



**CITY OF FIRCREST
PLANNING COMMISSION
A G E N D A**

TUESDAY, SEPTEMBER 5, 2023
6:00 P.M.

COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET

Pg. #

- 1) **Roll Call**
- 2) [Approval of the July 5th, 2023 Minutes](#) 2
- 3) [Approval of August 15th, 2023 Minutes](#) 4
- 4) **Citizen Comments (For Items Not on the Agenda)**
- 5) **Public Hearing**
 - a) None
- 6) **Unfinished Business**
 - a) None
- 7) **New Business**
 - a) [Comprehensive Plan Update – Executive Summary](#) 7
 - b) [Comprehensive Plan Update – Presentation by BHC](#) 9
 - c) [2024 SSHA3P Workplan and Presentation](#) 44
- 8) **Adjournment**

Join the Zoom Dial-in Information: 253-215-8782 Webinar ID: 873 4484 1170 Password: 067748

**CITY OF FIRCREST PLANNING COMMISSION
REGULAR MINUTES**

July 05, 2023
6:00 PM

Firecrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair Schultz called the Firecrest Planning Commission regular meeting to order at 6:02 PM.

ROLL CALL

Planning Commissioners Present: Kathy McVay, Shirley Schultz (Chair), and Sarah Hamel
Planning Commissioners Excused: Ben Ferguson
City Staff Present: City Manager Dawn Masko and Permit Coordinator Kristin Rosario

APPROVAL OF MINUTES

The minutes for the meeting of April 4th, 2023, were presented for approval.

Moved by Commissioner McVay and seconded by Commissioner Hamel to approve the minutes. The motion passed unanimously.

The minutes for the meeting of May 2nd, 2023, were presented for approval.

Moved by Commissioner McVay and seconded by Commissioner Schultz to approve the minutes. The motion passed unanimously.

CITIZENS COMMENTS

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. 2023 Community Vision Discussion

Ms. Rosario presented a brief overview of the meeting and its purpose. The overview included the attendance of community members and the draft Vision Statement. Discussions included applicable timelines, potential outreach ideas for better participation from the community, and next steps. Commissioners requested an update on the timeline for the next community workshop.

B. Thriving Communities Local Partner Workshop Discussion

Ms. Rosario provided a brief overview of the meeting. Discussions included agency representatives in attendance, the purpose of the meeting, a description of the grant and its amount, and the next steps for us. Commissioners requested information from Pierce Transit on the grant and its purpose.

C. SSHA3P Update

An update was not available at this time. Commissioners requested that we get this on the agenda soon. City Manager Masko informed the Commission that a representative from SSHA3P will be at the August 21st Council Study Session to provide an update.

ADJOURNMENT

Moved by Commissioner Hamel moved and seconded by Commissioner McVay to adjourn the meeting at 6:24 PM. The motion passed unanimously.

Shirley Schultz
Chair, Fircrest Planning Commission

Dawn Masko
City Manager

**CITY OF FIRCREST PLANNING COMMISSION
REGULAR MINUTES**

August 15th, 2023
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair Schultz called the Fircrest Planning Commission regular meeting to order at 6:02 PM.

ROLL CALL

Planning Commissioners Present: Sarah Hamel, Shirley Schultz (Chair), Sarah Hamel, Ben Ferguson, and Eric Lane

Planning Commissioners Excused: Kathy McVay

City Staff Present: Project Coordinator Bob Jean and Permit Coordinator Kristin Rosario

APPROVAL OF MINUTES

The minutes for the meeting of July 5th, 2023, were presented for approval.

Due to a lack of quorum of members that attended that meeting, the approval has been delayed and moved to the September 5th meeting.

CITIZENS COMMENTS

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Comprehensive Plan Update

Project Coordinator Bob Jean discussed the upcoming meeting dates for the next steps in the Comprehensive Plan Update. These include a meeting with BHC at the next Planning Commission meeting, where Commissioners will have an opportunity to ask follow-up questions once they have had the chance to read the materials presented tonight. September 18th will be the community meeting here at City Hall with BHC to get the community's input on the Comprehensive Plan Update.

B. Community Outreach and Survey

Project Coordinator Bob Jean informed the Planning Commission of the efforts and results from the Comprehensive Plan Update outreach. A mailer went out to all Fircrest residents. Over 125 electronic surveys were submitted, and over 500 were mailed in or dropped off.

Permit Coordinator Kristin Rosario and Administrative Assistant Sierra Lee will be tabulating the results and putting them into an electronic version that will be used to assist in building the Comprehensive Plan.

C. 2023 Legislative Updates on House Bills and Zoning

Project Coordinator Bob Jean presented a brief update regarding the memo provided by Contract Principal Planner Jeff Boers and a separate memo from City Attorney Robert Heinemann. Staff will provide a more condensed summary for the next Planning Commission meeting.

D. Mildred Street Development Update (Site plan and MOU for sewers)

Project Coordinator Bob Jean discussed the developments in the infrastructure and sewage issues that arose during early plans for the Prose project and how that is being remedied. Commissioner Ferguson expressed concern about the deviation from the Planning Commission's suggestions of the height of the 1st level windows and wanted to mention it before everything was set in place.

E. Thriving Communities- Update on Four Corners

Permit Coordinator Kristin Rosario provided an update from Pierce Transit. The next steps are introductions with the project consultant from WSP, one-on-one conversations with consultants at WSP, and each jurisdiction to identify needs and project outline for the Four Corners update. No follow up dates were provided.

F. SSHA3P Update with 2024 SSHA3P Workplan

Planning Commissioners opted to forgo a detailed update on SSHA3P, since materials and the work plan were provided to read through. Commissioner Ferguson is also on the SSHA3P advisory committee and briefly discussed the work plan and explained that they are developing a set of policies they want to champion and bring to electives.

G. Point of Interest Temporary Sign Code Recap

Permit Coordinator Kristin Rosario discussed the temporary sign code and touched upon the number of compliance concerns that have come in regarding signs that would fall within this category. She also provided an update on the large sign that was out of compliance on Alameda.

H. Community Development Director

The position was posted, and the City Manager made an offer to an applicant. We are hoping they will be starting by September 18th.

ADJOURNMENT

Moved by Commissioner Ferguson moved and seconded by Commissioner Hamel to adjourn the meeting at 7:20 PM. The motion passed unanimously.

Shirley Schultz
Chair, Fircrest Planning Commission

Bob Jean
Project Coordinator

FIRCREST COMPREHENSIVE PLAN UPDATE

The purpose of tonight's (9/5) meeting is to UPDATE the Planning Commission on the Comprehensive Plan WORK TO DATE and preview the upcoming FALL AND 2024 PLANNING WORK PLAN.

The purpose of the September 18th meeting is to UPDATE the City Council and Community on the Comprehensive Plan WORK TO DATE, THE FALL AND 2024 PLANNING WORK PLAN and to receive COMMUNITY COMMENT on next steps.

