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

DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: Zoning Map Amendment to shift boundaries of the PROS, MUN and MUU districts, all located on a single parcel.

Proponent: Graves + Associates for Alliance Residential Company

Location of proposal, including street address, if any: City of Fircrest. 2119 Mildred Street West. APN 0220112005.

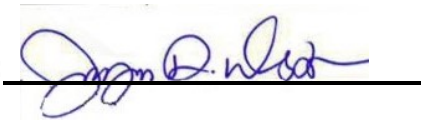
Lead agency: City of Fircrest

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period required for this DNS.

☑ This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance, below. Written comments on the DNS must be submitted by 5:00 p.m. August 8, 2022.

Responsible Official: Jayne Westman
Position/Title: Administrative Services Director
Phone: (253) 564-8901
E-Mail: jwestman@cityoffircrest.net
Address: 115 Ramsdell Street, Fircrest, WA 98466

Signature: 

Date of Issuance: July 22, 2022

Pursuant to RCW 43.21C.075 and City of Fircrest environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of Fircrest City Hall, located at 115 Ramsdell Street. Appeals must be filed within 14 days of the July 22, 2022 issuance date (August 8, 2022).

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision- making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
   Alliance – Fircrest / Zoning Map Amendment

2. Name of applicant:
   Jon Graves

3. Address and phone number of applicant and contact person:
   Jon Graves | 253-272-4214
   3110 Ruston Way Ste E, Tacoma, WA 98402

4. Date checklist prepared:
   6/13/2022

5. Agency requesting checklist:
   City of Fircrest

6. Proposed timing or schedule (including phasing, if applicable): Map Amendment would occur in Summer/Fall 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   Yes, a code amendment to amend the zoning code is being reviewed concurrently with this map change. In addition, a permit application for a multifamily project will be submitted to the City of Fircrest.

City Comment: A preliminary site plan review application has been submitted for a 389-unit residential/commercial mixed-use project on Mildred Street that would be designed per the City's Form Based Code, as proposed to be amended.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - Geotechnical Recommendations – Pan Geo (Jon Rehkopf)
   - Phase I Environmental Site Assessment PES Environmental, Inc. (Dan Balbiani)
   - Cleanup Action Plan PES Environmental, Inc. (Dan Balbiani)

City Comment: These reports pertain to the mixed-use project, not the map amendment.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   See answer to #7.

City Comment: Map amendment, text amendment, site plan review, and administrative design review applications are under consideration by the City.

10. List any government approvals or permits that will be needed for your proposal, if known.
    Commercial Building Permit or equivalent (including associated site development and utility permits), code amendment.

City Comment: These approvals relate to the mixed-use project, not the map amendment.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The zoning map amendment would adjust slightly the boundary/area covered by the PROS zone, as well as adjust slightly the proposed circulation network shown on the zoning map.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed zoning map change occurs at 2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Section 11 Township 20 Range 02 Quarter 22: SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

B. Environmental Elements

1. *Earth* [help]

a. General description of the site: Generally flat or rolling, only has a small area of steep slopes

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____

b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope approximately 56%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Approximately 5-10 feet of fill on the western half of the site over dense glacial till. Approximately 25-30 feet of fill on the eastern half of the site over dense glacial till. Fill consists of gravel with sand, silty sand, etc.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

NA, the zoning map change would not fill or excavate.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No, NA

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No, NA

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

City Comment: This is a non-project action.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known, the site is an urban area with urban type emissions (auto) nearby.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

City Comment: This is a non-project action.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies within the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None, NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NA

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, NA

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, NA

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, the zoning map change will not discharge any water.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, NA

2) Could waste materials enter ground or surface waters? If so, generally describe.

No, NA

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, NA

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

City Comment: This is a non-project action.

4. Plants [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
None

c. List threatened and endangered species known to be on or near the site.
None known on or near site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None

e. List all noxious weeds and invasive species known to be on or near the site.
None known on or near site.

City Comment: This is a non-project action.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: __x____(pigeon, crow)
mammals: deer, bear, elk, beaver, other: __x____(rodent, raccoon, possum)
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None known on or near site.

c. Is the site part of a migration route? If so, explain.
Yes, the entire Puget Sound region is a part of the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed as part of the zoning map change.

e. List any invasive animal species known to be on or near the site.
None known on or near site.

City Comment: This is a non-project action.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None, NA

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the zoning map amendment will not impact any use of solar.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None, NA

City Comment: This is a non-project action.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No.

1) Describe any known or possible contamination at the site from present or past uses.

The property was formerly operated for the design and manufacture of marine automatic pilots and other marine navigational aids (e.g., compasses) from approximately 1957 to 2000. As indicated previously, between the years 1972 and 2000, soil fill was deposited throughout the central and eastern portions of the site. During the course of operations at the property, there have been documented releases of certain VOCs, primarily perchloroethene (PCE) to the ground east of the existing building. In addition, a release of paraffin oil from the north adjoining property affected soil near the northern end of the property. Cleanup actions were performed in 1993, 2000, and 2012 to remove and properly dispose of all of the contaminated soil above the applicable cleanup levels in the affected areas. Low concentrations (below cleanup levels) of PCE and paraffin oil may be present in these areas. Perched groundwater in the vicinity and down gradient of these areas did not contain contamination (PCE and/or paraffin oil) at concentrations exceeding cleanup levels. The results of these cleanup actions were reported to the Washington Department of Ecology (Ecology) under its Voluntary Cleanup Program (VCP). Ecology issued an opinion letter in July 2015, indicating that the site meets the cleanup standards for PCE and petroleum hydrocarbons in soil.

Previous investigations of the fill material present in the central and eastern portions of the property indicated the presence of arsenic at concentrations exceeding the CUL predominantly at depths of 15 feet or greater and widely dispersed. The property is located in the Tacoma Smelter Plume (Asarco Area Wide Contamination Plume) and the presence of arsenic at the property is attributed to the historic operation of the Asarco Smelter Plant. The investigation also found arsenic in perched groundwater in 2 of the 6 wells tested at concentrations slightly exceeding the cleanup level. In Ecology's July 2015 opinion letter, Ecology stated that the source of the arsenic is likely attributed to the former operation of the Tacoma Asarco Smelter Plant and the fill material that was imported to the subject property as part of historical grading activities.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
No development is proposed as part of the zoning map amendment.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None, NA

4) Describe special emergency services that might be required.
None, NA.

5) Proposed measures to reduce or control environmental health hazards, if any:
None, all environmental issues will be addressed per federal, local, and state regulations with a future multifamily project.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise from adjacent residential uses; minimal street noise from Mildred St.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None, NA

3) Proposed measures to reduce or control noise impacts, if any:
None, NA

City Comment: This is a non-project action.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is current undeveloped. Adjacent properties to north, south, and west are commercial. Zoning east of property is residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Structure remaining from industrial use fronts ROW. Two small sheds are located centrally.

d. Will any structures be demolished? If so, what?

None, NA

e. What is the current zoning classification of the site?

Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).

f. What is the current comprehensive plan designation of the site?

Commercial Mix Use

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable; no shoreline

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

None, NA

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The zoning map amendment has been reviewed for consistency with the Comprehensive Plan and Fircrest regulations, and the project team has discussed with City of Fircrest staff.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA

City Comment: This is a non-project action.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, NA

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None, NA

c. Proposed measures to reduce or control housing impacts, if any:
None, NA

City Comment: This is a non-project action.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
None, NA

b. What views in the immediate vicinity would be altered or obstructed?
None, NA

c. Proposed measures to reduce or control aesthetic impacts, if any:
None, NA

City Comment: This is a non-project action.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, NA

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None

d. Proposed measures to reduce or control light and glare impacts, if any:
None, NA

City Comment: This is a non-project action.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Property is located near shopping, restaurants, and other retail/commercial spaces.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the slight boundary change to the PROS zone would not decrease the amount of open space to be provided, it just shifts where it can be provided in relation to a future potentially proposed project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None, NA

City Comment: This is a non-project action.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
None, NA

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None, NA

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
None, NA

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None, NA

City Comment: This is a non-project action.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Site is currently served by Mildred with extensions proposed east/west connection

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Site is currently about 800' from Pierce Transit Connection Center. Busses to nearly every part of the city can be caught at this location. In addition, route 53 stops within a few feet of proposed development site.

c. How many additional parking spaces would the completed project or non- project proposal have? How many would the project or proposal eliminate?

Currently there are 7 stalls. Any future potential project would comply with parking requirements; the current proposal does not include any impact to current parking.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

None, NA

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None, NA

City Comment: This is a non-project action.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None, NA

b. Proposed measures to reduce or control direct impacts on public services, if any.

None, NA

City Comment: This is a non-project action.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

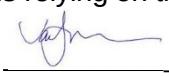
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed. None, NA

City Comment: This is a non-project action.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:_____ 

Name of signee_____Jon Graves_____

Position and Agency/Organization____Principal Architect/G+A_____ Date Submitted:_____6-21-2022_____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-duction, storage, or release of toxic or hazardous substances; or production of noise?

It would not result in any of these discharges.

Proposed measures to avoid or reduce such increases are:
None, any future project would address these issues at the appropriate review timeline.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? It would not impact plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: None, any future project would address these issues as applicable.

3. How would the proposal be likely to deplete energy or natural resources? It would not

Proposed measures to protect or conserve energy and natural resources are: Any future project would comply with the WA State Energy Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
The proposal would change the PROS zone boundary, but would not impact the amount of open space provided. None of the other issues would be impacted.

Proposed measures to protect such resources or to avoid or reduce impacts are:
The proposal would maintain the amount of open space provided in a future project.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The proposal has been reviewed for consistency with the Fircrest comp plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Compliance with zoning map change procedures.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
It would not increase either demand.

Proposed measures to reduce or respond to such demand(s) are: None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
It does not conflict with any such laws.

GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

JUNE 13, 2022

Application for Zoning Amendment

Project: **Prose Fircrest**

Applicant: **Alliance Representative: Garrett Hodgins**
Alliance Residential Company | Pacific Northwest
1900 N Northlake Way, Suite 237
Seattle, WA 98103
ghodgins@allresco.com

Architect: **G + A Representative: Jon Graves**
Jon Graves Architects & Planners PLLC/ DBA Graves + Associates
3110 Ruston Way, Suite E
Tacoma, WA 98402
jcgraves@gravesassoc.com

GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

INDEX | ZONING AMENDMENT

Land Use Application

Type of Project

Please check all that apply and attach submittal sheet(s):

- [ ] Administrative Design Review
- [ ] Administrative Use Permit
- [ ] Boundary Line Adjustment
- [ ] Amendment – Comprehensive Plan
- [x] Amendment – Zoning Regulations
- [ ] Amendment – Zoning Map *
- [ ] Conditional Use Permit *
- [ ] Conditional Use – Amendment *
- [ ] Detached Accessory Structure *
- [ ] Development Plan – Preliminary *
- [ ] Development Plan – Final
- [ ] Development Plan – Amendment*
- [ ] Plat Subdivision – Preliminary *
- [ ] Plat Subdivision – Final *
- [ ] Plat – Alteration/Vacation *
- [ ] Reasonable Use Exception
- [ ] SEPA Checklist
- [ ] Short Plat
- [ ] Site Plan Review – Minor
- [ ] Site Plan Review – Major *
- [ ] Site Plan Review – Final
- [ ] Site Plan Review – Amendment*
- [ ] Variance – Major *
- [ ] Variance – Minor*
- [ ] Variance – Sign
- [ ] Other:

**Pre-application conference recommended*

THE CITY OF FIRCREST
Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

Applicant Name: Jon Graves | Graves + Associates

Address: 3110 Ruston Way Suite E, Tacoma WA 98402

Representative (if different):

Phone: (253)272-4214 Email: jcgraves@gravesassoc.com

Property Owners (if different): Garrett Hodgins

Phone: (206)350-4851 Email: ghodgins@allresco.com

Project Address: 2119 Mildred Street W, Fircrest WA 98466

Brief Description of Project: Mixed Use with 389 residential units of various size/layouts with ground floor retail. Parks, recreation, open space, through street connections proposed. Parking is both surface & structured.

