

2024 COMPREHENSIVE PLAN

Adopted December 10, 2024



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CONTENTS AND ELEMENTS

I. INTRODUCTION	7
II. COMMUNITY DEVELOPMENT	41
III. LAND USE	67
IV. HOUSING	103
V. TRANSPORTATION	121
VI. PARKS, RECREATION, AND OPEN SPACE.....	148
VII. CAPITAL FACILITIES.....	167
VIII. UTILITIES.....	178
IX. CLIMATE RESILIENCE	187

LIST OF FIGURES

FIGURE I-1 FIRCREST 2050 POPULATION PROJECTION FORECAST	27
FIGURE I-2 POPULATION DISTRIBUTION BY AGE	28
FIGURE I-3 RACE.....	30
FIGURE I-4 ETHNICITY	30
FIGURE I-5 LANGUAGES SPOKEN AT HOME	31
FIGURE I-6 EDUCATIONAL ATTAINMENT, AGES 25+	31
FIGURE LU-1 VICINITY MAP	69
FIGURE LU-2 FUTURE LAND USE DESIGNATIONS MAP	94
FIGURE LU-3 LANDS USEFUL FOR PUBLIC PURPOSES MAP	101
FIGURE PR-1 PARKS, RECREATION, AND OPEN SPACE FACILITIES MAP	165

LIST OF TABLES

TABLE I-1 PLANNING FOR FIRCREST - MAJOR HIGHLIGHTS	25
TABLE I-2 ELEMENT COMPONENTS	26
TABLE I-3 POPULATION WITH DISABILITIES	29
TABLE LU-1 FUTURE LAND USE DESIGNATIONS	74
TABLE H-1 HOUSING TYPES ALLOWED BY ZONE	168
TABLE PR-1 EXISTING PARK, RECREATION AND OPEN SPACE FACILITIES	163

APPENDICES

APPENDIX A - LAND USE APPENDIX.....	199
APPENDIX B - HOUSING APPENDIX.....	205
APPENDIX C - 2025 -2030 TRANSPORTATION IMPROVEMENT PROGRAM	225
APPENDIX D - TRANSPORTATION APPENDIX.....	233
APPENDIX E - CAPITAL FACILITIES APPENDIX	262
APPENDIX F - UTILITIES APPENDIX	277
APPENDIX G - CLIMATE RESILIENCE APPENDIX.....	304

GLOSSARY AND DEFINITIONS

ACS	American Community Survey
CPP	Countywide Planning Policy
GMA	Growth Management Act
MPP	Multicounty Planning Policy
PSRC	Puget Sound Regional Council
TCC	Tacoma Community College



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INTRODUCTION

I. INTRODUCTION

PLAN OVERVIEW

PURPOSE

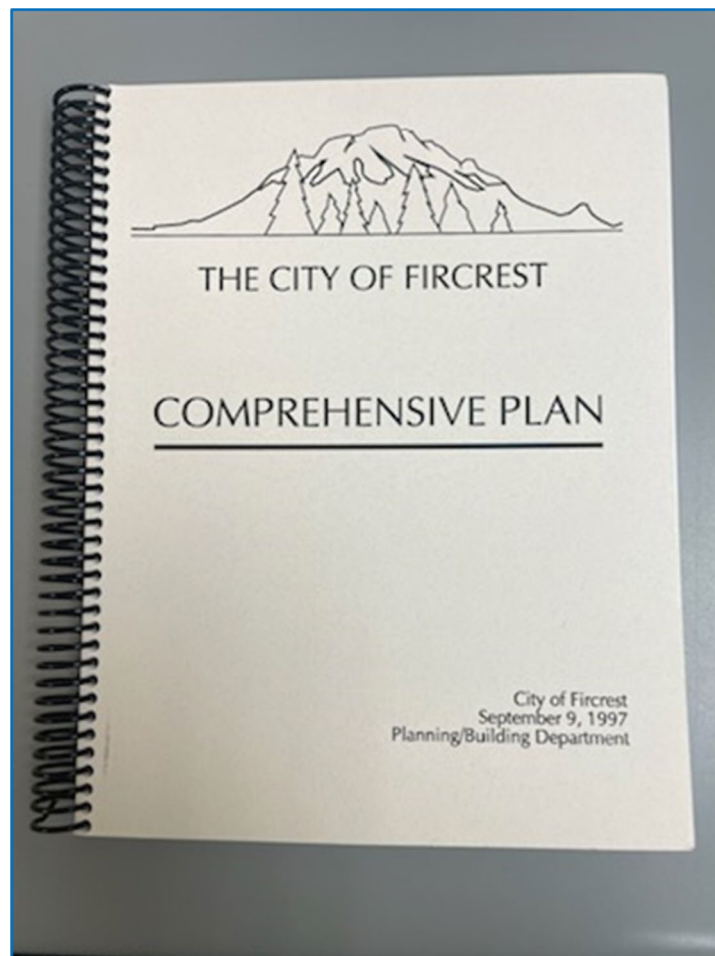
The Comprehensive Plan is a broad statement of the community's vision for the future and contains policies to guide the physical development of the city, as well as certain aspects of its social and economic character. The Plan steers regulations, implementation actions, and services in a direction that supports the vision. The Plan reflects the long-term values and aspirations of the community as a whole and shows how various aspects, such as land use, housing, transportation, capital facilities, and services work together to achieve the desired vision.

While the Comprehensive Plan is meant to provide a strong and constant vision for the future, it is also a living document that must be able to accommodate change, such as a new technology, an unforeseen impact, or an innovative method of achieving a component of the vision. It is therefore regularly updated every ten years to account for changing issues or opportunities facing Fircrest, while still maintaining the core values of the community. The core values are determined by the Planning Commission, City Council, and most of all: members of the public. Fircrest's Comprehensive Plan is consistent with mandatory elements of the [Growth Management Act \(GMA\)](#), [PSRC's VISION 2050 Regional Growth Strategy](#), [Pierce County County-Wide Planning Policies](#), factors affecting land use, assumptions about future trends, and public opinion.



Fircrest's Comprehensive Plan was initially developed and then updated periodically each decade through a public involvement process conducted by the Planning Commission. The Plan reflects a community vision of how Fircrest should grow and develop over a 20-year planning horizon. The Plan aims to protect residents' high-quality of life and equitably share the public and private costs and benefits of growth. The Plan establishes an overall direction for residential, commercial, and industrial growth in a pattern that maintains and enhances existing neighborhoods.

The Plan comprehensively integrates "health and well-being" into its goals and policies. It protects public health and safety while enhancing community design, natural beauty, environmental quality, and economic vitality. The Plan guides Fircrest's efforts to achieve these ends by indicating where new housing, services, and commercial mixed-use development should be encouraged and where open space should be protected. It emphasizes growth where adequate public facilities and services can be provided in a timely and cost-effective manner. Finally, the Plan conserves open space, protects wildlife habitat and sensitive areas, maintains and improves the quality of air, water, and land resources in order to lessen the impacts of climate change.



A copy of a previous Fircrest Comprehensive Plan

PUBLIC OUTREACH AND ENGAGEMENT DURING THE 2024 COMPREHENSIVE PLAN UPDATE:

The 2024 Comprehensive Plan update process and timeline is highlighted in the following graphics. The process hinged on requesting and implementing feedback from the public, Planning Commission, City Council. Other stakeholder groups provided their review comments and policy requests, such as: the WA State Department of Fish and Wildlife, South Sound Housing Affordability Partners, Puget Sound Regional Council, Puget Sound Energy, and the Puget Sound Partnership.





The City's Community Development Director created a website to house the 2024 Comprehensive Plan Update which provided meeting presentation materials, survey results, and other pertinent information.

To obtain an understanding of the community's values and priorities, the City mailed out a paper survey in 2023 and posted an electronic survey on its website. It received a combined 800 responses which were analyzed and incorporated into this Plan.



