

# OLD 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 1<sup>st</sup> 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 1<sup>st</sup> Public Meeting Summary



## About the mapping exercise

1. We've created "cut-outs" for five land use mix/types:

- Yellow box: Single family, duplex & cottage housing
- Orange box: Townhouses and apartments
- Red box: Business park uses
- Purple box: Mixed-use center
- Blue box: 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:

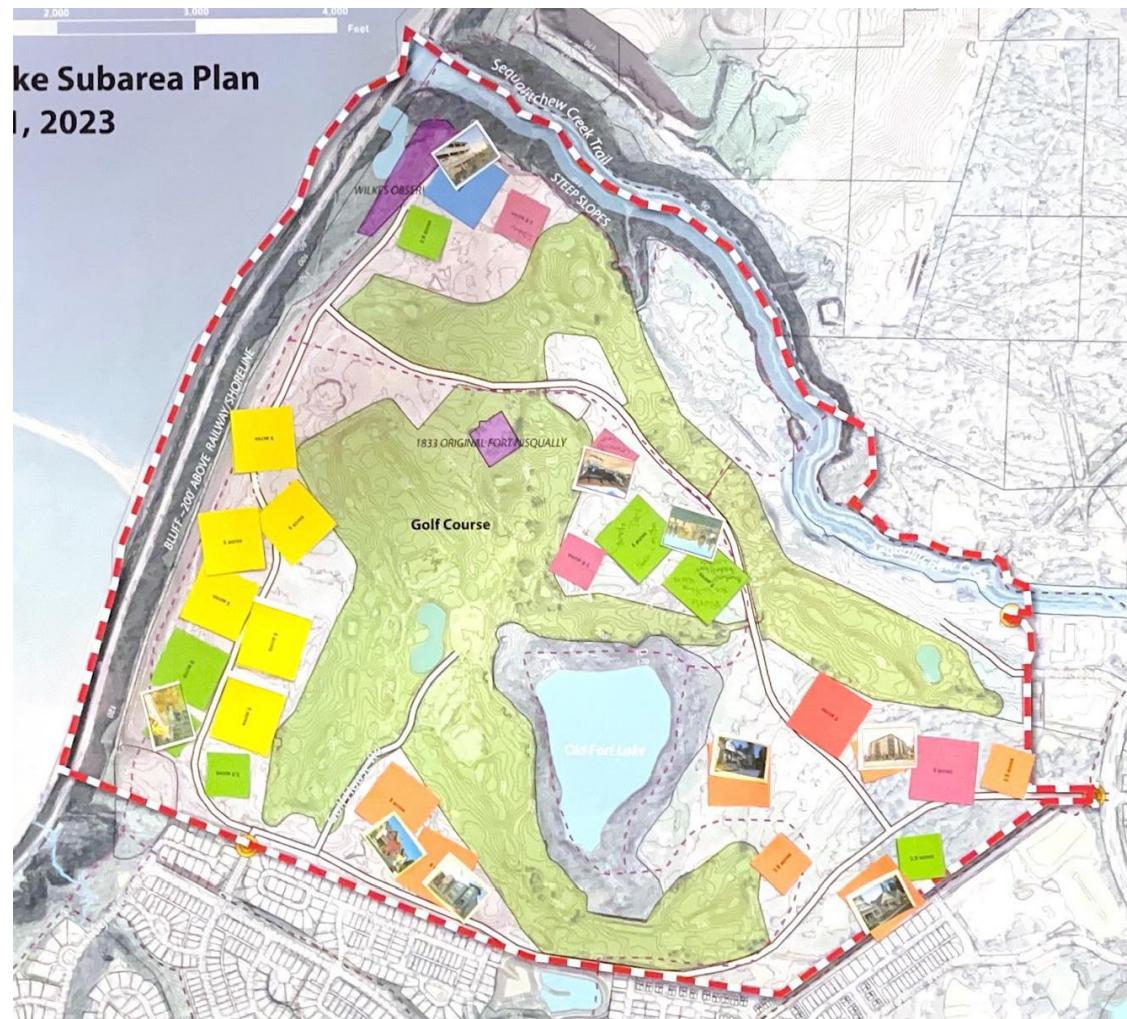
62 acres (6 du/a)