Parcel Number(s): 0220112005 Site Area (square footage): 9.49 Acres

Land Use Designation: Commercial Mixed Use Zoning Designation: MUU/MUN

Environmental sensitive areas on or within 150': (●) Yes ( ) No

Physical Characteristics of Site:

9.49 acre site, partially developed, with notable grade on east half

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature: _____ Date: 5/27/2021

Signature: _____ Date: _____

Zoning Amendment Submittal

Submittal Items

Please included the following:

- ❍ Land Use Application
- ❍ For zoning map amendments, submit 2 sets of accurate map and legal description of the subject property
- ❍ For development regulation amendments (text), identify each chapter, section, paragraph, sentence and word subject to the amendment request and provide the exact text changes which are being proposed.
- ❍ Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- ❍ Intake fee: $500
- ❍ Deposit: $2000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

For map amendments

Existing Zoning Classification: Parks, Recreation, & Open Space (PROS)

Proposed Zoning Classification: Same

Site Area (sq. ft. or acres): 9.49 acres

Parcel Number(s): 0220112005

Zoning of Adjacent parcels: City of University Place: Mixed Use Center (west)
City of Fircrest:
Mixed Use Urban (north)
Mixed Use Neighborhood (north, south)
Residential 30 (east)

Please demonstrate how the proposal is compliant with the following criteria: *(An answer of YES is not sufficient; Use additional sheet, if necessary)*

How is the proposed amendment consistent with the goals, objectives and policies of the comprehensive plan:

See attached narrative addressing criteria for amendment approval. Reference section FMC 22.78.004 Criteria for amendment approval.

How will the proposed amendment promote, rather than detract from, the public health, safety, morals and general welfare:

See attached narrative addressing criteria for amendment approval. Reference section FMC 22.78.004 Criteria for amendment approval.

For complete the complete code, please see FMC Chapter 22.78.

What change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest:

See attached narrative addressing criteria for amendment approval. Reference section FMC 22.78.004 Criteria for amendment approval.

How is the proposed zoning compatible with the uses and zoning of surrounding property (required only for zoning map amendments):

See attached narrative addressing criteria for amendment approval. Reference section FMC 22.78.004 Criteria for amendment approval.

How is the property suited for the uses allowed in the proposed zoning classification (required only for zoning map amendments).

See attached narrative addressing criteria for amendment approval. Reference section FMC 22.78.004 Criteria for amendment approval.

5.13.2022

Jayne Westman | Administrative Services Director
Jeff Boers | **Planning** Services Director

A: City of Fircrest | 115 Ramsdell Street
P: 253-564-8901 | D: 253-238-4123
E: jwestman@cityoffircrest.net

Regarding: ***Prose Fircrest/ Application for zoning amendment***
2119 Mildred, Fircrest

Ms. Westman and Mr. Boers,

On behalf of Alliance Residential, Graves + Associates is applying for zoning code and map amendment related to a project proposed for 2119 Mildred, Fircrest WA. The attached proposed amendment includes proposed changes to the zoning map and revisions pertaining to roadway configurations and locations within our project site boundaries. In addition to addressing these proposed changes, we are applying independently for related FMC and FBC text amendments through the Developmental Regulation Amendment process.

Thank you for your continued assistance.

Sincerely,

Jon Graves
OWNER, MEMBER, ARCHITECT/ GRAVES + ASSOCIATES

PROJECT OVERVIEW

The Applicant is currently pursuing a master plan for a mixed-use campus to be developed on approximately 9.49 acres at 2119 Mildred Street, Fircrest WA. With approvals to amend the subject FMC and FBC text and process associated entitlements, the Applicant intends to pursue construction through delivery of this mixed-use development plan. Schematic drawings have been advanced to the point that the Applicant understands the overall status of the proposal relative to compliance with applicable land use, building, and fire codes. The Applicant believes the campus plan solution adheres closely to the FMC, FBC, the regulating plan, and the zoning map regulations. Exceptions are taken for those site-specific conditions that drive consideration for placement of access roadways; configuration of through block connections; and in particular the location of the Boulevard and central park.

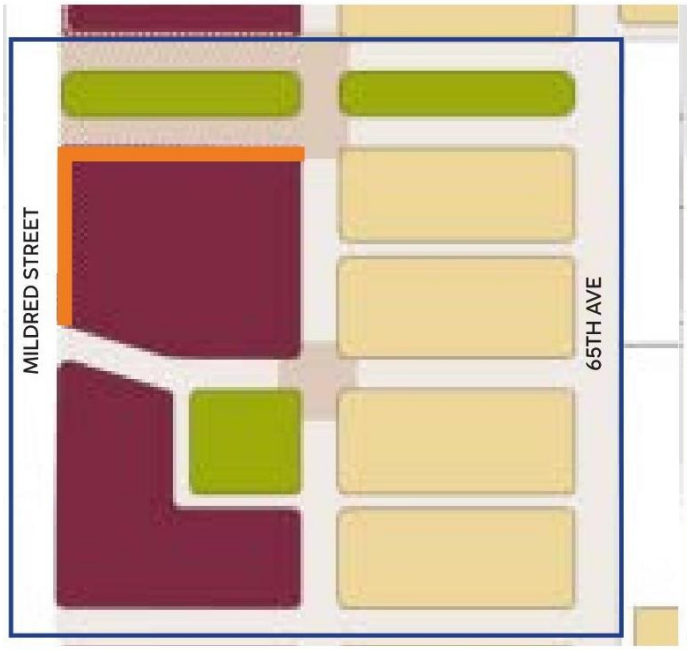
Project concept overview:

- ***4-building, multi-zoned campus plan/*** The project campus proposed includes a 4-building development that embraces design conformance for two building fronting Mildred Street within the MUU zone, and two buildings in the eastern half of the property adhering to the intent of the MUN zone regulations. The pair of buildings fronting Mildred Street are mixed use including ground level commercial to meet or exceed the FBC shopfront overlay requirements. The building plan includes consideration for transitioning from the more urban MUU zone to the MUN zone.
- ***Site geometry drives development generics/*** The site geometry is generally a square in shape and lends itself to a park centric plan with direct primary access from the center of the Mildred frontage. "Park Centric" refers to an urban master plan that places a park, plaza, and/or open space in the center of a development. Placing a boulevard entrance in the center of the project's Mildred frontage aligns with a primary access to the development directly to the west across the street. The park centric plan is consistent with the zoning map proposed location for a public park within the center of the block. The Applicant is proposing an expanded central open space that includes a plaza where the zoning and regulating maps show the park along with a variety of surrounding and/or connecting outdoor community subspaces. The "Park Centric" concept intends to share outdoor amenities with all of the onsite residents and the community during daylight hours. The central open space is the key design feature intended to unify the development within the existing and future context.
- ***Meeting housing needs/*** The project includes close to 400 living units with a range of size, type, quality, and rent categories. A primary objective of the proposed development is to meet notable housing needs within the City of Fircrest and the region with a best quality development.
- ***Adherence to the FBC/*** The proposed development embraces the FBC pattern language relative to compliance with urban design vocabulary including meeting typology considerations for building, street, and landscape design elements. The Applicant hopes to demonstrate an exemplary solution that reflects the value added by the recently adopted City of Fircrest Form based code.
- ***Connectivity/*** Considerations for connectivity within the site and to adjacent parcels, and the City of Fircrest envisioned future transformation of the neighboring developments has been addressed with careful consideration for cross block connections, pedestrian pathway networks, and finish grade considerations.
- ***Traffic Concurrency/*** The proposed project will contribute to traffic along Mildred. The Applicant is working with the City of University Place to confirm traffic impacts and appropriate solutions for anticipated trip counts throughout the day associated with the three proposed Mildred Street vehicle access curb cuts. Mitigation measures will be vetted through the City of University Place and the City of Fircrest to ensure solutions are appropriate and properly integral.

- ***Divergence from the FMC and FBC/*** The proposed project has diverged from the zoning code and form-based code where site conditions include geometry, terrain, and existing neighboring conditions, merit. The primary proposed text amendments are related to:
    (1) Existing driveways across Mildred Street that suggest the need to align proposed projects driveways for safety considerations
    (2) Site utilization efficiencies that support a central boulevard access from the center of the Mildred frontage to the center of the proposed compass in lieu of alternative corner lot access that would require a diagonal route through the property to the center of the lot.
    (3) Significant existing grades along the east half of the subject property that restrict the ability for east west roads to connect to existing grades of neighboring properties.
    (4) Comprehensive adherence to FBC requirements is anticipated based on the current design solution. Departures and proposed text amendments to support such departures are primarily focused on refinement of appropriate site solutions with some additional building design consideration associated with frontage typologies.
    (5) In summary, the project program fits well within the vision supported by FMC and FBC. It is the Applicant's opinion that the complexity of the project requires some minor clarification and modification of these applicable codes to maintain project continuity.

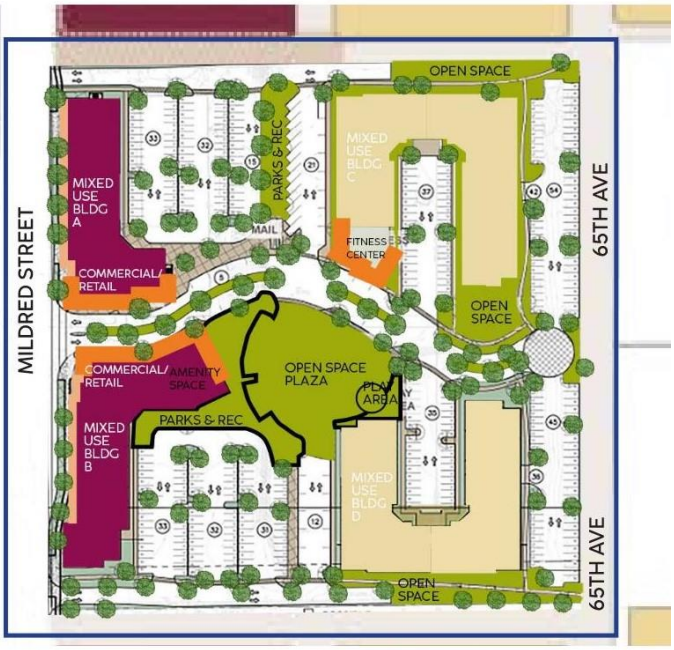
Exhibit 1. Existing & Proposed Zoning Maps.

Exhibit 2. Existing and Proposed Regulatory Plans.



CITY OF FIRCREST EXISTING REGULATORY PLAN

- MUU (Mixed-Use Urban)
- MUN (Mixed-Use Neighborhood)
- PROS (Park, Recreation, & Open Space)
- Enhanced Pavement
- Shopfront Overlay



REGULATING PLAN PER PROPOSED ARCHITECTURAL SITE PLAN

- MUU (Mixed-Use Urban)
- MUN (Mixed-Use Neighborhood)
- PROS (Park, Recreation, & Open Space)
- Enhanced Pavement
- Shopfront Overlay

Exhibit 3. Current Site Plan.

Exhibit 4. Modified Regulating Plan Aerial Overlay.