Comprehensive Plan Paper Survey sent to Fircrest Households in 2023



2024 Comprehensive Plan Survey

We want to hear from people who live, work, or play in Fircrest about what they think the City should be like into the future. This survey is part of the process of updating the City's Comprehensive Plan, which will guide the City's vision, goals, and policies for the next 20 years. Anyone can take the survey and it's anonymous. To learn more about this process or sign up to receive project updates by email, visit the city's Comprehensive Plan webpage: www.cityoffircrest.net/2024-comp-plan

1. Do you... *

Live in Fircrest ___ Work in Fircrest ___ Live and Work in Fircrest ___ Other ___

2. Please select all of the ways you get around Fircrest for your daily needs. *

Walk ___ Car ___ Wheelchair ___ With a stroller ___ Bike ___ Bus ___ With a walker ___ Other ___

3. Would you like to be able to walk to areas that meet some of your local dining, shopping, and service needs?

Yes ___ No ___

4. What types of businesses would you like to see more of, and where?

5. Does Fircrest need to allocate more space to places such as shops, cafes, retail, or professional services? *

Yes ___ No ___

6. Are parks in Fircrest meeting your needs right now? *

Yes ___ No ___

7. Looking towards the future, what kinds of improvements do Fircrest parks need? *

8. Fircrest recently replaced its Community Center and pool. Are these facilities meeting your recreational needs? *

Yes ___ No ___

9. Are there other parks or recreational facilities you would like to see in the community? If so, what types and in what locations?

Choosing to live in your home or in the community you're familiar with during the later years of your life is known as 'aging in place.' Fircrest's population is aging, and many residents would prefer to remain living in Fircrest. However, their current homes are not meeting their needs. We would like to know what types of homes could meet your future housing needs in Fircrest.

10. Looking into the future, using the scale below, rank how important will it be to provide the following housing options in Fircrest. Rank from #1 (not important at all) to #5 (extremely important).

Retirement Communities ___ Accessory Dwelling Units ___ Apartment Buildings ___
Assisted Living Facilities ___ Small, Single-Floor Houses ___ Duplexes ___
Town Houses ___ Housing with 3 or more bedrooms ___ Triplexes ___

11. Is there anything else you want to tell us about the future of Fircrest? *

Comprehensive Plan Paper Survey sent to Fircrest Households in 2023

FIRCREST COMP PLAN SURVEY

(***) indicates multiple similar comments)

4. What types of BUSINESSES would you like to see more of and where

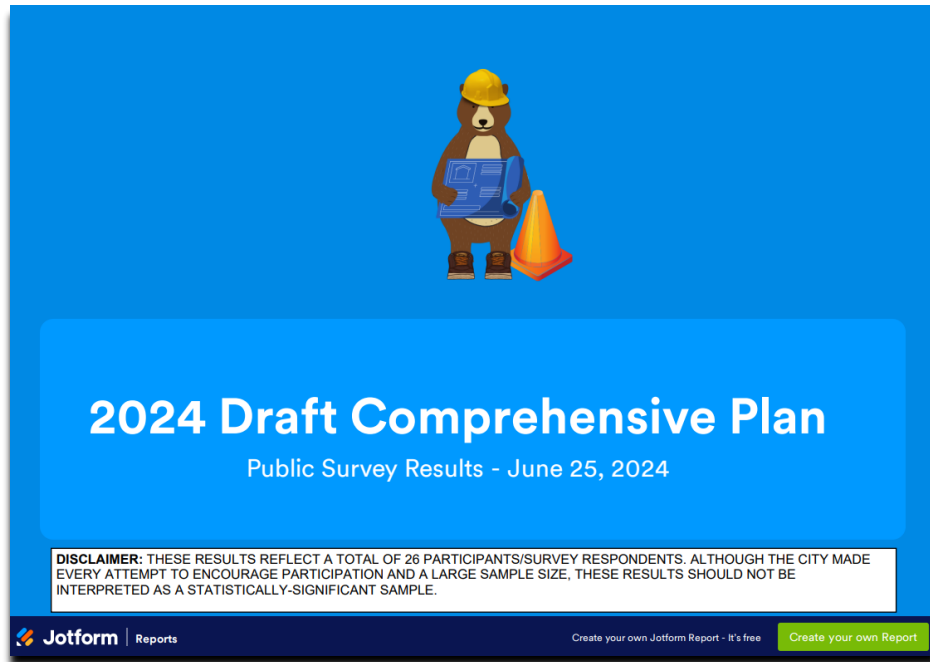
- Restaurants *** (not chain or fast food)...natural foods store ***, vegetable stand
- Allow restaurants along Emerson
- mom and pop shops, area for farmers market
- small shops ***
- sports pub, bookstore, barber shop
- brew pub
- community theater
- current commercial services ok ***
- Deli or another café ***, outdoor seating, bakery with breads not just cakes
- Harbor Greens style or Trader Joes type store, grocery ***
- Commercial ok between 19th and Regents
- Restaurants near rec center, ice cream parlor***
- Euro style bistro***
- Nursery and garden shop
- I like it as is...cozy
- Dog groomer
- Buy land for future parks now, even if developed later
- Farmers Market
- Restaurant, pub, coffee shop at south end along Emerson and Alameda
- More in the core, not fringes

7. What kinds of PARKS IMPROVEMENTS are needed?

- tot lot fenced off by pump house
- Whittier Park improvements *** Don't shrink Whittier...add turf field (too soggy)*** keep covered area at Whittier
- Nice right now ***
- Parking along Contra Costa by Rec Center, vacant lot?
- Off leash dog park *** (large and small dog areas)
- Native plantings like huckleberry and salal, ferns at Masko Park
- Dog poop bags available
- Picnic tables next to tot lot, more benches in parks
- Better drainage or artificial turf at Whittier Park
- Develop the parcel on Electron/Contra Costa
- T-Ball field
- Walking trails around parks, fitness trail***

Rough Draft of 2023 Survey Results

A second survey focusing on review of the Draft Comprehensive Plan included hardcopies available at the City Hall and Community Center plus an electronic survey on its website. The survey ran from late February 2024 through late April 2024. The City only received 26 online survey responses and no hardcopy survey responses. As a result, the City will utilize a combination of mailed-out paper surveys and electronic surveys for future long-range planning and policy projects with the hopes of obtaining a large number of participants.



Online 2024 Survey Results Compilation

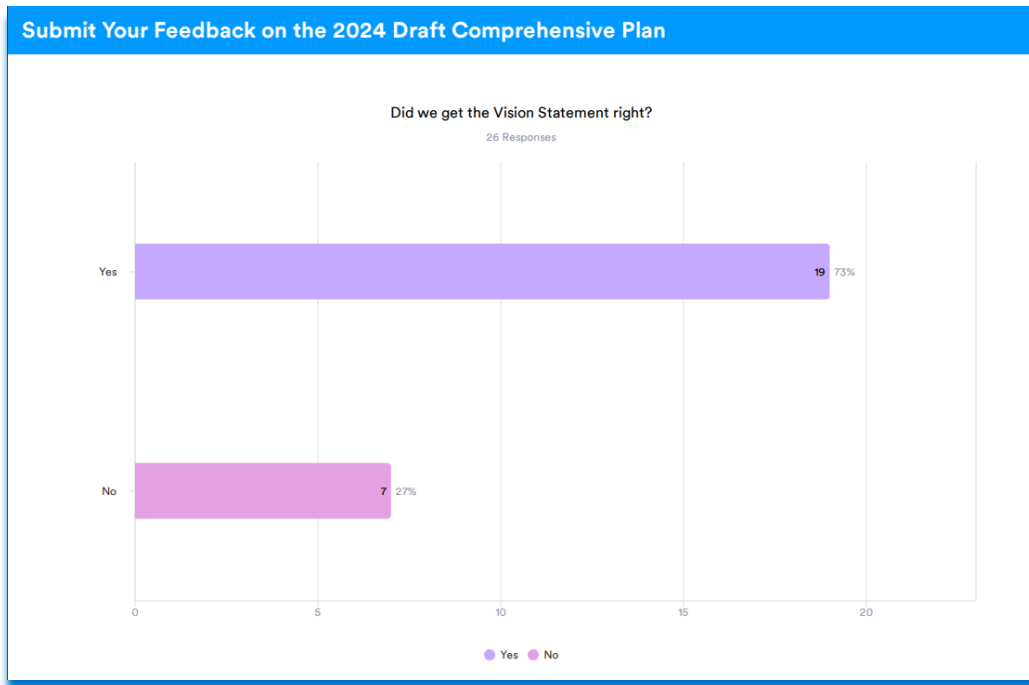
Submit Your Feedback on the 2024 Draft Comprehensive Plan

What are we missing? Do you have any other feedback to share?