We'll start with an EXECUTIVE SUMMARY of the LEGAL framework and recent changes to STATE LAW regarding Comp Plans, and the CODE tools and regulations available to us. Then we'll report on the COMMUNITY SURVEY AND VISION. Our Planning Consultants BHC will next update the WORK TO DATE and upcoming FALL/2024 WORK PLAN. COMMUNITY DISCUSSION will then follow these updates.

EXECUTIVE SUMMARY OF LEGAL MANDATES AND REGULATORY "TOOLS" TO KEEP "FIRCREST FIRCREST". In the early 1900s Fircrest had its origins in the "City Beautiful" movement dedicated to making cities more livable and improving community quality of life. In 1925 Fircrest incorporated as a "City in the Park". While Fircrest has changed over time, the basic family friendly, walkable and park-like setting remains.

Washington is forecast to grow by more than a million new residents over the next 20 years. Cities and Counties are required to provide for their share of that future growth. For Fircrest that means we must provide for future growth from our current 7,500 to up to 9,500. But HOW we grow is governed by our COMPREHENSIVE PLAN AND CODES.

Responding to the skyrocketing cost of housing and rents, the State Legislature recently enacted several laws, including E2SHB 1110, EHB 1337, E2SSB 5412, 2SSB 5258, ESHB 1042 and ESHB 1293. These are intended to increase the variety of housing choices and reduce housing costs. The most significant are two laws that focus on the "Middle Housing" options between apartments and single-family homes.

For Fircrest this means we have to provide for the OPTIONS of Duplex units and Accessory Dwelling Units (ADUs) in single-family zones. Several of these laws are mandates and preempt certain aspects of local control. We have until 2025 to determine exactly how to make these new mandates work for us.

Fircrest must adopt by ordinance and include regulations authorizing at least two housing units on all residential lots (including single family zones). ADUs will be an important part of complying with the Law while minimizing the impacts and changes to our traditional neighborhoods. The new ADU law requires Fircrest to allow two ADUs per lot in single family zones.

We still have the authority to apply administrative design review so that duplexes and ADUs fit the neighborhood character. But we cannot use regulations unreasonably to block or discourage infill. Nor may regulations be MORE restrictive those that apply to the primary home in single-family zones. There are rules governing off street parking, lot coverage, floor area ratios, height restrictions, and proportional impact fees. The new Law also exempts "Middle Housing" from SEPA or most Judicial appeals.

Fortunately, Fircrest already has regulations that partially meet the new requirements, and these will allow Fircrest to adapt without a wholesale disruption of current regulations and process. Keeping Fircrest Fircrest.

THE COMP PLAN AND CODE REGULATORY TOOLS will be the keys to how we meet the new State laws and mandates. Fortunately, Fircrest has a tradition of refining its Plan and Codes to accommodate a wider range of housing types that may not have been historically “single family”. Naturally community members will have concerns on how further changes affect neighborhoods going forward.

Some of the City’s previous Plan and Code updates in the 1990’s allowed projects like The Commons which meet today’s definition of “Middle Housing”. In the 2000s small lot detached single family, duplex, and small-scale multifamily structures were allowed, like Fircrest Greens, and meet the “Middle Housing” goals. The new Law stresses ADUs and while our standards have worked well, the Law will require a more streamlined process. In 2015, Fircrest adopted “Cottage Housing” standards also allowing units above detached garages. Also in 2015, Fircrest adopted Codes regarding teardowns and the size and scale of replacement structures. Our Floor Area Ratios apply to single-family units and therefore can also be applied to Middle Housing units. Finally, in 2020 the City adopted a Form Based Code (FBC) for the NW corner of the City, allowing for a higher quality of multi-family development, and we may want to expand FBC to other areas specifically including Middle Housing. Tacoma, University Place and Ruston have also applied some design and regulatory tools we may want to consider.

Fircrest is well positioned to tackle the challenges of the Middle Housing Law mandates. Fircrest has a proven history of responding to State Laws in creative and successful ways keeping Fircrest Fircrest.

OUR COMMUNITY SURVEY was developed this Spring as a part of our Comp Plan Update process. The initial electronic responses were not overwhelming at around 50 responses. The City Council then approved a direct mail Survey which now has over 650+ respondents! We are tabulating these responses and will have the results available in October as we begin our Fall Comp Plan work.

Our PLANNING CONSULTANTS BHC have been working since the Spring on mostly technical updates to our Comp Plan. BHC will outline our work to date and upcoming work this Fall into 2024. We are now ready to dig into some of the more significant Plan policy issues, including the new Middle Housing requirements. Work to date included a housing “Gap Analysis” and buildable Lands” inventory. Staff and BHC will be working with the Council based on the Community Survey to update the City’s Vision Statement in October. Other Fall Work Plan tasks involve Transportation, Parks and Open Space, Utilities and Capital Facilities and a new (State mandated) Climate-focused element. Draft elements at 70% level are due for Community review by the end of 2023. The Spring Work Plan is to final the draft Elements and develop Code and development regulations (& Middle Housing).

Following BHC’s update, we’ll ask for some table group discussions on some key questions, and then ask for a report out from each table. Individual comments will be taken on any subjects not already heard.

We’ll close this Special Meeting with Council questions and comments.

Comprehensive Plan Update

Eli Mulberry, Planner at BHC Consultants
City of Fircrest
Planning Commission Meeting
September 5th, 2023



Meeting Objectives

What has been completed?

Expected Growth

Land Capacity by Income Bracket

Next Steps

What has been completed?

- Conducted a Housing Gaps Analysis and Land Capacity Analysis based on HB 1220 (2021)
- Conducted background research and compiled current data in an Existing Conditions Report
- Drafted and helped staff distribute a Community Survey
- Worked with staff to populate a Comprehensive Plan Update website
- Planned and facilitated a Community Visioning Event on June 15, 2023
- Prepared a draft Vision Statement
- Prepared templates for reformatted comprehensive plan document



Census Data /Office of Financial Management (OFM) provides population numbers and forecasts



