

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

**TUESDAY, FEBRUARY 3, 2026
6:00 P.M.**

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

	Pg.#
1. Call to Order	
2. Pledge of Allegiance	
3. Roll Call	
4. Introductions	
5. <u>2026 Comprehensive Plan Amendment/STEP Housing</u>	2
6. <u>Whittier Elementary School Replacement Project</u>	12
7. Design Review	
8. Traffic Calming Measures	
9. Adjournment	

FIRCREST CITY COUNCIL/PLANNING COMMISSION AGENDA SUMMARY

NEW BUSINESS: **2026 Comprehensive Plan Amendment**

ITEM: **5**

DATE: **February 3, 2026**

FROM: **Kimberly Gunderson, Mahoney Planning**

RECOMMENDED MOTION: **No motion. For discussion only.**

BACKGROUND: The City Council and Planning Commission are being provided with the attached memorandum prepared by the City's planning consultant, Mahoney Planning, in support of the 2026 Comprehensive Plan Amendment and Supplemental Land Capacity Analysis (LCA) project. The memorandum also includes an overview of House Bill 1220 – Emergency Shelters and Housing, commonly referred to as STEP Housing (Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing).

This topic will be discussed in greater detail at the February 17, 2026, Study Session. The purpose of tonight's discussion is to briefly review these materials to provide a general understanding of the project in advance of the Study Session and to identify any preliminary questions or concerns to be shared with the consultant.

The Planning Commission has previously discussed STEP Housing at its November 4, 2025, December 2, 2025, and January 6, 2026 meetings. Feedback from those discussions informed Mahoney Planning's draft code amendments, which will be provided in advance of the February 17, 2026, Study Session.

ATTACHMENTS: [Mahoney Planning Memo](#)
[Attachment A – Project Schedule](#)
[Attachment B – Comp Plan Housing Table](#)

January 26, 2026

City of Fircrest City Council and Planning Commission
 115 Ramsdell Street
 Fircrest, WA 98466

Re: 2026 Comprehensive Plan Amendment | Housing Adequacy Analysis and Implementing Development Regulations

Dear City Council and Planning Commission,

This memorandum has been prepared to support conversation at the February 3 Council-Planning Commission joint meeting on the 2026 Comprehensive Plan Amendment. It is not intended that this topic be presented for action by either body at their meeting; this memorandum simply intends to outline the background and components of this important project for the benefit of both bodies in their discussion of the Planning Commission's 2026 work plan.

A draft Project Schedule has been included with this memorandum (Attachment A) to inform the intended work plan, which can be modified, as needed. Key milestones in the Project Schedule have been summarized and graphically depicted below:



The Issue: Incomplete Land Capacity Analysis, Inadequate Provisions

This project is key in aligning the City's Comprehensive Plan with the Washington Growth Management Act (GMA), which requires cities to analyze their land's capacity to provide housing for its forecasted growth and, in instances of inadequate capacity, amend their zoning or development regulations to accommodate the needed land capacity.

In its recent 2024 Comprehensive Plan Periodic Update, the City identified inadequate land capacity to house its projected 20-year population. The City did not implement “adequate provisions,” nor appropriate zoning allowances and development regulations, to create sufficient land capacity for its 20-year projected population. This project intends to complete the City’s housing adequacy analysis, satisfy long-range planning requirements of the GMA, and serve the varying housing needs of the Fircrest community.

With the passing of House Bill (HB) 1220 (2021), cities subject to the GMA were required to analyze whether their land could be developed with housing for all economic segments of the city’s 20-year projected population and, if not, apply “adequate provisions” to create land capacity sufficient for the city’s needed housing¹. The GMA further stipulates that, in those instances of insufficient land capacity, development regulations and comprehensive plans shall be amended to create sufficient land capacity for a city’s assigned growth projection².

As a component of its 2024 Comprehensive Plan Periodic Update, the City completed a Land Capacity Analysis (“LCA,” BHC, 2024) and **observed deficient land availability** for housing that could meet its projected growth across all economic segments. Fircrest’s projected growth, its existing housing capacity in each of the City’s zoning districts, and assumed housing affordability across each economic segment is captured in Tables 1-3 of the 2024 Fircrest Comprehensive Plan Housing Element. The resulting calculated housing adequacy in Fircrest’s existing zoning landscape is captured in Table 4 of the 2024 Fircrest Comprehensive Plan, Appendix B: Housing Element. The exercise concludes with a finding that persons of “**extremely low income**” will have **a deficit of 10 housing units** without amendments made to Fircrest’s zoning landscape, even with allowances for ADUs and middle housing. The aforementioned tables have been included with this memorandum as Attachment B.

