

1 **SEQUALITCHEW VILLAGE**

2 Sequalitchew Village includes the area of the City bounded by Puget Sound to the  
3 north and west, the manufacturing research park and industrial areas to the east and  
4 Sequalitchew Creek on the south. This village is planned as a mixture of residential  
5 types and densities in the southern two-thirds of the area, and manufacturing and  
6 research park uses in the northern one-third. It is named for the creek and canyon  
7 which form its southern border.

8  
9 Nearly this entire village is within the mineral resource overlay boundary. Gravel  
10 extraction by Glacier Northwest is currently underway in this area and is expected to  
11 proceed over a long term, phased plan. Development is not likely to begin within this  
12 area for more than 20 years.

13  
14 As a result of mineral extraction, the surface elevation of this village will be many feet  
15 lower than the present height. An embankment will be created along the eastern  
16 boundary of the Sequalitchew Creek Canyon and the Puget Sound bluff to make the  
17 transition between original grades and the new lower elevation. The embankment will  
18 be sculpted to provide variations in land forms and to eliminate visual monotony. This  
19 embankment is designated as open space.

20  
21 In addition, a limited portion of the bluff along Puget Sound, north of the mouth of  
22 Sequalitchew Creek, may be lowered by the mineral extraction for a community park.  
23 The park will provide direct access to Puget Sound. The remaining natural portion of  
24 the bluff is sensitive area, with views overlooking the Sound. Future planning should  
25 evaluate the effects of removing greater portions of the bluff to provide views from the  
26 residential area and losses that might incur from the removal of sensitive area bluff.

27  
28 One of the natural features of this village is the north side of the Sequalitchew Creek  
29 Canyon. This is an unparalleled natural area that can be traversed on an old narrow  
30 gauge railway roadbed that ran from the DuPont Company area to Puget Sound.  
31 Public access along the canyon and the Puget Sound beach will be developed in the  
32 future as designated in the Parks Master Plan.

33  
34 A proposal has been submitted to the City and is currently under review to create a  
35 new 4,000 foot long tributary to Sequalitchew Creek (North Sequalitchew Creek) with  
36 associated riparian habitat. Proposed pedestrian trail connections at the confluence of  
37 North Fork and Sequalitchew Creek would facilitate pedestrian access from Center  
38 Drive to the mouth of Sequalitchew Creek. Groundwater in the expanded gravel  
39 mining area would be intercepted by dewatering wells and pumped directly to the  
40 newly created North Sequalitchew Creek for discharge.

41  
42 In addition to trails that will connect this village with other neighborhoods, a seven to  
43 ten acre community urban design feature is located within this area, just north of  
44 Sequalitchew Creek and west of Center Drive in the vicinity of the historic 1838  
45 Methodist Mission site. The intent of this feature is to have a community focal point  
46 involving water, if feasible, that links the Sequalitchew Village with the villages south  
47 of the creek.

48  
49 Housing units and acres for land use categories in Sequalitchew Village are  
50 summarized in the table below.

1 convergence of ancient and historic activities and values that are representative of the  
 2 Pacific Northwest. The north boundary starts at the 1843 Fort Nisqually (DAHP Site  
 3 No. 45-PI-56) and runs west to the site of a sawmill on the north side of the mouth of  
 4 Sequelitchew Creek (DAHP Site No. 45-PI-71), then south along Puget Sound to  
 5 include Sequelitchew Archaeological sites (DAHP No. 45-PI-54) and the Ox Road (no  
 6 DAHP Site No.), then east to include the 1833 Fort Nisqually site (DAHP Site No. 45-  
 7 PI-55H), DuPont Company site (DAHP Site No. 45-PI-70) and Hudson's Bay Company  
 8 Cemetery (no DAHP No.) then north back to the 1843 Fort Nisqually site.(a)

