



**CITY OF FIRCREST  
PLANNING COMMISSION  
MEETING AGENDA**

**TUESDAY, AUGUST 20, 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. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF THE MINUTES**
  - A. [March 05, 2024, Regular Meeting](#) 2
  - B. [April 02, 2024, Regular Meeting](#) 5
  - C. [May 07, 2024, Regular Meeting](#) 8
  - D. [June 04, 2024, Regular Meeting](#) 12
  - E. [July 08, 2024, Special Meeting](#) 15
- 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**
- 10. NEW BUSINESS**
  - A. [SSHA<sup>3</sup>P – Universal Design Policy Recommendations](#) 17
- 11. ADJOURNMENT**



## **CITY OF FIRCREST PLANNING COMMISSION REGULAR MINUTES**

March 05, 2024  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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### **1. CALL TO ORDER**

Chair Schultz called the Fircrest Planning Commission regular meeting to order at 6:00 pm.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

Planning Commissioners Present: Chair Schultz, Commissioner McVay, Commissioner Ferguson, Commissioner Lane. Commissioner Hamel was an excused absence.

City Staff Present: Community Development Director Newman, Permit Coordinator Kristin Singh.

### **4. APPROVAL OF AGENDA**

Motion to approve the agenda for the March 5<sup>th</sup>, 2024, Regular Planning Commission Meeting.

**Motion: Commissioner Ferguson    Vote: Unanimous**  
**Second: Commissioner Lane       Abstaining: None**

No comments or questions related to the agenda.

### **5. APPROVAL OF MINUTES**

Motion to approve the minutes from January 2<sup>nd</sup>, 2024, Regular Planning Commission Meeting deferred until Commissioner Hamel is present at a later meeting.

### **6. CITIZENS COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

None.

### **7. PUBLIC HEARING**

None.

### **8. UNFINISHED BUSINESS**

**A. Nomination of Chair and Vice Chair, pursuant to FMC 23.08.070.**

**Motion to nominate Chair Schultz to retain chair for the next year**

**Motion: Commissioner McVay      Vote: Unanimous**

**Second: Commissioner Ferguson      Abstaining: None**

Chair Shultz was reappointed as Chair.

**Motion to nominate Commissioner Ferguson as Vice Chair.**

**Motion: Commissioner Lane      Vote: Unanimous**

**Second: Commissioner Shultz      Abstaining: None**

Commissioner Ferguson was appointed as Vice Chair.

**9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**

None.

**10. NEW BUSINESS**

**A. 2024 Draft Comprehensive Plan**

1. Comprehensive Plan – Commissioner Review and Comments  
Commissioner Ferguson suggested refocusing the Community Development Elements, suggesting that the current text describes conditions that currently do not exist within Fircrest. Suggestions to update the text to include examples more closely suited to Fircrest. These suggestions included how to create a more equal playing field and remove barriers within the boundaries that exist without disrupting the character of Fircrest.
  - i) Intention to use pictures and city history documentation from upcoming centennial celebration to amend the Draft Comprehensive Plan.
  - ii) Commissioners requested an electronic version of the new comprehensive plan with all changes, edits, and additions denoted in track changes.
  - iii) Middle housing ordinance and grant discussed.
2. Puget Sound Regional Council Consistency Tool  
Community Development Director Newman covered the role that Puget Sound Regional Council (PSRC) plays in the process of finalizing and certifying the new comprehensive plan. The deadline for public comment is April 30<sup>th</sup>. Any public feedback received will be compiled and responded to by sometime in May.

**11. FUTURE BUSINESS**

April 2024 – Comprehensive Plan Public Engagement Survey Results

April 2024 – Grant Updates

**ADJOURNMENT**

Motion to Adjourn the March 5<sup>th</sup>, 2024, Regular Planning Commission meeting at 7:35 PM.

**Motion: Commissioner Ferguson**

**Second: Commissioner Lane**

**Vote: Unanimous**

**Abstaining: None**

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Shirley Schultz  
Chair, Fircrest Planning Commission

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Mark Newman  
Community Development Director



## **CITY OF FIRCREST PLANNING COMMISSION REGULAR MINUTES**

April 02, 2024  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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### **1. CALL TO ORDER**

Chair Schultz called the Fircrest Planning Commission regular meeting to order at 6:00 pm.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

Planning Commissioners Present: Chair Schultz, Commissioner McVay, Commissioner Ferguson, Commissioner Hamel. Commissioner Lane was an excused absence.