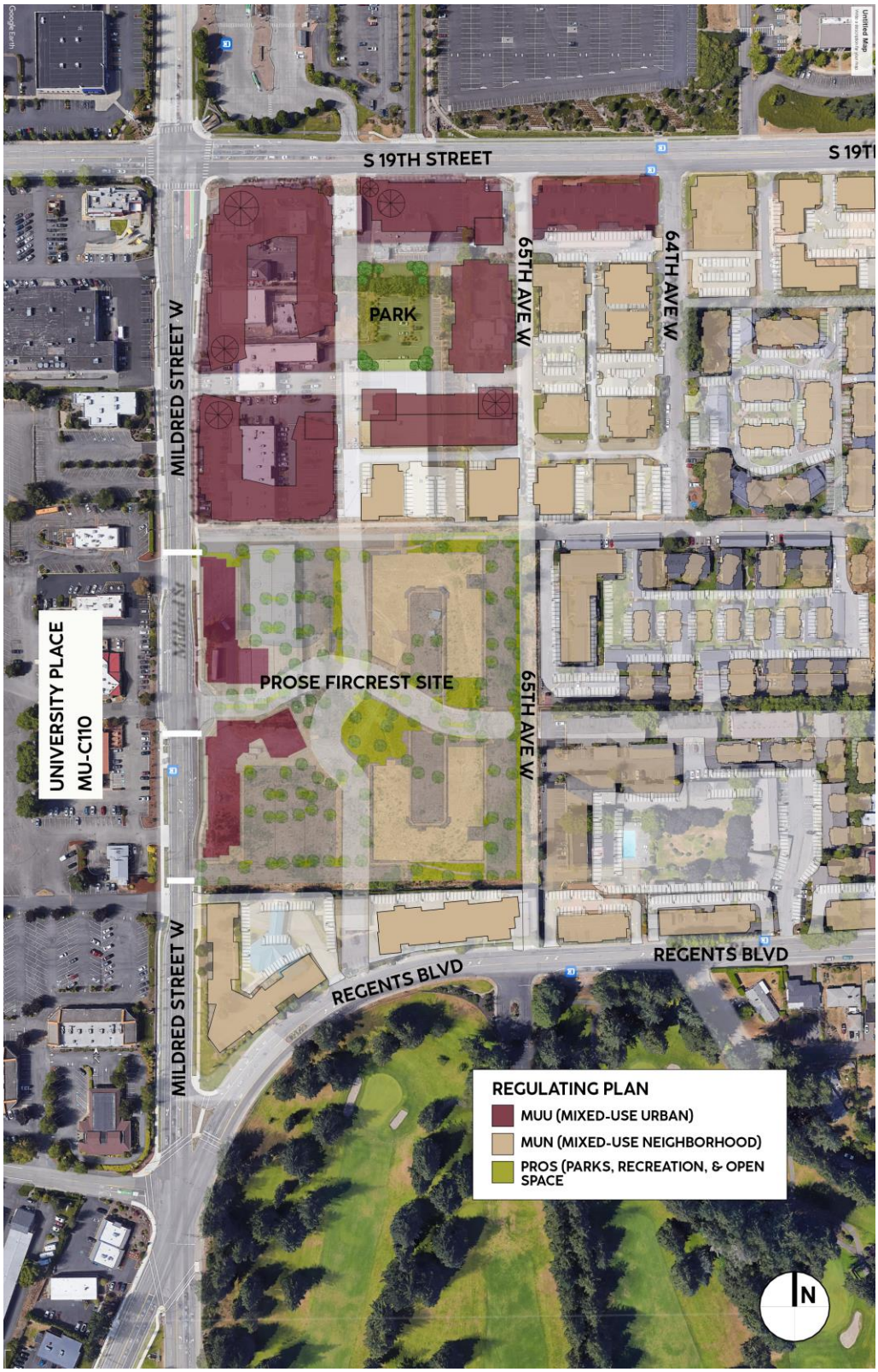
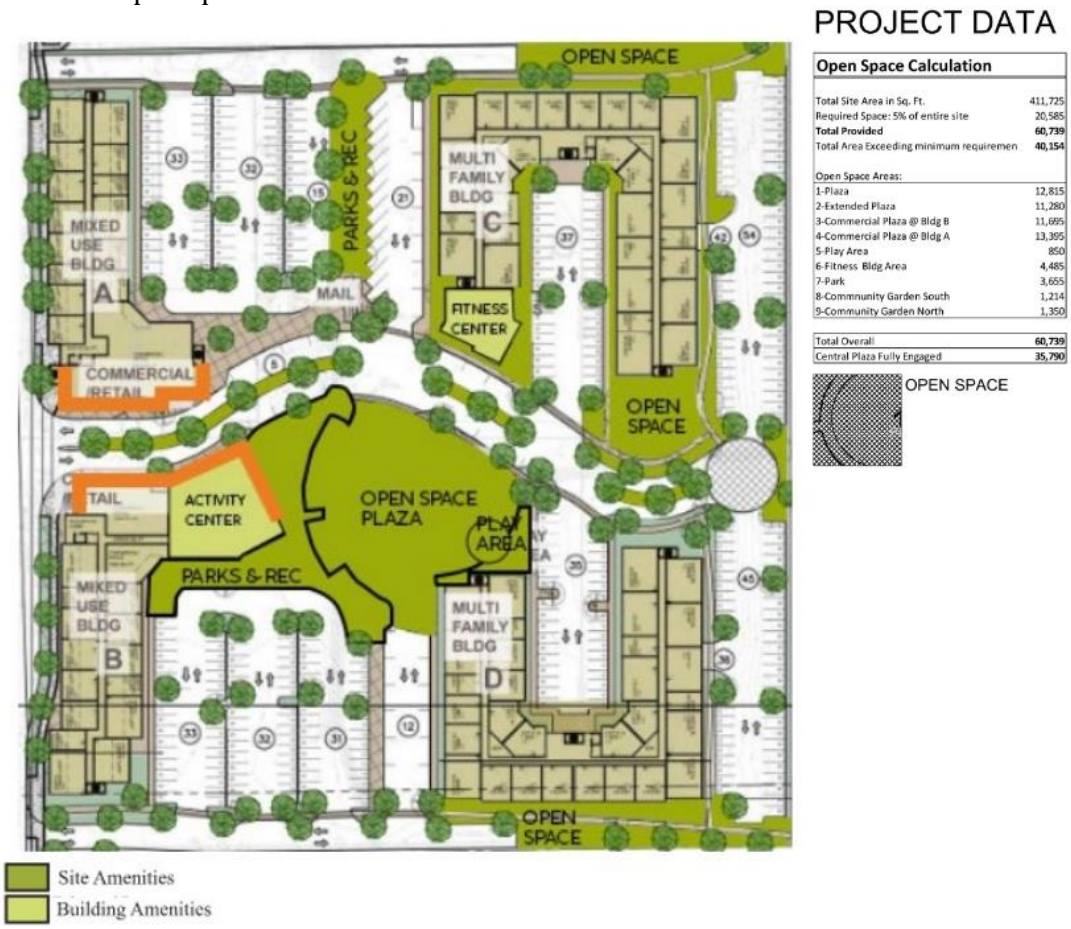


Exhibit 5. Open Space Plan



PROJECT DATA

Open Space Calculation	
Total Site Area in Sq. Ft.	411,725
Required Space: 5% of entire site	20,585
Total Provided	**60,739**
Total Area Exceeding minimum requiremen	**40,154**
Open Space Areas:	
1-Plaza	12,815
2-Extended Plaza	11,280
3-Commercial Plaza @ Bldg B	11,695
4-Commercial Plaza @ Bldg A	13,395
5-Play Area	850
6-Fitness Bldg Area	4,485
7-Park	3,655
8-Commnunity Garden South	1,214
9-Community Garden North	1,350
Total Overall	**60,739**
Central Plaza Fully Engaged	**35,790**

OPEN SPACE

Exhibit 6. Landscaping Schematic Design & Inspirational Imagery

Exhibit 7. Building Massing Study.

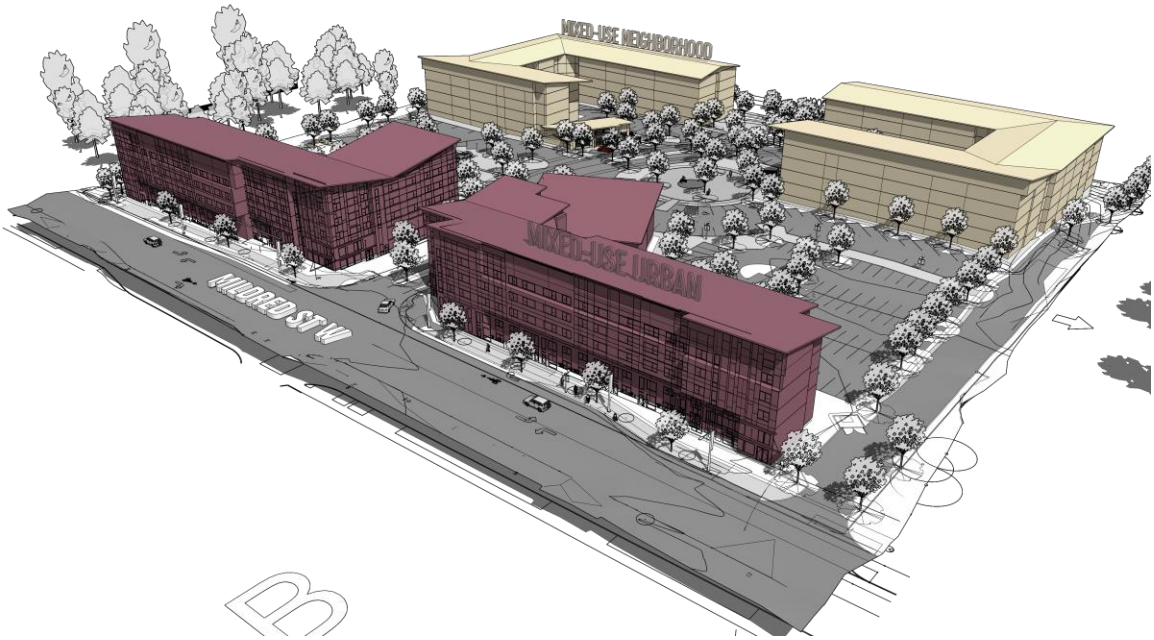


Exhibit 8. Exterior Elevations Buildings A & B.

Exhibit 9. Exterior Elevations Buildings C &D.

Exhibit 10. Enlarged Street Front Facades Buildings A & B.

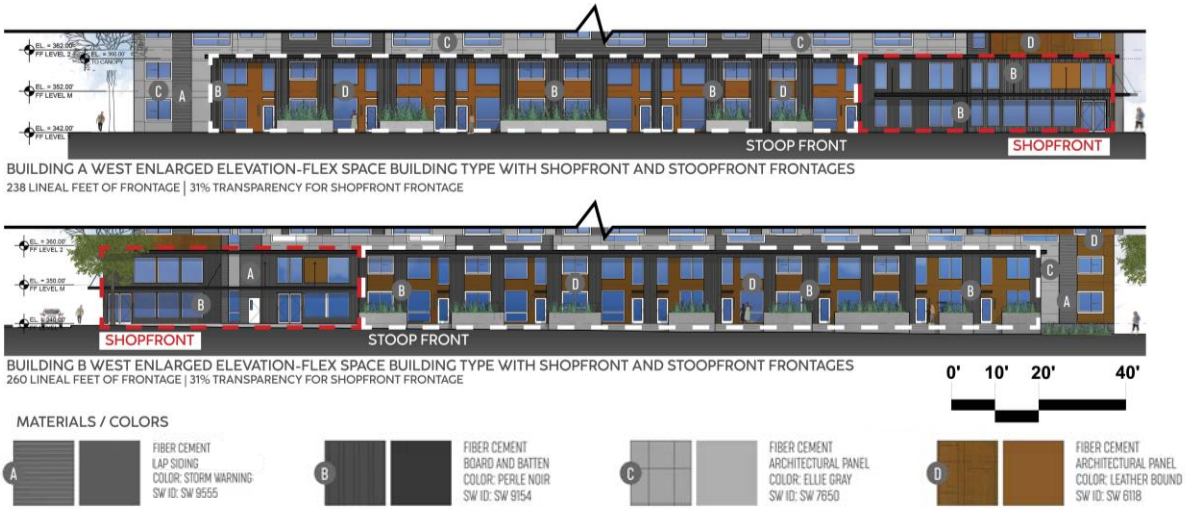


Exhibit 11. Proposed Traffic Flow Map.

