

FIRCREST CITY COUNCIL AGENDA SUMMARY

COUNCIL MEETING DATE: November 8, 2022

ITEM: 13B Alliance Zoning Map Amendment

FROM: Jayne Westman, Administrative Services Director
Jeff Boers, Principal Planner

RECOMMENDED MOTION: I move to adopt Ordinance No. ___, amending the Fircrest Municipal Code, Title 22 Land Development Code, and accept the Hearing Examiner's findings, conclusions, and recommendations, thereby approving the zoning map amendment application.

PROPOSAL:

Alliance Residential Company (Alliance) proposes to amend the City's Zoning Map. The amendment would rezone portions of a single parcel located at 2119 Mildred Street West (APN 0220112005) from Park, Recreation, and Open Space (PROS) to Mixed-Use Urban (MUU) and Mixed-Use Neighborhood (MUN).

HISTORY AND AMENDMENT PROCESS:

FMC 22.05.003 classifies a zoning map amendment as a Type 3-B project permit application. Such applications are reviewed by the Hearing Examiner, which conducts an open record public hearing and issues a recommendation to the City Council. Upon receipt of this recommendation, Council conducts a closed record review before making a final decision on the matter.

Under the rules for a closed record review, Council may consider the record of the Examiner's hearing including testimony received. However, no additional testimony may be received or considered by Council during its review of the map amendment. The appearance of fairness doctrine applies to the Council's consideration of the proposed Zoning Map amendment.

The Hearing Examiner held a hearing on October 11, 2022, and issued a written recommendation on October 18, 2022, to approve the amendment contingent upon approval of a concurrently proposed text amendment requiring retention of 10% open space. The Examiner's recommendation, including supporting findings and conclusions, is provided in Exhibit #1.

BACKGROUND:

Council adopted the Fircrest Form-Based Code (FBC), effective December 14, 2020, to incentivize and facilitate high-quality mixed-use redevelopment of properties located within the 19th and Mildred Street area of the community. The FBC provides increased flexibility in terms of allowed uses, encourages high-intensity and density development, and provides explicit design direction to ensure that long-term urban neighborhood design goals are achieved as properties redevelop over time. It establishes a street grid plan with blocks, alleys, and open space areas delineated on a regulating plan map (Figure RP.1 FBC). Zoning classifications, including MUU, MUN, and PROS that are the subject of this application, are applied to individual blocks.

The Applicant is pursuing a master plan for a mixed-use development (Prose) to be constructed on a 9.5-acre site currently owned by the Eaton family. Alliance is the contract purchaser of the property. Alliance and City staff agree that conceptual plans are generally consistent with and supportive of the FBC. However, the proposed map amendment, in conjunction with a limited number of text amendments, would provide design flexibility needed for the project to succeed.

PROCEDURAL COMPLIANCE:

On June 22, 2022, Alliance submitted four applications relating to the proposed “Prose” mixed-use project. These include zoning map amendment, development regulation amendment, preliminary site plan review, and administrative design review applications.

The City deemed the zoning map amendment “complete” on July 15, 2022. Staff issued a Notice of Application on July 19, 2022, with a comment period ending August 9, 2022. No comments were received.

The City reviewed the Applicant’s Environmental Checklist and issued a *Determination of Nonsignificance (DNS)* for the proposed amendment on July 22, 2022. The DNS was issued with a 14-day comment/appeal period ending on August 8, 2022. No comments/appeals were received.

Staff posted notices on the project site and published several notices in the Tacoma Daily Index and on the City’s project page. Notice for the Examiner’s public hearing was posted to the Official Newspaper, posted on City bulletin boards, mailed to property owners within 500’, and posted on the City website.

ANALYSIS:

The zoning map amendment would eliminate three discrete PROS-zoned areas from the subject property and replace these with additional MUU and MUN zoning. The current zoning map classifies the median within two blocks of 21st Street (proposed) as PROS. The map also classifies a future square located south and west of the 22nd Street and 66th Avenue intersection (planned) as PROS. Current and proposed versions of this map may be viewed on page 10 of the applicant’s submittal in Exhibit 3.

The precise locations of these planned open space areas may be viewed on the Regulating Plan map contained in the FBC. This map is intended to be synchronized with the more generalized Zoning Map and shows in greater detail streets, blocks, and associated zoning. The amendment would result in the elimination of the three green PROS areas and their replacement with MUU and MUN zoning. This map (current and proposed versions) may be viewed on pages 9 and 11 of the applicant’s submittal in Exhibit 3.

Staff is supportive of these changes for two main reasons. First, there is recognition that continued design work on the Prose site plan could result in a need to shift or reconfigure open space areas beyond what is currently contemplated. If the zoning map is amended to reflect current design thinking by simply relocating these green areas on the map, then a further reworking of the site plan in the future could trigger the need to amend the zoning map again. Neither the applicant nor staff would wish for this to happen.

To avoid this scenario, staff suggested to the applicant that the three PROS areas be removed from the zoning map in their entirety. To ensure the Prose development or any successor project provides a comparable scale and function of open space, staff requested the applicant add text to the FBC to explicitly require open space that would achieve the same quality and character of open space envisioned by the Regulating Plan map. Staff believes that if the FBC is amended by Council to include the text recommended by the Planning Commission, the code text will be sufficient to ensure the construction of desired open space development on the Prose site *without* the need for PROS areas being shown on the zoning map (or the Regulating Plan map).

FISCAL IMPACT:

None, as a direct result of the adoption of the map amendment as it is for planning purposes and does not commit the City to fund any specific projects.

ADVANTAGES:

The proposed zoning map amendment, in conjunction with proposed text amendments, would provide critical flexibility and increased opportunities for the Prose project to succeed. If approved, the map and text amendments would enable Alliance to proceed with a viable project that will fit the specific site and neighborhood context.

DISADVANTAGES:

None noted.

ALTERNATIVES:

Adopt a map amendment that differs from the Applicant's proposal or deny the proposal. Alternatives are not recommended at this time.

HEARING EXAMINER RECOMMENDATION:

The Examiner's findings of fact, conclusions of law, and recommendation contained in Exhibit 1 strongly support Council approval of the Alliance amendment proposal.

Note: Council is required to act on the associated text amendment application before acting on this zoning map amendment. Therefore, the recommended motion should be considered after a motion is adopted for the text amendment.

ALTERNATIVE MOTIONS:

1. I move to *remand* the matter to the Hearing Examiner with written instructions to make further recommendations on specific issues identified by the City Council.
2. I move to *reject* the Hearing Examiner's conclusions and recommendation and adopt alternative conclusions to deny the proposal.

