

**FIRCREST CITY COUNCIL/PLANNING COMMISSION  
SPECIAL MEETING AGENDA**

**TUESDAY, FEBRUARY 6, 2024  
6:00 P.M.**

**COUNCIL CHAMBERS  
FIRCREST CITY HALL, 115 RAMSDELL STREET**

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**Pg. #**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Introductions**
- 5. 2024 Comprehensive Plan**
  - A. [Comprehensive Plan Progress Memo and Budget Update](#) 2
  - B. [Comprehensive Plan – SSHA3P Review Comments](#) 7
  - C. [Comprehensive Plan – DFW Review Comments](#) 15
  - D. [Comprehensive Plan Public Launch Memo and Public Participation Plan](#) 82
  - E. [Comprehensive Plan SEPA Checklist and DNS with FAQ](#) 89
  - F. [Comprehensive Plan User Guide](#) 110
  - G. [Comprehensive Plan Online and Paper Surveys](#) 122
  - H. [Comprehensive Plan 2023-2024 Work Timelines](#) 157
- 6. [Whittier Elementary School Update](#)** 159
- 7. [Washington EV Charging Grant](#)** 161
- 8. Adjournment**



**TO:** Planning Commission and City Council  
**FROM:** Mark Newman, Community Development Director  
**DATE:** February 6, 2024  
**SUBJECT:** 2024 Comprehensive Plan Progress Update – Year 2

Staff has compiled data regarding the progress made in Year 2 (2024) of the Comprehensive Plan as a supplement to the previous memo provided during the November 20, 2023 City Council Study Session.

**1. Deliverables Received and Tasks Completed to date:**

There are a total of thirty-five (35) tasks to complete the update. To date, twenty-nine (29) have been completed by BHC Consultants and City Staff, or 83% of the total tasks.

1	Virtual Kick-Off Briefing Session
2	Draft Project Schedule
3	Department of Commerce Checklist
4	Review of Comprehensive Plan and Development Regulations
5	Complete gaps analysis of the County's Countywide Planning Policies and relevant PSRC accreditation checklist for Transportation.
6	Check-In Call #1 (monthly – January 2023 through present)
7	Check-In Call #2 (monthly – January 2023 through present)
8	Workflow Coordination and Quality Control
9	Monthly Invoicing and Project Status Reporting
10	Presentation and Memo to Planning Commission
11	Public Outreach Plan Memo
12	Policy Gap Analysis, including GMA Comp Plan Update Checklist, PSRC Checklist
13	Updated Outreach Materials/Community Visioning Open House
14	Updated Community Vision Statement
15	Draft Chapters 1 and 2 Introduction, Community Character
16	Draft Chapter 3 Land Use Chapter and Land Capacity Analysis
17	Draft Chapter 4 Housing
18	Draft Chapter 5 Transportation
19	Draft Chapter 6 Capital Facilities
20	Draft Chapter 7: Parks and Recreation

21	Draft Chapter 8 Utilities
22	Draft Chapter 9 Natural Environment and Climate Resilience
23	Existing Conditions Report and Summary of Resource Documents
24	Updated Comprehensive Plan Document Format
25	Internal Staff review Drafts of Comprehensive Plan (consultant-led chapters) Chapters
26	Planning Commission review of Draft Comprehensive Plan (city-led, three elements per month)
27	Public Review Draft of Complete Comprehensive Plan (starting February 12, 2024)
28	Preparation of a SEPA Checklist and threshold determination (ready for February 12, 2024)
29	Threshold determination for the City to publish and distribute

## **2. Budget Allocation:**

The 2024 Comprehensive Plan has gone over budget by \$4,244.50. The contracted amount for the Comprehensive Plan with BHC Consultants is \$115,000. They have invoiced us for \$119,244.50 total.

Below is a breakdown of the invoices received to date:

		Contract Amount	\$115,000	
Invoice	Invoice No.	Date	Amount	Budget Remaining To-Date
1	17624	3/13/2023	\$13,366.98	\$101,633.02
2	17817	4/6/2023	\$13,765.51	\$87,867.51
3	18049	5/9/2023	\$11,367.91	\$76,499.60
4	18167	6/19/2023	\$20,896.15	\$55,603.45
5	18371	7/14/2023	\$10,997.73	\$44,605.72
6	18558	8/2/2023	\$4,742.59	\$39,863.13
7	18726	9/8/2023	\$10,593.26	\$29,269.87
8	18925	10/17/2023	\$7,943.95	\$21,325.92
9	19130	11/8/2023	\$1,159.13	\$20,166.79
10	19344	12/1/2023	\$3,829.38	\$16,337.41
11	19583	1/18/2024	\$23,581.91	<b>(\$7,244.50)</b>
Subtotal			\$122,244.50	
Project Overrun			\$7,244.50	
Climate Change Pro Bono			\$3,000.00	
Total			<b>\$4,244.50</b>	

Below is a breakdown of the invoices by task:

Invoices					
Task No.	Task	Contracted Budget	Total by Task	Difference	Reason(s) for Overdraw
0	Reimbursable Mileage	\$0.00	\$126.10	(\$126.10)	Not included in Contract
1	Project Management and Team Coordination	\$11,000.00	\$13,259.15	(\$2,259.15)	The City's PM has changed four times since project kick-off which has presented challenges for continuity to bring the current PM up to speed.
2	Visioning and Public Outreach	\$15,000	\$26,225.90	(\$11,225.90)	Our consultant needed to help prepare and review a survey that wasn't in the original scope.  The consultant also had to plan for and attend a visioning event that needed to be redone at the joint PC/Council meeting later (due to QR Code/JotForm issues).  The outreach budget was set too low for the level of involvement it turned out the community wanted. This was not something anticipated when the original scope of work was drafted and approved.
3	Update Elements of the Comprehensive Plan/Transpo Work	\$45,000	\$62,644.18	(\$17,644.18)	At the beginning of the project, the consultant had a hard time obtaining from data Pierce County on the growth projections.  This required that the land capacity models be run twice, first with old data, and again with new data the County put out later.  It also cost additional budget each time the consultant prepared a revised version of the complete draft. They prepared the first draft back in June 2023, but due to staffing changes, that draft didn't receive much review. Once I started, the consultant prepared a second staff review draft (October) and recently prepared a third draft for public review (January 2024).
3	Transpo Work	\$25,000	\$19,459.02	\$5,540.98	
4	Environmental Review	\$5,000	\$153.57	\$4,846.43	
5	Identify Development Regulations to Update	\$10,000	\$376.58	\$9,623.42	
6	Adoption Assistance	\$4,000	\$0.00	\$4,000.00	
	Subtotal		\$122,244.50	(\$122,244.50)	
	(Billing Adjustment - Climate Change)	\$0	\$3,000.00		
	<b>Total</b>	\$115,000	\$119,244.50	(\$4,244.50)	
	(Billing Adjustment - Overrun)				

Much of this work and these decisions occurred before I started working for the City of Fircrest (\$93,674.08 out of \$115,000 or 81%). However, I do take responsibility for this project as the project manager and have some ideas on how to bridge the gap.

Here are the following options available:

#### **Option 1**

Pay the \$4,244.50 balance using 2024 Planning & Building Department budget funds which has a \$40,000 budget.



### **Option 2**

Do not pay the \$4,244.50, if prior authorization for the scope change was not authorized. Per the Professional Services Agreement, any change in scope requires prior authorization by the City Manager.

*15. EXTRA WORK AND CHANGE ORDERS: Work in addition to, or different from that provided for in the scope of work section shall only be allowed by prior authorization in writing and signed by the City Manager, as a modification to this Agreement. Such modification shall be attached hereto and made a part hereof.*

### **Option 3**

Pay the \$4,244.50 balance using the \$50,000 Missing Middle Housing Grant funds provided by the Department of Commerce. This option can be utilized provided that the \$4,255.50 work deals directly with the Housing and Land Use Elements, per the Contract with the Department of Commerce shown below.

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### **Attachment B: Budget**

	Fiscal Year (FY)	Commerce Funds
Deliverable 1. HB 1110 Implementation Plan (Design)	FY1 February 29, 2024	\$12,500
Deliverable 2. Draft Middle Housing Ordinance (Build)	FY1 June 15, 2024	\$12,500
Deliverable 3. Adopted Middle Housing Ordinance (Implement)	FY2 June 15, 2025	\$25,000
<b>Grant Total:</b>		<b>\$50,000</b>

Funds must be invoiced in the appropriate fiscal year (FY1 or FY2), or they may not be able to be paid. Please be sure to invoice for all FY1 by June 30, 2024 and FY2 by June 30, 2025.

Staff recommends Options 1 and 3.

### **Other Considerations**

- Staff will also be taking over the adoption assistance process (Task 6) and public hearings to save cost as there is no budget left for this task.
- The 2024 Comprehensive Plan is a living document. Adoption of the plan in December 2024 is a springboard for future work.
- 2025 amendments will include Missing Middle Housing goals, policies, and development regulations.
- BHC provided pro-bono work to the City of Fircrest in the form of a Climate Resilience element that was not included in the contract in the amount of \$3,000. Staff is pursuing

additional funding to update the Critical Areas Ordinance in 2025. The funding will come from the \$500,000 earmarked from the Department of Commerce to pay the cost of preparing this element which is due in 2029.

- Staff has taken on review of South Sound Housing Affordability Partners and Department of Fish and Wildlife comment responses to the Draft Comprehensive Plan and compiled a comment matrix on how to implement these changes. South Sound Housing Affordability Partners comments will be implemented during the Middle Housing Work under a separate professional services agreement. Department of Fish and Wildlife comments will do the same using the Climate Change Department of Commerce grant for the Critical Areas Ordinance.
- Staff also is eager to expand upon the Introduction and Community Character element by providing additional City History with historical photos of Regent's Park, along with photos documenting the Centennial Celebration.

### **3. Remaining Tasks/Deliverables Through December 2024 and June 2025:**

30	Land Use regulations audit (moved to MMH work due in June 2025)
31	Land Use Regulations Memo: Future Updates and Redlines (moved to MMH work due in June 2025)
32	Prepared presentation for public hearings (staff to complete)
33	Planning Commission Public Hearing (staff to complete)
34	City Council Public Hearing (staff to complete)
35	Final Adoption Draft of Comprehensive Plan by City Council (staff to complete)



**SOUTH SOUND HOUSING AFFORDABILITY PARTNERS  
(SSHA3P) DRAFT PLAN REVIEW COMMENTS  
- HOLD ON IMPLEMENTATION UNTIL MMH WORK**

Draft Fircrest 2024 Comprehensive Plan\_MN JG MC

Main document changes and comments

**1** **Page 13: Deleted** Jason Gauthier 11/6/2023 9:40:00 AM

small

**2** **Page 13: Deleted** Jason Gauthier 11/6/2023 9:40:00 AM

the elderly

**3** **Page 13: Added** Jason Gauthier 11/6/2023 9:40:00 AM

seniors

**4** **Page 5: Commented [MC56]** Mary Connolly 11/20/2023 3:16:00 PM

How? (Or, address in housing element.)

**5** **Page 6: Commented [MC62]** Mary Connolly 11/20/2023 3:21:00 PM

Will this cause barriers to development for duplexes?

**6** **Page 6: Commented [MC63]** Mary Connolly 11/20/2023 3:20:00 PM

Don't need this

**7** **Page 8: Commented [MC65]** Mary Connolly 11/20/2023 3:23:00 PM

I think this is a great example of a goal that balances preservation with new growth in a specific way.

**8** **Page 9: Commented [JG66]** Jason Gauthier 11/6/2023 11:26:00 AM

Not sure "missing" is necessary

**9** **Page 9: Commented [MC67R66]** Mary Connolly 11/20/2023 1:54:00 PM

Agree

10

Page 9: Commented [JG68] Jason Gauthier 11/6/2023 11:26:00 AM

Potentially add "and ADUs,"

11

Page 9: Commented [MC69] Mary Connolly 11/20/2023 3:26:00 PM

This and the next policy are pretty similar to ones in the Housing Element.

12

Page 9: Commented [JG70] Jason Gauthier 11/6/2023 11:28:00 AM

It seems that multi-family dwellings is used to encompass middle housing types and higher density MF typology. I believe most guidance would note the importance to separate these typologies.

13

Page 9: Commented [MC71] Mary Connolly 11/20/2023 3:25:00 PM

What does this mean here?

14

Page 26: Commented [MC89] Mary Connolly 11/20/2023 3:29:00 PM

Will this designation now include duplexes/middle housing as a part of HB 1110 implementation?

15

Page 1: Commented [JG91] Jason Gauthier 11/6/2023 9:54:00 AM

Consider adding section in **bold**.

(i) Units for moderate, low, very low, and extremely low-income households; **and**

**(ii) Emergency housing, emergency shelters, and permanent supportive housing;**

16

Page 3: Commented [MC92] Mary Connolly 11/20/2023 2:01:00 PM

This could also be compared to the average number of units per year that need to be built to meet 2044 housing targets.

17

**Page 4: Commented [MC93] Mary Connolly 11/20/2023 3:48:00 PM**

What is the cost-burdened rate of homeowners? This might help you understand how much effort should be placed on preservation and aging in place modification programs.

18

**Page 4: Commented [MC94] Mary Connolly 11/20/2023 2:09:00 PM**

I see above references to a Housing Appendix. It could be helpful to have a section here, before Goals and Policies, summarizing and referencing the assessments in that appendix. I'm specifically thinking of requirements from HB 1220. What are the results of the land capacity analysis? What are the results of the displacement risk assessment? It should be clear that the goals and policies follow from the results of these analyses.

19

**Page 4: Commented [MC100] Mary Connolly 11/20/2023 3:05:00 PM**

Light rail is coming to Fircrest. Would it make sense to have a section devoted to Transit Oriented Development?

20

**Page 4: Commented [MC103] Mary Connolly 11/20/2023 2:22:00 PM**

While preservation is important, it needs to be balanced with the need for new development. Check out the recommendations from BERK on "Policy Recommendations" here: [Summary of Middle Housing Policy Recommendations - South Sound Affordable Housing](#)

21

**Page 4: Commented [MC104] Mary Connolly 11/20/2023 2:20:00 PM**

HB 1220 requires: "Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;"

Have zoning regulations, design standards, etc been reviewed to determine how they are affecting development? Will implementing what is in place hinder efforts to meet housing targets?

Take a look at Commerce's Adequate Provisions checklist

[Appendix B Adequate provisions checklists.docx | Powered by Box](#)

BERK's recommendations include some related to development regulations:

[Summary of Middle Housing Policy Recommendations - South Sound Affordable Housing](#)

22

**Page 4: Commented [MC106] Mary Connolly 11/20/2023 3:07:00 PM**

Other anti-displacement ideas located here:

[Summary of Middle Housing Policy Recommendations - South Sound Affordable Housing](#)

23

**Page 4: Commented [MC107] Mary Connolly 11/20/2023 2:23:00 PM**

The better word here might be "exemptions" ?

24

**Page 4: Commented [MC108] Mary Connolly 11/20/2023 2:24:00 PM**

exemption

25

**Page 4: Commented [MC109] Mary Connolly 11/20/2023 2:24:00 PM**

"low income seniors and people with disabilities"

26

**Page 5: Commented [MC111] Mary Connolly 11/20/2023 2:13:00 PM**

Perhaps "allow" in addition to support"? "Allow and support ..."

27

**Page 5: Commented [MC113] Mary Connolly 11/20/2023 2:51:00 PM**

Based on the land capacity analysis, does this area need additional capacity through upzoning?

28

**Page 5: Commented [MC115] Mary Connolly 11/20/2023 2:15:00 PM**

What does facilitating development look like? I suggest considering ...

- Removing barriers to development by streamlining the permitting process and considering the impact of development regulations on development feasibility

- Other ways to support and incentivize development - e.g. regional collaboration on over-the-counter ADU plans; homeowner education; etc

29

**Page 5: Commented [MC116R115] Mary Connolly 11/20/2023 2:53:00 PM**

Additionally, are these types allowed already? Will you be implementing HB 1337 concurrently and if so, do you want to indicate that 2 ADUs will be allowed on all lots?

30

**Page 5: Commented [MC117] Mary Connolly 11/20/2023 2:12:00 PM**

Not sure what "in conjunction with" means here - do you mean "in all zones where detached single-family residential development is permitted" ?

31

**Page 5: Commented [MC119] Mary Connolly 11/20/2023 3:04:00 PM**

There is some overlap between this section and the section on Housing Choice. For example, ensuring there is enough capacity for moderate-income households requires allowing middle housing, and ensuring there is enough capacity for low-income households requires allowing multifamily housing. Perhaps it makes more sense to have one section focus on zoning and development regulations (to encourage "attainable housing"), and the other to focus on strategies to encourage development of income-restricted affordable housing? Just an idea, especially since this section is quite long!

32

**Page 5: Commented [JG123] Jason Gauthier 11/6/2023 9:51:00 AM**

Isn't this already accomplished via Ord. No 2023-22s? [otDocDownload.cfm \(pierce.wa.us\)](#)

33

**Page 5: Commented [MC124R123] Mary Connolly 11/20/2023 2:26:00 PM**

Yes, those numbers should be pulled into the Comp Plan, and then planned for in these policies.

34

**Page 6: Commented [MC126] Mary Connolly 11/20/2023 2:28:00 PM**

How? Examples might include ...

- Partnering with affordable homeownership nonprofits such as Tacoma/Pierce County Habitat for Humanity

- Considering options to fund homeownership projects in the City (if you want to consider this, let's chat more)

35

**Page 6: Commented [MC129] Mary Connolly 11/20/2023 2:30:00 PM**

More specificity ... will areas will be rezoned to ensure there is sufficient capacity? What areas?

36

**Page 6: Commented [MC130] Mary Connolly 11/20/2023 2:33:00 PM**

What does this mean? Does this include housing for people with extremely-low and very-low incomes?

37

**Page 6: Commented [MC131] Mary Connolly 11/20/2023 2:34:00 PM**

Assuming Fircrest isn't doing this rehabilitation or rehabilitation themselves, what specifically will they do to support this?

38

**Page 6: Commented [MC133] Mary Connolly 11/20/2023 2:36:00 PM**

What does this mean? What happens as a result of the consideration?

39

**Page 6: Commented [MC134] Mary Connolly 11/20/2023 2:38:00 PM**

Mark - let's chat about this when we meet Monday. One thing to note is that the MFTE only gives an exemption for residential improvements to the land, so the City doesn't lose any existing tax money ... but there is an exemption on improvements.

40

**Page 7: Commented [MC136] Mary Connolly 11/20/2023 2:42:00 PM**

Are there any other funding streams you'd like to explore?

Also, you could say that you will explore the pooling of revenues with SSHA3P's Housing Capital Fund.

41

**Page 7: Commented [MC137] Mary Connolly 11/20/2023 2:44:00 PM**

This sentence is a little hard to follow. However it strikes me there are two separate but related concepts here:

- Considering implementation of a surplus land policy which would allow and prioritize the disposition of surplus land for affordable housing
- Partnering with and supporting the work of CLTs. It might make sense to move this part about CLTs to the policy on affordable homeownership

42

**Page 7: Deleted Mary Connolly 11/20/2023 2:45:00 PM**

with

43

**Page 7: Added Mary Connolly 11/20/2023 2:45:00 PM**



in

44

Page 7: Deleted Mary Connolly 11/20/2023 2:45:00 PM

its

45

Page 7: Commented [MC139] Mary Connolly 11/20/2023 2:50:00 PM

Consider updating language around "single family zones/districts" as they allow more than just single family homes. E.g. "low-scale residential." More examples here under "Policy Language" [Summary of Middle Housing Policy Recommendations - South Sound Affordable Housing](#)

\*Note: Just noticed in the LU chapter that there are designations that might work well here, e.g. "low and medium density residential" ?

46

Page 7: Commented [MC140] Mary Connolly 11/20/2023 2:47:00 PM

This is the wrong order. There aren't density assumptions used to create the housing allocations. Rather, the City has been allocated housing targets, and must change its zoning/development regulations to ensure that these housing targets are met.

47

Page 7: Commented [MC141] Mary Connolly 11/20/2023 2:48:00 PM

This seems related to housing more generally, not specifically affordable housing development.

