

Conditional Use Submittal

Submittal Items

Please included the following:

- Land Use Application
- 2 sets any applicable plans
- SEPA checklist (if applicable)
- Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- Residential Project
 - Intake fee: \$400
 - Deposit: \$1000
- Nonresidential Project
 - Intake fee: \$750
 - Deposit: \$2000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

Please demonstrate how the proposal is compliant with the following criteria: (An answer of YES is not sufficient; Use additional sheet, if necessary.)

How will the proposed use not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?

How will the proposed use meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?

How will the proposed use be consistent and compatible with the goals, objectives and policies of the comprehensive plan?



THE CITY OF FIRCREST

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For development regulations, please see [FMC Chapter 22.68](#).

CONDITIONAL USE SUBMITTAL

How will the proposed use not be detrimental to the public health, safety, and welfare; injurious to property or improvements in the vicinity; or adversely affect the established character of the surrounding vicinity?

The proposed project includes the full replacement of Whittier Elementary School on its existing site, thereby maintaining the long-standing educational use that has served the community for over 60 years.

The scope includes constructing a new two-story school in the portion of the site currently occupied by the play areas. New site amenities, including all-weather play areas, a synthetic turf play field, and a covered play structure, will then be located within the footprint of the existing school structure. Existing trees will be preserved to the greatest extent possible, including the grove of evergreens at the southwest corner and the large hemlock along Elm Tree Lane. The new building is designed to fit into the context of the surrounding neighborhood.

Traffic flow will be improved to enhance safety and efficiency with plans to separate buses and cars. Car drop-off is directed to the private road portion of Annapolis Street and bus drop-off is accommodated with a new bus pull-off from Elm Tree Lane.

The proposed project will also significantly improve pedestrian wayfinding and accessibility. Adjacent intersection crossings will receive new bulb-outs for pedestrian visibility, new striping and crosswalks, and new compliant curb ramps. On-site, a network of accessible pathways and ramps will connect the surrounding neighborhood to the building entrances, parking areas, and new outdoor amenities, ensuring safe and convenient access throughout the campus.

How will the proposed use meet or exceed all applicable development, design and performance standards and guidelines required for the specific use, location, or zoning classification?

The proposed project for Whittier Elementary School is designed to meet or exceed all applicable development, design, and performance standards required for its use, location, and R4 zoning classification. Two variances have been formally requested to address site constraints related to building height and impervious surface coverage.

The project incorporates stormwater management, landscaping, and tree preservation strategies to comply with environmental and municipal requirements, preserving significant trees and enhancing overall site sustainability. The school provides bicycle and vehicle parking per the standards and proposes traffic and pedestrian circulation that prioritizes pedestrian safety and walkability.

The new design addresses the design guidelines set by FMC Chapter 22.64. For more information, see the Design Review submittal.

Exhibit A

Whittier Elementary School

TACOMA PUBLIC SCHOOLS

How will the proposed use be consistent and compatible with the goals, objectives and policies of the comprehensive plan?

The project aligns with the goals and policies of Fircrest's Comprehensive Plan, including Policy LU-3.1 and Goal LU-7, by providing essential public facilities in appropriate locations. By utilizing the existing site, which has functioned as an educational facility for decades, the project maintains continuity of use while the new design improves programmatic and community amenities.

Multiple sustainable and energy-efficient features support Policy LU-1.3, promoting long-term benefits through green building practices. These include: LED lighting throughout; natural daylighting with integrated lighting controls; occupancy sensors & time clock controls to automatically turn off lighting during unoccupied periods; low-flow plumbing fixtures; highly-insulated building envelope; Electric Vehicle charging stations; and a Photovoltaic array, with infrastructure in place to support future rooftop solar panels. Additionally, the project will require the contractor to develop a Construction Waste Management Plan to ensure that a minimum of 75% of construction and demolition waste is diverted from the landfill to be recycled, salvaged and reused.

Exterior lighting is designed with dark-sky compliant fixtures to prevent direct-beam illumination from leaving the site. Fixtures are selected for low glare and comfortable horizontal illumination and are positioned to prevent light trespass onto adjacent properties, ensuring neighborhood compatibility.