



Lakewood Developers Forum  
June 14, 2018

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# Downtown Subarea Plan (DSAP) “Packet” Availability

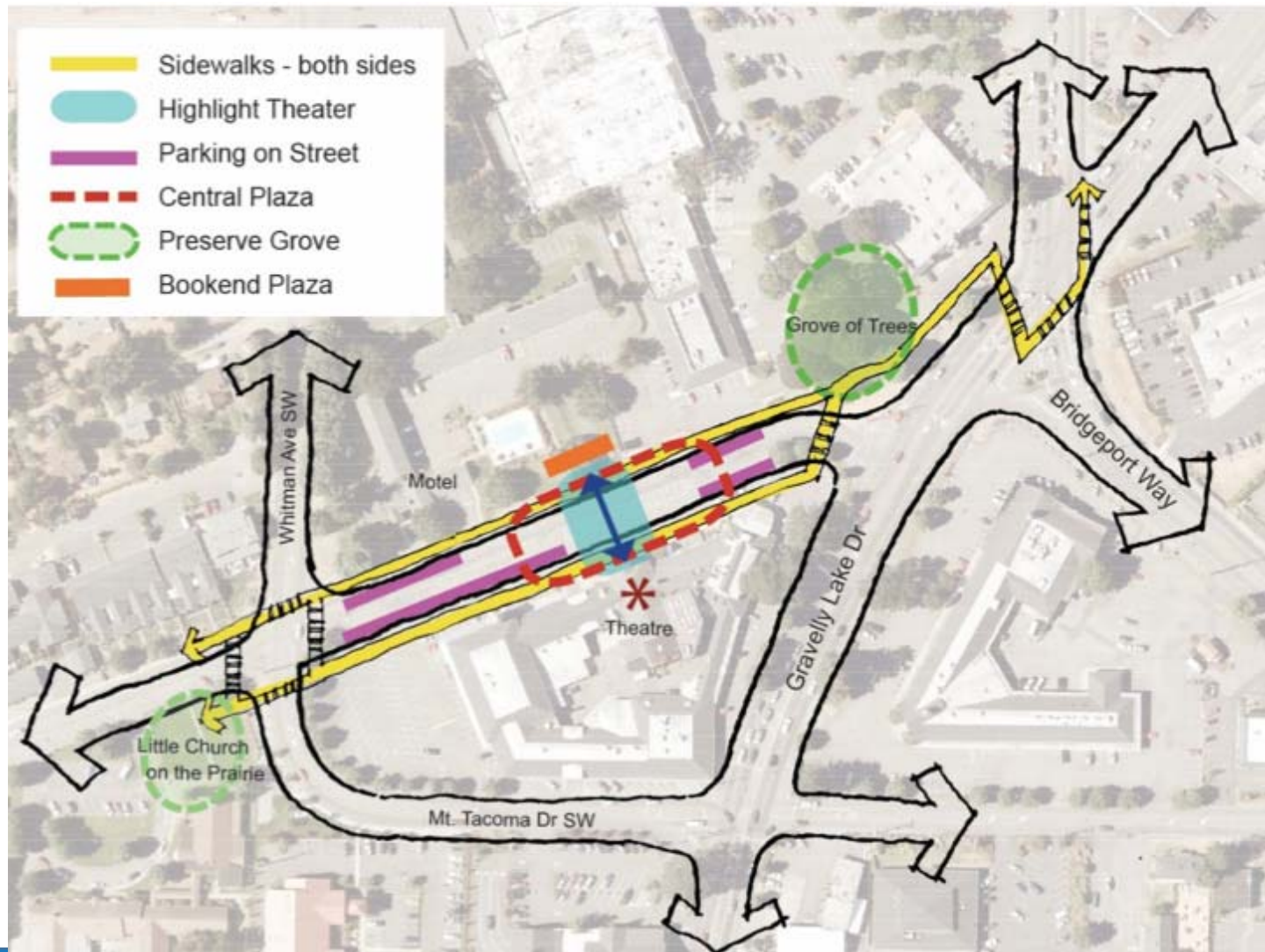
- Background documents and studies, public comments and survey results, meeting schedules: [www.lakewooddowntownplan.org](http://www.lakewooddowntownplan.org)
- Planning Commission Packets: <https://www.cityoflakewood.us/city-council/advisory-boards>
- City Council Packets: <https://www.cityoflakewood.us/city-council/council-agendas>

# Background

- 1999 Visioning: Lakewood has both thriving community centers and a downtown. Downtown has become not only the “heart” of the city, but a regional urban center where commerce, culture, and government flourish.
- 2015 Vision Statement Excerpt: The City Council’s VISION for Lakewood at its 30 Year Anniversary is a community: Known for its safe and attractive neighborhoods, vibrant downtown, active arts and cultural communities.
- 2016 Lakewood Comprehensive Plan:
  - GOAL LU-19: Promote redevelopment of the CBD as a mixed-use urban center that creates a downtown and bolsters Lakewood’s sense of identity as a City.
  - LU-43.1: Create public spaces and amenities in the CBD to support downtown businesses and residents.
  - GOAL UD-8: Develop the design of the CBD to support its role as Lakewood's downtown.
  - T-16.5: Focus investments in downtown central business areas by promoting joint- and mixed use development and integrating shared-use parking practices.
  - PS-13.2: Promote the construction a new main library facility within the City’s downtown core.

