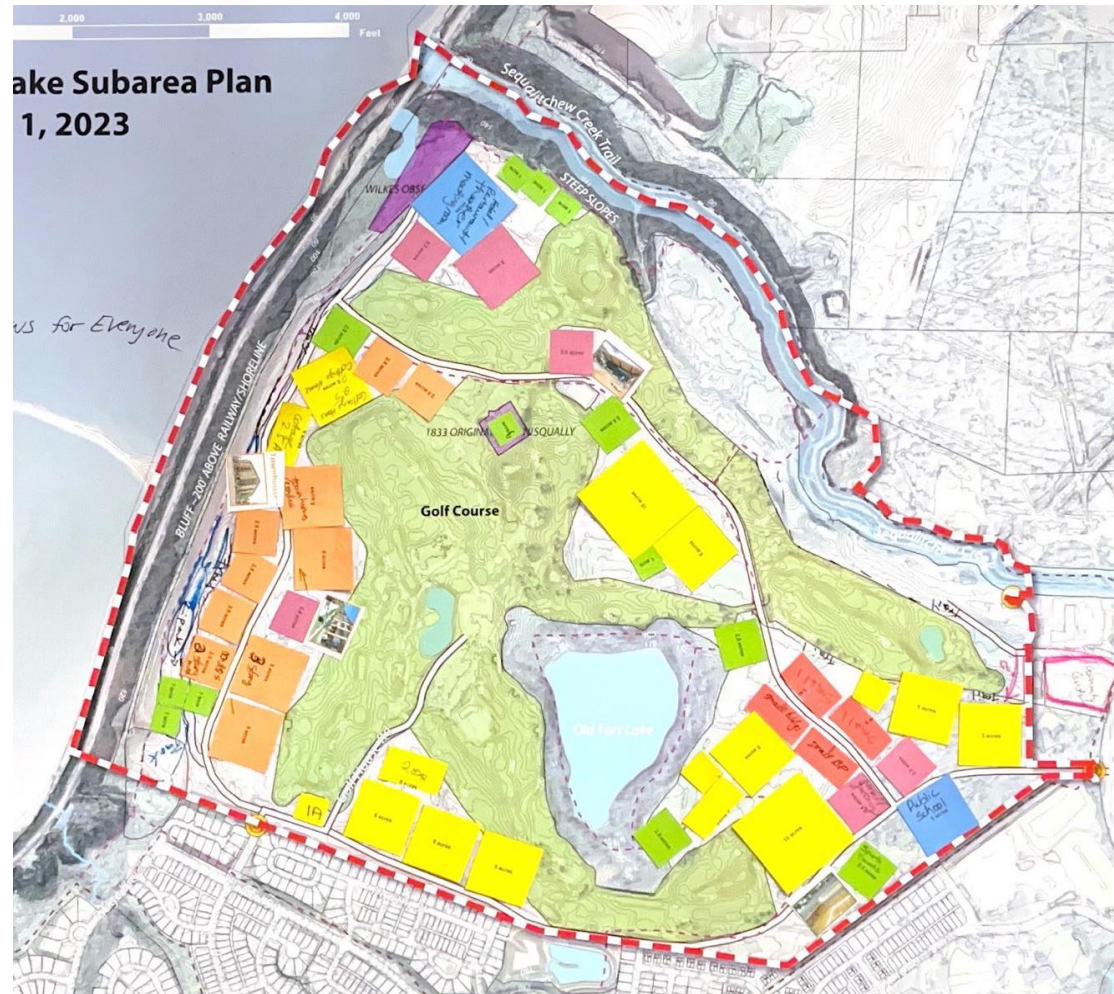
Single Family Duplex:

80 acres (6 du/a)

Townhouse + Multifamily:

50 acres (25 du/a)

Estimate: 2,230 DUs



Mapping Exercise – Table 3



“Nisqually Village”

Concept Housing Stats

Mixed Use:

0 acres

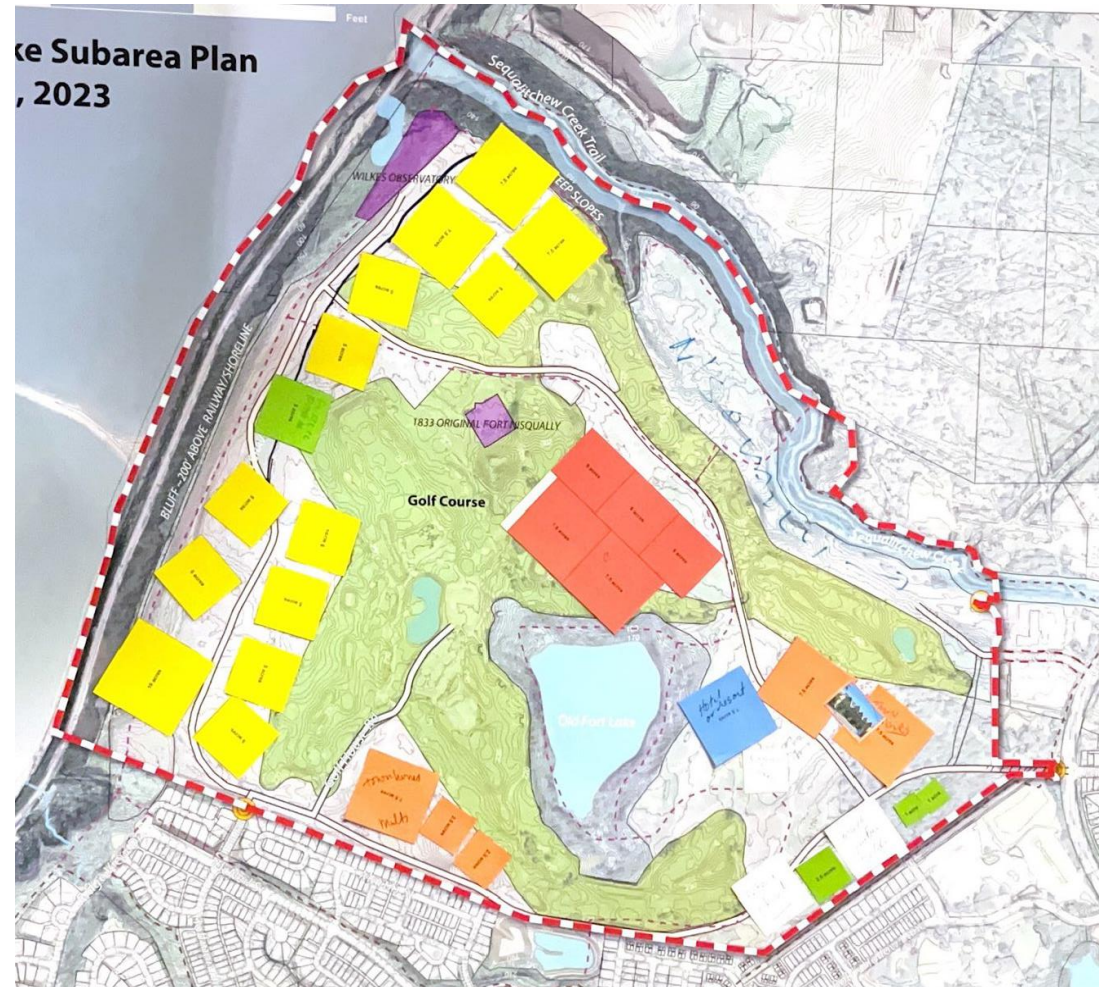
Single Family Duplex:

90 acres (5 du/a)

Townhouse + Multifamily:

50 acres (18 du/a)

Estimate: 1,350 DUs



Mapping Exercise - Table 4



No Title

Concept Housing Stats

Mixed Use:

13 acres (20 du/a)

