



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, MAY 7, 2024
6:00 P.M.**

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

Pg. #

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. Motion to Excuse Absent Planning Commissioners

4. APPROVE OF THE AGENDA

5. APPROVAL OF THE MINUTES

A. None (Refer to Item #9A)

6. CITIZEN COMMENTS (FOR ITEMS NOT ON THE AGENDA)

(Please state your name and address for the record and refer to the Rules and Decorum laminated sheet at the dais and table.)

7. PUBLIC HEARING

A. None

8. UNFINISHED BUSINESS

A. None

9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

A. Assistant Planner/Permit Coordinator Recruitment Update

10. NEW BUSINESS

A. Planning Commission Vacancy in June 2024/Proclamation Honoring Sarah Hamel

B. [Housing and Land Use Elements Discussion](#)

[2](#)

C. [Middle Housing Project Charter and Public Participation Plan](#)

[14](#)

D. [Puget Sound Regional Council Review Letter](#)

[20](#)

E. [PSE Utility Model Language](#)

[26](#)

F. [Pierce County Food/Yard Waste Toolkit](#)

[35](#)

11. FUTURE BUSINESS

A. June 15, 2024 – Joint Study Session for Middle Housing Presentation

B. July 8, 2024 – Pierce Transit Destination 2045 Long Range Plan (LRP)

C. July 8, 2024 – Department of Commerce Draft 2024-2029 State Homeless Housing Strategic Plan

D. July 8, 2024 – Four Corners/Thriving Communities

12. ADJOURNMENT



Mary Connolly



How? (Or, address in housing element.)

November 20, 2023, 3:16 PM

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.

Commented [EL57R56]: Agreed. Having something akin to "incentivize" or referencing the Housing Element is preferred.

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.

Commented [EL61]: Similar to previous statement. "Encourage" does not invoke much action following the adoption of the comp plan.

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

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.

NEW LU-2.2

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, [but not limited to](#):

- *Providing variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more.*
- *Minimizing significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents.*
- *Promoting compatibility with Fircrest's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized.*
- *Emphasizing features existing single-detached dwellings, such as pitched roofs, single points of entry and substantial window trim, as part of missing middle housing.*

Policy LU-2.3

Promote compatibility between land uses by minimizing uses with adverse impacts, including as noise, vibration, smoke, and by providing effective transitions between land uses. This can be achieved through gradually stepping up building heights, screening, and increased landscaping buffers.

Community Facilities and Services

A well-functioning community depends on the availability of and equitable access to a variety of community facilities and services. Schools, libraries, and facilities for enjoying recreation and art are essential to the social and cultural vibrancy of the community. The health of the community depends on the availability of safe drinking water, adequate wastewater collection, sustainable stormwater management, a coordinated public safety system, access to healthy food, and opportunities for active living.

Goal LU-3: Provide community facilities and services commensurate with the needs of the community.

Policy LU-3.1

Provide needed facilities that serve the public such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation, and utilities.

NEW Policy LU-3.2

Ensure that these facilities are located in a manner that is compatible with the Future Land Use Map. When facilities are not provided within the community, provide alternative means of support for their services.

NEW LU-3.3

Prioritize providing access to a public library, through either partnership with the City of Tacoma or Pierce County library system, or by identifying opportunities to establish a local Fircrest library.

Commented [EL67]: Why not just state "Provide access..."?

Policy LU-3.4

Incorporate consideration of physical health and well-being into local decisions through locating, designing, and operating public facilities. Examples of this include facilities that:

- Use building and development practices that provide long-term benefit to the community.

Policy LU-5.1

Accommodate and encourage a wide range of housing types to meet the needs of community members through various life stages.

Policy LU-5.2

Expand housing choices, with an emphasis on such as missing middle housing, to enable residents to remain living in the community as their housing needs or preferences change over time, and to attract new residents to the community.

Policy LU-5.3

Encourage detached and attached single-family dwellings, cottage housing, live-work units, multi-family dwellings, and middle housing options including (e.g. townhomes) and units located within vertical mixed-use buildings, accessory dwelling units, residential care facilities for those who are unable to maintain independent living arrangements, and other innovative housing that is compatible with the type and scale of surrounding residential development.

Policy LU-5.4

Allow manufactured homes in low density residential areas, subject to applicable federal and state siting requirements and local health and safety regulations.

Policy LU-5.5

Provide for a range of residential densities based on existing development patterns, community needs and values, proximity to facilities and services, immediate surrounding densities, and protection of natural environmental features.

Policy LU-5.6

Encourage innovation in site and building design in and adjacent to critical areas in accordance with Comprehensive Plan goals and policies. For example, clustering of units outside of critical areas and associated buffers may be permitted provided that overall density of a site does not exceed the maximum allowable dwelling units per acre. Appropriate buffering, design features, and amenities must be included in all innovative designs.

NEW Policy LU-5.7

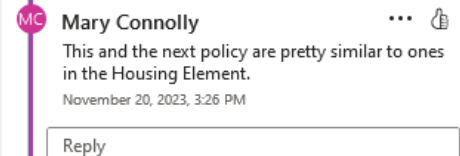
Enhance and complement the existing human scale of residential neighborhoods.