17 Responses- 9 Empty

Data	Responses
Excellently crafted plan. This is why we love Fircrest. I did not see anything about EV charging. Is this going to be something we will see in the community?	1
I'm pleased to see a focus on preserving the tree in our community. They are such a critical resource for our community!	1
A lot of the items notated with a "New" or "Revised" indicator seem like they will add unnecessary burdens to our City Council and staff. A bit too much identity politics in some places. Electric vehicles do not need to be explicitly mentioned anywhere, and it comes off as if someone is getting a kickback from EV manufactures - "cleaner fuel" and "low emissions" is all that is needed. Sorry for not listing specifics on each section - we're a full-time employed household with little free time. Seeing what's been added to the plan reinforces our frustration that we can't trust our council to act with our best interests in mind.	1
I appreciate the focus on walkability - our community is very healthy and I think we should focus on supporting local businesses by making them easily accessible for pedestrians - even those businesses on the edges of the city. I would also like to see continued commitment to reserving the trees of Fircrest. Sadly the sound of chainsaws is near daily when the weather is nice. I also appreciate the focus on greenspace - having a robust and longer trail system starting in Fircrest would be a crown jewel of the city.	1
There does not seem to be recognition in the plan that something with great mixed use designation could be done to what is currently showing as commercial only land designation by Umpqua bank. That land could be created into a wonderful mixed use space with cottage housing, parks, seniors living, transit access/hub spot, yet is being ignored because the right business hasn't been found in years to do something with such a large tract of land. This land is away from the Wetlands, yet can be an easy walk to local businesses IF additional natural pathways and sidewalks could be developed around the housing. This should also incorporate coordinating with UP on proper sidewalk and bike lane alongside the golf course on 67th/Mildred to allow safe access to enjoy the Paradise Pond Park on the edge of Fircrest. More specific protection to ALL the existing Wetlands and creek areas also seems weak, yet done correctly, could become a very desirable extension of climate contribution and some safe park space - particularly the tract of land on the corner of Orchard and Emerson/40th down to Leach Creek. Purchase of this land instead of it continuing to be a real estate for sale sign would be an excellent step towards more protection of the small-town feel City of Fircrest wants to maintain and give residents a natural path/park between their homes and the new businesses at 40th and Orchard, rather than trying to not be hit by cars trying to walk along Orchard....continuing to complement the new sidewalk work done on 40th/Emerson to these businesses all while assisting in climate control/water protection for Leach Creek and the Wetlands to the northwest of this tract of land.	1
I got bored of reading the entirety of this spreadsheet... way to much info!	1
We do not need to double the population of the city by 2050.	1

Online 2024 Survey Open-Ended Feedback



Surveys and meetings helped drive the City's Vision Statement which is central to guiding the Comprehensive Plan. The Plan's Elements seek to support this Vision Statement. This Vision statement was written collaboratively with community members, the Planning Commission, City Council, and City staff. This Vision provides direction for the City, the goals and policies of this Comprehensive Plan, and the City's development code.

A VISION FOR FIRCREST

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

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

We value community spaces and events that bring us together.



Fircrest Police Department Supporting Elementary School Students



Senior Coffee Events at the Community Center Bring Fircrest Citizens Together

The following principles in the Vision statement guide and are enacted in this Comprehensive Plan:

Principle 1: Community-oriented

This principle suggests agreement among residents that Fircrest remains a well-connected community, through community events and spaces, that is resilient and safe for all who live in the City. The City will pursue the development and maintenance of public spaces that are accessible for all and increase the City's resilience, so it remains a safe place for all residents.



Events Like Music in the Parks and Fircrest FUN DAYs Center on Family-Friendly Gatherings

The Comprehensive Plan helps the City achieve this through several goals and policies that support this concept, such as the goals and policies in the [Community Development](#) element, Goal LU-3, LU-9, LU-14, P-2, P-6, and their corresponding policies.



Principle 2: Peaceful and connected to nature

This principle suggests the City aspires to remain a walkable and forested place that provides a peaceful setting to live in. The City will prioritize the walkability and protection of natural resources in Fircrest so that it remains a peaceful place that is connected to nature.

The Comprehensive Plan helps the City achieve this through several goals and policies that support this concept, such as those in the [Climate Resilience](#) element and goals LU-10, LU-15, T-1, T-12, P-5, and their corresponding policies.

Community Events Encourage Pride and Environmental Stewardship

Principle 3: Housing choices available for all

This principle suggests that Fircrest will work to provide housing choices for everyone who lives in Fircrest, while accommodating its designated growth. People have varying housing needs based on their family size, occupation, abilities, and age, among other variables. Ensuring there is housing in Fircrest available for all needs is crucial to Fircrest remaining a resilient and community-oriented place.

The Comprehensive Plan helps the City achieve this through several goals and policies that support this concept, such as the goals and policies in the [Housing element](#), and goals LU-1, LU-5, and their corresponding policies. The City is currently engaged in a Middle Housing policy project to comply with state laws on accessory dwelling units and duplexes.

Middle Housing

MEETINGS AND AGENDAS

City Council

 June 17, 2024 Study Session – Middle Housing Presentation by Kimley-Horn & Associates


 March 26, 2024 Regular Meeting – Resolution: Middle Housing Consultant Agreement (Item 13.A)

 February 20, 2024 Study Session – 2023 Housing Legislative Updates (Item 6)

 January 9, 2024 Regular Meeting – Resolution: Approval of Department of Commerce Missing Middle Housing Grant Agreement (Item 13.C)


 September 18, 2023 Special Meeting – New State Housing Laws Memo (Item 5.E)

Middle housing is housing that falls between single-family houses and larger apartment buildings.




Single-family housing

- Larger units
- Low density
- More expensive to build on a per-unit basis




MIDDLE HOUSING




Multifamily housing

- Smaller units
- High density
- Less expensive to build on a per-unit basis



11th Tee Townhomes – Drone Aerial Courtesy of Lisa Medchill Photography



STAY INVOLVED

[Click Here to Subscribe to Middle Housing Updates](#)

Translate this page:

Select Language ▼

Powered by [Google Translate](#)

You can translate the content of this page by selecting a language in the select box.

The City Launched a Middle Housing Website to Keep the Community Informed

HOW THE PLAN WILL BE IMPLEMENTED AND AMENDED.

The Comprehensive Plan documents Fircrest’s vision for the future and provides goals and policies that will facilitate achieving that vision. Goals and policies must be implemented in the city’s regulatory documents and operational procedures. Plan implementation involves a variety of activities. New controls may be placed on development or land use activities through revisions or additions to municipal code.

More detailed plans may be developed for specific areas. Decisions about the allocation of funds to various projects and programs must be tested against plan goals and policies to ensure consistency.

Annual Review and Amendments

Amendments to the Comprehensive Plan are necessary, from time to time, to respond to changing conditions and needs of Fircrest community members. The Growth Management Act requires that amendments to a comprehensive plan be considered no more than once per year, excluding periodic update years where docket requests may be suspended. Proposed amendments to the Comprehensive Plan shall be considered concurrently so that the cumulative effect of various proposals can be ascertained. In considering proposed amendments to the Comprehensive Plan, proposals will be evaluated for the extent to which they support the public interest, their intent and consistency with the Comprehensive Plan, and the need for and availability of land for specific uses. Amendments to the plan are reviewed by the Planning Commission, which makes recommendations to the City Council.

Implementation is monitored through an annual review process during which the success of implementation is evaluated, changes to implementation strategies are developed as necessary, and proposed amendments to the plan are reviewed and potentially adopted. The annual update cycle for addressing amendments to this plan ordinarily will coincide with the City's budget process in the fall of each year. More frequent amendments may be made only under emergency conditions; such amendments will be made in addition to, and shall not count as, the annual review and amendment process.

Procedures for amending the plan will be in accord with Fircrest Municipal Code as it may be revised to conform to the goals and policies of this plan. Amendments and procedures will be consistent with the requirements of the GMA, VISION 2050, CPP, and applicable environmental laws.

Emergency Amendment Types and Procedures

There are two types of emergency amendments, disaster response amendment and noncompliance response amendment. Emergency amendments are in addition to, and do not replace, the annual review and amendment process.