48

Page 7: Deleted Jason Gauthier 11/6/2023 9:56:00 AM

the elderly

49

Page 7: Added Jason Gauthier 11/6/2023 9:56:00 AM

seniors

50

Page 8: Commented [MC143] Mary Connolly 11/20/2023 2:55:00 PM

Here might also be a good place to include: **Emergency housing, emergency shelters, and permanent supportive housing;**

51

Page 8: Commented [MC144] Mary Connolly 11/20/2023 2:57:00 PM

Are these types already allowed? Are there barriers to development that need to be addressed? What does the LCA show?

52

**Page 8: Commented [MC145] Mary Connolly 11/20/2023 2:56:00 PM**

Permanent supportive?

53

**Page 8: Commented [MC146] Mary Connolly 11/20/2023 2:58:00 PM**

What does this mean? Consider this recommendation from BERK: "Define subjective terms, such as "character" or "quality" or use alternative language that is specific and accurate to the policy intent." [Summary of Middle Housing Policy Recommendations - South Sound Affordable Housing](#)

54

**Page 8: Commented [MC147] Mary Connolly 11/20/2023 3:00:00 PM**

How?

55

**Page 8: Commented [MC148] Mary Connolly 11/20/2023 3:00:00 PM**

?

56

**Page 8: Commented [MC149] Mary Connolly 11/20/2023 3:00:00 PM**

How?

E.g. Education about public and nonprofit programs to support rehabilitation.

(This might have already been covered elsewhere.)

57

**Page 10: Commented [MC151] Mary Connolly 11/20/2023 2:49:00 PM**

Will any zones be upzoned as a part of the Comp Plan process? If so, you could have this table help indicate what is being upzoned.

Header and footer changes

Text Box changes

Header and footer text box changes



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

Mailing Address: PO Box 43200, Olympia, WA 98504-3200 · 360 902-2200 · TDD 360 902-2207

Main Office Location: Natural Resources Building, 1111 Washington Street, Olympia, WA

September 28, 2023

Bob Jean, Planning Director  
City of Fircrest, Planning Department  
115 Ramsdell Street  
Fircrest, WA 98466

Dear Bob Jean,

I am writing to follow up on the previous Washington Department of Fish and Wildlife (WDFW) letters sent to you and to let you know about two tools that can help your jurisdiction in achieving its Comprehensive Plan and Critical Areas Ordinance periodic update requirements:

- The WDFW [Riparian Management Zone Critical Areas Ordinance Checklist](#) was designed to help local planners translate our BAS-based guidance into Critical Areas Ordinance (CAO) amendments, and its new [Addendum](#), has example ordinance citations.
- The [Sound Choices Checklist](#) for Puget Sound jurisdictions is an easy-to-use tool to consider if and how comprehensive plans are setting the stage for Puget Sound recovery.

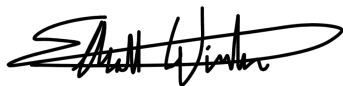
My previous letters provided WDFW's best available science, baseline information, and resources. Through this letter, we also seek to clarify and emphasize WDFW's priorities for land use planning and provide further guidance in the following areas:

- **[Priority Habitats and Species](#)** (PHS; [WAC 365-190-130\(4\)\(a-b\)](#))
  - Are PHS Priority Habitats and Priority Species designated and protected as Fish and Wildlife Habitat Conservation Areas (FWHCAs)?
  - Are PHS maps adopted and incorporated by reference in your CAO?
  - Have you obtained and evaluated the most current PHS List for your county?
  - Have you obtained and evaluated the most current PHS spatial data?
  - Have you reviewed the most current PHS [management recommendations](#)?
- **Riparian Standards**
  - Does your jurisdiction have a current stream inventory?
  - What water typing resources/GIS/mapping are you currently using?
  - See our new [RMR-CAO checklist](#) and [Addendum](#) with many additional questions.
- **No Net Loss of critical area functions and values** ([WAC 365-190-080\(1\)](#))
  - Do you have a functional monitoring and adaptive management program ([WAC 365-195-920\(2\)](#))?
    - See Commerce's [Critical Areas Handbook](#), Ch. 7

- Do you account for Critical Areas *before* allowing lot segregation to minimize Reasonable Use Exemptions?
- Do you have incentive programs for habitat restoration, enhancement, and/or acquisition projects?
- Do you have mitigation programs in place to support off-site mitigation needs (i.e., mitigation banks, in lieu fees)?
- **Habitat Connectivity**
  - Do you have regulatory and voluntary mechanisms to maintain and enhance habitat connectivity?
    - Movement corridors designated as Fish and Wildlife Habitat Conservation Areas ([WAC 365-190-030\(6\)\(a\)](#))?
    - Open space corridors within and between Urban Growth Areas ([WAC 365-196-335](#))?
    - Consider [PHS Biodiversity Areas and Corridors](#) (if mapped in your jurisdiction)
    - See Puget Sound Regional Council's [Open Space Conservation](#) Resources (central Puget Sound counties) and [Landscape Planning for Washington's Wildlife: Managing for Biodiversity in Developing Areas](#)
  - Do you have a fish barrier removal plan?
    - When replacing culverts, do you consider [climate projections for streamflows](#)?
    - Do you consider terrestrial species' movement needs in strategic locations?
- **Climate Resilience**
  - Do you have policies and measures in place to bolster climate resilience in FWHCAs?
    - Native tree canopy cover expansion
      - [Trees for Resilience Toolkit](#)
    - Invasive species management
    - Active management to improve forest health
    - Wildfire prevention and risk management
  - See Commerce's new [GMA Climate Guidance](#)

As your primary point of contact for WDFW, please reach out to me should you have any questions or concerns about the materials above. I hope we can set up a meeting soon to discuss the above items at an appropriate time in your periodic update process, such as when you have an early draft comprehensive plan and CAO amendments we could discuss.

Sincerely,



Elliott Winter, Assistant Regional Habitat Program Manager

CC:

Gwen Lentes, Regional Habitat Program Manager

Jessica Bryant, Regional Land Use Planner

Kara Whittaker, Land Use Conservation and Policy Section Manager

Tom O'Brien, Ecosystem Services Division Manager

Chuck Stambaugh-Bowey, Habitat Program Deputy Director  
Scott Kuhta, Commerce Periodic Update CAO Lead  
Valerie Smith, AICP, Commerce Deputy Managing Director

- Reduce or eliminate “unclaimed” areas, such as unmaintained easements between fence lines and street or trail right-of-way.

#### Policy CC-4.5

Foster the natural environment and maintain and enhance the green character of the city, while integrating healthy built environments through techniques such as:

- Encouraging thoughtful landscape and building design that minimizes impacts on natural systems.
- Using innovations in public projects that improve natural systems.
- Preserving and enhancing key areas of open space.
- Requiring the preservation, maintenance and installation of new street trees and other vegetation in accordance with the City’s design standards and guidelines, and landscaping requirements.
- Incentivizing high performing energy and environmental standards <sup>1</sup>for new development.
- <sup>2</sup>Encouraging green stormwater and low impact development infrastructure to manage stormwater and help prevent flooding during large precipitation events.

#### Policy CC-4.6

Encourage design and installation of landscaping that:

- Creates character and a sense of place.
- Retains and enhances existing green character.
- <sup>3</sup>Preserves and utilizes native trees and plants.
- Enhances water and air quality.
- <sup>4</sup>Minimizes water consumption.
- Provides aesthetic value.
- Creates spaces for recreation.
- Unifies site design.
- Softens or disguises less aesthetically pleasing features of a site.
- <sup>5</sup>Provides buffers for transitions between uses or helps protect natural features.

-IMAGE PLACEHOLDER-

## Street and Pathway Linkages






Streets can be more than just a means of getting from one point to another. They can define how the city is viewed as one passes through and create a sense of unique character. Elements of street design, such as width, provisions for transit or bikes, pavement treatments, and street-side vegetation, affect the quality of a traveler’s trip and sense of place. These design elements also can affect the behavior of motorists, such as their speed, their decisions to yield or take the right-of-way, and the degree of attention that is paid to pedestrians, bicycles, and other vehicles. Linear urban parks that incorporate pathways and complement the street system can

# Summary of Comments on Report

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## Author: WDFW Comment

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-  Number: 1      Page: 33    Subject: Highlight    Date: 1/25/2024 2:47:21 PM  
...new native street trees and other native vegetation... native vegetation leads to less maintenance once established and provides benefits for the ecosystems in Fircrest
-  Number: 2      Page: 33    Subject: Comment on Text    Date: 1/25/2024 2:48:11 PM  
Additional language: 1) Adopt a stormwater design manual equivalent to Ecy's most current version of Stormwater Management Manuals. The minimum requirements of these Ecology manuals for new and redevelopment should be used, including the flow control and treatment standards. 2) Use LID to better manage stormwater for new development, redevelopment and retrofit projects. 3) Implement a comprehensive stormwater management program to manage runoff from existing development, including: prohibiting, finding, and remedying pollution discharges, properly maintaining stormwater systems, conducting public education, implementing source control and retrofits for existing stormwater facilities, and guiding stormwater basin planning.
-  Number: 3      Page: 33    Subject: Highlight    Date: 1/25/2024 2:48:43 PM  
Increase tree canopy cover to reduce heat islands, increase share, and improve air quality.
-  Number: 4      Page: 33    Subject: Highlight    Date: 1/25/2024 2:49:20 PM  
By using drought tolerant native plant species.
-  Number: 5      Page: 33    Subject: Highlight    Date: 1/25/2024 2:50:11 PM  
Uses native pollinator species in appropriate places.

- Civic buildings and spaces.

## Urban Forest Management

An urban forest refers to the natural and planted vegetation in an urban area—both public and private. A community's urban forest is comprised not just of trees and other vegetation in parks but also trees and other <sup>1</sup>native and drought-tolerant landscaping that line the roadways and vegetation on private property. A well-managed, healthy urban forest provides green infrastructure that:

- Provides opportunities to develop neighborhood and community partnerships that benefit the participants physically, sociologically, and psychologically.
- Can lessen the impacts of drought, tree diseases, insect pests, construction, storm damage and stormwater runoff.
- Benefits the entire community economically, aesthetically, and ecologically.
- Supports the conservation, protection, and enhancement of Fircrest's watershed and the Puget Sound, and promotes the health of fish habitat.
- Has a positive effect on surrounding businesses and residences and people's sense of place and well-being.

**Goal CC-6:** <sup>2</sup>Plan, manage, and preserve a healthy urban forest that increases carbon sequestration in Fircrest and reflects community character goals by establishing effective programs, practices, landscaping standards, and guidelines.

### Policy CC-6.1

<sup>3</sup>Require landscaping with a drought-tolerant native plant component (trees, shrubs, and groundcovers) to be installed with new construction and substantial alterations of existing structures, parking areas, streets, and sidewalks.

### Policy CC-6.2

Require landscaping to comply with applicable City standards and guidelines for plant retention, selection, installation, and maintenance. These standards are intended to maintain existing trees when practicable, better ensure that plants survive and thrive, minimize conflicts with infrastructure, and in some cases provide a substantial visual screen or buffer.


### Policy CC-6.3

<sup>4</sup>Complete an Urban Tree Canopy Report to catalogue existing assets for tree management. Use the report data as a basis to modify development standards for tree removal during development. Track and manage tree removal and replanting using GIS software.


## Streetscape Landscaping

Street trees and other landscaping treatments are essential for creating beauty and improving the quality of life within neighborhood commercial and commercial mixed-use centers, residential neighborhood settings, and other areas of a community. Benefits include providing




 Number: 1      Page: 35    Subject: Highlight    Date: 1/25/2024 3:05:32 PM  
Yes! Great to see!


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 Number: 2      Page: 35    Subject: Highlight    Date: 1/25/2024 3:05:59 PM  
Adopt a forest master plan and implement ordinances to maintain and expand tree canopy cover, improve tree and watershed health, prioritize carbon sequestration, and build climate resilience. Ensure the forest master plan facilitates ecologically appropriate management across jurisdictional boundaries.

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 Number: 3      Page: 35    Subject: Highlight    Date: 1/25/2024 3:06:59 PM  
Great addition!

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 Number: 4      Page: 35    Subject: Highlight    Date: 1/25/2024 3:08:02 PM  
Wow, this is monitoring and adaptive management and can be used to track changes in number of trees, canopy cover, and potentially tree species over time. This could also be part of a M&AM section. This is great!

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shade and **cooling effects**, providing a sense of enclosure, providing definition and scale to the street, protection from wind; separation from vehicular traffic, and reducing airborne dust and pollutants.

Many opportunities exist for street tree planting and other landscaping treatments in existing neighborhoods and areas undergoing redevelopment in Fircrest. The most favorable locations in terms of making a positive visual and functional impact are within sidewalks and planting strips to enhance the streetscape environment—and within traffic medians to reinforce traffic calming measures.

**Goal CC-7: Achieve community character and urban design goals through the preservation, installation and maintenance of street trees and other landscaping in accordance with the City’s adopted street tree list, landscape regulations, and applicable design standards and guidelines.**

*Policy CC-7.1*

Periodically review and update, as needed, the City’s adopted street tree list and associated landscape design standards and guidelines to ensure that they reflect current science as to tree selection, installation, and maintenance.

**-IMAGE PLACEHOLDER-**

## Residential Character

Much of the City’s projected housing unit and population growth over the next couple of decades may be accommodated through construction of higher density housing in commercial mixed-use areas and redevelopment of existing multi-family neighborhoods. Additional growth will occur in the form of infill development in established single-family residential neighborhoods where appropriate.

Today, factors such as an aging population, changes in family size and composition, and shifting generational preferences for different housing types and neighborhood designs and functions are contributing to changes in the social and economic factors relating to housing choices. These factors have the potential to influence greatly the character of the community. As such, it is important that the City guide future residential development in a manner that will be compatible with surrounding areas and build upon the positive aspects and character of the neighborhood.

**Goal CC-8: Support residential infill development and redevelopment that responds to local preference and demand for innovative, high-quality housing, that is sensitive to surrounding residential areas, and that supports community character goals and objectives.**

*Policy CC-8.1*

Periodically review and update form-based codes, design standards and guidelines, and other zoning provisions that apply to mixed-use development, multi-family redevelopment, and single-family infill housing to assess their effectiveness in accomplishing design objectives and



Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk, and design of infill and redevelopment projects are supportive of the public realm and compatible with their surroundings.

**Policy LU-1.6**

Support opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places, while prioritizing historically underserved communities.

**Policy LU-1.7**

Encourage land uses and designs that encourage modes of travel other than driving alone, such as walking, bicycling and transit, and provide connections to the nonmotorized system.

**NEW Policy LU-1.8**

Pursue transportation projects that include energy conservation and alternative energy sources and promote the use of cleaner fuels.

## Land Use Compatibility

Retaining and enhancing Fircrest's high-quality of life is important to the Fircrest community. Many uses can enhance the community's scale and assets if designed and developed well. However, some activities such as noise or fumes may create impacts which adversely affect other uses. Fircrest's overall policy is to minimize adverse impacts on sensitive, lower intensity uses, such as residential uses, while fostering uses that contribute to community members' health and well-being.

**Goal LU-2: Guide future growth and development to protect and enhance the City's quality of life and character and that is compatible with existing community fabric.**

**Policy LU-2.1**


1 Refine and maintain development regulations that promote compatibility between uses, retain and enhance desired neighborhood scale and a human scale public realm, ensure adequate light, air and open space.

**2 NEW Policy LU-2.2**

3 Encourage land uses that protect and improve overall environmental quality and mitigate potential impacts on public facilities and services. For example, such uses may include those that reduce impervious surface areas, building intensities, and include high-quality landscaping and active transportation options.


**Policy LU-2.2**

*Through development regulations, promote high-quality residential designs that complement Fircrest's existing residential scale while also promoting residential uses that meet differing household needs and incomes. Examples may include:*

 Number: 1      Page: 46    Subject: Highlight    Date: 1/25/2024 3:11:18 PM


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Require open space set-asides (such as parks) for new development. Protecting open space and creating parks can provide carbon sequestration benefits. Protecting open space is particularly important where there is pressure for new development. Local governments can implement this policy by developing zoning regulations for new development and other programs that protect valuable open space and allow for densification, where appropriate. Open space designations should be strategic and restoration or maintenance needs over the long term should consider biological variables (tree types, vegetation types and soils) to maximize benefits.

 Number: 2      Page: 46    Subject: Highlight    Date: 1/25/2024 3:16:37 PM

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Address the cost benefit of conserving open space for the environment and human elements of an urban environment.

 Number: 3      Page: 46    Subject: Highlight    Date: 1/25/2024 3:16:57 PM

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Incorporate adaptive management provisions to address cumulative increases to total impervious area and reductions in forest cover to thresholds at the sub-basin scale in stormwater regulations. To protect aquatic resources, WDFW recommends limiting impervious surfaces to no more than 10% of an urban watershed. More than 10% impervious surfaces will have responding effects on channel morphology, water quality, and fish and wildlife habitat functions regardless of the width of the riparian area (Knutson and Naef 1997).

- Encourage walking and bicycling access to public facilities.
- Support creation of community gardens on public open space in accessible locations throughout Fircrest.
- Provide tools such as educational and demonstration programs that help foster a healthy environment, physical activity and well-being, and public safety.



## Future Land Use Designations

The Future Land Use Map (**Figure LU-1**) establishes the City's preferred land use pattern by designating Land Use Designations. These designations provide a framework for guiding development consistent with the City's vision, goals, objectives, and policies. The purpose and intent of each designation, and the general types of uses allowed in each designation, are provided in the section of the Land Use Element following the goals and policies.

**Goal LU-4: Ensure that decisions on land use designations and zoning are consistent with the City's vision, goals, objectives, and policies as articulated in the Comprehensive Plan and consider GMA goals regarding urban growth, sprawl, property rights, permits, economic development, and open space and recreation.**

### *Policy LU-4.1*

Consider the following when making decisions on land use designations and zoning:

- **1. Whether development will be directed away from environmentally sensitive areas and other important natural resources and in a way that minimizes impacts on natural resources.**
- The adequacy of the existing and planned transportation system and other public facilities and services.
- Projected need and demand for housing types and commercial space.
- The balance between the amount and type of employment in Fircrest and the amount and type of housing in Fircrest.
- Suitability of an area for the proposed designation or zone.

Set densities that are appropriate to fish and wildlife habitat needs within the district and the watershed as a whole. In areas where adjoining local jurisdictions share responsibility to protect the health of a particular watershed, work together to assure that densities are set that reflects the needs of the entire watershed.

Allow flexible density and lot configuration to protect habitat areas.

Ensure that buffers based on BAS can be established and preserved during land use updates. And all development is following the 6 steps of mitigation sequencing when impacts occur.

**Policy LU-5.10**

*Encourage home occupations that are compatible with the surrounding residential area to expand local economic opportunities for Fircrest's residents.*

## Commercial Land Use

Commercial areas provide for the development and operation of retail and service businesses in support of community needs. Well-designed and -located commercial developments enable people to walk to a nearby restaurant or to park once and shop at several businesses. Good design and location are also important to providing transit service, avoiding conflicts with nearby uses, reducing traffic problems, and providing for easy delivery and pickup of goods. Encouraging small-scale commercial areas near residential areas can reduce the distance people have to travel for frequently purchased goods and services.

**Goal LU-6: Achieve a mix of commercial land uses that serve the needs of the City's residents, businesses and visitors while protecting and enhancing the unique character of Fircrest's residential neighborhoods.**

**Policy LU-6.1**

Design new and redeveloped commercial and mixed-use buildings and neighborhoods to achieve community goals for attractive streets, public spaces, and pedestrian amenities.

**1 Policy LU-6.2**

Encourage the development of new businesses and expansion of existing businesses to help meet the retail and service needs of Fircrest's residents. Recruit new businesses to the City to expand and diversify the City's employment base.

**Policy LU-6.3**

Encourage environmentally clean, non-polluting businesses through the implementation of performance standards that mitigate potential environmental and health impacts. Commercial uses that have minimal impact on adjacent areas shall be preferred over higher impact uses when located immediately adjacent to residential land uses.

**Policy LU-6.4**

Discourage the expansion of linear commercial "strips", and support pedestrian-oriented development instead. Buildings and off-street parking should be sited to enhance the public realm and streetscape, achieving pedestrian-orientated site design. Parking should be located to the rear or side of buildings. Buildings should have an obvious pedestrian entrance, pedestrian-level windows, weather protection, and architectural details and pedestrian-scale signage on the street.