Policy LU-5.8

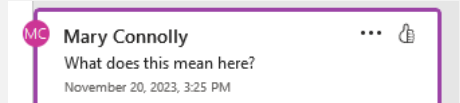
Implement form-based codes and mixed-use zoning to achieve increased residential density in mixed-use and multifamilymulti-family areas near arterials and transit hubs, for example the 19th and Mildred area, to accommodate expected population and employment growth.

Policy LU-5.9

Ensure residential infill development is compatible with surrounding development in terms of scale, form, relationship to the street, and other design elements. Buffers, landscaping, and building design and placement that should blend with the neighboring community to enhance the transition between different densities and land uses. MultifamilyMulti-family design standards and guidelines should be implemented to support this objective.



Commented [EL74R73]: Agreed.



Commented [EL76R75]: Agreed. More detail on what this would mean.

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 its 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

Encourage a mix of retail, office, service, and residential uses in mixed-use and neighborhood commercial areas.

Commented [EL81]: Incentivize?

Policy LU-6.13

Encourage the redevelopment of vacant and underutilized sites to the highest and best use allowed under the City's development regulations. Prioritize infill development and the expansion of existing facilities.

Policy LU-6.14

Encourage culturally enriching uses such as libraries, bookstores, galleries, museums, and theaters in mixed-use areas.

Policy LU-6.15

Protect residential areas and public gathering places such as parks, schools and churches, and neighborhood commercial areas from the negative impacts of "adult" business and entertainment establishments.

-IMAGE PLACEHOLDER-

Essential Public Facilities

Essential public facilities of a local, statewide, or regional nature may range from schools and fire stations to jails, work release facilities, state prisons, airports, and sewage treatment facilities. Some public facilities are controversial and difficult to site because of real and/or perceived impacts. The GMA requires that local comprehensive plans include a process for identifying and siting essential public facilities. The City of Fircrest does not have any existing essential public facilities within its incorporated boundary and does not anticipate the addition of essential public facilities in the near future.

Goal LU-7: Allow essential public facilities in locations appropriate for the services provided and the people served, and where they fit in with the natural features of the surrounding development, land, and vegetation.

Policy LU-7.1

Administer a process to site essential public facilities that is consistent with the Growth Management Act and Countywide Planning Policies and that adequately considers impacts of specific uses.

Policy LU-7.2

Enable small public facilities intended to serve a few neighborhoods, such as neighborhood parks, drainage facilities, and electric transformer boxes within a neighborhood.

Policy LU-7.3

Locate public facilities intended to serve the entire city, such as community parks, schools, government offices, and similar facilities, to provide convenient and equitable access for residents who must frequent them, prioritizing historically underserved communities. Large

-IMAGE PLACEHOLDER-

Interjurisdictional 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 SSHAP, Thriving Communities, Pierce County Growth Management Coordinating Community, and Puget Sound Regional Council.

Policy LU-13.2

Support the development of interjurisdictional 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

Work with adjacent jurisdictions to identify and protect natural habitat networks that cross jurisdictional boundaries. Networks should link large, protected, or significant blocks of 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

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

Commented [EL93]: Would this be the section that we would also reference planning with other housing agencies (i.e. Tacoma Housing Authority and Pierce County HA) as they have equal jurisdiction in Fircrest?

- **Preservation of Housing** - A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options such as duplexes, triplexes, and townhomes.
- **Housing Land Capacity Analysis** - A demonstration that sufficient land capacity exists to accommodate: government-assisted housing;; housing for moderate, low, very low, and extremely low-income households;; manufactured housing; multifamily, multi-family housing;; group homes;; foster care facilities;; emergency housing;; emergency shelters;; permanent supportive housing;; and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. (See Housing Appendix)
- **Housing for All Income Segments** - Adequate provisions for existing and projected housing needs of all economic segments of the community. (See Housing Appendix)
- **Policies to Address Racially Disparate Impacts** - Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions. (See Housing Appendix)
- **Policies to Address Displacement Risk** - Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing.

REGIONAL PLANNING CONTEXT

Vision 2050 Multicounty Planning Policies (MPPs)

The overarching goal of Puget Sound Regional Council's VISION 2050 housing policies is for the Puget Sound region to "preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident. The region will continue to promote fair and equal access to housing for all people."

VISION 2050 establishes multicounty planning policies each County must remain consistent with. Vision 2050's housing policies respond to changing demographics and the need to diversify the region's housing supply, increase affordability, achieve a jobs-housing balance, focus housing near transit options, and foster community stability by mitigating displacement. The policies place an emphasis on preserving and expanding housing affordability and offering healthy and safe home choices for all the region's residents, while recognizing historic inequities in access to a range of housing options for communities of color. Goals and policies in the Land Use, Housing, and Community Character Elements of this Plan address these topics.

Commented [EL100]: Within the Housing Element we should add references to coordination/planning with our local PHAs.

- Over a third of Fircrest's community members spend more than 30% of their household income on housing. Additionally, 10% of renter households spend more than 50% of their income on housing costs.

GOALS AND POLICIES

This Element contains the housing 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 and policies that are cross-referenced in the Climate Resilience element are indicated with parentheses following the goal or policy number.

Neighborhood Vitality

These policies intend to ensure the longevity, quality, and vitality of existing residential neighborhoods.

