



CITY OF DUPONT

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

November 8, 2024

NOTICE OF AVAILABILITY OF THE DRAFT EIS for the Old Fort Lake Subarea Plan

Notice is provided of the availability of the Draft Environmental Impact Statement (DEIS) for the proposed ***Old Fort Lake Subarea Plan Update and Land Use Code Amendments Project, City File No. PLNG2023-006 (SEPA)***.

The proposed *Old Fort Lake Subarea Plan Update and Land Use Code Amendments Project* includes the entire Old Fort Lake Subarea, which comprises approximately 655-acres in the City of DuPont. The Old Fort Lake Subarea is located in the central portion of the west perimeter of DuPont, southwestern Pierce County, Sections 26 and 27, Township 19, Range 1. The Subarea is bounded on the west by Puget Sound, on the north by Sequelitchew Creek, on the east by properties outside of the Subarea that front on Center Drive, and on the south by existing largely residential development of the Northwest Landing Planned Community. The Subarea is currently undeveloped except for the Home Course golf course located in the center of the Subarea. The Old Fort Lake Subarea Plan was originally adopted in 2018 and establishes the process, findings, options, and a final strategy to develop the Subarea. The Update will focus on establishing the Subarea as a new residentially-focused neighborhood that is amenity-rich and also provides supporting commercial, entertainment and civic uses.

This DEIS analyzes the probable significant adverse environmental impacts associated with one alternative and one no-action alternative, including:

- **No Action/Existing Subarea Plan and Zoning**

The No Action Alternative would keep the existing Subarea Plan and zoning code as adopted, which has a primary goal of creating opportunities for jobs and employment. This Alternative would allow up to 100 single-family units and up to 1,000 multifamily units, resulting in a projected population for the Subarea of 2,330 people.

- **Proposed Subarea Plan and Zoning Amendments**

The Proposed Subarea Plan Amendments and Zoning Revisions would develop the Subarea as a residential community rather than as primarily an employment center. This Alternative analyzes development of up to 560 single family units, 1,860 middle housing units (two to six unit dwellings), and 1,360 multifamily units. This Alternative would result in a projected population for the Subarea of 8,782 people.

This Draft EIS and draft plan materials can be reviewed at the City of DuPont website at: <https://www.dupontwa.gov/696/Old-Fort-Lake-Subarea-Plan-Update>. A copy of the DEIS can also be reviewed at City Hall at 1700 Civic Drive, DuPont, WA 98327



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The 30-day public comment period associated with this Draft EIS is: **November 8, 2024 through December 9, 2024.**

Agencies, tribes, and the public are encouraged to review and comment on the merits of the proposal and its probable environmental impacts. The Planning Commission will hold a Public Hearing on the proposed Old Fort Lake Subarea Plan and Zoning Amendments on or after 6:00 PM on November 13, 2024 at the DuPont City Hall, Council Chambers. That meeting is open for general comments on the proposed amendments. However, public comments on the Draft EIS may be heard. Since time for public comments may be limited, submitting comments on the Draft EIS by the means outlined above is encouraged.

Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may file appeals provide by local ordinance and state law. Submitting comments or a request for notification will provide for future notification.

Comments may be emailed to: oflspupdate@dupontwa.gov or by providing hard copies via US mail or hand delivery to the City of DuPont at 1700 Civic Drive, DuPont, WA 98327 care of Barb Kincaid.

Thank you for your interest in the ***Old Fort Lake Subarea Plan Update and Land Use Code Amendments Project*** and the Draft EIS.

If you have any questions, please email bkincaid@dupontwa.gov or call 253.912.5393.

Sincerely,

Barbara Kincaid
Director of Public Services
City of Dupont

Cc: PLNG2023-0006