



**THE CITY OF FIRCREST**

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

**MITIGATED DETERMINATION OF NONSIGNIFICANCE**

**Description of Proposal:** “Alliance Prose” -- Preliminary Site Plan for a mixed-use development consisting of four buildings containing 391 residential units and 9,968 SF of retail/commercial space, plus publicly accessible open space facilities, on a 9.49-acre site. Access will be provided via Mildred Street West and five new public streets. Buildings A & B are 5-story mixed-use buildings and Buildings C & D are 4-story residential buildings with parking garages at level 0.

**Application(s):** **Preliminary Site Plan Case # 22-05**

**Proponent:** Alliance Residential Company

**Location of Proposal:** 2119 Mildred Street West / Parcel # 0220112005

**Lead Agency:** City of Fircrest

*The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C3030(2)(c). This decision was made after review of an environmental checklist on file with the City of Fircrest. This information is available to the public on request.*

- There is no comment period for this DNS.
- This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

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

**Signature:** Jayne Westman                      **Date:** January 30, 2023

*Pursuant to RCW 43.21C.075 and the Fircrest Municipal Code, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of Fircrest City Hall, located at 115 Ramsdell Street, Fircrest W. Comments and appeals must be filed no later than 14 days after the issuance of the MDNS (February 13, 2023).*

**NOTE:** *The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The applicant must comply will all other applicable requirements of the City of Fircrest, the Hearing Examiner, or other reviewing agencies prior to receiving construction permits and final approval.*

<p style="text-align:center"><b>MITIGATION MEASURES</b> <b>for</b> <b>“Alliance Prose” Preliminary Site Plan</b></p>
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*The probable environmental impacts of this proposal are documented in an environmental checklist, a preliminary site plan application, site development permit application, and other information on file with the City of Fircrest. In addition to the requirements of the reviewing agencies, which are based on existing regulations other than SEPA, the City of Fircrest Responsible Official has determined that other mitigation measures will be necessary to ensure that the proposal will not have a significant impact on the environment. These mitigation measures are required under the Substantive Authority of SEPA.*

**Water**

1. Project design, implementation, construction, and maintenance shall comply with the 2019 Stormwater Management Manual for Western Washington (SWMMWW). The Applicant shall ensure that erosion control measures are in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state.
2. The Applicant shall provide the City of Fircrest a Construction Stormwater Pollution Prevention Plan (CSWPPP) prepared in accordance with the SWMMWW as part of the site development permit package. Per the SWMMWW, the CSWPPP shall be completed using the Department of Ecology’s Construction Stormwater General Permit CSWPPP template.

**Environmental Health**

3. The Applicant shall prepare a Cleanup Action Plan (CAP) and Contaminated Media Management Plan (CMMP) in accordance with Ecology requirements. The CAP shall describe the methods to remediate the known arsenic soil contamination associated with the Tacoma Smelter Plume and shall be prepared consistent with Ecology’s existing guidance (Tacoma Smelter Plume Model Remedies Guidance, Sampling and Cleanup of Arsenic and Lead Contaminated Soils. Publication Number 19-09-101). The CMMP shall describe the procedures that will be used to appropriately manage contaminated environmental media that will be encountered during the proposed project construction. The CAP shall be submitted to Ecology for review under its Voluntary Cleanup Program (VCP) prior to the start of construction. However, due to the nature of the remediation plan including using the project as a cap over smelter-plume impacted soils, the work described in the CAP may be performed concurrent with the proposed project construction, rather than completed prior to construction. A report documenting the complete implementation of the remedial action described in the CAP will be submitted to Ecology for review and approval under the VCP (Sampling and Cleanup of Arsenic and Lead Contaminated Soils. Publication Number 19-09-101).
4. Prior to demolition of any existing structures, any potentially dangerous or hazardous materials present, such as asbestos, PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, shall be removed and disposed of in accordance with the Department of Ecology’s *“Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes”*.

## Transportation

5. The Applicant shall install a traffic signal at the proposed intersection of 22<sup>nd</sup> Avenue/Mildred Street West per the requirements of the City of University Place.
6. Proposed intersections to be located at 21<sup>st</sup> Avenue/Mildred Street West and at 23<sup>rd</sup> Avenue/Mildred Street West shall be designed for right-in right-out only access per the Traffic Impact Analysis prepared by TranspoGroup, dated January 2023. Turn-restricting medians shall be installed at these intersections per the requirements of the City of University Place.

<b>City of Fircrest Regulations that Support Issuance of an MDNS for “Alliance Prose” Preliminary Site Plan</b>
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**FMC 22.58.008 Performance Standards.** In addition to the specific requirements within the applicable zoning district chapter, the following performance standards shall apply:

(a) **Objectionable Elements.** No land or building shall be used or occupied in any manner to create any dangerous, injurious, noxious, or otherwise objectionable element. An objectionable element may include, but is not limited to, excessive noise, vibration, glare, smoke, dust, or odor.