Goal H-1: Preserve and enhance existing residential neighborhoods.

Commented [EL113]: "Support and incentivize..."

Policy H-1.1

Effectively implement zoning regulations, including design standards and guidelines, to support the stability of established residential neighborhoods.

Policy H-1.2

Encourage repair and maintenance of existing housing to ensure safe and naturally affordable housing supply. The City should provide community members with information on assistance programs for repair and maintenance.

Commented [EL115]: "Support"

Policy H-1.3

Encourage residential development in areas that are already adequately served by utilities and transportation.

Commented [EL117]: Incentivize

Policy H-1.4

Support and protect vulnerable households by exploring or promoting tenant protection policies, programs, and tax incentives. For example, provide community members with information on Pierce County's tax deferral program for senior citizens and people with disabilities.

Housing Choice

The policy intent is to promote a wider range of housing choices to meet the needs of a diverse and changing population, especially housing types that help meet the needs for more affordable housing.

Goal H-2: Achieve a mix of housing types to meet the needs of diverse households at various income levels.**Policy H-2.1**

Develop strategies that Support housing innovation, using appropriate incentives, to meet Fircrest's needs for housing affordability and diversity for a variety of household sizes, incomes, types, and ages. Examples of innovative housing may include, but are not limited to: cottage housing, small lot development, live/work units, condominiums in vertical mixed-use buildings, and cluster housing.

Policy H-2.2

Direct incentives that Encourage increased residential density in mixed-use and multi-family zones, especially those located within the 19th and Mildred area, subject to compliance with appropriate form-based code standards and design guidelines. Prohibit new detached single-family development in these areas to promote more intensive use of mixed-use and multi-family properties.

Policy H-2.3

Facilitate development of accessory dwelling units (ADUs) and duplexes in conjunction with single-family attached structures, to promote housing choice and opportunities to age in place.

Policy H-2.4

Allow manufactured homes in all zones where detached single-family residential development is permitted.

Policy H-2.5

Prevent discrimination and encourage fair and equitable access to housing for all persons in accordance with state and federal law.

Commented [EL123]: Do we have data on "unique" HHs? How many properties are owned by corporations?

Commented [EL131]: Should this be more prescriptive? Design standards/expedited permitting options.

Commented [EL133]: How to "prevent"? Detail more descriptive actions.

Housing Affordability

The City intends to increase affordable housing stock, consistent with Countywide Planning Policies (CPP). Housing is considered "affordable" when a household spends 30% or less of their income on housing. Communities that offer a range of housing types and affordability provide more opportunity for families and individuals to live where they choose. Fircrest residents expressed their desire for their community to be a place where workers can live near their jobs, older family members can continue to live in the communities where they raised their families, and younger adults can establish new households.

Goal H-3: Ensure housing types and capacity for housing affordable to all economic segments of the population, including for moderate-, low-, very low-, and extremely low-income households.**Policy H-3.1**

Coordinate with the County to determine the housing unit need for housing affordable for all economic segments of the population, both existing and projected for its jurisdiction over the

planning period, with special attention paid to the historically underserved and those with special housing needs – consistent with CPP AH3.

Policy H-3.2

Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective – consistent with CPP AH1, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation.

Revised Policy H-3.3

Promote home ownership opportunities for households with various incomes and from different socioeconomic and racial backgrounds.

Policy H-3.4

Ensure sufficient developable capacity for housing unit types affordable to extremely low- to moderate-income households, while balancing existing neighborhood scale and form and the proximity to infrastructure, services, and jobs – consistent with CPP AH3.2.

Policy H-3.6

Support and participate in efforts by the South Sound Housing Affordability Partners (SSHA³P), Pierce County, the Pierce County Housing Authority, and other municipalities in the County to address regional housing planning, design, development, funding, affordability, and housing management.

Policy H-3.7

Meet affordable and moderate-income housing need goals by utilizing strategies that preserve existing, and production of new, affordable and moderate-income housing that is safe and healthy. Techniques to preserve existing affordable and moderate-income housing stock may include repair, maintenance, and/or rehabilitation and redevelopment to extend the useful life of existing affordable housing units.

NEW Policy H-3.8

Explore state funding opportunities to implement housing preservation programs to reduce displacement pressures and preserve existing affordable housing stock, including consideration of non-traditional forms of home ownership. Examples may include, but are not limited to, the Housing Trust Fund, and federal subsidy funds such as Community Development Block Grant, HOME Investment Partnership, and other sources to implement housing preservation programs.

Policy H-3.9

Consider the availability and proximity of public transportation, governmental and commercial services to support connections between housing and jobs and services.

Policy H-3.10

Provide incentives like density bonuses to developers and builders of affordable housing for moderate- and low-income households.

Commented [EL140]: If we don't use actual numbers, then use descriptive language to detail our gap in housing units compared to need.

Commented [EL143]: "Develop policies and programs for..."

Commented [EL144]: Why not highlight/focus on low/moderate income households? High income populations don't have a problem finding homes in our community.

Commented [EL148]: Isn't this the same as H-3.1? Or should we combine?

Commented [EL149]: Tacoma Housing Authority has equal jurisdiction as PCHA and more development/funding opportunities.

Commented [EL151]: Either just say affordable, or add extremely low to moderate income to encompass all levels you're referring to.