City Staff Present: Community Development Director Newman.

### **4. APPROVAL OF AGENDA**

Motion to approve the agenda for the March 5<sup>th</sup>, 2024, Regular Planning Commission Meeting.

**Motion: Commissioner McVay      Vote: Unanimous**  
**Second: Commissioner Ferguson      Abstaining: None**

No comments or questions related to the agenda.

### **5. APPROVAL OF MINUTES**

No minutes provided for approval.

### **6. CITIZENS COMMENTS (NOT ON THE AGENDA)**

None.

### **7. PUBLIC HEARING**

None.

### **8. UNFINISHED BUSINESS**

None.

## 9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

### A. Assistant Planner/Permit Coordinator Recruitment

The prior Permit Coordinator, Kristin Singh has departed from Fircrest, leaving the position vacant. Director Newman provided the Commissioners with the public job description for the vacant Assistant Planner and Permit Coordinator position. Director Newman informed Commissioners that interviews will begin the following week.

## 10. NEW BUSINESS

### A. Planning Commission Vacancy in June 2024

Commissioner Hamel's appointment ends June 15<sup>th</sup>, 2024. Recruitment for a new Commissioner will begin shortly. Director Newman gives the Commissioners the application form and draft message to review and comment on before it is posted to the public.

### B. July/August Scheduling Poll Results

The August 2024 Regular Planning Commission meeting will be held August 20<sup>th</sup> as regularly scheduled.

Motion to move the July 2024 Regular Planning Commission meeting from July 2<sup>nd</sup> to July 8<sup>th</sup>

**Motion: Commissioner McVay      Vote: Unanimous**  
**Second: Commissioner Ferguson      Abstaining: None**

No other July and August meetings were scheduled at this time.

### C. Comprehensive Plan Budget, SEPA, and Procedural Update from Staff

Director Newman explained where the budget was overrun. No SEPA comments or appeals were received, however comments were received back from stakeholder agencies including the Department of Commerce and PSRC. PSRC will be meeting with Director Newman the following week to make sure the new Comprehensive Plan can be certified and be eligible for grants.

### D. Comprehensive Plan Public Comment Survey Results

The city received 21 responses from the online public survey, no paper responses had been received. Reminders have been sent to the public to submit feedback. The Planning Commission reviewed some of the feedback received thus far.

### E. Comprehensive Plan Element Commissioner Review and Comments

Commissioners discussed the need for the Comprehensive Plan to address street design and emphasis on pedestrians rather than traffic control or a focus on design for cars. Commissioners also pointed out elements in the Draft Comprehensive Plan that do not apply to Fircrest currently or were outdated.

### F. Middle Housing Consultant Contract

Middle housing grant and timeline discussed. Commissioners and Director Newman discuss the decision to go with Kinley Horn and their presentation.

### G. Climate Change Planning Grant (HB 1181) Contract

EHC provided basis element with goals and policies for Fircrest's Climate Change contract grant. The Planning Commission goes over Director Newman's proposal approved by Commerce on the greenhouse gas emissions and climate resiliency sub elements and deliverables required within the Climate Change contract grant.

## **H. Level-2 Charging Grant Update**

Director Newman discussed how the Charging Grant may not be the right fit for Fircrest.

## **11. FUTURE BUSINESS**

### **A. May 2024- Housing and Land Use Elements Discussion**

Commissioner Lane will provide his comments for the Housing section of the Draft Comprehensive Plan at the May 2024 regular Planning meeting. Chair Schultz will provide a memo on the Land Use section of the Draft Comprehensive Plan.

### **B. May 2024 – Grant Updates**

## **ADJOURNMENT**

Motion to Adjourn the April 2<sup>nd</sup>, 2024, Regular Planning Commission meeting at 7:18 PM.

**Motion: Commissioner Ferguson**

**Second: Commissioner Hamel**

**Vote: Unanimous**

**Abstaining: None**

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Shirley Schultz  
Chair, Fircrest Planning Commission

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Mark Newman  
Community Development Director



## **CITY OF FIRCREST PLANNING COMMISSION REGULAR MINUTES**

May 07, 2024  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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### **1. CALL TO ORDER**

Vice Chair Ferguson called the Fircrest Planning Commission regular meeting to order at 6:00 pm.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

Planning Commissioners Present: Commissioner McVay, Vice Chair Ferguson, Commissioner Hamel, Commissioner Lane. Chair Schultz was an excused absence.