ATTACHMENTS:

1. [Ordinance](#)
2. [Hearing Examiner's Recommendation](#)
3. [Zoning Map Amendment Application \(Revision date October 5, 2022\)](#)

**CITY OF FIRCREST
ORDINANCE NO. ____**

**AN ORDINANCE OF THE CITY OF FIRCREST, WASHINGTON,
AMENDING ORDINANCE NO. 1667, SECTION 8, FMC 22.30.022
OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the City submitted a *Notice of Intent to Adopt Amendment* to development regulations to the Washington State Department of Commerce on July 28, 2022, which was issued to state agencies for a 60-day comment period as required pursuant to RCW 36.70A; and

WHEREAS, the Hearing Examiner conducted a public hearing on October 11, 2022, to accept public testimony on the proposed amendments; and

WHEREAS, the Hearing Examiner issued a written recommendation on October 18, 2022, to approve the amendment contingent upon approval of a concurrently proposed text amendment requiring retention of 10% open space; and

WHEREAS, on November 8, 2022, the City Council conducted a closed record review of the Hearing Examiner's recommendation; and

WHEREAS, the City Council has determined it is in the interest of the City of Fircrest's public health, safety, and welfare to amend the City of Fircrest Zoning Map.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FIRCREST DO ORDAIN
AS FOLLOWS:**

Section 1. Amended. Ordinance 1667, §8, and FMC 22.30.022 are hereby amended to read as follows:

The boundaries of the zoning districts are established and delineated on the official zoning map entitled "City of Fircrest Zoning Map," effective date ~~December 8, 2020~~ November 16, 2022. The map is incorporated as a part of this title. The official zoning map may consist of more than one map sheet for ease of use.

Section 2. Severability. If any section, sentence, clause, or phrase of this title shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this title.

Section 3. Publication and Effective Date. A summary of this ordinance's title shall be published in the City's official newspaper. This ordinance shall be effective five (5) days after such publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON, at a regular meeting thereof this 8th day of November 2022.

APPROVED:

Brett L. Wittner, Mayor

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ATTEST:

Jayne Westman, City Clerk

APPROVED AS TO FORM:



Hillary J. Evans, City Attorney

DATE OF PUBLICATION:
EFFECTIVE DATE:

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8 BEFORE THE HEARING EXAMINER FOR THE CITY OF FIRCREST

9 RE: Prose Fircrest

10 Rezone

11 File No. 22-04
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) FINDINGS OF FACT, CONCLUSIONS OF
) LAW AND RECOMMENDATION
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15 **Summary**

16 Allied Residential Company (Alliance) requests a rezone of portions of a 9.5-acre parcel located at
17 219 Mildred Street West. Specifically, Alliance seeks to rezone the portions of that parcel zoned
18 Park, Recreation, and Open Space (PROS) to Mixed-Use Urban (MUU) and Mixed-Use
19 Neighborhood (MUN). The proposed rezone is easiest understood as depicted in Figure 1 below
20 (next page). The purpose of the rezone is to free up the location of open space for a mixed-use
21 proposal that will encompass the entire parcel. A concurrently proposed zoning code text amendment
22 subjects development of the parcel to a 10% open space requirement, which approximates the amount
23 of open space that would be required if the PROS designations were kept in place. If the text
24 amendment is approved, it is recommended that the City Council approve the proposed rezone.
25
26



Figure 1 – Copied from Applicant’s Application, Ex. 1, p. 10.

Testimony

A summary of hearing testimony is appended as Appendix A. The summary is provided for the convenience of the reader only and should not be construed as a part of this decision.

Exhibits

The October 6, 2022 staff report along with its four attachments were admitted as Exhibit 1 during

1 the hearing. In addition, an October 10, 2022 email exchange between the Examiner and Ms.
2 Westman regarding the comprehensive plan map designations of the project site was admitted as
3 Exhibit 2. A memorandum from Garrett Hodgins to the Examiner dated October 11, 2022 was
4 admitted as Exhibit 3.

5 **FINDINGS OF FACT**

6 **Procedural:**

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

9 2. Hearing. A hearing was held on the application at 3:00 pm on October 10, 2022 in the City
10 of Fircrest Council Chambers.

11 3. Project Description. Alliance requests a rezone of portions of a 9.5-acre parcel located at 219
12 Mildred Street West. Specifically, Alliance seeks to rezone the portions of that parcel zoned Park,
13 Recreation, and Open Space (PROS) to Mixed-Use Urban (MUU) and Mixed-Use Neighborhood
14 (MUN). The proposed rezone is depicted in Figure 1 above. The purpose of the rezone is to free up
15 the location of open space for a mixed-use proposal that will encompass the entire parcel. A
16 proposed zoning code text amendment subjects development of the parcel to a 10% open space
17 requirement, which approximates the amount of open space that would be required if the PROS
18 designations were kept in place.

19 4. Surrounding Uses. The project is surrounded by multifamily use to the north and office and
20 retail on the remaining sides.

21 5. Adverse Impacts. There are no significant adverse impacts associated with the proposal.
22 Proposed text amendments will assure that the amount of open space that would otherwise be
23 required under the current PROS zoning designation will still be required in large integrated areas
24 while giving the developer the flexibility to provide for maximum integration into its proposed mixed
25 use development project. In point of fact, the amount of open space could theoretically be less if the
26 rezone is not approved, since the PROS zone authorizes limited development. According to staff
testimony, the rezone in conjunction with the 10% text amendment will not result in any increase in
demand upon infrastructure or public services since the uses authorized at the project site will not
change. According to the Applicant, the rezone will also facilitate more effective and less
topographically disruptive street connections.

27 **Conclusions of Law**

28 1. Authority. Zoning map amendments qualify as Type III-B review pursuant to FMC
29 22.05.003 Table A. As outlined in RMC 22.05.003 Table B, the Hearing Examiner is authorized to

1 hold hearings and make a recommendation to the City Council for final approval after City Council
2 closed record review.

3 2. Zoning/Comprehensive Plan. As shown in Figure 1 above, the project site is divided into
4 three separate zoning classifications – MUU, MUN and PROS. The comprehensive plan map
5 designation for the site is mixed use.

6 3. Review Criteria/Street and Parking Modification. FMC 22.78.002 provides that zoning map
7 amendments are subject to the procedures of Chapter 22.78 FMC. FMC 22.78.004 sets out the
8 review criteria for zoning map amendments. The criteria designated by FMC 22.78.004 below are
9 quoted in italics and applied through corresponding conclusions of law.

10 **FMC 22.78.004(a):** *The proposed amendment is consistent with the goals, objectives and policies of*
11 *the comprehensive plan.*

12 4. The criterion is met. The currently existing PROS designation is inconsistent with the City's
13 comprehensive plan map mixed use designation as mapped in Figure LU-1, page LU-30 of the City's
14 comprehensive plan. The rezone is necessary to remove this inconsistency. The proposed MUU and
15 MUN zoning classifications are implementing zones for the mixed-use comprehensive plan map
16 designation and are thus consistent with the comprehensive plan. See Table LU-1 of comp plan. The
17 PROS zone is not listed in Table LU-1 as an implementing zone of the mixed-use designation and is
18 thus inconsistent with the mixed-use designation. Consequently, the proposed rezone is arguably
19 mandated by RCW 36.70A.120, which requires that cities shall perform their activities in conformity
20 with its comprehensive plan. The proposal is also consistent with the comprehensive plan for the
21 reasons identified at Page 18-19 of the Zoning Map Application, Att. 1 to the staff report.

22 **FMC 22.78.004(b):** *The proposed amendment will promote, rather than detract from, the public*
23 *health, safety, morals and general welfare.*

24 5. The criterion is met. As noted in Finding of Fact No. 5, there are no significant adverse
25 impacts associated with the project. Overall, the amendment will provide for more flexibility in the
26 location of open space while not reducing the amount required. In point of fact, some minimal
development is authorized in the PROS zone so the amount of protected open space is increased due to
the approved text amendments. The added flexibility of the rezone will enable the Applicant to
provide for enhanced integration and a more centralized location of open space, which likely will
provide significant aesthetic and functional public benefit. Overall, the proposed amendment, in
conjunction with the approved text amendment, will significantly promote public health, safety, and
welfare.