Commented [EL152]: Strategies vs. Techniques?

Commented [EL154]: "Develop programs and policies that take advantages of..."

Commented [EL157]: Incentivize?

Commented [EL158]: Referring to the "affordability" comment earlier. Try to be inclusive of all income bands (e.g. very low income)

Policy H-3.11

Consider inclusionary zoning measures or other creative regulatory measures, such as a Multi-Family Tax Exemption (MFTE) program or other incentives and bonuses, as a condition of major rezones and development.

Policy H-3.12

Collaborate with Pierce County and other municipalities and entities in the County to cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households.

Commented [EL161]: THA?

NEW Policy H-3.1312

Explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing consistent with CPP AH4.3.

Commented [EL163]: "Utilize revenue to develop/incentivize..."

Policy H-3.1413

Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing – consistent with CPP AH5. This includes exploring options such as Community Land Trusts (CLTs) dedicate or make available below market rate surplus land for affordable housing projects consistent with.

Policy H-3.1514

Periodically monitor and assess the City's success in meeting housing needs to accommodate its 20-year population allocation. This may be conducted with in collaboration and coordination with countywide and regional monitoring efforts. This may include comparing and reviewing the quantity of affordable housing units created, preserved, or rehabilitated within Fircrest over time.

NEW Policy H-3.1615

Consider establishing minimum densities for future subdivision development within its single-family districts to help ensure that such development is generally consistent with the density assumptions relied upon for the City's 20-year population and housing allocations.

Commented [EL167]: Low density residential? With the middle housing laws coming on-board, we should be sure to include those items.

Policy H-3.1716

Identify, amend, and streamline policies, codes, and procedures to eliminate barriers to affordable housing opportunities.

Commented [EL168]: "Targets"

Policy H-3.1817

Craft and implement regulations and procedures to increase certainty and predictability to applicants and the community-at-large. This minimizes unnecessary time delays in the review of residential permit applications, while still maintaining opportunities for public involvement and review.

Commented [EL171]: Isn't it assumed that we are generally trying to reduce delays in permitting? Rather, should we focus on reducing delays for affordable/middle housing development?

Policy H-3.1918

Improve social, emotional, and mental wellness by supporting residential stability and efforts to improve the ability of residents to live independently in affordable, accessible, and service-enriched housing.

-IMAGE PLACEHOLDER-

Special Needs Housing

Special needs housing means supportive housing opportunities for populations with specialized requirements, such as the physically and mentally disabled, the elderly, seniors, people with medical conditions, the homeless, victims of domestic violence, foster youth, refugees, and others. The policy intent is to support cooperative efforts to help meet the needs of an increasing number of citizens who require such housing.

Goal H-4: Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.

Policy H-4.1

Work with agencies, private developers, and nonprofit organizations to locate housing in Fircrest intended to serve Fircrest's special needs populations, particularly those with challenges related to age, health or disability.

Policy H-4.2

Encourage and support the development of emergency, transitional and permanent housing with appropriate on-site services for persons with special needs.

Policy H-4.3

Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations.

Policy H-4.4

Encourage the provision of a sufficient supply of special needs housing – consistent with CPP AH3.3. Such housing should avoid the creation of significant impacts from inappropriate scale and design. Some clustering of special needs housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

Policy H-4.5

Ensure development regulations allow for and have suitable provisions to accommodate a sufficient supply of housing opportunities for special needs populations in Fircrest.

Policy H-4.6

Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in.

Policy H-4.7

Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

Policy H-4.8

Commented [EL173]: We should consider calling out specifically "Young Adult Homes". The traditional AFH can be difficult for young adults, or non-seniors, to accommodate.

Commented [EL176]: What does "encourage" mean here?

Commented [EL182]: Each should call out the need to develop actionable policies.

City of Fircrest

Middle Housing Code Project

Draft: April 18, 2024

Background

In 2022, the Washington State Legislature passed [House Bill \(HB\) 1220](#), amending the Growth Management Act (GMA) housing element requirements in RCW 36.70A.070(2). Instead of solely providing enough capacity to support the population target, jurisdictions are now required to include comprehensive plan policies focused on “...development of housing, including single-family residences, and... duplexes, triplexes, and townhomes.” These housing types are often referred to as “Middle Housing.” Land capacity to accommodate growth must account for a variety of housing types for people making different incomes, influencing housing targets allocated to the City.

In 2023, the Washington State Legislature passed [HB1110](#) and [HB1337](#), housing bills requiring Washington jurisdictions to permit new housing types in residential areas that were formerly primarily single-family. These bills require the City of Fircrest to permit redevelopment of lots within residential areas for middle housing. Implementing new requirements under HB 1110 will directly assist in meeting these new GMA Housing Element requirements.

This Project is anticipated to be complete in the beginning of 2025, before the deadline to complete the 2025 Comprehensive Plan Periodic Update. Our team will work diligently towards meeting this deadline understanding that elements of the Comprehensive Plan update process may have an impact on the schedule for the implementation of HB 1110.

Project Approach and Outcomes

The Project team is focused on creating a Middle Housing Code that will implement the goals required in HB1110, while maintaining alignment with the goals of the City of Fircrest. This can be difficult as the goals and overall vision for the future of Fircrest is likely to be different when talking with different residents and other stakeholders. Our team will help the City navigate that discussion and the resulting code and policy recommendations through early and proactive community outreach, including using tools and methods to determine priorities amongst different concepts and goals that the community determines are important.