Fircrest’s LCA concludes with a statement that adequate provisions would need to be made to create capacity for each economic segment of its projected population growth. Development regulation amendments that would create this needed capacity have not yet been adopted by Fircrest and will be presented to the Fircrest City Council as an effort of this project to complete Fircrest’s LCA and satisfy the requirements of the GMA.

¹ RCW 36.70A.070(2)(c) and (d): A housing element ensuring the vitality and character of established residential neighborhoods that...identifies sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily 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 [and] Makes adequate provisions for existing and projected needs of all economic segments of the community.

² RCW 36.70A.115: Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdiction to accommodate their allocated housing and employment growth.

Supplemental LCA and Implementing Development Regulations

The scope of this project has been designed by Mahoney Planning in coordination with the City Manager to be a focused, resourceful effort. Building off the considerable work already committed toward Fircrest's Comprehensive Plan in 2024, Mahoney Planning will prepare a Supplemental LCA that corrects and completes Fircrest's Housing Element as a separate appendix to the Fircrest Comprehensive Plan. The Supplemental LCA will apply where-needed corrections of affordability assumptions, and will describe the effect of Fircrest's intended zoning amendments that will aid in the creation of adequate housing supply for all economic bands among Fircrest's 20-year projected population.

The project will also include adopting local development regulations that allow for currently prohibited housing types in Fircrest; these housing types are needed for some of Fircrest's expected 20-year population growth and are generally referred to as "STEP Housing" (Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing), which are required to be allowed in GMA cities with the passing of HB 1220 (2021). Amendments to the Fircrest Municipal Code needed to implement HB 1220 have been a focused effort of monthly workshops with the Planning Commission since November; these amendments are key in creating Fircrest's capacity to serve each of its projected future citizens and in complying with the GMA.

A project update on the STEP Housing development regulations and any early findings of Fircrest's Supplemental LCA will be presented to Council at the February 17 Study Session.

I look forward to working with the Fircrest Council, its Planning Commission, and its community through this effort!

Best regards,



Kimberly A. Gunderson
Mahoney Planning, LLC

Attachments:

- A. Project Schedule, Fircrest Comprehensive Plan 2026 Housing Adequacy Analysis and Implementing Development Regulations
- B. 2024 Fircrest Comprehensive Plan, Appendix B: Housing, Tables 1-4

Attachment A
 February 3, 2026
 Fircrest City Council-Planning Commission
 Comprehensive Plan | Housing Adequacy Analysis

Topic	Nov 2025				Dec 2025				Jan 2026			
Comprehensive Plan Amendment	11/3-11/7	11/10-11/14	11/17-11/21	11/24-11/28	12/1-12/5	12/8-12/12	12/15-12/19	12/22-12/26	1/5-1/9	1/12-1/16	1/19-1/23	1/26-1/30
Housing Adequacy Analysis Supplemental Land Capacity Analysis (LCA)										Council Project Initiation	MP Prep	
Zoning Code Text Amendment												
Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP)	Planning Commission Workshop 1	MP Editing		Planning Commission Workshop 2	MP Editing			Planning Commission Workshop 3	MP Editing			

Topic	Feb 2026				Mar 2026				Apr 2026			
Comprehensive Plan Amendment	2/2-2/6	2/9-2/13	2/16-2/20	2/23-2/27	3/2-3/6	3/9-3/13	3/16-3/20	3/23-3/27	4/6-4/10	4/13-4/17	4/20-4/24	4/27-5/1
Housing Adequacy Analysis Supplemental Land Capacity Analysis (LCA)	Planning Commission-Council Joint Discussion	MP Editing	Council Study Session	MP Editing	Planning Commission Workshop 1	MP Editing	Council Study Session (WA legislative session ends)	MP Editing	Planning Commission Workshop 2	MP Editing	Council Study Session	MP Editing
Zoning Code Text Amendment												
Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP)	Planning Commission-Council Joint Discussion	MP Editing	Council Study Session	MP Editing	Planning Commission Workshop 4 (FINAL)	MP Editing	Council Study Session (WA legislative session ends)	MP Editing	Notice - Commerce & PRSC			

Topic	May 2026				June 2026				July 2026			
Comprehensive Plan Amendment	5/4-5/8	5/11-5/15	5/18-5/22	5/25-5/29	6/1-6/5	6/8-6/12	6/15-6/19	6/22-6/26	7/6-7/10	7/13-7/17	7/20-7/24	7/27-7/31
Housing Adequacy Analysis Supplemental Land Capacity Analysis (LCA)	Planning Commission Workshop 3 (FINAL)	MP Editing	Notice - Commerce & PRSC	60-day Comment Period (through 7/25)		Public Engagement (tentative)	60-day Comment Period (through 7/18)				MP Editing	Notice - SEPA and Planning Commission Public Hearing
Zoning Code Text Amendment												
Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP)	60-day Comment Period (through 6/6)				Public Engagement (tentative)	MP Editing				Notice - SEPA and Planning Commission Public Hearing		

