



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING AGENDA**

**TUESDAY, JANUARY 7, 2025
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. [December 3, 2024 Regular Meeting](#)

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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. [Graves & Associates Presentation on Orchard Street Properties](#)

4

B. 2025 Agenda and Goals

C. Topic for February Joint City Council Meeting

11. FUTURE BUSINESS

12. ADJOURNMENT



**CITY OF FIRCREST
PLANNING COMMISSION
MEETING MINUTES**

**TUESDAY, DECEMBER 3, 2024
6:00 PM**

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

1. CALL TO ORDER

Vice Chair Ben Ferguson called the Fircrest Planning Commission regular meeting to order at 6:01 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commissioners Present: Commissioner Kathy McVay, Commissioner Eric Lane, Commissioner Andreas Schonger, Vice Chair Ben Ferguson. Chair Shirley Schultz was an excused absence.

City Staff Present: Assistant Planner Natasha Kolostyak

4. APPROVAL OF THE AGENDA

Motion to approve the agenda for the December 3, 2024 Regular Planning Commission Meeting.

**Motion: Vice Chair Ferguson
Second: Commissioner Lane**

**Vote: Unanimous
Abstaining: None**

5. APPROVAL OF THE MINUTES

Motion to approve the minutes from the November 5, 2024 Regular Planning Commission Meeting.

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

**Vote: Unanimous
Abstaining: None**

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

No members of the public were in attendance.

7. PUBLIC HEARING

None.

8. UNFINISHED BUSINESS

None.

9. COMMISSIONER COMMENTS/ROUNDTABLE UPDATES/STAFF UPDATES

The Planning Commission had a brief discussion about traffic calming measures and bringing its concerns to the City Council during the citizen comment period. The Planning Commission had a brief discussion about the Mayor's appointed Middle Housing Ad Hoc Citizen Advisory Committee. Vice Chair Ferguson informed the Planning Commission that his architecture firm will be pursuing the Whittier Elementary School rebuild project, and thus will be recusing himself from any future discussion on the project. Assistant Planner Kolostyak updated the Planning Commission on the status of the Middle Housing public survey. The survey will be open for responses until mid to late January, with full data results anticipated to be ready for presentation to Planning Commission at the March 2025 meeting. Planning Commissioners voiced a desire to have the survey advertised around town for increased public awareness as well as an update on the number of survey responses received so far at the January 2025 meeting.

10. NEW BUSINESS

None.

11. FUTURE BUSINESS

None.

12. ADJOURNMENT

Motion to adjourn the December 3, 2024 Regular Planning Commission meeting at 6:19 PM.

Motion: Commissioner Lane	Vote: Unanimous
Second: Commissioner McVay	Abstaining: None

Ben Ferguson
Vice Chair, Fircrest Planning Commission

Mark Newman
Community Development Director

Project Address:

ORCHARD PROPERTIES

FIRCREST, WA 98466

VERSANTE

TERRACE / VILLAGE

APARTMENT/TOWNHOMES

COMPLEX

Prepared by:

GRAVES + ASSOCIATES

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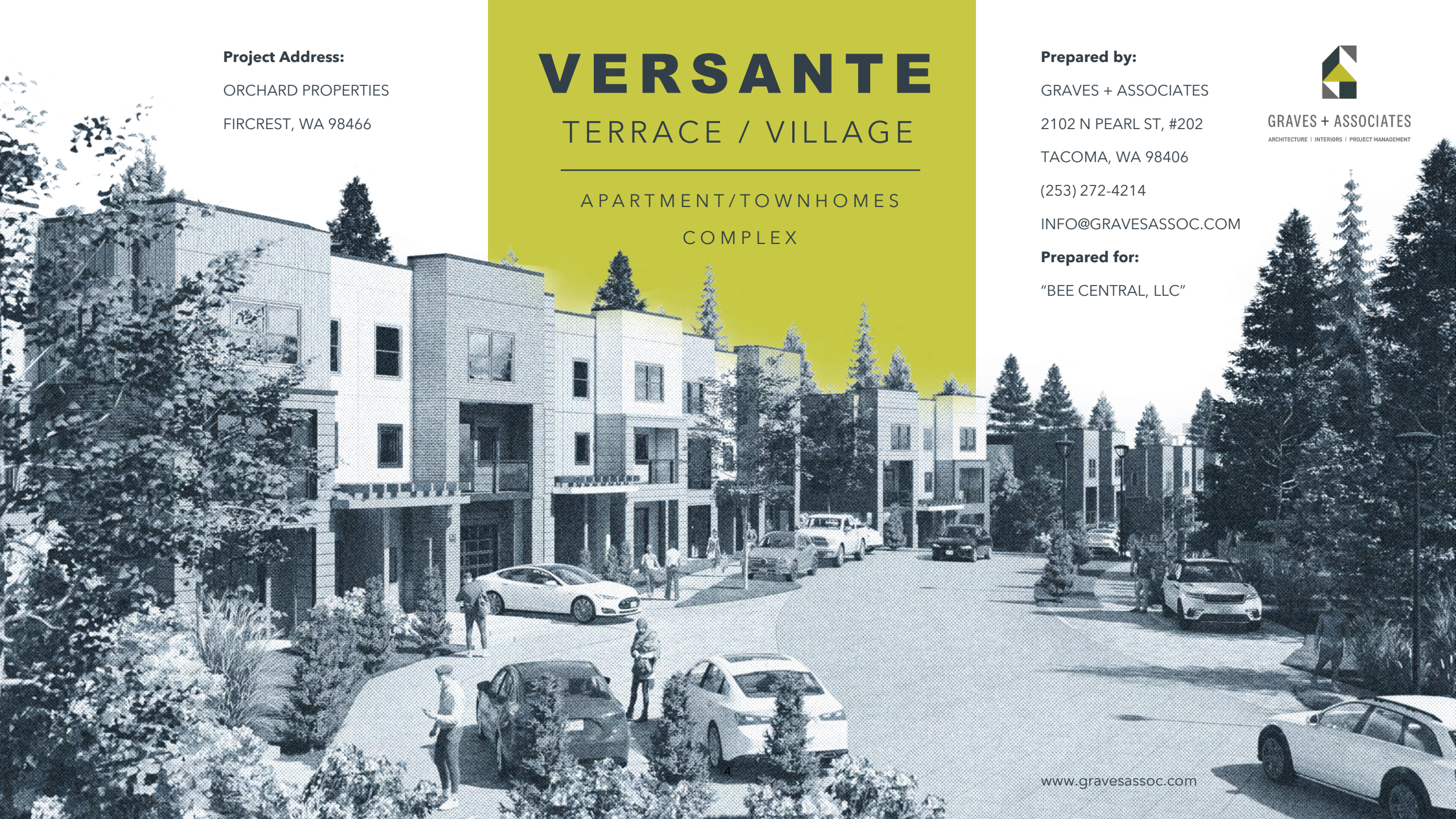
Prepared for:

"BEE CENTRAL, LLC"



