

Local Comprehensive Plans Certification Report City of Fircrest Comprehensive Plan

April 24, 2025



The Puget Sound Regional Council conducted a certification review of the City of Fircrest comprehensive plan. Fircrest adopted their 2024 comprehensive plan update on December 10, 2024. PSRC staff provided comments on the draft plan in April 2024 to inform the final plan adopted by the city.

This document is organized into two primary parts: a statement of certification and any applicable conditions to certification; and a discussion of conformity with the Growth Management Act and consistency with VISION 2050 by topic area.

Certification Action

The Puget Sound Regional Council certifies that the transportation-related provisions in the City of Fircrest 2024 comprehensive plan conform to the Growth Management Act and are substantially consistent with multicounty planning policies and the Regional Transportation Plan.

Within the central Puget Sound region, local governments and PSRC have worked together to develop an overall process for reviewing and certifying local, countywide, regional center, and long-range transit plans.¹ Transportation-related provisions that are key for certification are based on RCW 47.80.026 and the Growth Management Act (RCW 36.70A). This report may recommend additional work to fully address the requirements of the Growth Management Act, VISION 2050, or the Regional Transportation Plan, although such revisions may not be strictly required for certification. Jurisdictions are encouraged to address those items during upcoming comprehensive plan updates and other planning efforts.

Conformity with Growth Management Act Transportation Planning Requirements and Consistency with Regional Plans and Policies

OVERVIEW

This section discusses conformity with the Growth Management Act (RCW 36.70A.070(6)) and the transportation-related requirements for local comprehensive plans. It also discusses consistency with the adopted multicounty planning policies (established regional guidelines and principles under RCW 47.80.026) adopted in VISION 2050 and the Regional

¹ The certification requirement in the Growth Management Act is described in RCW 47.80. The specific requirements for transportation elements in local comprehensive plans are spelled out in RCW 36.70A.070. PSRC's Interlocal Agreement, Section VII, also provides direction for the review of local comprehensive plans and countywide policies (Resolution A-91-01, amended March 1998). The Council's Executive Board last updated its process for Policy and Plan Review in September 2003. The process is also described in [VISION 2050: Implementation](#).



Transportation Plan. In addition to the multicounty planning policies, VISION 2050 contains a regional growth strategy with a preferred distribution of the region's residential and employment growth, as well as several implementation actions for local governments to carry out. Each policy area addressed in VISION 2050 is discussed in turn below. More information about the requirement to review and certify local plans is provided in the [Adopted Policy and Plan Review Process](#).

Plans are reviewed using PSRC's [VISION 2050 Consistency Tool](#). This report documents where the plan meets requirements, highlights outstanding provisions of the plan, and identifies where additional work is needed to fully address VISION 2050, the Regional Transportation Plan, or Growth Management Act planning requirements. This section is organized by the sections in VISION 2050. While this may align with plan elements, many of these concepts may be addressed in various parts of local comprehensive plans.

Regional Collaboration

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) and VISION 2050 call for local comprehensive plans to:

- **Coordinate** with other jurisdictions, agencies, tribes, ports, military installations, and special purpose districts.
- Prioritize **access to opportunity** for people of color, people with low incomes, and historically underserved communities.
- Address opportunities and challenges related to **military installations** when applicable.
- Prioritize investments in **centers**.
- Explore **funding sources** and fiscal tools to meet infrastructure and other needs.

Certification Findings

The Fircrest comprehensive plan effectively addresses regional collaboration policies in VISION 2050. The plan describes its connection and coordination with countywide, regional, and state planning processes, and commits the city to cooperation with adjacent jurisdictions and agencies. The plan supports improved access and opportunities for people of all backgrounds and abilities within the city of Fircrest.



Regional Growth Strategy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Incorporate **housing and employment targets**.
- Use **land use assumptions** substantially consistent with countywide growth targets.
- Demonstrate sufficient zoned **development capacity** to accommodate targets.
- Use consistent **land use assumptions** throughout plan.
- Maintain a **stable urban growth area** with densities that support the Regional Growth Strategy.
- Support growth in designated **centers and high-capacity transit station areas**.
- Manage and reduce **rural growth** and protect natural resource lands.

Certification Findings

The Fircrest comprehensive plan effectively addresses the Regional Growth Strategy policies in VISION 2050. The plan documents employment and housing targets for the city's growth out to 2044, including 113 additional jobs and 769 housing units, consistent with the adopted countywide growth targets. The plan shows capacity to meet these targets by focusing growth within the planned light rail station area and countywide center.

Environment

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Ensure **air quality standards** are met and reduce emissions of air toxics and greenhouse gases.
- Protect **critical areas and habitat** through coordination and environmental stewardship.
- Plan for **park, trail, and open space** resources and needs.
- Protect and enhance **tree canopy and native vegetation**.
- Protect and restore **water quality**, including actions to restore shorelines and estuaries, remove fish-passage barriers, reduce toxic products, and manage stormwater.
- Ensure **access to healthy environments** for all residents, prioritizing the reduction of impacts for vulnerable residents.