FMC 22.78.004 (c): *The proposed zoning is compatible with the uses and zoning of surrounding*
property (required only for zoning map amendments).

6. The criterion is met. The mixed-use development reflects the mix of uses surrounding the
project site as identified in Finding of Fact No. 4.

1 **FMC 22.78.004 (d):** *The property is suited for the uses allowed in the proposed zoning classification*
2 *(required only for zoning map amendments).*

3 7. The large size of the project site and its location in an area served by major thoroughfares in a
4 mixed-use area such as Regents Blvd and Mildred Street make the proposal ideally suited for a large-
scale mixed-use development.

5 **FMC 22.78.004 (e):** *A change of conditions has occurred within the neighborhood or community*
6 *since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a*
7 *determination that the proposed amendment is in the public interest (required only for zoning map*
8 *amendments and amendments to this title which require a comprehensive plan amendment to ensure*
9 *consistency under subsection (a) of this section).*

10 8. The criterion above is not applicable because no amendments to the comprehensive plan are
11 necessary to approve the rezone. In point of fact, the rezone is arguably necessary to remove the
12 inconsistencies between the PROS zoning classification and the underlying mixed use comprehensive
13 plan map designation. Consistent with the language of the criterion above, case law provides that if a
14 rezone implements a comprehensive plan (in this case by removing the PROS inconsistency), no
15 change in circumstances needs to be established. *See Ahmann-Yamane, LLC v. Tabler*, 105 Wn. App.
16 103, 112 (2001).


17 **FMC 22.78.004 (f):** *Except for the extension of existing district boundaries, no change in any use*
18 *district, classification or official zoning map shall be considered if it contains fewer than one acre,*
19 *excluding public streets or alley rights-of-way.*

20 9. The criterion is met. The elimination of the PROS districts can be considered an extension of
21 the boundaries of the surrounding zone boundaries.

22 **DECISION**

23 It is recommended that the City Council approve Rezone Application File No. 22-04 for the reasons
24 identified in the conclusions of law above, contingent upon approval of a concurrently proposed text
25 amendment requiring retention of 10% open space.

26 DATED this 18th day of October 2022.


Phil A. Olbrechts

City of Fircrest Hearing Examiner



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

October 5, 2022 (revised from original application 6.10.22)

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

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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
- ☒ 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:

5/27/2022

Signature:

Date:

Zoning Amendment Submittal

Submittal Items

Please include 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.

9.2.2022

Jayne Westman | Administrative
Jeff Boers | Planning Consultant

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 Amendments*
*2119 Mildred, Fircrest***

Ms. Westman and Mr. Boers,

On behalf of Alliance Residential, Graves + Associates is applying for zoning amendments related to a project proposed for 2119 Mildred, Fircrest WA. The attached amendment proposal includes requested changes to the ~~Fircrest Municipal Code (FMC) with an independent request for approval on Fircrest Form Based Code (FBC).~~ **City of Fircrest Zoning and Regulating Plan maps.**

The attached application reflects changes to the original application as a result of interim review and comments received by city staff and the planning commission.

Please note that our schematic site plan has evolved notably from the original design as a result of city staff review and comment, the planning commission study sessions, and those revisions the applicant believe work more effectively to meet project objectives and the intent of the FBC and zoning codes. The interactive process with city staff and planning commission has reduced our request for zoning amendment as further articulated on the attached concept overview.

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/maps 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 serving as the primary vehicular access of Mildred Street .

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 series of central open spaces that includes a plaza where the zoning and regulating maps show the park along with a variety of 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 intends 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 pursuing traffic concurrency approval from 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:~~

Proposed Zoning Amendment Background:

- (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 primary vehicular entrance/ access from the center of the Mildred frontage to the center of the proposed compass in lieu of alternative NW corner lot access that would require a diagonal route through the property to the center of the lot.
- (3) 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.
- (4) 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.
- (5) The pursuit of alleyways identified on the regulating plan are proven to be not valuable to a comprehensive four building mixed use campus. The applicant is proposing to maintain the street grid but not incorporate the alley way

Itemized Zoning Amendments:

- (1) Zoning map and FBC regulating map amendment/elimination of reference to open space requirements including reference to the current open space designation for the subject site. Such deletion from the zoning map and regulating map allows for the requirement to be covered in more detail within the FBC Open Space Standards OS.1D.
- (2) Regulating map amendment to change the location of the primary vehicular access into the subject property from the northwest corner of the site to the center of the site.
- (3) Regulating map amendment to change the location of the shopfront overlay with the relocation of the primary vehicular access to the subject property

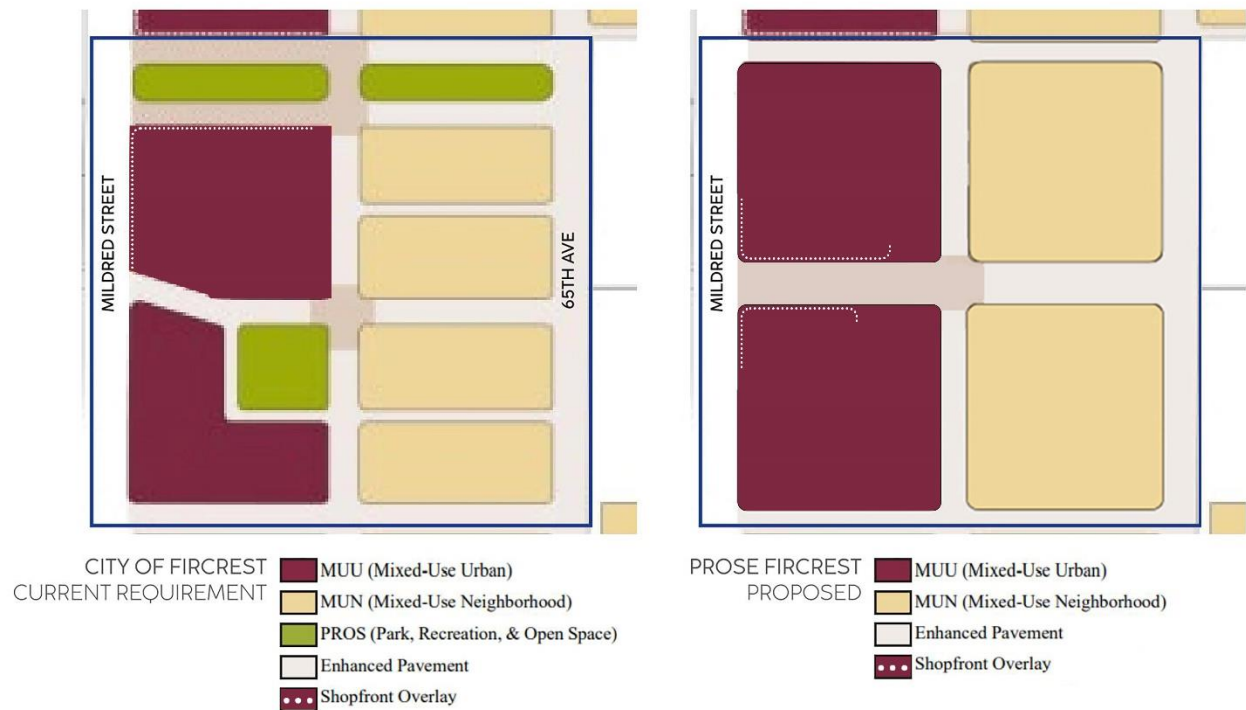
EX 1: Regulating Plan (Current and Proposed)