- Lakewood Colonial Center Urban Design Project:

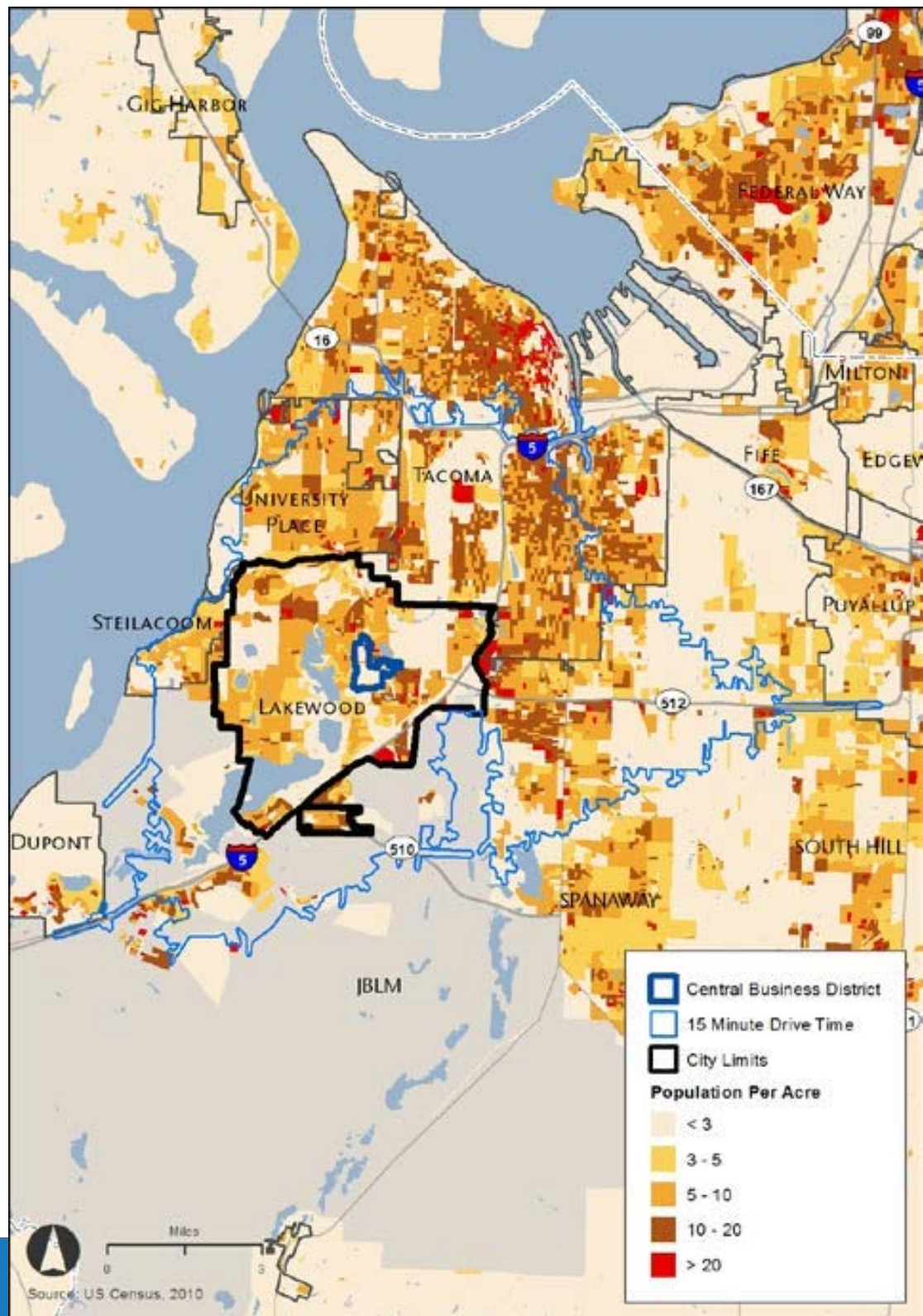
- Via a 2016 study, Motor Avenue was identified as an opportunity to create a much-desired **public open space** for Lakewood's Central Business District (CBD), which currently lacks the urban design features desired by the community. Motor Avenue is owned by the City as public right-of-way and currently has low volumes of traffic. Its central location and adjacency to Lakewood Colonial Center offers exciting potential to create the vibrant, welcoming **community gathering space** that is a key component of Lakewood's vision.
- Work on this project has begun in 2018