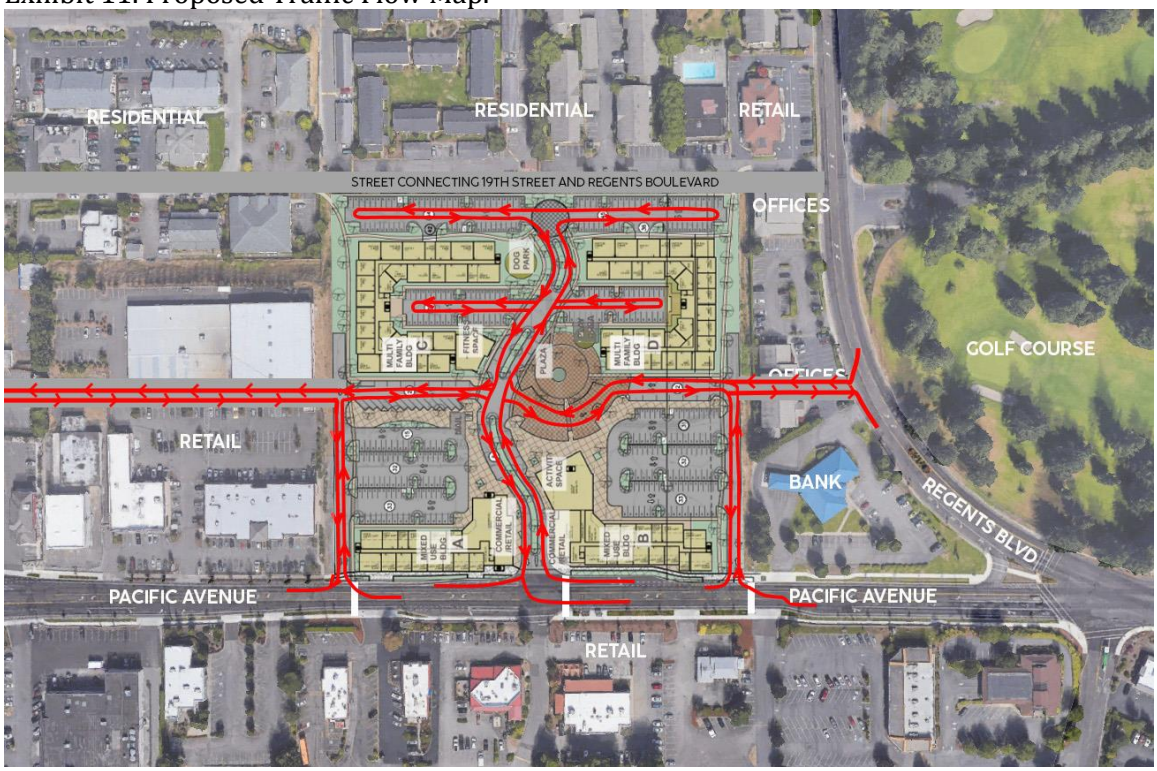
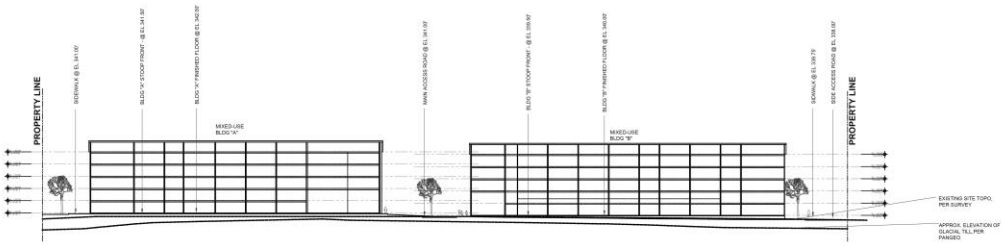


Exhibit 12. Site Section Along Mildred Frontage.



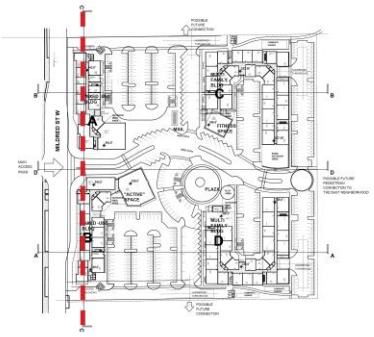


Exhibit 13. Site Section Through Main Boulevard.

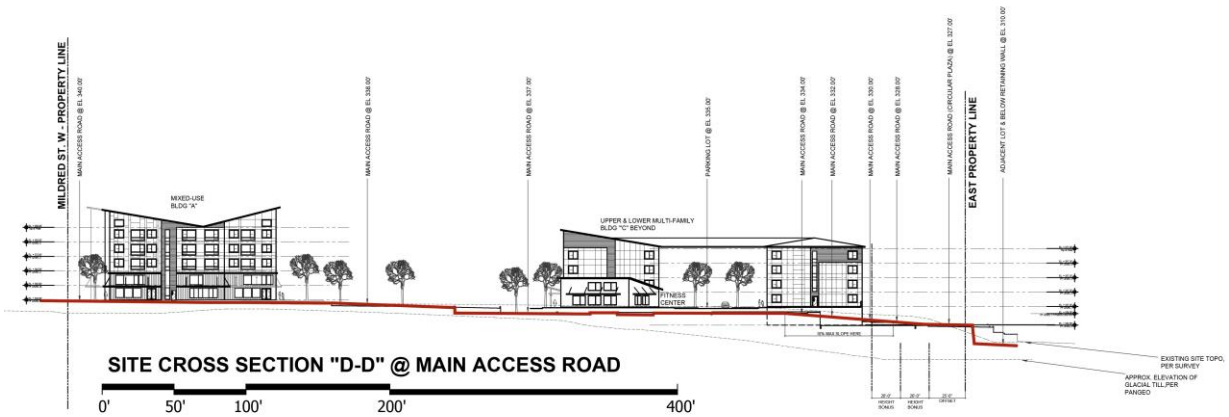


Exhibit 14. Site Section Through Buildings B & D.

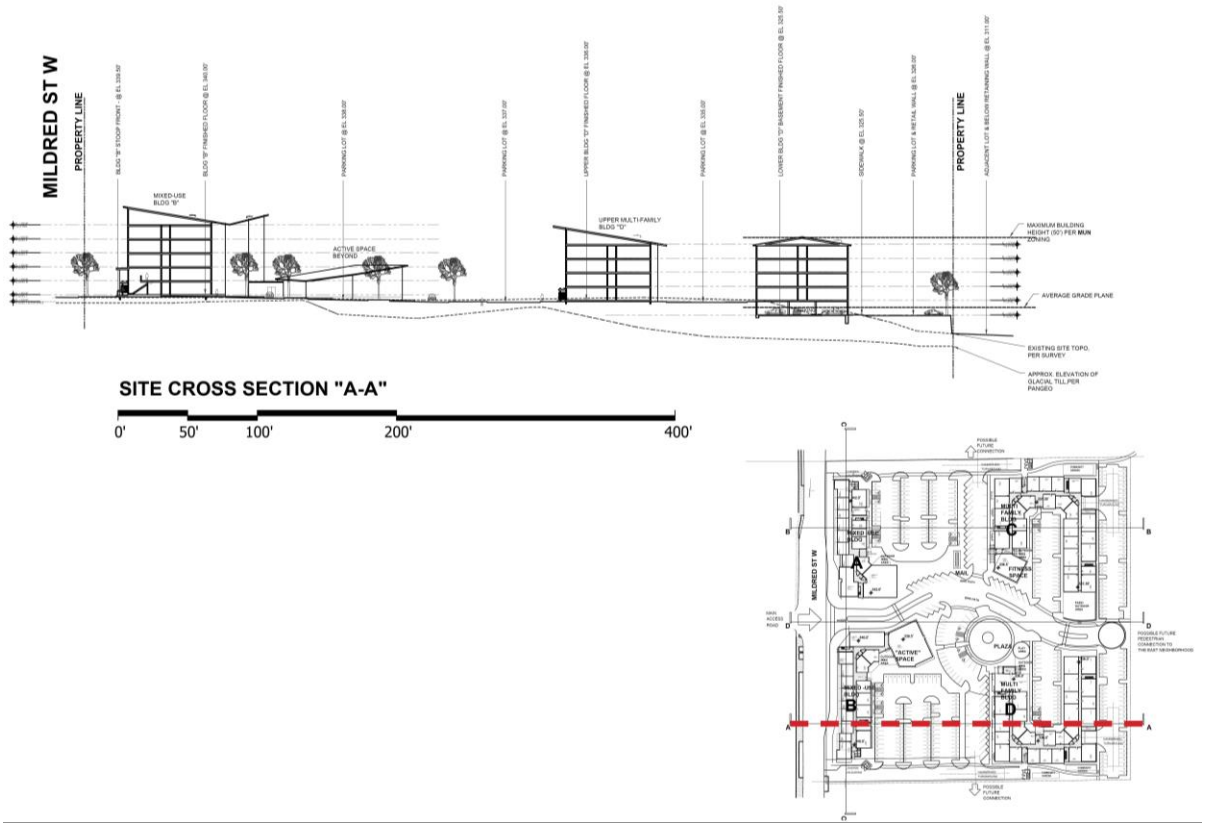
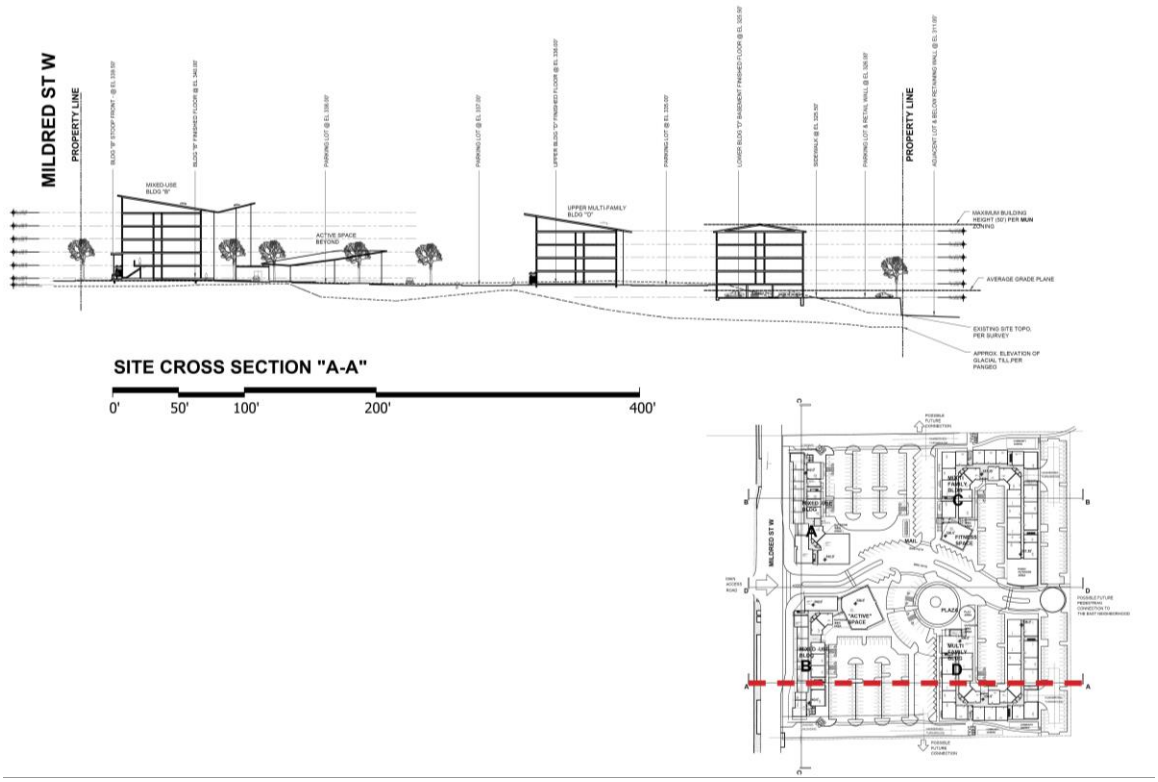


Exhibit 15. Site Section Through Buildings C & D.



Approach taken to the proposed zoning amendments:

The attached proposed zoning amendments take into consideration the Applicant's schematic design solution. Proposed amendments are not intended to support a grant of unique privilege to support the Applicant's envisioned plan. The proposed zoning amendments include suggestions that will both support those modifications the Applicant's design team feel are detrimental to the integrity of the solution while suggesting changes to the FMC that refine the intent of applicable zones to all properties governed by this zoning and potential zoning amendments.

The amendments proposed shown as edits to the existing intend to cover elements that seem logical and practical revisions that should elevate the quality of the development to the intent of the code.

This application includes a graphic presentation of the Applicant's project that intends to convey property specific considerations within the code constraints. The Applicant is prepared to provide additional graphical exhibits of the proposed project solution along with other Architectural solution examples from other projects. The Applicant's intent during the subsequent review and answer sessions is to demonstrate the needs of the amendments relative to our project but also to demonstrate that any such amendments are a benefit to the value of the FMC as they pertain to the district as a continuous whole.

FMC 22.78.004 Criteria for amendment approval:

The following narrative addresses the criteria for zoning amendment approval. The Applicant is prepared to support the foundation for such amendment through additional discussion, graphic exhibits, and supporting historical data presumably during the hearing process.