Disaster Response Amendment

When a disaster as defined in an adopted disaster recovery plan occurs, the Comprehensive Plan may be temporarily amended to enable the City to conduct disaster management and recovery procedures specified in the adopted disaster recovery plan. If a disaster recovery plan has not been adopted when a disaster occurs or if the plan's provisions are inadequate to respond to the disaster appropriately, procedures may be specified through a resolution adopted by the City Council. It is important that the City of Fircrest work with adjacent agencies such as: the City of University Place, the City of Tacoma, and Pierce County when an emergency strikes.

Noncompliance Response Amendment

The City Manager may request by staff report that the Planning Commission and City Council consider an emergency amendment if noncompliance of the Comprehensive Plan with the GMA, VISION 2050, or CPP occurs. This request may result from a noncompliance issue that was not detected at the time of adoption of the Comprehensive Plan and subsequent amendments, or it may be a result of amendments to the GMA, VISION 2050, or CPP. Under most circumstances, the annual review and amendment process will be sufficient to handle these situations. However, the City Manager may determine that the need for an amendment is urgent. The City Manager must explicitly identify the noncompliance issue, amendment contents, and reason for urgency in the staff report.

Emergency Amendment Procedures

An emergency Comprehensive Plan amendment procedure shall be incorporated into Fircrest Municipal Code. This procedure shall enable a timely response to disasters and urgent noncompliance issues and shall, as much as possible, allow for public input to the emergency amendment process. Emergency amendments shall be considered temporary and shall be

revoked after the urgency of the emergency declines. Emergency amendment procedures shall identify the conditions under which emergency amendments will be revoked. Authorities for initiating, adopting, and revoking emergency amendments shall be identified in the emergency amendment procedure. If appropriate, temporary emergency amendments may be proposed as standard amendments during the next annual review process.

COMMUNITY ENGAGEMENT

Fircrest commits to ongoing community engagement opportunities for future land use decision making using a variety of both traditional outreach and virtual platforms: in-person design charrettes, in-person study sessions and community events, mailer surveys, open houses, and online surveys, websites, and social media updates.



Comprehensive Plan Community Open House in September 2023

PLANNING FRAMEWORK

STATE PLANNING CONTEXT

Growth Management Act (GMA)

In 1990 Washington's Legislature passed the Growth Management Act (GMA), which established 13 planning goals and a system of planning for cities and counties that have experienced rapid growth. A 14th goal, shorelines of the state, was subsequently added. The overarching goal of the GMA when it was adopted was to prevent urban sprawl by managing growth and ensuring adequate public facilities and services. The GMA sets the framework for the Comprehensive Plan by establishing required Elements and goals for local jurisdictions' Plans. Since its adoption in 1990, the Act has been amended several times to address more than sprawl. In recent years, GMA was amended requiring a new Climate Element and requiring that jurisdictions plan for housing affordable to low- and moderate-income households.

Periodic Update

Cities and counties are required to periodically update their plans to comply with updates in regional and state requirements, as well as changes in local conditions. Minor amendments have occurred each subsequent year. The Fircrest Comprehensive Plan satisfies the 2024 GMA Periodic Update requirement and addresses planning issues throughout a 20-year planning horizon ending in 2044. This Comprehensive Plan ensures compliance with Washington State, regional, and Pierce County requirements for comprehensive planning.

REGIONAL PLANNING CONTEXT

Vision 2050 Multicounty Planning Policies (MPPs)

The Puget Sound Regional Council (PSRC) is the designated forum for collaborative work on regional growth management and transportation planning in Pierce, King, Kitsap, and Snohomish counties. *VISION 2050*, adopted in 2020 by the PSRC, promotes an environmentally friendly growth pattern that will contain the expansion of urban growth areas, conserve farm and forest lands, support compact communities where people may both live and work, and focus new employment and housing in vibrant urban centers.

VISION 2050 includes a set of multicounty planning policies that provide an integrated framework for addressing land use, economic development, transportation, public facilities, and environmental issues. Under the GMA, consistency between regional transportation plans, countywide planning policies and the transportation elements of local comprehensive plans is required. MPPs serve as the regional guidelines and principles used for the Regional Council's consistency certification of policies and plans within the four-county area.

VISION 2050 provides clear and specific guidance for the distribution of population and employment growth into types of places defined as “regional geographies.” Fircrest is assigned to the small cities’ geography, which obligates the City to accommodate an assigned share of regional growth envisioned for this particular geography. Population, housing, and employment targets for individual cities within each geography are set by Pierce County in consultation with municipalities.

Pierce County Countywide Planning Policies (CPPs)

In accordance with the GMA, Pierce County adopted, and the cities within the county endorsed, the Pierce County Countywide Planning Policies (CPPs). The CPPs address issues that transcend city boundaries, such as setting Urban Growth Areas, accommodating housing and job demand, supporting health and wellness, and addressing capital facilities that are regional in nature. The CPPs provide a framework to promote consistency among a multitude of municipal comprehensive plans within Pierce County.

CONSISTENCY AND COORDINATION

The GMA requires that each comprehensive plan be consistent and coordinated with comprehensive plans adopted by neighboring jurisdictions. To ensure this consistency and coordination, Fircrest:

- Drafted goals, policies, and land use designations consistent with the goals and policies of the GMA;
- Consulted the regional growth strategy documented in *VISION 2050*; and
- Ensured consistency with the Ratified the Pierce County CPPs, adopted on May 17, 2022, by considering the applicable policies of the CPPs during updates to this plan.

Conformance to the GMA, *VISION 2050*, and the CPPs facilitate the consistency and coordination of Fircrest’s Comprehensive Plan with plans of other jurisdictions. In addition, Fircrest’s plan identifies those areas for which interlocal planning and cooperation are desirable or essential during plan implementation. Fircrest has laid the foundation for interlocal planning within the context of the GMA through its participation in the Pierce County Growth Management Coordinating Committee (GMCC), a staff level committee that provides technical assistance to the Pierce County Regional Council (PCRC).

COMMUNITY INVOLVEMENT

City of Fircrest residents, business owners, employees of businesses located in Fircrest, owners of property in Fircrest, or just about anyone who is affected by the Plan are invited to help develop and update the Comprehensive Plan. Generally, planning begins with the identification of the issues and of the stakeholders. Planning may be focused on refining the overall vision of the city or neighborhoods or may be related to subjects like parks, recreation and open space, or community design and development. Participants may vary depending upon the scope of the issue.

The Planning Commission is charged with the responsibility initially developing, and then reviewing proposed changes to the Comprehensive Plan – considering the community’s vision. The Commission meets regularly and addresses planning issues on an ongoing basis. It is the Hearing Examiner and Planning Commission’s job to hold public hearings, discuss updates and make recommendations to the City Council based on permit application type. At times, Council has established ad hoc advisory committees to focus on specific topics within a limited scope or time frame. These temporary committees may provide recommendations on planning matters to the Planning Commission.

Over the years, the City has used a number of methods to encourage community participation



Whittier Park Master Plan Public Meeting

Join Us!

Public Meeting
Roy H. Murphy
Community Center

555 Contra Costa Ave
Fircrest, WA 98466

April 25th, 2024
Thursday, 6:00 p.m.

WE WANT TO HEAR FROM YOU!

You and your family are invited our third public meeting to provide input on the final site plan for the **Whittier Park Master Plan**. Decisions about how this park will look and function in the future are being made during this meeting, so your participation is encouraged.

Whittier Park is located at the corner of Elm Tree LN and Contra Costa Ave.

For more information contact:
Jeff Grover | Parks & Recreation Director
Phone: 253-238-4160
E-mail: jgrover@cityoffircrest.net

Or visit us on the Web at:
<https://www.cityoffircrest.net/government/parks-and-recreation/parks/whittier-park-master-plan/>

Help plan your neighborhood!
What do you love about your park spaces? What do you want to see in your neighborhood? Tell us about your visions for the future!

City of Fircrest
PARKS & Recreation
THE CITY OF FIRCREST

in planning. These methods have included community meetings for citywide visioning, neighborhood meetings for smaller planning areas, and stakeholder meetings for topical interests. Community forums, open houses, and design charrettes have been, or may be, held to present ideas and to discover new ones. The Fircrest *Town Topics* newsletter, City Manager’s Weekly Update, surveys, and questionnaires have been used to reach those who may not be able to make meetings. The City Council meetings are held in a hybrid format so that the public can participate via Zoom.

Fircrest’s website and a variety of communication technologies, such as social media will increasingly provide a way to advertise meetings and seek ideas on planning questions. Ultimately, all major planning decisions fall to the City Council, which is responsible for establishing regulations, programs and

planning policies, and adopting the City budget.