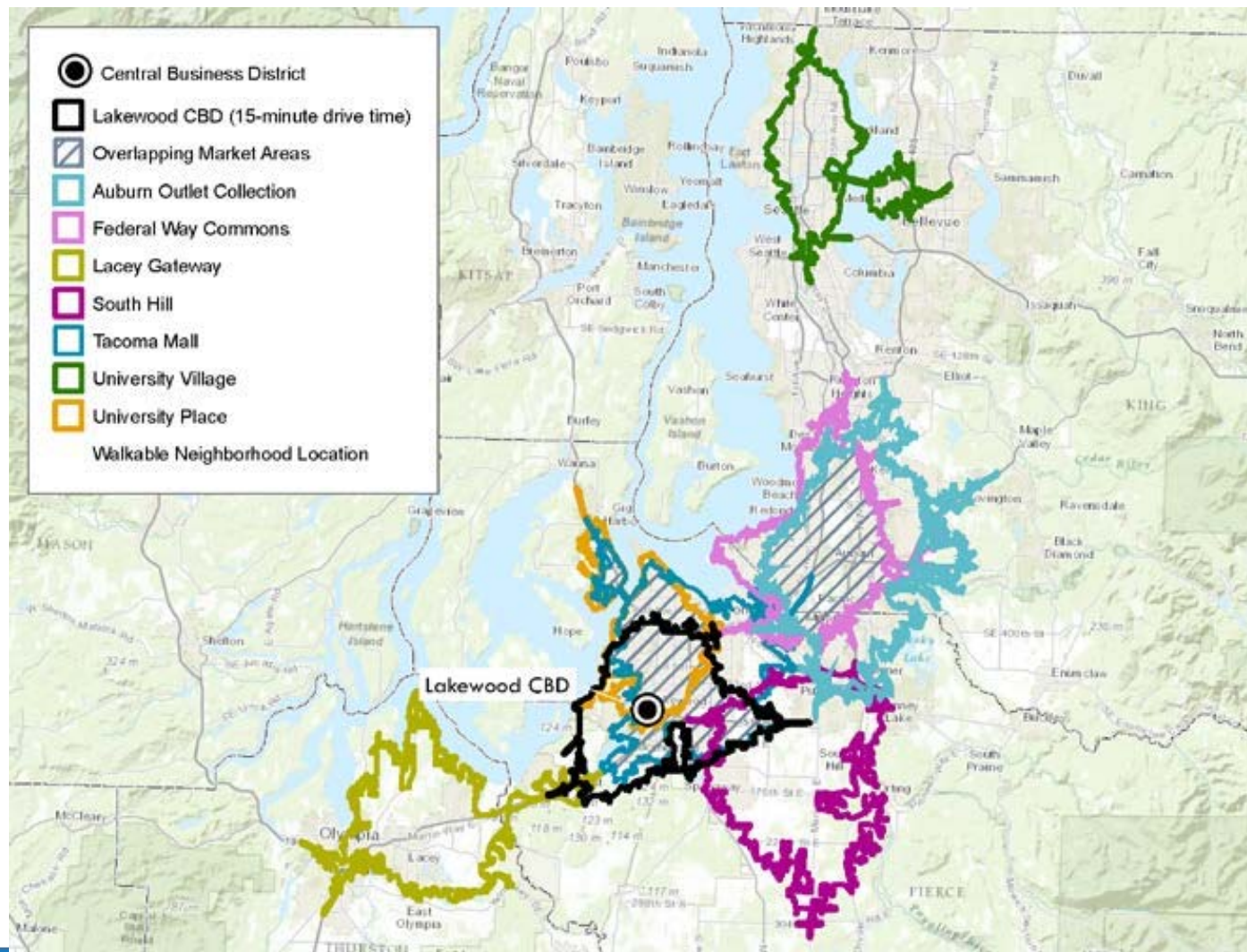


- 2017 Central Business District Assessment:

- [There is] a **specific niche for Lakewood's CBD, focusing on meeting the daily needs of local residents** (as opposed to drawing shoppers from around the larger region for traditional retail shopping such as apparel, appliances, or electronics).
- In terms of retail and services, this is the opportunity to provide:
  - **Daily goods and services**, including groceries, personal care products, restaurants, coffee shops, and bars.
  - **Professional and healthcare services**, including financial services, dental offices, and trend towards retail-based medical providers.



- 2017 Central Business District Assessment:
  - [B]y **enhancing public spaces and remaking key areas** of the CBD into attractive and active pedestrian-oriented nodes, Lakewood may **draw others from around the region in for pleasant dining, light shopping, and entertainment experiences**. **Mixed use housing** (when supported by the market), transit, and other uses will all serve to enhance the quantity and quality of retail offerings, as well as the general environment, found in the CBD.





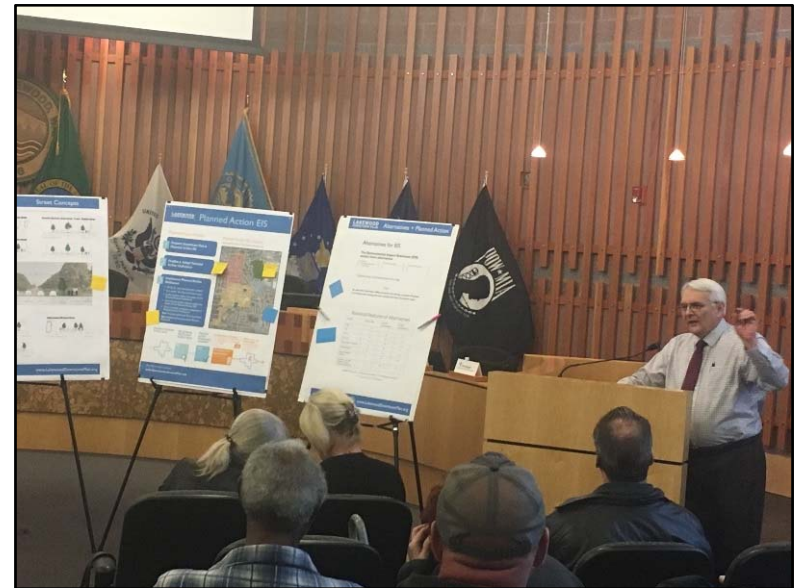
# Extensive public outreach conducted in 2017