Topic	Aug 2026				Sept 2026				Oct 2026				Nov 2026			
Comprehensive Plan Amendment	8/3-8/7	8/10-8/14	8/17-8/21	8/24-8/28	9/1-9/4	9/7-9/11	9/14-9/18	9/21-9/25	10/5-10/9	10/12-10/16	10/19-10/23	10/26-10/30	11/2-11/6	11/9-11/13	11/16-11/20	11/23-11/27
Housing Adequacy Analysis Supplemental Land Capacity Analysis (LCA)	14-day Comment Period	Planning Commission Public Hearing	MP Editing	Planning Commission Resolutions	-		Notice - Council Public Hearing	14-day Comment Period	Council Public Hearing	MP Editing	-		Council Ordinances	MP Transmit Ordinance to Commerce	Project Complete!	
Zoning Code Text Amendment Shelters, Transitional Housing, Emergency Housing, and Permanent Supportive Housing (STEP)	14-day Comment Period	Planning Commission Public Hearing	MP Editing	Planning Commission Resolutions	-		Notice - Council Public Hearing	14-day Comment Period	Council Public Hearing	MP Editing	-		Council Ordinances	MP Transmit Ordinance to Commerce	Project Complete!	

Pierce County adopted housing targets for all jurisdictions, including by income level, under Ordinance No. 2023-46s. The allocations for Fircrest for 2044 are shown below in Exhibit 1.

Table 1 Housing Need Allocations by Income Bracket

(Pierce County Ordinance No. 2023-22s)

Income Level (% of Area Median Income)		2020 Estimated Supply	Units Needed in 2044
0-30%	Non-PSH*	12	99
	PSH*	0	134
30 - 50%		140	143
50 - 80%		812	113
80 - 100%		537	49
100 - 120%		322	44
>120%		1,104	188
Total		2,927	769
<i>Temporary Emergency Housing Needs (beds)</i>		0	47

*Permanent Supportive Housing (PSH)

Bracket >120% AMI not required to be planned for under HB 1220 but included for informational purposes.

Land Capacity for residential units was determined both through identifying underutilized and vacant lands from the Pierce County Assessor and from the 2021 Pierce County Buildable Lands Analysis. In addition to developable lands, the analysis identified 156 units for the MUN zone and 235 units for the MUU zone as expected as part of the Prose application. These units were also counted as part of the analysis.

This analysis used a series of density assumptions based on zoned and achieved densities in the city, shown in the following exhibit, to convert acreage to units. To establish a baseline scenario for comparison, these initial assumptions did not include density adjustments considering ADUs and duplexes under new state legislation. This analysis then determined the number of units.

The assumed densities and estimated vacant and under-utilized capacities are established on the following page, in Table 2.

Table 2 Land Capacity Acreage and Assumed Density

Zone	Net Developable Land (acres)			Assumed density/pipeline units		Total baseline capacity (dwelling units)
	Vacant*	Under-utilized*	Total	Baseline assumed Dwelling units/acre	Pipeline and recent units added	
Residential-4, R-4	1.0	0.0	1.0	4	0	4
Residential-4-Conservation, R-4-C	13.0	0.0	13.0	4	0	52
Residential-6, R-6	0.4	0.0	0.4	5.5	0	2
Residential-8, R-8	0.0	0.0	0.0	8	0	0
Residential-10-Traditional Community Design, R-10-TCD	0.0	0.0	0.0	10	0	0
Residential-20, R-20	0.0	0.0	0.0	20	0	0
Residential-30, R-30	0.0	2.0	2.0	30	0	60
Neighborhood Office, NO	0.0	0.0	0.0	6	0	0
Neighborhood Commercial, NC	0.0	0.0	0.0	6	0	0
Mixed-Use Neighborhood, MUN	0.0	4.1	4.1	59	156	395
Mixed-Use Urban, MUU	0.0	2.7	2.7	59	235	395
Park, Recreation and Open Space, PROS	0.0	0.0	0.0	0	0	0
Golf Course, GC	0.0	0.0	0.0	15	0	0

Source: Pierce County 2021 Buildable Lands Report (Fourth Edition).

*15% market/infrastructure deduction for vacant lands, 25% for underutilized.

To compare unit capacity with the adopted housing need by income bracket, the land capacity analysis created assumed income brackets served by each zone. These assumptions were based both on the Washington State Department of Commerce's Guidance and on local conditions in Fircrest. The analysis used allocation ratios to consider the fact that zones serve multiple income brackets. The assumptions are shown in the following, Table 3.