County allocates estimates of population, employment, and housing changes

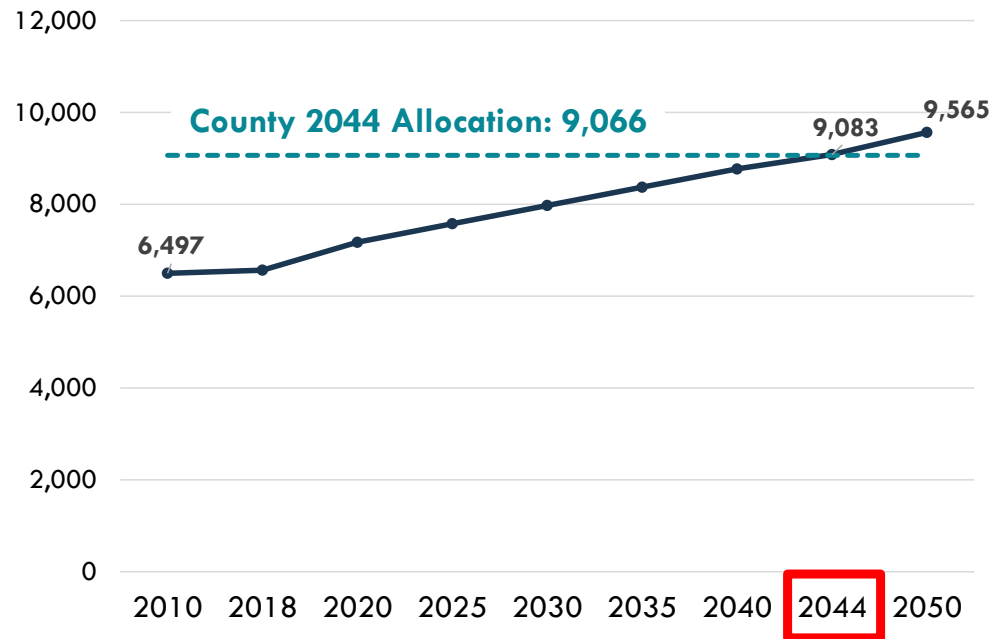


City provides for capacity with planning policies

How do we anticipate and plan for change?

Forecasted Population

- Fircrest’s 2020 census population: 7,156
- Growth from 2010-2020: +659 people
 - Approx. 65 people/year
- Anticipated growth from 2020-2044: 1,910
 - Approx. 80 people/year



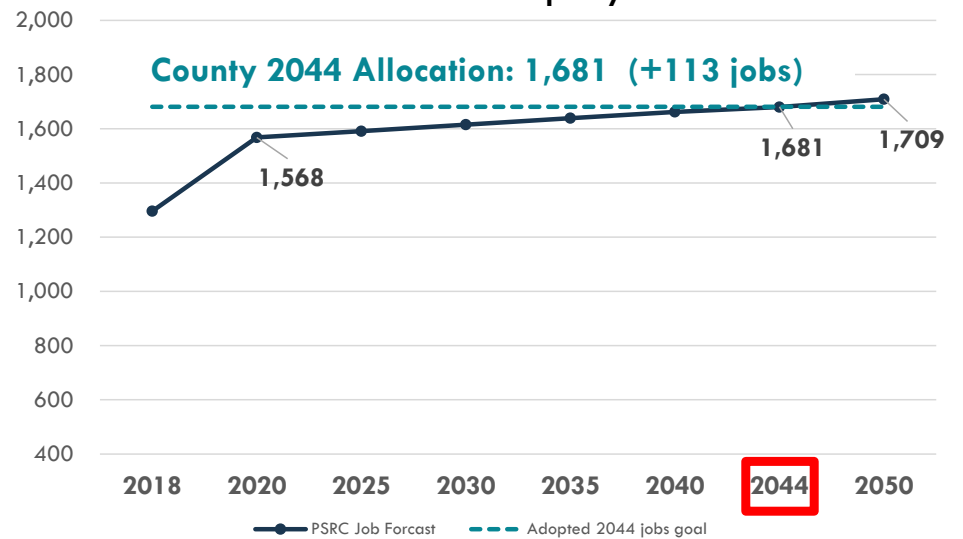
Source: Pierce County Ord. No. 2022-46s; PSRC LUV-it

Forecasted Employment Growth

Pierce County Employment Trends

- Fastest regional growing industry is **Leisure and Hospitality**:
 - 3.7% growth anticipated in the next 10 years
- Total regional non-farm employment growth: 1.8%

Fircrest Employment



Sources: WA ESD; PSRC LUV-it

Existing Conditions: Household Housing Costs

How many households spend more than **30%** of their income on housing?

- 27% of renters
- 26% of homeowners

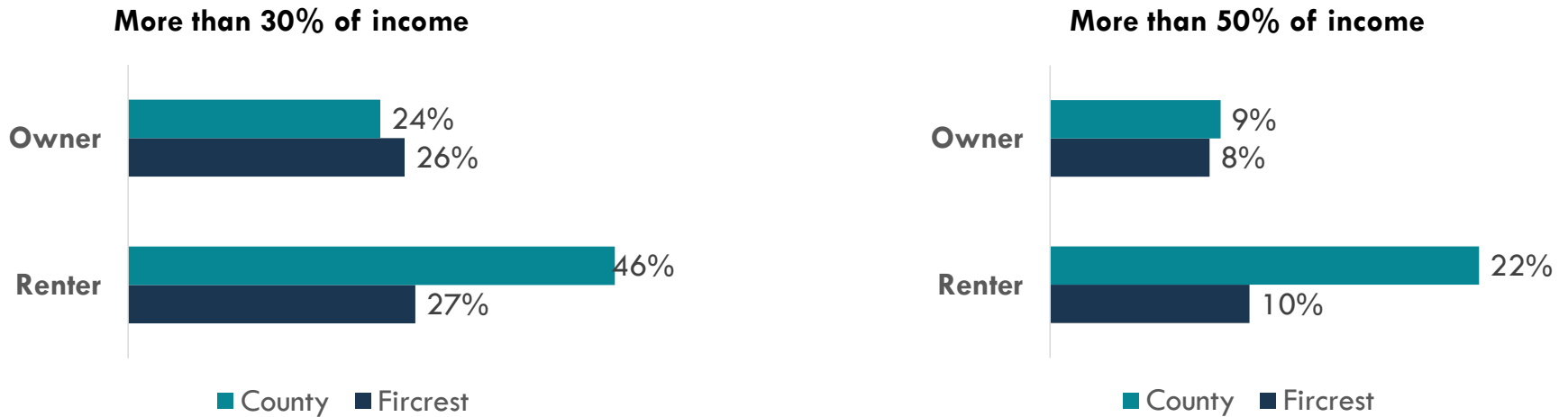
How many households spend more than **50%** of their income on housing?

- 10% of renters
- 8% of homeowners

Source: HUD CHAS, 2015-2019

Existing Conditions: Household Housing Costs

How does this compare to Pierce County?



Source: HUD CHAS, 2015-2019

What does the expected housing growth mean for Fircrest?

Housing Land Capacity Analysis

- What is required by the state?
- What are Fircrest's allocated (required to provide) housing unit numbers?
- How can we estimate housing capacity, i.e. the amount of housing Fircrest can accommodate?
- How do different future scenarios impact projected housing surplus/deficits?