- Based on the outreach, **participants desired:**
  - More entertainment venues and restaurants;
  - More retail choices, both “mom and pop” and brand stores;
  - Well-designed housing for seniors & disabled and mixed use with housing and commercial together, within walking distance of work, shopping, and buses;
  - Pedestrian friendly street design, well-maintained and safe roads; and
  - Family activities and gathering spaces, including outdoor recreation (e.g. spray park, climbing walls, skating rink, other) and indoor cultural facilities (e.g. expanded library, children’s museum, etc.)

In all, at least 645 participants gave their opinions and visions to support the Downtown Plan effort. Results are found on the project website:  
<https://www.lakewooddowntownplan.org/>.

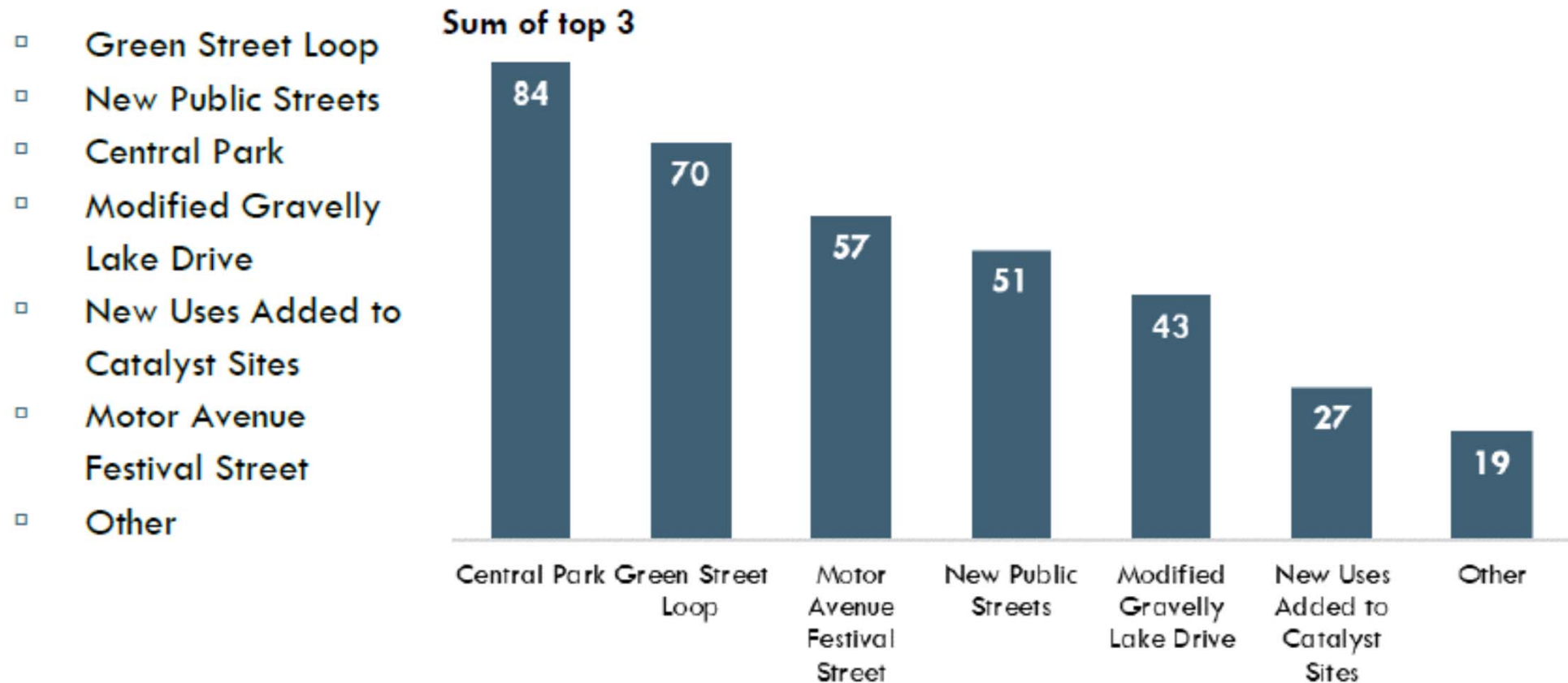


- Downtown Subarea Plan:
  - Public outreach continues in 2018
    - 3/21/18 Planning Commission Open House
      - Live poll results
    - Online Survey opened 3/15/18 at [www.lakewooddowntownplan.org](http://www.lakewooddowntownplan.org)
      - 175+ responses received
    - DPAEIS Public Comment period 3/16/18 – 4/16/18; reopened 5/21 – 6/25
    - 4/26 Planned Action Community Meeting and Developers Focus Group





Q5. What would be your top priority for the following investments? Rank in order of priority (1 = top choice). (n = 124)



Based on a sum of which features were ranked in the top three, priorities included the Central Park, Green Street Loop, and Motor Avenue Festival Street, all allowing for recreation and gathering spaces.