City Staff Present: Community Development Director Newman.

### **4. APPROVAL OF AGENDA**

Motion to approve the agenda for the May 7<sup>th</sup>, 2024, Regular Planning Commission Meeting.

<b>Motion: Commissioner Lane</b>	<b>Vote: Unanimous</b>
<b>Second: Commissioner Hamel</b>	<b>Abstaining: None</b>

No comments or questions related to the agenda.

### **5. APPROVAL OF MINUTES**

No minutes provided for approval.

### **6. CITIZENS COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

**Comment:** Frank Ladenburg, 1309 Palm Drive, Fircrest, asked whether only duplexes or ADUs can be built in Fircrest following the Middle Housing Ordinance, or if any sort of multi-family building could be built on an existing single-family zoned lot?

**Response:** Director Newman responded that the Middle housing ordinance requires Fircrest to allow at least 4-6 of its multi-family housing options. The only changes will be that single family zoned areas can now include ADU's and Duplexes. Fircrest code does already allow for the other multi-family options required by the Middle Housing Ordinance in its existing multi-family zones, so nothing will change there.



**Comment:** Frank Ladenburg asked whether it's true that the city is potentially considering allowing up to two units per single-family residential lots.

**Response:** Director Newman responded that the city has not made any decisions yet, but that it is required by HB 1110.

**Comment:** Denise Ladenburg, 1309 Palm Drive, Fircrest, asked whether the new zoning will require every single-family lot be sold as two lots or if the single-family home on a lot must be torn down before it is sold.

**Response:** Director Newman responded that this is not the case. The new zoning does not require that you build anything additional, if you do not want to.

**Comment:** Denise Ladenburg asked whether the contractor who was going to build out the 'goat farm' backed out.

**Response:** Director Newman responds that he is not able to give comment.

**Comment:** Denise Ladenburg asked whether the goat farm property provides enough units to meet the multi-family housing goal. If so, would the single-family lots still need to be turned into ADU's.

**Response:** Director Newman answered that the 'goat farm' property could potentially provide enough units to meet the goal. However, the single-family lots and ADU's fall into a separate guideline with regional growth targets.

**Comment:** Denise Ladenburg asked whether this means that single-family residences can no longer exist.

**Response:** Vice Chair Ferguson clarified that single family homes will still be allowed and can remain as such. The only change is that homeowners will have the opportunity to turn their property into an ADU or Duplex should they desire to do so.

**Comment:** Brian Rybolt, 1036 Daniels Drive, Fircrest, asked Council and staff to be less enthusiastic about Middle Housing.

**Comment:** Lynn Morasch, 710 Spring Street, Fircrest, asked what will happen if the Prose property does not come to pass with as many units as planned.

**Response:** Vice Chair Ferguson gave the situation more context by explaining that if municipalities (including Fircrest) do not implement their own Middle Housing laws by July 2025, then the state's model code must be used instead, which Staff and Commission do not find to fit the design of Fircrest's character. There is no requirement to meet a certain number of multi-family units, however laws must be made for it to be realistically possible.

**Response:** Commissioner McVay reasserted that the city has requirements for building and planning codes, rules, and regulations to allow for certain things, but that does not mean that the city is requiring property owners to build or change anything about their property. Commissioner McVay reminded the Commission and commentators that the city has never met the numbers given to us by Pierce County or Puget Sound Regional Council, but that the city is mandated to plan to accommodate these numbers and must take it seriously. It does not mean that the city is soliciting people to move to Fircrest.

## **7. PUBLIC HEARING**

None.

## **8. UNFINISHED BUSINESS**

None.

## **9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES**

### **A. Assistant Planner/Permit Coordinator Recruitment Update**

Interviews for Assistant Planner will continue to be conducted next week. The Planning and Building Department continues to be short-staffed.

## **10. NEW BUSINESS**

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

Commissioner Hamel's appointment ends June 15<sup>th</sup>, 2024, having served for the past 6 years. The city is preparing a proclamation honoring her years of service. Recruitment for a new Commissioner has begun and will stay open for applications until 5pm on May 23<sup>rd</sup>. Director Newman described the requirements and application process for the open Commission vacancy.