(a) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan

As part of the City of Fircrest (COF) ***comprehensive plan mission statement****, preserving the residential scale and character of Fircrest; enhancing community recreational opportunities; increasing housing opportunity including range of housing types; pursuit of community/ pedestrian friendly safe streets; and working forward towards connectivity and continuity of cityscape seem to be clear objectives.* The Applicant is proposing a solution that addresses housing need within a campus model that emphasizes a safe network of street, pedestrian, bicycle lanes. The concept includes a park centric urban development that emphasizes park and recreation for onsite residence and the community. **The project proposal includes moving the central park to the east and to the north into a centering position. The project proposal includes moving the boulevard entrance to the site to the center of the Mildred frontage and connecting Mildred to all four of the residential buildings along with a direct connection to the park and additional open space. The proposed map amendment reflects this change.**

As part of the Growth Management Act, increasing diverse housing opportunity and open space for recreational opportunity are stated as primary objectives within the comprehensive plan. The Applicant's proposal is focused on the integration of proven residential / multi-family templates that are consistent with the GMA and specifically the typology of the COF Form Based Code.

Goal CC1 *further underscores the importance within the comp plan for the provision of* ***well-designed open space****.* The Applicant is prioritizing the provision of open space following traditional considerations for diverse gathering and recreational opportunity. This includes emphasis on primary and secondary landscape and hardscape treatments. In this case integrating a multi-dimensional plaza and surrounding network of garden, BBQ, play, and resting amenities. Light and air as a central design feature along with a wide range of opportunity for play, exercise, interaction, gatherings, small and large group functions, community events, and creative landscape treatments make for a solution that exceeds the FMC and FBC code minimums.

Goal CC4 *emphasizes the need for developments to fit the context and are sensitive to the surrounding; sensitive to the human scaled development; substantiates a positive and creative identity; pursues high quality materials and systems; and pursues considerations for sustainability.* The Applicant's proposal includes notable consideration for existing streets, anticipated future streets, analysis of grades and traffic patterns, and ultimately compatibility considerations for future connections to adjacent developments. This includes building mass, form, and scale that step up to the urban street and down to the surrounding more suburban neighbors.

Goal CC5 *references the importance of smart street design which will include support of a safe, organized, convenient, and appropriate network of vehicular roadways with safe provision of bicycle and pedestrian ways.* The proposed solution includes the integration of a boulevard, a central north south through block street and supporting east west connectors. All street types include consideration for pedestrian site accessibility; bicycle thoroughfares, appropriate roadway cross sections; and appropriate landscaping and sidewalk designs. Although East-West roadways proposed cannot connect to a north south through block street along the east property boundary based on adhering to practical grade considerations, the proposed solution emphasizes the anticipate emphasis on a north south central through block street that will connect to neighbors, 19th street, Regence Blvd, as well as connect the neighboring developments to the proposed central park. The refinement of the Boulevard cross section, shape, and location best supports a park centric master plan while offering a meandering path that is intended to slow vehicles, pedestrians, and bicyclists. The curvilinear form and the central location of the boulevard intends to support experiential considerations of the residents and the public visitors. Careful attention to ground level street front design has been a large part of the Applicant's consideration. Street activation is an emphasized part of the ground level particularly fronting Mildred Street. A more casual, safe, and suburban street front and pedestrian way is proposed for buildings within the MUN zone. Item 2 of the proposed zoning map amendment is in reference to moving the north south thru block street connector diagrammed for the subject property along the east boundary to the adjacent parcel where contours allow a more direct and practical connection to north to 19th and south to Regence Boulevard. **As part of this proposed zoning amendment, the west-east through block**

connectors will terminate at the top of the steep slope and not extend to the north south planned through block street. Consistent with the conclusion that the grades preclude connecting west-east streets to the lower elevations of the neighbors to the east, this application requests approval on placing the primary dependency on the grid connections on the proposed north south central street

Goal CC8 covers the need to pursue solutions that are **compatible with the design of the abutting neighborhoods** and build on the positives of such adjacencies. The Applicant has studied the proposed campus design within the context of the surrounding parcels including addressing the FBC and zoning code identified transformation of the abutting properties. The Applicant believes connectivity to adjacent parcels and the surrounding present and future street network is essential to a successful project. Emphasis on the north south central through block street is of primary importance relative to a successful and convenient street system. The park is essential to activate the pedestrian core of the proposed development along with offering identity to this important north south through block street. The campus proposal includes 2 buildings fronting Mildred that are within the MUU urban zone, and 2 buildings within the MUN zone that we consider the transitional zone. The 2 buildings within the MUN zone have been intentionally proposed to set back from the shared east boundary with the R-20 existing apartments for compatibility purposes. Pattern language hierarchies between the buildings and associated site design reflect careful on-site design relationships while adhering to the FMC and FBC requirements for sensitive transitions to neighboring properties. The existing site has a notable hillside on along the east property boundary. The neighbors to the east look at the side of a hill when viewing the subject parcel from below. The grades dictate that the Applicant responsibly terrace the transition to the east line. The grades are however too significant to make a gradual and natural transition from the subject property to the existing lower grades. Though street connectivity is not proposed as part of the project concept, terracing the east portion of the sited to make for a more palatable visual transition is part of the project solution**.**

(b) ***The proposed amendment will promote, rather than detract from, the public health, safety, morals, and general welfare/*** The Amendments proposed to the FMC and the FBC address some inconsistencies found in the code that are unrelated to the project proposal but are assumed to require correction for purposes of clarity and intended general use of the codes. The Amendments proposed to address characteristics of the streets intends to support site driven and function driven considerations that not only will be applicable to the subject property development but also part of considerations for adjacent future development within the bounds of the FMC and the FBC. Such clarification intends to meet the intent of the code relative to superior roadway design while offering additional language promoting flexibility within street types and street cross sections pursued. As part of the text amendment considerations applicable to streets, placement within a working grid and consideration for grades has been addressed. Proposed text amendments regarding building height, bulk, and scale relative to context compatibility are furthered by proposed text to grant bonus height and stories based on syntax. Proposed text amendment has been included to offer greater opportunity for storefront types and compatibility with ground level residential and commercial typologies. With this general range of text amendment

(c) ***The proposed zoning is compatible with the uses and zoning of surrounding property (applicable to the FMC text amendments only)*** The Applicant is proposing a solution that follows the intent of the FMC and the FBC with few exceptions. This includes the incorporation of through block connections; integration of pattern language consistent with the MUU and MUN zones; integration of pattern language that elevates the urban character of building frontage on Mildred; and integration of pattern language consistent with building solutions in the MUN zone that intend to bridge the form, density and scale of the surrounding R-20 and the MUU taller and denser development. Consistent with the Comprehensive plan, the FMC, and the FBC, the proposal integrates a vehicular and pedestrian grid that achieves on site connectivity while availing opportunity for connections to the current and future context. Sustainable solutions are a part of our development solution. Resolving traffic measures for the proposed site solution also addresses the current and future considerations for traffic flow onto Mildred as it affects the properties south, west, and north. Integrating a storm drainage system to support the campus to current standards will in turn reduce the dependency on the public storm system that currently serves 19th. The project proposal integrates considerations for the use of bicycles, mass transit, and electrical vehicles reducing carbon emissions and footprint. While current developments to the north, south, and east within the City are underdeveloped relative to adherence to urban design considerations. The natural movement towards the highest and best use will see denser and taller development at the 19th and Mildred intersection, a high concentration of commercial on Mildred and 19th close to the intersection, walkable residential campuses presumably in the layer of development behind the buildings fronting the primary roadways, and inevitably merge with the project proposal development.

(d) ***The property is suited for the uses allowed in the proposed zoning classification (applicable to the FMC text amendments only)*** The property is extremely suited to integrate and compliment the intent of the FMC code. Proposed amendments intend to further the ability of a project to conform to the intent of the code, not diverge from it. While criteria for supporting amendments to the code often ask the Applicant to explain what has changed since the adoption of the code, in most cases, the code cannot possibly reflect all real conditions. Grades, site geometries, utility system considerations, traffic considerations including offsite neighboring patterns, and market demands drive the 3-dimensional nature of projects. Municipal Codes and Form Based Codes are typically derived with focus on a two-dimensional map that generalizes the existing condition and the future pattern of development. This application intends to amend portions of the code to address real site conditions more specifically.

(e) ***A change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest (applicable to the zoning map amendments and amendments to this title which require comprehensive plan amendment to ensure consistency under subsection (a) of this section).*** Conditions in the context of the subject property have not notably changed to drive the requested amendments. It is the Applicant's understanding that the code has not been vetted by development and therefore the issues at hand are not about changes that might support consideration for changing the direction of the code but rather about refining the code to better serve the subject property and all properties subject to the newly adopted code.

Summary of proposed zoning amendments:

1. ***The zoning map shall be modified to re-center the park. (See the current and proposed zoning map exhibits in the project overview narrative).*** Consistent with above, the Applicant believes the site geometry dictates a park centric design solution. The centering of the concentrated open space and the direct connection from a boulevard to the central open space allows the usable site area to yield more commercial and living units within conventional building modules and typology. Note that the shopfront overlay is proposed in the same or greater quantity to move with the throat of the boulevard entrance along Mildred. This proposal for relocating the Shopfront overlay with the boulevard intents to maintain or magnify pedestrian thoroughfare activity.
2. ***The zoning map shall be modified to re-distribute the open space currently shown in the zoning map as a band along the north property line to ribbons of open space surrounding the central park. (See the current and proposed zoning map exhibits in the project overview narrative).*** The Applicant represents that a serpentine boulevard without open space between lanes is a more user-friendly path network system and the redistribution of the open space to other parts of the site a more appropriate way to achieve usable private and common open and green space
3. ***To address FMC restrictions on the relocation or reconfiguration of through block connections, the Applicant requests approval on terminating the secondary streets on the north and south boundaries at the top of the incline and the relocated Boulevard at a drive terrace with terrace elevation averaging between 10 & 15' above adjacent grades.*** The Applicant concludes that street connectivity is challenged by existing grades on the eastern half of the site that precludes through block street connections within the conventional threshold of 10% grades. Diagrammatically making such connection from Mildred to the eastern property line would require commencing the slope at or near the Mildred west property boundary.

APPENDIX

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Troy Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

SIGNATURE

JUNE 14, 2022 1 of 1
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Donald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

Donald Eaton
SIGNATURE

6-9-2022
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Gina Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

Gina Eaton
SIGNATURE

6-9-2022
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Ronald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

SIGNATURE

6/9/22
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____DAY OF _____, 20 _____

(Notary Seal)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Alliance – Fircrest / Zoning Map Amendment

2. Name of applicant:
   Jon Graves

3. Address and phone number of applicant and contact person:
   Jon Graves | 253-272-4214
   3110 Ruston Way Ste E, Tacoma, WA 98402

4. Date checklist prepared:
   6/13/2022

5. Agency requesting checklist:
   City of Fircrest

6. Proposed timing or schedule (including phasing, if applicable):
   Map Amendment would occur in Summer/Fall 2022..

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   Yes, a code amendment to amend the zoning code is being reviewed concurrently with this map change. IN addition, a permit application for a multifamily project will be submitted to the City of Fircrest.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - Geotechnical Recommendations – Pan Geo (Jon Rehkopf)
   - Phase I Environmental Site Assessment PES Environmental, Inc. (Dan Balbiani)
   - Cleanup Action Plan PES Environmental, Inc. (Dan Balbiani)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

See answer to #7.

10. List any government approvals or permits that will be needed for your proposal, if known.

Commercial Building Permit or equivalent (including associated site development and utility permits), code amendment.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The zoning map amendment would adjust slightly the boundary/area covered by the PROS zone, as well as adjust slightly the proposed circulation network shown on the zoning map.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed zoning map change occurs at 2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site: Generally flat or rolling, only has a small area of steep slopes

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope approximately 56%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Approximately 5-10 feet of fill on the western half of the site over dense glacial till. Approximately 25-30 feet of fill on the eastern half of the site over dense glacial till. Fill consists of gravel with sand, silty sand, etc.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no surface indications of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
NA, the zoning map change would not fill or excavate.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, NA

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No, NA

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known, the site is an urban area with urban type emissions (auto) nearby.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-rounD and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies within the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None, NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NA

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, NA

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, NA

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, the zoning map change will not discharge any water.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, NA

2) Could waste materials enter ground or surface waters? If so, generally describe.