**Policy LU-6.5**

Where possible, prevent automobile-oriented businesses such as restaurants with drive-up windows in neighborhood commercial areas. Reduce the negative impacts of businesses providing delivery services in these areas through development regulations.

**Policy LU-6.6**



Nice!

Enable existing automobile-oriented businesses, such as restaurants with drive-up windows, to continue to operate or be modified in mixed-use areas subject to compliance with design standards and guidelines intended to minimize impacts on neighboring properties. Site design for such businesses should consider the safety of motorists, bicyclists, and pedestrians on the streets, shoulders, and sidewalks adjacent to the business driveways to avoid conflicts. For instance, site design should ensure safe and convenient pedestrian access separate from drive-up access that does not require the pedestrian to cross drive-up facilities to reach the pedestrian entry. Prohibit additional drive-through facilities in mixed-use areas.

***Policy LU-6.7***

Improve the visual appearance of commercial areas through public and private measures for beautification, implementation of design strategies, maintenance, and streetscape improvements. Commercial and mixed-use buildings should conform to form-based codes and design standards and guidelines to achieve urban design objectives and ensure architectural compatibility with surrounding neighborhoods. Commercial rehabilitation, development, or redevelopment occurring in an area with historic significance should be sensitive to the historic fabric of the area. New commercial and mixed-use development should incorporate landscaping, seating, and other pedestrian-supportive amenities to provide pleasant and comfortable resting, socializing, and picnicking areas for employees and shoppers.

***Policy LU-6.8***

Require High-quality, safe, and contiguous facilities for pedestrians, bicyclists, disabled persons, and users of the public transit services for new commercial and mixed-use development. Work with public transit providers to improve transit service to mixed-use and neighborhood commercial areas. Design commercial and mixed-use development to provide connections, both vehicular and pedestrian, to adjoining sites to reduce personal automobile trips. Incorporate sidewalks and internal pathways to enhance pedestrian circulation.

***Policy LU-6.9***

Implement maximum automobile parking standards for various types of commercial development. Encourage Transportation Demand Management through shared parking facilities that complement hours of operation of different businesses.

***Policy LU-6.10***

Ensure parking areas include plantings of vegetation that reduce visual impact through effective screening and the establishment of a substantial tree canopy. Form-based codes and design standards that strongly encourage the placement of parking to the side or rear of buildings and ingress/egress loading through alleys should be implemented. **Parking facilities should conform to the parking-related policies of the Transportation Element.**

***Policy LU-6.11***

Concentrate commercial uses in locations that best serve the community, complement stable residential areas, and are attractive to private investment.

***Policy LU-6.12***



facilities that serve the entire city and are not frequented by residents, such as power substations, water wells, and sewer lift stations, should be located where they will not disrupt the urban landscape or disturb residential and commercial areas with noise, glare, dust, or other types of pollution.

***Policy LU-7.4***

Site public facilities that have service areas extending substantially beyond the city boundaries at a location appropriate to meet the transportation needs of the users of the facilities. Locate facilities that generate a significant amount of truck, automobile, or foot traffic along arterial streets and convenient to public transit facilities. School facilities should be given flexibility to locate on non-arterial streets. Require developers of these facilities to make infrastructure improvements to support the facilities, which may include street construction, signage, sidewalks, streetlights, bus shelters, benches, parking, bicycle racks, utility lines, and similar improvements.

***Policy LU-7.5***

Seek mitigation of disproportionate financial burdens resulting from the siting of essential public facilities in Fircrest. Provide accompanying facilities or programs with clear community benefits alongside any federal, state, regional, or county facilities that may impose a detrimental effect on Fircrest if located within the city.

***Policy LU-7.6***

Require clear justification from federal, state, regional, and county agencies proposing to locate facilities in Fircrest. Explore alternate sites outside of Fircrest through a cooperative inter-jurisdictional approach. If the final site selected is within Fircrest, the site shall be consistent with the provisions of all of Fircrest's Comprehensive Plan elements and development regulations.

***Policy LU-7.7***

Site, design, and buffer all public facilities to fit in harmoniously with the surrounding neighborhood and to conform with the provisions of the urban landscaping and environmental goals and policies of this Comprehensive Plan. Special attention should be given to minimizing the noise, light, glare, dust, and traffic associated with essential public facilities.

***Policy LU-7.8***

Process proposals for public facilities that are not difficult to site using the minimum permitting procedures required to ensure the facilities conform with the goals and policies of this Comprehensive Plan while providing adequate opportunity for public input.

***NEW Policy LU-7.9***

**1** Consider future climate conditions during the siting and design of capital facilities to ensure they function as intended over their planned life cycle. Site essential public facilities outside of the 500-year floodplain.

Suggest including any known urban flooding or known groundwater flooding areas.

**Goal LU-9: Ensure that the 19th and Mildred Countywide Center will be Fircrest’s priority location for accommodating growth as laid out under VISION 2050 and the Pierce County Countywide Planning Policies. The Center supports a high intensity mix of business, residential, cultural, and recreational uses that may operate during daytime and nighttime hours and provide a sense of place and community.**

*Policy LU-9.1*

Review form-based codes, development standards, design guidelines, level of service standards, public facility plans, and funding strategies to ensure they support focused development within the 19th and Mildred Countywide Center.

*Policy LU-9.2*

Recognize the 19th and Mildred Countywide Center in all relevant local, regional policy, planning, and programming forums, such as SSHA3P and Thriving Communities.

*Policy LU-9.3*

Leverage local, regional, state, and federal agency funding for needed public facilities and services within the 19th and Mildred Countywide Center. Prioritize this center for multi-modal transportation projects that will increase mobility to, from, and within this center.

-IMAGE PLACEHOLDER-

## Environmental Quality


Sensitive management of land uses and development and redevelopment projects is essential for preserving and improving the natural, as well as built, environment.

**Goal LU-10: Guide land uses and development and redevelopment projects to preserve and improve the natural environment as well as the built environment and protect development from climate change impacts.**


*Policy LU-10.1*

Support the development of green infrastructure to improve the capacity of and complement the services provided by the City’s natural systems as future land use becomes more intense to accommodate growth. Recognize green infrastructure as a <sup>1</sup>capital and public asset that can increase water and air quality, sequester carbon, provide habitat, and reduce flooding risk. Support efforts to reserve, enhance and expand the community’s inventory of green infrastructure. Examples of strategies include:


- Natural areas, such as critical areas and portions of public lands that are monitored and maintained by community stewards.
- <sup>2</sup>trees.
- Community gardens.
- <sup>3</sup>rain gardens and other natural stormwater management facilities.
- Native growth protection habitat areas.

 Number: 1      Page: 56    Subject: Highlight    Date: 1/25/2024 3:30:59 PM  
Yes!

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 Number: 2      Page: 56    Subject: Highlight    Date: 1/25/2024 3:23:19 PM  
Trees especially mature, native trees in contiguous stands and other native vegetation.

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 Number: 3      Page: 56    Subject: Highlight    Date: 1/25/2024 3:23:56 PM  
Address stormwater runoff by improving stormwater management from transportation infrastructure and in parking lot, encouraging stormwater retrofits on private property, and implementing green stormwater infrastructure like those mentioned (rain gardens, etc.)

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Build or support the building of facilities that mimic natural systems to improve the capacity of, and complement the services provided by, the city's natural systems. These facilities can also include such structures as constructed wetlands, rain gardens, and green roofs. The city and the community may support green infrastructure through a combination of green development techniques and preserving environmental assets into the future as land use becomes more intense to accommodate growth.

**1** **Policy LU-10.2**

Enforce standards ~~that~~ **2** will achieve environmentally sensitive development when it occurs within and adjoining critical areas, natural buffers, and areas designated as open space.

**Policy LU-10.3**

**3** **Size and categorize wetlands with respect to their natural features rather than with respect to city boundaries.** Wetlands that are contiguous across jurisdictional boundaries shall be treated according to their total size and characteristics and managed as part of a cross-jurisdictional effort.

**Policy LU-10.4**

**4** **Consider the reduction or variation of residential lot sizes, density bonuses, planned developments, clustering of housing, and innovative development techniques to preserve open space, protect critical areas, or provide vegetative buffers which protect the environment while allowing reasonable use of property.**

**Policy LU-10.5**

Consider performance standards as a regulatory alternative to fixed zoning regulations in and around environmentally sensitive areas.

**Policy LU-10.6**

Structure city facility projects, maintenance and operating procedures, and programs to minimize and mitigate environmental damage, restore, and improve the environment if possible, and increase the environmental awareness of city employees and residents. Use natural boundaries, where possible, to determine the routes and placement of infrastructure connections and improvements.

**Policy LU-10.7**







Use native, drought tolerant plants in urban landscaping to minimize maintenance costs, conserve water, and provide vegetation with the maximum usefulness as wildlife habitat. ~~**6** Landscaping may also include non-native plant species that are adapted to growing and providing wildlife habitat with minimal human intervention in the local climate and soils.~~

**Policy LU-10.8**

Prevent the indiscriminate and unnecessary removal of native trees, shrubs, and ground covers, promote the protection of areas that provide food, cover, resting, and nesting areas for wildlife, and protect and enhance the quality of Leach Creek waters.

**NEW Policy LU-10.8**



-  Number: 1 Page: 57 Subject: Highlight Date: 1/25/2024 3:26:54 PM  
Identify compatible land uses that support connectivity and open space. Urban forest plan could also be used to connect tree canopy.
- 
-  Number: 2 Page: 57 Subject: Cross-Out Date: 1/25/2024 3:26:19 PM  
standards...and follow the complete mitigation sequence steps to...achieve
- 
-  Number: 3 Page: 57 Subject: Highlight Date: 1/25/2024 3:27:21 PM  
Use Ecology's wetland rating system and management recommendations and wetland CAO protections.
- 
-  Number: 4 Page: 57 Subject: Comment on Text Date: 1/25/2024 3:28:20 PM  
Strongly support this!
- 
-  Number: 5 Page: 57 Subject: Sticky Note Date: 1/25/2024 3:29:03 PM  
New policy suggestion - When parcels are subdivided, prevent the creation of parcels that would be completely encompass a critical area
- 
-  Number: 6 Page: 57 Subject: Cross-Out Date: 1/25/2024 3:32:00 PM  
This should not be included as a policy.
-

**1** Promote the retention and maintenance of Fircrest's existing tree canopy. Pursue grant opportunities for urban tree canopy studies that track data on tree canopy changes year-over-year. Work to adopt an Urban Forestry Management Program.

**Policy LU-10.9**

**2** Preserve, protect and, where possible, restore natural habitat critical for the conservation of salmonid species outlined in the Salmon Habitat Protection and Restoration Strategy for Puyallup and Chambers Watersheds. Protect, maintain, or restore aquatic ecosystems, associated habitats, and aquifers using management zones, development regulations, incentives for voluntary efforts of private landowners and developers, land use designations, habitat acquisition programs, or habitat restoration projects. Support efforts to remove invasive species and restore areas with native plants.

**Policy LU-10.10**

Protect natural habitat critical for the conservation of salmonid species in the Salmon Habitat Protection and Restoration Strategy for Puyallup and Chambers Watersheds, using planning activities or study techniques that are capable of determining changes in stream hydrology and water quality under different land use scenarios at full build-out of designated land use classifications.

**Policy LU-10.11**

In the event that a species listed under the federal Endangered Species Act is determined to be located within Fircrest, establish a monitoring and evaluation method that is designed to determine the effectiveness of enhancement and recovery strategies for the species. Develop the methodology with technical assistance from **3** appropriate state or federal resource agencies.

**Policy LU-10.12**

The City recognizes that the best available science to **4** address listed species recovery is evolving. Apply an adaptive management strategy to determine how well the objectives of listed species recovery and critical habitat preservation or restoration are being achieved. Incorporate the results of pilot developments into land use regulations, zoning, and technical standards.

**Policy LU-10.13**

Achieve **5** "no net loss" of wetlands by ecological function and values. Protect and enhance wetlands where possible to maintain and increase their carbon sequestration potential.

**Policy LU-10.14**

Require that development is properly located and constructed with respect to the limitations of the underlying soils, geological hazards, and **6** areas subject to flooding.

**Policy LU-10.15**

**7** Design and manage City facilities, services, programs, and procedures to conserve resources and to reduce demand for facilities with significant environmental impacts. Encourage

Number: 1 Page: 58 Subject: Highlight Date: 1/25/2024 3:32:32 PM

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See above comments regarding impervious surface coverage in the watershed. Identify areas of open space or green space connection within and around the City to protect and enhance corridors between open space areas and PHS habitats (wetlands).

Number: 2 Page: 58 Subject: Highlight Date: 1/25/2024 3:34:42 PM

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Specifically identify wetlands that contribute to Leach Creek.

Consider adopting the local watershed salmon recovery plan by reference. Include an inventory of watershed and local restoration and protection priorities based on best available science.

<https://www.piercecountywa.gov/DocumentCenter/View/105944/2018-Puyallup-and-Chambers-Salmon-Strategy---Updated>

Number: 3 Page: 58 Subject: Highlight Date: 1/25/2024 3:35:26 PM

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Such as Washington Department of Fish and Wildlife (WDFW), U.S. Fish and Wildlife Services (USFWS) and other appropriate agencies. -Please call out these agencies so folks know who to contact for a monitoring and evaluation plan.

Number: 4 Page: 58 Subject: Highlight Date: 1/25/2024 3:37:53 PM

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This is vague, recommend monitoring and adaptive management that evaluates habitat quantity, connectivity, impervious surface, and other elements that enhance fish and wildlife habitat. Identify how the City can meet the goals of the Salmon Recovery Plan within jurisdiction boundaries (riparian management zones, stormwater/hydrology improvements, invasive species identification and removal) track these efforts over time. Identify how wetland systems or forest patches could be connected within the City and surrounding area and track these efforts over time.

This policy should also call out contacting WDFW and USFWS as need so our agencies can provide technical assistance with these plans.

Number: 5 Page: 58 Subject: Highlight Date: 1/25/2024 3:38:26 PM

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This is a key requirement of all critical area types, including FWHCAs.

Number: 6 Page: 58 Subject: Highlight Date: 1/25/2024 3:39:04 PM

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500 year floodplain and known or expected areas of urban flooding and groundwater flooding.

Number: 7 Page: 58 Subject: Highlight Date: 1/25/2024 3:40:01 PM

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Suggestion: Provide examples and known incentives programs. Pierce Conservation District provides free rain garden classes, known rebates for high efficiency appliances, etc.

residents to conserve resources and minimize the negative environmental impacts of their use of facilities and services through procedures, programs, and rate structures.

**Policy LU-10.16**

**1** Manage development activities and land uses within the city to minimize noise; light and glare; and water, soil, and air pollution. Work with adjacent jurisdictions and property owners to minimize transmission of pollutants from development activities and industrial, commercial, and public facility land uses near the city's boundary.

**Policy LU-10.17**

Consider the adoption of new development controls and guidelines designed to avoid or mitigate adverse cumulative air quality impacts prior to project approval. Require air quality impact analyses for major new developments that could adversely impact the air quality levels in the vicinity. Such analyses should address the policies listed in Transportation Goal 3 that are intended to promote the reduction of criteria pollutants for mobile sources (WAC 173-420-080). In Fircrest, criteria pollutants include ozone (HC and NO<sub>x</sub>) and carbon monoxide (CO).

## Water Resources

**Goal LU-11:** **2** Manage surface, ground, storm, waste, and creek waters in an ecologically responsible manner and as interconnected components of the region's watershed to achieve a healthy watershed that is resilient to climate change.

**Policy LU-11.1**

Conduct private and public development and redevelopment projects in a way that preserves or improves the viability of each component of the water ecosystem and of the entire ecosystem.







**Policy LU-11.2**

**3** Improve the quality of stormwater runoff, minimize flooding due to stormwater runoff, and prevent the erosion of land by stormwater runoff, to maintain natural aquatic communities and beneficial uses.

**5** Enforce **4** development regulations to minimize stormwater runoff as a result of development projects by limiting grading and clearing of a development site only to the extent reasonably needed to accommodate the development project, minimizing roadways and other impervious surfaces in the completed project, and encouraging the use of natural vegetation and ground covers during development and in the completed project.

**Policy LU-11.3**

Require effective erosion control during and after tree or vegetation removal where removal of trees or other vegetation may result in runoff and erosion. **6** Require restoration and replanting consistent with urban landscaping guidelines and significant tree retention and protection standards where extensive vegetation removal occurs in order to mitigate heat, promote mental and physical health, and enhance the tree canopy.

-  Number: 1      Page: 59    Subject: Highlight    Date: 1/25/2024 3:40:23 PM  
See LID and stormwater comments above.
- 
-  Number: 2      Page: 59    Subject: Highlight    Date: 1/25/2024 3:40:45 PM  
See comments regarding stormwater management, LID, and Salmon Recovery Planning above.
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-  Number: 3      Page: 59    Subject: Highlight    Date: 1/25/2024 3:41:27 PM  
6PPDQ is an emerging focus for storm water so could be emphasized for goal setting.
- 
-  Number: 4      Page: 59    Subject: Highlight    Date: 1/25/2024 3:43:01 PM  
Clearing and grading permits should assess how to manage important habitat patches and connectivity and minimize vegetation disturbance. Adopt a clearing and grading ordinance or site alterations ordinance to limit the impacts of sediment-laden runoff to local streams and wetlands. Avoid clearing and development with the 500 year floodplain, areas of known urban flooding, areas with groundwater flooding, and in riparian buffers or riparian management zones.
- 
-  Number: 5      Page: 59    Subject: Highlight    Date: 1/25/2024 3:42:34 PM  
Editorial Note - Should this be it's own policy? Or part of LU-11.2?
- 
-  Number: 6      Page: 59    Subject: Highlight    Date: 1/25/2024 3:44:13 PM  
Are these guidelines going to be updated during this periodic review cycle? WDFW staff can provide mitigation guidance when requested in addition to our publications available on the PHS website.
-

**Policy LU-11.4**

Require all new development and redevelopment to use the sanitary sewer system. Require development currently using septic systems to convert to sanitary sewer when any portion of the on-site system fails, functions improperly, or needs replacement, or whenever a community or neighborhood sewer system is extended by local improvement methods or becomes reasonably available by other means. Establish a City ordinance requiring property adjacent to presently existing accessible sewer mains to make connections within a specified time.

**Policy LU-11.5**

Structure City procedures and programs to minimize pollutants entering storm, surface, ground, and creek waters from City-owned and City-maintained properties. Encourage residents to minimize non-point pollutants originating from landscapes, automobiles, and similar sources.

**Policy LU-11.6**

Closely monitor the quality of groundwater, and maintain or increase protective measures to ensure an uncontaminated water supply that prevents impacts on human health. Implement regulations regarding installation, inspection, maintenance, and removal of above ground and below ground tanks designed to store potentially contaminating materials such as heating oil and industrial chemicals. Develop and implement regulations as necessary to ensure management of potentially contaminating wastes from commercial and industrial operations. Develop other protective regulations as appropriate to protect groundwater.

**Policy LU-11.7**

<sup>1</sup>Structure City procedures, programs, and water rates to minimize the city's consumption of water and to improve the water conservation habits of Fircrest's residents.

**Policy LU-11.8**

Require, Low Impact Development (LID) in areas where soils and geology support it to protect groundwater used for the public water supply in accordance with <sup>2</sup>EPA Phase II Western Washington Municipal Stormwater Permit directives.


Review and revise development policies and regulations to support the use of LID more fully, the city should review and revise its, as warranted, to improve their effectiveness. <sup>3</sup>The city should consider adoption of the Low Impact Development Technical Guidance Manual for Puget Sound. This manual was prepared by the Washington State University Extension and Puget Sound Partnership with the participation and support of a broad range of stakeholders.

**Policy LU-11.9**


Promote use of techniques, such as current use taxation programs, stormwater utility funds, conservation easements, sensitive site planning, best land management practices and flexible regulations, to help <sup>4</sup>retain, protect, and connect open space, environmentally sensitive areas and critical areas, and unique natural features.

**Policy LU-11.10**


Participate in <sup>5</sup>regional watershed planning efforts to maintain natural hydrologic functions.

 Number: 1      Page: 60    Subject: Highlight    Date: 1/25/2024 3:44:33 PM  
Provide list of incentive programs available.