Table 3 Assumed Affordability Allocation Ratios by Zone

Residential Zones	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI
Residential-4, R-4					0.25	0.75
Residential-4-Conservation, R-4-C					0.25	0.75
Residential-6, R-6					0.25	0.75
Residential-8, R-8			0.25	0.25	0.25	0.25
Residential-10-Traditional Community Design, R-10-TCD				0.25	0.25	0.50
Residential-20, R-20	0.25	0.25	0.25	0.25	0.25	
Residential-30, R-30	0.25	0.25	0.25	0.25		
Mixed-Use Neighborhood, MUN	0.25	0.25	0.25	0.25		
Mixed-Use Urban, MUU	0.25	0.25	0.25	0.25		
Golf Course, GC						1.00

Row add up to 100 horizontally to ensure no under/over counting.

This analysis compared the following scenarios and trends to better understand Fircrest's expected capacity or deficits by income level.

1. Baseline (No Change). This scenario assumes that despite state legislation, density and housing production will remain consistent with historic levels and will not include additional duplexes or ADUs.
2. Accessory Dwelling Units (ADUs). This scenario includes estimates of ADUs. This analysis assumes an average of two ADUs produced over the next 20 years, consistent with recent permit data trends at the City. ADUs were assumed to be affordable for the 0-80% AMI brackets.
3. Duplexes. Under this scenario, the analysis increases the assumed density for R-4 to 4.5 dwellings per acre (du's/acre) and 4.5 du's/acre for the R-6 zone. This then adjusts affordability for these zones for 50-120% AMI brackets, rather than the >100% AMI in the baseline.
4. Total (Combined Trends). This adds the ADU and Duplex scenarios to show the overall, expected surplus or deficit expected for housing unit supply compared to need.

The results are shown in the following table. In summary, while the City may expect an overall surplus at the citywide level, there will be a likely deficit of supply affordable to the 0-30% AMI bracket.

Table 4 Projected Housing Unit Scenario Surplus/Deficits

Income Level	Household Income Bracket (Pierce County median income, rounded to nearest 1k)	Surplus/ (Deficit) (Estimated Unit Capacity - Housing Need)				Total
		1. Baseline (No Change)	2. ADUs	3. Duplexes		
Extremely low income (0-30% AMI)	\$0 - \$25,000	(20)	(10)	(20)	(10)	
Very Low income (30-50% AMI)	\$25,000 - \$41,000	70	80	70	80	
Low income (50-80% AMI)	\$41,000 - \$66,000	100	120	100	120	
Moderate income (80-120% AMI)	\$66,000 - \$99,000	134	134	153		153
Total Net Capacity <i>(includes >120% AMI for overall)</i>		139	179	146		186

Fircrest will need to make adequate provisions to meet these housing targets and the projected deficit for the 0-30% AMI bracket as part of the Comprehensive Plan Update.

FIRCREST CITY COUNCIL/PLANNING COMMISSION AGENDA SUMMARY

NEW BUSINESS: **Whittier Elementary School Replacement Project**

ITEM: **6**

DATE: **February 3, 2026**

FROM: **Lindsey Sehmel, Ethos PNW**

RECOMMENDED MOTION: **No motion. For discussion only.**

BACKGROUND: The City Council and Planning Commission are being provided with a project status update for the Whittier Elementary School replacement project from the City's planning consultant, Ethos PNW. The focus of tonight's overview will be specific to the land use process. The project schedule developed in the summer of 2025 is also attached for reference.

Tacoma Public Schools ("Applicant") has submitted permit applications for the Whittier Elementary School project and has received the first round of review comments for compliance with the Fircrest Municipal Code. The permit applications submitted are as follows:

- Major Variance Request – Height
- Major Variance Request – Lot Coverage
- Conditional Use Permit – School in R-4 zoning district
- Administrative Design Review (Two-phase approach)

Through prior code adoption actions, the Planning Commission and City Council have provided guidance on the application of design, zoning, lot development, and street development standards to help ensure high-quality development. Opportunities for public participation in the Whittier Elementary School land use and building development process will be available through written comments and/or testimony at the public hearing before the Hearing Examiner.