9  
 10 Acres for land use categories in Old Fort Lake Business and Technology Park are  
 11 summarized in the table below.  
 12

|                         | Complete<br>September 2007 | Remaining  | Buildout Total |
|-------------------------|----------------------------|------------|----------------|
| <b>HOUSING UNITS</b>    |                            |            |                |
| single family           | 0                          | 0          | 0              |
| multiple family         | 0                          | 0          | 0              |
| <b>Total</b>            | <b>0</b>                   | <b>0</b>   | <b>0</b>       |
| <br>                    |                            |            |                |
| <b>ACRES FOR USE</b>    |                            |            |                |
| single family           | 0                          | 0          | 0              |
| multiple family         | 0                          | 0          | 0              |
| business and technology | 0                          | 299        | 299            |
| sensitive area/buffers  | 0                          | 0          | 101            |
| open space              | 0                          | 35         | 35             |
| City parks              | 0                          | 3(b)       | 3(b)           |
| cultural                | 2                          | 0          | 2              |
| recreation/golf         | 184                        | 0          | 184            |
| Roads/utilities         | 0                          | 26         | 26             |
| <b>Total</b>            | <b>186</b>                 | <b>363</b> | <b>650</b>     |

13  
 14 (a) See Memorandum of Agreement among Weyerhaeuser Company, Weyerhaeuser Real Estate Company, City of  
 15 DuPont, The Nisqually Point Defense Fund, Committee for the Preservation of the Nisqually Mission Historical Site,  
 16 The Nisqually Delta Association, and The DuPont Historical Society, December 12, 2000.  
 17 (b) There is one park proposed as a community park in the Old Fort Lake Business and Technology Park. It is a 3-  
 18 acre parcel at the Wilkes Observatory overlooking Puget Sound above the mouth of Sequelitchew Creek.  
 19  
 20

1 **OLD FORT LAKE BUSINESS AND TECHNOLOGY PARK**

2 This low-density business, technology and commercial area will integrate campus style  
3 development with historic features, natural areas, open space and a golf course. The  
4 golf course, known as "The Home Course" is the home of the Pacific Northwest Golf  
5 Association and the Washington State Golf Association.

6  
7 Bounded by Sequalitchew Creek, the Puget Sound bluff, the northern boundary of  
8 Hoffman Hill and Yehle Park Villages and the Civic Center, The Business and Tech  
9 Park includes Old Fort Lake and the 1833 Fort Nisqually site. Extensive work to clean  
10 up the area where the DuPont Company created and assembled explosives until the  
11 mid-1970s has been completed. The most contaminated soils have been removed and  
12 the remaining contaminated soils have been placed under golf course fairways and  
13 greens. The golf course boundary was determined by the location of the most  
14 contaminated areas and is reflected in the remediation agreement between the  
15 Weyerhaeuser and DuPont Companies and the Washington State Department of  
16 Ecology. Residences, schools, and parks have been deed restricted by the  
17 Weyerhaeuser and the DuPont Corporation within Consent Decree Area.

18  
19 The Old Fort Lake Business and Technology Park will have a mix of office, research,  
20 light manufacturing, administrative and commercial activities. Development in this  
21 area will provide for business and emerging technology activities within a campus like  
22 setting of natural and man made landscapes.

23  
24 Within the Old Fort Lake Business and Technology Park area, Sequalitchew Creek and  
25 the Puget Sound shoreline and bluff will be maintained in their natural state and  
26 protected from development by buffers. A trail location is identified in the buffer along  
27 the south side of the Sequalitchew Creek ravine. In addition to pedestrian access  
28 along the Puget Sound bluff, views of the sound will be provided from a single-loaded  
29 collector road running along a portion of the bluff.

30  
31 The golf course accounts for one-third of the area's land use. The course provides  
32 both an exciting golf experience and a community benefit by maintaining significant  
33 trees and natural vegetation. The public will be able to drive along some fairways and  
34 parts of the course to experience the open space. A trail corridor within the Old Fort  
35 Lake Business and Technology Park will connect Old Fort Lake with the community  
36 park and trail system in Yehle Park Village and the trail system along Sequalitchew  
37 Creek.