The City will have local choices to make on how implementation of HB1110 requirements will occur. Our team will describe those choices and work through the different options with the City through a lens of local context in Fircrest. Additionally, it will be important to ensure that alignment with City goals stay current with the ongoing Comprehensive Plan Update process and align with the concerns of the public. The scope of work clearly identifies the tasks and deliverables needed to complete this project. The first step is to review existing code and policies and identify necessary code and comprehensive plan policy amendments related specifically to the implementation of HB 1110. From there, we can develop new and revised regulations.

Project Deliverables

Tasks	Deliverables
Task 1 – Project Kick Off and Ongoing Coordination	<ul style="list-style-type: none"> • Kick Off Meeting • Draft and Final Project Charter • Proposed bi-weekly coordination meetings
Task 2 – Public Participation Plan and Community Engagement	<ul style="list-style-type: none"> • Public Participation Plan • Community Engagement Survey
Task 3 – Review of Existing Documents	<ul style="list-style-type: none"> • Summary report of findings • Bookends table and summary to outline various overall options for HB 1110 implementation
Task 4 – Draft and Final Housing and Land Use Elements Amendments	<ul style="list-style-type: none"> • Draft housing and land use policy amendments • Summary table defining the purpose of amendments • Response to public comments on proposed policy changes • Preparation of materials for meetings and hearings • Preparation of final housing and land use policy amendments
Task 5 – Draft and Final Housing Regulations	<ul style="list-style-type: none"> • Draft code amendments • Summary table defining purpose of amendments • Response to public comment on proposed policy changes • Final code amendments
Task 6 – Planning Commission and City Council Meetings	<ul style="list-style-type: none"> • Attendance (in person or virtual) at up to two Planning Commission and/or City Council meetings • Memorandums for packets and PowerPoint presentations

Drafts for project deliverables will be produced so the City can provide comments and feedback before public drafts are produced. City feedback from different departments should be consolidated into one set whenever possible.

Project Organization

Successful projects are built on strong communication and organization. Following the project kickoff meeting, the following strategies were developed by the Consultant team and City staff to build effective project organization and management:

Regular Project Team Check-Ins

We recommend bi-weekly check in-meetings between City staff and the Consultant team. Nick Chen and Ben Felstein from the Consultant team and Mark Newman from the City are expected to attend the bi-weekly check-in meetings.

Consultant/City Communication

The project manager and primary contact for the consultant team is Nick Chen. Mark Newman is the project manager and primary contact for the City of Fircrest. Given the small nature of the team, emails should generally include all members of the team, including Mark Newman, Nick Chen, Ben Felstein, and any other designees that Mark Newman identifies. If changes occur in staffing, each team will notify the other of new individuals to include during communications.

Roles and Responsibilities

This project charter clearly identifies roles and responsibilities of all members of the project team, including the consultant and City staff. As Project Manager for the consultant team, Nick Chen will be responsible for ensuring that tasks, deliverables, and timelines are met and work quality meets client expectations and the tasks as outlined in the scope of work. As Project Manager for the City, Mark Newman will ensure necessary data and task direction are provided, coordination occurs to set meetings and hearings, and that review of draft and final documents prepared by the project team occurs in a timely manner consistent with the project schedule. Project Managers for both teams are the first to be contacted if there are any issues to discuss.

The following tables outline key project personnel and contact information.

City Staff

Name	Title	Contact Information
Mark Newman (Project Manager)	Community Development Director	mnewman@cityoffircrest.net

Consultant Team

Name	Title	Contact Information
Nick Chen (Project Manager)	Project Manager	714-588-0033 Nick.chen@kimley-horn.com
Clay White	Principal in Charge	206-705-8486 Clay.white@kimley-horn.com
Ben Felstein	Planner	206-207-7950 Ben.felstein@kimley-horn.com

Project Schedule

The City of Fircrest received a grant to complete this project. The schedule is designed to meet grant requirements and move the project forward in advance of the Periodic Comprehensive Plan update. Any adjustments to the schedule will be jointly agreed upon by the project managers for this project. This schedule reflects an extension to the draft deliverable due to Commerce as a requirement of the grant, as discussed with City staff.

Project Coordination/Decision Making Process

Our project team will coordinate each deliverable with City staff and it is expected that some individual coordination will need to occur outside of our regular check-in meetings. This includes coordination between departments and between City and consultant teams relating to specific topics. All draft deliverables must be reviewed and approved by the project manager, or the designee assigned by the project manager before being finalized and provided to the City.

Expectations and Keys to Success

Based on the vision set between the Consultant team and City staff during the kickoff meeting as well as best practices from previous projects, the following have been identified as project expectations and keys to success:

- Consistent communication between Consultant and City staff.
- Build trust between City staff/Consultant team and the public in the engagement process.
- Foster meetings that promote open dialogue and sharing of ideas.
- Provide clear, concise and consistent project messaging.
- Provide documents and analysis that are easy to understand for all audiences and provide options for decision makers.
- Consultant team to stay up-to-date on the 2025 Comprehensive Plan Periodic Update.
- Consultant team to stay up-to-date on updates to the implementation of HB110 and HB1337.

