

# OLD FORT LAKE

## Subarea Plan UPDATE

The City of DuPont is taking a fresh look at the Old Fort Lake Subarea Plan, originally adopted in 2018. The Subarea Plan is an element of the City of DuPont Comprehensive Plan, a Washington State Growth Management Act (GMA) planning document. The Vision, Land Use and desired Community Character for the Subarea Plan will be updated, new Design Standards prepared, and a State Environmental Policy Act (SEPA) Planned Action Environmental Impact Statement (EIS) completed.

The Plan Update is the result of a City Council moratorium on development in the subarea, allowing the City time to review the existing Comprehensive Plan and existing Land Use Regulations and make necessary changes to meet the City's residential needs as required by law and to review and amend design standards that will reflect the land use policies.

### Old Fort Lake Subarea

Existing Ownership + Uses - April 3, 2023



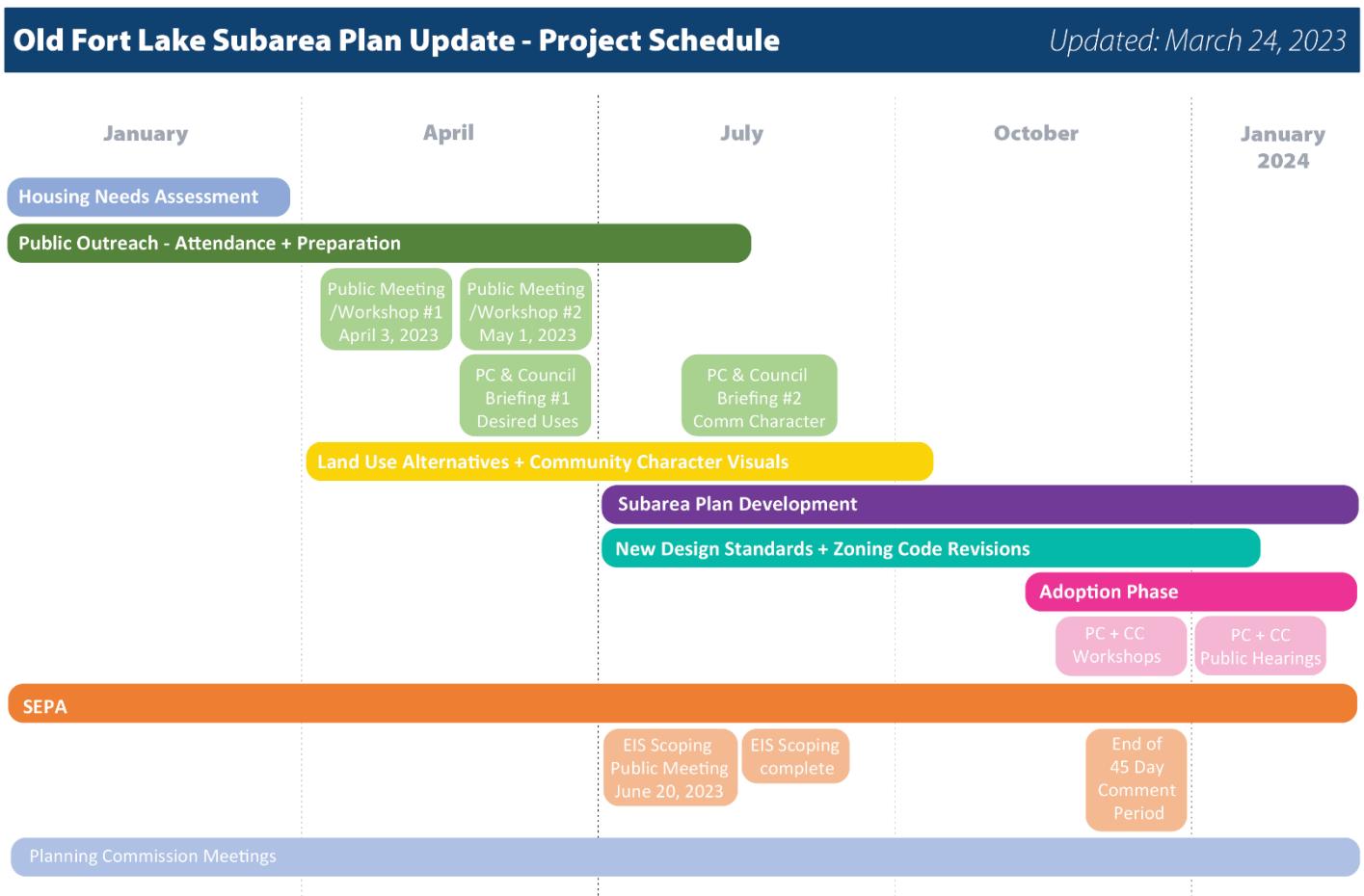
The following chapters will be updated as well as the City Zoning Code:

- Introduction and Objectives
- Overview and Community Context
- Vision and Guiding Principles
- Land Use
- Open Space and Recreation
- Cultural Resources
- Community Character
- Utilities
- Transportation

Scan the QR code to explore the project website and view the existing Old Fort Lake Subarea Plan or use the following web address: <https://www.dupontwa.gov/696/Old-Fort-Lake-Subarea-Plan-Update>



The following schedule provides an outline of the update process and opportunities for public involvement:



Join us for **Public Meeting #2**  
**May 1, 2023 at 6:30 PM**



Attend in person at *City Hall*  
(1700 Civic Drive, DuPont)



Attend virtually  
via Zoom  
(scan QR code)



A **third public** meeting is planned to review the environmental aspects of the proposal, as required for State Environmental Policy Act (SEPA) compliance.

