

**FIRCREST CITY COUNCIL/PLANNING COMMISSION
SPECIAL MEETING AGENDA**

**TUESDAY, FEBRUARY 4, 2020
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Introductions**
- 5. [19th and Mildred Update](#)**
- 6. [Green Building](#)**
- 7. [Electric Charging Stations Discussion](#)**
- 8. Adjournment**

ITEM 5. 19th and Mildred Update

FROM: Angelie Stahlnecker, Planning and Building Administrator

BACKGROUND: At last year's Joint City Council-Planning Commission meeting, the City began to discuss possible amendments and a new vision for the 19th and Mildred area. Those discussion have included allowing more intense development, including the possibility of seven-story mixed use buildings. Additionally, the City wished to pursue the option of using a Form-Based Code model to guide development in this area.

Mr. Kaizer Rangwala was hired as a consultant to develop a form-based code for this area. Mr. Rangwala led three design workshops in January on Form-Based Code and the potential development options for the 19th and Mildred area. These meetings provided great discussion and interaction with the community.

Last October, the City approved a moratorium on this area to allow time to study and recommend possible amendments.

The City is also working with adjacent jurisdictions on ways to coordinate development at the intersection.

The attached PowerPoint is intended to provide an update on the various issues related to the 19th and Mildred area.

ATTACHMENT: [PowerPoint](#)

19th and Mildred

Moratorium

Adopted: October 8, 2019

Expires: April 8, 2020

Expected Extension: August 2020

19th and Mildred

Four Corners

Participants: City of Fircrest, City of Tacoma, City of University Place, Metro Parks, Pierce County, Pierce Transit, Sound Transit, Tacoma Community College and the Tacoma Housing Authority

Next Meeting: end of February

UP Proposal: a joint subarea plan

Staff's Stance: *Fircrest staff has requested more opportunity to discuss the implications of a subarea plan and what other options might be available. While we see the value of a combined vision, coordination, and SEPA review, we still have many questions and concerns - especially on balancing coordination without giving up local control, how does this blend with our current plans, and the future location of a light rail storage facility*

Are there other items for staff to consider in these discussions?

19th and Mildred

Design Workshop in Review

19th and Mildred

Current Land Development Code

- Applied on a parcel by parcel basis
- Doesn't say anything about street grid system; minimal requirements on open space
- Focuses more on what is allowed than what is built
- Current code had a lot of gray areas related to design
- Much is based on guidelines which are *shoulds* not *shalls*
- Relies on staff to negotiate a better product

Versus

Form-Based Code

- Sets long-term goals for whole area
- Street grid system would be adopted in Comp Plan and Zoning Code
- Focuses on buildings that can transition over time
- Identifies specific building, street, and frontage types
- Establishes standards with specific visual examples
- Greater input from Council, Commission, and public on final product, since adopted in code

Summary of Zones

Recommendation to divide the current Commercial Mixed Use zone into two districts.

Names are just placeholders.

Zoning District
Intent



Desired Form

New buildings are block scale, up to 75 feet in height, buildings close to property line, and active ground floor activities. The building mass steps down to 45 feet when located adjacent to MX-neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human scaled detailing.

New buildings are primarily house scale, up to 45 feet, buildings close to property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to existing residential districts.

Streetscape and Public Realm Improvements

Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.

Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, dooryard, stoop, forecourt, and lightcourt may extend privacy to residential frontages.

Parking

Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.