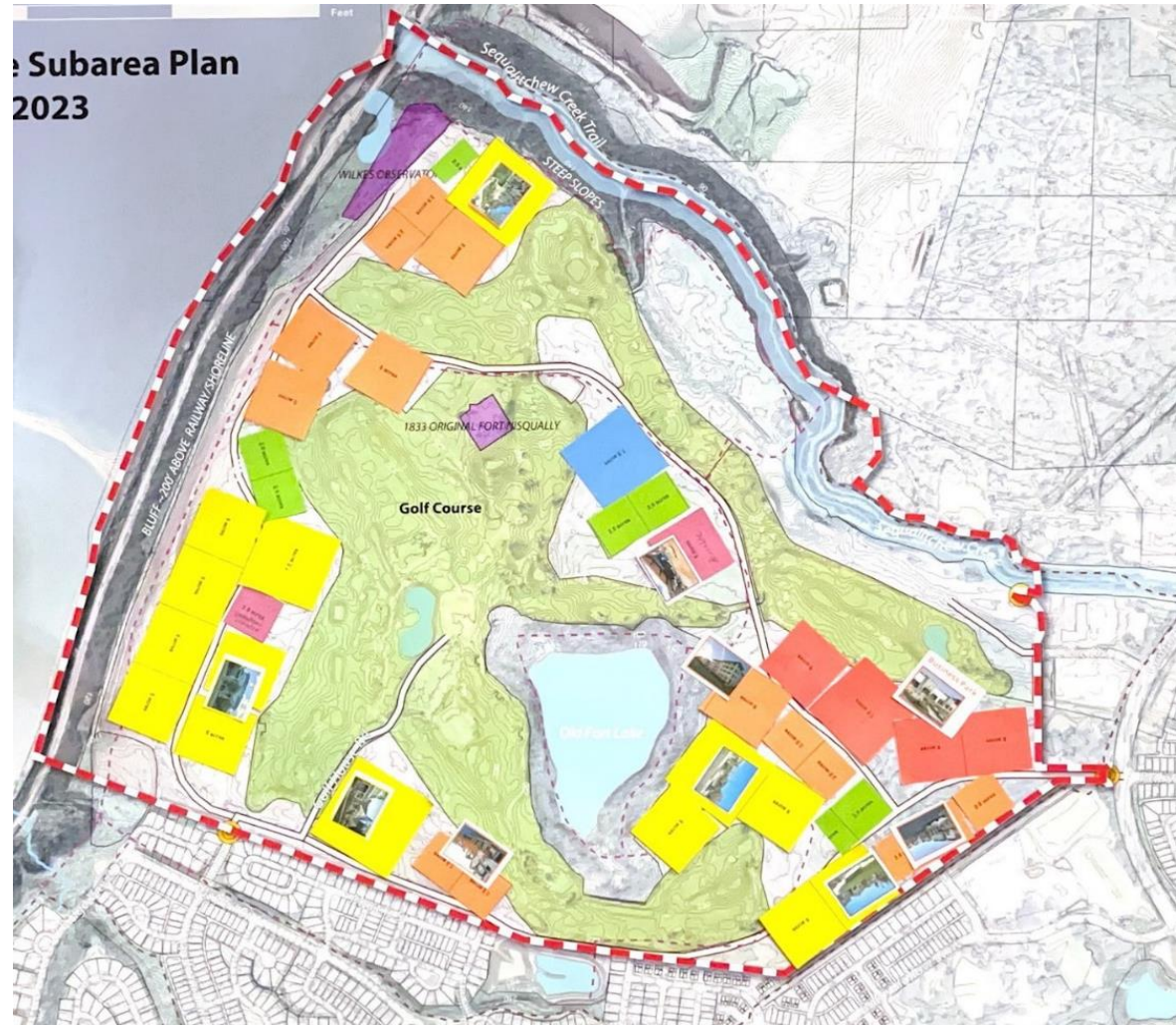
Single Family Duplex:

96 acres (6 du/a)

Townhouse + Multifamily:

53 acres (20 du/a)

Estimate: 1,896 DUs



Mapping Exercise Summary



Mapping Exercise – Key Takeaways

- Several groups highlighted need for schools and community spaces.
- Lower-density housing on bluff – mixed opinions on housing types and affordability.
- Residential in south for all concepts – but mix of density
- Range of residential use density across the groups
 - Only concepts 1 and 2 surpass 2,000 dwelling units, but are well shy of 3,000 dwelling units.
 - Tables 3 and 4 are below 2,000 dwelling units

Mapping Exercise Summary



Mapping Exercise – Key Takeaways

- Hotel was a center in every group – NW corner location was popular
- Highlight existing site features - Wilkes Observatory and bluff views
- Most groups included mixed-use at SE intersection.
 - Some incorporated business park
- Differences in open space
 - Parks scattered
 - Trail and park on bluff
 - Sports fields in one group

Visual Preference Survey Summary



Precedents Feedback

- Point Ruston was most familiar to survey participants - mix of feedback
- Liked several examples for the walkability and trails
- Liked several examples for open spaces, natural elements and views
- Mixed feedback on development – some support, some hesitation
- Strong interest in pedestrian-oriented design elements



May 1st Public Meeting Summary



The following precedents are superimposed onto the site map:

1. Point Ruston
 - 75 acres with 2,000 residences
 - 50' – 80' tall buildings
2. Newcastle Commons
 - 53 acres with 900 residences
3. Issaquah Highlands
 - 2,200 acres with 4,000 residences
 - Neo-traditional design
4. Suncadia Lodge
 - 6,000 acres with 2,500 residences
 - 80% open space
 - 245-room lodge
5. Redmond business park



EIS Scoping Alternatives



- EIS Scoping Period: June 9 – July 9
- EIS Public Meeting: June 20 at 6 pm
- EIS Agency Meeting: June 29
- Three Alternatives
- Alternatives 2 and 3 subject to change through the Planning Process

EIS Scoping Alternatives



Alternative 1 – No Action/Existing Subarea Plan

- **Assumes development under the existing subarea plan and zoning.**
- **Assumes 100 single family residential units and 1,000 multi-family units.**
- Retail and service components are based on the market support
- The office and research and development component is based regional demand
- Very little light manufacturing use is projected
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea.