Major planning highlights for the community are summarized in Table I-1 below.

Table I-1 Planning for Fircrest - Major Highlights

Year	Highlight
1907	Regents Park Plat I and II Recorded
1925	Incorporation of City of Fircrest
1957	This is Fircrest 1907-1957 – First Comprehensive Population Survey
1975	Adoption of Comprehensive Bikeway Plan
1988	Adoption of Town of Fircrest Comprehensive Plan 1987 to 1997

1992	Adoption of Interim Critical Area Regulations
1993	Adoption of Interim Design Guidelines
1995	Publication of Draft Environmental Impact Statement for Comprehensive Plan
1996	Publication of Final Environmental Impact Statement for Comprehensive Plan
1996	Adoption of GMA Comprehensive Plan
2000	Adoption of unified Land Development Code (Zoning, Subdivision, Design Guidelines, Permit Processing, Critical Area, and other regulations)
2005	Adoption of Critical Area Amendments incorporating Best Available Science
2014-2015	Adoption of GMA Periodic Update Amendments to Comprehensive Plan
2015	Adoption of GMA Periodic Update Amendments to Development Regulations
2018	Annexation of Potential Annexation Area
2020	Form-based Code Adoption

WHAT IS IN A COMPREHENSIVE PLAN?

The Comprehensive Plan contains nine chapters called elements:

1. Introduction/Community Character
2. Community Development
3. Land Use
4. Housing
5. Transportation
6. Park, Recreation and Open Space.
7. Capital Facilities
8. Utilities
9. Climate Resilience

Each element typically contains goals, policies, explanatory text and, in some cases, charts, tables, and maps. The goals and policies are the guiding principles – the heart of the Plan; however, they are often preceded by explanatory text that describes the context or justification of the goal or policy. Each element presents part of the picture for managing change and guiding Fircrest’s growth. The Land Use Element provides the overall community vision and interconnections among the other elements. Certain planning objectives, such as health and well-being, are addressed in the goals and policies of multiple elements. Elements typically include the components listed in Table I-2, subject to variation as appropriate:

Table I-2 Element Components

Components	Intent and Purpose
Introduction	Provides a local planning context for major planning issues and challenges

State Planning Context	Provides an overview of GMA goals and objectives as they relate to planning issues and challenges
Regional Planning Context	Provides an overview of PSRC and PCRC goals, policies and objectives as they relate to planning issues and challenges
Local Planning Context	Looking ahead 20 years, illustrates a vision of where the community would like to be positioned in responding to major planning issues and challenges
Goals	Define what the community wishes to achieve over a 20-year planning horizon
Policies	Provide guidance for creating and implementing development regulations and taking other actions to achieve the goals
Background Information	Provides factual data that help inform the statements, goals and policies

COMMUNITY DEMOGRAPHICS

FIRCREST'S PLANNING AREA

This Plan includes planning information for incorporated Fircrest. The GMA requires that counties designate urban growth areas (UGAs) within which urban levels of development shall be encouraged. Outside of these UGAs, development can occur only if it is rural in nature.

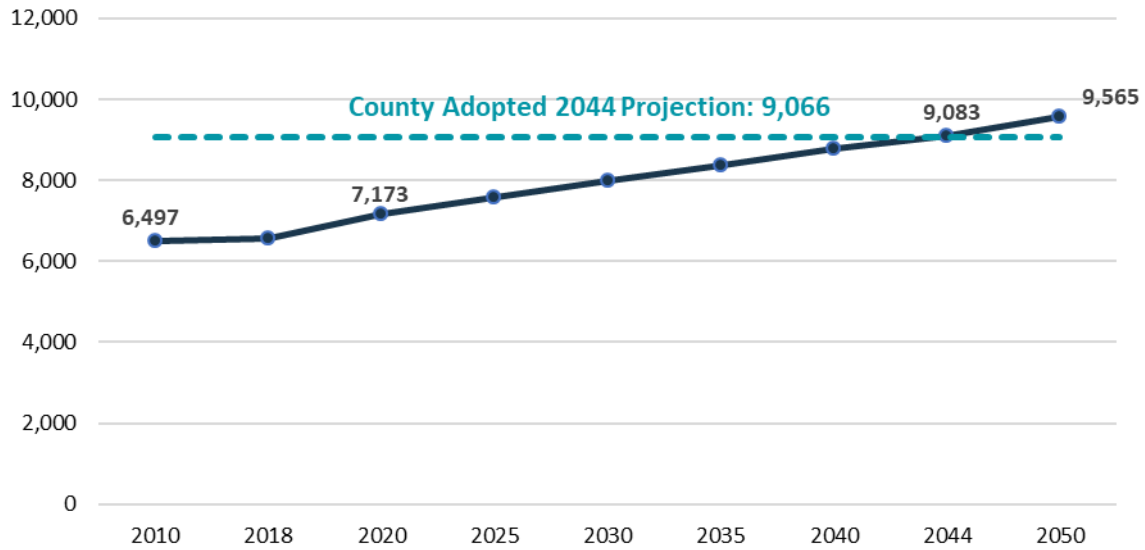
The Pierce County Countywide Planning Policies elaborate on GMA requirements concerning the provision of urban services. In addition, the Comprehensive Plan for Pierce County, Washington may specify for municipalities a potential annexation area (PAA), formerly known as an urban service area. The PAA represents the geographic area within which the city may anticipate providing urban services in the future, either prior to or subsequent to annexation. Delineation of each city's PAA is based on input from the municipalities and on evidence that the city is capable of providing urban services to the area. The City of Fircrest annexed its PAA in 2018 as outlined in the Countywide Planning Policies and the Fircrest Comprehensive Plan.

Existing land uses within the community are shown in the [Land Use Element](#) in Figure LU-2.

PROFILE OF FIRCREST

Fircrest's adopted Population Target is a total population of 9,066 people by 2044. That is an additional 1,831 people compared to the Washington State Office of Financial Management's (OFM) 2024 estimate of 7,230. That would result in an average of 92 people being born or moving into Fircrest over the next 20 years. PSRC projects that this will be as high as 9,565 by 2050.

Figure I-1 Fircrest 2050 Population Projection Forecast

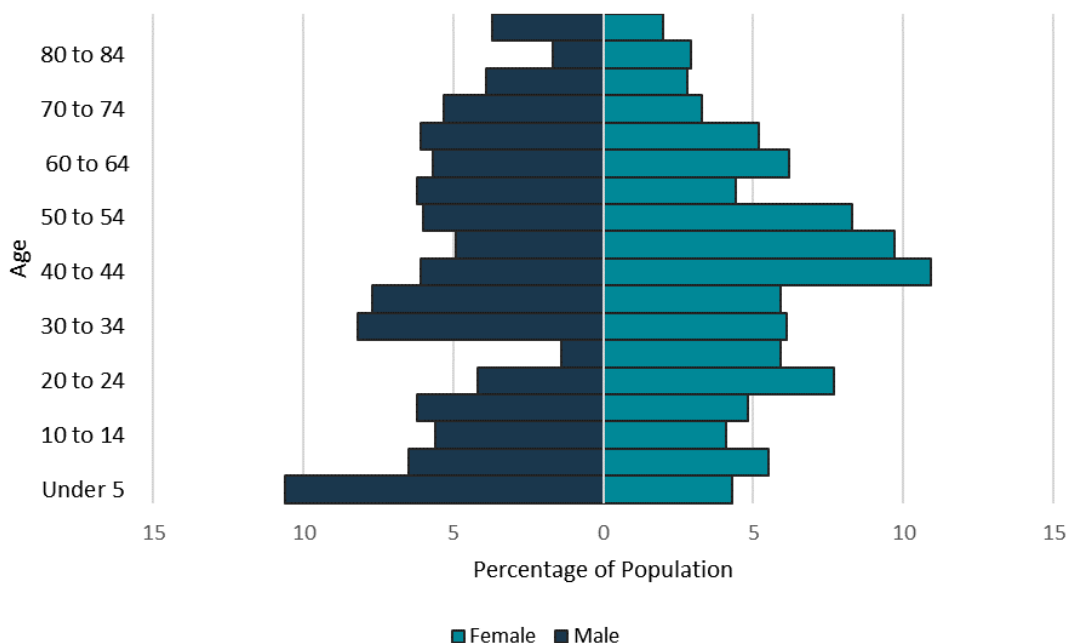


Source: 2023 PSRC LUV-it Forecast Model. 2044 Projection Target adopted under Pierce County Resolution No. 2022-46.