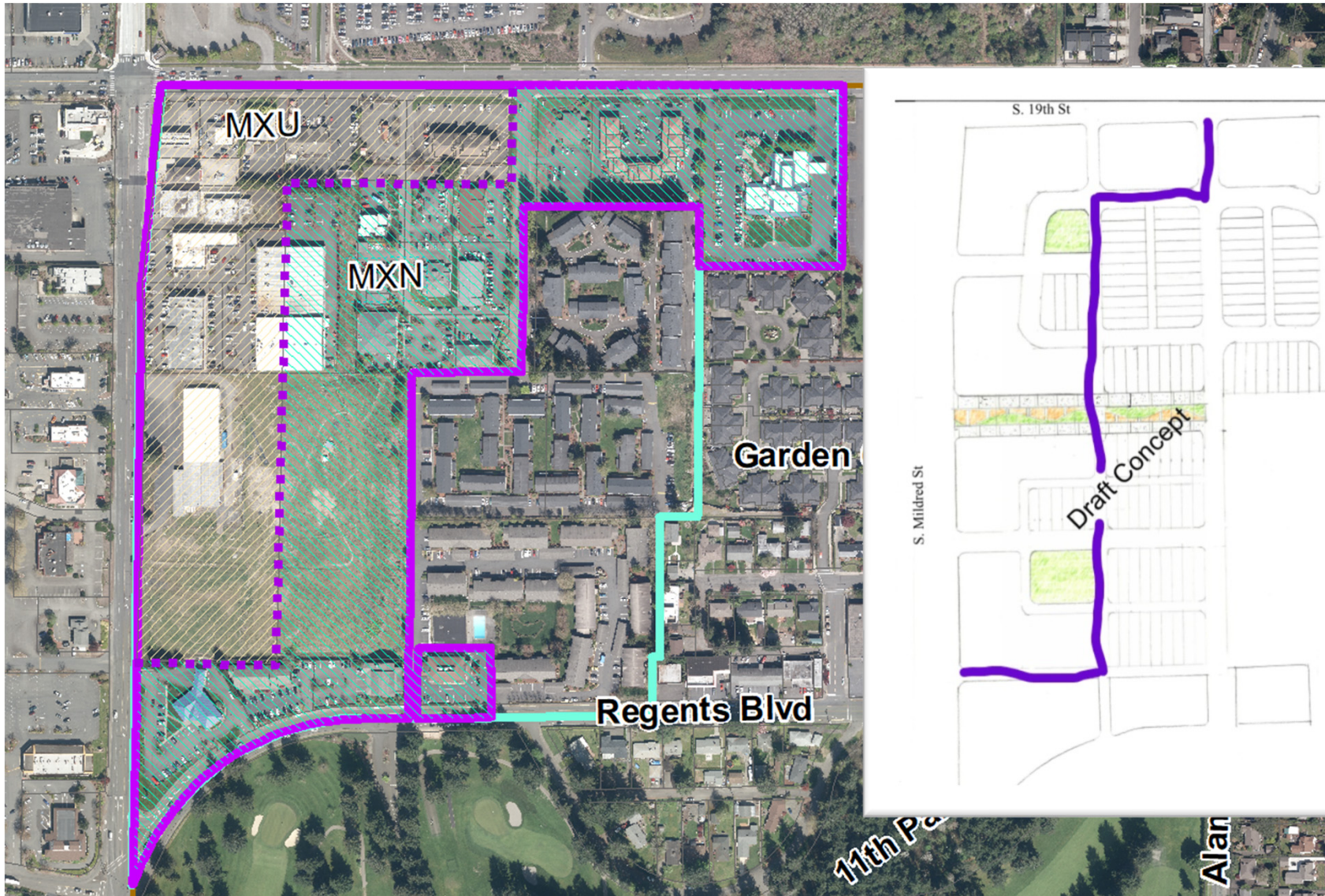
Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.

General Use

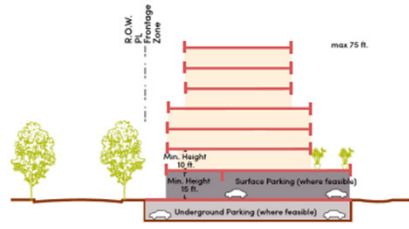
Buildings are occupied with ground floor commercial, retail, office activity along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

Buildings may be occupied with ground floor commercial, retail, and office activity. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.





MU-U MIXED-USE URBAN



Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard	with alley	--	5
		no alley	--	15

Frontages

Allowed Frontages

- Arcade
- Lightcourt
- Gallery
- Forecourt
- Shopfront
- Stoop

Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	75
Liner	45
Hybrid court	75
Court	75
Live-work	35
Rowhouse	35
Rosewalk or Bungalow Court	35
Duplex, multiplex	35

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.
Parking		
i Required Parking		
a Residential uses	Studio or 1 bedroom	1 space per unit
	2+ bedroom	1.25 spaces per unit
	3+ bedroom	1.5 spaces per unit
b Office	1 spaces per 400 sq.ft.	
c Retail, Restaurants, & medical office	1 spaces per 250 sq.ft.	
For all other uses see FMCXX.XX		

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section X.X on TDM.

ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:

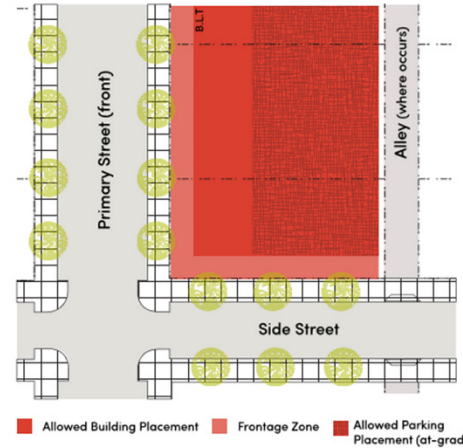
- Setback
- Primary street min. 30 ft.
 - Side street min. 15 ft.
 - Side property min. 5 ft.
 - Rear property/rear alley min. 5 ft.

Encroachments

Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.		min. 5 ft. from PL		
Bay window	4 ft. max. on upper floors only.		min. 3 ft. from PL	min. 3 ft. from PL	
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

MU-N MIXED-USE NEIGHBORHOOD



Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard	with alley	--	5
		no alley	--	15

Frontages

Allowed Frontages

- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch
- Shopfront
- Stoop
- Yard

Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	45
Liner	45
Hybrid court	45
Court	45
Live-work	35
Rowhouse	35
Rosewalk or Bungalow Court	35
Duplex, multiplex	35

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.

Parking

- i Required Parking
- Residential uses
 - Studio or 1 bedroom: 1 space per unit
 - 2+ bedroom: 1.25 spaces per unit
 - 3+ bedroom: 1.5 spaces per unit
 - Office: 1 spaces per 400 sq.ft.
 - Retail, Restaurants, & medical office: 1 spaces per 250 sq.ft.
- For all other uses see FMCXX.XX

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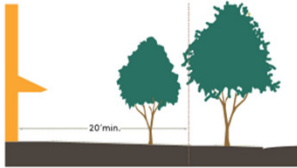
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Bay window	4 ft. max. on upper floors only.		min. 3 ft. from PL	min. 3 ft. from PL	
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

Front Yard

Description The main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Size Depth: 20 feet

Design Stds In the Front Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

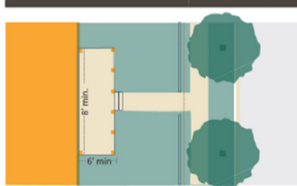
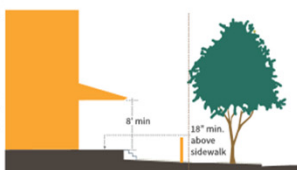


Porch & Fence

Description The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.

Size Width: 8 ft min
Depth: 6 ft min
Height: 8 ft min
Pathway: 3 ft wide min
Finished level above sidewalk: 18 in min

Design Stds Projecting porches must be open on three sides and have a roof.

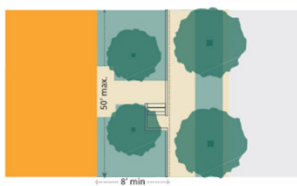
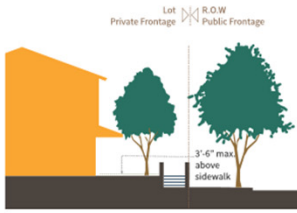


Dooryard

Description The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size Width: 8 ft min
Length: 50 ft max
Pathway: 3 ft wide min
Finished level above sidewalk: 3 ft 6 in max

Design Stds For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.