#### 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)**

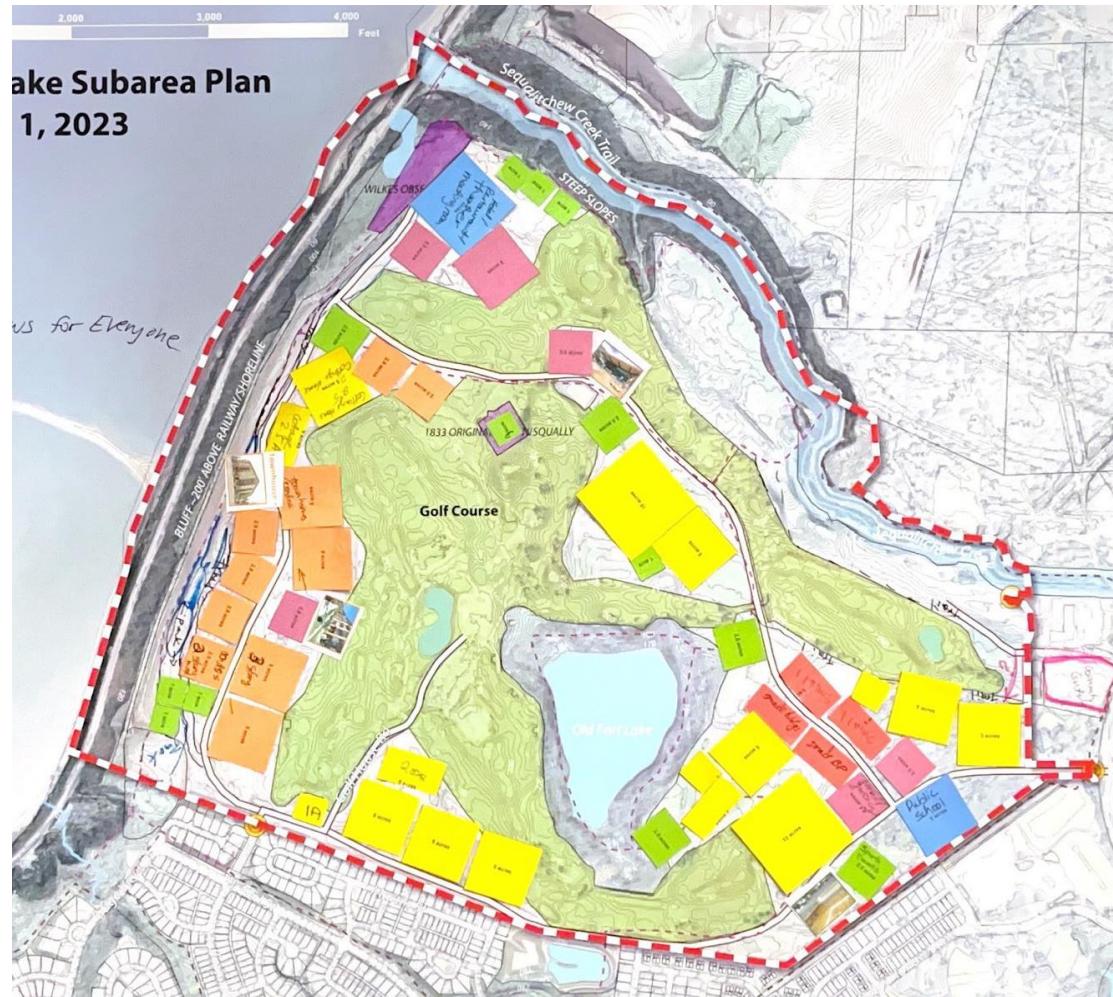
### Single Family Duplex:

