

Pierce County Community Development Corporation (PCCDC) Funding Request

Frederickson South Project



Location

Frederickson

Project Request

\$500,000 for infrastructure and pre-development

Lead Agency

Pierce County Community Development Corporation

Partners

Pierce County

Description and Background

What is the Frederickson South Project?

The Pierce County Community Development Corporation (PCCDC), a public nonprofit, identified a 4.22-acre property from the Department of Natural Resources (DNR) for \$998,000, the appraised market value. Designated for affordable housing development, the site is located at 200th Street East and Knoble Road East, near Canyon Road East, in the Frederickson area of unincorporated Pierce County. It offers convenient access to a major roadway, connecting residents to essential amenities and employment hubs.

This acquisition was funded through Pierce County's 2024-2025 Biennial Budget, which allocated \$2,750,000 (Ordinance No. 2023-44s2) to establish a rapid acquisition fund for affordable housing development or preservation.

Project Scope

28 homes consisting of a mix of duplexes and single-family residences, featuring one- to two-story wood-framed structures with crawl spaces and attached garages, for households earning less than 80% of Area Median Income (AMI).

Timeline

Phase 1: Due Diligence

Completed August 2024

This foundational phase ensured project feasibility through essential analyses, supporting a vision for urban single-family and two-family residential development. The process incorporated density optimization and affordable housing code incentives to address housing needs effectively. Key tasks included:

- Cultural Resources Analysis
- Critical Areas Scope with Arborist Analysis
- Geotechnical Engineering
- Geology and Environmental Earth Sciences Analysis
- Property Appraisal and Review

Phase 2: Acquisition

Completed October 2024

In partnership with the DNR, PCCDC finalized a purchase and sale agreement to acquire the Frederickson property, backed by PCCDC's rapid acquisition loan fund, for \$998,000 in October 2024.

Phase 3: Site Planning

Late 2024 - Early 2025

Site planning aligns with Frederickson's Community Plan and Pierce County's Comprehensive Plan, laying the groundwork for the upcoming Request for Proposals (RFP) to developers. To complete this phase, we are requesting **\$500,000** to support key site planning activities which will cover:

- Preliminary Site Evaluation: Ensures efficient development with minimal earthwork and no critical areas such as wetlands.
- Preliminary Engineering and Design: Incorporates road networks, emergency turnarounds, and a strategically placed stormwater pond in the northwest corner to enhance safety and functionality.
- Tree Retention and Open Space: Satisfies the 30% retention requirement and provides a 17,000+ ft² recreational area to support environmental quality and community well-being.

Phase 4: Development Preparation

In this phase, we're fostering close collaboration with developers and architects to ensure every aspect of the project aligns with community goals and regulatory standards.

January/February 2025

The RFP will invite organizations dedicated to affordable homeownership for households earning at or below 80% AMI. It will include:

- Target population and affordability standards
- Submission requirements
- Design guidelines
- Evaluation criteria
- A schedule for site visits, interviews, and selection

Funding Request

We request \$500,000 to support pre-development and infrastructure for the Frederickson site. This funding will cover environmental studies, utility engineering designs, site permits, and critical infrastructure, including roads, stormwater management, and utility connections. These essential steps will ensure the site is safe, accessible, and ready for affordable housing development.

\$ 105,000	Traffic analysis, cultural consultant, arborist, geotechnical, landscape, lighting design.
\$ 264,000	Civil services, including surveying, design, permit fees for preliminary plat, offsite sewer, grading.
\$ 7,000	General legal counsel.
\$ 124,000	Contingency for property taxes/insurance, public community engagement/meetings, mailers.
\$500,000	Overall Total



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