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 Number: 2      Page: 60    Subject: Highlight    Date: 1/25/2024 3:44:50 PM  
Great to see references to existing plans and permits!


---

 Number: 3      Page: 60    Subject: Highlight    Date: 1/25/2024 3:45:30 PM  
The City should prioritize adoption of this manual to meet goals of the Salmon Recovery Plan and other planning efforts across the region and state.

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 Number: 4      Page: 60    Subject: Highlight    Date: 1/25/2024 3:45:51 PM  
Great additions here!

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 Number: 5      Page: 60    Subject: Highlight    Date: 1/25/2024 3:46:12 PM  
List out known planning efforts, consider adopting plans by reference, and include any goals from those plans.

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## Development Regulations and Permit Processing

**Goal LU-12: Continue to refine the permit process for development and other local government approvals, as needed, to ensure that it is timely and fair to all affected parties.**

### *Policy LU-12.1*

1 Periodically review and revise development regulations to ensure that they are consistent with and relate directly to the implementation of the Comprehensive Plan and other state and federal mandates. Eliminate duplicative and unnecessary regulations.

### *Policy LU-12.2*

Periodically review and modify procedures for processing permits to improve interdepartmental coordination, ensure uniform processing for all permit applications, enhance communication with applicants, combine and simplify processing steps, and minimize processing time.

### *Policy LU-12.3*

Solicit input from developers, business proprietors, residents, and other interested parties concerning updates to regulations and permit processing procedures.

### *Policy LU-12.4*

Process permit applications for minor projects of a routine nature at the staff level without requiring public hearings. However, the streamlining of permit processing procedures should not be done at the expense of public input concerning permit applications of a non-routine, major, or controversial nature. The public should be given ample opportunity to review and comment on major, non-routine, or controversial development permit applications.

### *Policy LU-12.5*

Maintain adequate staff and equipment to ensure meaningful revision and enforcement of development regulations and timely processing of permits.

### *Policy LU-12.6*

Consider the impact of land use ordinances and policies on the rights of private property owners. Take steps to ensure the rights of private property owners are protected through a cost effective and timely appeal process.

### *Policy LU-12.7*

Support local community groups in critical habitat restoration and enhancement efforts through reduced or waiver of permit fees and streamlined permitting procedures.

-IMAGE PLACEHOLDER-

## Inter-jurisdictional Planning

**Goal LU-13: Ensure that decisions, policies, and activities of other governmental and advisory agencies that may affect Fircrest are consistent with the goals and policies of the Comprehensive Plan. Encourage**





**cooperative, coordinated inter-jurisdictional efforts consistent with this goal, including coordination with interested Indigenous tribes.**

*Policy LU-13.1*

Participate in various county and regional organizations concerned with the implementation of the Growth Management Act and the planning and funding of transportation projects, such as SSHA3P, Thriving Communities, Pierce County Growth Management Coordinating Community, and Puget Sound Regional Council.

**1** *Policy LU-13.2*

Support the development of inter-jurisdictional programs that address regional problems and issues that affect the city and the Puget Sound region. Examples of regional issues include affordable housing, transportation, health care, open space corridors, and economic growth.

*Policy LU-13.3*

Develop and adopt interlocal agreements to address concerns relating to land use, new development, and redevelopment. Attempt to reach agreements with adjacent jurisdictions to ensure that land uses adjacent to Fircrest are compatible with Fircrest land uses. Annually review University Place and Tacoma Six-Year Transportation Improvement Program (TIP) projects to understand impacts to Fircrest. Seek agreements with adjacent jurisdictions to minimize and mitigate the negative impacts to Fircrest of land uses and development in adjacent jurisdictions.

*Policy LU-13.4*

**2** Work with adjacent jurisdictions to identify and protect natural habitat networks that cross jurisdictional boundaries using WDFW PHS, salmon recovery plans, and other planning resources. Networks should connect fish and wildlife habitats within and between jurisdictions to achieve a continuous countywide network. Establish informational sharing workshops or present information at established coordinating committees. Whenever possible, utilize watershed boundaries instead of jurisdictional boundaries for plans and studies.


*Policy LU-13.5*

**3** Work with adjacent jurisdictions to coordinate watershed/aquatic restoration planning and implementation activities within a watershed such as fish barrier removal and culvert replacement.


## A Economic Development

Fircrest and the surrounding region will have a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities, and high-quality of life.

**Goal LU-14: Support small and locally owned businesses, recognizing their importance in both job growth and promoting sustainable economic development. Support key employment sectors in the region including established and emerging industry clusters that create wealth by selling products or**


 Number: 1      Page: 62    Subject: Highlight    Date: 1/25/2024 3:47:07 PM  
Nice!!

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 Number: 2      Page: 62    Subject: Highlight    Date: 1/25/2024 3:48:07 PM  
This is great! Recommend connecting this to other policies in this document including the forest plan and other connectivity work.

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You could model this work from the City of Tacoma's biodiversity area and corridor work. It's a good example for urban areas.

 Number: 3      Page: 62    Subject: Highlight    Date: 1/25/2024 3:48:50 PM  
Again, this is great to see!

---

You could also reference the Salmon recovery plan and other adopted plans.

improve the mental and physical health of residents, prioritizing overburdened communities. Prioritize native species that are drought tolerant.

**NEW** Policy LU-15.2

1 Establish development regulations that incorporate best practices for reducing extreme heat, the urban heat island effect, wildfire, flooding, and other climate-exacerbated hazards and impacts.

**NEW** Policy 15.3

Prioritize low-income and historically marginalized populations to ensure they will not bear the brunt of climate change impacts.

**NEW** Goal LU-16: Support regional greenhouse gas emission reduction goals. Other goals and policies throughout this plan also contribute to this goal, as outlined in the Climate element of this Comprehensive Plan.

**NEW** Policy LU-16.1

Establish greenhouse gas emission reduction goals that align with state and countywide goals. Specifically, create plans for vehicle fleet electrification, City building insulation and energy efficiency, and carbon capture of utility emissions.



Rehabilitation or redevelopment of existing development will be in accord with the goals and policies of this Comprehensive Plan and applicable design standards and guidelines. Allowable building intensity is limited by bulk regulations impervious surface limits and other provisions specified in the city's Land Development Code ([Title 22 FMC](#)).

## Parks, Recreation, and Open Space


### LAND USES

Lands designated as Parks, Recreation, and Open Space include tracts that are publicly and privately owned. <sup>1</sup> Land uses in Parks, Recreation and Open Space areas, subject to restrictions of the critical area ordinance where applicable are intended to include:

- Neighborhood parks designed to meet the needs of residents and employees in the immediate area
- Community parks designed to meet the needs of the entire Fircrest community
- Recreational buildings including facilities such as gymnasiums, basketball courts, community kitchens, banquet halls, indoor stages, meeting rooms, etc.
- Outdoor recreational facilities such as swings, all-age, all-ability climbing toys, picnic areas, swimming pools, golf courses, disc golf courses, baseball diamonds, volleyball courts, pickleball courts, lawn bowling lanes, outdoor stages, etc.
- Trails and paths for pedestrians and bicyclists
- Transit facilities including stops, shelters and benches which serve the park, recreation facility, open space site or adjacent uses
- Preserved natural areas characterized by native vegetation and wildlife with educational signage
- <sup>2</sup> Residences may be developed on private property that is designated as park, recreation or open space but that has not been permanently dedicated as park, recreation, or open space, provided significant tracts are permanently dedicated for parks, recreation, or open space at the time of development approval

### BUILDING INTENSITY


Building intensity for Parks, Recreation, and Open Space areas will vary widely. There will be no building intensity in preserved natural areas. For other park and recreation facilities, building intensity will be determined by the purpose of the facility. Because park and recreation facilities may occur in conjunction with other land uses, any park or recreation facility that is proposed must harmonize with surrounding development and must not exceed the building intensity of the surrounding area. Ideally, park and recreation facilities will provide visual relief in the urban landscape by having a significantly lower building intensity than the surrounding development.

 Number: 1 Page: 71 Subject: Highlight Date: 1/25/2024 3:53:07 PM

Question - Should there be an overall goal or plan to connect parks, open space, forest area, and priority habitats?

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Suggestion - Appreciate the reference to their CAO. To designate their OS network as a FWHCA would provide the strongest protection (i.e., NNL).

 Number: 2 Page: 71 Subject: Highlight Date: 1/25/2024 3:53:43 PM

Encourage developers to locate open space tracts adjacent to other open space and/or contiguous with other protected critical areas or protected fish and wildlife habitat corridors.

Design and construct complete streets, bicycle-friendly facilities including bike-activated signals and secure bicycle racks or lockers, and pedestrian pathways.

**Policy T-11.3**

Ensure comprehensive plan consistency with the Regional Transportation Plan, Transportation 2040, by supporting the development of a safe and efficient transportation network that supports a healthy environment and strong economy, encouraging increased utilization of clean and renewable energy and a reduction in greenhouse gas emissions, and promoting sustainable funding programs.

**Policy T-11.4**

Coordinate with state, regional and local transportation efforts to develop a highly efficient multi-modal system that supports the VISION 2040 Regional Growth Strategy. Coordinate with the State Department of Transportation, PSRC, Sound Transit, the Pierce County Regional Council, Pierce Transit, Pierce County and surrounding cities and towns to integrate transportation systems for easy and efficient mobility of people, freight, and services.

## Environmental Health

The transportation system within Fircrest represents major public facilities whose quality of design, sensitivity to human needs, and integration with their surroundings can enhance an urban environment or erode it. The transportation system needs to be designed in a manner that contributes to the long-term benefit of the community and supports Fircrest's environmental health policies.

**Goal T-12: Reduce environmental impacts associated with transportation infrastructure and operations.**

**Policy T-12.1**

Enhance strategies that improve air quality and reduce greenhouse gas emissions. The City should build complete streets with sidewalks and bike lanes, coordinate with transit agencies, and build green streets to improve air and water quality. The City should support the development of infrastructure to encourage the use of electric and low emission vehicles by including electric vehicle charging stations in new and substantially redeveloped public facilities and in public commercial areas. As electric and low emission vehicle technology advances, the City should revise its regulations to encourage use of this technology.

**Policy T-12.2**

1. Adopt design standards to improve water quality and create more appealing streetscapes. Emphasize the use of landscaping elements in street improvement projects that help curb stormwater runoff – bioswales, planters, rain gardens, and street trees – and that are mutually beneficial for mobility and ecology. Design these green elements to be deterrents of crashes and injuries and contribute to a more comfortable and visually interesting environment for all users. When designing complete streets, include trees and other plants to clean runoff and manage stormwater at the site. Use traffic-calming elements like traffic circles, chicanes, islands, and curb extensions to provide site opportunities for bioswales, street trees, and rain gardens.

**Policy T-12.3**



Encourage use of LID techniques during any site planning or upgrades. Avoid working in critical area buffers. Ensure road maintenance practices avoid direct or indirect entry of herbicides or pesticides into aquatic waters. Planning resources include WSDOT's regional road maintenance program guidance.

Develop strategies to reduce solid waste including the use of recycled materials in street paving and other maintenance projects to lower costs and reduce landfill use, provided the strategies and materials meet cost and durability objectives.

**Goal T-13: Consider benefits and impacts to health in the design of transportation infrastructure by providing opportunities for exercise, and reducing exposure to air, water, and noise pollution.**

*Policy T-13.1*

Identify gaps in bike lanes and sidewalks and opportunities for pathway and trail connections between neighborhoods and to parks and schools to encourage greater pedestrian facility use and reduce reliance on automobiles. Support the construction of improvements to trail systems to provide connections between parks and neighborhoods for walkers and cyclists.

*Policy T-13.2*

**1** Design, build and maintain bike lanes, sidewalks, paths, and trails to expand opportunities for walking and biking to improve individual and community health. Provide transportation facilities that are walkable and bicycle friendly to improve economic and living conditions so that businesses and skilled workers are attracted to the community.

**2** *Policy T-13.3*

Concentrate population and employment growth in the 19th and Mildred area and other areas served by transit routes to reduce environmental impacts associated with growth and the construction of additional infrastructure. Integrate transportation and land use planning to meet environmental goals by reducing the impacts of the transportation system such as contaminated stormwater run-off, greenhouse gas emissions, noise pollution and energy consumption.

-IMAGE PLACEHOLDER-


## Disaster Planning

Safety planning and mitigation, including strategies for protecting the transportation system from disasters, are multidisciplinary efforts that can significantly improve the livability of the community. Many opportunities exist to implement relatively low-cost but effective safety measures at the local level. The City is committed to protecting its transportation system and making it safe for users of all modes of travel.


**Goal T-14: **3** Protect the City's transportation system against disaster and develop prevention and recovery strategies and coordinated responses.**

*Policy T-14.1*


Partner with organizations including the Department of Homeland Security's Federal Emergency Management Agency (FEMA) and Pierce County Emergency Management to prepare for disasters by developing prevention and recovery strategies. Participate in emergency management preparedness training opportunities for transportation facilities.

 Number: 1 Page: 101 Subject: Highlight Date: 1/25/2024 5:15:17 PM  
Great to hear!!

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 Number: 2 Page: 101 Subject: Highlight Date: 1/25/2024 5:15:52 PM  
Great policy to centrally locate development.

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 Number: 3 Page: 101 Subject: Highlight Date: 1/25/2024 5:16:11 PM  
Consider land uses at risk to disasters. Limit land uses in future flood zones, utilize open space planning, limit vulnerable land uses, and relocate critical facilities out of flood zones or frequently flooded areas. Flag properties or buildings in existing floodways or frequently flooded areas, prevent new development in these areas.

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An evaluation of intergovernmental coordination opportunities to provide regional approaches for meeting park and recreational demand.

## REGIONAL PLANNING CONTEXT

### Pierce County Countywide Planning Policies

The Countywide Planning Policies for Pierce County include a Countywide Planning Policy on Natural Resources, Open Space, Protection of Environmentally Sensitive Lands, and the Environment. Open space, for the purpose of this policy, includes parks, recreation areas, greenbelts/natural buffers, scenic and natural amenities or unique geological features or unique resources.

This policy directs Fircrest to:

Develop a plan for the provision and designation of open space considering several factors, including the following:

Define open space in conjunction with recreation and facilities;

1 Identify linkages via open space and environmentally sensitive lands across jurisdictional boundaries and coordinate with these entities;

Encourage open space cluster design; and

Encourage natural buffering as part of development design.

Consider ways to use open space for recreation, including parks (golf courses, picnic areas, bicycle, equestrian, and walking trails), general recreation, or greenbelts.

Regulate open space through tools such as zoning and subdivision ordinances, development impact fees for park and open space acquisition or dedication of land or money in-lieu of land, and designation of open space corridors.

Cooperatively inventory existing and potential open space by creating local and regional planning inventories.

## LOCAL PLANNING CONTEXT


### Relationship to Park, Recreation, and Open Space Plan

In 2020, the Fircrest Comprehensive Park, Recreation, and Open Space (PROS) Plan was adopted. The 2020 PROS Plan and amendments thereto are hereby incorporated by reference and considered to be a component of this PROS Element and Comprehensive Plan.



Masko Park – 805 San Juan Avenue	Special Use Area	1.2
TOTAL		27.1

Proposed park, recreation, and open space facilities, including specific recommended improvements to existing facilities, are addressed in detail in the needs assessment provided in Chapter 4 of the PROS Plan and in the capital facilities plan, and implementation measures summarized in Chapter 5 of the PROS Plan. The Six-Year Capital Improvements Program for park, recreation and open space facilities is part of the Capital Facilities Element of this Comprehensive Plan. Finance options for recommended projects are explored in Appendix A to the PROS Plan.

Pursuant to RCW 36.70A.160,  Fircrest has identified an open space corridor that consists of lands in the vicinity of Leach Creek between Whittier Park and the City of University Place. Future pedestrian trails developed within this corridor would connect to the Chambers-Leach Creek trail system that the Cities of University Place and Lakewood, and Pierce County, are developing. The proposed trail system will reach its terminus at Chambers Bay and the Pierce County Chambers Creek Properties. The location of this proposed corridor is shown in Figure P-1.

## GOALS AND POLICIES

This Element contains the park, recreation, and open space goals and policies for the City of Fircrest. The following goals reflect the general direction of the City, while the policies provide more detail about the steps needed to meet the intent of each goal. Goals P1–P4 and their respective policies reiterate goals and policies contained in the PROS Plan.

**Goal P-1: Enhance a high-quality, diversified system of parks, recreation facilities, and open spaces that are attractive, safe, functional, affordable and accessible to all segments of the population, prioritizing historically underserved communities.**

### *Policy P-1.1*

Provide parks with activities for all age groups and abilities.

### *Policy P-1.2*

Develop athletic facilities that meet the highest quality competitive playing standards and requirements for all age groups, skill levels, and recreational interests.

### *Policy P-1.3*

Develop new or improve existing multi-use facilities to increase flexibility of use for new activities, or other new trends, as there is a demonstrated need in the community.

### *Policy P-1.4*

Re-develop indoor community spaces that provide arts and crafts, music, video, classroom instruction, meeting facilities, and other spaces for all age groups on a year-round basis.

### *Policy P-1.5*

This planning effort can also be used to connect critical areas for fish and wildlife habitat, see previous comments.

Provide a blend of passive and active parks and open spaces which fulfil the recreational needs of the City's residents.

*Policy P-1.6*

Design and manage park and recreational trails and facilities offering universal accessibility of residents of all physical capabilities, skill levels, ages, income, and activity interests.

*Policy P-1.7*

Plan for the future so adequate open space, historical elements, recreation facilities, and programs are provided for future generations.

**Goal P-2: Provide adequate recreational opportunities to meet the leisure needs for all ages and interest groups that engage a broad cross-section of the community and prioritize historically underserved communities.**

*Policy P-2.1*

Evaluate present use and demand of existing parks and facilities.

*Policy P-2.2*

Initiate joint planning and operating programs with other public and private agencies to provide for special activities like basketball, baseball, and soccer.

*Policy P-2.3*

Provide programs, special events, and facilities that promote a sense of community and stimulate socialization for the individual and family such as Fircrest Fun Days and National Night Out.

*Policy P-2.4*

Ensure a broad range of programs to stimulate good health and physical development for all ages.

*Policy P-2.5*

Support the development of athletic facilities that meet quality playing standards and requirements for all age groups and recreational interests, concentrating on field and court activities that provide for the largest number of participants.

*Policy P-2.6*

Offer programs at a range of costs and implement strategies to ensure program affordability, while meeting financial goals.

*Policy P-2.7*

Evaluate opportunities to produce revenues in excess of expenditures in appropriate areas to help fund other programs.

*Policy P-2.8*

Continue to be innovative in offering and providing a broad and varied program of leisure activities, recreation programs and services relevant to the needs, interests, and abilities of all citizens.



Include critical areas and other elements to also plan for a climate resilience community.

**NEW** Policy P-2.9

**1** Ensure that all community members have equitable access to green space and other recreational facilities.

**NEW**

## Policy

P-10

Where possible, ensure that access to parks and the Community Center prioritize residents of Fircrest when user space is limited.

-IMAGE PLACEHOLDER-

**Goal P-3: Provide a park, recreation, and open space system that is efficient to administer and maintain.***Policy P-3.1*

Develop parks and recreational facilities only when adequate maintenance and operation funding are available to maximize maintenance efficiency, safety, and public enjoyment.

*Policy P-3.2*

Prepare master plans for parks and facilities prior to development, major improvement, or renovation to promote cohesive, quality designs and ensure consistency with community needs – such as the Whittier Park Master Plan.

*Policy P-3.3*

Incorporate LID standards and best management practices into planning and design of new parks and rehabilitation of existing facilities.

*Policy P-3.4*

Preserve and protect significant environmental features and critical areas for parkland open space use, including unique wetland, open spaces, and woodlands, which reflect Fircrest's natural heritage.

**Goal P-4: Develop, staff, train, and support a professional Parks and Recreation Department that effectively serves the community in the realization of Goals P1, P2, and P3.***Policy P-4.1*

Employ a diverse, well-trained work force that is knowledgeable, productive, courteous, responsive, and motivated to achieve department and citywide goals.


*Policy P-4.2*

Where appropriate, provide staff with education, training, and modern equipment and supplies to increase personal productivity, efficiency, and pride.