No, NA

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, NA

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. Plants [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
None

c. List threatened and endangered species known to be on or near the site.
None known on or near site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None

e. List all noxious weeds and invasive species known to be on or near the site.
None known on or near site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: ___x___ (pigeon, crow)

mammals: deer, bear, elk, beaver, other: ___x___ (rodent, raccoon, possum)
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None known on or near site.

c. Is the site part of a migration route? If so, explain.
Yes, the entire Puget Sound region is a part of the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
None proposed as part of the zoning map change.

e. List any invasive animal species known to be on or near the site.
None known on or near site.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None, NA

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, the zoning map amendment will not impact any use of solar.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None, NA

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No.

1) Describe any known or possible contamination at the site from present or past uses.

The property was formerly operated for the design and manufacture of marine automatic pilots and other marine navigational aids (e.g., compasses) from approximately 1957 to 2000. As indicated previously, between the years 1972 and 2000, soil fill was deposited throughout the central and eastern portions of the site. During the course of operations at the property, there have been documented releases of certain VOCs, primarily perchloroethene (PCE) to the ground east of the existing building. In addition, a release of paraffin oil from the north adjoining property affected soil near the northern end of the property. Cleanup actions were performed in 1993, 2000, and 2012 to remove and properly dispose of all of the contaminated soil above the applicable cleanup levels in the affected areas. Low concentrations (below cleanup levels) of PCE and paraffin oil may be present in these areas. Perched groundwater in the vicinity and down gradient of these areas did not contain contamination (PCE and/or paraffin oil) at concentrations exceeding cleanup levels. The results of these cleanup actions were reported to the Washington Department of Ecology (Ecology) under its Voluntary Cleanup Program (VCP). Ecology issued an opinion letter in July 2015, indicating that the site meets the cleanup standards for PCE and petroleum hydrocarbons in soil.

Previous investigations of the fill material present in the central and eastern portions of he property indicated the presence of arsenic at concentrations exceeding the CUL predominantly at depths of 15 feet or greater and widely dispersed. The property is located in the Tacoma Smelter Plume (Asarco Area Wide Contamination Plume) and the presence of arsenic at the property is attributed to the historic operation of the Asarco Smelter Plant. The investigation also found arsenic in perched groundwater in 2 of the 6 wells tested at concentrations slightly exceeding the cleanup level. In Ecology's July 2015 opinion letter, Ecology stated that the source of the arsenic is likely attributed to the former operation of the Tacoma Asarco Smelter Plant and the fill material that was imported to the subject property as part of historical grading activities.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and

in the vicinity.
No development is proposed as part of the zoning map amendment.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None, NA

4) Describe special emergency services that might be required.
None, NA.

5) Proposed measures to reduce or control environmental health hazards, if any:
None, all environmental issues will be addressed per federal, local, and state regulations with a future multifamily project.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise from adjacent residential uses; minimal street noise from Mildred St.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None, NA

3) Proposed measures to reduce or control noise impacts, if any:
None, NA

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Site is current undeveloped. Adjacent properties to north, south, and west are commercial. Zoning east of property is residential.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Structure remaining from industrial use fronts ROW. Two small sheds are located centrally.

d. Will any structures be demolished? If so, what?

None, NA

e. What is the current zoning classification of the site?

Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).

f. What is the current comprehensive plan designation of the site?

Commercial Mix Use

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable; no shoreline

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

None, NA

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None

L. Proposed measures to ensure the proposal is compatible with existing and projected land
uses and plans, if any:
The zoning map amendment has been reviewed for consistency with the Comprehensive Plan and Fircrest regulations, and the project team has discussed with City of Fircrest staff.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
NA

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, NA

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None, NA

c. Proposed measures to reduce or control housing impacts, if any:
None, NA

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
None, NA

b. What views in the immediate vicinity would be altered or obstructed?
None, NA

c. Proposed measures to reduce or control aesthetic impacts, if any:
None, NA

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, NA

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

c. What existing off-site sources of light or glare may affect your proposal?
None

d. Proposed measures to reduce or control light and glare impacts, if any:
None, NA

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Property is located near shopping, restaurants, and other retail/commercial spaces.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the slight boundary change to the PROS zone would not decrease the amount of open space to be provided, it just shifts where it can be provided in relation to a future potentially proposed project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None, NA

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
None, NA

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there

any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None, NA

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None, NA

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None, NA

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is currently served by Mildred with extensions proposed east/west connection

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Site is currently about 800' from Pierce Transit Connection Center. Busses to nearly every part of the city can be caught at this location. In addition, route 53 stops within a few feet of proposed development site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Currently there are 7 stalls. Any future potential project would comply with parking requirements; the current proposal does not include any impact to current parking.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
None, NA

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No

h. Proposed measures to reduce or control transportation impacts, if any:
None, NA

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
None, NA

b. Proposed measures to reduce or control direct impacts on public services, if any.
None, NA

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other _____

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.
None, NA

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:_____

Name of signee _____Jon Graves_____

Position and Agency/Organization ___Principal Architect/G+A_____

Date Submitted: _____ 6-21-2022_____

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction
with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of
activities likely to result from the proposal, would affect the item at a greater intensity or
at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-
duction, storage, or release of toxic or hazardous substances; or production of noise?

It would not result in any of these discharges.

Proposed measures to avoid or reduce such increases are:
None, any future project would address these issues at the appropriate review timeline.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
It would not impact plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None, any future project would address these issues as applicable.

3. How would the proposal be likely to deplete energy or natural resources?
It would not

Proposed measures to protect or conserve energy and natural resources are:
Any future project would comply with the WA State Energy Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
The proposal would change the PROS zone boundary, but would not impact the amount of open space provided. None of the other issues would b eimpacted.

Proposed measures to protect such resources or to avoid or reduce impacts are:
The proposal would maintain the amount of open space provided in a future project.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The proposal has been reviewed for consistency with the Fircrest comp plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with zoning map change procedures.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

It would not increase either demand.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It does not conflict with any such laws.

ADVANCED FIRE PROTECTION INC.

P.O. Box 1543 - 19738 - 144th Ave. N.E.
Woodinville, Washington 98072
A WASHINGTON CORPORATION

HYDRANT FLOW TEST REPORT

Project: Prose Fircrest

Date/Time: 4/26/2022, 9:00 AM

Address: 2119 Mildred St W
Fircrest WA 98466

Performed by: Tom Rice, AFP
Witnessed by: Jeff Davis, City of Fircrest

Test #1 (12" main)

Non-Flowing Hydrant

Location: 1501 Regents Blvd W

Elevation:[1] 328 feet

Static: 55 psi

Residual: 52 psi

Flowing Hydrant

Location: Southwest corner of Regents Blvd W and Arondale Dr

Elevation: 307 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 18 psi (each hose)

Flow[2] (Q_f): 716 gpm x 2 = 1432 gpm

Flow @ 20 psi (Q_r) = $Q_f (h_r / h_f)^{0.54}$ (h_r = pressure drop to 20 psi; h_f =measured pressure drop)

$Q_r = 1432(35/3)^{0.54} = 5396.3$

The estimated flow[3] at a residual of 20 psi is **5396.3 gpm**

[1] All elevations are approximate based on Google Earth and are not a substitute for a proper survey.

[2] Per FM-Approved Hose Monster flow chart.

[3] This value is an estimate dervied using the calculation procedures in NFPA 291 "Recommended Practice for Water Flow Testing and Marking of Hydrants." Due to daily fluctuations in the water system the actual flow may vary.

Test #2 (6" main)

Non-Flowing Hydrant

Location: 1345 Regents Blvd W (NE corner of Fircrest Apartment Homes parking lot)

Elevation: 306 feet

Static: 63 psi

Residual: 42 psi

Flowing Hydrant

Location: 1375 Regents Blvd W (parking lot of Cost Less pharmacy)

Elevation: 314 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 7 psi (hose #1), 6 psi (hose #2)

Flow[4] (Q_f): 447 gpm (hose #1) + 414 gpm (hose #2) = 861 gpm

Flow @ 20 psi (Q_r) = $Q_r = 861(43/21)^{0.54}$ = 1267.8

The estimated flow[3] at a residual of 20 psi is **1267.8 gpm**

[4] Calculated using $Q=29.84c_d d^2\sqrt{p}$ where c_d = coefficient of discharge (0.906) and d = orifice diameter in inches (2.5)


Skateworld Tacoma
Law Offices of Mark C. Wagner
Paul Tretter Real Estate
Mildred St W
2119 Mildred St W
Fircrest, WA 98466
Fircrest Family Townhomes
This hydrant is in Tacoma water district
Approx. hydrant location for 6" water line
X
63 psi static
42 residual/ 868gpm
Jiffy Lube
23rd St W
next hydrant on 6" main
2 x 2.5" HM 7/6 on pitots
7 = 447gpm
6 = 414 gpm
Fashion Fittings
Clothing alteration service
Johnson Stone & Pagano PS
Columbia Bank
*6" main dead ends here
Hydrant for 12" water line
55 psi static
52 residual/ 1,432 gpm
2 x 2.5" HM 18 on pitots
= 716 gpm per hose
next hydrant on 12" main

THE CITY OF FIRCREST

Public Works Department
Location: 120 Ramsdell St · Fircrest, WA 98466 · Ph. (253) 564-8900 ·
Fax: (253) 564-3640 · Email: vwalston@cityoffircrest.net

CERTIFICATE OF WATER AVAILABILITY

PART A to be Completed by Applicant

Project Address: 2119 Mildred Street Parcel #: 0220112005

Related Permit #(s): TBD *(If available)*

Applicant Name: Garrett Hodgins - Alliance Residential Company

Applicant Contact #: 206.462.0142 Email: ghodgins@allresco.com

Proposed water usage: 1-2 (number of connections)

Customer type (check one) ☐ Residential ☐ Multi-Family ☐ Commercial
☒ Other: Mixed Use

I, the undersigned or my appointed representative, have requested the City of Fircrest to certify willingness and ability to provide the indicated service(s). I have read and understand the information provided by the City of Fircrest on this Certificate and acknowledge that the proposed project may require improvements to the water and or sewer system which would incur my financial obligation. Prior to final approval for construction of the water and/or sewer facilities, it is understood that a legal contract between myself and the City of Fircrest which specifies the terms of water service, operational responsibility, and financial obligation may be required.

Signature: Date 5/19/2022

Address: 1100 N Northlake Way Suite 236 City, State Seattle, WA

PART B to be Completed by Water Purveyor

TO BE COMPLETED BY WATER SYSTEM OFFICIAL

System/Purveyor: City of Fircrest

✓ **Check One:**

✓ The above system will provide water service to the project address requested above.

___ The above system will **NOT** provide water service to the projected address requested above.

Reason: _____

Water System Official: Tyler Bemis Phone: (253) 564-8900

Title: Public Works Director

Signature: Date: 5/19/2022

Should the Development Permit related to this Certificate expire, this Certificate also expires.