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT



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1. INTRODUCTION

LOCATION

S ORCHARD ST. AND EMERSON ST. FIRCREST WA



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VERSANTE

TERRACE / VILLAGE

APARTMENT/TOWNHOMES
COMPLEX

THE OVERALL AREA
31,77 ACRE

- +NATURE TRAIL
- +PLAYGROUND AREA
- +INFRASTRUCTURE
- +PUBLIC PLAZAS

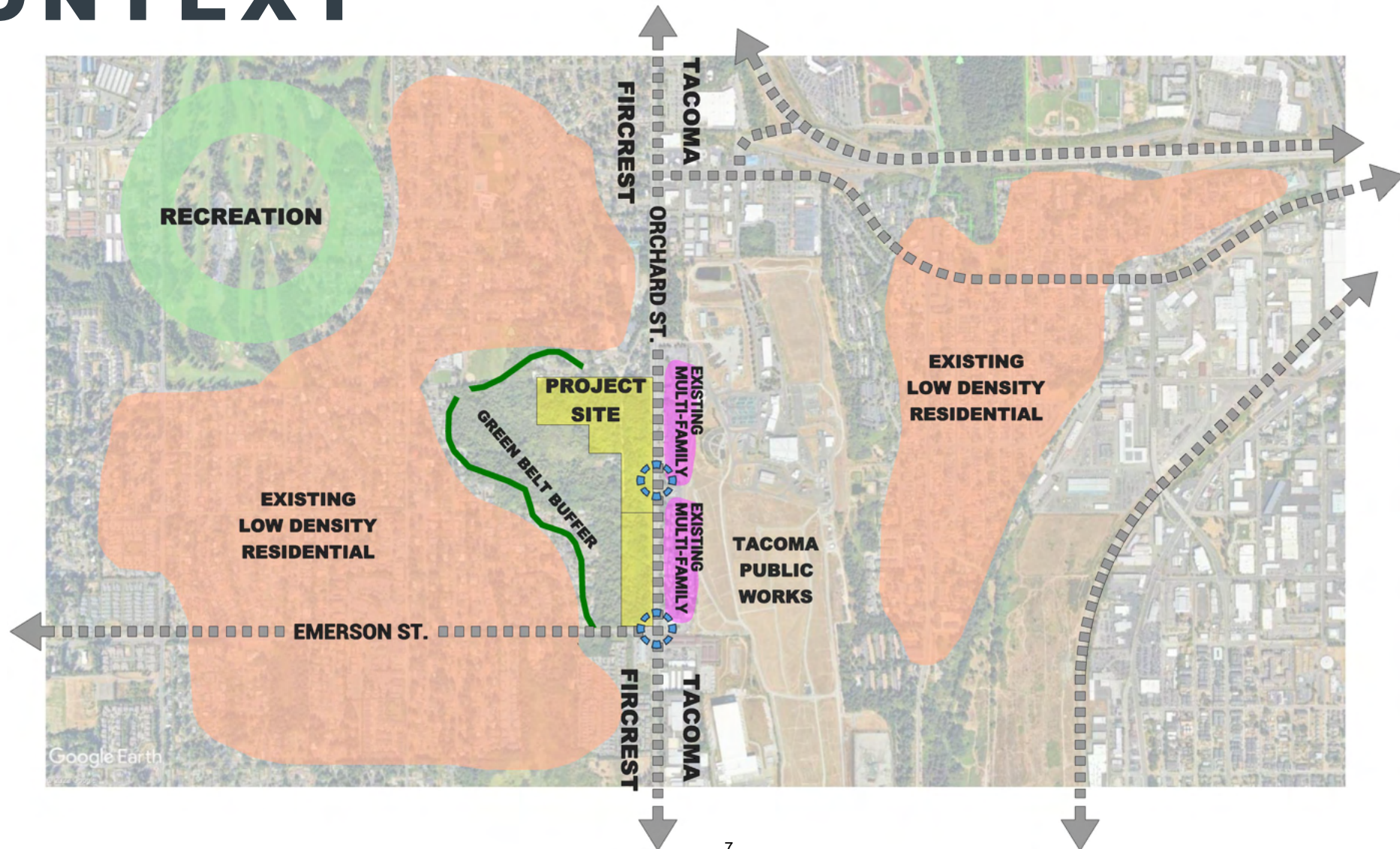


1. INTRODUCTION

CONTEXT



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1. INTRODUCTION

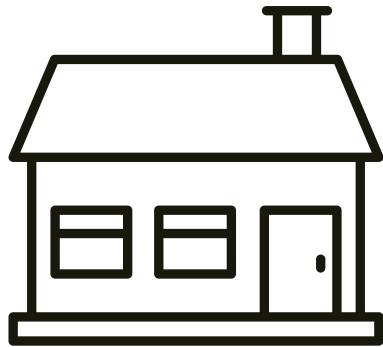
CURRENT ZONING VS. PROPOSED REZONE



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CURRENT ZONING: R-4C

(50-80 UNITS[W/BONUSES])



COTTAGE

PROPOSED REZONE: R-10

(226 - 271 UNITS)