**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

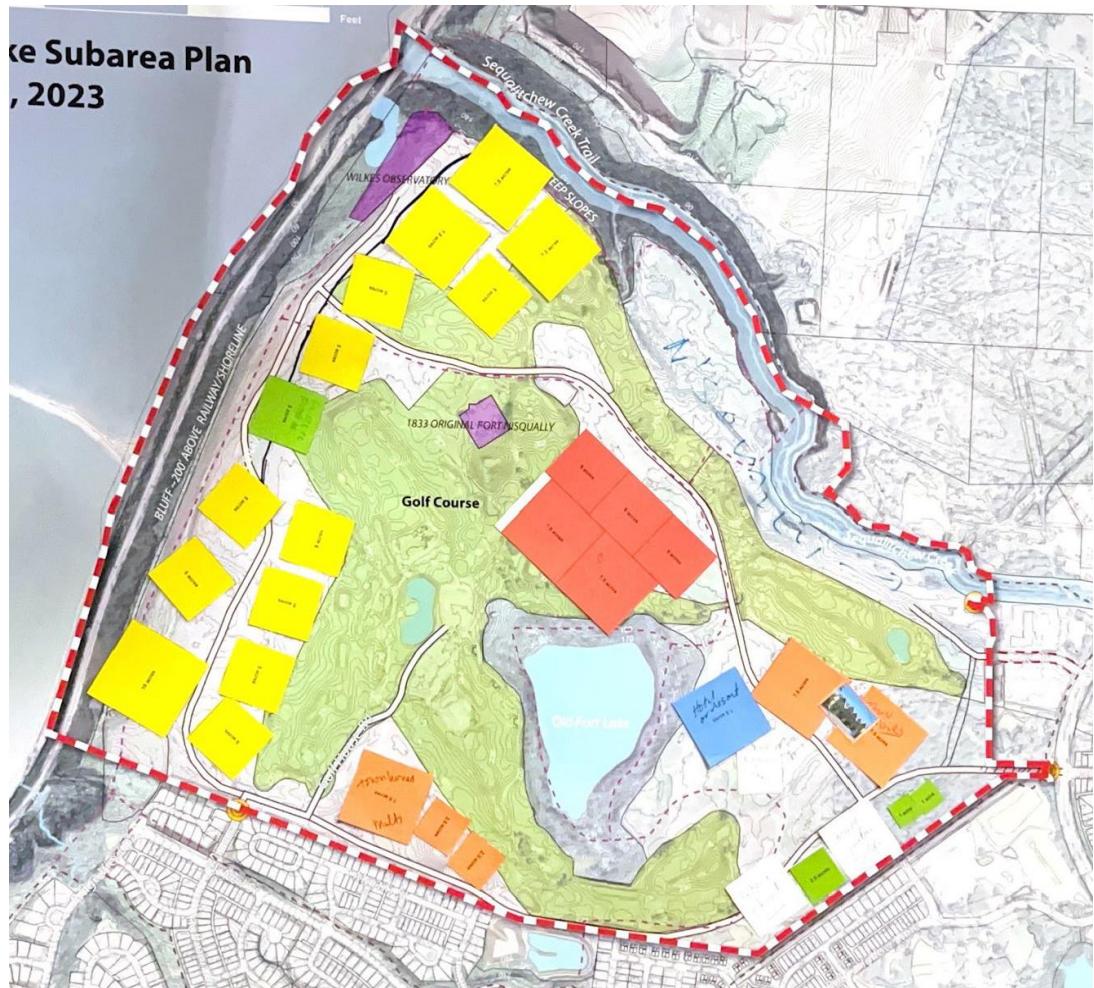
## Single Family Duplex:

**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)

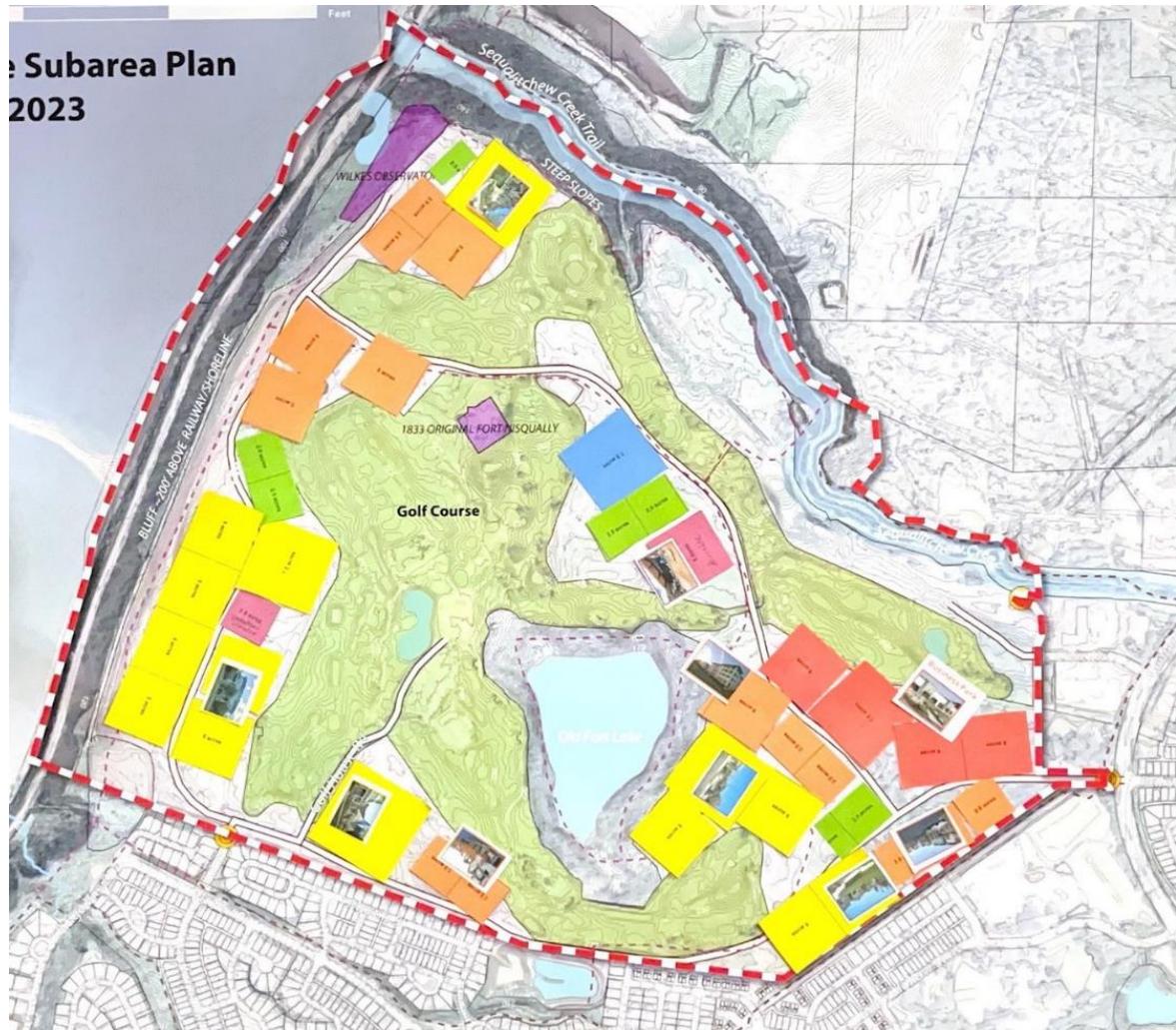
#### Single Family Duplex:

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 1<sup>st</sup> 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



## 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

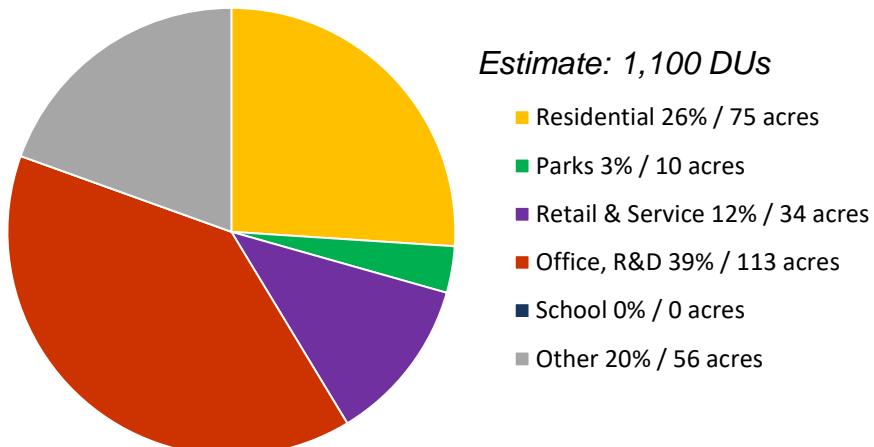
- **Allows a maximum of 3,000 housing units thereby meeting the city's growth targets for the next 20 years.**
- **Housing types include SF, duplexes, townhomes and apartments.**
- Retail and service components are based on the market support
- The office and research and development component is based 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