38  
39 Another feature of this area is the Wilkes Observatory site in the northern corner of  
40 the Business and Technology Park. Three acres of community parkland will be set  
41 aside outside the Consent Decree boundary to provide access to the historic site and  
42 provide views of Puget Sound and the Olympic Mountain Range in the distance

43  
44 An area that lies within both the Old Fort Lake Business and Technology Park and  
45 Sequalitchew Village has been nominated by the Washington State Department of  
46 Archeology and Historic Preservation (DAHP) for listing on the National Register of  
47 Historic Places. As provided in a multi-party memorandum of agreement (December  
48 2000), Weyerhaeuser Real Estate Company will support the listing of the area once the  
49 City of DuPont has granted final development approvals for all remaining portions of  
50 the property. The district encompasses approximately 360 acres and represents a

1 **V. GOALS AND POLICIES**

**LAND USE**

2  
3  
4 **GOALS:**

5 To foster a small town character by establishing development patterns conceptually  
6 based on a traditional town similar to the Historic Village and Palisade Village in  
7 DuPont.

8  
9 To direct DuPont's growth in a manner that balances small town character with sound  
10 economic development.

11  
12 To encourage a small town development pattern which promotes a sense of  
13 community, the form of which protects significant natural features, preserves  
14 historical sites, reduces the necessity for driving, and makes walking an enjoyable  
15 alternative and transit use practical.

16  
17  
18 **POLICIES:**

19  
20 **URBAN FORM**

21  
22 LU-1 Establish several distinct neighborhoods or 'villages', sized according to a  
23 pedestrian or 'walking' scale of distance and defined where possible by  
24 natural features, parks, open spaces, and streets.

25  
26 LU-2 Link together the residential, business, and cultural areas with a system  
27 of streets, parks, natural features and open space to define  
28 neighborhoods, protect natural environments and ecological systems. \*  
29 Provide linear greenways or park spaces along major roads, using native  
30 plant materials to enhance the environment for pedestrian and bicycle  
31 circulation.

32  
33 LU-3 The predominant block pattern of individual villages shall be based on a  
34 grid or modified grid system except for Hoffman Hill Village. Such a grid  
35 system provides clear orientation, alternate traffic routes, and  
36 opportunities for pedestrian crosswalks.

37  
38 LU-4 Individual villages shall be focused around accessible parks, public  
39 recreation opportunities, natural areas, and schools where warranted by  
40 service requirements.


41  
42 LU-5 Maintain the visual quality of the City as seen from Puget Sound, the  
43 Nisqually National Wildlife refuge, and public roads. Provide scenic  
44 viewpoints within the City to Puget Sound and the Nisqually Delta.

45  
46 **DESIGN**

47  
48 LU-6 Promote development in residential and commercial areas that is  
49 pedestrian in scale and character by encouraging the design of more

- 1 LU-15 Alleys shall be used to the maximum extent possible in each preliminary  
2 plat. When determining how many lots are possible to serve from an  
3 alley, the topography, ability to reach permitted density, parcel shape,  
4 saving trees and other features of the land shall be taken in to account.  
5

6 **RESIDENTIAL DEVELOPMENT**

- 7  
8 LU-16 Protect the character and vitality of existing neighborhoods.  
9  
10 LU-17 Achieve a mix of lot sizes and a diversity of housing types and styles for  
11 single family and multiple family residences. Homes (single and multiple  
12 family), that represent the craftsman style, shall predominate in the  
13 community. Additional types incorporating appropriate details from  
14 other styles (for example Tudor or Dutch Colonial) are encouraged. The  
15 City's preference to achieve variety in single family construction is  
16 through continuing to work with builders before considering a City  
17 design review process.  
18  
19 Except in the DuPont Station and Civic Center areas, individual multi-  
20 family projects should not exceed 80 units each and some projects  
21 should be developed at 40 or fewer units.  
22  
23 LU-18 Maintain setbacks from the bluff and other slopes to assure slope  
24 stability without having to rely on engineered solutions. An exception to  
25 this policy affecting topography along the bluff on Puget Sound may be  
26 considered for a community park consistent with Policy ESA 27.   
27  
28 LU-19 Encourage a mix of generations within the social fabric of the City by  
29 providing for senior housing and long-term care facilities within  
30 residential villages and DuPont Station. Assisted living and independent  
31 living residential units should integrate within a neighborhood consistent  
32 with Policy LU-17.  
33