EX 2: Zoning Map



EX 3: Graphic Comparison Regulating Plan (Current and Proposed)



Shopfront Overlay	
Summary	
Required* (façade in linear feet)	460
Proposed (façade in linear feet)	
Building A	295
Building B	248
Total Provided	543
Surplus (façade in linear feet)	
	83

EX 4: Current Site Plan (preliminary design solution for reference only)



EX 5: Circulation and Connectivity (preliminary design solution for reference only)



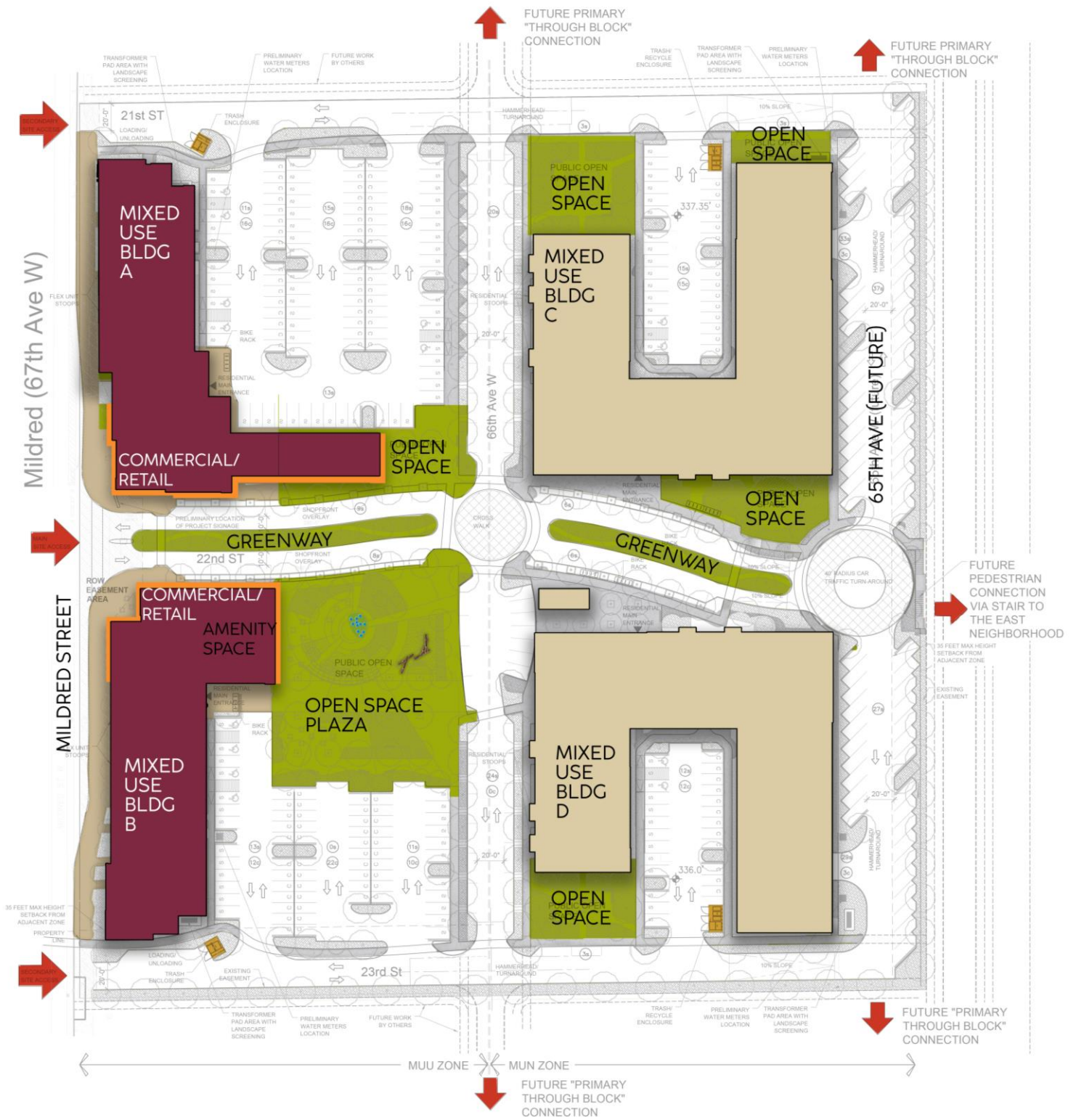
EX 6: Massing (preliminary design solution for reference only)



EX 7: Modified Regulating Plan Aerial Overlay (preliminary design solution for reference only)



EX 8: Open Space Plan (preliminary design solution for reference only)



EX 9: Landscape Plans and Imagery (preliminary design solution for reference only)



EX 10: Plaza Detail and Imagery (preliminary design solution for reference only)



Approach taken to the proposed zoning amendments:

The attached proposed zoning amendments take into consideration the Applicant's schematic design solution (see exhibits 3-11). 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/FBC while remaining compatible to ~~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/FBC as they pertain to the district ~~as a continuous whole context~~.

FMC 22.78.004 CRITERIA FOR AMENDMENT APPROVAL:

The following narrative addresses the criteria for text amendment approval. The Applicant is prepared to support the foundation for such amendment through additional discussion, graphic exhibits, and supporting historical data presumably during study sessions. Please refer to the proposal graphics in the project overview section of this application for design exhibits.

(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 parks and recreation for onsite residents and the community.

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 particular 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. 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.

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 the design team 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 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.

(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 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. With the general range of text amendment recommendations, the Applicant's intent is to clarify and further support the intent of the FMC and FBC consistent with the intent of these codes to meet the directives of the Comp Plan mission statement and in turn protect the health, safety, and general welfare of the community.

(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 more specifically address real site conditions.

- (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 text amendment intent:

- ~~1. **The boulevard is proposed to move to a position fronting Mildred at the center point of the parcel east boundary.**~~ The Applicant represents placing the Boulevard in the center of the Mildred frontage to be safer from the standpoint of traffic including distance from the intersection of 19th and alignments with existing opposing curb cuts on Mildred Street. The Applicant also represents that the geometry of the parcel yields a denser development using conventional building typologies with the Boulevard located in the center of the Mildred frontage.
- ~~2. **The shopfront overlay is proposed to be moved with the relocation of the boulevard.**~~ The Applicant recognizes that shopfront overlay requirements intend to ensure a pedestrian activated pedestrian way where concentrated mixed use is anticipated. The Applicant is therefore proposing the same quantity of Shopfront overlay be relocated with the Boulevard.
- ~~3. **Street typing shall remain flexible based on the use and contribution to the proposal and connectivity envisioned to the adjacent parcels. Such type may include sharing requirements for the provision of the street, the abutting landscaping, and the abutting sidewalk depending on grades and anticipated shared use. Through block connectors are diagrammed in the FBC regulating plan.**~~ The Applicant represents that existing site conditions, existing and future anticipated site relationships with neighboring developments, and existing grades drives a hierarchy of street applications and associated types. The Applicant is seeking flexibility in the application of streets and associated parking configurations based on existing conditions and practical anticipated and envisioned use and connectivity. The Applicant further proposes to share the completion of landscape and sidewalk connections with abutting neighbors to the north and south given the intended contribution of these streets to deliveries and access for all properties.
- ~~4. **Allowable frontage types shall include "Stoops" for Flex buildings.**~~ The Applicant believe that Stoop front fits well with the Flex building attributes along an active commercial pedestrian way and recommend that this type be included in the allowed options for applicability.
- ~~5. **Private area requirements may be met by provision of 10% open space in park centric developments.**~~ The Applicant believes that the site geometry supports a park centric campus. One that includes a central open space as the major design element. This is consistent with the current regulating plan. The Applicant has proposed to clarify as part of OS.1 text amendment that a 10% OS requirement is