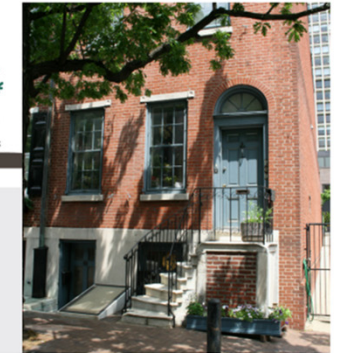
Stoop

Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

Size Width & Depth: 5 ft min; 8 ft max
Finished level above sidewalk: 18 in min

Design Stds

1. Stairs may be perpendicular or parallel to the building facade.
2. Ramps shall be parallel to facade or along the side of the building.
3. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

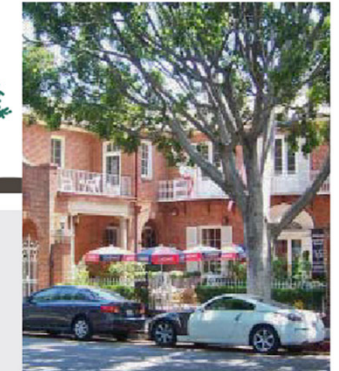


Forecourt

Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size Width & Depth: 12 ft min
Ratio, height to width: 2:1 max

Design Stds The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



Lightcourt

Description The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

Size Width: 5 ft min
Height, landing above sidewalk: 6 ft min
Height, landing below sidewalk: 6 ft max

Design Stds A short fence may be placed along the built-to-line or setback where it is not defined by a building.



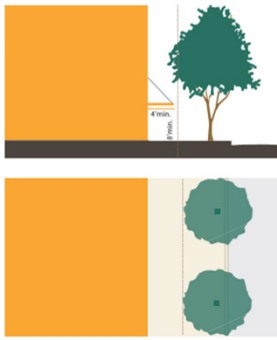
Shopfront

Description In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.

Size Ground Floor Transparency: 75% of frontage min
Shopfront recessed from property line: 12 ft min

Awning Depth: 4ft min
Setback from curb: 2 ft min
Height, clear: 8 ft max

- Design Stds**
1. Shopfront glass shall be clear without reflective glass frosting or dark tinting.
 2. Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
 3. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
 4. Operable awnings are encouraged.

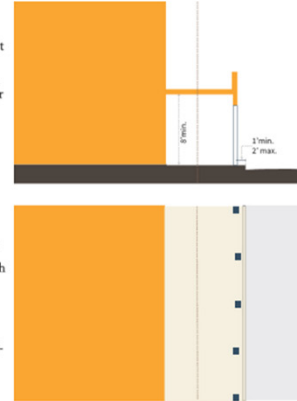


Gallery

Description A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Size Depth: 8 ft min
Ground floor height: 16 ft min
Setback from curb: 1 ft min, 2 ft max

- Design Stds**
1. Galleries shall be combined with the Shopfront frontage type.
 2. Galleries must have consistent depth along a frontage.
 3. Ceiling light is encouraged.
 4. Galleries may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.
 5. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
 6. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.

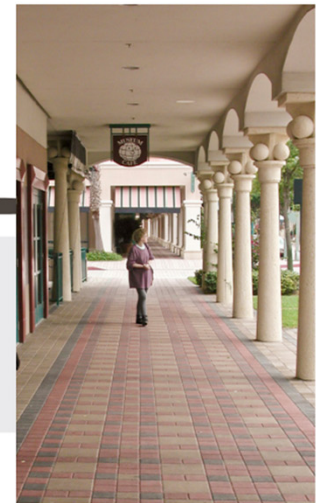
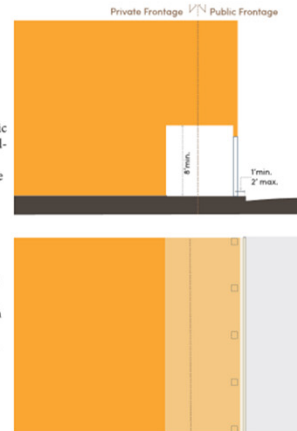


Arcade

Description Arcade frontages are composed of a building with ground floor facades which align with the property line, and upper floors which project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass which encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.