## Four parts in Downtown Subarea Plan (DSAP) “Packet”

- **Downtown Subarea Plan (DSAP)**, describe a vision, land use and design, gathering places, infrastructure investments, and other action strategies for Lakewood’s “Downtown”
- **Downtown Development Code (DDC)**, a new hybrid form-based development code and zoning standards applicable within the subarea
- **Related Comprehensive Plan Amendments (CPAs)** land use, policy, and capital facility plan elements, and
- **Planned Action Ordinance (PAO)**, providing upfront environmental review through a Planned Action consistent with SEPA that are anticipated to help bring about desired change and development

# What is the Downtown Subarea Plan (DSAP)?

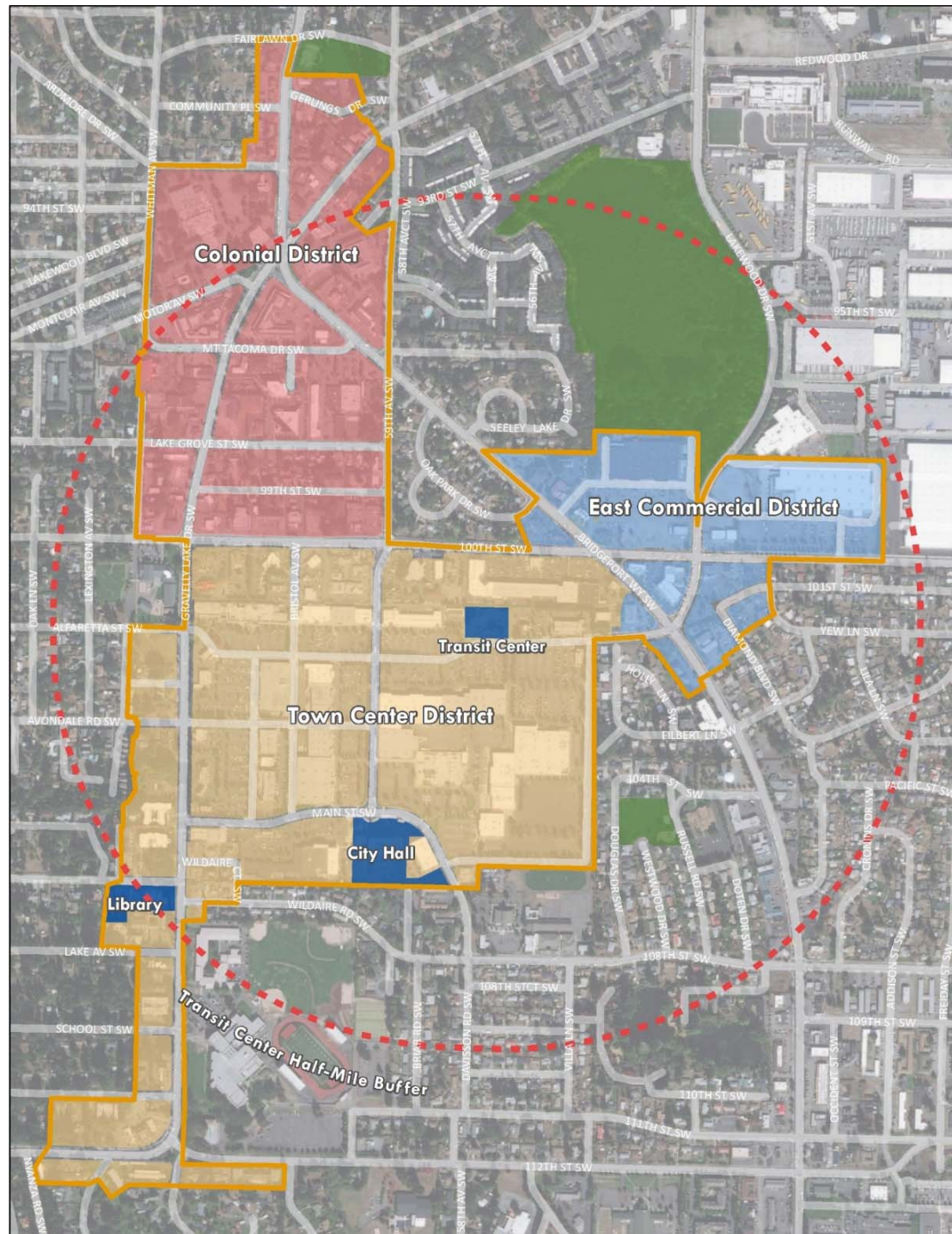
- **The Plan:**

- Existing Conditions
- Vision
- Guiding Principles
- Concept Plan and Concept Maps/Illustrations
- Policies, Strategies for Nine Issue Areas
  - (Urban Design + Land Use; Economic Development; Housing; Street Grids, Streetscapes & Public Spaces; Transportation; Parks, Open Spaces, & Trails; Stormwater and the Natural Environment; Utility Infrastructure (Water, Sewer, Power); Community Partnerships and Organization)
- Implementation Plan (Short-, Mid-, Long-Term, Ongoing)
- Colonial District Design Elements
- Capital Facilities Plan
  - Transportation Improvements
  - Park Costs