ROW/TOWNHOMES



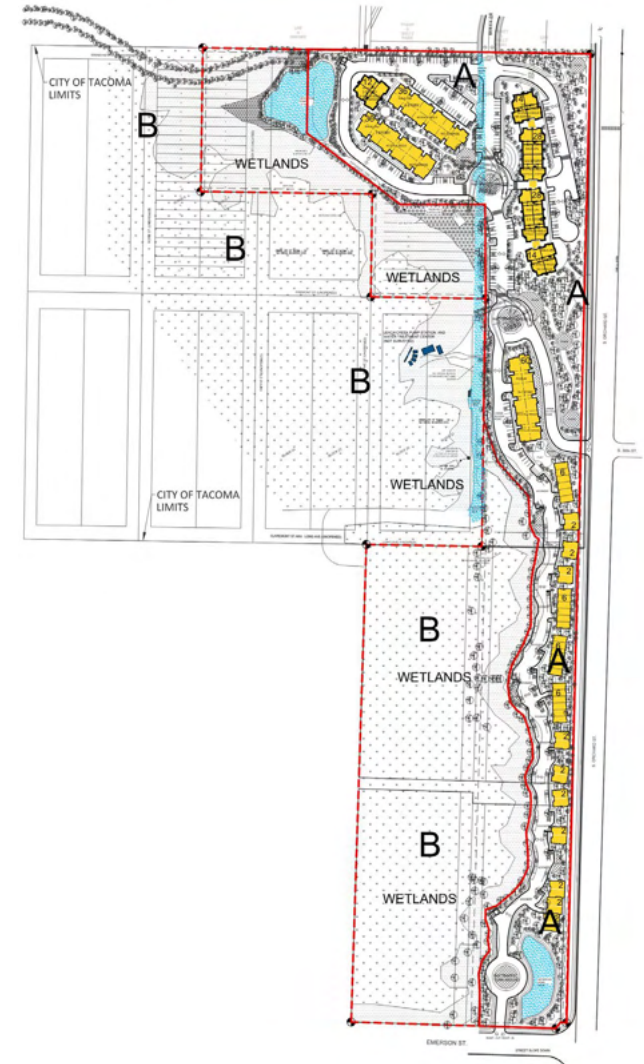
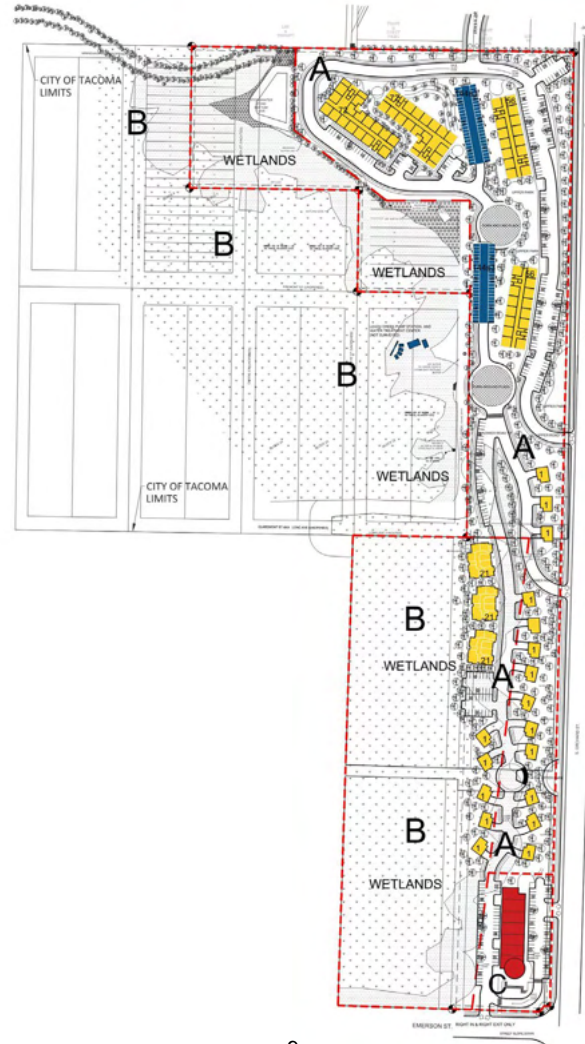
MULTIFAMILY

2. URBAN SITE DESIGN CONCEPTS

TEST FIT STUDIES



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2. URBAN SITE DESIGN CONCEPTS



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WETLAND GREENWAY EDGE OPPORTUNITIES