*Policy P-4.3*

Monitor workload and staffing needs to maintain an adequate and efficient work force.

**2** **Goal P-5: Enhance Fircrest's landscape and provide habitat for wildlife by increasing the amount of property permanently dedicated for open space uses with preference given to properties having the greatest significance as critical areas, properties that can act as buffers between different land use types and intensities, and properties that represent a valuable natural or aesthetic asset to the community.**

 Number: 1 Page: 131 Subject: Highlight Date: 1/25/2024 5:19:35 PM

This is great, it is good to mention this in other areas of the plan, see previous comments.

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 Number: 2 Page: 131 Subject: Highlight Date: 1/25/2024 5:20:03 PM

Great goal!!

*Policy P-5.1*

1 Consistent with Countywide Planning Policy Environment-15, methods that the City may use to increase public open space include, but are not limited to:

- Public acquisition of property in fee simple or through development easement acquisition;
- Private acquisition with covenants, conditions and/or restrictions limiting the use of the property to open space;
- Alternatives to public purchase, including, but not limited to:
  - Flexible zoning, subdivision and regulatory approaches designed for protection or preservation;
  - Land trust;
  - Conservation easement;
  - Transfer of development rights, purchase of development rights, and other compensable regulatory approaches;
  - Donations;
  - Preferential assessments;
  - Planned developments;
  - Dedications;
  - Impact fees;
  - View preservation easements; and
  - Use value assessments.

**Goal P-6: Conduct appropriate long range and current planning analyses that will support the preservation, development, maintenance, and expansion of park, recreation, and open space facilities to meet the long-term needs of the community.**

*Policy P-6.1*

Review, amend and adopt, as appropriate, development regulations that will achieve the intent of the Countywide Planning Policies relating to Natural Resources, Open Space, Protection of Environmentally Sensitive Lands, and the Environment.

*Policy P-6.2*

Coordinate park planning and use of facilities with other City projects and not-for-profit, private or public groups to assure maximum use of recreational facilities. Encourage a variety of uses in public schools and facilities to efficiently help meet the recreational needs of the community. Cooperate and coordinate with other jurisdictions in the planning and development of regional parks and recreational facilities.

*Policy P-6.3*

Dedicate adequate park and open space land within Fircrest by ensuring park or open space land has been dedicated or impact fees collected to contribute to park land acquisition and facility development before granting development or redevelopment approvals for residential projects.

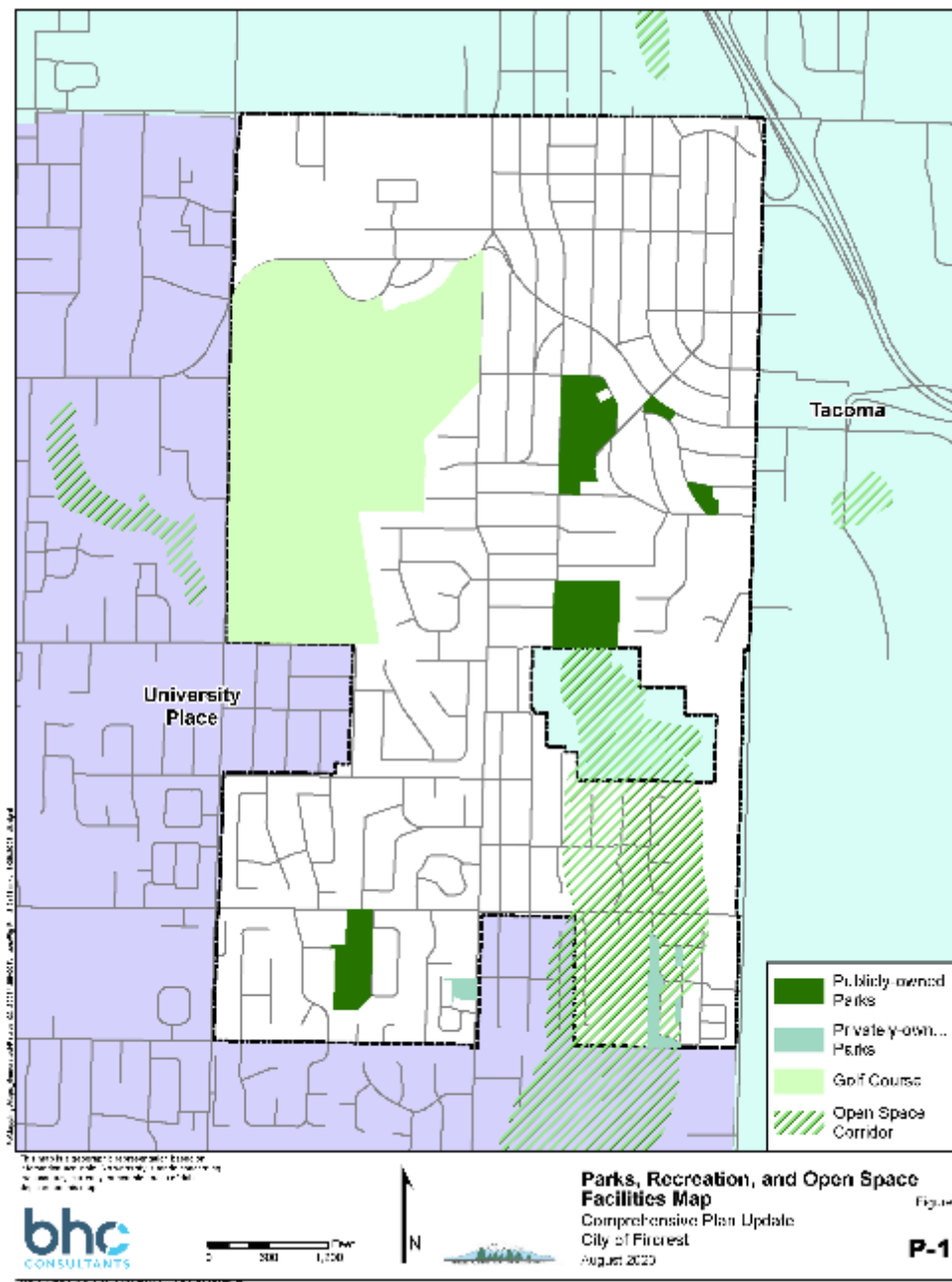
*Policy P-6.4*



Improvements to dedicated open space should be appropriate for the natural constraints imposed by the open space area. Proposed improvements in critical areas designated as open space should be subject to review under the critical areas ordinance.

**NEW Policy P-6.5**

**1** Enhance the resilience of existing parks, recreation, and open space facilities by assessing and addressing climate hazards and impacts to ensure the facilities can benefit the community long-term.





jurisdictional coordination. Other capital facilities may be site specific but regional in nature. These capital facilities serve a population beyond City limits and may have a disproportionate financial burden on the jurisdiction where sited. These facilities also require considerable coordination and may have specific siting criteria.

**Goal CF-7: Locate capital facilities for maximum public benefit while minimizing negative impacts.**

**Policy CF-7.1**

Site public facilities to encourage physical activity and minimize impacts on residential neighborhoods and sensitive environmental areas.

**Policy CF-7.2**

Acquire and locate public facilities to create multiple use opportunities and support business areas where appropriate.

**Policy CF-7.3**

Encourage adaptive reuse of existing buildings as community facilities when possible.

**Policy CF-7.4**

Coordinate capital facility siting with the plans of surrounding jurisdictions and regional and State agencies as required and as appropriate for each facility.

**NEW Policy CF-7.5**

Consider future climate conditions, i.e., changes to temperature, rainfall, and sea level during the siting and design of capital facilities. Site capital facilities outside of the 500-year floodplain to avoid flooding impacts and ensure the facility can operate as intended over its planned life cycle.

**NEW Policy CF-7.6**

Promote affordable and equitable access to public services, especially to those historically underserved, by locating community facilities and health and human services near transit facilities for convenient access.

## Essential Public Facilities

Essential public facilities are capital facilities typically difficult to site. The GMA requires that no local comprehensive plan may preclude the siting of essential public facilities. Essential public facilities may be drawn from three sources:

- a) the State list,
- b) the County list; and
- c) the City list.

Fircrest will identify essential public facilities of a statewide nature as defined by the Washington State Office of Financial Management (OFM) list. The Pierce County Countywide Planning Policies (CPPs) and the Pierce County Comprehensive Plan policies will be used as guidance to identify countywide essential public facilities. City essential public facilities will be identified using, at a minimum, criteria recommended in WAC 365-195-340 (2)(ii)(c).



Great!

Location, Size, and Use	Improvements
Community Park	ball games, and open space for annual community events. The park maintenance facility is located onsite, as is limited parking. <b>Planned:</b> See PROS Plan.
921 Contra Costa Avenue 10.0 acres Whittier Park Community Park	<b>Existing:</b> Baseball field, softball field, two soccer fields, three outdoor tennis courts, basketball court, group picnic shelter, restrooms, Bocce courts and nature trail. <b>Planned:</b> See PROS Plan.
1404 Evergreen Drive 6.5 acres Thelma Gilmur Park Natural Open Space	<b>Existing:</b> Mostly undeveloped with a designated wetland. Nature trails bisect the forested hillside on the eastern edge of the site and the native plant-dominated upland area abutting the centrally located wetland. <b>Planned:</b> See PROS Plan.

## LEVEL OF SERVICE STANDARDS

In order to determine existing capacity and future capital improvement needs, level of service standards are required. Level of service (LOS) standards are an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility or improvement. These levels of service, the land use vision, or the capital facilities program may need to be modified in the future in response to changing community expectations or vision, revenue shortfalls, or unforeseen or emergency expenditures.

It is important to note that the level of service standards listed below should be considered minimums. Future capital improvements are not limited to meeting these standards, and in some cases the City may choose to exceed these standards.

The City's 2021 Comprehensive Water System Plan Update, 2002 Comprehensive Sewer System Plan, and 2014 PROS Plan contain capital and non-capital improvements that exceed the level of service standards. These plans contain additional projects and improvements that although desirable for the community are not essential to the day-to-day operation of the City. Figure CF-1 identifies level of service standards that are used to determine what capital improvements are essential to the community.

### Figure CF-1 - Summary of LOS Standards

<u>Facility/Improvement</u>	<u>Level of Service Standard</u>
Fire/EMS	4-minute response time
Law Enforcement	1.33 uniformed commissioned officers/1000 population
Parks/Open Space	See PROS Plan for each type of facility
Power (electric)	Undergrounding for new facilities; National Electric Code and Washington State Electric

This park is adjacent to critical areas (wetlands). The area is often saturated with high groundwater associated with the wetlands.

Headwaters of Leach Creek (trib to Chambers Creek)

## 1 STATE GRANTS AND LOANS

- SCommunity Development Block Grants: Grant funds available for public facilities, economic development, housing, and infrastructure projects that benefit low- and moderate-income households. Grants distributed by the Department of Community, Trade and Economic Development primarily to applicants who indicate prior commitment to a project. Revenue restricted in type of project and may not be used for maintenance and operations.
- Drinking Water State Revolving Fund (DWSRF): The Drinking Water State Revolving Fund loan is an agreement entered into between the City and the State of Washington, and the Public Works Board, acting through the Department of Community Trade & Economic Development. Funds for the loan are provided by the United States Environmental Protection Agency, CFDA No. 66.468, Title: Safe Drinking Water State Revolving Fund. The loan funds local improvement projects that further the goals and objectives of the Washington State Drinking Water State Revolving Loan Fund Program.
- Recreation and Conservation Office: Administers several grant programs for outdoor recreation and habitat conservation purposes. Each grant program requires that monies be spent for specific types of projects. The program requires sponsors to complete a systematic planning process prior to seeking IAC funding. IAC has grant limits on most of its programs, and also encourages and often requires sponsors to share in the project's cost. Grants are awarded by the Committee based on a public, competitive process that weighs the merits of proposed projects against established program criteria.
- Public Works Trust Fund: Low interest loans to finance capital facility construction, public works emergency planning, and capital improvement planning. To apply for the loans, the city must have a Capital Facilities Element in place and must be levying the original .25% REET authorized for capital facilities. Funds are distributed by the Department of Commerce. Loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues.
- Transportation Improvement Account: Revenue available for projects to alleviate and prevent traffic congestion caused by economic development or growth. Entitlement funds are distributed by the State Transportation Improvement Board subject to a percentage match. Revenue may be used for capital facility projects that are multi-modal and involve more than one agency.
- Water Pollution Control State Revolving Fund: Low interest loans and loan guarantees for water pollution control projects. Loans distributed by the Department of Ecology. Applicant must show water quality need, have a facility plan for treatment, and show a dedicated source of funding for repayment.

## FEDERAL GRANTS AND LOANS

- Congestion Mitigation/Air Quality: Established under the ISTEA Section 1009. The purpose of the program is to fund transportation projects and programs that will contribute to attainment of National Ambient Air Quality Standards. Federal participation for most CM/AQ projects is 80 percent, which increased to 86.50 percent due to public lands adjustments. Federal participation can be 90 percent for some activities that are on the Interstate system. Pedestrian and bicycle activities are limited to 80 percent federal participation.



Promote high-quality designs for utility facilities to minimize aesthetic impacts and integrate these facilities into neighborhoods. Use architecturally compatible designs for above ground utilities, landscape screening, buffers, setbacks, and other design and siting techniques to minimize impacts. Mitigate the visual impact of transformers and associated vaults through measures such as the use of varied and interesting materials, use of color, additions of artwork, and superior landscape design.

**Policy U-2.4**

Minimize negative siting impacts associated with siting personal wireless telecommunication facilities through the administration of regulations consistent with applicable State and federal laws. Regulate the placement, construction, and maintenance of such facilities to minimize their obtrusiveness by ensuring appropriate screening of facilities and encouraging collocation to lessen the number of towers or structures needed to support telecommunications equipment.

**Policy U-2.5**

Apply regulations and franchise agreement provisions that encourage the use of smaller telecommunication facilities that are less obtrusive and can be attached to existing utility poles or other structures without increasing their visual impact.

**Policy U-2.6**

<sup>1</sup> Design, locate, and construct facilities to avoid critical areas, and minimize adverse impacts to the environment and to protect environmentally sensitive areas, including critical areas. When no viable alternative exists to constructing facilities in critical areas, the environmental review process and critical areas regulations should identify and, if appropriate, mitigate negative impacts. The project proponent should use the appropriate mitigation sequence. <sup>2</sup> Mitigation should take into account both individual and cumulative impacts. Impacts should be minimized through actions such as:


- Using construction methods and materials to prevent or minimize the risk of overflows into watercourses and water bodies;
- Locating utility corridors in existing cleared areas;
- Locating utility facilities and corridors outside of wetlands;
- Minimizing crossings of fish-bearing watercourses;
- Using bio-stabilization, riprap, or other engineering techniques to prevent erosion where lines may need to follow steep slopes; and
- Minimizing corridor widths.

**Policy U-2.7**

Avoid utility impacts to public health and safety, consistent with current research and scientific consensus. Monitor scientific research and adopt regulatory measures if research concludes that a proven relationship exists between electric utility or wireless communication facilities and adverse health impacts. Monitor improvements in the natural gas industry and require gas pipeline utilities to upgrade their facilities to implement the best available technology with respect to leak detection devices and other components.

**Policy U-2.8**

Protect the City's rights-of-way from unnecessary damage and interference and ensure restoration to pre-construction condition or better. Ensure that trenching for the installation,

 Number: 1      Page: 165 Subject: Highlight      Date: 1/25/2024 5:23:50 PM

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Recommend putting these in order of preference that mirrors the mitigation sequence of avoiding impacts, minimizing impacts through BMPs, and then compensatory mitigation, and monitoring.

 Number: 2      Page: 165 Subject: Highlight      Date: 1/25/2024 5:24:03 PM

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Would this be compensatory mitigation?

<sup>1</sup> Fircrest has adopted the latest version of Department of Ecology (DOE) Stormwater Management Manual for Western Washington, which addresses the standards, procedures, and development practices needed to implement good stormwater management.

DRAFT





sequestration, reduce flooding risks, and ensure climate impacts are not disproportionately experienced by historically marginalized communities.

**1 Goal CR-1 (Goal CC-6): Promote the planning, management, and preservation of a safe and healthy urban forest that increases carbon sequestration in Fircrest and reflects community character goals by establishing effective programs, practices, landscaping standards, and guidelines.**

*Policy CR-1.1 (Policy LU-10.18)*

*Protect and enhance street trees to increase shade, reduce the urban heat island effect, increase carbon sequestration, improve air quality, and improve the mental and physical health of residents, prioritizing frontline communities, or those that will be most affected by climate change.*

**2 Policy CR-1.2 (Policy CC-6.1)**

Require landscaping with a drought-tolerant native plant component (trees, shrubs, and groundcovers) to be installed when **3 significant** development activities take place.

*Policy CR-1.3 (Policy T-12.2)*

Adopt design standards to improve water quality and create more appealing streetscapes. Emphasize the use of landscaping elements in street improvement projects that help curb stormwater runoff – bioswales, planters, rain gardens, and street trees – and that are mutually beneficial for mobility and ecology. Design these green elements to be deterrents of crashes and injuries and contribute to a more comfortable and visually interesting environment for all users. When designing complete streets, include trees and other plants to clean runoff and manage stormwater at the site. Use traffic-calming elements like traffic circles, chicanes, islands, and curb extensions to provide site opportunities for bioswales, street trees, and rain gardens.

**4 Goal CR-2 (Goal LU-11): Manage surface, ground, storm, waste, and creek waters in an ecologically responsible manner and as interconnected components of the region's watershed to achieve a healthy watershed that is resilient to climate change.**

*Policy CR-2.1 (Policy LU-10.13)*

Ensure that there is “no net loss” of wetlands by function and values. Wetlands are crucial for carbon sequestration and should be protected and enhanced where possible.

*Policy CR-2.2 (Policy LU-11.8)*


Require Low Impact Development (LID) in areas where soils and geology support it, in accordance with EPA Phase II Western Washington Municipal Stormwater Permit directives and to protect groundwater used for the public water supply.

**NEW Policy CR-2.3**


Encourage municipal reclaimed water systems and allow onsite non-potable water systems to reduce water demand in private-sector commercial and residential buildings.

**NEW Policy CR-2.4**

Develop a fund to build and maintain green infrastructure projects that help capture, filter, store, and reuse stormwater runoff, prioritizing infrastructure near the golf course, wetlands, and public parks in Fircrest.


 Number: 1      Page: 200 Subject: Highlight      Date: 1/25/2024 5:25:21 PM  
See previous comments regarding these policies where they appear in other elements.

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 Number: 2      Page: 200 Subject: Highlight      Date: 1/25/2024 5:25:53 PM  
Cite this requirement in the chapters above.

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There were a few mentions of non-native landscaping being permitted in previous goals/policies. IF this policy is being followed, those previous goals/policies should be updated to match this policy.

 Number: 3      Page: 200 Subject: Highlight      Date: 1/25/2024 5:26:50 PM  
Please define significant so that it's clear what development would need to follow this policy.

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 Number: 4      Page: 200 Subject: Highlight      Date: 1/25/2024 5:27:37 PM  
See previous comments regarding these policies where they appear in the other elements.

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**Goal CR-3 (Policy LU-10.19): Establish development regulations that incorporate best practices for reducing extreme heat, the urban heat island effect, wildfire, flooding, and other climate-exacerbated hazards and impacts.**

**NEW** Policy CR-3.1

*Develop design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience, i.e., structures to provide continuous shade on sidewalks, utilizing cool roof strategies of using light colors or other reflective materials or green roofs to reduce costs for building cooling and heat-related impacts on human health.*

**NEW** <sup>1</sup> **Goal CR-4: Protect vulnerable infrastructure and the local economy from climate impacts.**

**Policy CR-4.1 (Goal T-14)**

Protect the City's transportation system against disaster and develop prevention and recovery strategies and coordinated responses.

**Policy CR-4.2 (Policy LU-14.8)**

Ensure that Fircrest's local economy is resilient to climate disruptions and supports businesses' efforts to bolster climate preparedness to support continuity of operations.

**NEW** Policy CR-4.3

Prioritize at-risk community members for actions that mitigate wildfire smoke, such as providing face masks and air filters or incentivizing updates to facilities that serve high-risk populations.