Project Risks and Mitigation

Project Schedule

The project schedule is critical to ensure City of Fircrest grant requirements are met. In addition, completing this project on time will allow the City to move forward with its Comprehensive Plan update. To mitigate the risk of the project not meeting the project schedule, we have set up regular check in meetings. These will be utilized to review project tasks and schedule. As part of the schedule, we have discussed engagement methods to engage the community as well as appointed and elected officials early in the process to keep all parties up to date on progress and engaged when feedback is needed.

Communicating Regulation Changes: Strategy - Early and Often

One of the most complex tasks for this project is communicating how proposed updates to policies and codes may impact redevelopment in zones primarily dedicated to single-family detached housing in Fircrest. Depending on the code changes adopted, it is likely that over time, redevelopment will occur on lots currently dedicated to low density residential uses. This will impact residents and property owners and it is important that we listen and clearly communicate why code changes are being proposed and how we are addressing issues of concern. We will work to provide opportunities outside of public meetings and hearings to listen to the community and break down the complex policy and code so the community can fully engage.

We will work with the City of Fircrest to develop materials early on regarding what this project is and what it isn't. In our experience, this helps to keep the conversation focused on what is important and keeps the community more meaningfully engaged throughout the process. We have the ability to build on educational efforts already started by the City through engagement with Planning Commission and

City Council. We will complete an early gap analysis to highlight code changes that may be required and where the City has already addressed HB 1110 requirements. This will narrow the scope, assist with communication, and help highlight how much work has already been done.



Puget Sound Regional Council

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April 17, 2024

Mark Newman, Community Development Director
City of Fircrest
115 Ramsdell Street
Fircrest, WA 98466

Subject: PSRC Comments on City of Fircrest Draft Comprehensive Plan

Dear Mr. Newman,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the City of Fircrest draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for [certification](#) by PSRC once the full plan has been adopted.

We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with [VISION 2050](#) and the Growth Management Act. We encourage the city to work towards a final draft that identifies policies and strategies to support the development of affordable housing throughout the jurisdiction and emphasizes the coordinated investment in the 19th and Mildred Countywide Center. We look forward to continuing to work with you as you complete the Comprehensive Plan Update.

We reviewed the draft plan using the PSRC Plan Review Consistency Tool. Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

Housing

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Identify and begin to undo local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect and areas of disinvestment and infrastructure availability	<p>Analysis of racially disparate impacts, exclusion, and displacement must be included in the draft plan or accompanying housing analysis. Commerce provides guidance on how to approach analysis of racially disparate impacts.</p> <p>For data on Racially Disparate Impacts, see PSRC's Community Profiles and Commerce's RDI Data Toolkit.</p>
Expand the diversity of housing types for all income levels and demographic groups, including low, very low, extremely low, and moderate-income households (MPP-H-2-6, H-9)	The Housing Appendix notes a deficit of projected housing for the 0-30% AMI category. Commerce guidance (see Exhibit 7, p. 19) indicates the need to implement actions to increase capacity if a deficit is identified.
Increase housing supply and densities to meet the region's current and projected needs at all income levels consistent with the Regional Growth Strategy (MPP-H-1)	The Housing Appendix notes a shortfall in housing production in the last ten years. The plan should provide greater detail on the identification of specific barriers and solutions to housing development in Fircrest. Commerce's Adequate Provisions Checklist can help document this work.
Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations and work with communities to develop anti-displacement strategies in when planning for growth (MPP-H-12, H-Action-6)	<p>The plan acknowledges the possibility of displacement as market changes occur. The city should add a policy to identify potential displacement and to implement strategies to reduce and prevent displacement.</p> <p>PSRC's typology of Housing Opportunities by Place and accompanying policy recommendations can be useful tools.</p>

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
<p>Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4)</p>	<p>Goal H-4 and associated policies provide a strong policy support for special needs housing. The Housing Appendix could be improved by including a discussion of the existing and projected need for special needs housing (including permanent supportive housing and emergency housing as well as elder housing).</p> <p>Commerce guidance on Updating your Housing Element can be useful for this process.</p>
<p>Expand housing capacity for moderate density housing, i.e., “missing middle” (MPP-H-9)</p>	<p>The draft comprehensive plan notes several policies related to middle housing. Under HB 1110, cities must adopt compliant development regulations by June 30, 2025. Additional policies to support middle housing would be beneficial to the plan.</p> <p>Refer to Commerce guidance on Planning for Middle Housing.</p>

Transportation

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
<p>Include a 20-year financing plan, as well as an analysis of funding capability for all transportation modes (RCW 36.70A.070(3), RCW 36.70A.070(6)(a)(iv), WAC 365-196-415, WAC 365-196-430, MPP-RC-11-12, T-6, T-15)</p>	<p>The Transportation Appendix must include an estimate of revenues available to the city through the planning horizon and an analysis of the sufficiency of funding resources compared to estimated costs identified.</p> <p>Further guidance on how to address the financial analysis in the plan can be found in the Commerce’s Transportation Element Guidebook, pages 202-212.</p>