GARDEN PATH / PLAY

DAYLIGHTING / VIEW OF WETLANDS

WETLAND GARDEN

LOCAL HISTORICAL BUILDING

RECYCLING

TERRACED PAHS

PUBLIC PICNIC/CARPORTS

WOONERF CARVE OUTS

DESIGN VOCABULARY

3. BUILDING TYPE CONSIDERATIONS

COMPLETED BY GRAVES+ASSOCIATES



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/ TROUVE

HYBRID/PODIUM



/ PROCTOR FLATS



/ HERON HEIGHTS



/ ASPIRE 11

3. BUILDING TYPE CONSIDERATIONS

COMPLETED BY GRAVES+ASSOCIATES



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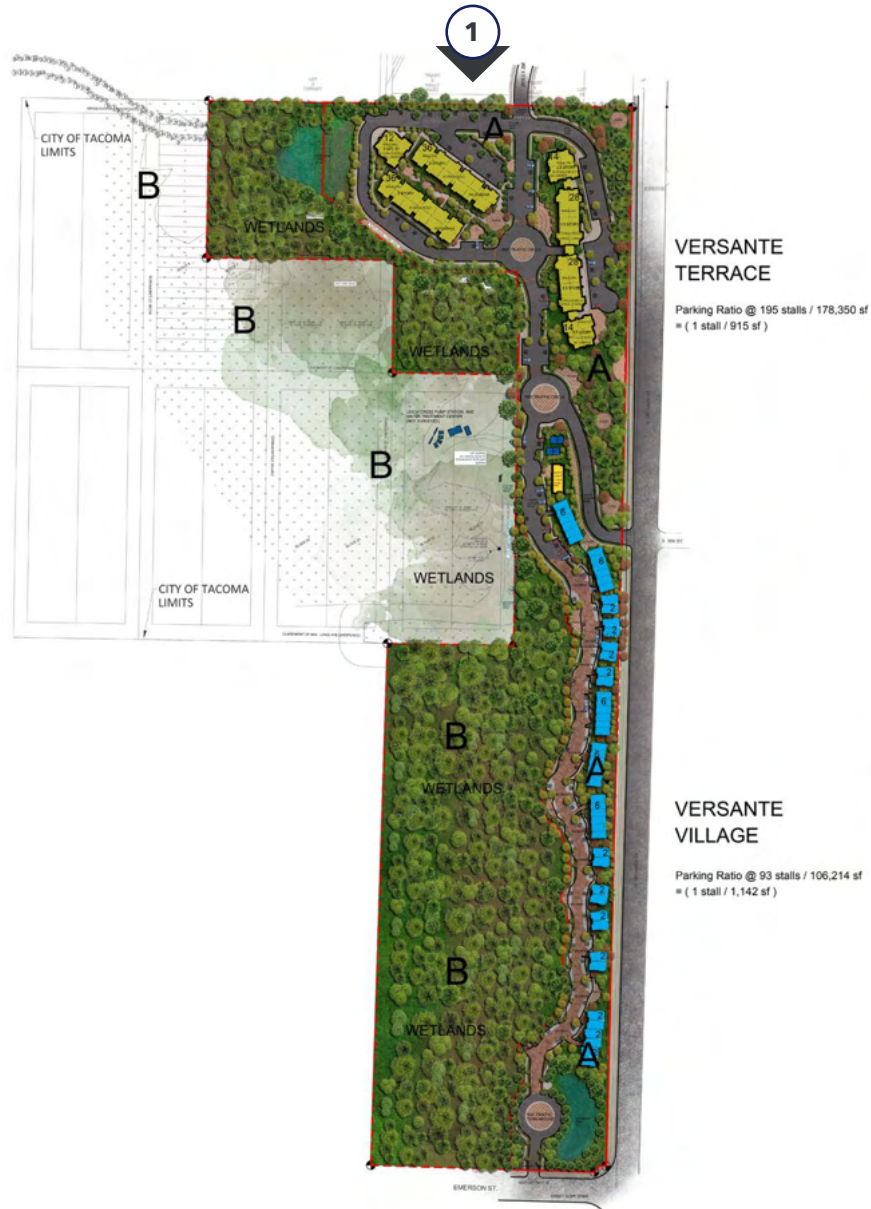