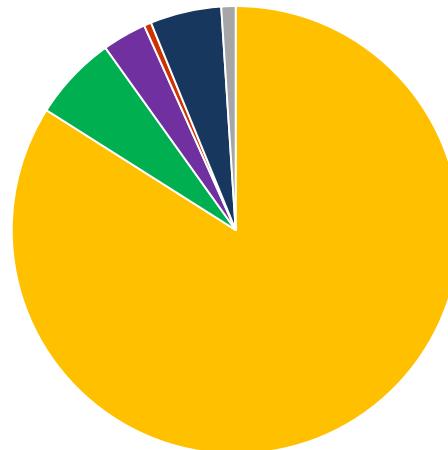


## Land Use Allocations per Alternative

### Alternative 1 – No Action/Existing Subarea Plan



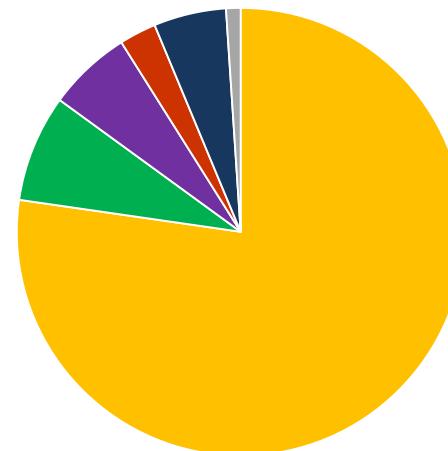
### Alternative 2 – Missing Middle Alternative



*Estimate: 2,000 DUs*

- Residential 84% / 245 acres
- Parks 6% / 18 acres
- Retail & Service 3% / 9 acres
- Office, R&D 1% / 2 acres
- School 5% / 15 acres
- Other 1% / 3 acres

### Alternative 3 – Growth Targets Alternative



*Estimate: 2,500 DUs*

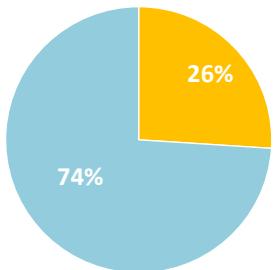
- Residential 77% / 222 acres
- Parks 8% / 22 acres
- Retail & Service 6% / 17 acres
- Office, R&D 3% / 8 acres
- School 5% / 15 acres
- Other 1% / 3 acres

# Residential Alternatives Comparison



## EIS Scoping Alternatives

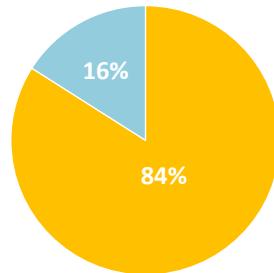
Alternative 1  
No Action



*Estimate: 1,100 DUs*

- Residential (75 acres)
- Other (213 acres)

Alternative 2  
Missing Middle



*Estimate: 2,000 DUs*

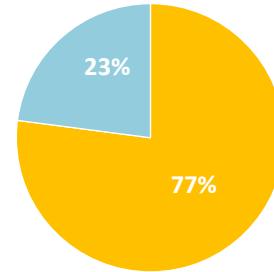
- Residential (245 acres)
- Other (47 acres)

*■ Residential (145 acres)  
Estimate: 2,032 DUs*

*■ Other (142 acres)*

*■ Residential (150 acres)  
Estimate: 2,230 DUs*

Alternative 3  
Growth Targets



*Estimate: 3,000 DUs*

- Residential (222 acres)
- Other (65 acres)

*■ Residential (190 acres)  
Estimate: 1,350 DUs*

*■ Residential (162 acres)  
Estimate: 1,896 DUs*

## Public Concept Maps

Table 1

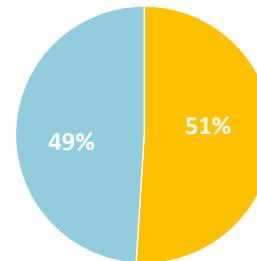


Table 2

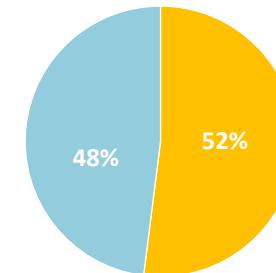


Table 3

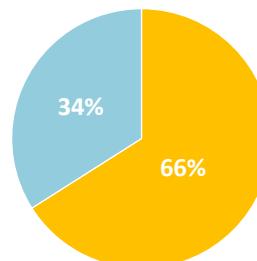
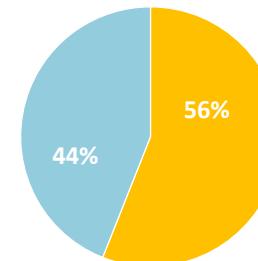


Table 4



# Next Steps



- **1:1 Stakeholder Interviews** – 1<sup>st</sup> 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 2<sup>nd</sup> meeting in August
- **Plan workshops and hearings** – October through December

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