



Old Fort Lake FAQ

1) What's going on?

The City of DuPont is updating the 2015 Comprehensive Plan and developing a new Sub-Area Plan around Old Fort Lake.

<http://dupontwa.gov/index.aspx?nid=448>

2) When did this process begin?

At the beginning of the year, the City planned the process and hired a consultant. On June 26, the Planning Commission had its first substantive meeting and began work. After mailing out invitations to over 3,000 households and advertising it, DuPont had a Community Open House on August 7. During the Open House, citizens learned what a Sub-area Plan is, what our process was going to be and made comments as to what and where uses should go. From June until today, in at least 10 public meetings, the Planning Commission has been working on examining the current zoning which is industrial and commercial and trying to craft a suggestion to Council for better uses.

3) Why am I hearing about this now?

The City of DuPont always strives to be transparent by posting information on multiple venues. This information has been available since the end of June 2017. We encourage our citizens to take an active role and be engaged.

Comp Plan Site: <http://dupontwa.gov/index.aspx?nid=448>

City Calendar: <http://dupontwa.gov/calendar.aspx?CID=14>,

City of DuPont Facebook Page: <https://www.facebook.com/CityofDuPont/>

Planning Commission: <http://dupontwa.gov/index.aspx?nid=90>

4) Why only one roundtable discussion and Q&A?

To date, we have held over 10 public meetings about the process. This Q&A was created due to the misinformation that was circulated on social media. The City of DuPont hopes this will be helpful in clearing up rumors and providing people with the facts so that they can fairly evaluate the options.

5) Why can't you email when these meeting are?

We simply don't have everyone's email in DuPont, but you can sign up to receive them. To receive emails click the "Notify Me" icon on the left hand side and subscribe to what you would like to receive.

6) Why can't you produce newsletters and flyers?

In July, the City of DuPont mailed over 3,000 invitations to households advertising the Community Open House on August 7th. We can't do this for every meeting because it's expensive and wasteful to mail out thousands of flyers. All of this information can be found online at www.dupontwa.gov by clicking "City Calendar".

7) What's the deal with the zoning map we've seen on social media?

The map you may have seen on social media was not a work product by the Planning Commission and was disavowed by the Planning Commission at the meeting on Monday, September 25th. You can see all the maps here.

<http://dupontwa.gov/index.aspx?nid=448>

8) How will this affect Pioneer Middle School?

The City of DuPont prioritizes safety and is working on the new draft to address this. We will make sure that trucks will not be driving past the school to access the site on Wren or elsewhere. Under the current plan, there are no traffic restrictions.

9) How will this impact the traffic?

The plan approved in the 2010 Development Agreement, resulted in 22,000 trips a day. We are working on balancing a variety of land uses so traffic is substantially less than the previously approved agreement.

10) Why rush this process?

The process isn't being rushed. As mentioned earlier, this has been going on for a year, and the Planning Commission has been working on it since June of this year. The Mayor informed Council in early 2016 about reviewing the Sub-Area Plan for Old Fort Lake in 2017. This has been on the Planning Commission Agenda for over a year. Since we can only amend the Comprehensive Plan once a year, we are on a timeline and have to get it done by the end of the year.

11) Can DuPont stop development?

The property is privately owned, the City does not have the legal authority to stop development. We did not recruit potential developers nor do we get to choose them. The only legal process to prohibit development is to purchase the property and set it aside as open space.

12) Why doesn't DuPont choose another developer?

We do not get to choose the developer, the developer can do whatever is legal with the land. The City of DuPont is working with the developer that is most likely to purchase the land and wants to expand uses of the land to include parks, residential, hospitality, commercial, and professional uses. Not all developers would have "quality of life" in mind for the City of DuPont.