Size Depth: 8 ft min
Ground floor height: 16 ft min
Setback from curb: 1 ft min, 2 ft max

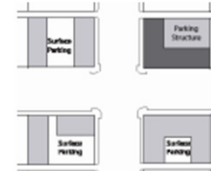
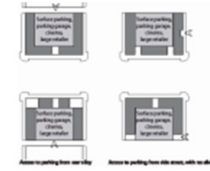
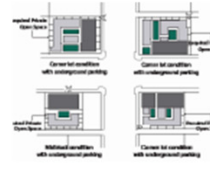
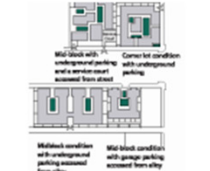
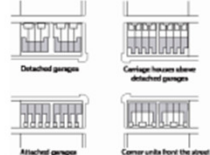
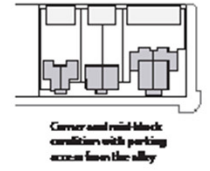
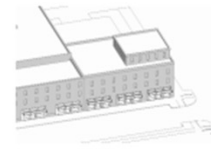
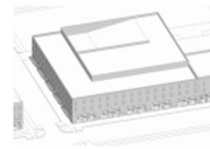
- Design Stds**
1. Arcades shall be combined with the Shopfront frontage type.
 2. Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.
 3. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
 4. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



19th & Mildred Building Types

House Scale Buildings

Block Scale Buildings



Duplex, Multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house.

Multiplex is a residential building of three to six dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

Coding Criteria

These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.

Duplex and multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.

Typical height of the building is 2 stories.

Rosewalk & Bungalow Court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street.

Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

Coding Criteria

The defining feature of Rosewalk and Bungalow court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.

The building size and massing of individual buildings is similar to a single dwelling unit.

Entrance to units shall be directly from the front yard or from the courtyard.

Row House

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

Coding Criteria

The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.

Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.

Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.

Live work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Coding Criteria

The floor to ceiling height of the work floor is typically about 15 feet.

The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.

Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street.

Coding Criteria

The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

Hybrid

Hybrid Court is composed of two building types: the stacked dwelling and courtyard housing, arranged around a courtyard. This building type combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Coding Criteria

Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.

Liner Building

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

Coding Criteria

The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.

Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Flex Building

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby.

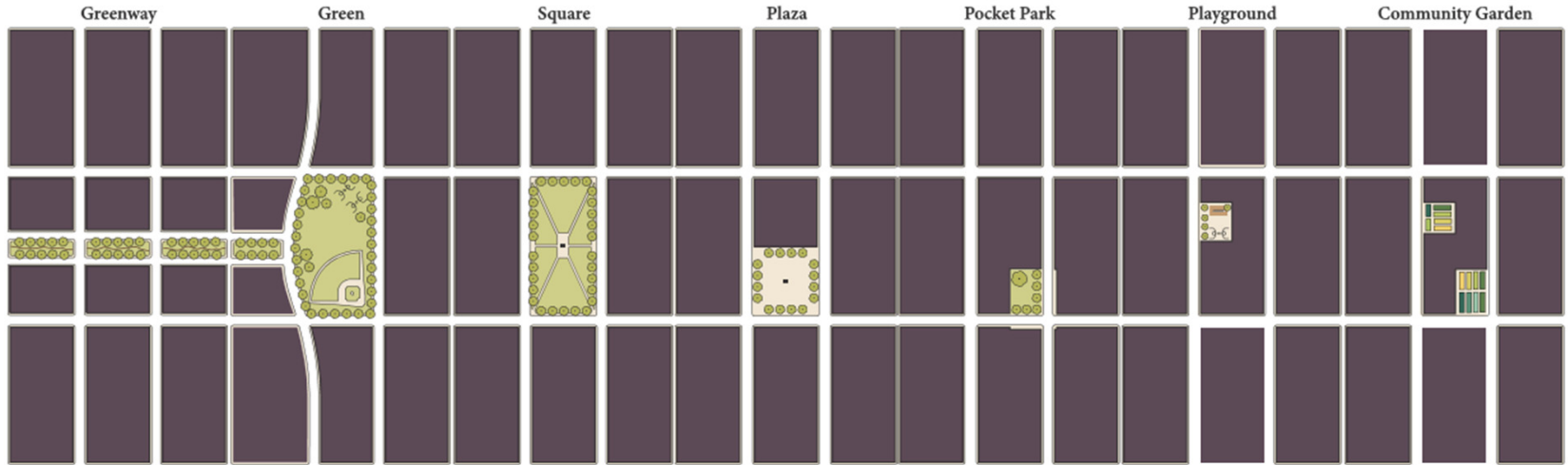
Coding Criteria

The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.