### **B. Housing and Land Use Elements Discussion**

Commissioner Lane provided his comments for the housing and land use sections of the draft Comprehensive Plan. Commissioner Lane asked for clearer, actionable language in these sections as well as more detail on design standards.

### **C. Middle Housing Project Charter and Public Participation Plan**

The draft Middle Housing Charter was presented to Vice Chair Ferguson and the draft Public Participation Plan was made available at the table. Director Newman described the drafts and asked for feedback by the next regular Planning Commission Meeting.

### **D. Puget Sound Regional Council Review Letter**

Director Newman explained that the Puget Sound Regional Council (PSRC) reviewed the draft Comprehensive Plan and provided comments and feedback. Director Newman shared these comments to the Commission.

### **E. PSE Utility Model Language**

Stakeholder groups, including Puget Sound Energy, reviewed and provided feedback on the Utility model language in the draft Comprehensive Plan which had not yet been reviewed by Staff.

### **F. Pierce County Food/Yard Waste Tool Kit**

Pierce County is now allowing food and yard waste to be combined together.

## **11. FUTURE BUSINESS**

A. June 17, 2024 – Joint Study Session for Middle Housing Presentation B.

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

## **ADJOURNMENT**

Motion to Adjourn the May 7<sup>th</sup>, 2024, Regular Planning Commission meeting at 7:16pm.

**Motion: Commissioner Lane**  
**Second: Commissioner McVay**

**Vote: Unanimous**  
**Abstaining: None**

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Ben Ferguson  
Vice Chair, Fircrest Planning Commission

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Mark Newman  
Community Development Director



## **CITY OF FIRCREST PLANNING COMMISSION REGULAR MINUTES**

June 04, 2024  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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### **1. CALL TO ORDER**

Chair Schultz called the Fircrest Planning Commission regular meeting to order at 6:01pm.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

Planning Commissioners Present: Chair Schultz, Commissioner McVay, Vice Chair Ferguson, Commissioner Hamel, Commissioner Lane.

City Staff Present: Community Development Director Newman.

### **4. APPROVAL OF AGENDA**

Motion to approve the agenda for the May 7<sup>th</sup>, 2024, Regular Planning Commission Meeting.

**Motion: Commissioner Lane**  
**Second: Commissioner Hamel**

**Vote: Unanimous**  
**Abstaining: None**

No comments or questions related to the agenda.

### **5. APPROVAL OF MINUTES**

No minutes provided for approval.

### **6. CITIZENS COMMENTS**

None.

### **7. PUBLIC HEARING**

None.

### **8. UNFINISHED BUSINESS**

None.

## **9. ROUNDTABLE UPDATES/STAFF UPDATES**

### **A. Update on the Recruitment Process**

The Assistant Planner/Permit Coordinator position has been filed by Natasha Kolostyak, who will begin on June 17<sup>th</sup>. The Planning Commission minutes backlog will be completed by this new staff member.

## **10. NEW BUSINESS**

### **A. Planning Commission Vacancy Updates**

Commissioner Hamel's appointment ends June 15<sup>th</sup>, 2024. Staff and the Commission thanked Commissioner Hamel for her 6 years of service to the City. Recruitment for a new Commissioner ended May 23<sup>rd</sup>. Two applicants will be interviewed on June 26<sup>th</sup>.

### **B. Middle Housing Study Session Reminder**

Director Newman reminded the Commission that the Middle Housing study Session will be on June 17<sup>th</sup> at 7pm. This session will include a presentation from the city's consultant Kimley-Horn.

### **C. Four Corners Thriving Communities Webpage**

Director Newman discussed the coordination of the Four Corners Thriving Communities Program as well as the multi-modal transportation options being explored. A public survey is open through June 2024 which will allow the public to provide feedback on what they would like to see in the four-corners area. Vice Chair Ferguson voiced concerns about balancing tree code and development.

### **D. Middle Housing Tree Code and Off-Street Parking Discussion**

Director Newman discussed new law SSB.60.15 regarding off-street parking and tree retention. The Commission discussed how this new law should be applied in Fircrest.

### **E. Pierce County CLIHP Award Letter and Staff Workgroup Discussion**

Director Newman updated the Planning Commission on the progress of the grant, public engagement, and consultant work.