What is required? (HB 1220)

- “Plan for and accommodate housing affordable to all economic segments”
- Include an inventory and analysis of existing and projected housing needs, including:
 - Units for moderate, low, very low, and extremely low-income households; and
 - Emergency housing, emergency shelters, and permanent supportive housing
- “Identifies sufficient capacity of land for housing including... for moderate, low, very low, and extremely low-income housing”

Allocated housing need: (Pierce County Ord. No 2023-22s)

Income as Area Median Income (AMI)	Income Bracket (rounded to nearest 1k)	Estimated 2020 Units	Additional Units Needed for 2044
0-30% AMI (Extremely Low)	< \$27,000	Non-PSH*:	99
		PSH*:	134
30-50% AMI (Very Low)	\$27,000 - \$45,000	140	143
50-80% AMI (Low Income)	\$45,000 - \$73,000	812	113
Moderate Income 80-100% AMI	\$73,000 – \$91,000	537	49
Moderate Income 100-120% AMI	\$91,000 – \$109,000	322	44
>120% AMI	>\$109,000	1,104	188
Emergency Housing Need (beds)		0	47

*Permanent Supportive Housing

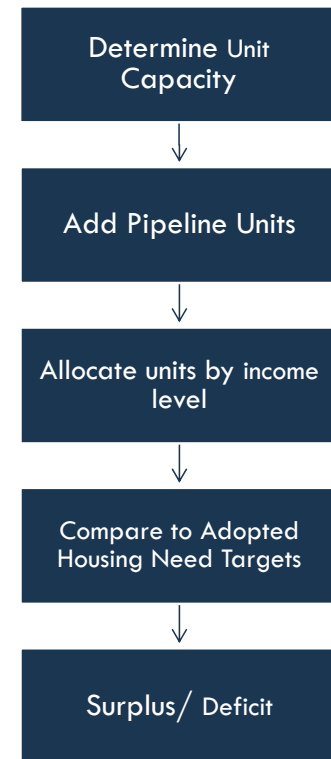
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Moderate Income 80-100% AMI	\$73,000 – \$91,000	537	49
Moderate Income 100-120% AMI	\$91,000 - \$109,000	577	44
>120% AMI	>\$109,000	1,104	188
Emergency Housing Need (beds)		0	47

Not required to show capacity for under HB 1220

Assessing unit capacity: Method

- Forecasting is not a perfect science. Estimated capacity may not be the same as actual development.
- Inputs:
 - Buildable lands (vacant and under-utilized)
 - Assumed densities (dwelling units per acre)
 - Pipeline projects (known units expected to be built)
- *What assumptions, if any, should be adjusted?*



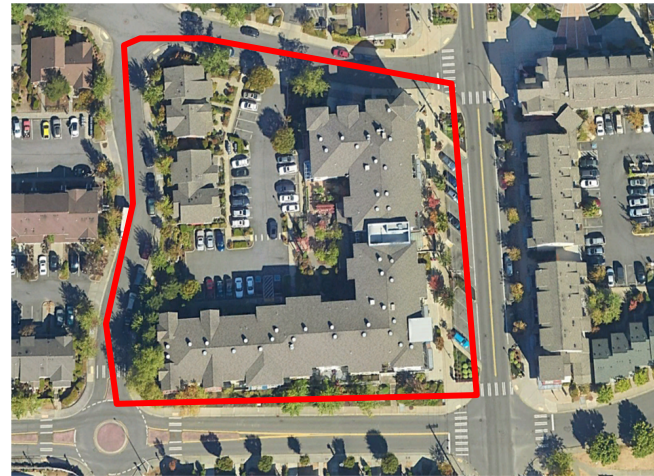
Converting Acreage to Units: Creating Density Assumptions

- Considers:
 - Zoned densities
 - Achieved densities
 - Case study neighborhoods across the city
- Decide an assumed dwelling unit per acre



A home in the R-6 Zone on Vassar Street. This zone has an assumed density of 5.5 dwelling units/ acre for our analysis.

Converting Acreage to Units: Form-Based Zones



Zone	Assumed density (du/acre)	Pipeline and recent units added
Mixed-Use Neighborhood, MUN	59	156
Mixed-Use Urban, MUU	59	235

Features:

- Ground Floor retail
- Mix of housing unit types: Apartments, townhomes.
- Surface Parking

Sources: Google Earth; Bengford, Bob (2017), Visualizing Compatible Density, MRSC.

How to allocate units by income level:

Guidance from the Department of Commerce

Zone Category	Typical Housing Types Allowed	Lowest Potential Income Level Served		Assumed Affordability Level for Capacity Analysis
		Market Rate	With Subsidies or Incentives	
Low Density	Detached single family homes	>120% AMI	<i>Not typically feasible at scale</i>	>120% AMI
Moderate Density	Townhomes, duplex, triplex, quadplex	>80-120% AMI	<i>Not typically feasible at scale</i>	>80-120% AMI
Low-Rise Multifamily	Walk-up apartments, condominiums (2-3-floors)	>50-80% AMI	0-50% AMI	0-80% AMI
Mid-Rise Multifamily	Apartments, condominiums	>50-80% AMI	0-50% AMI	0-80% AMI
ADUs (All Zones)	Accessory Dwelling Units on developed residential lots	>50-80% AMI	N/A	0-80% AMI

Assessing units by income band: Assumptions

Zone	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
Residential-4, R-4					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential-4-Conservation, R-4-C	<i>Do you think these seem reasonable?</i>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential-6, R-6					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential-8, R-8			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential-10-Traditional Community Design, R-10-TCD				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Residential-20, R-20		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Residential-30, R-30	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Mixed-Use Neighborhood, MUN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Mixed-Use Urban, MUU	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Golf Course, GC						<input checked="" type="checkbox"/>

Analysis Scenarios

- 1. Baseline Scenario.** What would the unit capacity deficit/surplus be if there were no additional ADUs/duplexes?
- 2. ADU Impacts.** How does interest and construction of ADUs influence the capacity deficit/surplus?
- 3. Duplexes.** How could the additional of duplexes change the capacity deficit/surplus?

Should the assumptions be changed?

Are there any other scenarios you would like to see tested?

Scenario 1: Baseline

- Assumes no new ADUs and no duplexes despite HB 1110

Income Level	Income Bracket	Projected Housing Need	Capacity + Pipeline Allocated	Surplus/ (Deficit)
Extremely low income (0-30% AMI)	\$27,000 - \$45,000	233	213	(20)
Very Low income (30-50% AMI)	\$45,000 - \$73,000	143	213	70
Low income (50-80% AMI)	\$73,000 – \$91,000	113	213	100
Moderate income (80-120% AMI)	\$91,000 – 109,000	93	227	134
Total Net Capacity <i>(includes >120% AMI for overall)</i>		770	909	139

Scenario 2: ADU Impacts

Assumptions

- 2 ADUs/year on average over 20 years (In 2022, 4 permits issued. In 2023, 2 permits issued so far)
- ADUs affordable for 0-80% AMI. (Weighted more heavily for 50-80% considering construction costs.)