The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tucked under parking, or some combination of these options.

Open Space Types

Open Space Type
Illustration



Example of Intended Physical Character



Description

A greenway is a linear open space that can meet a variety of purposes, from recreation to environmental restoration.

An open space available for unstructured and limited amounts of structured recreation.

An open space available for civic purposes, unstructured and limited amounts of structured recreation.

Plazas are open spaces available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.

An open space available for informal activities in close proximity to neighborhood residences.

An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.

An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.

Size

8 acre minimum

1 acre to 15 acres

½ acre to 5 acres

½ acre to 2 ½ acres

4,000 s.f. to ½ acre

There is no minimum or maximum size.

There is no minimum or maximum size.

Frontage (min)

Fronting lots encouraged to provide access and pleasant frontage.

2 streets

2 streets

2 streets

1 streets

1 streets

1 streets

Typical Facilities

Passive and active recreation, accessory structure, drinking fountains, signs, benches, exercise equipment, benches, and paths

Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths

Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths

Passive recreation, accessory structure, drinking fountains, and paths

Passive recreation, accessory structure, drinking fountains, and paths

Accessory structures, drinking fountain, and paths

Accessory structures, drinking fountain, and paths



19th and Mildred

Next Steps

19th and Mildred

Amendment Schedule

Workshop Dates: January 21st -23rd

Attendance: 67 over the three nights

Next Consultant Visit: March 16th Study Session

Consultant's Draft Document: end of March

Draft Amendment Development: March-May

Planning Commission Study Session: est. April

Planning Commission Hearing: est. May

City Council Study Session: est. June

City Council Hearing: est. July

19th and Mildred

- Form-Based Code is one tool to guide land development
 - FBC provides a more holistic approach
- Expect greater community benefits in exchange for greater intensity
- FBC could be used to *transform* entire area from Mildred to Alameda
 - Would not require properties to change until redeveloped
 - Amendments can happen with or without FBC
- Any amendments will require staff to integrate and coordinate changes with current zoning and comp plan

19th and Mildred

Items to Consider

- FBC could be used for the entire “block” of Mildred to Alameda
- Having a minimum height for the MXU (outer edge)
- Consultant recommendations:
 - Overall illustrative master plan (vision showing buildings and landscaping)
 - a landscape architect to design rendering of entry street/linear plaza
 - Illustrative landscaping plan for linear plaza and two public parks
 - Street sections with dimensions, character defining features

Questions or Discussion

ITEM 6. Green Building**FROM: Angelie Stahlnecker, Planning and Building Administrator**

BACKGROUND: At last year's joint City Council -Planning Commission meeting, the group discussed green building codes and solar energy. We looked at the current energy code requirements and some of the incentives for solar energy. While no recommendations were made for specific land use changes, staff was encouraged to promote green options to residents.

Promotion

In order to achieve that goal, staff created a "Save Green by Going Green" brochure. We teamed up with Public Works during Fircrest Fun Days to host a booth where we helped promote their water conservation items, talked with people about solar power, and handed out the brochure. The brochure is also available at our counter and on the website.

Solar Panels


We are using the State's over-the-counter building permit checklist for residential roof-top mounted solar panels. This makes the process quicker and easier. We have issued one permit for solar panels this last year.

Tree Coverage

Attached is a *draft* copy of the tree canopy in Fircrest. While not refined, I wanted to provide a visual overview. This map identifies clusters of trees, but does not identify the various single trees that are scattered across the City. It also does not fully map the golf club property. It does give an understanding of the great tree canopy we have through most of the City. As many of these are 100'+ fir trees, they can cast a great shadow.

Staff does not have any specific questions at this time, but wanted to provide an update and determine if there was any interest in further discussion.

ATTACHMENTS: [Save Green by Going Green Brochure](#)
[Draft Tree Canopy](#)



The City of Fircrest's vision of the community is one that considers the needs of future citizens as well as current citizens. With that vision in mind, we support our homeowners in making "green" impacts. No matter the scale, every positive change makes a difference.

We are always here to answer your questions and work with our homeowners.