DEMOGRAPHICS

The median age for Fircrest is 42 years according to the 2021 American Community Survey (ACS). Figure I-2 shows the population pyramid for the city. Ages 0 -10 account for the greatest share of community members, at 17% of the population, followed closely by those aged 30-40, making up 16% of the population.

Figure I-2 Population Distribution by Age



Source: 2021 ACS, Age and Sex.

Table I-3 Population with Disabilities

Age group	Percent of group a disability
Under 18 years old	1%
Ages 18-65	5%
Ages 65+	92%
Perc. of total population with a disability	8%

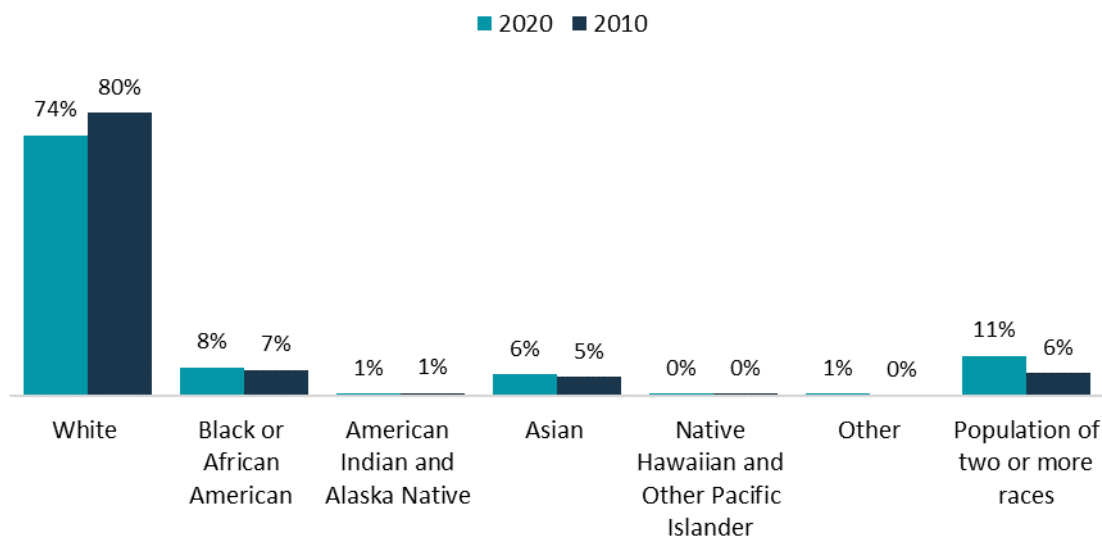
Source: 2021 ACS, Age by Number of Disabilities.

RACE AND ETHNICITY

Over the past 10 years Fircrest's race and ethnicity have seen an increase in those identifying as two or more races (11%). The largest share of the population (74%) identifies as White. See Figure I-3 for the full racial demographic distribution. Fircrest must explore its local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect. This will be discussed later on in the Housing element.

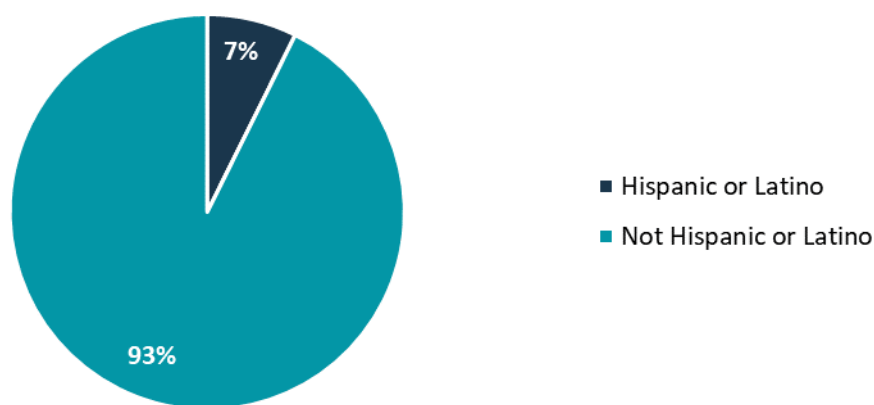
For ethnicity, around seven percent of the overall population identifies as Hispanic or Latino (see Figure I-4).

Figure I-3 Race



Source: 2020 Decennial Census.

Figure I-4 Ethnicity

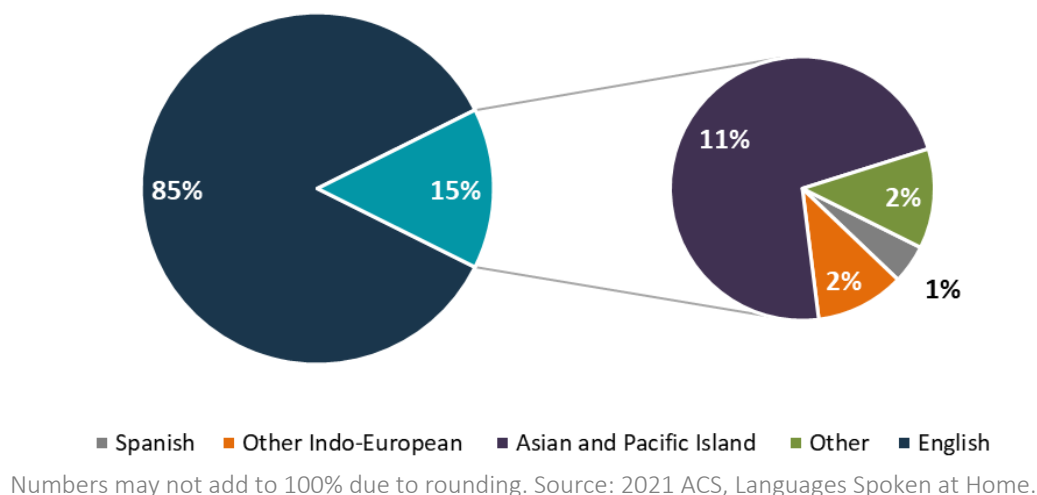


Source: 2020 Decennial Census.

LANGUAGES

Most of the city's community members speak only English at home, as seen in Figure I-5. Approximately one in 10 households speak Asian and Pacific Island languages; 1% speak Spanish; and 2% speak an Indo-European language or other language (2021 ACS).

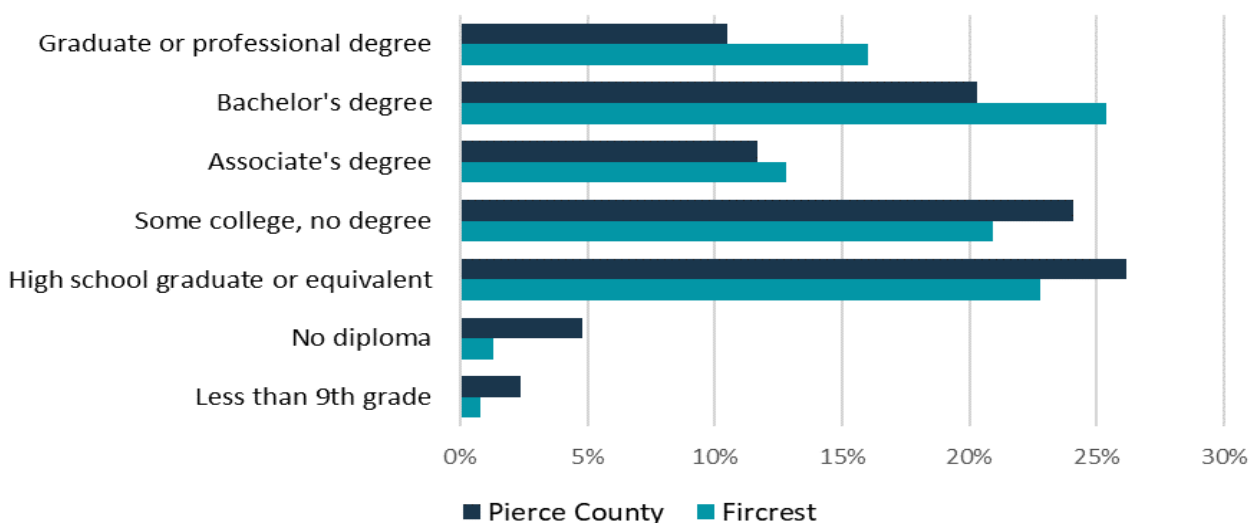
Figure I-5 Languages Spoken at Home



EDUCATIONAL ATTAINMENT

The City of Fircrest has slightly higher educational attainment than Pierce County when it comes to college education and higher. 25% of Fircrest residents over the age of 25 had a bachelor's degree, compared to 20% for the County as a whole. Graduate and professional degree attainment was a similar 5 percentage point difference between Fircrest and the county, with 16% of Fircrest residents having an advanced degree compared to 11% of county residents, as seen in Figure I-6.