34 **DuPONT STATION**

- 35  
36 LU-20 Establish DuPont Station and maintain it as the commercial focus for  
37 DuPont.  
38  
39 LU-21 Create a vibrant mixed use area with a compact, attractive, community  
40 and destination shopping area supported by housing and office uses.  
41 Sites shall be developed in a coordinated manner, complementing  
42 adjacent structures through placement, size and mass. The intent is to  
43 create a collection of buildings that present a unified set of  
44 characteristics while allowing for architectural expression of individual  
45 buildings. Sites shall also be designed to create an identifiable  
46 pedestrian downtown character and avoid the appearance of domination  
47 by the automobile.  
48  
49 LU-22 Promote ground floor retail in DuPont Station.  
50

with its comprehensive plan designation and any mining permit authorized by the City.

Extraction of gravels within the Mineral Resource Overlay area established in 1995 was estimated to occur over twenty-five to thirty years in approximately forty-acre increments. With the addition of approximately 400 acres in 2006 it is estimated that extraction will continue until at least the year 2030. Restoration will occur simultaneously as new mining areas are opened.

LU-40 The Mineral Resource Overlay designation shall be enforced for a length of time corresponding to those time periods identified and established in City permits, allowing for the periodic review and update of these permits to reflect current conditions.

LU-41 Establish a Phasing Schedule and Management Plan for extractive operations based on approved mining permits, periodically updating the Comprehensive Plan to reflect current conditions.

LU-42 Best Management Practices that protect the long-term integrity of the natural environment, water resources, adjacent land uses, and the long-term productivity of resource lands will be utilized.

- 1 LU-35 Promote environmentally sensitive industrial development as an integral  
2 element in establishing a balanced community.
- 3
- 4 LU-36 Use performance standards for odor, sound, vibration, light, and other  
5 environmental factors that promote the development of 'clean' industrial  
6 uses within DuPont. Performance standards relating to industrial  
7 activity or process are aimed at certifying that a business utilizes  
8 materials, substances, and processes that have a minimum or no impact  
9 on the human and natural environment. These standards should be  
10 reviewed and adjusted periodically to reasonably reflect current  
11 acceptable "state-of-the-art standards.
- 12
- 13 LU-37 Maintain and periodically update, as necessary, industrial site  
14 development standards addressing the following elements: siting criteria,  
15 site preparation and grading, building design, vehicular access, storm  
16 drainage and erosion controls during and after construction, sensitive  
17 areas, landscaping, parking, service courts, lighting, signage and outdoor  
18 storage.
- 19

20 **RESOURCE LANDS**

21

22 The Growth Management Act requires cities to identify resource lands of long-term  
23 significance and provide for their on-going economic benefit. Resource lands include  
24 those suitable for agriculture, forestry, and mineral extraction. Of these only mineral  
25 extraction is a resource land in DuPont. Much of the City is underlain by gravelly  
26 soils of an economic benefit.



- 27
- 28 LU-38 The City will conserve long-term, commercially significant mineral  
29 resource lands through a two-step process. First, ongoing planning and  
30 evaluation will be used to identify lands that contain valuable mineral  
31 deposits. The City will consider the identified presence of mineral  
32 resources in its planning and development review to ensure that  
33 resources are not developed inadvertently or foreclosed from use.  
34 Second, the City will designate mineral resources on the Comprehensive  
35 Plan Land Use Map. Designation may occur concurrent with review of a  
36 proposed mining application.