~~mandatory for projects of 4 acres or larger. This would replace the 5% currently identified in the code. As a consequence of providing 10% OS, the Applicant has also proposed additional text to allow the private and public open space requirements to be met. While there is recognized benefit in the provision of decks, patios and balconies, all 4 buildings in this case share frontage with the central open space feature and multiple green space amenities and will benefit from the diverse recreational characteristics and opportunities.~~

~~With provision of the narrative identifying the general text amendments of consideration, the Applicant respectfully asks for support for the proposed amendments. The Applicant is otherwise prepared to provide additional information to substantiate the proposed changes.~~

September 02, 2022

Attn.

**Jeff Boers &
Jayne Westman
City of Fircrest
Planning & Building Department
115 Ramsdell Street,
Fircrest, WA 98466**

REGARDING: Alliance Prose Zoning Amendments Case #22-04 Comments

Dear Mr. Boers & Ms. Westman:

Please see the following G+A responses per your comments issued for Zoning amendments on 07/28/2022 via e-mail.

1) Zoning- Map Amendments Comments/Recommendations (07/28/2022)

- 1.1) (07/28/2022) The proposed revisions to the zoning map are problematic in that the proposed boundaries are tied directly to a preliminary site plan that will likely change before it is approved. The proposed boundaries are unmanageable due to their complex configuration. The zoning map boundaries should be simplified before this application goes to the hearing examiner.

G+A Response: Based on recommendations from the City, the Applicant is proposing to remove reference to Open space from the zoning map and alternatively define such requirements within the OS.1 and OS.2 portions of the FBC. This eliminates any confusion regarding the physical size, location, and configuration of the open space within the subject property.

- 1.2) (07/28/2022) The City proposes eliminating the PROS zoned areas from the Alliance Prose site in their entirety. This would remove potential future constraints on open space locations within the project site if the final design were to require them to be reconfigured or relocated. City support for this approach would be predicated on additional amendments being made to the FBC text, per the comments in the following section.

G+A Response: G+A supports removal of PROS from map. See OS.2 for added language within the regulatory text amendment process application.

- 1.3) (07/28/2022) Consistent with comment 2 above, the zoning map (and regulating plan map) would show the boundary between the MUN and MUU districts at the centerline of 66th Avenue. A description of the proposed boundaries should be provided.

G+A Response: G+A proposes to maintain the location of the line between the MUN and MUU districts on the zoning map. This line is presumably located at the centerline of 66th as further

defined by the final specific location to be confirmed as part of project entitlements. The provision of a legal description articulating the location of the district boundaries shall be provided with the confirmation of the associated street centerline.

2) Recommended Text Amendments to Support a Revised Map Amendment

- 2.1) (07/28/2022) The Urban Design Concepts described in Section OS.2 should be revised to become more explicit as to City expectations for the 22nd Street promenade/ramblas and the 22nd and 66th plaza. The final text needs to provide sufficient flexibility to accommodate a revised site plan while being definitive enough to ensure that large-scale open spaces are developed – without the precise locations of the two areas being shown on the regulating plan.

G+A Response: Consistent with the staff recommendation, the design criteria including size, shape and location of the plazas have been addressed in OS.1 and OS.2 text amendments. The text language intends to be less definitive relative to specific location and shape of OS features but specific about size and design characteristic feature requirements.

- 2.2) (07/28/2022) The City proposes a ½ acre minimum area requirement be added to the descriptions provided in OS.2 for the plaza and for the promenade/ramblas. This would ensure these facilities fulfil many of the same functions envisioned for the current regulating plan PROS areas. Relying solely on a minimum total open space area for the entire site without the suggested minimums for these two specific areas could result in an open space plan that relies on numerous open space fragments to meet the threshold. The result would not have the benefit or impact of the larger spaces.

G+A Response: The Applicant has included the acreage requirement for the plaza for both the subject property.

- 2.3) (07/28/2022) The adopted FBC text in Section OS.1D requires a minimum of 5% of site area to be open space. The two PROS green spaces on the adopted regulating plan and the zoning map represent more than 10% of the project site. It is the City's expectation that if these two areas are relocated and reconfigured per the text amendment application, the area of each of these revised open spaces should be comparable to, or at least approach, the PROS areas shown on the adopted regulating plan.

G+A Response: The Applicant is proposing to eliminate OS designations on the zoning map and the FBC regulating plan. Alternatively the applicant is defining the requirement for OS within the OS.1 and OS.2 FBC excerpts. In addition to clarifying the minimum size of the plaza requirements the Applicant has included the requirement to meet or exceed a 10% Open Space (OS) in lieu of the 5% currently identified. The Applicant has also proposed language to define the limits of open space that may be counted towards the Open Space requirement.

- 2.4) (07/28/2022) The City requests you provide accurate calculations for square footage and percentage of site for the two PROS areas on the adopted plan. If numbers vary considerably from the 10% + ballpark estimate, the City's recommended minimum could be revised.

G+A Response: The Applicant has calculated by the scale provided with the FBC regulating plan the green space identified. The Applicant has also provided the equivalent calculation of the proposed schematic plan for the subject property. See the project data sheet in the supporting design documents for the specific calculations. The OS proposed exceeds the 10% calculation.

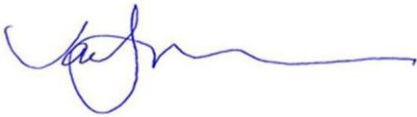
- 2.5) (07/28/2022) The City recommends inserting text at OS.1D and OS.2 to make explicit a requirement that an urban design concept be prepared for three open space areas, whether these are shown on the regulating plan (and zoning map).

G+A Response: The Applicant has proposed edits to the OS.1 and OS.2 sections of the FBC to specifically define the OS requirements including the requirement to develop and seek approval on the urban plan confirming conformance of the OS to the identified requirements.

- 2.6) (07/28/2022) Proposed revised text at OS.1D and OS.2 are provided in separate documents – one a redline version and the other a clean “final” version.

G+A Response: Comments related to OS.1D and OS.2 have been provided in the text amendments.

If you have any questions regarding our response, please don't hesitate to reach out.
Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Graves', with a long horizontal flourish extending to the right.

Jon Graves
OWNER, MEMBER, ARCHITECT/ GRAVES + ASSOCIATES

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 10P1
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.


SIGNATURE

6-9-2022
DATE

Notary (If Available)

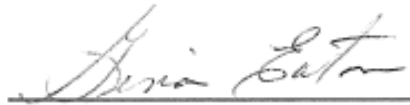
SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

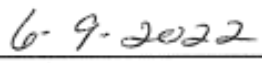
(Notary Seal)

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.


SIGNATURE


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](#) / [Code 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):

The proposed code amendment would be passed in summer 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 multifamily project would be constructed on the site

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.

A code amendment and a zoning map amendment, as well as an application for a multifamily building, will be reviewed by the city at the same time.

