



CITY OF DUPONT

Department of Community Development

1700 Civic Drive, DuPont, WA 98327

Telephone: (253) 964-8121

www.dupontwa.gov

NOTICE OF APPLICATION WITH OPTIONAL DNS Patriot's Landing Village Master Plan

The City of DuPont has received permit applications for the Patriot's Landing Village Master Plan that may be of interest to you and you are invited to comment on the proposal.

City File Nos.: Patriot's Landing Village Master Plan - Applications for PLNG2022-014 (Master Plan Approval), PLNG2022-017 (Site Plan Review and Design Review), PLNG2022-018 (Tree Modification), PLNG2022-019 (SEPA), and PLNG2022-029 (Setback Variance)

Project Description: The proposal is for the approval of the Patriot's Landing Village Master Plan, a 43.8 acre site in the Complete Community Overlay (CCO) district, which includes the proposed development of 24.61 acres of vacant land and 3.26 acres occupied by the existing and previously approved Patriots Landing Memory Care facility. The northern 10.00 acres are proposed to be developed into an elementary school and the southern remaining vacant 14.60 acres are proposed to be multifamily development with two buildings, one building with an estimated 150 senior living units and a second building with a remaining 50 senior living units and 83 units of multifamily, and the associated necessary infrastructure and landscaping.

Date of Complete Application: January 24, 2023

Date of Notice of Application: January 27, 2022

Permit Comments Due: February 10, 2023

Project Location: Section 34, Township 19 North, Range 1 East, W.M, in the City of DuPont, in Yehle Park Village, south of McNeil Street, on Pierce County Tax Parcel Nos. 0119341006 and 0119341007.

Project Applicant:

Mike Campeau
Careage Construction
4411 Point Fosdick Drive NW
Gig Harbor, WA 98335
Phone: (253) 853-4457
Fax: (253) 853-5280

Project Representative:

Laura Bartenhagen
ESM Consulting Engineers, LLC
33400 8th Avenue S, Suite 205
Federal Way, WA 98003
Phone: (253) 838-6113
Fax: (253) 838-7104

City Permits, Approvals, and Procedures: Type III Master Plan Approval (PLNG2022-014), Type III Site Plan Review and Type I Design Review (PLNG2022-017) for the school site/building aspects of the proposal, Type III Tree Modification (PLNG2022-018), and Type III Setback Variance (PLNG2022-029). The applicant has requested that site plan review and design review be processed concurrent with the Master Plan Approval process for the school site/building aspects of the proposal only. Type III procedures (per DMC 25.175.010(4)) require a public hearing and final decision by the City's Hearing Examiner. Public notice of the hearing date will be provided separately, a hearing date has not been scheduled at this time.

Other Potential Permits and Approvals: Future Site Plan and Design Review for the Multifamily and Senior Housing aspects of the proposal, Building Permit, Grading Permit, Short Plat Approval, Sewer Line Extension Permit (Pierce County), Sanitary Sewer Service Permit (Pierce County), NPDES Permit (Ecology)

SEPA (PLNG2022-019): The City of DuPont has reviewed the proposal and probably adverse environmental impacts and expects to issue a Mitigated Determination of Non-significance (MDNS). The optional DNS

process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposal.** Agencies, tribes, and the public are encouraged to review and comment on the proposed projects and its probable environmental impacts. Comments must be submitted by the date noted above to:

Barb Kincaid, AICP
Director of Public Services
City of DuPont
1700 Civic Drive
DuPont, WA 98327
(253) 912-5393 / bkincaid@dupontwa.gov

The following may require mitigation for the adverse environmental impacts of the proposals: Noise, tree retention and protection, light and glare, traffic, soil remediation, and cultural resources mitigation measures are anticipated. (Note: The mitigation measures are in addition to conditions of approval required for adherence to the development regulations listed below.)

Consistency Review: City staff will review the proposed project permit application for consistency with applicable regulations and the comprehensive plan by evaluating the following: (i) The type of land use permitted at the site, including uses that may be allowed if the criteria for their approval have been satisfied; (ii) The level of development, such as units per acre, density of residential development in urban growth areas, or other measures of density; (iii) Availability and adequacy of infrastructure and public facilities identified in the comprehensive plan; (iv) Whether the plan or development regulations provide for funding of these facilities as required by Chapter 36.70A RCW; and (v) The character of the proposed development, as authorized by development regulations, including Title 12, Buildings and Construction; Title 14, Streets, Sidewalks, Curbs, Driveways and Parking Strips; Title 21, Water & Sewer Utilities; Title 22, Stormwater Utility; Title 23, Environment; Title 24 Subdivision Regulations; and Title 25 Land Use Code.

Required Studies: Critical Areas Report, Cultural Resources Report, Design Standards (Project Narrative, Concept Plan, Architectural and Materials Board, and Building Elevations, Geotechnical Engineering Study, Letters of Sewer Availability, Limited Phase II Environmental Site Assessment Tacoma Smelter Plume, Master Plan Drawings (including Preliminary Civil and Landscaping Plans), Preliminary Stormwater Management Report, Photometric Plan, Building Elevations, SEPA Checklist, Setback Exhibit, Setback Variance Request, Transportation Impact Analysis, Parking Analysis, Tree Report, Tree Retention Modification Letter, Water Availability and Water Conservation Plans.

Public Comment: The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. February 10, 2023. Copies of all application plans and documents may be viewed at City Hall at the location listed below or at the following website location: <https://www.dupontwa.gov/675/Patriots-Landing-Village>. Comments must be submitted by the date noted above. They may be submitted via email to bkincaid@dupontwa.gov or mailed or dropped off to City Hall at the address provided above.