37

38 Through the Comprehensive Plan process and project approvals the City  
39 has identified and designated nearly 600 acres of mineral resources in an  
40 overlay area extending north from Sequelitchew Creek between Puget  
41 Sound and Powerline Road. (See map, page 60.) Designation of any  
42 additional mineral lands on the Comprehensive Plan map will occur  
43 through the process described in this land use policy.

- 44
- 45 LU-39 A Mineral Resource Overlay designation, in the form of an overlay to the  
46 manufacturing/research, and residential land use categories north of  
47 Center Drive and Sequelitchew Creek, recognizes that mineral lands  
48 should be conserved and that mineral extraction could potentially occur  
49 in a designated area subject to City review of a site-specific proposal.  
50 Mining shall occur in phases and the reclaimed land used consistent

1 not reach it. The City's strategy for recharging ground water is to use  
2 natural systems and to reduce piping.

3  
4 ESA-13 Institute an aquifer-monitoring program to keep track of the quantity and  
5 quality of the City's ground water resources in a cooperative effort with  
6 Pierce County and Fort Lewis. DuPont gets much of its water from a  
7 deep aquifer that originates east of the City. A cooperative monitoring  
8 and management program is necessary for maintaining current  
9 information regarding the quantity and quality.

10  
11 ESA-14 Work with Fort Lewis, the Department of Ecology, Glacier NW, and other \*  
12 affected parties to re-establish pre-diversion flows through Sequelitchew  
13 Creek.  
14

## 15 GEOLOGY

16  
17 ESA-15 Correlate the type and density of permitted development with the  
18 suitability of site geology and soils in order to minimize environmental  
19 impacts and construction costs.

20  
21 ESA-16 Establish performance standards and/or development guidelines  
22 consistent with state law for sloped areas over 15%. Discourage  
23 placement of structures on slopes of 30% and prohibit development of  
24 slopes that are 40% or more.

25  
26 ESA-17 Locate and design development projects so as to reduce risks of seismic  
27 damage by requiring projects to be located where soils are least  
28 susceptible to seismic forces.

29  
30 The Puget Sound region is in a high risk earthquake zone. Kitsap soils in  
31 DuPont are susceptible to seismic forces, particularly those along the  
32 Puget Sound bluff and in the Sequelitchew Creek Canyon. Development  
33 shall be kept well away from these areas and the existing vegetation  
34 retained to the greatest extent possible.

## 35 HABITAT

36  
37  
38 ESA-18 Maintain no net loss in the functions, values and area of lakes, marshes,  
39 streams, wetlands and bluffs, recognizing the potential for passive public  
40 access on or at Old Fort Lake

41  
42 ESA-19 Establish an eradication program for invasive plants for all areas, with  
43 particular attention paid to Edmond Marsh, Old Fort Lake, Sequelitchew  
44 Creek, and the Bluff.

45  
46 ESA-20 Protect significant ecological areas and retain a maximum percentage of  
47 native vegetation during the development of the City. Develop guidelines  
48 to allow removal of vegetation only when it creates an unsafe condition or  
49 threatens plants of more significant value.  
50



1 communities, and habitat for animal life, some of which are rare. These features are  
2 usually not viewed in context with one another, but help define the character of the  
3 community.

4  
5 It is important to recognize the ecological value of portions of the City. Several  
6 features, such as the Puget Sound shoreline, Edmond Marsh, Sequalitchew Creek,  
7 and the Oak Savannah area, are habitats of regional importance. It is the intent of the  
8 City to preserve such features to the maximum extent possible by promoting  
9 responsible development that integrates these features into the pattern of the City. In  
10 most cases these areas will be retained as sensitive area and buffer with limited public  
11 access, consisting of trails, viewpoints, and other passive facilities. However, the  
12 priority is to maintain sensitive areas, buffers and open space in their natural state.