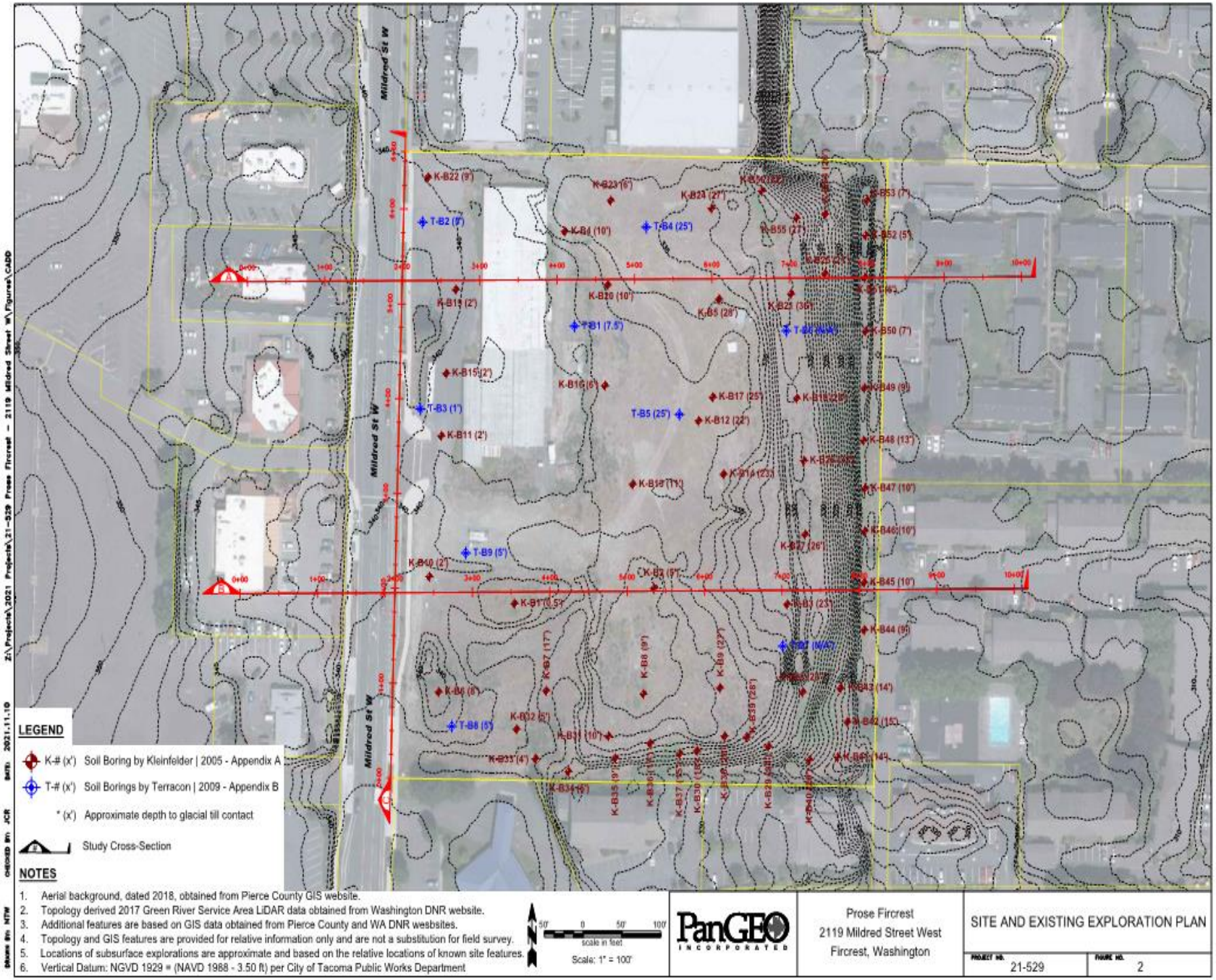
Placeholder: Certificate of Sewer Availability

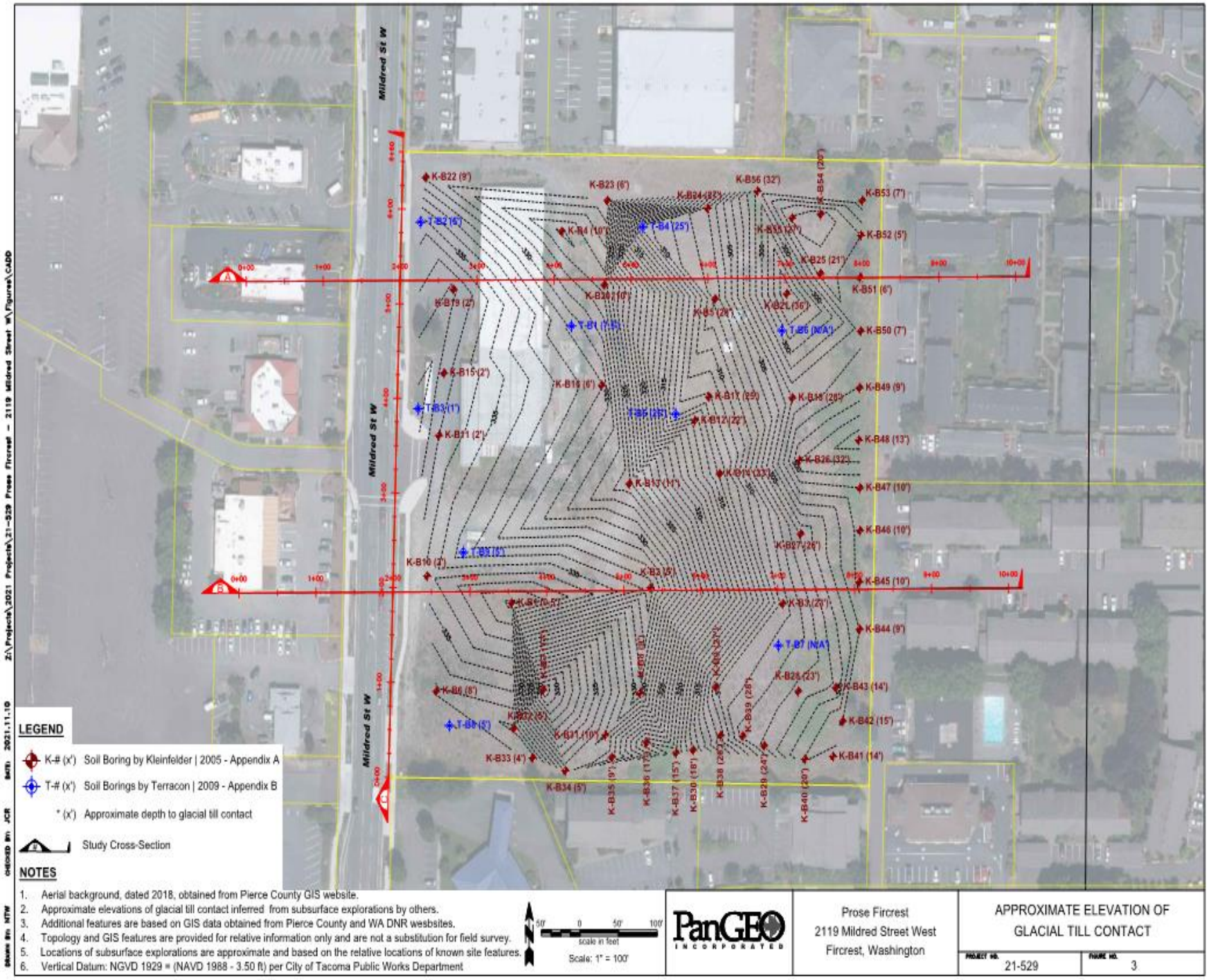
Placeholder: Traffic Concurrency, preliminary draft, or similar

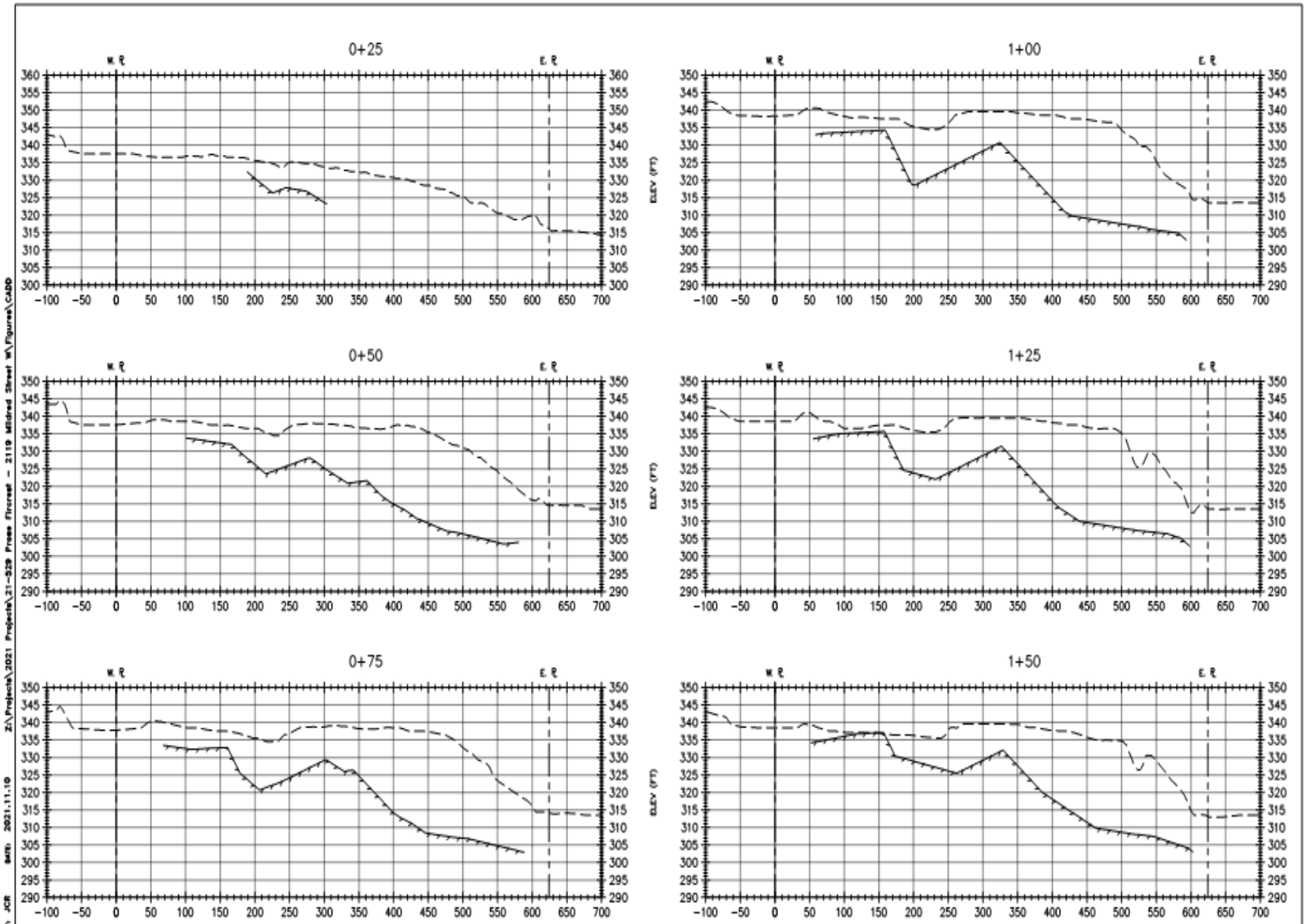
Legal Description of Project Site

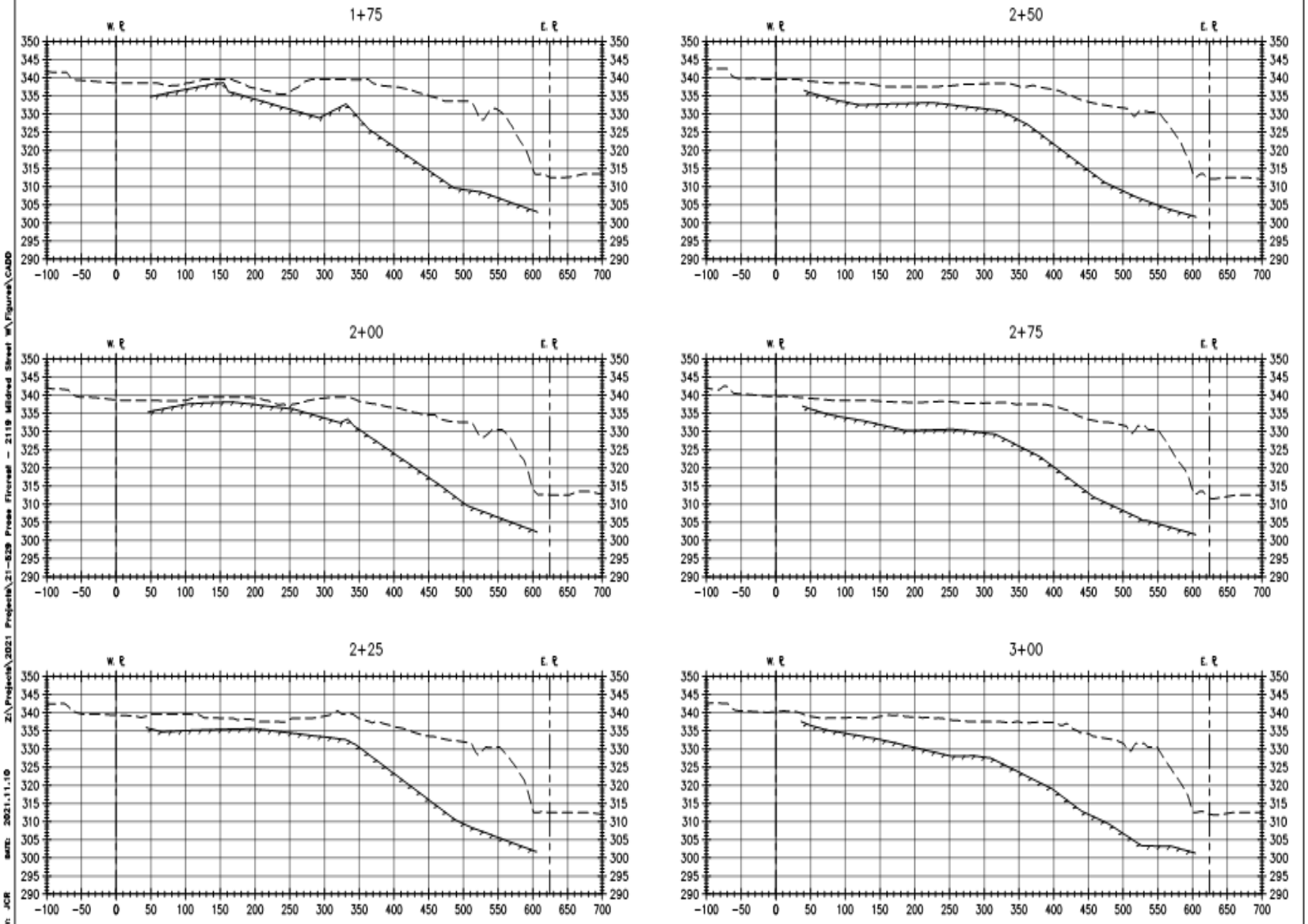
Legal Address: 2119 Mildred Street W, Fircrest, WA 98466.