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Provide travel demand forecasts and identify state and local system projects, programs, and management necessary to meet current and future demands and to improve safety and human health (RCW 36.70A.070, MPP-T-4-5)	The values used for Travel Forecasting included in the Citywide Land Use Assumptions Table (p. 196) do not match Housing Units (p. 160) or jobs (p. 155). These numbers must agree across plan elements and be substantially consistent with the targets adopted in the Pierce County CPPs .
Develop a comprehensive concurrency program that addresses level-of-service standards for multimodal types of transportation and include implementation strategies (RCW 36.70A.070, RCW 36.70A.108, MPP-DP-52-54)	VISION 2050 calls for multimodal level of service standards, and the Growth Management Act will also require these standards by 2029 (MPP-DP-52-53). PSRC's Transportation Element Guide provides guidance for multimodal level of service standards.
Focus system improvements to connect centers and support existing and planned development as allocated by the Regional Growth Strategy (MPP-RC-7-9, T-7-8, T-15)	The plan would be improved by emphasizing how the proposed short- and long-term transportation investments will support connection to the Countywide Center.
Identify racial and social equity as a core objective when planning and implementing transportation improvements, programs, and services (MPP-T-9)	The plan should include a brief discussion of the locations where mobility barriers may exist and a policy to improve mobility equity. PSRC's Equity Planning Resources for Comprehensive Plans may be a useful tool. As a reminder, Fircrest's ADA Transition Plan must be adopted by 2029.

Public Services

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit, with consideration for climate change, economic, social and health impacts (MPP-PS-18, PS-20, PS-29, DP-11)	The Capital Facilities and/or Utilities elements should acknowledge, and support planned, compact growth, in coordination with Countywide Center development.

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Promote affordable and equitable access of public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities (MPP-PS-2, PS-16, PS-22)	Consider incorporating a discussion and/or visualization of the locations where infrastructure gaps exist, in support of Policy U-1.8.

Environment

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Identify open space, trail, and park resources and needs, and develop programs for protecting and enhancing these areas (MPP-En-11-12, En-15, En-Action-4)	<p>PSRC recommends including a policy and parks level-of-service to provide parks within a 10-minute walk of all residents.</p> <p>PSRC uses the Trust for Public Land's ParkServe mapping tool to identify park gaps, which shows that 79% of Fircrest's residents live within a 10-minute walk of a park.</p>
Protect critical areas, habitat, and water quality and coordinate planning with adjacent jurisdictions, tribes, countywide planning groups, and watershed groups (MPP-En-1, En-6, En-11-12, En-14, En-16, En-Action-3)	The plan should include discussion or a policy ensuring coordination with adjacent jurisdictions on critical area protection.

Climate Change

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Identify and address the impacts of climate change and natural hazards on the region to increase resilience (MPP-CC-7-10, CC-Action-4)	Consider incorporating a broader policy to coordinate emergency management with county, regional, or federal agencies (in addition to the transportation infrastructure identified in Policy T-14.1).

Land Use

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Support inclusive engagement to ensure land use decisions do not negatively impact historically marginalized communities (MPP-DP-8)	Consider including a policy committing to ongoing community engagement opportunities for future land use decision making.

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Jurisdictions with or planning for light rail stations: Support the adoption of subarea plans for light rail station areas (DP-Action-8)	Fircrest should consider strategies to support cooperative planning for the 19 th and Mildred countywide center alongside University Place and Tacoma.

Economy

Plan Review Consistency Tool	PSRC Comment on Fircrest Draft Plan
Identify and enhance industry clusters, including those recognized in the Regional Economic Strategy that provide goods and services for export (MPP-Ec-3, Ec-4)	The plan should provide some background on existing industry clusters as they relate to the plan's economic development policies.
Develop a range of employment opportunities to create a closer balance between jobs and housing (MPP-Ec-18)	Consider including a discussion of the current jobs and housing distribution. The Census Bureau's On the Map tool provides information on commute and employment patterns.

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at <https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources>.

We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6172 or ddixon@psrc.org.

Sincerely,



David Dixon, Associate Planner
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

Energy Equity	
PSE Program	Model Comp Plan Language
Assistance Programs	
<p>PSE's Bill Discount Rate (BDR): Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.</p>	
<p>PSE Home Energy Lifeline Program (HELP): PSE provides qualified customers with bill-payment assistance beyond the Washington state LIHEAP program. Customers do not need to owe a balance on their PSE bill to apply.</p>	
<p>LIHEAP Program: This government program provides financial assistance so eligible households can maintain affordable, dependable utility services and avoid disconnection. PSE can assist with eligibility requirements and applications.</p>	
<p>The Salvation Army Warm Home Fund: Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.</p>	
<p>Payment Arrangements: PSE will work with customers to produce a manageable payment schedule with a realistic timeline for up to 18 months.</p>	<p>Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.</p>
<p>Budget Payment Plan: PSE provides customers with a predictable average monthly payment to reduce bill fluctuation and avoid unplanned high bills during winter heating months.</p>	
<p>Home Weatherization Assistance: This program provides free upgrades for single-family homes, manufactured homes or eligible apartment buildings. Upgrades can include insulation, duct sealing and much more.</p>	
<p>Energy Efficiency Boost Rebates: PSE offers higher rebates on energy-efficient upgrades to income-qualified customers.</p>	
<p>Low-Income Eligible Community Solar: This no cost program enables bill savings of up to \$40 per month for income eligible customers.</p>	

Electric Vehicles	
PSE Program	Model Comp Plan Language
PSE Up & Go EV Charging Programs	

PSE Up & Go Electric for Public: PSE helps organizations easily and affordably install public charging for all EV drivers.

