



CITY OF DUPONT

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

January 11, 2025

NOTICE OF AVAILABILITY OF THE PLANNED ACTION FINAL EIS for the Old Fort Lake Subarea Plan

Pursuant to WAC 197-11-460, the City of DuPont has issued the Old Fort Lake Subarea Plan Update Planned Action Final Environmental Impact Statement (FEIS).

Description and Location of Proposal

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 Sequallitchew 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 EIS 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.

The FEIS provides responses to comments and includes in full the text of the Draft Environmental Impact Statement issued November 8, 2024 in the same format as issued.



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Proponent

City of DuPont

Document Availability

The Final EIS can be viewed and downloaded at the City of DuPont Old Fort Lake Subarea Plan Update project 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. Copies for purchase may be made upon request at cost of material. Contact the City of DuPont Public Service Department at 1700 Civic Drive, DuPont WA 98327, 253.912.5393 for more information.

Responsible Official

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Date: January 11, 2025

Signature:

Cc: PLNG2023-0006