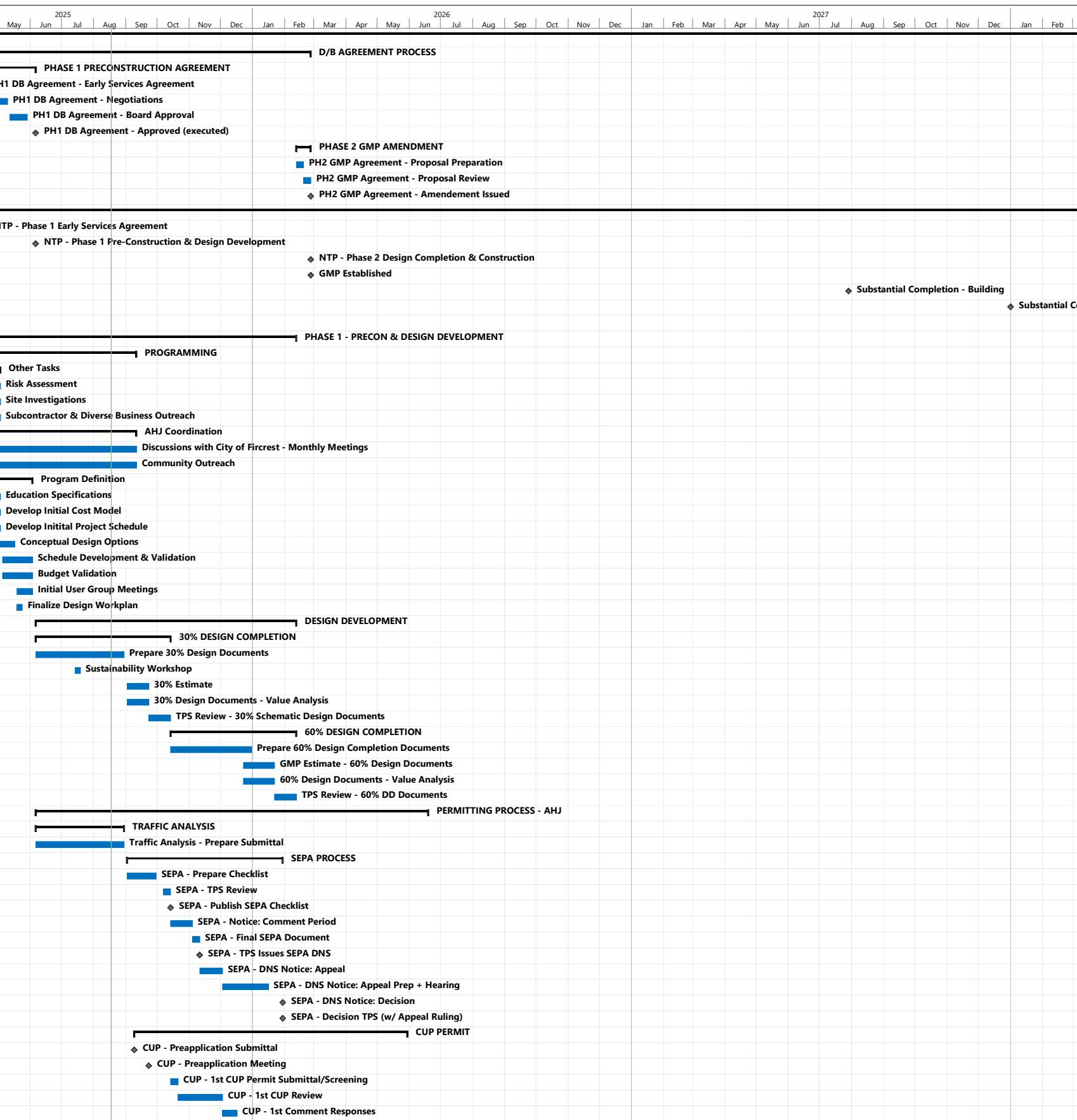
The above permits are being processed on two separate tracks. The design review is conducted administratively in two phases, while the major variance requests and the conditional use permit will be reviewed by the Hearing Examiner. Staff are reviewing the applications and will prepare a report and recommended conditions of approval for the Hearing Examiner to ensure the applications are reviewed consistently and in compliance with applicable development regulations.

The public hearing is currently anticipated to be scheduled in March. Based on the current permitting schedule prepared by the applicant, the project is on track to meet the preferred land use hearing date approximately one month ahead of schedule.

The applicant previously considered submitting a Development Agreement application, which would have provided a more direct role for the City Council; however, it was determined that such an agreement was not necessary at this time.

