



THE CITY OF FIRCREST

Notice of Application

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • www.cityoffircrest.net

Notice Issued: July 19, 2022 Public Hearing: To Be Determined

PROJECT INFORMATION

Project Name: Alliance Prose

Proposed Project Action: Preliminary Site Plan Review for a mixed-use development with 389 residential units, ground floor commercial uses, and park, recreation, and open space facilities on a 9.5-acre site.

Project Location: 2119 Mildred Street West / Parcel # 0220112005

PERMIT APPLICATION

Case Number: 22-05

Applicant:

Jon Graves, Graves+Associates
3110 Ruston Way Suite E
Tacoma, WA 98402

Developer:

Alliance Residential Company
1900 N. Northlake Way Suite 237
Seattle, WA 98103

Date of Application: June 22, 2022 **Complete Application Date:** July 15, 2022

Other Permits/Reviews That May Be Required: Zoning Map Amendment, Administrative Design Review, State Environmental Policy Act (SEPA) review, construction permits, technical reviews.

CONSISTENCY OVERVIEW

Applicable Regulations: City of Fircrest Comprehensive Plan; Title 22 FMC Land Development Code, including the Form Based Code (FBC) for the 19th and Mildred area. The site is designated Mixed Use in the Comprehensive Plan and is zoned Mixed Use Urban (MUU), Mixed Use Neighborhood (MUN), and Park, Recreation, and Open Space (PROS). A preliminary site plan review is classified as a Type III-A application.

Existing Environmental Documents That Evaluate the Proposed Project: Geotechnical Recommendations – Pan Geo; Phase I Environmental Site Assessment -- PES Environmental, Inc.; Cleanup Action Plan -- PES Environmental, Inc.; applicant’s SEPA checklist.

Preliminary Determination of Consistency: Based on the project submittal and initial staff-level review, the City of Fircrest has made a preliminary determination that the project is consistent with the City's Comprehensive Plan. However, a zoning map amendment and zoning text amendments will be required. See Case 22-04 and Case 22-03 for information on the applicant’s proposed zoning map and text amendments.

PUBLIC COMMENTS

Proposal Comment Period: The public is invited to comment on the proposal beginning **July 19, 2022, and ending August 9, 2022, at 5:00 p.m.** Comments received by the deadline will be considered by staff when it prepares a recommendation to the Hearing Examiner on the proposed project.

Written comments shall include the application name and case reference number (Case 22-05) and may include a request for notice of any additional public hearings and a copy of the final issued Notice of Decision. All comments should be directed to:

Jayne Westman, Administrative Services Director
City of Fircrest
115 Ramsdell Street
Fircrest WA 98466
planning@cityoffircrest.net

Pertinent documents, including the permit application, project plans, and existing environmental documentation, are available for review at the above location. A staff report will be available for review at least five days prior to the public hearing date. Copies will be provided upon request at no charge. Additional information can be found at: <https://www.cityoffircrest.net/mildred-development-project/>