Income Level	Income Bracket	Projected Housing Need	Capacity + Pipeline Allocated	Surplus/ (Deficit)
Extremely low income (0-30% AMI)	\$27,000 - \$45,000	233	<u>223</u>	<u>(10)</u>
Very Low income (30-50% AMI)	\$45,000 - \$73,000	143	<u>223</u>	<u>80</u>
Low income (50-80% AMI)	\$73,000 – \$91,000	113	<u>233</u>	<u>120</u>
Moderate income (80-120% AMI)	\$91,000 – 109,000	93	227	134
Total Net Capacity <i>(includes >120% AMI for overall)</i>		770	<u>949</u>	<u>179</u>

Scenario 3: Duplex Impacts

- Assumptions. R-4 and R-6:
 - Become affordable to 80-50% AMI bracket. Only 10% of new units become duplexes.
 - Assumed density for R-4 increased to 4.5 du/acre and 6.6 for R-6.

Income Level	Income Bracket	Projected Housing Need	Capacity + Pipeline Allocated	Surplus/ (Deficit)
Extremely low income (0-30% AMI)	\$27,000 - \$45,000	233	213	(20)
Very Low income (30-50% AMI)	\$45,000 - \$73,000	143	213	70
Low income (50-80% AMI)	\$73,000 – \$91,000	113	213	100
Moderate income (80-120% AMI)	\$91,000 – 109,000	93	<u>246</u>	<u>153</u>
Total Net Capacity <i>(includes >120% AMI for overall)</i>		770	<u>916</u>	<u>146</u>

Comparison

Income Level	Income Bracket	Surplus/ (Deficit)			
		1. Baseline	2. ADUs	3. Duplexes	Combined
Extremely low income (0-30% AMI)	\$27,000 - \$45,000	(20)	(10)	(20)	(10)
Very Low income (30-50% AMI)	\$45,000 - \$73,000	70	<u>80</u>	70	80
Low income (50-80% AMI)	\$73,000 – \$91,000	100	<u>120</u>	100	120
Moderate income (80-120% AMI)	\$91,000 – 109,000	134	134	153	153
Total Net Capacity <i>(includes >120% AMI for overall)</i>		139	179	146	186

Key Takeaways and Next Steps

- While there is an expected deficit for the 0-30% AMI level, citywide there is an anticipated surplus of units.
- Analysis does not negate the importance of Comp Plan policies for incentives
 - Multi-Family Tax Exemption (MFTE) Program
 - Incentives to preserve existing affordable units
 - Grants
- Fircrest has permitted, on average, 17 units per year. To meet expected housing need, production would need to permit an additional 22 units per year on average.
- Adequate provisions to address any shortfalls: What changes to policy or land uses would address any shortfalls?

Where are we and what is next?

- Continued engagement at Planning Commission/Council
- Updating Element chapters for compliance with state law, regional policies, and to streamline
- Look for updates on drafts for Planning Commissioner review and comment this winter

Visit <https://www.cityoffircrest.net/2024-comp-plan/> to sign up for updates

Appendix: Additional Background Slides



Land Capacity Acreage

Zone	Gross Developable Land (acres)			Infrastructure/ Market Factor Deductions			Net Developable Land (acres)			
	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Vacant	Partially-utilized	Under-utilized	Total
Residential-4, R-4	1.22	0.00	0.00	15%	25%	25%	1.0	0.0	0.0	1.0
Residential-4-Conservation, R-4-C	15.33	0.00	0.00	15%	25%	25%	13.0	0.0	0.0	13.0
Residential-6, R-6	0.46	0.00	0.00	15%	25%	25%	0.4	0.0	0.0	0.4
Residential-8, R-8	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0
Residential-10-Traditional Community Design, R-10-TCD	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0
Residential-20, R-20	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0
Residential-30, R-30	0.00	0.00	2.68	15%	25%	25%	0.0	0.0	2.0	2.0
Neighborhood Office, NO	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0
Neighborhood Commercial, NC	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0
Mixed-Use Neighborhood, MUN*	0.00	0.00	5.40	15%	25%	25%	0.0	0.0	4.1	4.1
Mixed-Use Urban, MUU*	0.00	0.00	3.62	15%	25%	25%	0.0	0.0	2.7	2.7
Park, Recreation and Open Space, PROS	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0
Golf Course, GC	0.00	0.00	0.00	15%	25%	25%	0.0	0.0	0.0	0.0

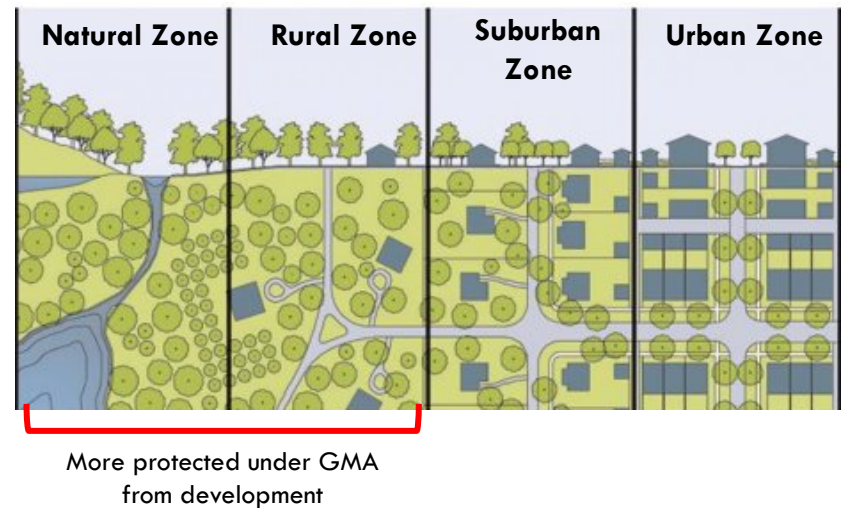
*Does not include Prose property acreage

Density Assumptions

Zone	Assumed density (du/acre)	Pipeline and recent units added
Residential-4, R-4	4	
Residential-4-Conservation, R-4-C	4	
Residential-6, R-6	5.5	
Residential-8, R-8	8	
Residential-10-Traditional Community Design, R-10-TCD	10	
Residential-20, R-20	20	
Residential-30, R-30	30	
Neighborhood Office, NO	6	
Neighborhood Commercial, NC	6	
Mixed-Use Neighborhood, MUN	59	156
Mixed-Use Urban, MUU	59	235
Park, Recreation and Open Space, PROS	0	
Golf Course, GC	15	