Certification Findings

The Fircrest comprehensive plan effectively addresses the environmental policies in VISION 2050. The plan includes several policies to protect critical areas and encourage low-impact development through natural buffers, green infrastructure, and maintenance of natural



spaces in the city. The plan discusses the value and ecosystem services of trees, native vegetation and wetlands, and includes policies to promote monitoring and protection of these critical resources within the city. The plan recognizes the air quality impacts associated with development in the area and includes policies in the land use and transportation elements to mitigate development impacts.

Climate Change

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Reduce **greenhouse gas emissions** in support of state, regional, and local reductions goals.
- Protect and restore natural resources that **sequester and store carbon**.
- Address impacts to **vulnerable populations** that have been or will be impacted by climate change.
- Retrofit **existing buildings** to reduce building energy use.
- Increase **resilience** by identifying and addressing the impacts of climate change and natural hazards.
- Address **rising sea levels** by siting and planning for relocation out of the floodplain.

Certification Findings

The Fircrest comprehensive plan effectively addresses the climate change policies in VISION 2050. The plan identifies the climate-driven hazards most likely to impact residents of the city and identifies populations that are most vulnerable to these hazards. The plan's policies prioritize resilience and provide strategies to mitigate the impacts of climate change on vulnerable populations. The plan also includes several strategies to reduce greenhouse gas emissions within the city by supporting alternative transportation, incentivizing green building, and promoting compact, infill development.

The city should address the following comment in future updates to the plan:

- The city has made important progress on addressing climate change in the comprehensive plan. The Department of Commerce plans to release final guidance on climate planning consistent with House Bill 1181 in 2025, which will apply to the implementation progress report for jurisdictions in the Puget Sound region. The city should be aware of this upcoming deadline and monitor whether the plan's current state reflects the new requirements.



Land Use/Development Patterns

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Build **thriving urban communities** through inclusive engagement.
- Support **centers** as connections to opportunity.
- Address **healthy environment**, physical activity and well-being, and safety, while reducing disparities.
- Support **annexation and incorporation** by planning for phased growth of communities.
- Preserve **rural areas and natural resource lands**.
- Evaluate potential **residential and commercial displacement** and mitigate impacts.
- Limit **incompatible uses** adjacent to military lands, industrial centers, and tribal reservation lands.

Certification Findings

The Fircrest comprehensive plan effectively addresses the land use and development patterns policies in VISION 2050. The plan identifies a candidate countywide center in the northwest corner of the city and supports collaborative planning with Tacoma, University Place, and Pierce Transit on the development of this center and station area. The plan includes policies supporting infill development and compact land use in service of active transportation and community development.



Housing

Scope of Review

The Growth Management Act (RCW 36.70A.070) and VISION 2050 call for local comprehensive plans to:

- Provide an **inventory and analysis** of existing housing and housing needs at each income level.
- Document **sufficient land capacity** to accommodate housing for all income levels and emergency shelters.
- Identify **actions** to provide housing for all income levels.
- Identify and address **racially disparate impacts, displacement, or exclusion** in housing.
- Expand housing capacity for **moderate-density housing**.
- Promote **jobs-housing balance**.
- Support the **development and preservation of affordable housing** by considering inclusionary and incentive zoning and promoting affordable housing near high-capacity transit.
- Promote **homeownership** opportunities.

Certification Findings

The Fircrest comprehensive plan effectively addresses the housing policy topics in VISION 2050. The plan identifies past exclusionary policies in housing and includes several policies expanding housing opportunities within the city. The plan includes a focus on accessibility in housing through policies on aging in place, universal design, and the provision of special needs housing. The city demonstrates a commitment to addressing regional housing issues, including policies on collaboration with adjacent jurisdictions, Pierce County, and the South Sound Housing Affordability Partners.

The city should address the following comments in future updates to the plan:

- The plan does not provide an analysis of capacity for emergency housing. RCW 36.70A.070(2)(c) requires that jurisdictions document sufficient capacity for all housing types, including emergency housing and emergency shelter, in the housing element. Commerce provides [examples](#) of this type of capacity analysis and [guidance](#) on how to complete the work (see p. 43). PSRC encourages the city to address capacity for emergency housing and barriers to development as a priority for future plan amendments.
- The plan indicates capacity for about 96% of the city's housing need in the 0-30% AMI income category (a deficit of approximately 4%). However, the city appears to have sufficient multifamily zoning to meet adopted countywide housing targets. In future updates, the city should revisit its estimates to clearly demonstrate capacity.
- The region is facing a housing crisis, and jurisdictions should act with urgency to address the housing needs of all residents. PSRC encourages the city to continue to work with regional partners to monitor housing conditions, to implement housing strategies, and to amend the plan periodically to adjust to changing conditions.