(d) **Refuse Collection Containers.** For multifamily, mixed-use, or nonresidential structures and uses, all outdoor refuse collection containers (including recycling containers) shall be completely screened from public or private streets and from adjacent property by an opaque screen. Masonry block wall, decorative metal, or other high-quality durable materials shall be used for the screen. Chain link with slats shall not be used. Where space allows, evergreen shrubs and other landscaping shall be installed to soften the visual impact of the screening enclosure. Refuse storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views. The covering structure shall be compatible with the site’s architecture. If required by the sanitary sewer service provider, the trash enclosure floor shall be designed to slope to an interior trapped area floor drain and connected to a grease interceptor before plumbing to the sanitary sewer system. The floor shall be designed to contain all interior runoff and not allow outside storm rain or runoff from entering the trash enclosure. The storage of animal or vegetable waste that may attract insects or rodents or otherwise create a potential health hazard is prohibited.

(g) **Screening of Mechanical Equipment.** All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from the ground level of any abutting parcel or any public rights-of-way. This shall be accomplished through the extension of the main structure or roof or screening in a manner that is architecturally integrated with the main structure. The screening may require acoustical treatment to mitigate noise generation.

(i) **Erosion and Sedimentation.** A temporary erosion and sedimentation control plan detailing measures for controlling erosion and sediment-laden runoff shall be submitted for approval by the director prior to issuance of a clearing and grading permit or other construction permit for a project. Measures shall include provisions to remove depositions of soil and material from streets and to prevent discharge of soil and materials onto adjoining properties or environmentally sensitive areas. The plan shall be implemented by the applicant before and during construction, and the applicant’s performance shall be monitored by the city. The plan shall be upgraded as deemed necessary by the director to ensure effective control during construction.

(j) Particulates. During site development activities, construction dust and other particulates shall be controlled through frequent watering and/or other dust control measures approved by the director. Reclaimed water shall be used whenever practicable. Soil that is transported in trucks to and from the construction site shall be covered to the extent practicable to prevent particulates from being released.

(k) Stormwater Management. Stormwater facilities shall be designed in accordance with the standards set forth in Chapter [20.24](#) FMC. Stormwater site plans demonstrating compliance with stormwater management standards shall be submitted for approval by the director and city engineer prior to issuance of site development permits.

(l) Contaminants. During site development activities, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials shall be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills shall take precedence over other work on the site.

**22.58.018 Outdoor lighting.**

(b) General Requirements.

(4) Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

(c) Parking Lot Lighting. Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

(1) All lighting fixtures serving parking lots shall be cut-off fixtures as defined by the Illuminating Engineer Society of North America (IESNA).

(2) Alternatives. The design for an area may suggest the use of parking lot lighting fixtures of a particular “period” or architectural style, as either alternatives or supplements to the lighting described above.

(A) If such fixtures are not “cut-off” fixtures as defined by IESNA, the maximum initial lumens generated by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).

(B) Mounting heights of such alternative fixtures shall not exceed 15 feet.

**22.58.025 Electric vehicle charging stations.**

(c) Where electric vehicle charging stations are provided in parking lots or parking garages, accessible electric vehicle charging stations shall be provided as follows:

(1) Accessible electric vehicle charging stations shall be provided in the ratios shown on the following table:

<b>Number of EV Charging Stations</b>	<b>Minimum Accessible EV Charging Stations</b>
1 – 50	1
51 – 100	2
101 – 150	3

(2) Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and shall be connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons.

## **Chapter 20.24 STORMWATER MANAGEMENT**

### **20.24.030 Adoption of standard.**

(a) All new development, redevelopment, and construction site activities will be subject to the thresholds and minimum requirements published in Appendix 1 of the current Western Washington Phase II municipal stormwater permit.

(b) The city adopts as its standard for use in regulating the stormwater element for development, redevelopment, and construction site activities within the city the document entitled “Stormwater Management Manual for Western Washington.” The city shall incorporate into this manual, upon their adoption by the Washington State Department of Ecology by due process, amendments and revisions to the document as they become effective. *(Note: The 2019 SWMMWW will apply to the Prose project.)*

<p style="text-align: center;"><b>Technical Reports Prepared for “Alliance Prose” Preliminary Site Plan</b></p>
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1. Phase I Environmental Site Assessment, PES Environmental, Inc. May 31, 2022
2. Drainage Report, Davido Consulting Group, Inc., December 2022
3. Geotechnical Engineering Report (draft), Pangeo, Inc., July 19, 2022
4. Traffic Impact Analysis, Transpogroup, January 2023
5. Cleanup Action Plan, PES Environmental, Inc.