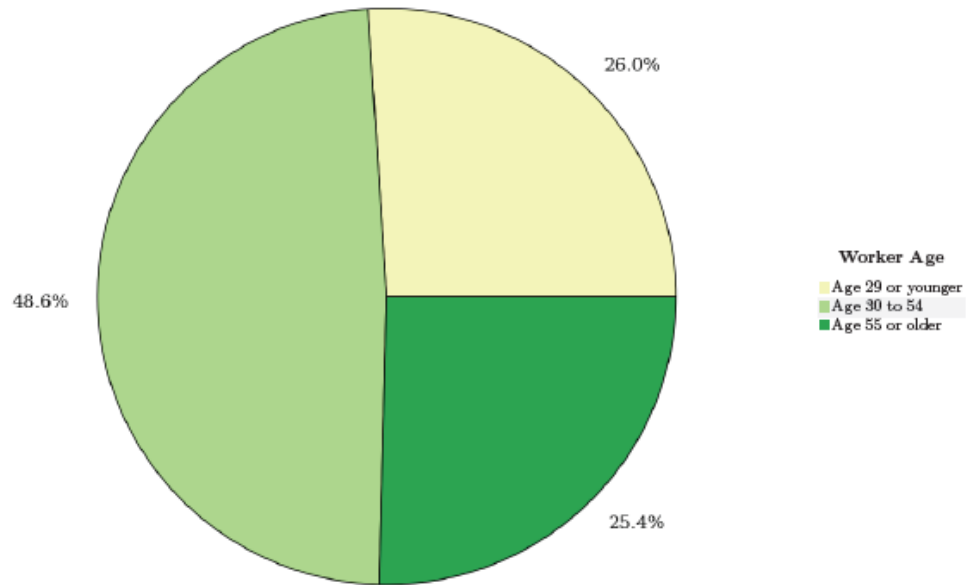
Figure I-6 Educational Attainment, Ages 25+



Source: 2021 ACS, 5-Year Estimates, Educational Attainment.

All Jobs for All Workers by Worker Age in 2021

Employed in Selection Area



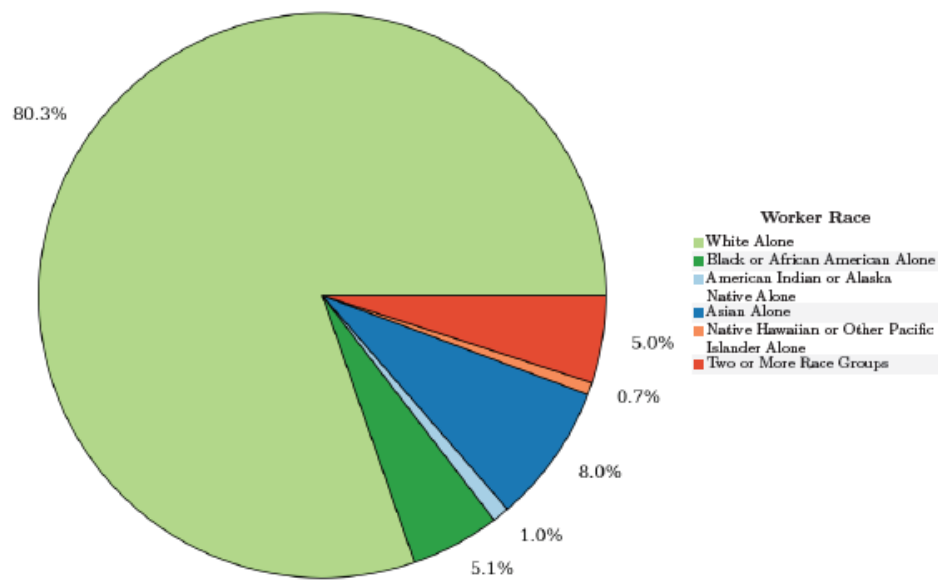
All Jobs for All Workers by Worker Age in 2021

Employed in Selection Area

Worker Age	2021	
	Count	Share
Total All Jobs	1,141	100.0%
Age 29 or younger	297	26.0%
Age 30 to 54	554	48.6%
Age 55 or older	290	25.4%

All Jobs for All Workers by Worker Race in 2021

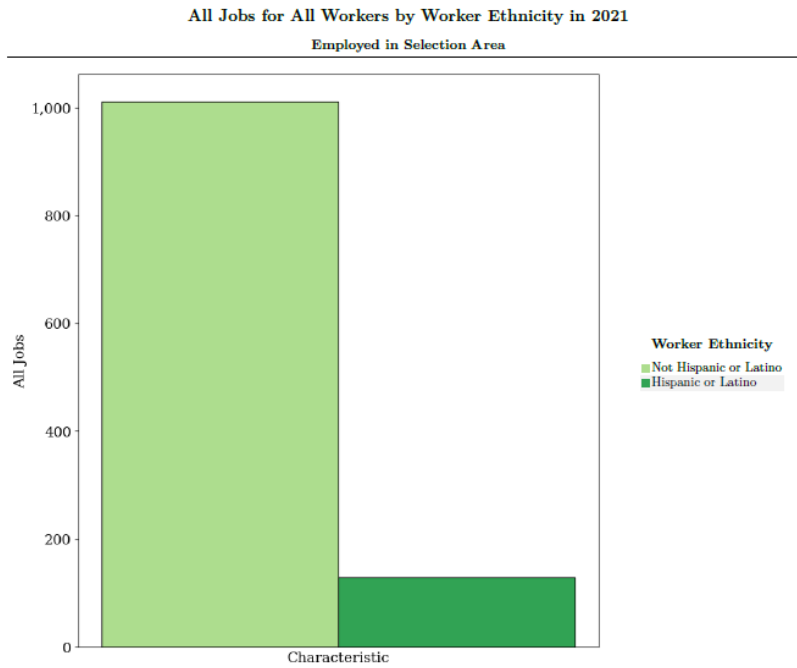
Employed in Selection Area



All Jobs for All Workers by Worker Race in 2021

Employed in Selection Area

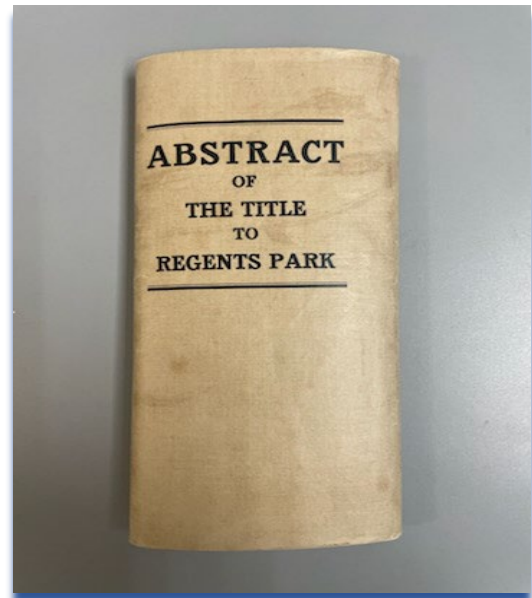
Worker Race	2021	
	Count	Share
Total All Jobs	1,141	100.0%
White Alone	916	80.3%
Black or African American Alone	58	5.1%
American Indian or Alaska Native Alone	11	1.0%
Asian Alone	91	8.0%
Native Hawaiian or Other Pacific Islander Alone	8	0.7%
Two or More Race Groups	57	5.0%



All Jobs for All Workers by Worker Ethnicity in 2021
Employed in Selection Area

Worker Ethnicity	2021	
	Count	Share
Total All Jobs	1,141	100.0%
Not Hispanic or Latino	1,011	88.6%
Hispanic or Latino	130	11.4%