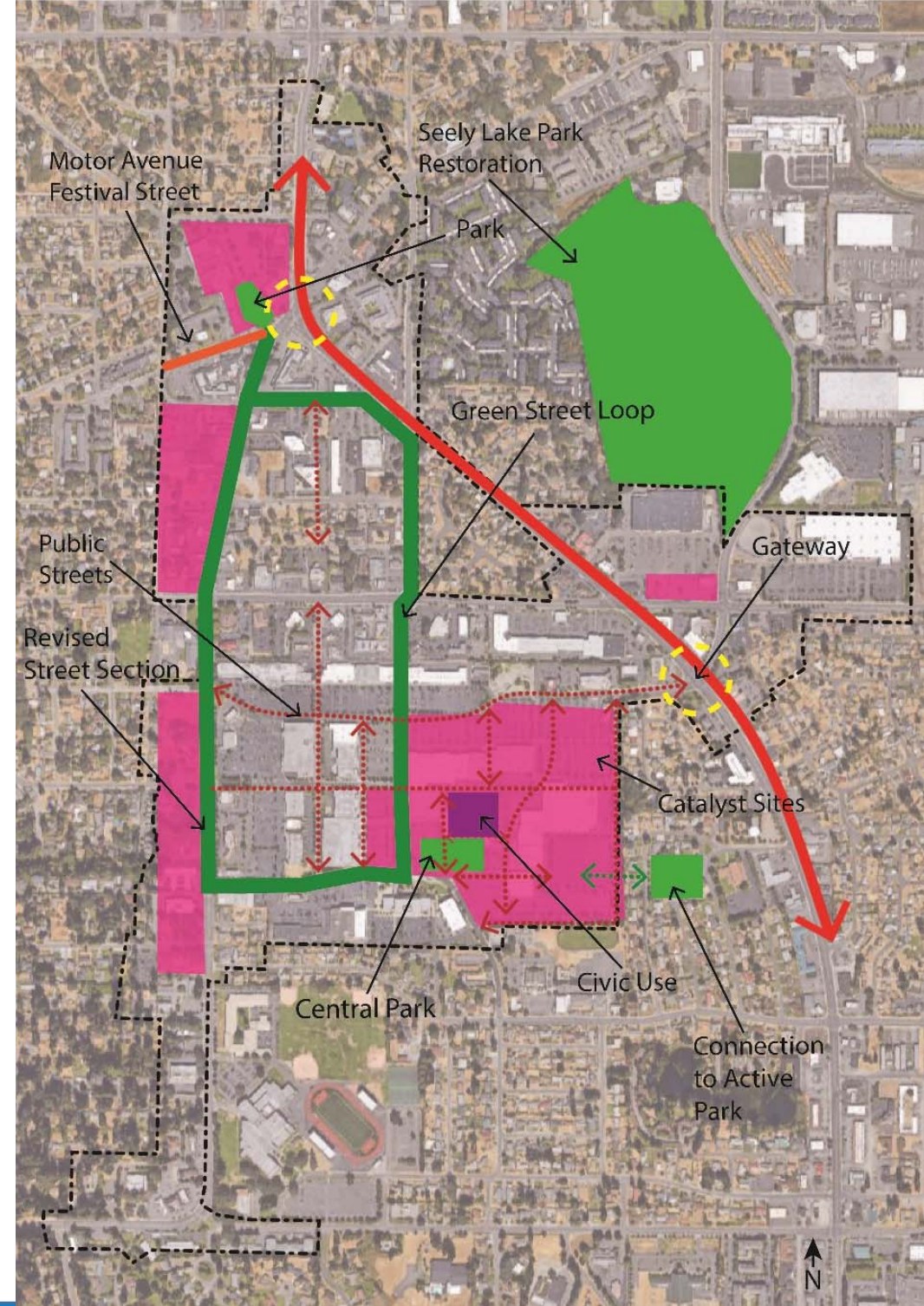
# DSAP Subarea Boundaries





## DSAP Concept Plan:

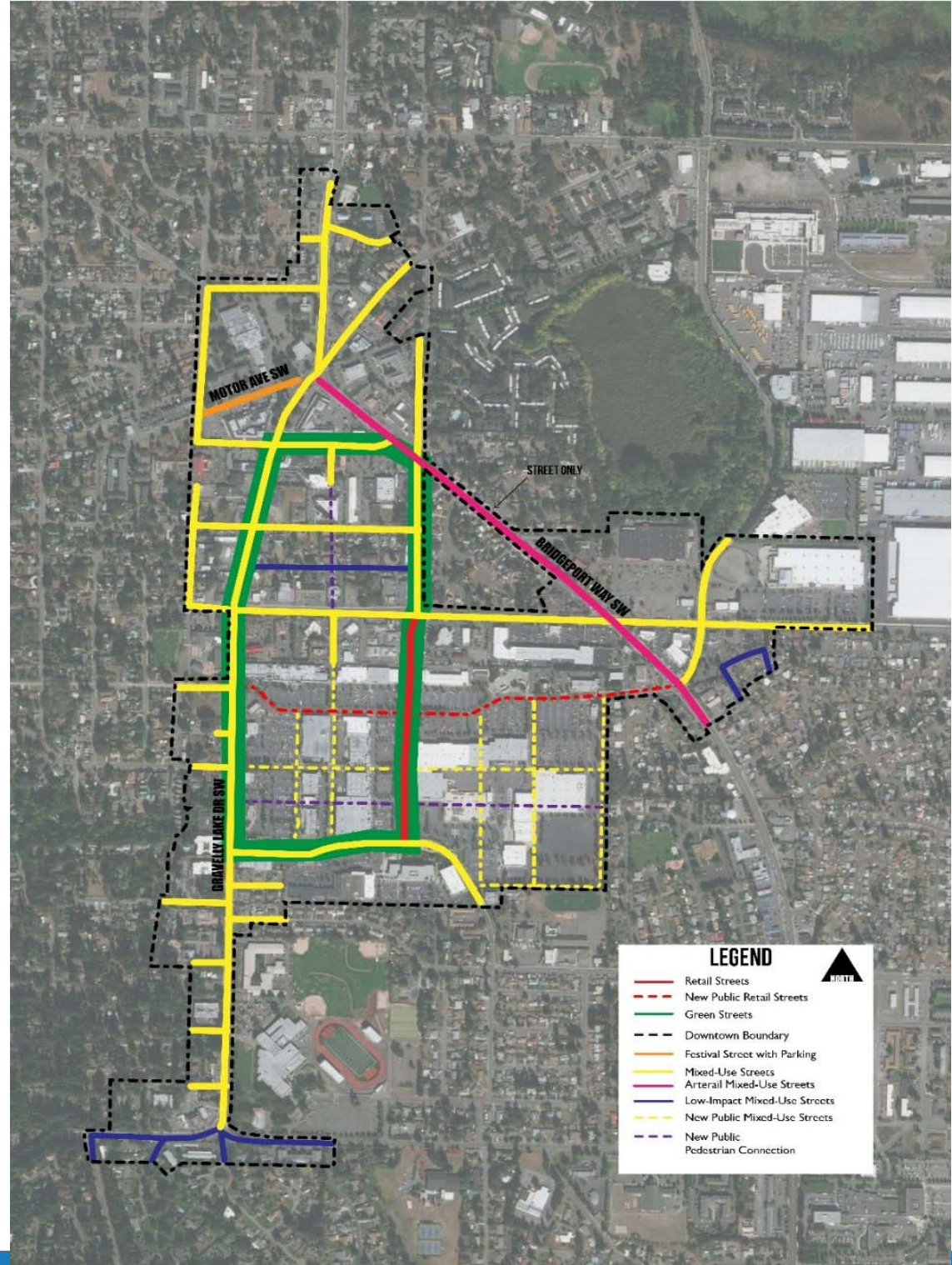
- Festival Street
- Central Park
- Linear Green Street Loop Park
- Economic Development Catalyst Sites
- Street and non-motorized travel improvements
- Densification on Colonial District and along west side of Subarea