Save Green by Going Green

Tips and information about Green products, saving energy, and how little changes can make a big impact



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WHAT IS GREEN BUILDING / SUSTAINABLE LIVING?

GREEN BUILDING IS A WAY TO APPROACH THE DESIGN, CONSTRUCTION, AND OPERATION OF YOUR HOME THAT ALLOWS FOR THE LEAST NEGATIVE IMPACT TO OUR ENVIRONMENT WHILE PROVIDING A HEALTHIER LIVING SPACE.

IF YOU ARE STARTING A NEW PROJECT, YOU CAN MAKE GREEN CHOICES THAT WILL HELP OUR PLANET AND YOUR WALLET.

BEING "GREEN" DOESN'T HAVE TO HAPPEN OVERNIGHT. WHEN THE TIME COMES TO REPLACE APPLIANCES, ELECTRONICS, FURNACE/ HEAT PUMP OR LIGHT BULBS, CONSIDER THE ENERGY-SAVING OPTIONS AVAILABLE.

WHY GO GREEN?

HEALTH - Good for you

MONEY - Good for your wallet

ENVIRONMENT - Good for the planet

By incorporating green living practices, you'll provide for today's needs and the needs of future generations.

EASY, LOW-COST WAYS TO GO GREEN NOW

- ✓ Install a faucet aerator
- ✓ Replace old showerheads & toilets with a low-flow model
- ✓ Use earth-friendly cleaners
- ✓ Install a "smart" surge protector
- ✓ Choose ENERGY STAR appliances & heaters

WHAT ARE "SMART" THERMOSTATS?

With over half of your energy bill going towards heating & cooling, a "smart" thermostat learns the temperatures you like and establishes a schedule that adjusts energy-saving temperatures when you're asleep or away.

Tacoma Power has rebates for qualifying "smart" thermostats

LED LIGHTING AT HOME

LED Lighting is a highly efficient technology that uses at least 75% less energy than traditional incandescent lighting.

The life span of most LED bulbs is in the range of 15-20 years, depending on hours of use.

Changing out old bulbs to LED is an easy solution to go green.

"PROBLEMS CANNOT BE SOLVED AT THE SAME LEVEL OF AWARENESS THAT CREATED THEM."

-Albert Einstein



SOLAR PANELS

Washington is an excellent choice for solar panels. We have houses right here in Fircrest with solar panels and the homeowners are getting paid for the energy they produce.

Not every house is a candidate for solar panels. Homes with a southerly or westerly facing roof with little to no shading are ideal. Visit the website below to find out if solar is right for you.

<https://tpu.wattplan.com/pv/>



RECYCLING & DECONSTRUCTION

Recycle old shingles, siding, decking, and other building materials

Salvage & donate reusable household items and materials to charity

Donate or recycle old electronics instead of throwing them in the trash.