PSE Up & Go Electric for Fleet: PSE empowers businesses, municipalities and more with electrifying their fleets.

PSE Up & Go Electric for Multifamily: PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.

Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

PSE Up & Go Electric for Workplace: PSE brings charging to workplaces so employees can electrify their commutes.

PSE Home Charging: PSE provides rebates and incentives for the installation of home EV charging stations.

Energy Efficiency & Green Options	
PSE Program	Model Comp Plan Language
Energy Efficiency	
<p>Home Energy Assessment: PSE offers a quick and convenient 3-step process to help customers understand and control their home's energy usage.</p>	
<p>Energy Efficiency Rebates:</p> <ul style="list-style-type: none"> • Appliance program • Electric hybrid heat pump water heaters • Smart thermostats program • Weatherization program • Windows, water heat and space heat programs • Home weatherization assistance • Insulation 	<p>Partner with PSE to promote energy efficiency programs and initiatives.</p> <p>Expedite permitting processes related to energy efficiency upgrades.</p>
<p>Other PSE Energy Rebates:</p> <ul style="list-style-type: none"> • EV chargers • New construction 	
<p>Clean Buildings Accelerator: PSE assists customers with complying with Washington's Clean Buildings Law (HB 1257, 2019).</p>	
Green Options	
<p>Green Power: PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.</p>	
<p>Solar Choice: PSE customers can voluntarily purchase solar energy from independent sources through PSE.</p>	
<p>Carbon Balance: PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.</p>	
<p>Community Solar: PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.</p>	<p>Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.</p>
<p>Renewable Natural Gas: PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.</p>	
<p>Green Direct: This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.</p>	

Demand Response - Energy Management	
PSE Program	Model Comp Plan Language
Peak Load Shifting	

Time of Use (TOU) Program: PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.

Flex Rewards: This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.

Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.

Flex Smart: This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.

Flex EV: This program incentivizes EV charging during off-peak hours.

Grid Modernization & Infrastructure

PSE Investments/Initiatives

Model Comp Plan Language

New Carbon Free Electrical Generation & Energy Storage Systems

Wind and Hybrid Wind (co-located wind and battery): A variable source of power representing approximately 30% of PSE's future electric resource need by 2030.

Solar and Hybrid Solar (co-located solar and battery): A variable source of power representing approximately 16% of PSE's future electric resource need by 2030.

Utility-Scale Battery Energy Storage Systems (BESS): A technology that will allow energy to be stored for future use representing about 22% of PSE's future electric resource need by 2030. Types of energy storage technology include:

- Chemical (e.g., Lithium-Ion Iron-Air)
- Thermal (e.g., carbon, molten salt)
- Gravity (e.g., water pumping, mechanical)

Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.

Variable generation sources (wind & solar) require large scale **Battery Energy Storage Systems (BESS)** to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid.

New and Upgraded Transmission Lines, Substations, and Distribution Lines

New regional **transmission** lines are needed to serve new utility scale clean energy resources, such as wind and solar.

New local **transmission** lines are needed to meet increasing local demand due to growth, EV's, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland).

Transmission upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector.

Expedite the local permitting and approval process in order to maintain grid capacity and reliability.

In order to assure continued capacity and reliability, new and larger **substations** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Additional 12.5kv **distribution lines** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Behind the Meter - Distributed Energy Resources (DER)

Customer Connected Solar: PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE.

Battery Walls: PSE offers installation guidelines and a process whereby customers can report battery installations.

Host An Energy Project: Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects.

Promote and support the growth of customer owned distributed energy resources.

Distributed Renewables: PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid.

Vegetation Management

Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines.

Support ongoing vegetation management in order to maintain system reliability.

Public Funding

Recent state and federal legislation, including the IIJA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding.

Pursue public-private partnership to seek funding sources to accelerate clean energy projects.

Wildfire Preparedness		
PSE Program	Model Comp Plan Language	
Wildfire Mitigation		

Situational Awareness: PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.

Strengthening the electric system: PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including *vegetation management* , equipment upgrades, and in some cases, moving power lines underground.

Operational Procedures: During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a *Public Safety Power Shutoff (PSPS)* .

Emergency Response: During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.

Support PSE’s wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

Gas Conservation & Decarbonization		
PSE Program		Model Comp Plan Language
Gas Decarbonization		

Renewable Natural Gas Production

Utilizing wastewater facility, landfill, or similar system.

Evaluate the potential for renewable, recoverable natural gas in exisiting systems.



Food/Yard Waste Toolkit



Community Partners Toolkit

We invite you to use this toolkit to promote and champion the message of putting food waste into your food/yard waste cart.

Below, you will find assets for social media, print, and for your website. Feel free to rework the messaging into your own brand voice or use as is.



[Webpage](#)



[Graphics](#)



[Social Graphic #1](#)



[Flyer- English](#)



[Social Graphic #2](#)



[Flyer- Spanish](#)



[Social Graphic #3](#)



[Cart Sticker](#)



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