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), we will also need a zoning map amendment and a land use permit for the multifamily building.

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 proposal is to amend the land use code to correct minor text issues discovered during the multifamily development process, to facilitate a multifamily building on the approximately 9.49 acre site.

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 proposal will impact the entire zone, as it is proposing to change the language of the zoning code.

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: [N/A, applies to the entire zone.](#)

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

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

[NA](#)

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.

[N/A](#)

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

[NA](#)

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; no fill is proposed as part of the code amendment.](#)

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

[No.](#)

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

[N/A](#)

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

[None. The ultimate project will comply with all erosion control ordinances and best practices.](#)

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; the code amendment will not result in emissions.](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
[The zone is generally in an urban area where auto emissions occur.](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
[None necessary, an ultimate project will comply with all applicable regulations.](#)

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.
[N/A](#)
 - 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.
[N/A](#)
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
[N/A](#)
 - 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](#)
- 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.

NA, the code amendment does not impact groundwater.

- 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.

NA, the code amendment does not impact sewage/discharge.

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.

N/A

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

No

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

No

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

N/A, the ultimate project will comply with applicable water regulations.

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

Various vegetation exists within the zoning designation.

b. What kind and amount of vegetation will be removed or altered?

None, the code amendment does not involve the removal of vegetation.

- c. List threatened and endangered species known to be on or near the site.

None

- 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

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: ____

mammals: deer, bear, elk, beaver, other: ____

fish: bass, salmon, trout, herring, shellfish, other _____

None.

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

The entire Puget Sound region is a part of the Pacific Flyway.

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

None

- e. List any invasive animal species known to be on or near the site.

None

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, the code amendment does not require energy usage.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A

- 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

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. The code amendment has no impact to environmental health.

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

N/A

- 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.

None.

- 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.

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The zoned area is generally an urban area with street noise.

- 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, the code amendment will not create noise.

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

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.

NA, this amendment is not site specific.

- 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, NA

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.

NA, not site specific

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

No, 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?

No project is proposed as a part of the code amendment.

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:

Review of comprehensive plan policies, code amendment criteria, and discussion 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, the code amendment would not provide any housing units.](#)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
[None](#)
- c. Proposed measures to reduce or control housing impacts, if any:
[No housing impacts anticipated](#)

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?
[The code amendment would allow for building to be as tall as 65'.](#)
- b. What views in the immediate vicinity would be altered or obstructed?
[Mt Rainier might be visible from MUN/MUU zone around 65', and an outcome of the code amendment could be to potentially obstruct views from structures of a similar height or smaller directly behind the development.](#)
- b. Proposed measures to reduce or control aesthetic impacts, if any:
[The Fircrest design guideline remain and will be a part of any project reviewed.](#)

11. *Light and Glare* [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
[NA, no project is proposed](#)
- 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 proposed](#)

12. *Recreation* [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
[The MUN/MUU zone is located near shopping, restaurants, and other retail/commercial spaces.](#)
- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A, no project proposed.

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.

No, 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.

No, 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

- 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.

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.

NA, not site specific

- 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?

The City of Fircrest is served by the Pierce Transit Connection Center and is otherwise well-served by Pierce Transit.

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

NA

- 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).

NA

- 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?
NA, no trips generated by the code amendment.
- 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; compliance with applicable concurrency and other transportation requirements will be required as part of project-level review.

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.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
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.
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; production, storage, or release of toxic or hazardous substances; or production of noise?
It is very unlikely that a code amendment will increase such discharges. To the extent that a code amendment would facilitate a future project, any such impacts would be reviewed under SEPA for that project at the appropriate time and appropriately mitigated.

Proposed measures to avoid or reduce such increases are:

Future compliance of a project with SEPA review and all applicable City, State, and Federal regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Highly unlikely; the proposal seeks to modify slightly the existing zoning code.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None; a future project may provide additional landscaping that does not currently exist in this area.

3. How would the proposal be likely to deplete energy or natural resources?
Highly unlikely; a code amendment would not deplete energy or resources.

Proposed measures to protect or conserve energy and natural resources are:

None, a future project would be subject to 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?
Not likely.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None; the project would be required to comply with any applicable regulations preserving and protecting such areas.

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 code amendment is a modest amendment to the zoning code to correct some inconsistencies within the code and to affect the outcome the City intended through its form-based code. The code amendment has been reviewed against the applicable Comprehensive Plan policies and zoning code amendment requirements to ensure that it is consistent with the Comp Plan and the intent of the form-based code.

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

See above, the code amendment is consistent with land use plans.

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

Not likely. Any future project would be reviewed for transportation impacts.

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.

No conflict exists.



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)
Flow² (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 flow³ 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 derived 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)

Flow⁴ (Q_f): 447 gpm (hose #1) + 414 gpm (hose #2) = 861 gpm

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

The estimated flow³ 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)





Public Works Department
Location: 120 Ramsdell St • Fircrest, WA 98466 • Ph: (253) 564-8900 •
Fax: (253) 564-3640 • Email: v.walston@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: [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: [Signature]

Date: 5/19/2022

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

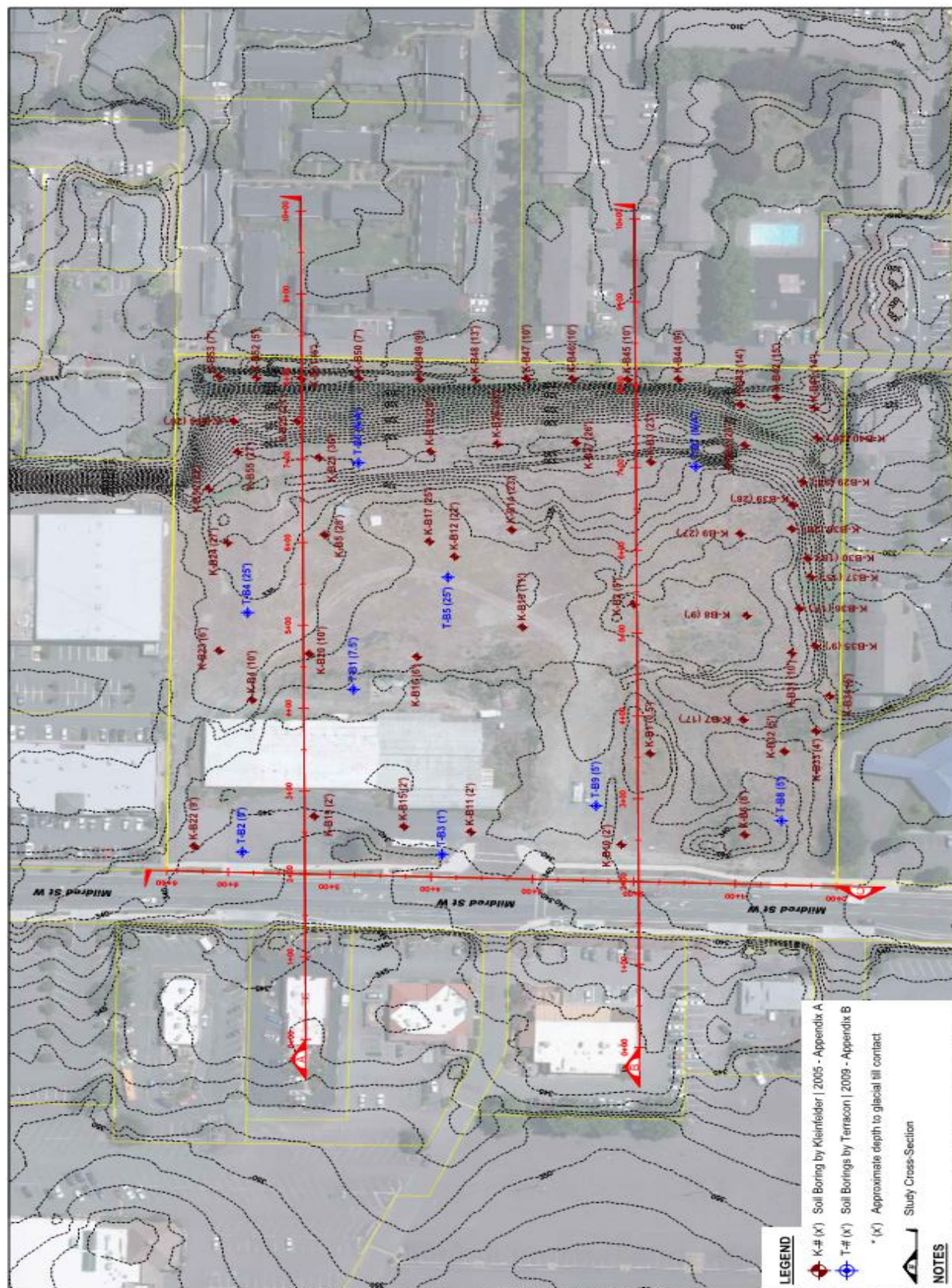
Placeholder: Certificate of Sewer Availability