EIS Scoping Alternatives



Alternative 2 – Missing Middle Alternative

- **Allows a maximum of 2,000 housing units**
- **Housing types include SF, duplex and townhomes up to 8-plexes.**
- Retail and service components are based on the market support
- The office and research and development component is based regional demand
- Very little light manufacturing use is projected
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea.
- A new school is anticipated to be needed.

EIS Scoping Alternatives



Alternative 3 – Growth Targets Alternative

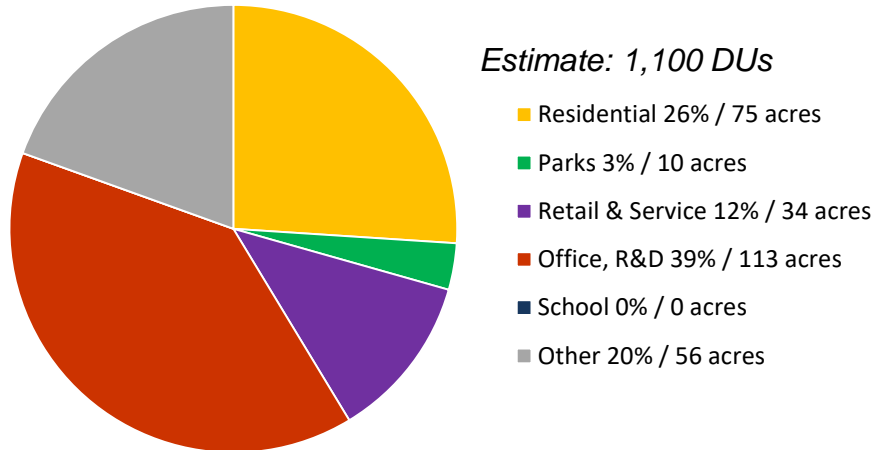
- **Allows a maximum of 3,000 housing units thereby meeting the city's growth targets for the next 20 years.**
- **Housing types include SF, duplexes, townhomes and apartments.**
- Retail and service components are based on the market support
- The office and research and development component is based regional demand
- Very little light manufacturing use is projected
- Parks, recreation, and trails are assumed to be incorporated throughout the subarea.
- A new school is anticipated to be needed.

EIS Scoping Alternatives

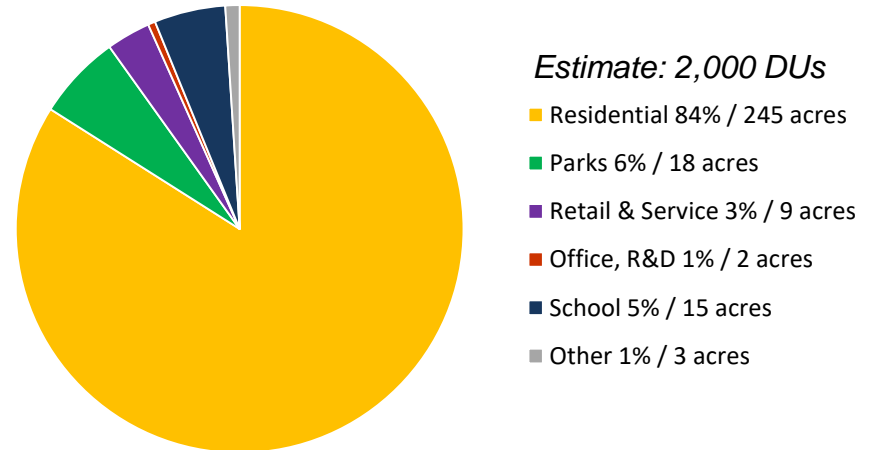


Land Use Allocations per Alternative

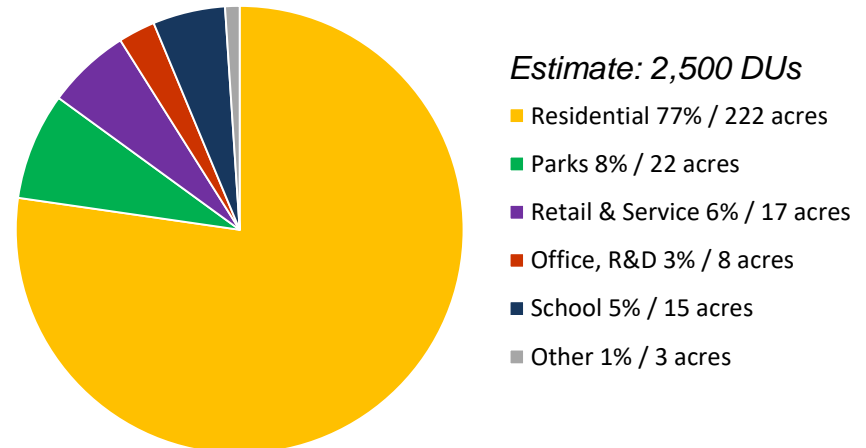
Alternative 1 – No Action/Existing Subarea Plan



