

Pierce County Village Project Update

A Message from Duke Paulson

I'm writing to provide an update, answer some frequently asked questions, and explain the roadmap moving forward for our community village project being developed in Spanaway.

The Pierce County Council has consistently shared their strong support for this project. Confusingly, they have also changed the zoning to not allow other similar projects to be replicated in RR zones within Pierce County.

With that info, many of our supporters and community members have asked us... Does this jeopardize the project? The short answer is no. This

beautiful project is still fully viable. Tacoma Rescue Mission has made great progress in the county permit process and we anticipate having full project permit approval by the start of 2024.

We're providing this packet to create some clarity, answer questions, and continue to demonstrate the impact that a project like this could have on our community. Please read on for a timeline of the journey to date, some FAQ's and next steps. As always, I look forward to hearing from you should you have any questions or comments.

In Christ,
Duke Paulson



INSIDE:
Anticipated Project Timeline

Pierce County Village Project Timeline

How it Started...

INVESTIGATING SOLUTIONS
 Pierce County and the Tacoma Rescue Mission's Executive Director investigate the Community First! Village in Austin, Texas as an innovative and effective housing model to replicate in Pierce County.

FEASIBILITY STUDY
 Pierce County selects the Tacoma Rescue Mission to investigate the feasibility of replicating a project like the Community First! Village to address chronic homelessness in Pierce County.

RECOGNIZING NEED FOR INNOVATIVE SOLUTIONS
 Pierce County recognizes need for a systemic response to chronic homelessness.

2022

The findings of the advisory board commissioned by Pierce County to do a feasibility study were overwhelmingly positive.

- Over 100 locations were considered, but only four sites met the target criteria with Spanaway being the best option. Criteria included proximity to services, Growth Management Act use, zoning, cost, size, and impact on neighbors.
- Environmental concerns have been addressed in a way that exceeds requirements to preserve environmental sustainability and wellness. Only 32 of 90 acres will be used for housing. The rest will remain untouched to preserve wetlands.
- Operations and capital funding plans are viable and well vetted by many parties.
- This provides a comprehensive solution to care for our chronically unhoused neighbors including those with mental health needs, physical disabilities or substance use disorder.



How it's Going...

A CUP is a permit filed with the county to inform them of land use plans and have them approved.

APPLICATION IS SUBMITTED TO DEVELOP PROJECT
 Tacoma Rescue Mission applies to Pierce County for a Conditional-Use Permit (CUP) to develop project and it's accepted.

COUNTY RESCINDS ZONING DECISION
 Pierce County rescinds zoning change for any future projects with an agreement that the two lawsuits be dropped.

Because these permits were filed and approved before this decision, the Tacoma Rescue Mission's permits were grandfathered in. The Mission has the legal rights to implement this project as it was initially proposed.

2023

COUNTY COUNCIL APPROVES ZONING AND FUNDS TO PROCEED
 Based on feasibility study results and clear community need, County Council votes to change zoning use and releases funds to proceed with project.

Zoning change is to allow shared housing units in an area designated for Rural Residential.

PIERCE COUNTY CONTINUES INTERNAL CONVERSATIONS AROUND ZONING
 The latest zoning changes eliminates the lawsuits from impacting our project - giving TRM a clear path forward.

ANTICIPATED LAWSUITS FILED AGAINST THE COUNTY
 A Seattle environmental group and a Spanaway neighbor file lawsuits against Pierce County challenging the zoning change, citing the Growth Management Act.

2024

Where We're Going...

PROJECT SET TO BREAK GROUND IN 2024
 Tacoma Rescue Mission plans to break ground for this project in the Fall of 2024.

ANTICIPATED APPROVAL OF PERMITS
 Tacoma Rescue Mission anticipates that accepted Conditional-Use Permits will be approved by January 2024.



Stay tuned for more updates about this exciting, new project

Frequently Asked Questions:

Q: Is Pierce County supporting this project?

Yes! Pierce County is a crucial and supportive partner in this project.

Q: How does the zoning change affect the project?

By eliminating two legal challenges, the zoning helps this project to proceed.



For most recent updates about the Pierce County Village project, scan the QR code or visit trm.org/pcv.

 trm.org/pcv

 253.383.4493

 duke.paulson@trm.org