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



- K-# (x') Soil Borings by Kleinfelder | 2005 - Appendix A
 T-# (x') Soil Borings by Terracon | 2009 - Appendix B

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.



Prose Fircrest
1119 Mildred Street West
Fircrest, Washington

FIGURE NO. 2



LEGEND

K-# (X) Soil Boring by Kleinfelder | 2005 - Appendix A

T-# (X) Soil Boring by Terracon | 2009 - Appendix B

* (X) Approximate depth to glacial till contact

Study Cross-Section

NOTES

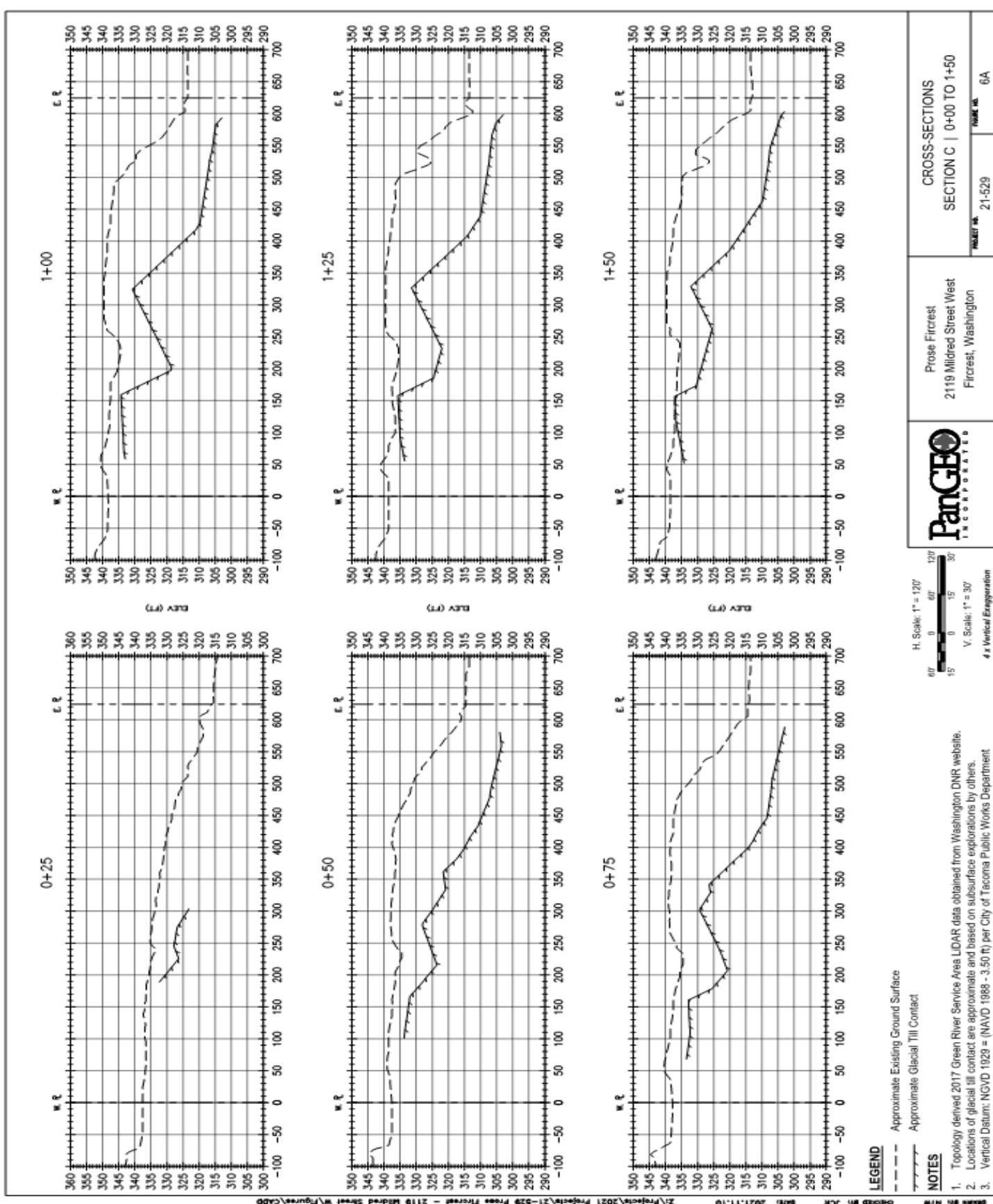
1. Aerial background, dated 2018, obtained from Pierce County GIS website.
2. Approximate elevations of glacial till contact inferred from subsurface explorations by others.
3. Additional features are based on GIS data obtained from Pierce County and WA DNR websites.
4. Topology and GIS features are 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 1829 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department.