HISTORY OF FIRCREST

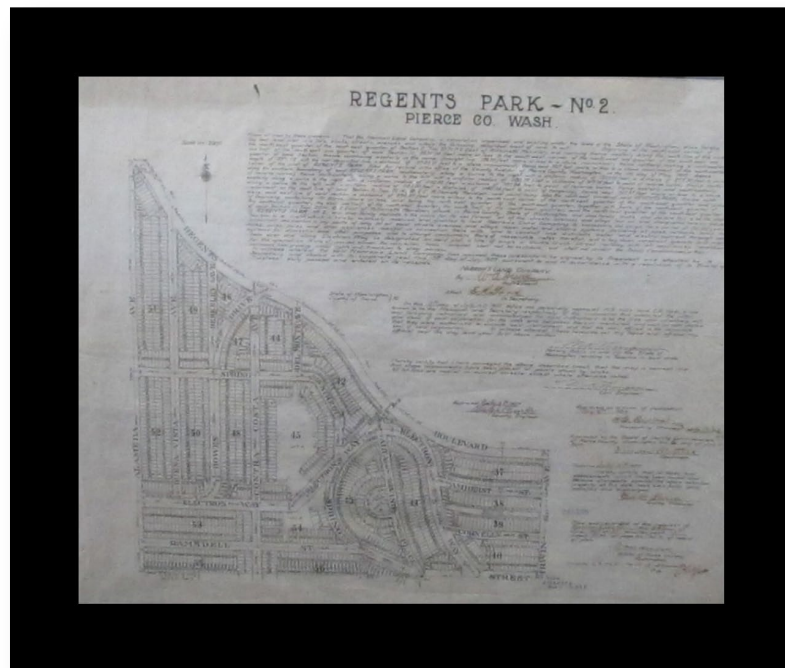


Thirty years after the establishment of the Northern Pacific transcontinental railroad terminus in Tacoma in 1872, and following the depression associated with the Panic of 1893, optimism for future development within the Tacoma area was revived. In 1907, financiers from San Francisco, including Major Edward J. Bowes (of Mayor Bowes' Original Amateur Hour fame) and his partner W.A. Irwin of California, saw tremendous opportunities for growth in Tacoma and had a vision of a 'residential park, an enchanting spot to enjoy life and raise a family.' With this in mind, the Narrows Land Company purchased a parcel of land to the west of Tacoma and named the subdivision they platted *Regents Park*. Bowes and Irwin hired Civil Engineer M.R. (Roy) Thompson to design a subdivision layout and plat the land. The influence of the developers is reflected in the streets named after their California backgrounds and their value of higher education.



Mount Rainier is Visible from Fircrest Golf Club

Many of the ideas credited to Thompson in the design of what are now the original plats for Fircrest, Regents Park I and II, were likely fostered by Fredrick Law Olmsted. The similarities between Thompson's plan for Regents Park and the Olmsted plan of 1873 for downtown Tacoma were striking. The concept of open space and abundant park lands was Olmsted's, as were his ideas for taking full advantage of topography in designing streets and other improvements.



According to James Osness in his book "Of Lions and Dreams, of Men and Realities", Regents Park was declared to be one of the earliest developments in the United

States to eschew straight streets and rectangular blocks, in favor of curved streets and correspondingly aesthetically designed blocks.



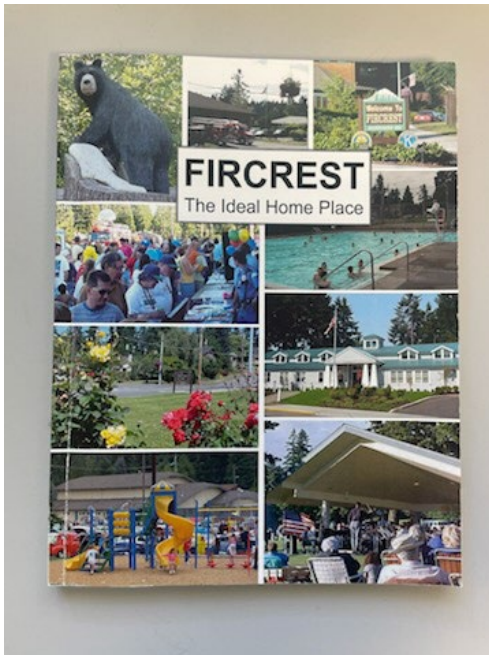
With its curved, aesthetically designed streets, sidewalks, and sewers, Regents Park offered quiet living with a strong sense of community. The first store was established in 1908 on the corner of University Street (now Columbia Avenue) and Berkeley Avenue. The Fircrest Golf Club was incorporated in 1923. In September 1925, Regents Park and its 306 residents incorporated as the Town of Fircrest to jumpstart development and reenergize the community. Incorporation gave them the financial stability and control to repair and develop needed infrastructure and services.

Beginning in the 1950s, the community grew through numerous annexations and experienced much more rapid residential development. In 1960, Fircrest constructed the Community Center, which was followed by the construction of the community's swimming pool at Fircrest Park and the dedication of Masko Park. Fircrest continues to provide exceptional recreational resources, facilities, and programs, and is home to the Fircrest Golf Club which celebrated its 100th anniversary in 2023.



Fircrest Golf Club Celebrated its Centennial in 2023

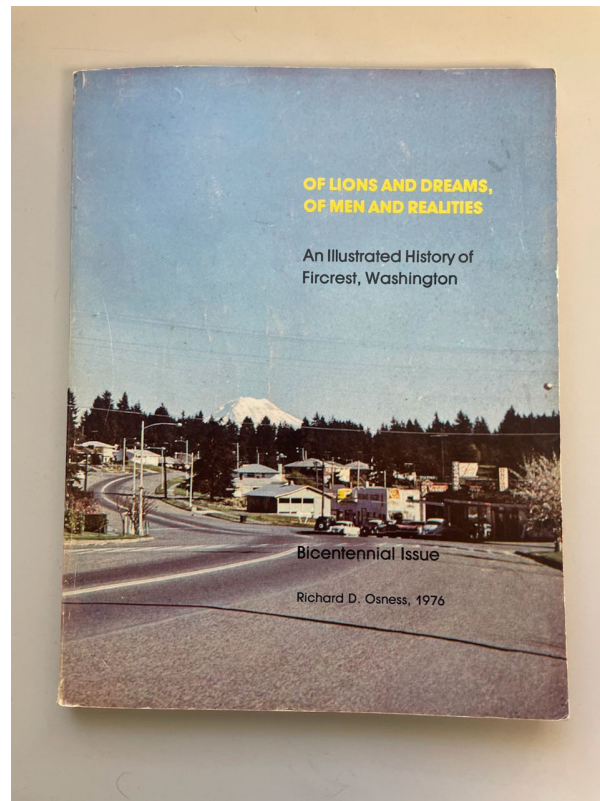
Fircrest constructed its Public Safety Building in 1979. In 1988, Fircrest changed to a Council-Manager form of government, and in 1990, the town that had started as an early example of a planned development became the City of Fircrest, having grown in size and population. The 1990s saw the end of the volunteer fire department's 52 years of service to the community, and a contract was signed with the Tacoma Fire Department for emergency services. Fircrest constructed its Public Works Facility in 1993 and built a new City Hall in 1999.



At key points in history, several books documenting the City's growth and community character have been published - *Of Lions and Dreams, of Men and Realities (An Illustrated History of Fircrest, Washington)* in 1976 during the town's biennial, followed by *Fircrest The Ideal Home Place* from 2001 after the City's 75th anniversary. Fircrest is poised to celebrate its centennial in 2025 to much fanfare.

Today, Fircrest, with a population of 7,156 (in 2020), has grown well beyond its roots and has lived up to the dream of a residential park. Fircrest continues to work hard to keep its reputation of a quiet, residential community with attractive, livable neighborhoods and fine recreational facilities, while accommodating growth. Looking to the future, Fircrest will be supportive of carefully planned economic development that provides a foundation for continued prosperity for the community and its character. As growth occurs, there

are characteristics that residents would like to retain, such as Fircrest's green nature; a safe, friendly, and sustainable community; and some physical remnants of the past as reminders of its early history.



*One of Several Historical Books Cataloguing Fircrest's 20th Century History.
The Cover Photo is of the Regents Boulevard Commercial Area Looking West.*