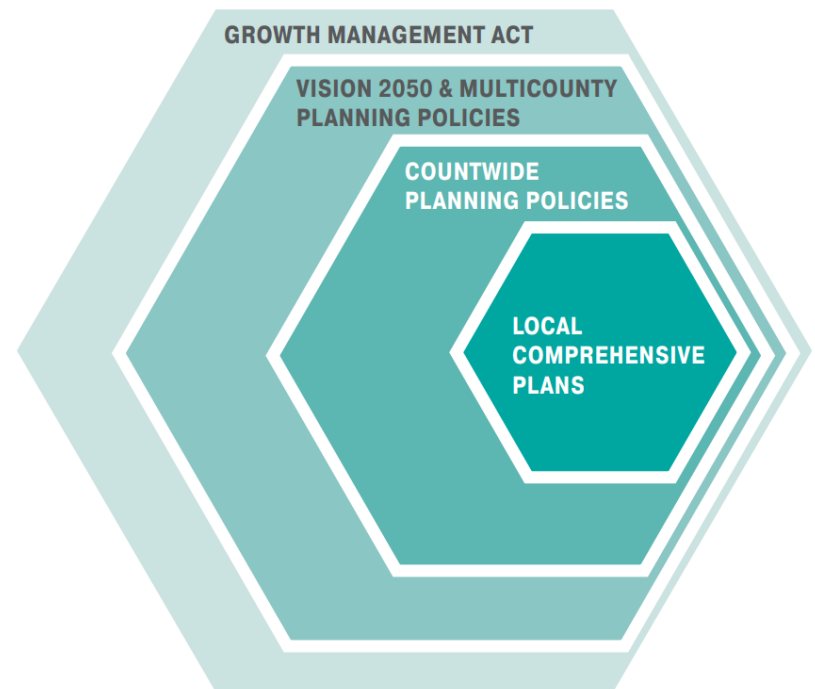
Background: Growth Management Act (GMA)

- Adopted in 1990
- Requires long-range planning
- Limit sprawl
- Protect the state's natural resources
- Provide services efficiently



GMA and the Comprehensive Plan

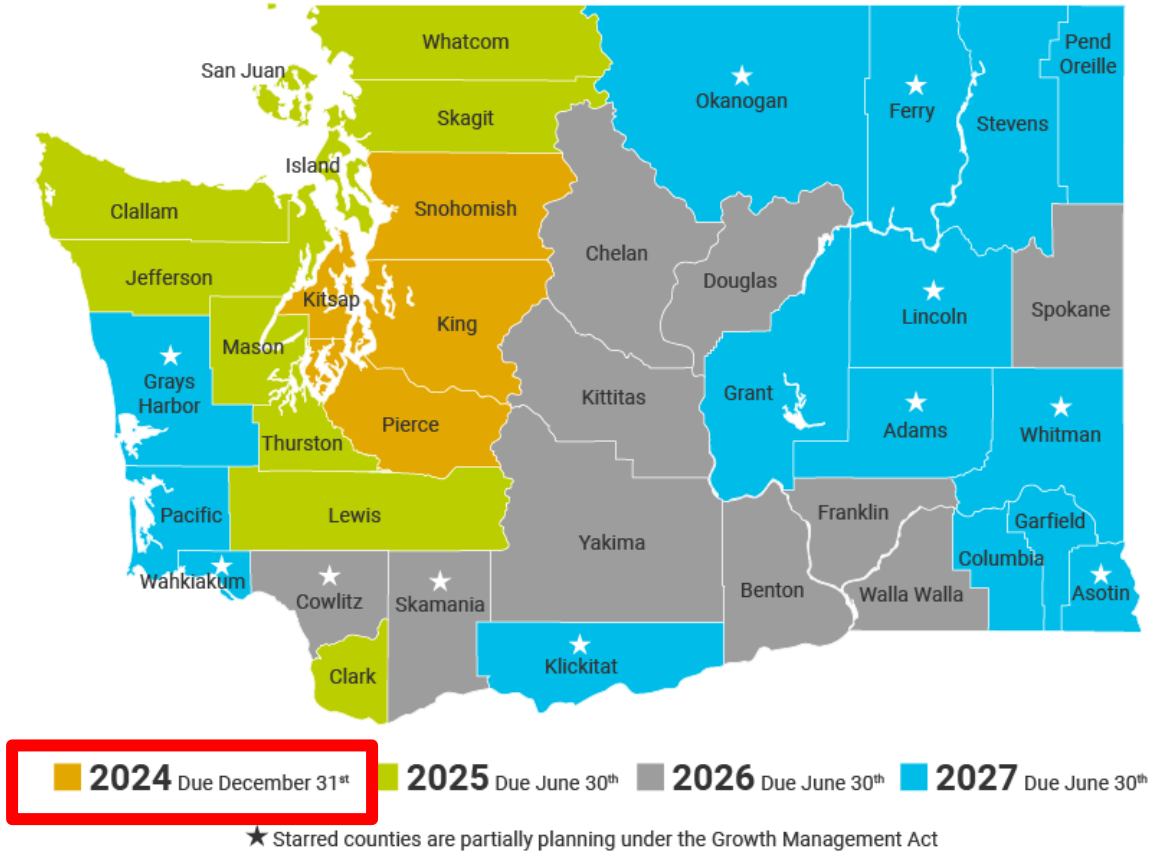
- Growth Management Act requirements:
 - Vision, goals, policies
 - Cooperation (Regional and County-Wide)
 - Elements (Specific policy direction)
- WA Department of Commerce:
 - Guidance
 - Funding
 - Certification
- Comprehensive Plans benefit the community, the municipality, and the region



Source: VISION 2050, <https://www.psrc.org/sites/default/files/2022-11/vision-2050-plan.pdf>