ATTACHMENTS: [Whittier School Milestone Schedule](#)

ID	Task Name	Duration	Start	Finish	Comments
1	WHITTIER ELEMENTARY SCHOOL	192 wks	Mon 3/17/25	Fri 12/1/28	
2	D/B AGREEMENT PROCESS	48.4 wks	Mon 3/17/25	Wed 2/25/26	
3	PHASE 1 PRECONSTRUCTION AGREEMENT	11.6 wks	Mon 3/17/25	Thu 6/5/25	
4	PH1 DB Agreement - Early Services Agreement	5 wks	Mon 3/17/25	Fri 4/18/25	
5	PH1 DB Agreement - Negotiations	3 wks	Mon 4/21/25	Fri 5/9/25	
6	PH1 DB Agreement - Board Approval	12 days	Mon 5/12/25	Wed 5/28/25	
7	PH1 DB Agreement - Approved (executed)	0 days	Thu 6/5/25	Thu 6/5/25	In Process
8	PHASE 2 GMP AMENDMENT	2 wks	Thu 2/12/26	Wed 2/25/26	
9	PH2 GMP Agreement - Proposal Preparation	1 wk	Thu 2/12/26	Wed 2/18/26	
10	PH2 GMP Agreement - Proposal Review	1 wk	Thu 2/19/26	Wed 2/25/26	
11	PH2 GMP Agreement - Amendment Issued	0 wks	Wed 2/25/26	Wed 2/25/26	
12	MILESTONES	157 wks	Fri 4/18/25	Fri 5/5/28	
13	NTP - Phase 1 Early Services Agreement	0 wks	Fri 4/18/25	Fri 4/18/25	*Milestone*
14	NTP - Phase 1 Pre-Construction & Design Development	0 wks	Thu 6/5/25	Thu 6/5/25	*Milestone*
15	NTP - Phase 2 Design Completion & Construction	0 wks	Wed 2/25/26	Wed 2/25/26	*Milestone*
16	GMP Established	0 wks	Wed 2/25/26	Wed 2/25/26	*Milestone*
17	Substantial Completion - Building	0 days	Wed 7/28/27	Wed 7/28/27	*Milestone*
18	Substantial Completion - Site	0 wks	Fri 12/31/27	Fri 12/31/27	*Milestone*
19	Final Completion	0 wks	Fri 5/5/28	Fri 5/5/28	*Milestone*
20	PHASE 1 - PRECON & DESIGN DEVELOPMENT	41.4 wks	Mon 4/21/25	Wed 2/11/26	
21	PROGRAMMING	20 wks	Mon 4/21/25	Wed 9/10/25	
22	Other Tasks	2 wks	Mon 4/21/25	Fri 5/2/25	
23	Risk Assessment	2 wks	Mon 4/21/25	Fri 5/2/25	
24	Site Investigations	2 wks	Mon 4/21/25	Fri 5/2/25	
25	Subcontractor & Diverse Business Outreach	2 wks	Mon 4/21/25	Fri 5/2/25	
26	AHJ Coordination	20 wks	Mon 4/21/25	Wed 9/10/25	
27	Discussions with City of Fircrest - Monthly Meetings	20 wks	Mon 4/21/25	Wed 9/10/25	
28	Community Outreach	20 wks	Mon 4/21/25	Wed 9/10/25	
29	Program Definition	6 wks	Mon 4/21/25	Mon 6/2/25	
30	Education Specifications	2 wks	Mon 4/21/25	Fri 5/2/25	
31	Develop Initial Cost Model	2 wks	Mon 4/21/25	Fri 5/2/25	
32	Develop Initial Project Schedule	2 wks	Mon 4/21/25	Fri 5/2/25	
33	Conceptual Design Options	4 wks	Mon 4/21/25	Fri 5/16/25	