### **F. 2024 Draft Comprehensive Plan Public Engagement Survey Results Presentation**

The public survey results and public feedback were presented to the Commission by Director Newman. The Commission went over the results and discussed how to proceed. Comments back to the public have not been sent yet. Vice Chair Ferguson suggested following up with survey respondents. Director Newman stated that the comments will be sent out to all who participated in the survey.

## **11. FUTURE BUSINESS**

### **A. June 17<sup>th</sup>, 2024 – City Council Study Session for Middle Housing Presentation**

## **ADJOURNMENT**

Motion to Adjourn the June 4<sup>th</sup>, 2024, Regular Planning Commission meeting at 6:50 pm.

**Motion: Commissioner Hamel**  
**Second: Commissioner Ferguson**

**Vote: Unanimous**  
**Abstaining: None**

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Shirley Schultz  
Chair, Fircrest Planning Commission

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Mark Newman  
Community Development Director



## **CITY OF FIRCREST PLANNING COMMISSION SPECIAL MEETING MINUTES**

July 08, 2024  
6:00 PM

Fircrest City Hall  
115 Ramsdell Street

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### **1. CALL TO ORDER**

Chair Schultz called the Fircrest Planning Commission special meeting to order at 6:20pm.

### **2. PLEDGE OF ALLEGIANCE**

### **3. ROLL CALL**

Planning Commissioners Present: Chair Schultz, Commissioner McVay. Commissioner Lane was absent, Vice Chair Ferguson was an excused absence.

City Staff Present: Community Development Director Newman, Assistant Planner Natasha Kolostyak

The July 8<sup>th</sup>, 2024, Planning Commission special meeting did not have a quorum. However, the special meeting proceeded as there were no action items on the agenda requiring a quorum to vote on.

### **4. NEW BUSINESS**

#### **A. Draft Middle Housing Fact Sheets**

Director Newman presented the latest draft middle housing fact sheets from the Department of Commerce, which discusses the implementation of middle housing laws as well as alternative compliance. Director Newman discussed how the alternative compliance options would not apply to Fircrest.

#### **B. SSHA<sup>3</sup>P CLIHP Presentation Materials**

Director Newman provided an overview of the SSHA<sup>3</sup>P CLIHP presentation materials which describe and require cities to update their zoning to allow co-living and micro-units as part of House Bill 1998.

Chair Schultz commented that co-living is also known as single-room occupancy. Chair Schultz asked how House Bill 1998 is applicable in Fircrest. Director Newman responded that House Bill 1998 would only be applicable in the mixed-use districts, R-10 and R-20.

## 5. FUTURE BUSINESS APPROVAL OF MINUTES

### A. July Middle Housing Open House

Director Newman reminded the Commission that the Middle Housing Open House will be held Tuesday, July 30<sup>th</sup>, 2024 from 6-9pm to foster small discussion groups, obtain community feedback, and discuss what middle housing laws apply to Fircrest and how to comply with the law. Director Newman will provide presentation materials to the Planning Commission and City Council once they have been finalized by the consultant.

Director Newman informed the Commission that he will be working with City Manager Masko to potentially schedule a City Council study session to discuss the Hanover-Fircrest project, on the “goat property.”

## 6. ADJOURNMENT

Motion to Adjourn the July 8<sup>th</sup>, 2024, Special Planning Commission meeting at 6:33 pm.

**Motion: Commissioner McVay**  
**Second: Chair Schultz**

**Vote: Unanimous**  
**Abstaining: None**

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Shirley Schultz  
Chair, Fircrest Planning Commission

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Mark Newman  
Community Development Director



## ADVISORY BOARD UPDATE: UNIVERSAL DESIGN POLICY RECOMMENDATIONS

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EXECUTIVE BOARD SPECIAL MEETING

JULY 12, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

# Agenda

- 2024 Advisory Board Work Plan
- Data on Senior & Disabled Populations in Pierce County
- Need for Home Modifications in Pierce County
- Alignment with Member Government Plans & Policies
- What are Universal Design and Visitability?
- Advisory Board Work to Date
- Additional Areas of Research
- Next Steps

# 2024 Advisory Board Work Plan

- Analyze and make a recommendation to the SSHA<sup>3</sup>P Executive Board on inclusion of **Universal Design Incentives** in SSHA<sup>3</sup>P's housing toolkit.