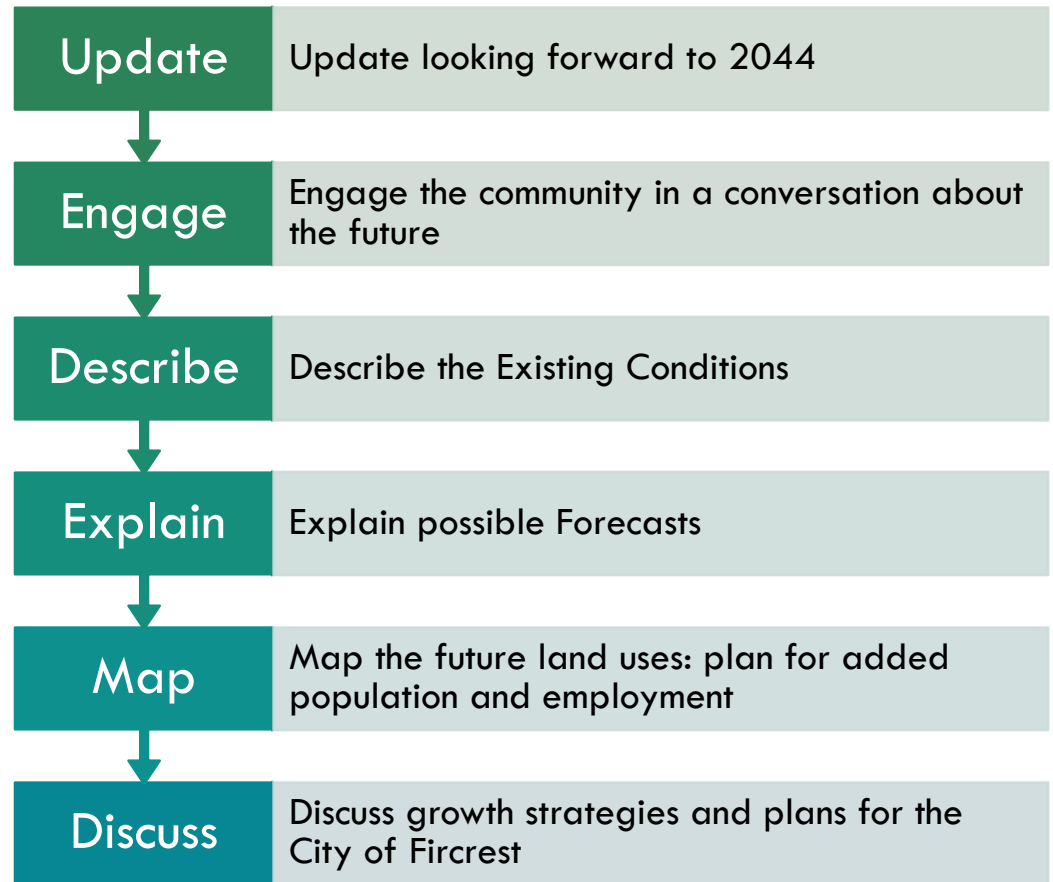
Fircrest's Comprehensive Plan Update

- Last Adopted: 2016
- Last Amended: 2019
- December 31, 2024: New updates due



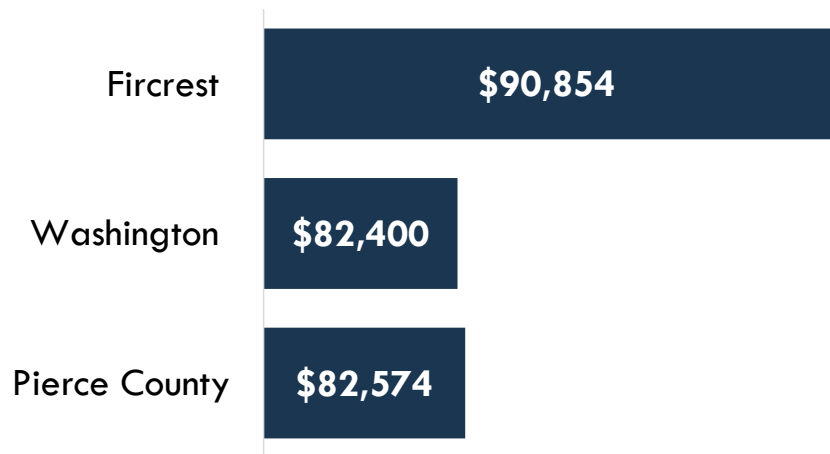
Source: Department of Commerce

Comprehensive Plan: 2024 Update Process



Existing Conditions: Income and Households

Median Household Income (2021 dollars)

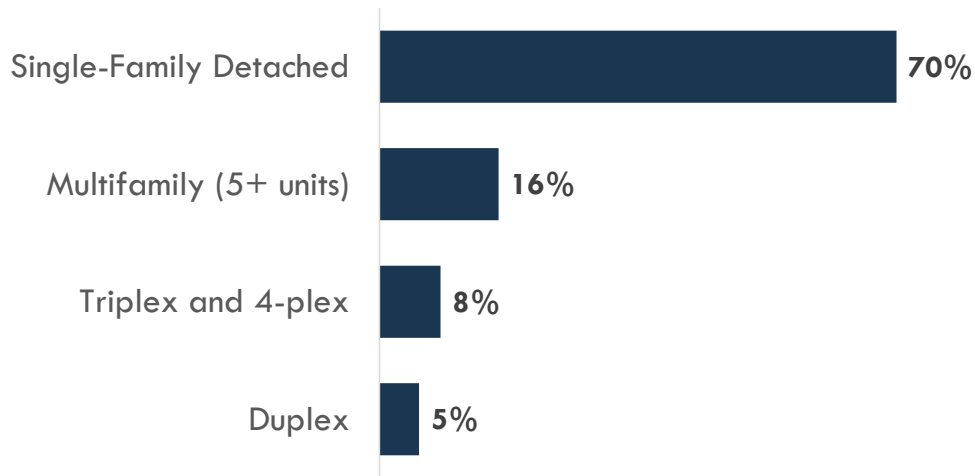


- 2,800 households in Fircrest
- The average household size in Fircrest is 2.5 people, slightly lower than the county's 2.6
- 32% of households were families with children in 2021