34	Schedule Development & Validation	4 wks	Mon 5/5/25	Mon 6/2/25	
35	Budget Validation	4 wks	Mon 5/5/25	Mon 6/2/25	
36	Initial User Group Meetings	2 wks	Mon 5/19/25	Mon 6/2/25	
37	Finalize Design Workplan	1 wk	Mon 5/19/25	Fri 5/23/25	
38	DESIGN DEVELOPMENT	34.8 wks	Fri 6/6/25	Wed 2/11/26	
39	30% DESIGN COMPLETION	18 wks	Fri 6/6/25	Mon 10/13/25	
40	Prepare 30% Design Documents	3 mons	Fri 6/6/25	Fri 8/29/25	
41	Sustainability Workshop	1 wk	Mon 7/14/25	Fri 7/18/25	
42	30% Estimate	3 wks	Tue 9/2/25	Mon 9/22/25	
43	30% Design Documents - Value Analysis	3 wks	Tue 9/2/25	Mon 9/22/25	
44	TPS Review - 30% Schematic Design Documents	3 wks	Tue 9/23/25	Mon 10/13/25	
45	60% DESIGN COMPLETION	16.8 wks	Tue 10/14/25	Wed 2/11/26	
46	Prepare 60% Design Completion Documents	10.8 wks	Tue 10/14/25	Tue 12/30/25	
47	GMP Estimate - 60% Design Documents	4 wks	Tue 12/23/25	Wed 1/21/26	
48	60% Design Documents - Value Analysis	4 wks	Tue 12/23/25	Wed 1/21/26	
49	TPS Review - 60% DD Documents	3 wks	Thu 1/22/26	Wed 2/11/26	
50	PERMITTING PROCESS - AHJ	52.8 wks	Fri 6/6/25	Thu 6/18/26	
51	TRAFFIC ANALYSIS	12 wks	Fri 6/6/25	Fri 8/29/25	
52	Traffic Analysis - Prepare Submittal	3 mons	Fri 6/6/25	Fri 8/29/25	
53	SEPA PROCESS	21 wks	Tue 9/2/25	Thu 1/29/26	
54	SEPA - Prepare Checklist	4 wks	Tue 9/2/25	Mon 9/29/25	
55	SEPA - TPS Review	1 wk	Tue 10/7/25	Mon 10/13/25	
56	SEPA - Publish SEPA Checklist	0 wks	Mon 10/13/25	Mon 10/13/25	
57	SEPA - Notice: Comment Period	3 wks	Tue 10/14/25	Mon 11/3/25	
58	SEPA - Final SEPA Document	1 wk	Tue 11/4/25	Mon 11/10/25	
59	SEPA - TPS Issues SEPA DNS	0 wks	Mon 11/10/25	Mon 11/10/25	
60	SEPA - DNS Notice: Appeal	3 wks	Tue 11/11/25	Tue 12/2/25	
61	SEPA - DNS Notice: Appeal Prep + Hearing	6 wks	Wed 12/3/25	Thu 1/15/26	
62	SEPA - DNS Notice: Decision	2 wks	Fri 1/16/26	Thu 1/29/26	
63	SEPA - Decision TPS (w/ Appeal Ruling)	0 days	Thu 1/29/26	Thu 1/29/26	
64	CUP PERMIT	37 wks	Mon 9/8/25	Fri 5/29/26	
65	CUP - Preapplication Submittal	0 wks	Mon 9/8/25	Mon 9/8/25	
66	CUP - Preapplication Meeting	0 days	Mon 9/22/25	Mon 9/22/25	
67	CUP - 1st CUP Permit Submittal/Screening	1 wk	Tue 10/14/25	Mon 10/20/25	
68	CUP - 1st CUP Review	6 wks	Tue 10/21/25	Tue 12/2/25	
69	CUP - 1st Comment Responses	2 wks	Wed 12/3/25	Tue 12/16/25	



