

# Chapter 1 Introduction

## Location and Setting

The City of DuPont, Washington situated half-way between Olympia and Tacoma is a unique community. Its history unfolds with the Native American, Hudson Bay Company, DuPont company and Weyerhaeuser eras, each leaving an indelible imprint on the City. In 1951, DuPont became incorporated and with the exception of the original DuPont company town, the “Historic Village” and the existing El Rancho Madrona subdivision, was largely developed by Weyerhaeuser beginning in the 1980’s as Northwest Landing. Being a largely planned community, capital facilities were planned, sized and developed concurrent with the Northwest Landing development.

In addition to this unique feature, the City of DuPont is isolated from other municipalities. It is surrounded on two sides by the JBLM Military Reservation, on the third side by steep bluffs leading down to Puget Sound, and on the fourth side by an isolated area of unincorporated Pierce County immediately adjacent to the Nisqually River flats and delta area. The nearest municipality is the Town of Steilacoom three miles to the north via DuPont-Steilacoom Road through North JBLM. Access to the City of DuPont is either via Interstate 5 to Olympia or Tacoma or DuPont-Steilacoom Road to the Town of Steilacoom.

## Relationship to the Growth Management Act and Guidance Documents

The Growth Management Act (GMA), RCW 36.70A, became effective on July 1, 1990, making planning mandatory in the State’s fastest growing counties and the cities within those counties, including Pierce County and the City of DuPont. The GMA is primarily codified under Chapter 36.70A of the Revised Code of Washington (RCW) but has been amended and added to in several other parts of the RCW.

The GMA establishes a series of 15 goals for the purpose of managing population growth which are listed below.

- **Urban growth.** Encourage development in urban areas.
- **Reduce Sprawl.** Reduce the inappropriate conversion of undeveloped land.

- **Transportation.** Encourage efficient multimodal transportation systems.
- **Housing.** Plan for and accommodate housing affordable to all economic segments.
- **Economic development.** Encourage economic development throughout the state.
- **Property rights.** Private property shall not be taken for public use without just compensation having been made.
- **Permits.** Applications should be processed in a timely and fair manner.
- **Natural resource industries.** Maintain and enhance natural resource-based industries.
- **Open space and recreation.** Retain open space, enhance recreational opportunities.
- **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- **Citizen participation and coordination.** Encourage the involvement of citizens.
- **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate.
- **Historic preservation.** Identify and encourage preservation.
- **Climate change and resiliency.** Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies adapt to and mitigate the effects of a changing climate.
- **Shoreline management (RCW 36.70A.480)**

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

The GMA stipulates the following elements be included in local comprehensive plans: land use, transportation, housing, capital facilities, utilities, parks & recreation, climate change & resiliency, and economic development.

Each element must contain information and analytical requirements deemed necessary to address the issues within that element. The elements must be consistent with each other (i.e., internally consistent), meaning that the goals in any one element cannot conflict with the goals and policies in the others.

In addition to internal consistency, the GMA requires comprehensive plans be consistent with countywide planning policies (CWPPs). The Pierce County CWPPs act as a common guide for the county and all of its city's to deal with issues that affect the whole county, such as transportation, in a consistent manner.

The GMA also requires that Snohomish, King, and Pierce counties develop and adopt multi-county planning policies. In much the same way that countywide planning policies provide a framework for comprehensive plans, multi-county planning policies provide a regional framework for the development of countywide planning policies. The multi-county planning policies are a component of Vision 2050, which is the policy and planning document for the Central Puget Sound region and are adopted by the Puget Sound Regional Council (PRSC). The GMA, Vision 2050, the GMA, Multi-county Planning Policies, and Countywide Planning Policies have been used as a guide in developing this plan.

## **PSRC Vision 2050 – Statement of Conformity**

As a partner in the Puget Sound region's growth and development, the City of DuPont Comprehensive Plan advances a sustainable approach to growth and future

development. The Plan and its goals and policies have incorporated a local approach to planning and decision-making that addresses protection of its natural, social, historical, cultural, and economic resources.

## **Regional Growth Strategy Alignment**

This Comprehensive Plan has considered the countywide and regional residential and employment targets. The residential capacity exceeds the City's target numbers due to two emergent issues. The first being a rezone in 2022 of the 52-acre site used for the State Farm Insurance offices to allow for mixed-use. The second is the update of the Old Fort Lake Subara Plan that developed a long-range vision and development strategy for a 655-acre area around the Home Course Golf Course to provide single, middle and multi family housing options that will promote equal access to affordable housing.

The Plan's goals and policies address the development of a sound fiscal base and opportunities to increase the local economy through an emphasis on small business and preservation of lands capable of supporting employment related the City's recreational, historic and cultural assets.

## **Plan Platform and Structure**

For purposes of the plan, the "Goals", "Policy", and "Action" are defined as:

**GOAL** – A goal is a broad statements indicating a general aim or purpose to be achieved. A goal is a direction setter, an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and implementation measures are directed.

**POLICY** – A policy is a topic-specific statement that provides guidelines for current and future decision-making. It indicates a clear commitment of the local legislative body. A policy is an extension of a plan's goals, reflecting an assessment of conditions.