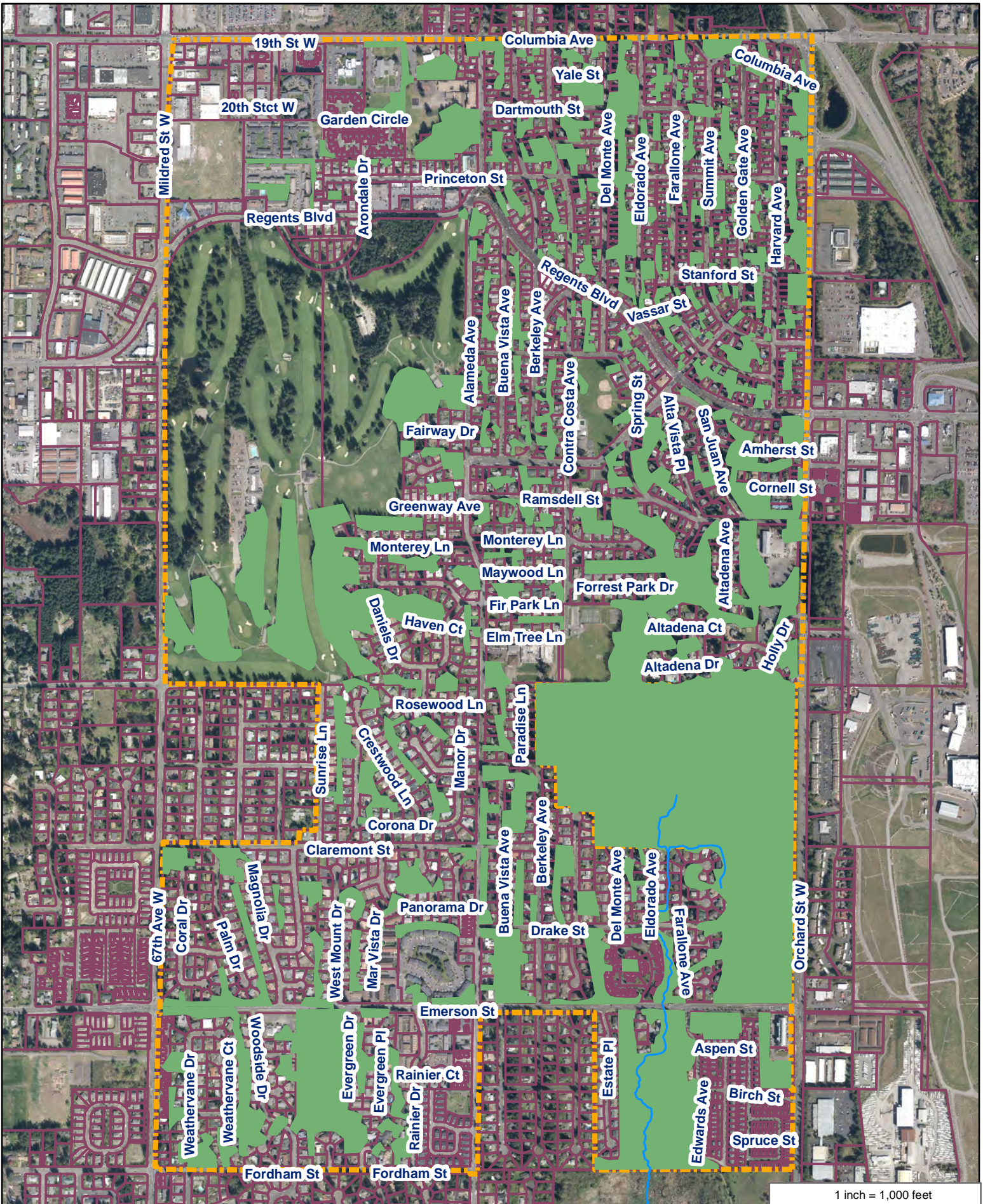
REBATES & INCENTIVES

There are numerous rebates and incentives available to our residents.

Federal – Tax credits & incentives are available for things like Solar Panels & Electric / Hybrid vehicles

Local – Tacoma Power offers many incentives to replace windows & insulation, lighting, and showerheads. Visit the website below for more information:

www.KnowYourPower.com



Tree Canopy Map Draft

1 inch = 1,000 feet

THIS IS NOT A SURVEY

Do not use data found on this map
 The City of Fircrest assumes no liability
 for variations ascertained by actual survey
 For Informational Use Only

Map produced: 1/28/2020

ITEM 7. Electric Charging Stations Discussion**FROM: Scott Pingel, City Manager**

BACKGROUND: At last year's joint City Council/Planning Commission study session, the group discussed the potential for adjusting the land use code to encourage residents and developers to use "greener" practices and options in their land use development. Much of that discussion centered on solar panels. Along the same line of providing greener or more energy efficient options, the City recently received a grant announcement from the Department of Commerce for the electrification of transportation systems (ETS).

The ETS grant fund is designed to promote the continued transformation of the electric transportation market in Washington state. The ETS program provides grants to Washington local governments and retail electric utilities for electric vehicle charging infrastructure.

The question is do we want to pursue this funding opportunity? The answer to that may be that we are not ready quite yet. The next question, then, is do we want to study this further and come up with any kind of plan for where we might locate electric vehicle charging infrastructure (or electric charging stations)? Is this a direction the City should head? Or is this not a priority currently, or at all?

City staff did not want to pass on a potential opportunity, but we need feedback from the group on pursuing this particular funding opportunity. As we ask ourselves questions, more questions came up, especially those questions that our elected officials and planning commissioners need to help us answer.