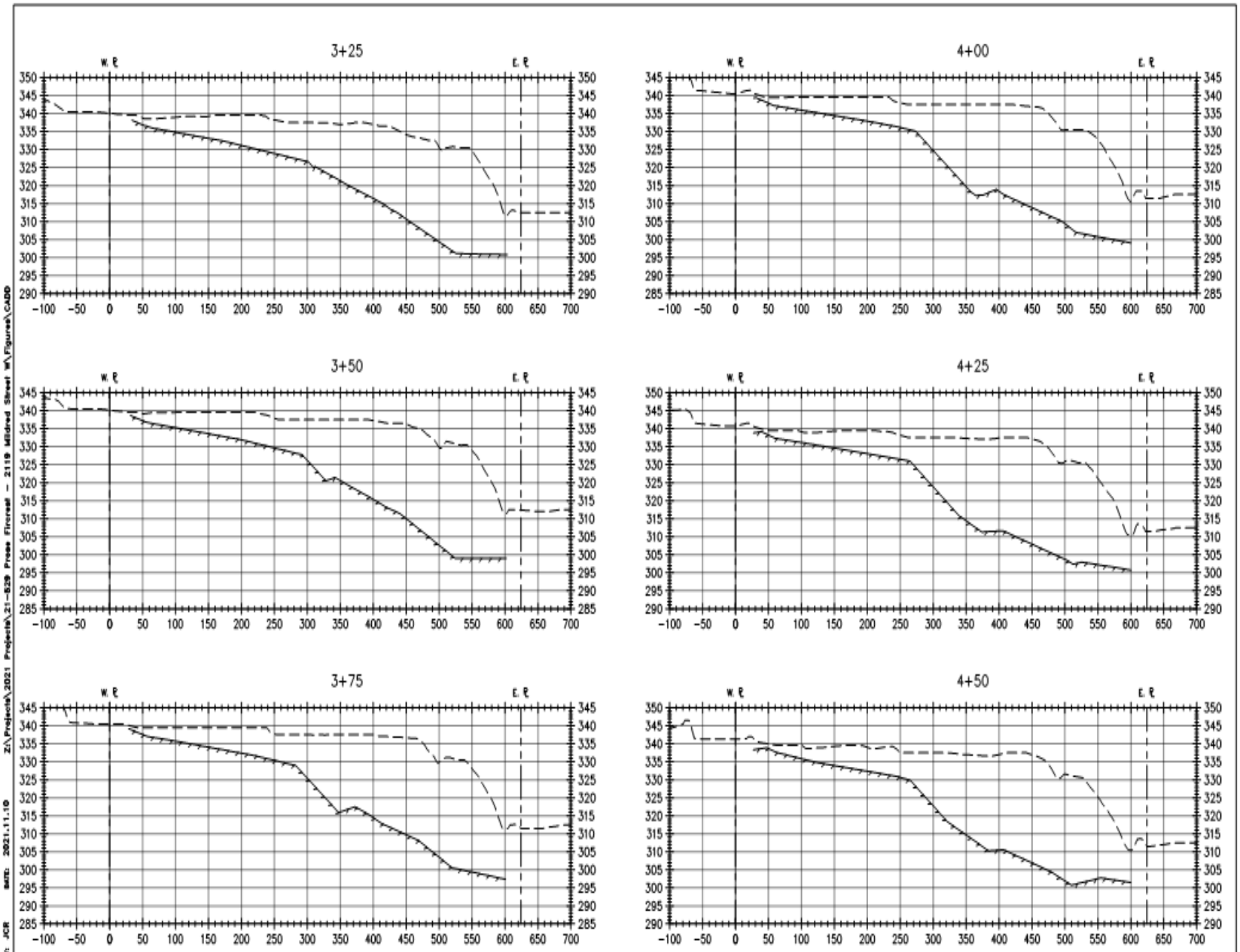
Legal Description: Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

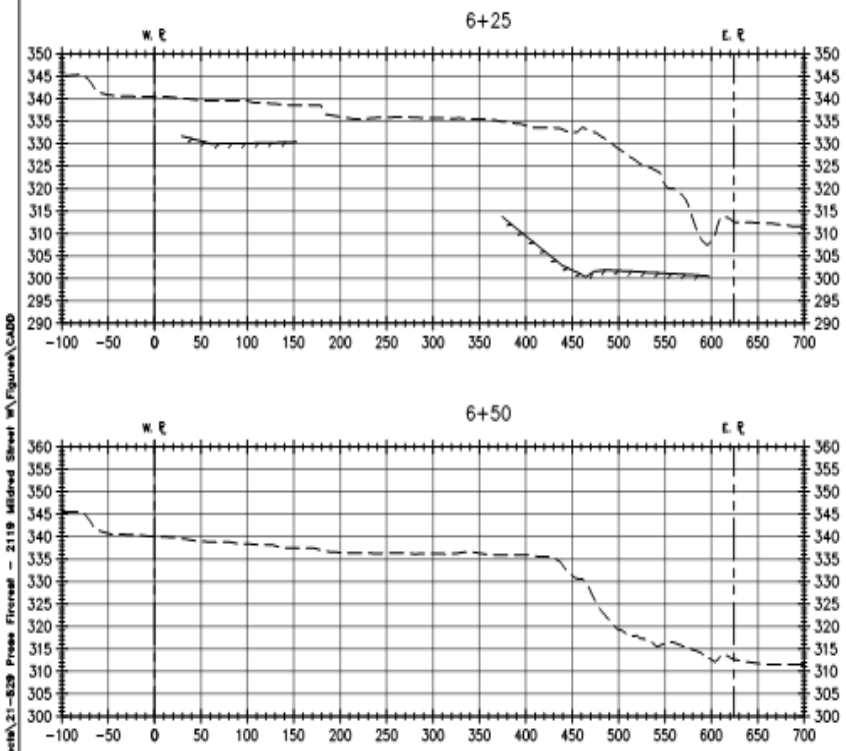

Mildred St W
LEGEND
K-# (x') Soil Boring by Kleinfelder | 2005 - Appendix A
T-# (x') Soil Borings by Terracon | 2009 - Appendix B
* (x') Approximate depth to glacial till contact
Study Cross-Section
NOTES
1. Aerial background, dated 2018, obtained from Pierce County GIS website.
2. Topology derived 2017 Green River Service Area LiDAR data obtained from Washington DNR website.
3. Additional features are based on GIS data obtained from Pierce County and WA DNR websites.
4. Topology and GIS features are provided for relative information only and are not a substitution for field survey.
5. Locations of subsurface explorations are approximate and based on the relative locations of known site features.
6. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department
50' 0 50' 100'
scale in feet
Scale: 1" = 100'
PanGEO INCORPORATED
Prose Fircrest
2119 Mildred Street West
Fircrest, Washington
SITE AND EXISTING EXPLORATION PLAN
PROJECT NO. 21-529
FIGURE NO. 2


Mildred St W
LEGEND
K-# (x') Soil Boring by Kleinfelder | 2005 - Appendix A
T-# (x') Soil Borings by Terracon | 2009 - Appendix B
* (x') Approximate depth to glacial till contact
Study Cross-Section
NOTES
1. Aerial background, dated 2018, obtained from Pierce County GIS website.
2. Approximate elevations of glacial till contact inferred from subsurface explorations by others.
3. Additional features are based on GIS data obtained from Pierce County and WA DNR websites.
4. Topology and GIS features are provided for relative information only and are not a substitution for field survey.
5. Locations of subsurface explorations are approximate and based on the relative locations of known site features.
6. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department
Scale: 1" = 100'
PanGEO INCORPORATED
Prose Fircrest
2119 Mildred Street West
Fircrest, Washington
APPROXIMATE ELEVATION OF GLACIAL TILL CONTACT
PROJECT NO. 21-529
FIGURE NO. 3


0+25
1+00
0+50
1+25
0+75
1+50
W. ℄
E. ℄
ELEV (FT)
LEGEND
Approximate Existing Ground Surface
Approximate Glacial Till Contact
NOTES
1. Topology derived 2017 Green River Service Area LiDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department
H. Scale: 1" = 120'
V. Scale: 1" = 30'
4 x Vertical Exaggeration
PanGEO INCORPORATED
Prose Fircrest
2119 Mildred Street West
Fircrest, Washington
CROSS-SECTIONS
SECTION C | 0+00 TO 1+50
PROJECT NO. 21-529
FIGURE NO. 6A
DRAWN BY: MTW
CHECKED BY: JCR
DATE: 2021.11.10
Z:\Projects\2021 Projects\21-529 Prose Fircrest - 2119 Mildred Street W\Figures\CADD


1+75
2+50
2+00
2+75
2+25
3+00
W. ℄
E. ℄
LEGEND
Approximate Existing Ground Surface
Approximate Glacial Till Contact
NOTES
1. Topology derived 2017 Green River Service Area LiDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department
H. Scale: 1" = 120'
V. Scale: 1" = 30'
4 x Vertical Exaggeration
PanGEO INCORPORATED
Prose Fircrest
2119 Mildred Street West
Fircrest, Washington
CROSS-SECTIONS
SECTION C | 1+75 TO 3+00
PROJECT NO. 21-529
FIGURE NO. 6B
DRAWN BY: KTW
CHECKED BY: JCR
DATE: 2021.11.10
Z:\Projects\2021 Projects\21-529 Prose Fircrest - 2119 Mildred Street W\Figures\CADD


3+25
4+00
3+50
4+25
3+75
4+50
W. ℄
E. ℄
LEGEND
Approximate Existing Ground Surface
Approximate Glacial Till Contact
NOTES
1. Topology derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department
H. Scale: 1" = 120'
V. Scale: 1" = 30'
4 x Vertical Exaggeration
PanGEO INCORPORATED
Prose Fircrest
2119 Mildred Street West
Fircrest, Washington
CROSS-SECTIONS
SECTION C | 3+25 TO 4+50
PROJECT NO. 21-529
FIGURE NO. 6C
DRAWN BY: NTW
CHECKED BY: JCR
DATE: 2021.11.10
Z:\Projects\2021 Projects\21-529 Prose Fircrest - 2119 Mildred Street W\Figures\CADD



Z:\Projects\2021 Projects\21-529 Prose Fircrest - 2119 Mildred Street W\Figures\CADD

DRAWN BY: NTW CHECKED BY: JCR DATE: 2021.11.10

LEGEND

Approximate Existing Ground Surface

Approximate Glacial Till Contact

NOTES

1. Topology derived 2017 Green River Service Area LiDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department

H. Scale: 1" = 120'

60' 0 60' 120'

15' 0 15' 30'

V. Scale: 1" = 30'

4 x Vertical Exaggeration

PanGEO INCORPORATED

Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 6+25 TO 6+50

PROJECT NO. 21-529

FIGURE NO. 6E