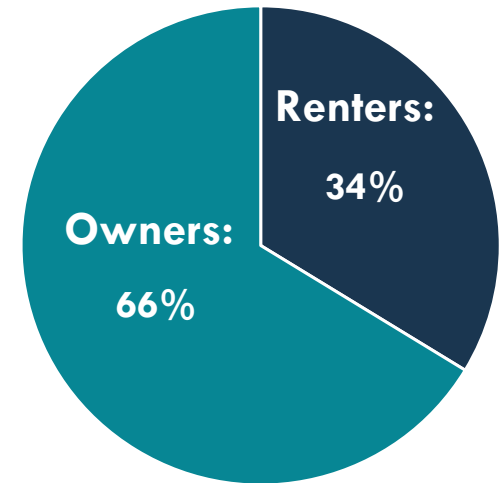
2021 ACS, 5-Year Estimates

Existing Conditions: Housing

Housing Stock Types

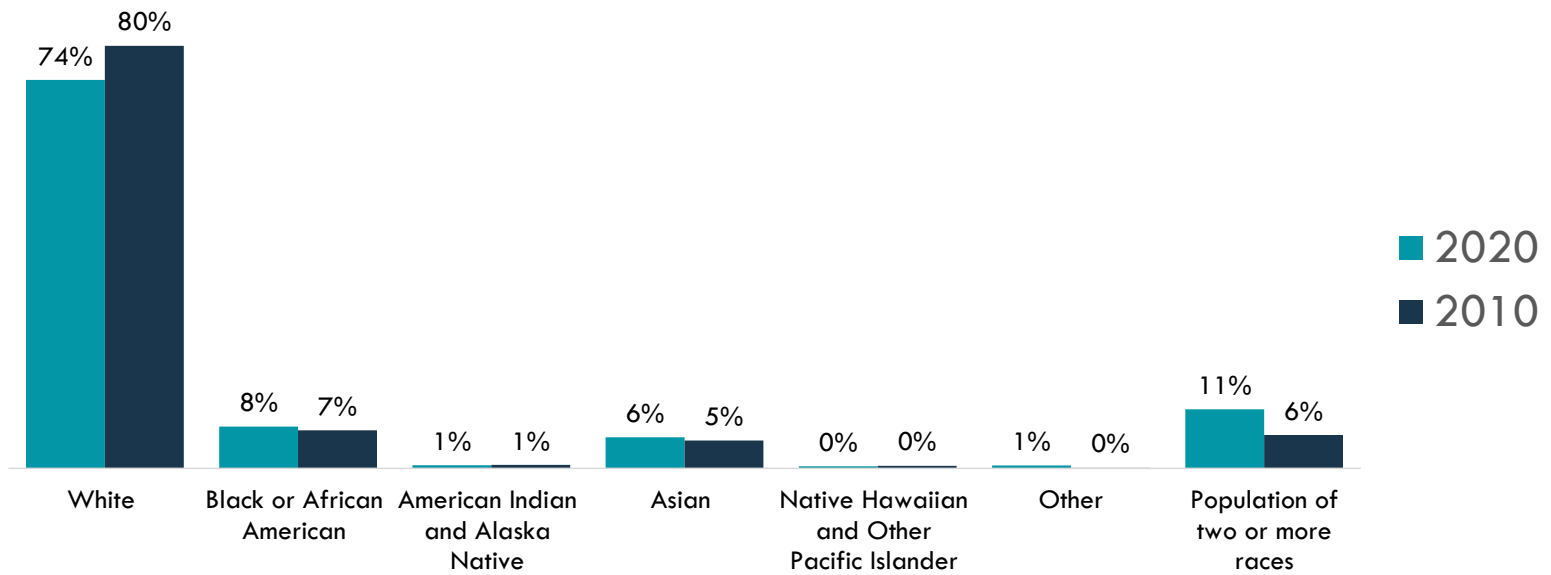


Owner / Renter Split



Source: 2021 ACS, 5-Year Estimates

Existing Conditions: Race



Source: 2020 and 2010 Decennial Census



WORK PLAN UPDATE

CITY OF FIRCREST COUNCIL MEETING
AUGUST 8, 2023

JASON GAUTHIER, SSHA³P MANAGER

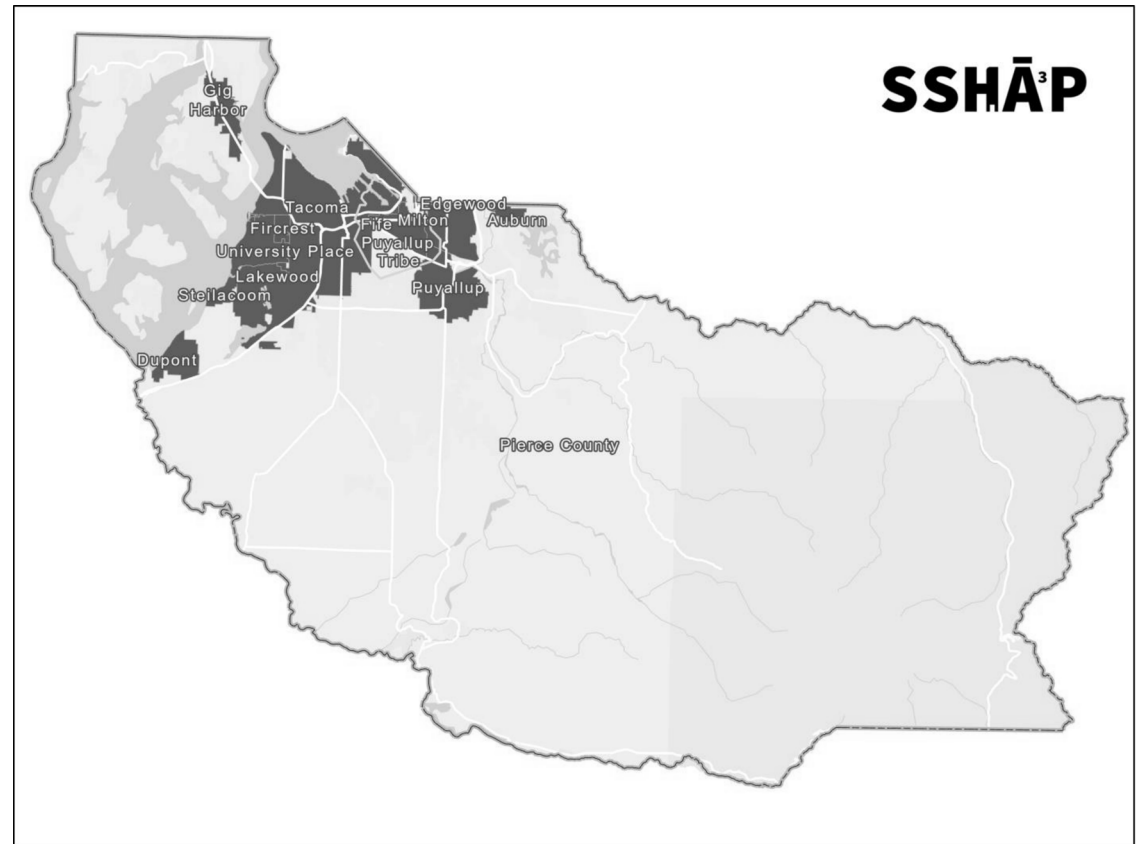
JASON.GAUTHIER@PIERCECOUNTYWA.GOV

AGENDA

- What is SSHA³P?
- 2023 Work Plan
- Comprehensive Plan Support
- 2024 Work Plan

WHO IS SSHA³P?

- Interlocal Organization
- Created in 2021
- Serving 15 Member Governments



2023 WORK PLAN

1. Affordable Housing Development

- Facilitating Development
- Collaborative Funding

3. Education & Outreach

- Developer Portal & Database
- Philanthropy Roundtable
- Property Tax Exemption Seminars

2. Housing Policy & Planning

- Comprehensive Plan Supports
- Middle Housing Grant
- Legislative Advocacy
- Housing Toolkit

4. Administration & Governance

- Advisory Board

COMPREHENSIVE PLAN SUPPORT

- **Data and Guidance Matrix**

- **Community Engagement**

- Stakeholder Identification
- Communication Materials
- Focus Groups

- **Technical Assistance**

- 'Adequate Provisions' best practices and draft language
- Funding gap analysis
- Policy and Program Recommendations

2024 WORK PLAN

Focus Area	Objective
Facilitate the development of affordable housing	Coordinate public and private resources to create and/or preserve affordable housing in the SSHA3P service area
Support policy and planning efforts	Support member governments in their development of locally appropriate policies and programs to meet their housing goals, including working with our state and federal legislative delegations to ensure appropriate funding is made available
Inform and engage	Provide information and engagement to support the development of housing and access to housing support programs
Manage governance and administration	Ensure operational commitments are met and the interlocal collaboration is well governed and administered