- Mixed use densification and converting streets from private to public within Town Center District





# What is the Downtown Development Code?

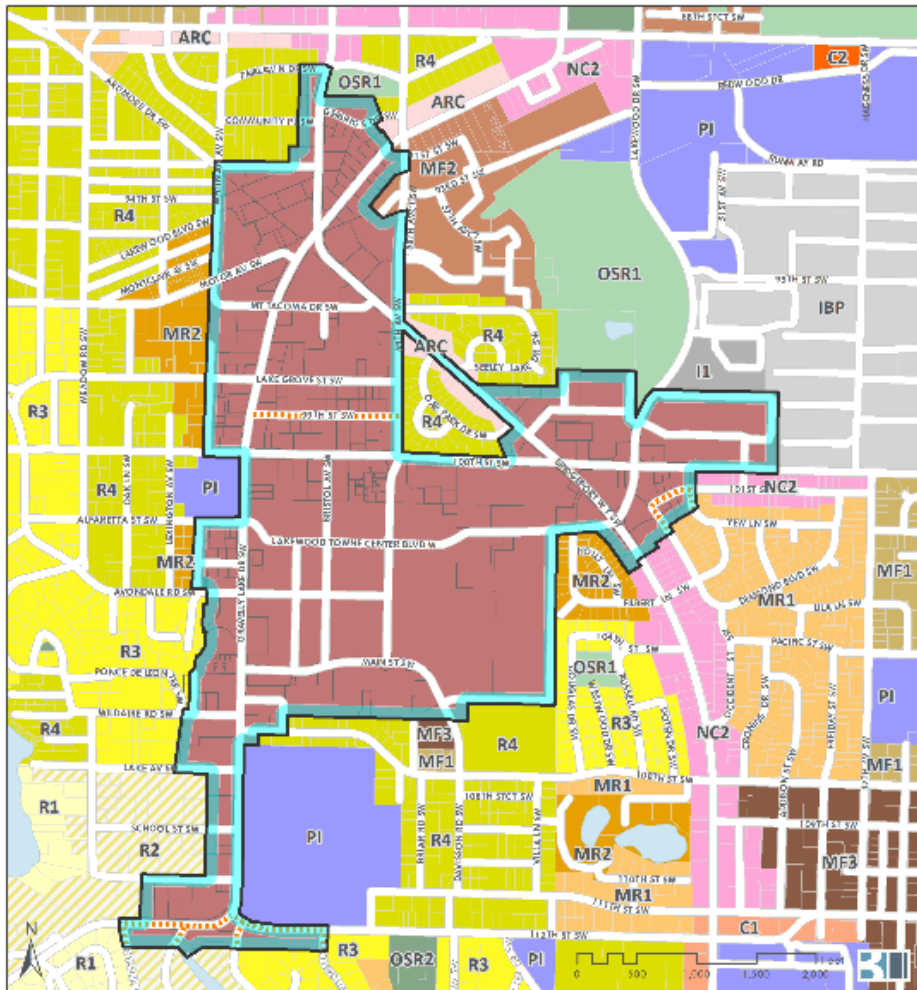
- New LMC Chapter 18A.35 to regulate **land use** in the Downtown Subarea
- Creates Downtown District
- Includes **Regulating Map** based on Street Types