TOWNHOMES/WALKUPS



4. PREFERRED SCHEME

1A



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LOW DENSITY

Overall area: 31.77 acre

Land Category (A) - Residential: 16.02 acre net

Land Category (B) - Wetlands: 15.75 acre

14 DU/AC Net per Land Category (A)

7 DU/AC Net per Combined Land Category (A+B)

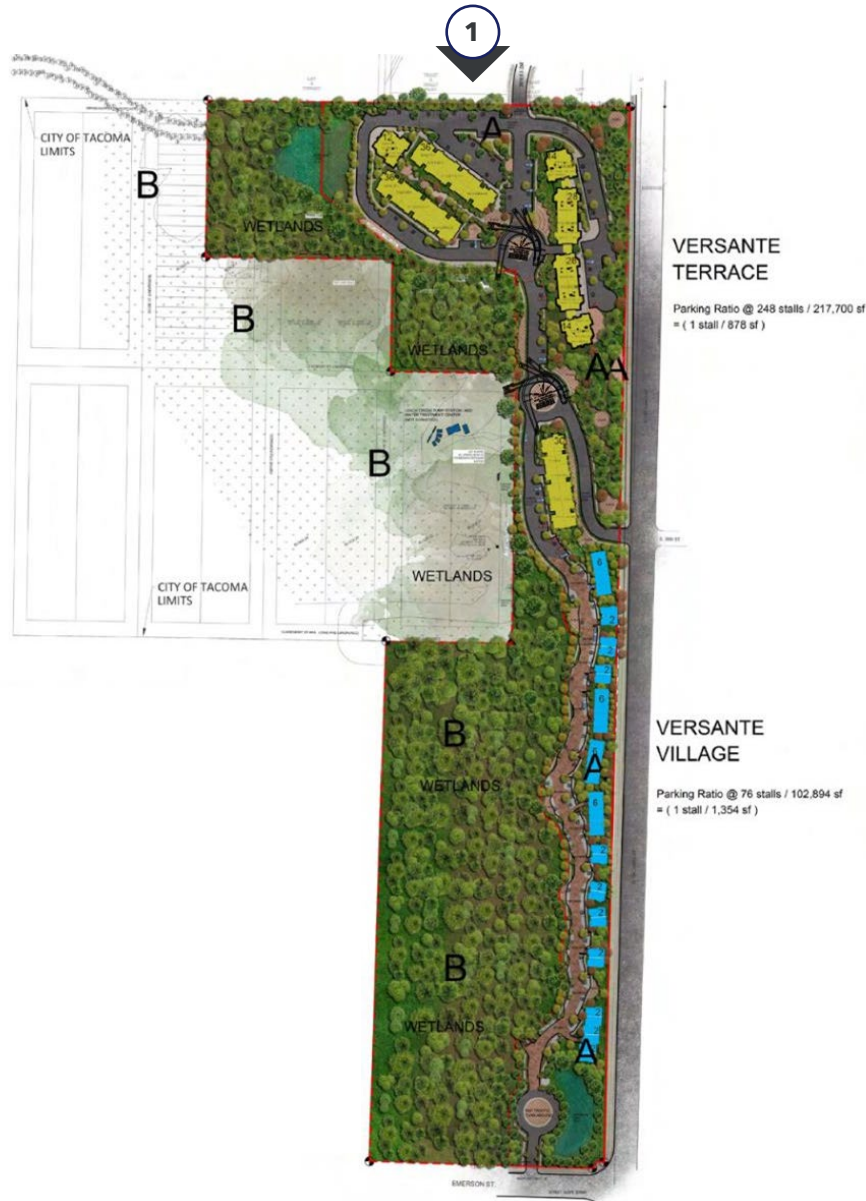
Total units proposed: (226)

Overall parking required (281 stalls)

Overall parking shown (288 stalls)

4. PREFERRED SCHEME

1 B



MEDIUM DENSITY

Overall area: 31.77 acre

Land Category (A) - Residential: 16.02 acre net

Land Category (B) - Wetlands: 15.75 acre

15 DU/AC Net per Land Category (A)

8 DU/AC Net per Combined Land Category (A+B)

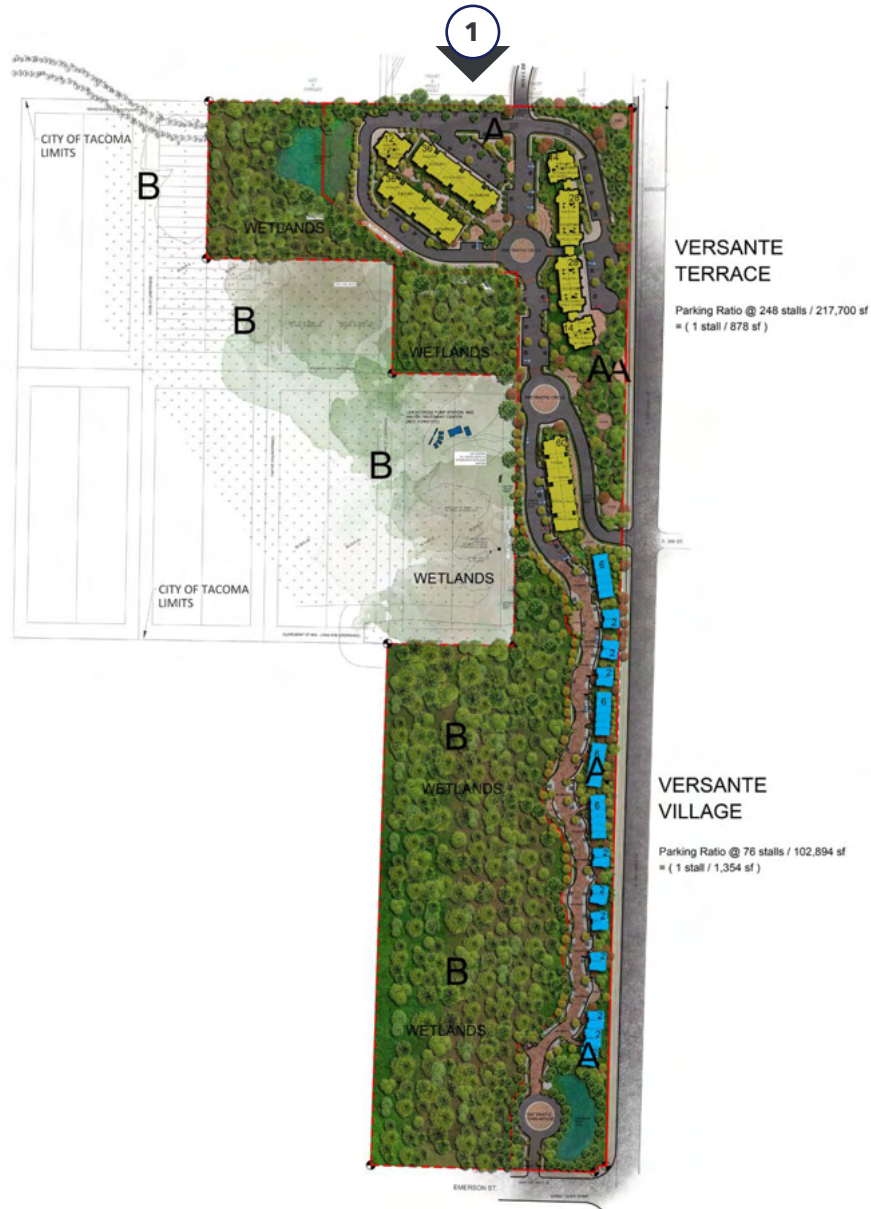
Total units proposed: (247)