*Housing Toolkit = Set of programs and policies recommended by the Executive Board to member governments to consider implementing.*

# Senior Population in Pierce County

Year	Percentage of the population aged 60 and older
2010	16%
2020	22%
2030 (projected)	24%
2040 (projected)	26%
2050 (projected)	29%

# Disabled Population in Pierce County

14% of the population has a disability

Disability	Percentage with this disability
Hearing Difficulty	4% of all residents
Vision Difficulty	2% of all residents
Cognitive Difficulty <sup>1</sup>	6% of residents age 5+
Ambulatory Difficulty	7% of residents age 5+
Self-Care Difficulty <sup>2</sup>	3% of residents age 5+
Independent Living Difficulty <sup>3</sup>	7% of residents age 18+

(1) Cognitive Difficulty: has serious difficulty concentrating, remembering, or making decisions

(2) Self-Care Difficulty: has difficulty dressing or bathing

(3) Independent Living Difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping

# Data Sources for Home Modification Requests

- Tacoma Housing Authority
- Pierce County Housing Authority
- Fair Housing Center of Washington
- Tacoma/Pierce County Habitat for Humanity Aging in Place Program
- Pierce County
  - Minor Home Repair Program
  - Home Rehabilitation Loan Program
  - Community Options Program Entry System (COPES) Program

# Most Common Modification Requests

- Extra bedroom
  - Due to disability
  - Live-in caregiver
  - Medical equipment
- Entrance and stairs
  - Ramp installation
  - Ground floor unit
  - No stairs unit
- Bathroom modifications
  - Low or no barrier showers
  - Grab bars
  - Raised toilet height
  - Handheld showerhead
- Lift systems
- Air conditioner or air purifier
- Assigned parking

# Other Modification Requests

- Door modifications
  - Widening
  - Pocket doors, barn doors, swing-free hinges
- Mechanized lifts for stairs
- Handrails in hallways or stairs
- Floor/surface repair
  - Including correcting trip hazards
- Other bathroom modifications
  - Roll-under sink
  - Shower seat
  - Swinging shower door



# Alignment with Age-Friendly City Action Plans

- City of Puyallup
- City of Tacoma

# Alignment with Draft Comprehensive Plan Policies

- Encourage building housing with universal design features
  - Cities of Lakewood and Sumner, and Pierce County
- Ensure there are housing options for seniors and/or people with disabilities
  - Cities of Auburn, Fircrest, Lakewood, Sumner, and Puyallup, Pierce County, and the Puyallup Tribe of Indians
- Support residents to age in place
  - Cities of Auburn and Fircrest, and the Puyallup Tribe of Indians

*\*The Puyallup Tribe of Indians' Comprehensive Plan is adopted; all others are in draft form.*

# What is Universal Design?

- “The design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.”
- There is not a standardized set of features
- Policies adopted by other jurisdictions include feature checklists
- Universal Design policies can apply to all kinds of residential homes

# Examples of Universal Design Features



# Examples of Universal Design Features (Cont.)





# What is Visitability?

- Visitable homes allow people with a mobility disability to visit or live there for a brief amount of time
- Usually include:
  - Accessible route into home (no-step entrance)
  - Accessible doors and hallways
  - Accessible bathroom on main floor
- Make future accessibility modifications easier
- Visitability policies often apply to single-family homes, duplexes, triplexes, and townhomes