ID	Task Name	Duration	Start	Finish	Comments
70	CUP - 2nd CUP Submittal	0 wks	Tue 12/16/25	Tue 12/16/25	
71	CUP - 2nd CUP Review	6 wks	Wed 12/17/25	Thu 1/29/26	
72	CUP - 2nd Comment Responses	2 wks	Fri 1/30/26	Thu 2/12/26	
73	CUP - APPROVAL PROCESS	15 wks	Fri 2/13/26	Fri 5/29/26	
74	CUP - Staff Report	3 wks	Fri 2/13/26	Thu 3/5/26	
75	CUP - Notice of Hearing	5 wks	Fri 3/6/26	Thu 4/9/26	
76	CUP - Public Hearing	0 wks	Thu 4/9/26	Thu 4/9/26	
77	CUP - Hearing Examiner Report/Approval	4 wks	Fri 4/10/26	Thu 5/7/26	
78	CUP - Appeal Period	2 wks	Fri 5/8/26	Thu 5/21/26	
79	CUP Approval	1 wk	Fri 5/22/26	Fri 5/29/26	
80	CUP - Issued	0 wks	Fri 5/29/26	Fri 5/29/26	
81	DESIGN REVIEW	11 wks	Mon 9/22/25	Tue 12/9/25	
82	DRB Preapplication Meeting	0 wks	Mon 9/22/25	Mon 9/22/25	
83	DRB #1 Submit	0 wks	Mon 10/13/25	Mon 10/13/25	
84	DRB #1 Review	3 wks	Tue 10/14/25	Mon 11/3/25	
85	DRB #1 Meeting	0 wks	Mon 11/3/25	Mon 11/3/25	
86	DRB #1 Comment Responses	2 wks	Tue 11/4/25	Mon 11/17/25	
87	DRB #2 Submit	0 wks	Mon 11/17/25	Mon 11/17/25	
88	DRB #2 Review	3 wks	Tue 11/18/25	Tue 12/9/25	
89	DRB #2 Meeting	0 wks	Tue 12/9/25	Tue 12/9/25	
90	NPDES PERMIT	8 wks	Wed 2/25/26	Wed 4/22/26	
91	NPDES - Submit	0 wks	Wed 2/25/26	Wed 2/25/26	
92	NPDES - Review & Approve	2 mons	Thu 2/26/26	Wed 4/22/26	
93	WATER/SEWER PERMIT	8 wks	Wed 2/25/26	Wed 4/22/26	
94	WATER/SEWER Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
95	WATER/SEWER Permit - Review/Approve	2 mons	Thu 2/26/26	Wed 4/22/26	
96	SITE DEVELOPMENT PERMITS	16 wks	Wed 2/25/26	Thu 6/18/26	
97	Site Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
98	Site Permit - Review/Approve	4 mons	Thu 2/26/26	Thu 6/18/26	
99	OFFSITE / ROW PERMITS	16 wks	Wed 2/25/26	Thu 6/18/26	
100	ROW Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
101	ROW Permit - Review/Approve	4 mons	Thu 2/26/26	Thu 6/18/26	
102	DEMOLITION PERMIT	8 wks	Wed 2/25/26	Wed 4/22/26	
103	Demolition Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
104	Demolition Permit - Review/Approve	2 mons	Thu 2/26/26	Wed 4/22/26	
105	FOUNDATION PERMIT	13.2 wks	Wed 2/25/26	Fri 5/29/26	
106	Foundation Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
107	Foundation Permit - Review/Approve	2 mons	Fri 4/3/26	Fri 5/29/26	
108	BUILDING PERMIT	16 wks	Wed 2/25/26	Thu 6/18/26	
109	Building Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
110	Building Permit - Review/Approve	4 mons	Thu 2/26/26	Thu 6/18/26	
111	HEALTH DEPARTMENT PERMIT	16 wks	Wed 2/25/26	Thu 6/18/26	
112	Health Department Permit - Submit	0 days	Wed 2/25/26	Wed 2/25/26	
113	Health Department Permit - Review/Approve	4 mons	Thu 2/26/26	Thu 6/18/26	
114	PUBLIC/PRIVATE UTILITES	12 wks	Thu 2/26/26	Wed 5/20/26	
115	Natural Gas - Engineering & Approvals	3 mons	Thu 2/26/26	Wed 5/20/26	
116	Power - Engineering & Approvals	3 mons	Thu 2/26/26	Wed 5/20/26	
117	Other (Data, Phone, Fiber) - Engineering & Approvals	3 mons	Thu 2/26/26	Wed 5/20/26	
118	PHASE 2 - DESIGN COMPLETION & CONSTRUCTION	143.6 wks	Thu 2/26/26	Fri 12/1/28	
119	SUBCONTRACTOR PROCUREMENT	18.2 wks	Thu 2/26/26	Fri 7/3/26	
120	Early Procurement (Site & Long Lead)	4.6 wks	Thu 2/26/26	Mon 3/30/26	
121	Early Procurement (Site & Long Lead) - Prep/Deliver Bid Documents	1 day	Thu 2/26/26	Thu 2/26/26	
122	Early Procurement (Site & Long Lead) - Prepare Bid Documents	2 days	Fri 2/27/26	Mon 3/2/26	
123	Early Procurement (Site & Long Lead) - Bid Advertisement	5 days	Tue 3/3/26	Mon 3/9/26	
124	Early Procurement (Site & Long Lead) - Bid Period	15 days	Tue 3/3/26	Mon 3/23/26	
125	Early Procurement (Site & Long Lead) - Award	5 days	Tue 3/24/26	Mon 3/30/26	
126	Structural Procurement	4.6 wks	Thu 3/26/26	Mon 4/27/26	
127	Structural Procurement - Prep/Deliver Bid Documents	1 day	Thu 3/26/26	Thu 3/26/26	
128	Structural Procurement - Prepare Bid Documents	2 days	Fri 3/27/26	Mon 3/30/26	
129	Structural Procurement - Bid Advertisement	5 days	Tue 3/31/26	Mon 4/6/26	
130	Structural Procurement - Bid Period	15 days	Tue 3/31/26	Mon 4/20/26	
131	Structural Procurement - Award	5 days	Tue 4/21/26	Mon 4/27/26	
132	Main Procurement	5.2 wks	Fri 5/29/26	Fri 7/3/26	
133	Main Procurement - Prep/Deliver Bid Documents	1 day	Fri 5/29/26	Fri 5/29/26	
134	Main Procurement - Prepare Bid Documents	5 days	Mon 6/1/26	Fri 5/26	
135	Main Procurement - Bid Advertisement	5 days	Mon 6/8/26	Fri 6/12/26	
136	Main Procurement - Bid Period	15 days	Mon 6/8/26	Fri 6/26/26	
137	Main Procurement - Award	5 days	Mon 6/29/26	Fri 7/3/26	
138	CONSTRUCTION DOCUMENTS	23 wks	Thu 2/26/26	Thu 8/6/26	