**NEW** <sup>2</sup> **Goal CR-5: Consider future climate conditions and climate impacts when siting and designing new capital facilities, utilities, and other public facilities.**

**Policy CR-5.1 (Policy LU-7.9)**

Consider future climate conditions during the siting and design of capital facilities to ensure they function as intended over their planned life cycle. Site essential public facilities outside of the 500-year floodplain.

**NEW** Policy CR-5.2 (Policy CF-7.5)

Consider future climate conditions, i.e., changes to temperature, rainfall, and sea level during the siting and design of capital facilities. Site capital facilities outside of the 500-year floodplain to avoid flooding impacts and ensure the facility can operate as intended over its planned life cycle.


**Policy CR-5.3 (Policy P-6.5)**

Enhance the resilience of existing park, recreation, and open space facilities by assessing and addressing climate hazards and impacts to ensure the facilities can benefit the community long-term.


**NEW** Policy CR-5.4

Incorporate sea-level rise information into criteria for siting critical infrastructure, land use planning, and emergency management.

**NEW** **Goal CR-6: Ensure that community members are equitably prepared for climate impacts.**

 Number: 1      Page: 201   Subject: Highlight      Date: 1/25/2024 5:28:04 PM  
See previous comments regarding these policies where they appear in the other elements.

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 Number: 2      Page: 201   Subject: Highlight      Date: 1/25/2024 5:28:20 PM  
See previous comments regarding these policies where they appear in the other elements.

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**TO:** Planning Commission and City Council

**FROM:** Mark Newman, Community Development Director

**DATE:** 2/06/2024

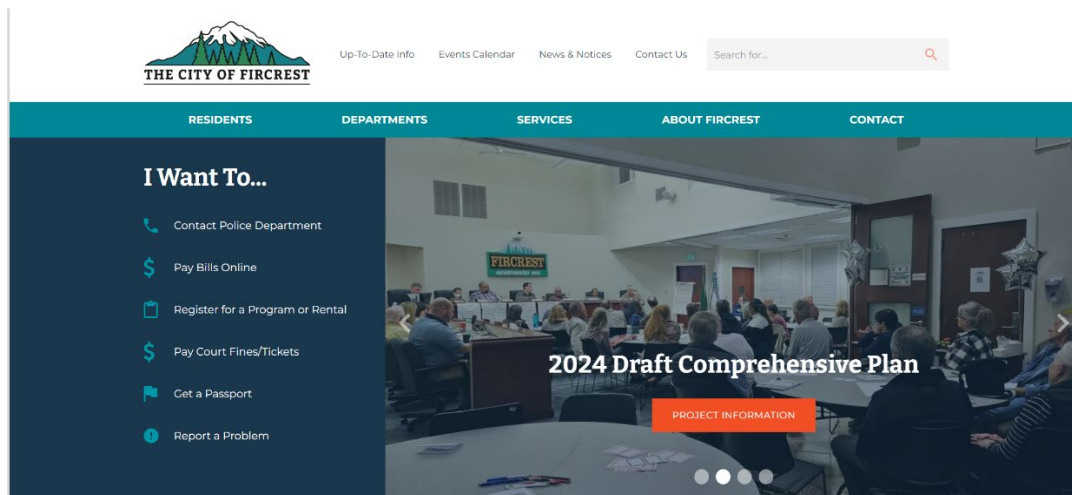
**SUBJECT:** 2024 Draft Comprehensive Plan Public Outreach Materials

### 2024 Comprehensive Plan Public Outreach

I am pleased to announce that our Draft 2024 Comprehensive Plan is complete and ready for public review and comment. This puts us on schedule and even ahead of other jurisdictions in Puget Sound. Discussion and debate from Planning Commission on this agenda item on the various presentation materials will allow staff to consider any additional public outreach ideas or feedback received prior to the February 12, 2024 launch date.

The launch sequence 🚀 will look like this:

1. A slide show banner will be placed on the City's homepage like this one:



2. Clicking on the project information button will bring you directly to the 2024 Draft Comprehensive Plan page. It can also be accessed from the Planning & Building page:

DEPARTMENTS

- Administration/Personnel
- City Council
- Civil Service Commission
- Finance
- Investment Committee
- Municipal Court
- Parks & Recreation
- Planning & Building**
- Planning Commission
- Public Notices
- Police
- Public Works

CONTACT

**Planning and Building**

City Hall  
115 Ramsdell Street  
Fircrest WA 98466

Monday – Friday  
8:00am – 5:00pm  
Closed Holidays

permits@cityoffircrest.net

Phone: 253-564-8902

Inspections: 253-238-4175 or

## PLANNING & BUILDING DEPARTMENT

Through long-range planning and current project processing, the department works with residents and businesses to ensure that the type, scale, character and location of development – both private and public – reflects the community's vision and values.

**2024 UPDATE  
COMPREHENSIVE PLAN**

**Related Topics**

- Schedule Your Inspection
- Active Land Use Projects
- Mildred Development Project Webpage
- Permit Center
- Nuisance or Code Concern
- Planning Commission
- Other Permits
- Common Questions

**Standards & Guidelines**

- Comprehensive Plan
- Land Development (Zoning) Code
- 19th & Mildred Form-Based Code
- Small Lot and Multi-Family
- Streetscape Elements
- Street Tree Palette
- Zoning Map

3. The 2024 Comprehensive Plan webpage <https://www.cityoffircrest.net/2024-comp-plan/> is live and has been updated with all of the recent meeting dates, invites, and agenda packet materials as well as my contact information.

HOME > 2024 COMPREHENSIVE PLAN UPDATE

## 2024 Comprehensive Plan Update

MEETINGS AND EVENTS

- November 20, 2023 – City Council Study Session Year 1 in Review  
Invitation Flyer  
Staff Report & Agenda Packet
- September 18, 2023 – Community Visioning Public Open House and Special Meeting  
Invitation Flyer  
Staff Report & Agenda Packet
- June 15, 2023 – Community Meeting  
Invitation Flyer
- April 4, 2023 – Commission Meeting  
Staff Report & Agenda Packet

CONTACT INFO

Mark Newman, AICP  
Community Development Director  
mnewman@cityoffircrest.net  
253-564-4129

**DRAFT 2024 COMPREHENSIVE PLAN  
NOW AVAILABLE FOR PUBLIC COMMENT**

Based on City-wide feedback, the City is updating the Fircrest Comprehensive Plan. The draft Plan is available for public review.

- What stayed the same?

VIEW DRAFT 2024 PLAN

VIEW DRAFT 2024 PLAN USER GUIDE

SUBMIT FEEDBACK ONLINE ON THE DRAFT 2024 PLAN

PRINT PAPER FEEDBACK FORM ON THE DRAFT 2024 PLAN

SIGN UP FOR UPDATES

VIEW 2024 WORK TIMELINE

The main text explains what has changed vs. what has stayed the same in the 2024 Draft Plan compared to the 2020 Adopted Plan and how public input influenced the 2024 Draft Plan. Further

below in a collapse section, text explains what the Comprehensive Plan is, why it is needed, and why the City is updating it and provides additional ways to stay involved.

The right-hand columns provide all the buttons needed for someone to complete the public review: link to the Draft Plan, a User Guide, an online Jotform survey, a printed version of the Word copy, the SEPA Checklist, SEPA DNS, a SEPA FAQ, another link to sign up for updates, and 2023/2024 work timelines so that people can see where we are in the process. It is a large amount of information and may overwhelm some casual reviewers, but I know that a large core of our citizens like as much information as possible. Larger font sizes have been used for better accessibility. Links and buttons have been tested for functionality and visibility and are compatible for mobile devices, but I welcome any feedback if there are issues. I'm attaching copies of these documents here for your review.

As requested, two hardcopy binders are available along with review materials and will be placed in the lobbies of the Community Center and City Hall for those wishing to review in-person. I will coordinate with Director Grover to have those surveys collected and returned to me once completed.



City staff will utilize JotForm to collect and create data representations from the online survey. Hardcopy versions will be collected, scanned, and analyzed using Excel.



There are other public outreach strategies specifically for the public draft launch that should be considered. The goal is to have a coordinated launch where possible so no member of the public feels left out.

- Sandwich board signs placed at City Hall and the Community Center.
- Advertisement placed on the Fircrest Reader Board sign.
- Advertisement in the Town Topics Newsletter.
- Advertisement in the City Manager's Weekly Update Newsletter.
- A direct mailer to all households in the City of Fircrest. Note that there is currently not a budget for this to hire a vendor, so staff would have to create the graphic, generate a list of address labels in the City, verify each address is correct, and mail out to all properties in the City limits. Some additional ideas for quality assurance include:
  1. Reviewing mailing labels before publishing. For instance, the taxpayer's name from the Assessor might not be the same as the current occupant and USPS might be rejecting delivery as a result.
  2. Putting "Current Resident" as the name on the label could help. If we have a list of those who didn't receive it in the past, we could target those and check with the post office.
  3. Using USPS tracking which would add cost but would help us verify where each mailer went to as proof of delivery which satisfies our public notice responsibilities pursuant to FMC [22.07 Public Notice](#).

# Fircrest Comprehensive Plan 2024 Periodic Update

## Public Participation Plan

### Introduction

The City of Fircrest is conducting a periodic review of its [Comprehensive Plan](#) (Plan) as required by the Washington State [Growth Management Act](#) (GMA). The City is required to complete its update by December 30, 2024. The Plan, originally adopted in 1996 and last updated in 2020, is a long-range policy guide for how the City plans to manage growth and development over a twenty-year period. The GMA requires jurisdictions to periodically update their Plan and development regulations to bring them up to date with:

- changes to state law,
- land use changes, if any,
- population and employment growth projections, and
- housing projections.

The Comprehensive Plan guides City decisions related to community character; land use; housing; capital facilities and utilities; transportation, parks, open space, and recreation.

### Public Participation Program Purpose

To ensure compliance, the Washington State Department of Commerce recommends local governments begin the periodic update process by adopting a Public Participation Plan. It would clearly identify the scope of the proposed update, when legislative action is expected, and how the public can participate or comment.

This Public Participation Plan provides members of the public opportunities for early and continuing participation and access to key decision-making processes with the City of Fircrest Planning Commission and the City of Fircrest City Council. [[RCW 36.70A.035](#)]. The plan describes the steps the City will take to provide opportunities for public engagement, as well as the City's contact information and web addresses. This plan is in addition to the public participation required by applicable FMC Code Sections outlined in Title 22.

### Public Participation Plan Goals

1. **Accessible participation:** Accessible participation seeks to provide low-barrier opportunities for all who wish to participate to have a say in the decision-making process. Depending on the status of the COVID-19 pandemic, events will be hosted either online and/or at community locations throughout the City. For online activities, both computer and phone options will be made available. Upon request, staff will coordinate translators at key project engagement events. Project communication could include social media, print, email, and online communication methods.

2. **Meaningful participation:** Meaningful participation means the City will provide enough background and educational opportunities about the update project so that public participants have the information and tools they need to feel knowledgeable and informed about City processes, policies, and regulations. Meaningful participation means the City will provide opportunities to listen to its constituents and hear about their lived experiences. Meaningful participation means engagement opportunities will take place early in the project process, so there is time for discussion and learning to take place and have an impact on recommendations and decisions. Meaningful participation means that public feedback will be shared with the Planning Commission and City Council for their discussions on specific topics.
3. **Transparency and accountability:** Public engagement opportunities will distinguish between opportunities designed to provide information versus those that seek input and feedback on decision-making. Opportunities will be clearly defined and advertised where the public can provide timely input so that there is an opportunity to affect decisions. Staff will keep the project website updated with current information and use concise, plain, and easy-to-understand language. There will be an ongoing record of comments, along with an online mechanism to make this information available to the public. Being transparent and clear means the public can hold the City accountable in its process and decision-making.

## Public Participation Tools

City of Fircrest staff will use a variety of outreach and engagement tools, tailored to the needs and opportunities during each phase of the update.

### *Outreach Tools:*

#### **Project webpage**

City staff will maintain a webpage dedicated to the Plan update that includes draft documents; maps, the scope of work/schedule; meeting information; contact information; information on how to stay involved, and provide comments. [2024 Comprehensive Plan Update - City of Fircrest](#)

#### **Social media**

Submit posts on the City's social media page to provide information about open houses, public work sessions/hearings times and locations, and other key messages and notices.

#### **Email notifications to interested parties**

Maintain a list of interested members of the public and stakeholders who will be notified of meetings and other information related to the update process via email.

#### **Legal notices**

Publish legal notices in the paper of record identifying public hearing times, locations, and information on how to provide comments.

### *Engagement Tools:*

#### **Public meetings and open houses**

City staff will hold public meetings and open houses to provide background information and receive comments and feedback from interested members of the public. Staff commits to hold both in-person, online, and/or hybrid meetings at convenient times. Additionally, staff will present material online to create an alternative for residents unable to attend in person. Consultants will provide assistance to staff in order to facilitate an initial Visioning Workshop in June, 2023. A follow up meeting to specifically discuss housing capacity in Fircrest will be scheduled in September, 2023. Notice of these meetings could be provided through methods such as a news release, email notification, project webpage, social media, and legal notices, as appropriate.

### **Surveys**

City staff will use a series of surveys to collect feedback from the community on various topics related to the Plan update. Surveys will be distributed by Staff at community events including (based on staffing availability) Strawberry Festival, Fircrest Fun Days, car shows, and other events as identified by Staff.

### **Public comments**

Written comments will be accepted by mail or email throughout the update process. Comments may be made to: City of Fircrest Planning, 115 Ramsdell St, Fircrest, WA 98466, an [online comment form](#), or [permits@Cityoffircrest.net](mailto:permits@Cityoffircrest.net). There will also be topic-specific comment periods during the update process to provide feedback on certain elements of the plan update. All comments received will be provided to the decision makers (Planning Commission and City Council) as part of their hearing packets on major decisions of the Plan update.

There is also an opportunity for providing oral testimony during public hearings. Information on how to provide oral testimony will be provided at the hearings.

### **Planning Commission meetings**

City staff will hold a series of work sessions with the Planning Commission throughout the course of the Plan update. The Planning Commission is a five-member advisory board to the City Council on issues related to land use policy and land use changes. The Planning Commission typically meets on the first Tuesday of every month at 6:00 p.m. All meetings are currently in-person at Fircrest City Hall. All meetings are open to the public, recorded, and posted to the [Planning Commission's webpage](#). Planning Commission hearings provide an opportunity for public testimony.

Notice of Planning Commission meetings could be provided through such methods as a news release, email notification, project webpage, social media, and legal notices, as appropriate.

### **City Council meetings**

City staff will hold a series of Study Sessions and updates with the City Council throughout the course of the Plan update. Study Sessions are typically held on the third Monday of the month at 6:00 p.m. All meetings are currently hybrid, meaning attendees can join in person at Fircrest City Hall or by Zoom. All meetings are open to the public to watch and listen to. The Study Sessions are recorded and posted to the [council's meeting page](#).

Council hearings will be scheduled as needed for key decisions throughout the Plan update process. Notice of these meetings could be provided through such methods as a news release, email notification, project webpage, social media, and legal notices, as appropriate. All meetings are open to the public in a hybrid format, recorded, and posted on the [council's meeting page](#).

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions](#)<sup>2</sup>

**1. Name of proposed project, if applicable:**

2024 Update to the City of Fircrest Comprehensive Plan

**2. Name of applicant:**

City of Fircrest

**3. Address and phone number of applicant and contact person:**

Mark Newman, AICP – Community Development Director [mnewman@cityoffircrest.net](mailto:mnewman@cityoffircrest.net)

City of Fircrest

115 Ramsdell Street

Fircrest, WA 98466

(253)-238-4129

Checklist prepared by:

BHC Consultants, LLC

Contact: Katie F. Cote, AICP – [katie.cote@bhccconsultants.com](mailto:katie.cote@bhccconsultants.com)

(206) 357-9928

**4. Date checklist prepared:**

January 5, 2024

**5. Agency requesting checklist:**

City of Fircrest

**6. Proposed timing of schedule (including phasing, if applicable):**

Planning Commission review will take place in early 2024, followed by City Council review and eventual adoption no later than December 30, 2024.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No, Any additions to the Comprehensive Plan will be evaluated as a separate proposal.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

2015 City of Fircrest Comprehensive Plan

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

**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.**

None. Future projects developed as part of this Comprehensive Plan update will be reviewed and evaluated separately for consistency with local, state, and federal regulations.

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

The Comprehensive Plan will need to be approved by Fircrest City Council.

**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 a non-project action, to update Fircrest's Comprehensive Plan. The goals and policies of the Comprehensive Plan are being updated to conform to required updates to the Growth Management Act and planning policies from PSRC's Vision 2050 and Pierce County Countywide Planning Policies. No amendments are proposed to the UGA as part of this periodic update.

**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 City of Fircrest is located in Pierce County, adjacent to Tacoma and University Place.

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

**a. General description of the site:**

Fircrest has some lower lying areas near the wetlands in the southeastern portion of the city. The rest of Fircrest varies but is mostly flat with some hills.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

This proposal is for a non-project action and does not propose development of a specific site. However, the City of Fircrest is generally flat with some more significantly sloped areas.

**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.**

The soils found throughout Fircrest are primarily Alderwood, glacial till soils, which are gravelly and sandy loam soils. There are no agricultural lands of long-term significance within the City limits.

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

In Fircrest, there aren't any present indications of unstable soils in the City limits or a history of unstable soils.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site. Future development will be reviewed separately for environmental impacts.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Does not apply. This is a non-project proposal and does not propose development of a specific site. Future development will be reviewed for environmental impacts.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site. Future development will be reviewed for environmental impacts.

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

None. Future development will be reviewed for environmental impacts separately from this non-project action.



## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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.**

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

None. Future development will be reviewed for environmental impacts separately from this non-project proposal action. In the Comprehensive Plan, goals and policies LU-10.15, LU-2.3, LU-7.7, Goal T-13, and the goals and policies found in the Climate Resilience element address air pollution and emissions.

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. **Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

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.**

Leech Creek runs through part of the southeastern corner of Fircrest. Tacoma's storm facility lies within Fircrest but is not part of the City.

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. This is a non-project proposal and does not propose development of a specific site.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

None. This is a non-project proposal and does not propose development of a specific site.

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

No. This is a non-project proposal and does not propose development of a specific site.

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

Portions of Fircrest lie within the 100-year floodplain, but this is a non-project proposal that does not propose development of a specific site.

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, this is a non-project proposal and does not propose development of a specific site.

**b. Ground:**

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)<sup>7</sup>

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 a general description, purpose, and approximate quantities if known.**

No. This is a non-project proposal and does not propose development of a specific site.

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

None. This is a non-project proposal and does not propose development of a specific site.

**c. Water Runoff (including stormwater):**

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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.**

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

Future development will be reviewed for environmental impacts.

Goals and policies of the proposed Comprehensive Plan encourage future growth to locate outside of the 100-year floodplain, minimize impacts from flooding, and address stormwater management, such as CD-4.5, LU-7.9, LU-10.1, LU-10.14, LU-11.2, LU-15.2, CF-7.5, Goal CR-3, CR-5.1, and CR-5.2.

## 4. Plants

[Find help answering plants questions](#)

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

- ☐ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Does not apply. This is a non-project proposal and does not propose development of a specific site.

**e. List all noxious weeds and invasive species known to be on or near the site.**

Does not apply. This is a non-project proposal and does not propose development of a specific site.

## **5. Animals**

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that 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:

In Fircrest, there are aquatic habitats and wetlands, and both little brown and Yuma myotis bats.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

Does not apply. This is a non-project proposal and does not propose development of a specific site.

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

None. Future development will be reviewed for environmental impacts.

The Comprehensive Plan includes goals and policies to preserve and enhance wildlife habitat, such as LU-10.1, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-12.7, LU-13.4, and Goal P-5.

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

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Does not apply. This is a non-project proposal and does not propose development of a specific site.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

- 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.**

Does not apply. This is a non-project proposal. Future development will be reviewed for impacts to energy and natural resources, including compliance with applicable building codes.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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.**

Does not apply. This is a non-project proposal.

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.**

Does not apply. This is a non-project proposal.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

**4. Describe special emergency services that might be required.**

Does not apply. This is a non-project proposal.

**5. Proposed measures to reduce or control environmental health hazards, if any.**

None. This is a non-project proposal. There are policies in the Comprehensive Plan that address water quality and health standards, such as T-12.1, T-12.2, CR-1.3, and CR-7.5.