# Examples of No-Step Entrances



# Advisory Board Work to Date

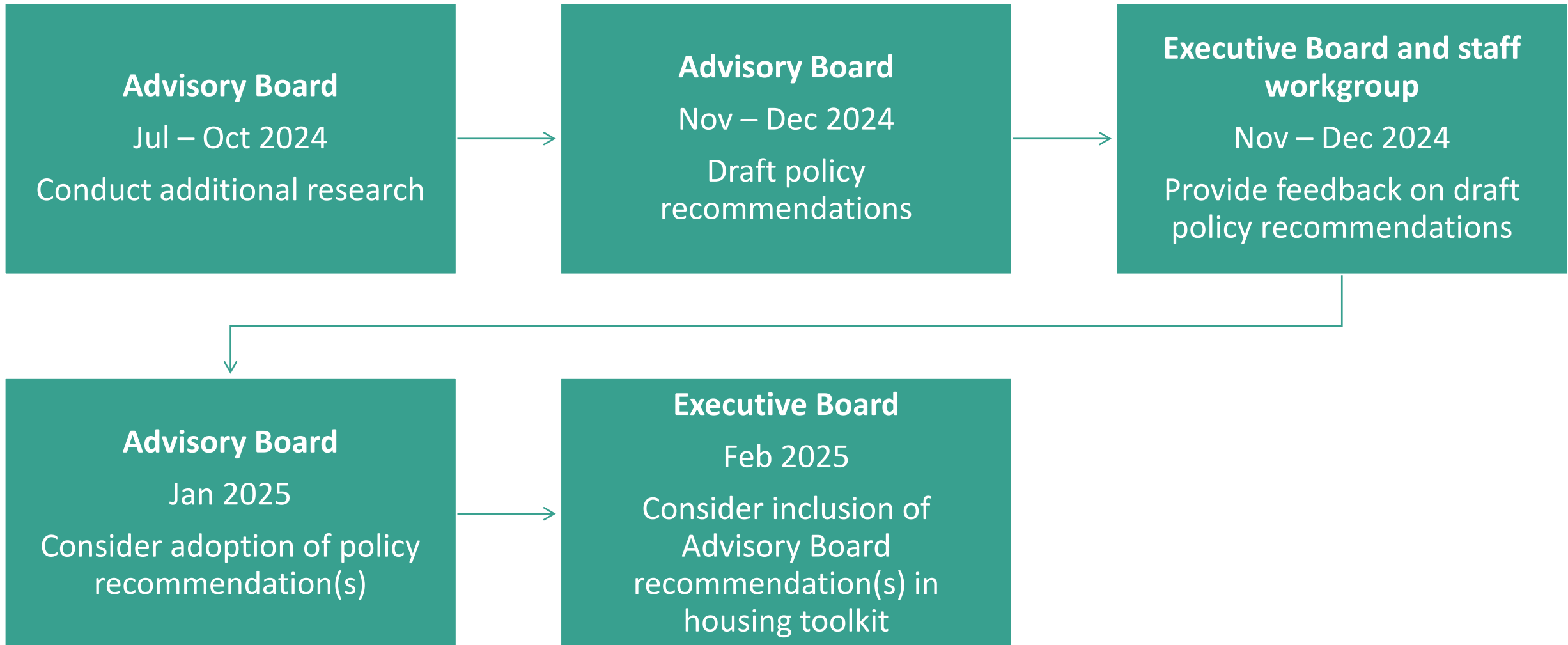
- Education on:
  - Current accessibility requirements in building residential homes
  - What are visitability and universal design?
  - Mandatory and voluntary policies implemented by other jurisdictions that encourage, incentivize, or require building with universal design or visitability features
- Provided direction to focus on **incentive** policies
- Identified additional areas of research



# Additional Areas of Research

Area of Research	Status
1. Analyze data on requests for home modifications to understand need for accessible housing features in Pierce County.	Complete
2. Conduct additional outreach to Pierce County community members to understand need for accessible housing features.	In progress
3. Gather data on outcomes of incentive policies from implementing jurisdictions.	In progress
4. Analyze impact of building with visitability and/or universal design features on cost.	In progress

# Next Steps



## ADVISORY BOARD UPDATE: UNIVERSAL DESIGN POLICY RECOMMENDATIONS

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EXECUTIVE BOARD SPECIAL MEETING

JULY 12, 2024

MARY CONNOLLY, PROGRAM SPECIALIST II

# Image Sources

- <https://www.fhcci.org/wp-content/uploads/2011/12/FHCCI-FS-11-Visitability.pdf>
- <https://bestbath.com/wp-content/uploads/2017/10/Bestbath-Universal-Design-Top-10.pdf>
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- <https://www.homedepot.com/p/Leviton-Decora-Smart-15-Amp-Wi-Fi-Smart-Rocker-Light-Switch-with-Alexa-Google-and-HomeKit-2nd-Gen-White-R02-D215S-1RW/315782019>
- <https://www.thespruce.com/how-to-fix-a-loose-lever-door-handle-5222471>
- <https://www.americanstandard-us.com/innovations/ada-compliant>
- <https://www.amazon.com/First-Alert-7020BSL-Hardwired-Impaired/dp/B079MD58PL?th=1>