The SEPA “Scoping Meeting” is scheduled for **June 20, 2023 at 6:00 pm** at City Hall and via Zoom. Stay tuned for more information.



#### Want to stay in the loop?

If you are interested in getting involved or following the Old Fort Lake Subarea Plan Update process, email [oflspupdate@dupontwa.gov](mailto:oflspupdate@dupontwa.gov) to be added to the interested parties list.

# Old Fort Lake Subarea

Existing Conditions - April 3, 2023



# Old Fort Lake Subarea

Existing Ownership + Uses - April 3, 2023

Owner Entity	Parcel No.	Size in Acres
City of DuPont	0119271008	1.81
	0119224010	61.03
	0119274007	46.94
Nisqually Indian Tribe	3000910451	6.75
	0119271006	0.89
	0119271009	40.88
Albatross Estates LLC	0119272005	261.71
Pacific NW Golf & PNGA/WSGA Prop Inc.	0119272006	143.31
	0119272004	37.85
	0119262014	26.55
Total*		627.72

\*Tidelands not included

- SUBAREA BOUNDARY
- PARCEL OUTLINES
- WATER BODY/STREAM/WETLAND
- VACANT/UNDEVELOPED LAND
- 'FOUNDERS RIDGE' ACTIVE DEVELOPMENT SITE
- 'THE HOME COURSE' EXISTING GOLF COURSE
- TRAIL/UNPAVED ROADWAY
- ACCESS POINT
- ★ HISTORIC/CULTURAL SITE

