



CITY OF DUPONT

Department of Community Development
1700 Civic Drive, DuPont, WA 98327
Telephone: (253) 964-8121
www.dupontwa.gov

***REVISED* 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. This Revised Notice of Application is being issued to correct a noticing error in the original Notice. It also is updated to reflect project changes.

City File Nos.: Master Plan (PLNG2022-014) and PLNG2022-019 (SEPA)

Project Description: The proposal is for additional development in Patriots Landing. The applicant seeks to Master Plan a 43.8-acre area comprised of 8 parcels, some of which are already developed or approved for development, and some of which are for new development. The northeastern 10 acres is vacant land proposed to be developed into a 78,000 SF elementary school for 500 students. The southwestern 14.60 acres is vacant land proposed to be developed with two buildings for multifamily (83 units) and senior living multifamily (200 units) uses or a total of 240,000 SF. The already developed or previously permitted portions of the Master Plan area include 3.26 acres to be occupied by the previously approved Patriots Landing Memory Care facility and the eastern 15.94 acres occupied by the existing Patriots Landing Assisted living facility consisting of an assisted living multifamily building and several single-family independent living cottage style homes. While included within the boundaries of the Master Plan area, the previously approved Memory Care and constructed assisted living/senior housing buildings underwent a previous SEPA evaluation; only the new uses and buildings are included in this SEPA Determination. The proposal includes roadway improvements, landscaping improvements, open space/recreation areas, stormwater and utility infrastructure, and below- and above-ground parking spaces.

Date of Complete Application: January 24, 2023

Date of Original Notice of Application: January 27, 2022

Date of Revised Notice of Application: July 14, 2023

Comments Due: July 28, 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), and SEPA Determination (PLNG2022-019). Procedure Change: The applicant has requested to defer site plan review and design review for future phases. 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 was scheduled but will need to be rescheduled to accommodate the additional comment period. It has not been rescheduled at this time.

Other Potential Permits and Approvals: Future Site Plan and Design Review and possible Tree Modification, 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 probable adverse environmental impacts. A SEPA Mitigated Determination of Non-significance (MDNS) was originally issued on July 10, 2023 but is being withdrawn to accommodate additional comment associated with this Notice. A new SEPA MDNS is anticipated.

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 proposal: 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, Geotechnical Engineering Study, Letters of Sewer Availability, Limited Phase II Environmental Site Assessment Tacoma Smelter Plume, Master Plan Drawings (including preliminary civil and landscape plans), SEPA Checklist, Transportation Impact Analysis & Addendum, Water Availability, Preliminary Stormwater Management Report, Architecture and Materials Board.

Public Comment: The public may comment on the proposal by submitting written comments to the City of DuPont by 5 p.m. July 28, 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.