Economy

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Identify and enhance **industry clusters**, including those that provide goods and services for export.
- Support retention and recruitment of **family wage jobs** and small businesses that are **locally, women-, and minority-owned**.
- Develop a **range of employment opportunities** to create a closer balance between jobs and housing.
- Address and prevent potential **physical, economic, and cultural displacement** of existing businesses.
- Expand **access to opportunity** and remove barriers for disconnected communities.
- Recognize and empower the contributions of the region's **culturally and ethnically diverse communities**.

Certification Findings

The Fircrest comprehensive plan effectively addresses the economy policies in VISION 2050. The plan supports local economic development, including policies supporting living wage jobs and small business development. The plan includes policies on coordinating with and providing connections to adjacent jurisdictions and their regional growth centers. The plan also encourages resilience in economic development by supporting business efforts to bolster climate preparedness.



Transportation

Scope of Review

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to:

- Use **internally consistent land use assumptions** and forecasts of travel demand and that are consistent with growth targets.
- Provide **inventories of existing facilities**, and level-of-service standards and concurrency provisions that address multiple modes of travel, planned land uses and densities, and state highways.
- Include a **multiyear financing plan** and reassessment strategy to address potential funding shortfalls.
- Direct **demand management**, including programs to implement the Commute Trip Reduction Act.
- Plan for **pedestrians and bicycles**, including capital investments, education, and safety.
- Discourage **incompatible uses adjacent to airports**.
- Address **air quality** and the reduction of pollutants consistent with WAC 173-420-080.

VISION 2050 also calls for local comprehensive plans to:

- Plan for **system maintenance, safety and emergency management**.
- Support the **Regional Growth Strategy**.
- Provide **alternatives to driving alone**.
- Plan facilities and services for **special needs transportation**.
- Avoid the creation of new and expanded facilities in **rural areas**.
- Identify **racial and social equity** as a core objective when implementing transportation projects.
- Protect the **environment** and reduce stormwater pollution.

Certification Findings

The Fircrest comprehensive plan effectively addresses the transportation planning requirements of the Growth Management Act and the transportation policies in VISION 2050. The plan promotes alternatives to driving alone, with policies supporting complete streets and increasing access to the city's candidate countywide center and future light rail station area. The plan emphasizes transportation safety with policies supporting accessibility for pedestrians and transit users, working toward a Pedestrian Safety Plan, and ADA Transition Plan. The plan includes an inventory of non-motorized facilities and a plan for the expansion of the active transportation network that has been used to develop the long-term multimodal project list. The plan further acknowledges that many transportation improvement projects are interjurisdictional, requiring close coordination with adjacent cities.



The city should address the following comments in future updates to the plan:

- The plan identifies long-term funding sources for transportation facilities and services, including additional revenue needed to fully fund the plan. Both the transportation appendix and the city's six-year Transportation Improvement Program estimate costs for the transportation projects for the 20-year and 6-year horizons and include possible sources of funding. However, neither document includes probable revenue estimates to allow the city to assess funding capability, as required by the Growth Management Act (RCW 36.70A.070(6)). The city should address this gap in their update to the 6-year Transportation Improvement Program and incorporate it into the comprehensive plan. In addition, PSRC encourages the city to extend the financial planning horizon to the full 20-year planning period.
- Please note that the GMA will require multimodal level of service standards in central Puget Sound jurisdictions by 2029, and additional guidance may be available in the future to refine adopted standards.

Public Services

Scope of Review

VISION 2050 calls for local comprehensive plans to:

- Promote **coordinated and efficient** use of public services.
- Protect **water quality** by serving urban development with sewer systems and replacing failing septic systems.
- Consider the **impacts of climate change on public facilities** and promote renewable energy.
- Promote **affordable and equitable access to public services**, especially for underserved communities.
- Promote working with school districts on **school siting and design** to support safe, walkable access.

Certification Findings

The Fircrest comprehensive plan effectively addresses the public services policies in VISION 2050. The plan includes policies to provide efficient, affordable, and equitable public services by ensuring development concurrency and maintenance of existing facilities. The plan emphasizes coordination with school districts through policies on development impacts and integrating transportation planning with the Safe Routes to School program. The plan also includes several policies supporting a data-driven approach to facility siting by incorporating climate risk factors for essential public facilities.



Conclusion and Next Steps

PSRC found the City of Fircrest comprehensive plan is substantially consistent with the transportation-related provisions of the Growth Management Act, VISION 2050, and the Regional Transportation Plan.

PSRC encourages the city to address areas identified for additional work in upcoming plan updates and other planning efforts. These may be areas where additional work would make the plan more consistent with the Growth Management Act or VISION 2050 and areas that may be necessary to address prior to the 2029 Growth Management Act Implementation Progress Report.

PSRC is available to provide assistance with future plan updates. Find additional planning resources on [PSRC's Plan Review webpage](#). If the city has questions or needs additional information, please contact David Dixon at (206) 464-6172 or ddixon@psrc.org.

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