**ALBATROSS ESTATES LLC.**  
PARCEL #: 0119272005  
AREA: 261.71 ACRES

**NISQUALLY INDIAN TRIBE**  
PARCEL #: 3000910451  
AREA: 6.75 ACRES

**CITY OF DUPONT**  
PARCEL #: 0119224010  
AREA: 61.03 ACRES

**CITY OF DUPONT**  
PARCEL #: 0119271008  
AREA: 1.81 ACRES

**PACIFIC NW GOLF & PNGA/WSGA PROP INC.**  
PARCEL #: 0119272006  
AREA: 143.31 ACRES

**CITY OF DUPONT**  
PARCEL #: 0119274007  
AREA: 46.94 ACRES

**PACIFIC NW GOLF & PNGA/WSGA PROP INC.**  
PARCEL #: 0119272004  
AREA: 37.85 ACRES

**NISQUALLY INDIAN TRIBE**  
PARCEL #: 0119271006  
AREA: 0.89 ACRES

**NISQUALLY INDIAN TRIBE**  
PARCEL #: 0119271009  
AREA: 40.88 ACRES

**PACIFIC NW GOLF & PNGA/WSGA PROP INC.**  
PARCEL #: 0119262014  
AREA: 26.55 ACRES

1833 ORIGINAL FORT NISQUALLY

Old Fort Lake

Sequalitchew Creek

Sequalitchew Creek Trail

Steep Slopes

Wilkes Observatory

Bluff ~200' Above Railway/Shoreline

Existing Gravel Road

Golf House Rd

Ridge View Dr

McNeil St

Martin St

Hoffman Hill Blvd

Bob's Hollow Lane

Wallace St

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

Civic Dr

Bob's Hollow Lane

Palisade Blvd

Center Dr

# Old Fort Lake Subarea

Existing Zoning - April 3, 2023

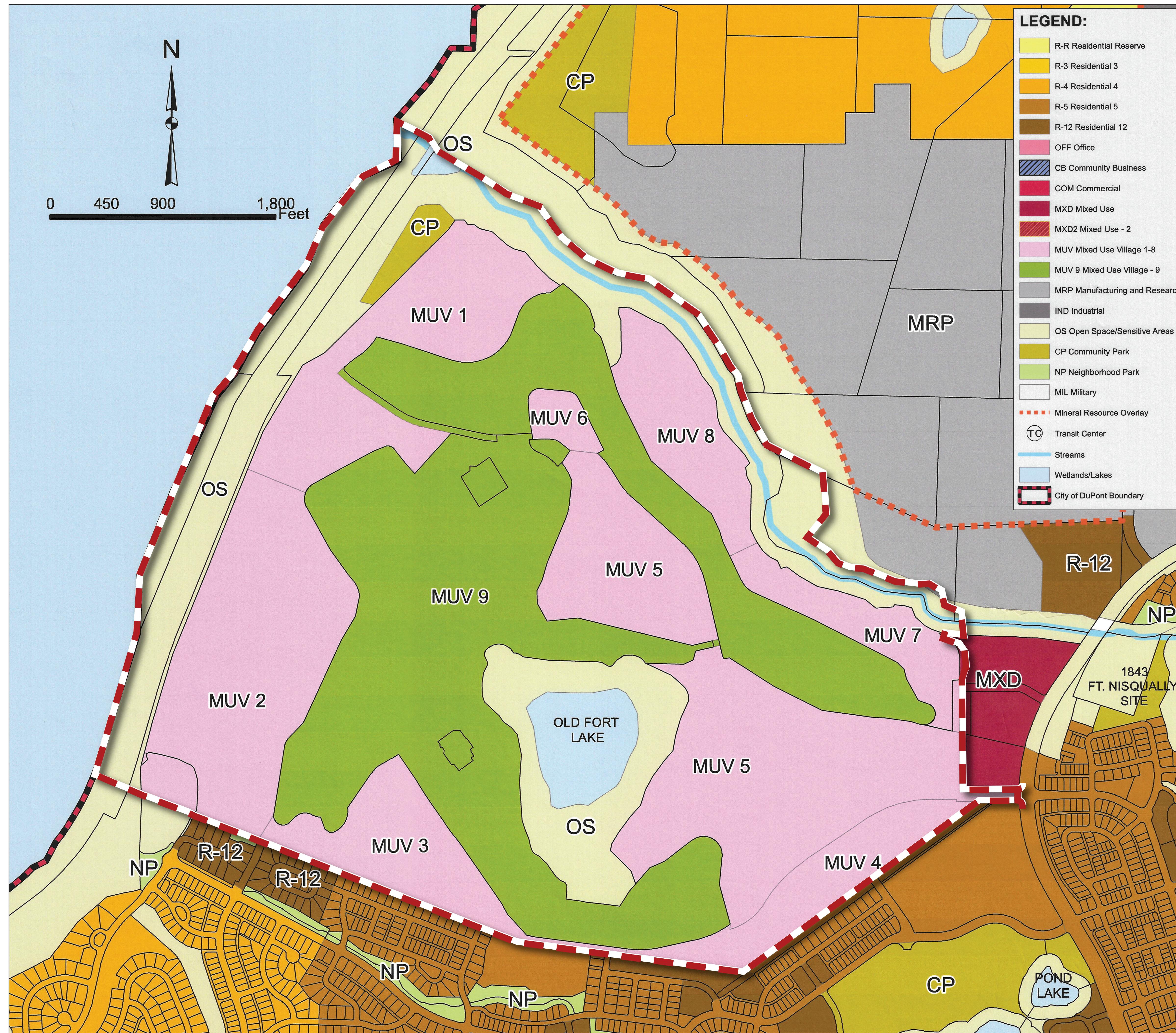


Table 25.41.020(a): Table of Land Uses

Land Use   MUV Subdistrict	MUV-1	MUV-2	MUV-3	MUV-4	MUV-5	MUV-6	MUV-7	MUV-8	MUV-9
Open space/passive recreation <sup>(1)</sup>	A	A	A	A	A	A	A	A	P
Commercial recreation facilities such as golf, tennis, swimming and all indoor commercial recreation facilities <sup>(1)</sup>	P	P	P	A	P	P	P		P
Service businesses	P	P	P	P	P	P	P	A	
Retail trade (individual tenant spaces up to 20,000 sf)	P	P	P	A	P	P	A	A	
Retail trade (individual tenant spaces over 20,000 sf)	C	C	C		C	C		C	
Restaurant and drinking establishments	P	P	P	A	P	P		A	
Hotel (up to 150 rooms)	P	P							P
Hotel (over 150 rooms)	P	P							C
Multifamily residences <sup>(1)</sup>	P	P	P						P
Single-family residences <sup>(1)</sup>	P	P							
Family day care	P	P	P						
Child day care centers <sup>(1)</sup>	A/C								
Home occupations	A	A	A						A
Convention center	P		P						A
Cultural/community center <sup>(1)</sup>	P		P					P	P
Public uses other than parks and K-12 schools <sup>(1)</sup>	P		P	P					A
Office	P	P	P	P	P	P	P	P	A
Light manufacturing (up to 200,000 sf)	P	P	P	P	P	P	P	P	
Light manufacturing (over 200,000 sf)	C	C	C		C	C	C	C	
Research and development	P	P	P	P	P	P	P	P	
Utility facility	P	P	P	P	P	P	P	P	A
Wireless communication facility, attached	A	A	A	A	A	A	A	A	A
Educational institutions <sup>(1)</sup>	P	P	P	P					A

Notes:

<sup>(1)</sup> Further Land Use Restrictions. These uses may be further restricted based on a State of Washington Department of Ecology Consent Decree and/or private restrictive covenant. These uses may only be allowed when not prohibited/restricted by a consent decree and/or restrictive covenant. The applicant shall demonstrate compliance as part of the land use and/or building permit review.

Use Table Legend: P = Permitted Use C = Conditional Use A = Accessory Use Blank = Use Not Allowed