



# Transit Facility Profile

## DuPont Station

**Regional Express Bus Service** | Location: 1101 Palisade Blvd. | Quarter Mile Area Population in 2000: 143

DuPont Station is a regional bus transit facility located in Pierce County. The park-and-ride lot includes 120 parking spaces and shelters for waiting passengers. The site is accessed off of Wilmington Drive in DuPont.

### Connections

DuPont Station provides express and local bus service to Pierce and King counties. One Sound Transit Express route serves DuPont Station.

The city of DuPont is located in southwestern Pierce County. DuPont Station has access to Interstate 5 within the quarter mile. Downtown Tacoma is 17 miles north of DuPont Station, and downtown Olympia is 13.5 miles to the south.

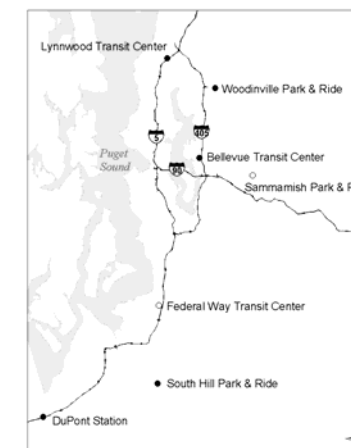
### Bus Service

| Route  | Type of Service | Destinations               |
|--------|-----------------|----------------------------|
| ST 592 | Express         | Lakewood, Downtown Seattle |

### Land Uses

There are two dominant land uses in the DuPont station area: vacant properties and office uses. All of the vacant property is undeveloped. The undeveloped land is located mainly north and west of DuPont station. The other major land use is office development. The office building located on Wilmington Drive has large surface parking lots. There is a lot of room for growth in the DuPont station area.

| Land Use                 | Acreage | Percentage of Total |
|--------------------------|---------|---------------------|
| Vacant                   | 40.62   | 34.65%              |
| Office                   | 37.00   | 31.56%              |
| Parking                  | 13.10   | 11.18%              |
| Right of Way             | 10.41   | 8.88%               |
| Multi Family Residential | 7.46    | 6.37%               |
| Public                   | 5.35    | 4.56%               |
| Hotel/Motel              | 1.64    | 1.40%               |
| Green Space              | 1.63    | 1.39%               |
| Total                    | 117.21  | 100.00%             |



Regional Express System map



For information, write to Sound Transit at Union Station, 401 S. Jackson St., Seattle, WA 98104 or call our toll-free information line at (800) 201-4900 or (888) 713-6030 TTY. You can also e-mail us at [main@soundtransit.org](mailto:main@soundtransit.org) or visit our Web site at [www.soundtransit.org](http://www.soundtransit.org).

**Public Ownership**

| Agency              | Acreage | Number of parcels | Land use     |
|---------------------|---------|-------------------|--------------|
| State of Washington | 10.40   | 1                 | Right of Way |
| Sound Transit       | 4.03    | 1                 | Public       |

The parcel owned by the state of Washington is used for a ramp onto I-5. This parcel also includes some undeveloped land.

Sound Transit owns one parcel in the DuPont station area. This parcel is the transit center and park-and-ride lot located at the intersection of Palisade Blvd. and Wilmington Dr.

**Major landowners and employers**

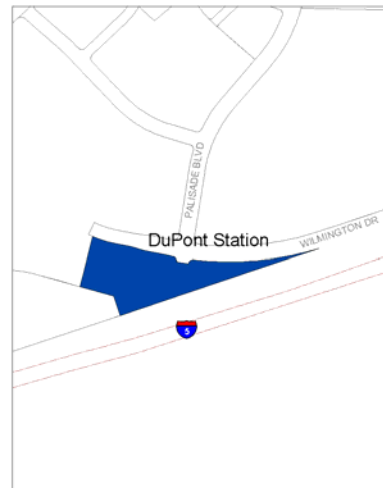
The undeveloped land in the station area, except one parcel, is owned by the Quadrant Corporation. Quadrant has a land use plan for the station area to develop an urban village. This development will include 250,000 square feet of retail, office space, apartments and a public plaza. This project will create an urban center for the city of DuPont near the DuPont Station transit center. The DuPont Station at Northwest Landing development will have a significant impact on the transit center. Construction is currently underway on this project. Northwest Landing extends beyond the station area, to include a total of 3,000 acres and a mix of industrial, office and commercial development, homes, schools, parks, open space and trails.

State Farm Insurance owns 51.7 acres in the DuPont station area. This land is used as a corporate office building and parking. State Farm also owns 1.6 acres of undeveloped land on Wilmington Dr. State Farm is a major employer in the station area, with 1,150 employees. The employment base of State Farm Insurance influences the functioning of the surrounding retail uses. When the Quadrant urban village project is complete, a daytime market from State Farm Insurance will already exist.

Fort Lewis, an army base, is located across I-5 from DuPont Station. Fort Lewis has over 25,000 military and civilian employees and residents. The Fort Lewis residents will provide a sizable market for the services to be offered at the future urban village at DuPont Station.

**Assessed Real Property Values**

| Assessed Value             | Acreage | Percentage of Total |
|----------------------------|---------|---------------------|
| Less than \$500,000        | 18.64   | 15.90%              |
| \$500,000 - \$1,000,000    | 7.34    | 6.27%               |
| \$1,000,000 - \$5,000,000  | 46.77   | 39.90%              |
| \$5,000,000 - \$10,000,000 | 7.46    | 6.37%               |
| \$10,000,000 +             | 37.00   | 31.56%              |
| Total                      | 117.21  | 100.00%             |



ST Ownership map



DuPont Station

**Zoning**

The DuPont station area is located in the city of DuPont. There are five districts regulating land use in the station area. The first is Commercial (COM). This district allows most retail and service uses, as well as offices and residential uses above the ground floor. Auto-oriented uses are not allowed.

The second district is Office (OFF). The principal allowed use in this district is offices, and the other allowed retail and services uses must be supportive of office and professional uses.

The Mixed Use (MXD) District allows all uses allowed in the COM, OFF and Residential districts. Drive throughs are prohibited.

In the Residential 5 (R-5) district, residential uses and some public uses are permitted.

The fifth district is the Open Space/Sensitive Areas (OS) District. The only uses permitted in this district are green space, nature preserves, and low intensity parks.

**Development Regulations**

| Zone | Building height limit  | Residential Density | Floor to Area Ratio | Off-Street Parking Requirements  |
|------|--|---------------------|---------------------|--|
| COM  | 50 feet, 35 feet near residences   | Not specified       | Not specified       | Not based on zoning  |
| OFF  | 65 feet  | Not applicable      | 2                   | Not based on zoning<br>Office: Minimum 2 per 1,000sf,<br>Maximum 4 per 1,000sf |
| MXD  | 50 feet  | Not specified       | Not specified       | Not based on zoning  |
| R-5  | Single Family: 35 feet, 25 feet for detached garages<br>Multi Family: 45 feet, 75 feet with underground parking,<br>25 feet when next to single family residence | 5.5 units per acre  | Not applicable      | Not based on zoning<br>Residences: 2 per unit                                  |
| OS   | Not specified  | Not applicable      | Not applicable      | Not based on zoning  |