13  
14 Sensitive areas include wetlands, streams, steep slopes, bluffs, and associated  
15 habitats that have significant environmental and aesthetic value. Open space lands  
16 are undeveloped natural areas and parcels developed with landscaping. Both sensitive  
17 areas and open space are essential to maintaining the character of DuPont. These  
18 areas provide local wildlife with undisturbed habitats necessary for rest, food  
19 gathering, and escape from surrounding developments. Sensitive areas and open  
20 space also provide the City's human inhabitants with the opportunity to enjoy the  
21 region's natural beauty without having to leave the City and travel to the countryside.

22  
23 There is a sense of grandness in the City's natural setting. The City shall place a high  
24 priority on its natural amenities in the review of all development projects.

#### 25 26 **GOALS:**

27  
28 To attain no net loss to high value sensitive areas and open space within the City and  
29 mitigate losses of low and moderate value natural features through enhancements in  
30 areas to be saved.

31  
32 To exercise responsible environmental stewardship by directing development towards  
33 areas of the City where natural systems and amenities present the fewest  
34 environmental constraints.



35  
36 To institute measures which promote development and construction practices that  
37 minimize impact on the City's natural systems.

#### 38 39 **POLICIES:**


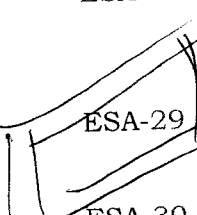
##### 40 41 **GENERAL**

42  
43 ESA-1 Obtain for preservation, environmentally sensitive areas and those that  
44 are valuable natural and aesthetic resources to the City.

45  
46 ESA-2 Determine the level of public access and use of natural areas based on  
47 the environmental sensitivity of the site.  
48

- 1 ESA-21 Maintain important wildlife habitats and functional wildlife corridors to  
2 link important natural areas, such as Edmond Marsh and Sequelitchew  
3 Creek. 
- 4 ESA-22 Minimize the potential for adverse impacts on the Nisqually Wildlife   
5 Refuge.
- 6  
7  
8 ESA-23 Protect the biological productivity of Sequelitchew Creek, Edmond Marsh  
9 and other wetland areas by permanently preserving these areas as  
10 sensitive areas.
- 11  
12 ESA-24 Recognize that the Oak Savannah is a unique habitat within the City and  
13 region and preserve the highest value oak groupings in this area as open  
14 space.
- 15  
16 ESA-25 Locate development away from the Puget Sound bluff to maintain its  
17 value as habitat and as a visual amenity of the City. Ensure bluff  
18 stability by strictly limiting development through the subdivision and  
19 zoning processes.
- 20  
21 ESA-26 Protect near-shore habitats for aquatic plants, fish, shellfish and  
22 crustaceans by limiting the activities allowed along the DuPont shoreline.  
23 Encourage the management practices described by the Washington State  
24 Department of Wildlife in their Recommendations for Priority Habitat and  
25 Species.
- 26  
27 ESA-27 Update the City's Sensitive Areas Ordinance to include: near shore  
28 aquatic habitats, selected portions of the Oak Savannah, and  
29 preservation of oaks and other significant trees in the areas north of  
30 Sequelitchew Creek and within Hoffman Hill Village.

31  
32 **SHORELINES**

- 33 ESA-28 Periodically review and update Shoreline Management Master Program to  
34 ensure consistency with the policies of this Plan, the Shoreline  
35 Management Act, and the Department of Ecology Shoreline Policies. 
- 36  
37  ESA-29 Consider modifying topography at the shoreline area north of the  
38 Sequelitchew Creek ravine for a community park along Puget Sound.
- 39  
40 ESA-30 Maintain the Conservancy shoreline designation along the Puget Sound  
41 shoreline within the City of DuPont except for the Tatsolo Special  
42 Management Unit near the northern most city limits.
- 43  
44 ESA-31 Utilize the process and provisions of the Shoreline Management Act to  
45 prevent the inherent harm in an uncoordinated and piecemeal  
46 development of shoreline within the City of DuPont.
- 47  
48 ESA-32 Encourage water-dependent uses where appropriate that are consistent  
49 with control of pollution and prevention of damage to the natural  
50 environment, and are dependent upon use of a shoreline.