**b. Noise**

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

Does not apply. This is a non-project proposal.

**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)?**

Does not apply. This is a non-project proposal.

**3. Proposed measures to reduce or control noise impacts, if any:**

None. This is a non-project proposal and any future development will be reviewed for environmental impacts.

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)<sup>11</sup>

**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.**

Land uses in Fircrest include Low Density Residential, LDR Conservation, Medium Density Residential, MDR – Traditional Community Design, Neighborhood Commercial, Commercial Mixed Use, Parks Recreation and Open Space, and Public and Quasi Public Facilities. The Comprehensive Plan is not expected to result in changes to adjacent land uses. Future developments will be reviewed separately for their impacts on land use.

**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 because 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?**

This Comprehensive Plan update will not result in the conversion of agricultural or forest lands of long-term significance. There are no working farmlands or forest lands of significance in Fircrest.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- 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.**

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

There are no shoreline designations in Fircrest.

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

There are wetlands and floodplains within the City of Fircrest.

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

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

Does not apply. This is a non-project proposal.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Does not apply. This is a non-project proposal.

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

None. This is a non-project proposal. Future development will be reviewed for environmental impacts.

## **9. Housing**

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)<sup>12</sup>

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Pierce County housing targets allocate an additional 769 housing units are needed in Fircrest by 2044 to accommodate population growth.

The Comprehensive Plan's Housing Appendix outlines the allocation of housing units per income bracket and estimates the City could expect a surplus of housing overall, but a likely deficit in housing affordable to the 0-30% AMI bracket.

Housing need by 2044 by income is as follows: 0-30% AMI – 90 units, 30-50% AMI – 143 units, 50-80% AMI – 113 units, 80-100% AMI – 49 units, and 100-120% AMI – 44.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

No housing units will be eliminated as a direct result of this non-project action.

- c. **Proposed measures to reduce or control housing impacts, if any:**

The updated Comprehensive Plan contains goals and policies to address potential displacement impacts and encourage a variety of housing types affordable for a range of incomes, such as Goals LU-5, H-1, H-2, H-3, H-4, and their corresponding policies.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Does not apply. This is a non-project proposal.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Does not apply. This is a non-project proposal.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None. This is a non-project proposal. Future development will be reviewed for aesthetic impacts.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Does not apply. This is a non-project proposal.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>



Does not apply. This is a non-project proposal.

**c. What existing off-site sources of light or glare may affect your proposal?**

Does not apply. This is a non-project proposal.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

None. This is a non-project proposal. Future development will be reviewed for light and glare impacts.

## 12. Recreation

[Find help answering recreation questions](#)

**a. What designated and informal recreational opportunities are in the immediate vicinity?**

Fircrest has a few parks, including a pocket park, neighborhood park, and two community parks, as well as a natural open space area and a special use area. The City also has a community center with space for recreational activities that serve the community.

**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:**

None. This non-project proposal does not include substantive changes to recreation regulations.

Goals and policies included in the Comprehensive Plan aim to increase recreational opportunities in the City, such as CD-2.3, CR-6.1, and those found in the Parks, Recreation, and Open Space element.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

**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.**

There are no buildings or other sites within the City of Fircrest that are listed on preservation registers. There is one eligible property nearby to the east, but it is in Tacoma. Future development will be reviewed separately from this non-project proposal in case of any changes.

**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**

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

**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.**

The City of Fircrest was once home to the Puyallup Tribe, but no known artifacts of resources remain in the City. Future development will be reviewed separately from this non-project proposal.

- 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.**

Review of Washington State DAHP database/WISAARD map viewer, Fircrest historical narratives. The Comprehensive Plan is not expected to affect cultural or historical resources directly. Future changes or developments will be evaluated separately.

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

None. No disturbances to resources will directly result from adoption of this Comprehensive Plan. Future development will be evaluated separately from this non-project proposal.

## **14. Transportation**

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

WA State Route 16 runs adjacent to the northeast corner of Fircrest.

- 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?**

Fircrest is served by Pierce Transit, which operates four bus routes that serve or stop in the city.

- c. 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).**

Transportation improvement projects (public) are outlined in the Comprehensive Plan in Table T-3, and will be evaluated separately as they are completed.

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

No. This is a non-project proposal.

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- e. **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?**

Does not apply. This is a non-project proposal.

- f. **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. Does not apply. This is a non-project proposal.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None. This is a non-project proposal.

The Comprehensive Plan outlines policies to guide transportation improvements for a 20-year period, such as Goals T-2, T-3, T-6, T-8, T-9, T-10, T-13, T-15, and their corresponding policies. Future changes will be evaluated separately.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

Does not apply. This is a non-project proposal.

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

None. This is a non-project proposal. The Comprehensive plan includes goals and policies to guide public service and facility improvements for a 20-year planning period, such as Policy CF-7.6, Goals U-1, U-2, CF-1, CF-3, CF-4, and their corresponding policies.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

The City of Fircrest owns and operates water, sanitary sewer, and stormwater utilities within its boundaries. Other services are provided by public or private utilities, including electricity, natural gas, telecommunications, cable, and solid waste.

- 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.**

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

Does not apply. This is a non-project proposal.

The Comprehensive Plan outlines policies to guide utility improvements for a 20-year planning period in the Utilities and Capital Facilities elements, and any future changes will be evaluated separately.

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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.



**Type name of signee:** Katie F. Cote, AICP

**Position and agency/organization:** Planning Consultant, BHC Consultants

**Date submitted:** January 11, 2024

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

**Do not** use this section 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?**

Projected growth in Fircrest is an additional 1,831 people by 2044. Future growth resulting from this Comprehensive Plan may lead to increases in environmental impacts, but future development will be evaluated separately.

- Proposed measures to avoid or reduce such increases are:**

Many goals and policies throughout this plan, if implemented effectively, will be sufficient to mitigate potential adverse impacts, such as goals and policies LU-10.15,

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

LU-2.3, LU-7.7, Goal T-13, and the goals and policies found in the Climate Resilience element.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

The Comprehensive Plan is unlikely to have an adverse impact to plants, animals, fish, or marine life. Any future changes or development will be evaluated separately for site-specific impacts to wildlife.

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

This Comprehensive Plan includes goals and policies to increase the protection of fish and wildlife species and their habitats, such as LU-10.1, LU-10.4, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-10.13, LU-12.7, LU-13.4, and Goal P-5.

Adopted development standards, such as those protecting critical areas and shorelines, will protect plants, animals, and fish habitats from future development.

**3. How would the proposal be likely to deplete energy or natural resources?**

The adoption of this Comprehensive Plan is unlikely to have adverse impacts or deplete energy or natural resources. Energy is provided through Puget Sound Energy, including natural gas and electricity.

Throughout the development of this plan, the increased demand for additional energy and natural resources was reviewed. Though future growth will likely not deplete resources, existing facilities will need to continue to be maintained to accommodate future demand and growth.

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

Goals and policies in this Comprehensive Plan that support the transition to alternative energy sources and promote energy and natural resource conservation include T-11.3, T-12.4, CF-2.3, CF-2.4, Goal U-3, U-3.1, and U-3.5.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The Comprehensive Plan was written to ensure compliance with existing and new regulations on protected and environmentally sensitive resources and is unlikely to result in significant adverse impacts.

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

Goals and policies in this Comprehensive Plan that protect environmentally sensitive areas and historic or cultural sites include CD-9, CD-9.1, CD-9.4, CD-9.5, CR-2.4, LU-10.1, LU-10.7, LU-10.8, LU-10.9, LU-10.10, LU-10.12, LU-10.13, LU-12.7, LU-13.4, and Goal P-5.

**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 Comprehensive Plan update does not propose changes to existing land use designations or development patterns. Any future changes or development will be evaluated separately.

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

Existing land use and zoning regulations are sufficient to mitigate impacts on land use.

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

Increased transportation demand from projected population growth assumed in the Comprehensive Plan has been factored into the Transportation Element of the Comprehensive Plan and 6-Year Transportation Improvement Plan. Projected population growth is unlikely to lead to significant negative impacts on transportation or public services and utilities.

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

Policies related to transportation, capital facilities, and utilities can be found in the corresponding elements of the Comprehensive Plan, as well as the Transportation Improvement Plan in the Capital Facilities and Transportation element that includes efforts to improve sidewalks and roadways throughout the City.

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

The Comprehensive Plan update for the City of Fircrest was written to comply with local, state, or federal laws and regulations to protect the environment and critical areas within the City. No conflicts are anticipated with local, state, or federal laws or requirements for the protection of the environment.



## DETERMINATION OF NONSIGNIFICANCE AND PUBLIC COMMENT PERIOD

**Date of Issuance:** Monday, February 12, 2024

**Description of Proposal:** 2024 Draft Comprehensive Plan Periodic Update  
<https://www.cityoffircrest.net/2024-comp-plan/>

**Agency Contact:** Mark Newman, AICP  
Community Development Director  
(253) 238-4129 [mnewman@cityoffircrest.net](mailto:mnewman@cityoffircrest.net)

**Project Location:** City of Fircrest, Nonproject Action

**Lead Agency:** City of Fircrest

The lead agency for this proposal has determined that it does not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required under [RCW 43.21C.030\(2\)\(c\)](#). This decision was made after review of a completed SEPA environmental checklist and other information on file with the lead agency and linked below. Hardcopy files to view at City Hall are available to the public upon request.

**View Files:** <https://www.cityoffircrest.net/2024-comp-plan/>.

**Comment Period:** This DNS is issued under [WAC 197-11-340\(2\)](#); the lead agency will not act on this proposal for 14 days from the date of issuance. Comments must be submitted by 5:00 PM on Monday, February 26, 2024.

**Appeal Period:** Any person wishing to appeal this determination may file such an appeal within fourteen (14) days from the issued date of this threshold determination to the City of Fircrest City Clerk, pursuant to [FMC 22.86.030](#). All appeals of the above determination must be filed by 5:00 PM on February 26, 2024. There is a \$100 fee to appeal this determination.

**SEPA Responsible Official:**

---

Mark Newman, AICP – Community Development Director  
115 Ramsdell Street  
Fircrest, WA 98047

City of Fircrest  
115 Ramsdell Street  
Fircrest, WA 98466

Department of Community Development  
(253) 564-8901

[www.cityoffircrest.net](https://www.cityoffircrest.net)

## City of Fircrest SEPA Distribution List

JotForm Sign-Up			
First Name	Last Name	E-mail	Notes

## 26 ENTRIES - CONTACT INFO. REDACTED FOR PRIVACY

City Council and Administration			
Planning Commission			
Pierce County Planning Department			
Pierce County Sewer Division			
Tacoma-Pierce County Health Department			
DAHP			
Pierce Transit			
Utility Districts/Emergency Services			
			PW
			TFD
			FPD
			TPU
			TPU
			PSE
Department of Ecology			
SEPA Unit		sepaunit@ecy.wa.gov	Upload to Registry
SEPA Lead Agency Contacts			
			Department of Agriculture
			Department of Commerce
			Department of Fish and Wildlife
			Department of Health
			Department of Natural Resources
			Department of Social and Health Services
			Energy Facility Site Evaluation Council (EFSEC)
			Parks and Recreation Commission
			Puget Sound Partnership
			Puget Sound Regional Council
			City of Gig Harbor
			City of Lakewood
			City of University Place
			City of University Place
			Port of Tacoma
			City of Tacoma
			,
Governor's Office of Indian Affairs			
Puget Sound Clean Air Agency			
School Districts			
			Tacoma Public Schools
			University Place School District





## [SEPA FAQ](#)

***What is this SEPA DNS?***

***How does it apply to Fircrest's 2024 Comprehensive Plan update?***

***Does this mean the 2024 Comprehensive Plan has been adopted without a chance to add my input?***

*The Washington Legislature enacted the State Environmental Policy Act in 1971. Commonly called SEPA, the law helps state and local agencies identify environmental impacts likely resulting from projects and decisions such as adopting a city's comprehensive plan.*

*Environmental review is required for any proposal which involves a government "action," as defined in the SEPA Rules (WAC 197-11-704), and is not categorically exempt (WAC 197-11-800 through 890). Nonproject actions involve decisions on policies, plans, or programs, such as the adoption of a comprehensive plan.*

*A "Determination of Nonsignificance," or DNS, documents the responsible official's decision that a proposal is unlikely to have significant adverse environmental impacts.*

*The fourteen-day comment period is a chance for the public to review the 2024 Draft Comprehensive Plan, comment on the DNS, or appeal the SEPA DNS decision.*

*This is a similar, yet **separate process** from the public comment period for the Comprehensive Plan. The public will have a chance to review the draft plan for several months. A separate public hearing will be held prior to City Council adoption of the 2024 Comprehensive Plan, pursuant to public outreach requirements in [FMC 22.07](#). Adoption must occur by December 31, 2024. If you have not already done so, please join our mailing list and spread the word to receive updates prior to the public hearing by clicking here: <https://form.jotform.com/230306132031132>*



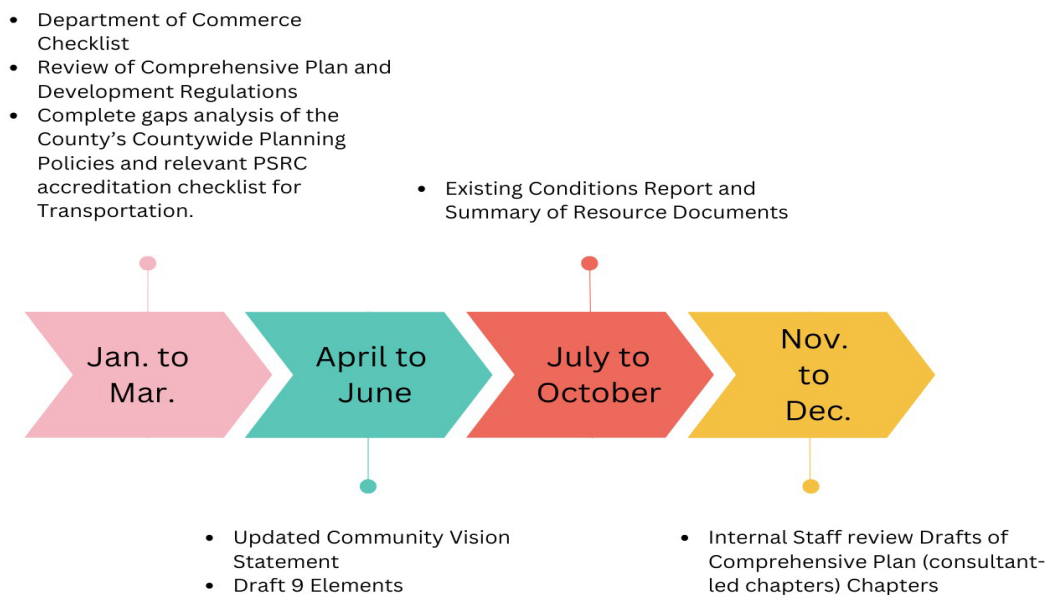
## 2024 DRAFT COMPREHENSIVE PLAN USER GUIDE

### About the Process...

Updating the 2024 Comprehensive Plan is a two-year process which started in January 2023 and will end in December 2024. Please see the project timeline below for each year.

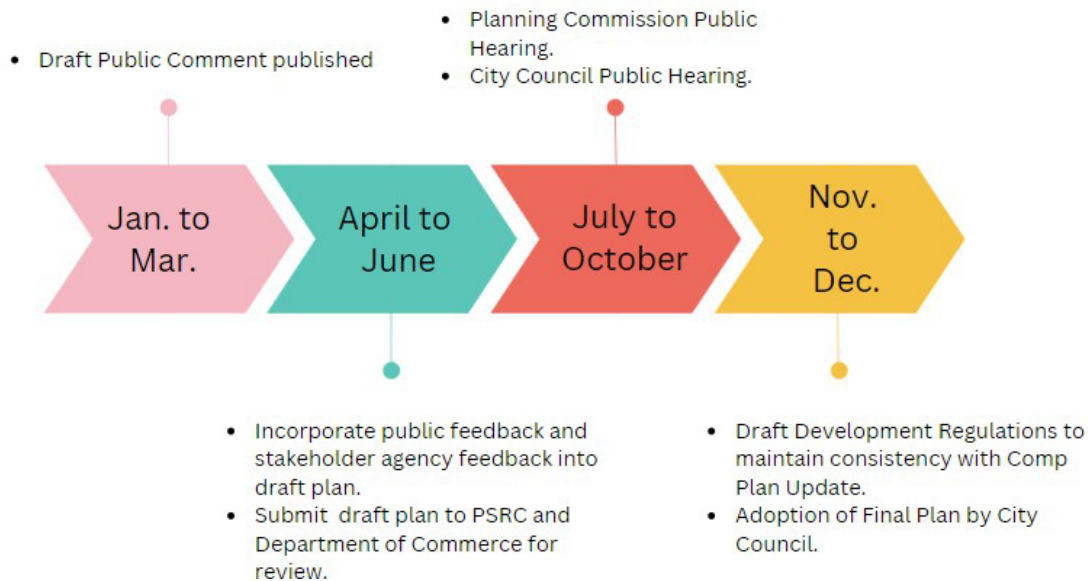
#### 2023 Comprehensive Plan Timeline

## 2023



## 2024 Comprehensive Plan Timeline

# 2024



We are currently in the first phase of 2024 (January to March) with the Draft Plan available for public view and comment.

### What is new in this Draft?

- There are new policies to ensure the plan complies with the Growth Management Act (GMA), Pierce County Countywide Planning Policies, PSRC's VISION 2050 Regional Growth Strategy.
- Each element used to have its own vision section, but these were redundant with the goals and policies of the elements, so they were removed. This new draft plan has an updated, overarching vision statement that guides the entire plan and the City's goals and policies for the next 20 years.
- The Community Character Element from the previous plan was renamed as the Community Development Element.
- The Climate Resilience Element was added. A change to the GMA requires Comprehensive Plans to include a Climate Resilience element with policies addressing climate resilience and greenhouse gas reduction.

- The previous plan included long discussion sections that were not actual policies. In the new draft, these discussions were incorporated into policy language or deleted.
- The document was redesigned to improve readability and to add photos of Fircrest.

What stayed the same?

- Most of the existing introduction, state planning context, regional planning context, and local planning context sections remain the same, with some copy edits and editing for conciseness.
- The general organization of the elements has stayed the same.
- Most maps stayed the same but were redrawn to improve their visual clarity. Some maps were updated with new information.

How does this Draft respond to feedback we have received so far?

- The new proposed vision statement was drafted with input from community members, the Planning Commission, and City Council.
- The plan incorporates comments and edits from City staff and based on feedback from the community survey conducted in 2023.

## Draft 2024 Comprehensive Plan Update: Introduction Element



What stayed the same?

- Most of this Introduction Element stayed the same, with some information updated where appropriate.
- The general organization of this Element is the same.

What is new in this Draft?

- There is now a section in the Introduction Element called “How to Use This Comprehensive Plan” It outlines key points, or “principles” of the vision statement that can be found throughout the goals and policies of the Comprehensive Plan.
- Community Demographic information has been updated based on current data.
- The Introduction from the previous plan was reorganized, and some sections renamed, for clarity, but all sections from the previous plan were maintained.

How does this Draft respond to feedback we have received so far?

- We have updated some of the history and Table I-1 “Planning for Fircrest – Major Highlights” based on edits from City staff.
- This draft includes a new proposed vision statement that was drafted with input from community members, the Planning Commission, and City Council.

## Draft 2024 Comprehensive Plan Update: Community Development Element



What stayed the same?

- Most of the goals and policies in this Element stayed the same, with some copy edits to condense and clarify where appropriate.
- The general organization of this Element is the same.

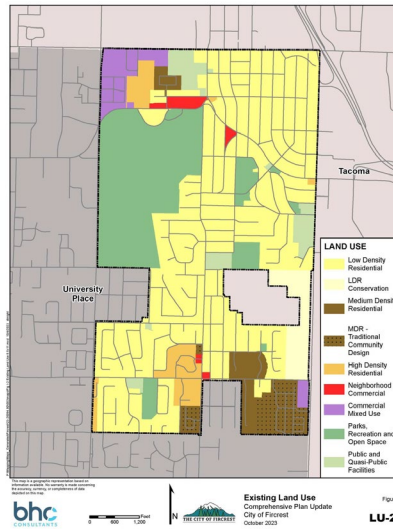
What is new in this Draft?