Overall parking required (288 stalls)

Overall parking shown (293 stalls)

4. PREFERRED SCHEME

1C



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HIGH DENSITY

Overall area: 31.77 acre

Land Category (A) - Residential: 16.02 acre net

Land Category (B) - Wetlands: 15.75 acre

17 DU/AC Net per Land Category (A)

9 DU/AC Net per Combined Land Category (A+B)

Total units proposed: (271)

Overall parking required (318 stalls)

Overall parking shown (324 stalls)

5. CHARACTER STUDY

OPEN SPACE



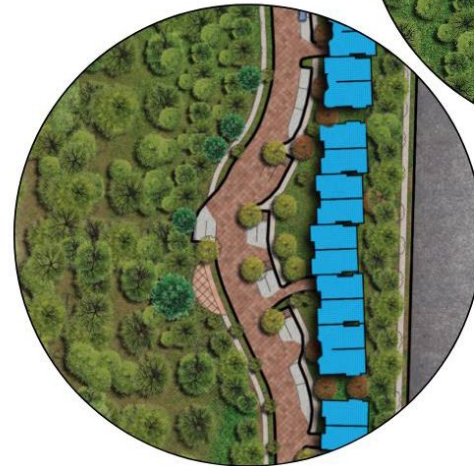
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+ Pocket Parks