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

APPROXIMATE ELEVATION OF
GLACIAL TILL CONTACT

PROJECT NO. 21-529
PAGE NO. 3

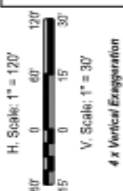


LEGEND

- Approximate Existing Ground Surface
- - - Approximate Glacial Till Contact

NOTES

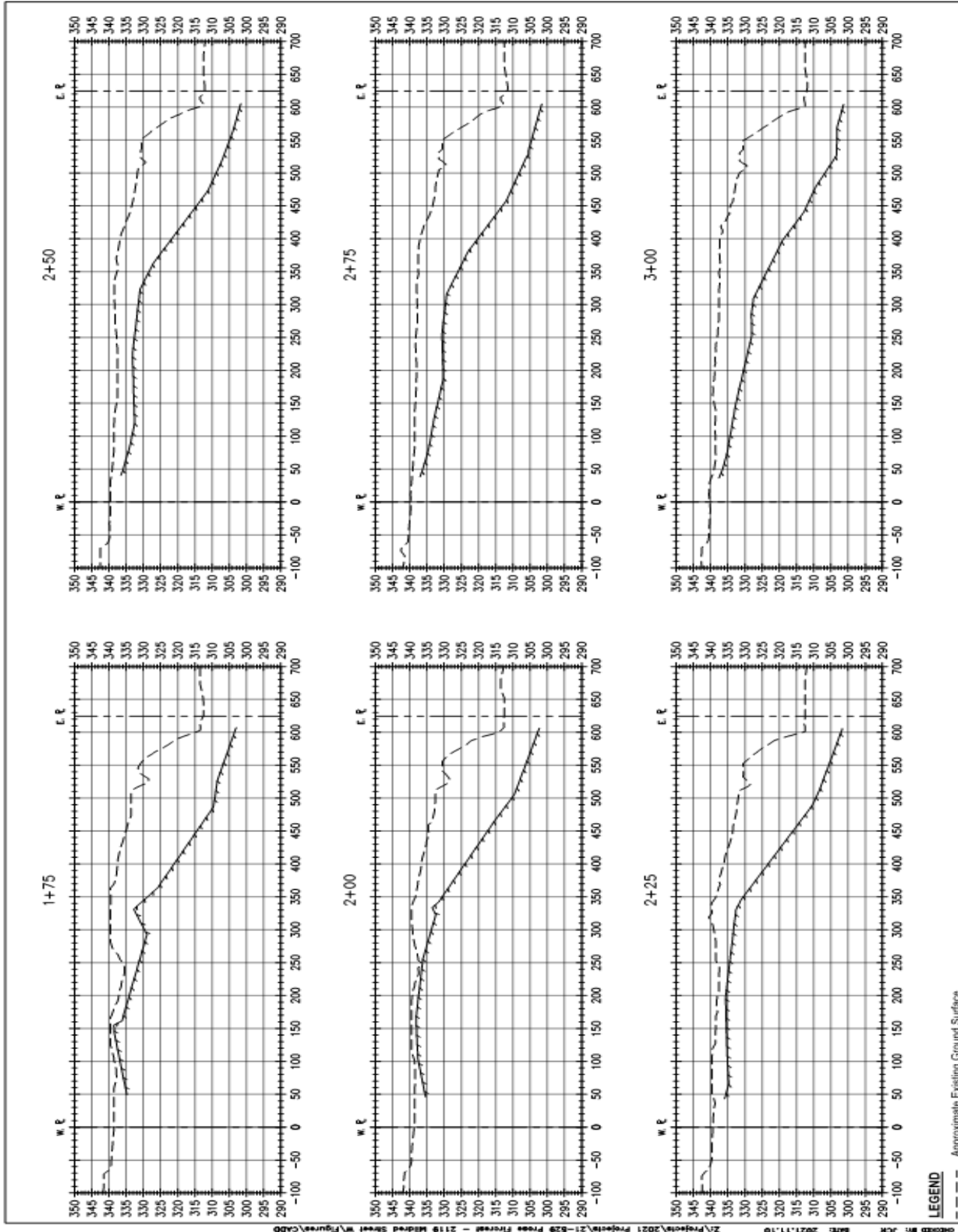
1. Topology derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department.



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 0+00 TO 1+50

PROJECT NO. 21-529
DRAWING NO. 6A



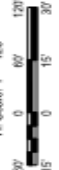
LEGEND

- 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'

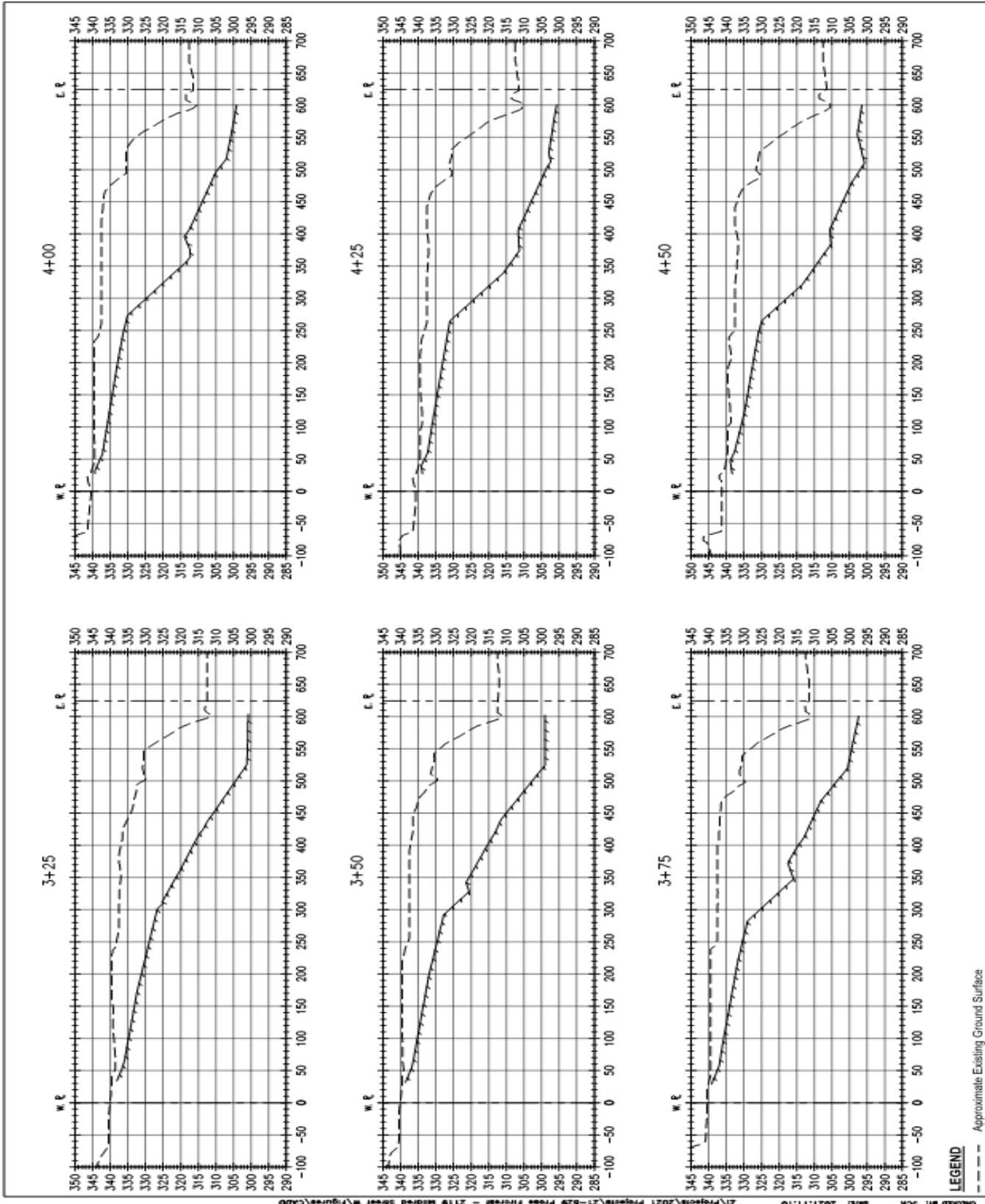
4 x Vertical Exaggeration



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 1+75 TO 3+00

PROJECT NO. 21-529
SHEET NO. 6B

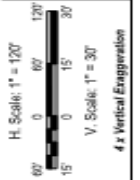


LEGEND

- 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



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 3+25 TO 4+50

PROJECT NO. 21-529
SHEET NO. 6C