- The previous plan's Community Character Element was renamed for this draft to be called "Community Development". The change was made to reflect City goals of enriching the sense of community and design standards in Fircrest.
- The previous plan's community character vision section was redundant with the goals and policies of the element, so it was removed.
- Policies were updated, and some new policies were added, to include equity considerations and to comply with regional and state planning requirements.
- The historical background section of the previous element was incorporated into the Introduction Element's history section.
- Most of the discussion text from the previous plan was incorporated into policy language or deleted where appropriate.

How does this Draft respond to feedback we have received so far?

- Some edits were made based on City staff direction.

## Draft 2024 Comprehensive Plan Update: Land Use Element



### What stayed the same?

- The planning context sections as well as many of the goals and policies remain the same, aside from a few edits for clarity.
- The general organization of this Element is the same.

### What is new in this Draft?

- The previous plan's land use vision section was redundant with the goals and policies of the element, so it was removed.
- The Land Use Element was shortened to focus on the goals and policies, and the introduction was condensed.
- The land use inventory and background information sections were updated and moved to Appendix A.
- Policies were updated, and some new policies were added, to include equity and climate change considerations and to comply with regional and state planning requirements.
- Most of the discussion text from the previous plan was incorporated into policy language or deleted.
- The maps have been updated and new photos added.

### How does this Draft respond to feedback we have received so far?

- The background information and some policies were edited based on City staff feedback and updated information from the City.



## Draft 2024 Comprehensive Plan Update: Housing Element



What stayed the same?

- Most of the goals and policies in this Element stayed the same, with some copy edits to condense and clarify where appropriate.
- The general organization of this Element is the same.

What is new in this Draft?

- The “Major Housing Issues” section was updated and condensed to highlight a few key issues the City is addressing in the Comprehensive Plan.
- The previous plan’s housing vision section was redundant with the goals and policies of the element, so it was removed.
- The Housing Element was shortened to focus on the goals and policies, and the introduction was condensed.
- The housing profile and background information sections were updated with new housing projections and moved to Appendix B.
- Policies were updated, and some new policies were added, to include equity considerations, mitigate displacement, provide housing for various needs, and to comply with regional and state planning requirements, including the new housing bill HB1110.
- Most of the discussion text from the previous plan was incorporated into policy language or deleted where appropriate.
- The maps have been updated and new photos added.

How does this Draft respond to feedback we have received so far?

- Some policies were updated based on City staff direction.



## Draft 2024 Comprehensive Plan Update: Transportation Element



What stayed the same?

- Most of the goals and policies remained the same, with edits to reduce redundancy.
- Most of the background information on the transportation system has remained the same as the previous draft, with updates where applicable.

What is new in this Draft?

- The introduction and the planning context sections of this element were condensed significantly to reduce redundancy.
- The previous plan's transportation vision section was redundant with the goals and policies of the element, so it was removed.
- The transportation system inventory and background information sections were updated with new information where applicable.
- Policies were updated, and some new policies were added, to include equity considerations and to comply with regional and state planning requirements.
- The maps have been updated and new photos added.

How does this Draft respond to feedback we have received so far?

- We incorporated community feedback on wanting more sidewalks.

## Draft 2024 Comprehensive Plan Update: Parks, Recreation, and Open Space Element



What stayed the same?

- Many of the existing goals and policies remained the same, with light edits for clarity and to reduce redundancy.

What is new in this Draft?

- The introduction of this element was condensed to reduce redundancy.
- The previous plan's parks vision section was redundant with the goals and policies of the element, so it was removed.
- Policies were updated, and some new policies were added, to include equity considerations and to comply with regional and state planning requirements.
- The parks facilities map has been updated, and new photos added.

How does this Draft respond to feedback we have received so far?

- We have incorporated community feedback on dog parks and the swimming pool into the plan.

## Draft 2024 Comprehensive Plan Update: Capital Facilities Element



What stayed the same?

- Most of the capital facilities inventory and background information has stayed the same.
- Many of the existing goals and policies have stayed the same.

What is new in this Draft?

- The introduction of this element was condensed to reduce redundancy.
- The previous plan's capital facilities vision section was redundant with the goals and policies of the element, so it was removed.
- Policies were updated, and some new policies were added, to include equity and climate change considerations, and to comply with regional and state planning requirements.
- The element was reorganized to improve readability and consistency with the other elements of the plan; the inventory of public facilities was moved to the end of the element so the goals and policies could be the focus of the element.
- New photos were added.

How does this Draft respond to feedback we have received so far?

- Some of the background text and policies were updated based on City staff direction.

## Draft 2024 Comprehensive Plan Update: Utilities Element



What stayed the same?

- Most of the utilities inventory and background information has stayed the same, with edits and updates made where appropriate.
- Many of the existing goals and policies have stayed the same.

What is new in this Draft?

- The introduction of this element was condensed to reduce redundancy.
- The previous plan's utilities vision section was redundant with the goals and policies of the element, so it was removed.
- Policies were updated, and some new policies were added, to include equity and climate change considerations and to comply with regional and state planning requirements.
- The maps were updated, and new photos were added.

How does this Draft respond to feedback we have received so far?

- Some of the background text and policies were updated based on City staff direction.



## Draft 2024 Comprehensive Plan Update: Climate Resilience Element



What stayed the same?

- This element is brand new and was drafted to comply with HB 1181 (2023) that requires comprehensive plans under the Washington State Growth Management Act (GMA) include a Climate Element.

What is new in this Draft?

- The GMA requires a climate element be created as part of HB 1181, this element was drafted to include both a climate resilience and a greenhouse gas mitigation sub-element.
- Many of the goals and policies in this element draw from existing policies from other elements of the comprehensive plan. Some edits were made to these policies to strengthen their climate impact and better address climate guidance from the Department of Commerce.
- Several new policies were drafted for this element based on guidance from the WA Department of Commerce and best practices.
- A brief overview, analysis, and background information for this element can be found in Appendix D.

How does this Draft respond to feedback we have received so far?

- We have not received much feedback on this element yet.

**We need your help. Please provide feedback on the Draft Public Plan  
to make sure we are on the right track.**

As you review, try to answer the following questions:

- Most Importantly: Do the goals and policies move us closer to the Vision for Fircrest?
- Thinking about the Element as a whole: Do the goals and policies address the right balance of topics? Are there any topics that have been left out?
- Thinking about specific goals or policy language: Is there goal or policy language that doesn't make sense to you? Flag the goals or policies that you think could be re-written using more plain language.



A VISION FOR FIRCREST

*Proposed Vision:*

Fircrest treasures its walkable and forested environment, its peaceful and quiet nature, while embracing a variety of more housing choices for all people.

Fircrest is a unique community in the region. We will remain safe, resilient, flexible, and connected to our neighbors.

We value community spaces and events that bring us together.



## 2024 DRAFT COMPREHENSIVE PLAN PUBLIC FEEDBACK FORM

### About the Plan...

Based on City-wide feedback, the City is updating the Fircrest Comprehensive Plan. The draft Plan is available for public review.



Both the plan and this survey are available at the lobbies of City Hall and the Community Center.

Fircrest City Hall  
115 Ramsdell Street  
Fircrest, WA 98466  
M-F 8 am to 5 pm

Roy H. Murphy Community Center  
555 Contra Costa Avenue  
Fircrest, WA 98466  
M-F 8 am to 9 pm  
Sa-Su 9 am to 5 pm

## About the Plan...(Continued)

It's a big document, with nine (9) unique Elements (or Chapters). Each individual Element contains Goals, and Policies to meet those Goals. You may provide feedback on each Element, or just the ones you care the most about.

## About the Vision Statement...

At the center of the 2024 Draft Comprehensive Plan is the Draft Vision Statement which is shown below.



A VISION FOR FIRCREST

### *Proposed Vision:*

Fircrest treasures its walkable and forested environment, its peaceful and quiet nature, while embracing a variety of more housing choices for all people.

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## About the Vision Statement...(Continued)

Much like the planets in the solar system revolve around the sun, the nine (9) Elements also revolve around the Vision Statement.

(1) Introduction

(2) Community Development

(9) Climate Resilience

(8) Utilities

(3) Land Use



A VISION FOR FIRCREST

*Proposed Vision:*

Fircrest treasures its walkable and forested environment, its peaceful and quiet nature, while embracing a variety of more housing choices for all people.

(7) Capital  
Facilities

Fircrest is a unique community in the region. We will remain safe, resilient, flexible, and connected to our neighbors.

(4) Housing

We value community spaces and events that bring us together.

(6) Parks, Recreation, and Open Space

(5) Transportation

## How do I provide feedback?

As you review, try to answer the following questions:

- Most Importantly: Do the goals and policies move us closer to the Vision for Fircrest?
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- Thinking about specific goals or policy language: Is there goal or policy language that doesn't make sense to you? Flag the goals or policies that you think could be re-written using more plain language.
- If you need more space than what is provided to respond to a question, feel free to use the back of the page which is left blank.

**GET READY... GET SET... GO!**



Did we get the Vision Statement right?

Question 1 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

Do the goals and policies in the Introduction support the Vision Statement?

Question 2 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

Do the goals and policies in the Community Development element support the Vision Statement?

Question 3 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

BLANK PAGE FOR ADDITIONAL ROOM FOR COMMENT RESPONSES  
(IF NONE, SKIP TO FOLLOWING PAGE)

Do the goals and policies in the Land Use element support the Vision Statement?

Question 4 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

Do the goals and policies in the Housing element support the Vision Statement?

Question 5 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

Do the goals and policies in the Transportation element support the Vision Statement?

Question 6 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

BLANK PAGE FOR ADDITIONAL ROOM FOR COMMENT RESPONSES  
(IF NONE, SKIP TO FOLLOWING PAGE)

Do the goals and policies in the Parks, Recreation, and Open Space support the Vision Statement?

Question 7 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

Do the goals and policies in the Capital Facilities support the Vision Statement?

Question 8 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

Do the goals and policies in the Utilities support the Vision Statement?

Question 9 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

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(IF NONE, SKIP TO FOLLOWING PAGE)



Do the goals and policies in the Climate Resilience support the Vision Statement?

Question 10 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

What are we missing? Do you have any other feedback to share?

Question 11 of 13

- ☐ Yes
- ☐ No
- ☐ Other (Please Describe)

How satisfied are you with the City's efforts in public outreach?

Question 12 of 13

- ☐ Extremely Satisfied
- ☐ Satisfied
- ☐ Somewhat Satisfied
- ☐ Dissatisfied
- ☐ Extremely Dissatisfied
- ☐ Other (Please Describe)

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(IF NONE, SKIP TO FOLLOWING PAGE)

Would you like to leave your contact information to stay involved and receive future alerts? If no, please skip.

Question 13 of 13

Name

Address

Email

Phone  
Number

Thank you for taking the time to complete this survey!



Completed surveys can be dropped off at City Hall or the Community Center and returned to Mark Newman, Community Development Director.

Your submission has been received! Once all responses have been analyzed, we will reach out in the future with our analysis and next steps for recommendations.



# Welcome

Submit Your Feedback on the 2024 Draft Comprehensive Plan

START →

## About the Process...

Updating the 2024 Comprehensive Plan is a two-year process which started in January 2023 and will end in December 2024. Please see the project timeline below for each year.

### 2023 Comprehensive Plan Timeline

## 2023



FINISH AND MOVE TO THE NEXT  
SLIDE →

## About the Plan...

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Fircrest, WA 98466  
M-F 8 am to 5 pm

← PREVIOUS

FINISH AND MOVE TO THE NEXT  
SLIDE →

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← PREVIOUS

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Much like the planets in the solar system revolve around the sun, the nine (9) Elements also revolve around the Vision Statement.

(1) Introduction

(2) Community Development

(9) Climate Resilience

(8) Utilities



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(3) Land Use

(4) Housing

(6) Parks, Recreation, and Open Space

(5) Transportation

← PREVIOUS

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## How do I provide feedback?

As you review, try to answer the following questions:

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**GET READY... GET SET... GO!**



← PREVIOUS

FINISH AND MOVE TO THE NEXT  
SLIDE →



Did we get the Vision Statement right?\*

Question 1 of 13

☐ Yes

☐ No

☐ Other (Please describe)

← PREVIOUS

FINISH AND MOVE TO THE NEXT  
SLIDE →

## Introduction

Do the goals and policies in the Introduction support the Vision Statement?

*Question 2 of 13*

☐ Yes

☐ No

☐ Other (Please describe)

← PREVIOUS

FINISH AND MOVE TO THE NEXT  
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## Community Development

Do the goals and policies in the Community Development element support the Vision Statement?

*Question 3 of 13*

☐ Yes

☐ No

☐ Other (Please describe)

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## Land Use

Do the goals and policies in the Land Use element support the Vision Statement?

*Question 4 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

← PREVIOUS

FINISH AND MOVE TO THE NEXT  
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## Housing

Do the goals and policies in the Housing element support the Vision Statement?

*Question 5 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

← PREVIOUS

FINISH AND MOVE TO THE NEXT  
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## Transportation

Do the goals and policies in the Transportation element support the Vision Statement?

*Question 6 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

← PREVIOUS

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## Parks, Recreation, and Open Space

Do the goals and policies in the Parks, Recreation, and Open Space element support the Vision Statement?

*Question 7 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

← PREVIOUS

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## Capital Facilities

Do the goals and policies in the Capital Facilities element support the Vision Statement?

*Question 8 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

← PREVIOUS

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## Utilities

Do the goals and policies in the Utilities element support the Vision Statement?

*Question 9 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

← PREVIOUS

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## Climate Resilience

Do the goals and policies in the Climate Resilience element support the Vision Statement?

*Question 10 of 13*

☐ Yes

☐ No

☐ Other (Please Describe)

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What are we missing? Do you have any other feedback to share?

Please enter below

Question 11 of 13

|

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FINISH AND MOVE TO THE NEXT  
SLIDE →

How satisfied are you with the City's efforts in public outreach?

Slide left or right.

Question 12 of 13



← PREVIOUS

FINISH AND MOVE TO THE NEXT  
SLIDE →

Would you like to enter your contact information to keep  
involved?

If no, skip and move to the next slide.

First and Last Name

← PREVIOUS

FINISH AND MOVE TO THE NEXT  
SLIDE →

Please verify that you are human\*

Question 13 of 13



I am human



hCaptcha  
Privacy - Terms


← PREVIOUS

SUBMIT AND FINISH



# Thank You!

Your submission has been received! Once all responses have been analyzed, we will reach out in the future with our analysis and next steps for recommendations. If you need to change your answer, click on the button below.

 [Edit Submission](#)



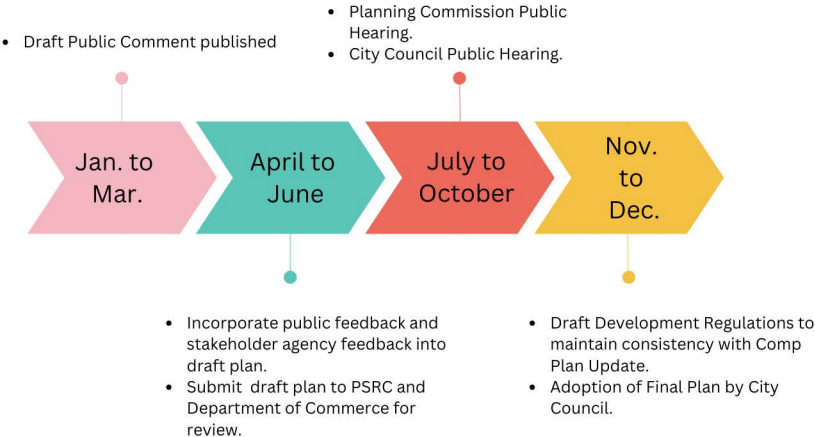
# 2023 Comprehensive Plan Timeline

# 2023



# 2024 Comprehensive Plan Timeline

2024





## Whittier Elementary School Meeting with Parametrix – 1/24/24

### Meeting Notes

#### Project Management

- We can meet as-needed once a month until the procurement process kicks-off around late November 2024.
- Jeremy Wooley may be the designated PM from Parametrix. TPS will make the final determination of that assignment in Q4 of 2024.
- TPS will serve as lead agency for SEPA.

#### Public Engagement

- TPS has a robust public participation and engagement plan led by Stacy Page who is the Public Information Officer. The plan will conform to [RCW 36.70A.035](#) and [FMC 22.07](#).
- TPS will publish a monthly (more often at specific times of the development process) on their website and make sure City staff receives those so that they can be placed on City social media, webpages, and in newsletters.
- Parametrix will do a quick update presentation to City Council or Planning Commission in Summer 2024 to prepare them for the project kick-off in November 2024.
- The Whittier rebuild may also be a standing agenda item during the School Board Meeting starting in November 2024 and the public is welcome to come and ask questions on the progress.
- Swing school data is provided on the project schedule tracking sheet from the City Council study session. Whittier students would attend McKinley starting in September 2025 and would return to the new Whittier in September 2027.
- TPS will consider the public comment idea to use the Roy H. Murphy Community Center for parent-teacher conferences during the McKinley swing phase from Fall 2025 to Fall 2027.
- TPS will commit to a public open house at the Community Center at a date in the future between the Design Phase and the Construction phases which will include a PowerPoint presentation and all design alternatives on easel boards where the public can come and view them and comment them in a charrette format.
- TPS will have a construction webcam for the public to monitor the progress.

## Design-Build

- The Design Build construction phases are all listed out here:  
<https://www.tacomaschools.org/departments/pc/construction-process/construction-phases>.
- The procurement process for selecting the design build firm will include:
  - RFQ
  - SOQ
  - Interviews
  - Selection of Proposal based on score from the RFQ scoring rubric.
- The site development 65% plans and technical reports (geotechnical, drainage) will help inform the architectural design and the proposal will involve several design alternatives to be presented to the public as discussed above.
- As part of the design process, the design build team will be reviewing the possibility of saving the shell of the rear building addition where the basketball hoops are located to avoid having to surcharge the slope. If that rear addition can be saved and meets today's seismic requirements, the money saved from the project will be refunneled back into the school to add additional items from the wish list to benefit the students.
- As part of the design process, TPS will provide data on where students are coming from to show traffic patterns that create congestion in the neighborhood.

**From:** [King, Alicia \(COM\)](#)  
**To:** [Mark Newman](#)  
**Subject:** City of Fircrest - Roy H. Murphy Community Center- INTENT TO AWARD WASHINGTON EV CHARGING GRANTS (WAEVCP)  
**Date:** Wednesday, January 24, 2024 2:06:22 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
**Importance:** High

**INTENT TO AWARD WASHINGTON EV CHARGING GRANTS (WAEVCP)**

Dear City of Fircrest,

While we know you are excited, please **do not make this information public and keep the information embargoed** until after Governor Jay Inslee and Department of Commerce Director Mike Fong make a public announcement. Please do not make any of this information public until **February 1, 2024**.

In response to your application for the WAEVCP grant, we are pleased to inform you that your application has been carefully reviewed, and your request for this funding, in the amount of \$22,500.00, has been approved. Please note the funding is by site and the charger types identified in the application.

**Sites that are awarded with total award amount:**

Lead Applicant	SITE IDENTIFIER	County	SITE TYPE Category	Site Sub Type	Final Score	L2 Multi Family Award 100%	L2 Fleet/Workplace Award 75% or Tribe 100%	Public Level 2 Award 75% or Tribe 100%	Public DCFC Award 75% or Tribe 100%	Total Award
CITY OF FIRCREST	SITE #1	Pierce	PUBLIC	OTHER PUBLIC FEDERAL, STATE, LOCAL GOVERNMENT	74			22,500.00	-	22,500.00

**Please note, even though this notice is an intent to award, do not incur any expenses before Commerce's signature on the contract.**

The contract and additional documents for this award will be sent next week. Due to the number of contracts we have to issue, it may take up to 10 days to get you your draft contract. I will be the primary contact for your contract and through the implementation and reporting. Please let me know if you have any questions.

I am looking forward to working with you and your site implementers.

***Please let us know if this will be acceptable.***

Thank you,

Alicia King | Grants Specialist  
Clean Transportation | Washington State Department of Commerce  
1011 Plum Street  
PO Box 42525  
Olympia, WA 98504  
Office: 360-725-5021

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