**ACTION** – An action is a “budgetable” step(s) envisioned or undertaken to implement plan policy. Actions may include development of more detailed and localized plans, work to implement policies, formal agreements, regulations or other strategies.

This plan update contains the following main components:

- 1) **Background and Planning Area Overview** – a review of the City's overall development patterns and planning area.
- 2) **Comprehensive Plan Chapters/ Elements** – individual chapters for each element of the comprehensive plan:
  - a) Land Use,
  - b) Economic Development,
  - c) Natural Environment,
  - d) Cultural Resources,
  - e) Parks and Recreation,
  - f) Housing,
  - g) Transportation, and
  - h) Capital Facilities and Utilities

Each element contains a matrix of the community's goals, policies, and actions directed at achieving the community's stated long-term vision.

### 3) **Villages and Major Land Use Areas** –

This update preserves and respects the historic organization around DuPont's Villages.

- a) Each Village discussion includes the topical elements:
  - Land Use
  - Transportation,
  - Economic Development
  - Housing
- b) Incorporate (largely by reference)
  - Transportation Plan
  - Capital Facilities Plan
  - Shoreline Master Program (SMP).

- 4) **Implementation** - List various programs, suggested timeframes and leading agencies responsible for setting the plan into motion and over time keeping progress measurable and consistent over time.
- 5) **Appendices** - Present information relevant to this comprehensive plan, as well as the component topic-specific plans that will help activate the comprehensive plan's policies, including:
  - a) A State Environmental Policy Act (SEPA) documentation developed for the plan's adoption.
  - b) A Glossary
  - c) An accounting of the public process used to develop this update
  - d) The Transportation Plan
  - e) An Economic Development strategies report
  - f) The Capital Facilities Plan

## Vision Statement

*“The City of DuPont is a model small city known for its planned setting and hometown sense of community; a place that blends its natural beauty and rich Northwest history with a proactive approach to its future.”*

## Guiding Principles

The following guiding principles to the Comprehensive Plan establish overarching themes that apply to all policies and actions. They express values are not intended to stand alone, but to be in concert with one another and to carry across the Plan as a whole. This Plan incorporates themes that were not considered in the 2015 update such as equity, environmental justice and health disparities, and racially disparate impacts, displacement discrimination and exclusionary housing policies.

The Guiding Principles are viewed through the lens of the following five pillars: Economic prosperity, Well-being, Environment, Equity, and Sustainability & Resilience. Implementation of these principles must be balanced, integrated and multi-disciplinary.

## **Economic Prosperity**

- *Support a vibrant economy.*
- *Ensure sustainable growth that is fiscally responsible.*
- *Provide opportunities for businesses of all sizes to provide diverse employment options.*
- *Implement design standards and responsible zoning for the development of quality, attractive architectural structures and landscaping.*
- *Preserve and improve historical and cultural resources.*
- *Respond to changing economy, needs, and demographics of the area.*

## **Well-Being**

- *Develop collaborations with partners to provide health and human services so that the basic needs of people are being met.*
- *Build an inclusive community by working to engage all people to create a sense of belonging and pathways for opportunities.*
- *Strive to increase a multimodal transportation system for users of all abilities, with safe, effective and well-maintained systems of roads, bicycle routes, trails, and transit opportunities that connect housing, jobs, services, parks, schools, and the region.*
- *Avoid or minimize negative health impacts and improve opportunities for residents to lead healthy and active lives through site planning and development standards.*

## **Environment**

- *Protect or prevent against things that might harm people's health in places where they work and live.*
- *Weave nature into the city and foster a healthy environment that sustains people, neighbors, fish and wildlife.*

- *Embrace the intrinsic value of nature and sustain the ecosystem services of the City's air, water and land.*
- *Ensure that natural systems and built structures protect and enhance habitats, create a healthy environment, address climate change, and promote energy efficiency.*

### **Equity**

- *Promote a livable and welcoming community through a safe, accessible, affordable and well-designed community planned for all to participate.*
- *Strive to be an all-inclusive community where people of all income groups, stages of life, and life experiences can thrive and feel that they are valued and belong.*
- *Recognize that reliable and accessible technological systems are critical to keep residents and businesses connected, informed and involved.*
- *Promote equity and environmental justice by reducing disparities, extending community benefits, and increasing the amount of affordable housing.*
- *Strengthen the public spaces through thoughtful planning that considers the comfort and dignity of residents, workers and visitors.*

### **Sustainability and Resiliency**

- *Protect and enhance the City's natural environmental systems, including its tree canopy, lakes, wetlands, streams, shoreline, plants, fish and wildlife.*
- *Create resilient community that can prosper after natural, human and economic disruptions and adapts to climate change.*
- *Increase resiliency of the built environment through development regulations.*
- *Reduce risk and improve ability of individuals, communities, and economic systems and the natural and build environments to withstand, recover from, and adapt the changes from natural hazards, human-made disasters, climate change and economic shifts.*
- *Design for resilience and adaptability to climate change as the city evolves.*