Alternative 2 – Missing Middle Alternative



Alternative 3 – Growth Targets Alternative

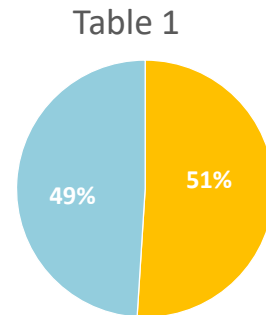
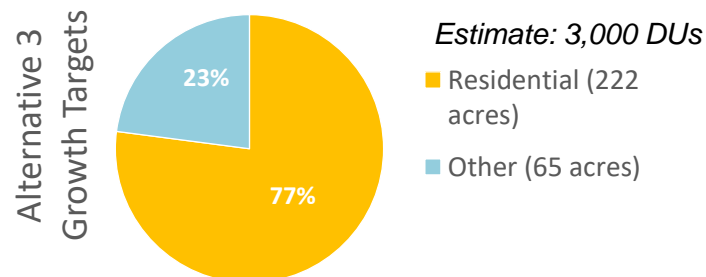
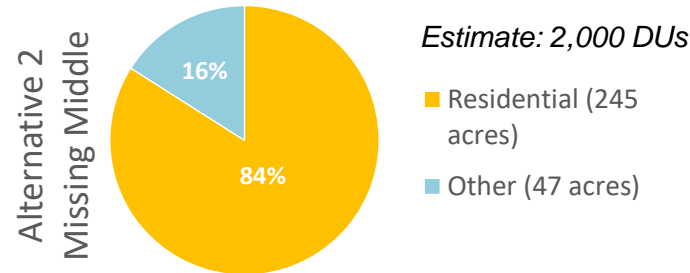
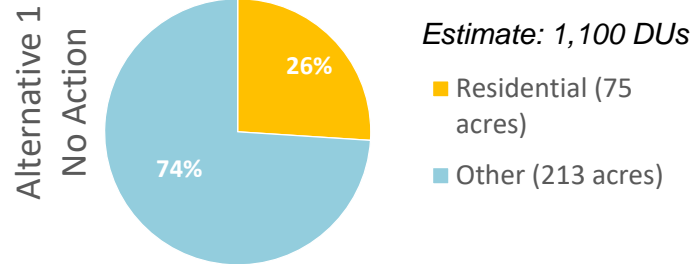


Residential Alternatives Comparison

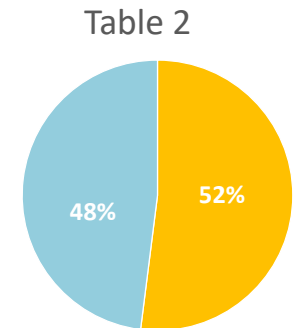


EIS Scoping Alternatives

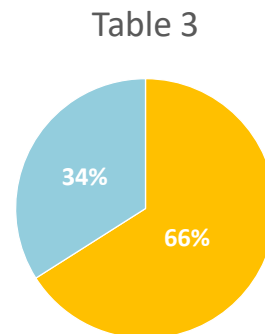
Public Concept Maps



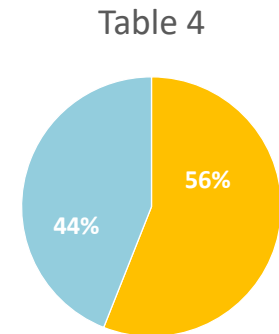
Estimate: 2,032 DUs



Estimate: 2,230 DUs



Estimate: 1,350 DUs



Estimate: 1,896 DUs

Next Steps



- **1:1 Stakeholder Interviews** – 1st round through July 10
- **EIS Scoping Meeting** – June 20 at 6 pm at City Hall and via Zoom
- **Planning Commission Meeting** – July 10
 - Will discuss specific land uses locations, types, and densities
 - Visual Preference Survey Report
- **Planning Commission Meeting** – August 14
 - Will discuss specific community character
 - Possible 2nd meeting in August
- **Plan workshops and hearings** – October through December

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Subarea Plan UPDATE



Planning Commission Briefing

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