



CITY OF DUPONT

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

REVISED Notice of Public Hearing Patriots Landing Village Master Plan

The City of DuPont is modifying the public hearing date and time for the Patriot's Landing Village Master Plan.

City File Nos: PLNG2022-014 (Master Plan Approval); PLNG2022-019 (SEPA)

Project Description: The proposal has been modified since the original application to withdraw/defer previously requested approvals (Type II Site Plan Review, Type I Design Review, Type III Tree Modification and Setback/Design Variances) to focus on the Type III Master Plan approval. Deferral of the additional permits is allowed per DMC 25.152, Master Plans. 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 totaling 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.

***REVISED* Public Hearing Date and Time:** August 22, 2023 at 2:00 pm

Public Hearing Location: DuPont City Hall / Council Chambers
1700 Civic Drive
Dupont, WA 98327

Project Location: Section 34, Township 19 North, Range 1 East, W.M., more specifically within the City of DuPont, Yehle Park Village, south of McNeil Street, on Pierce County Parcel Numbers 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

A public hearing will be held with the City of DuPont Hearing Examiner on August 22, 2023 at 2:00 pm.
Anyone who wishes to testify/comment on the proposal may do so in person or via the following ZOOM link:

<https://us02web.zoom.us/j/86138860800?pwd=NzlwalpteFNmZ1B0TjJLM254cWM4UT09> or by dialing in to 1.253.215.8782; and entering the following Meeting ID when prompted: 86138860800 and Passcode: 495721.

Public Comments: Anyone wishing to comment on the proposal may do so in writing by submitting written comments up to the date of the hearing (submit by 5 pm on August 21, 2023). The comments should be submitted either by email to Janet Howald at jhowald@dupontwa.gov or by dropping off at DuPont City Hall at the address above. For questions, contact Janet Howald at her email address or at (253) 912-5232.

Staff Report & Recommendations: A determination of consistency with DMC 25.152 Master Plans will be completed per DMC 25.175.040(1). The evaluation will be summarized in a staff report available for review approximately seven (7) days prior to the public hearing. The application materials and staff report may be viewed on the City's website as follows:

- Application materials: <https://www.dupontwa.gov/675/Patriots-Landing-Village>
- Staff report: The staff report will be available for review approximately 7 days prior to the public hearing at the same link.