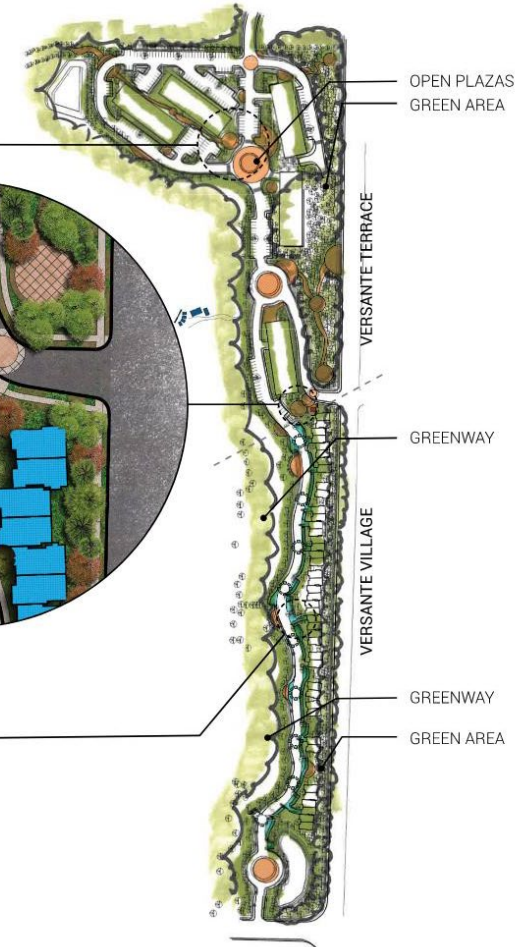
+ Plazas

+ Trails

+ Greenbelt



PUBLIC SPACES NETWORK / OPEN SPACE TYPES

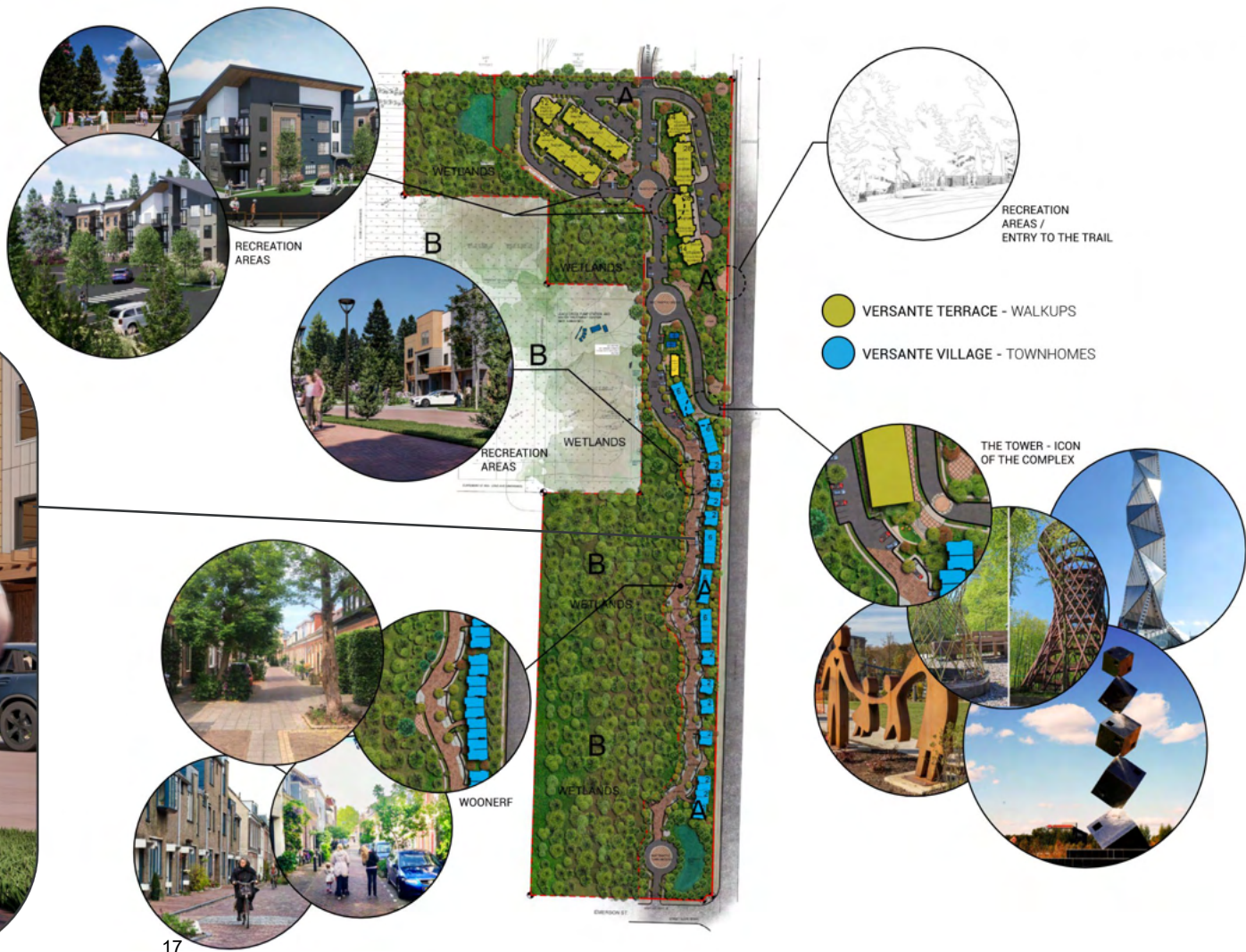


5. CHARACTER STUDY

BUILDINGS, LANDSCAPES...



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5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT



5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT



5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT



5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT



5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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5. CHARACTER STUDY

VERSANTE TERRACE / VILLAGE



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24

VERSANTE TERRACE / VILLAGE

21



6. NEXT STEPS



7. CITY OF FIRCREST COMMENTS & GUIDANCE



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THANK YOU



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