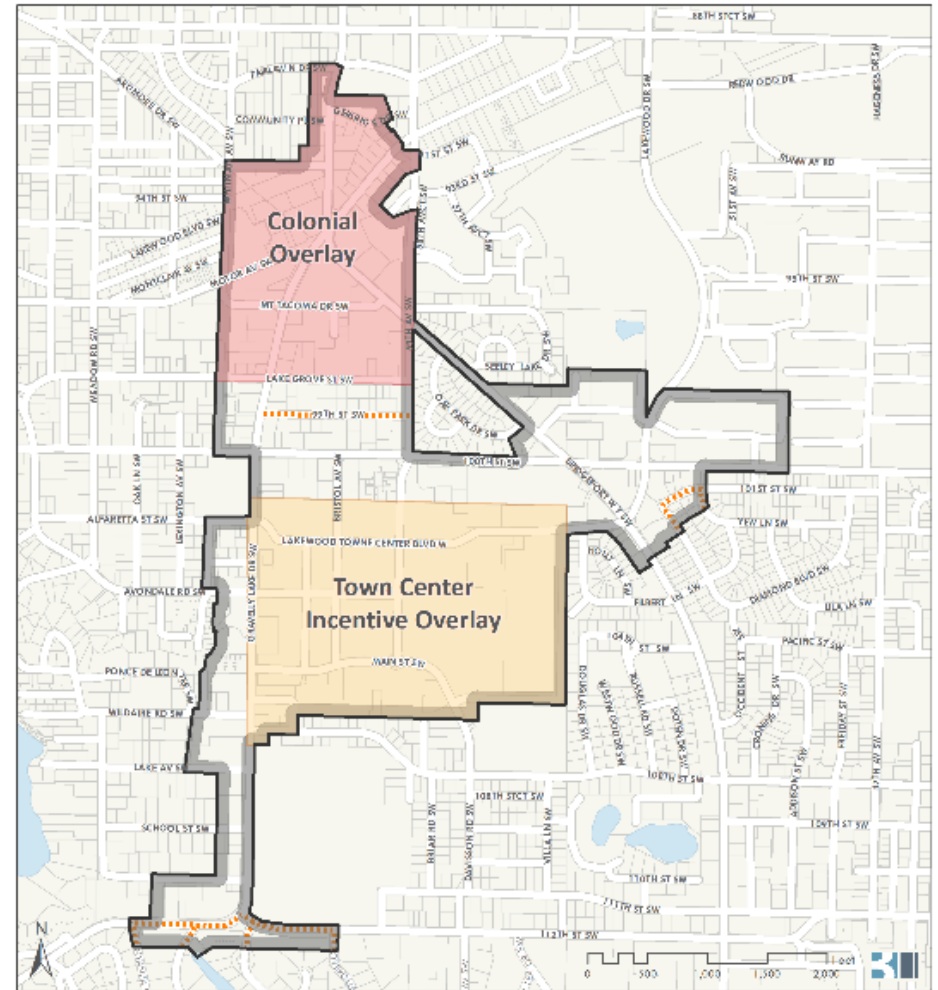
- Creates **Downtown Land Use District**
- Applies **Central Business District Zone** throughout area
- Applies **Colonial Overlay, Town Center Incentive Overlay, Transition Overlay, Low-Impact Mixed Use Roads District** to areas within Downtown District

What is the Downtown Development Code?



#### LEGEND

Transition Overlay	Residential 1 (R1)	Multi-Family 2 (MF2)	Parcels
Central Business District (CBD)	Residential 2 (R2)	Multi-Family 3 (MF3)	Waterbody
Arterial Residential/Commercial (ARC)	Residential 3 (R3)	Neighborhood Commercial 2 (NC2)	Low-Impact Mixed Use
Commercial 1 (C1)	Residential 4 (R4)	Open Space & Recreation 1 (OSR1)	Roads
Commercial 2 (C2)	Mixed Residential 1 (MR1)	Open Space & Recreation 2 (OSR2)	
Industrial 1 (I1)	Mixed Residential 2 (MR2)	Public Institutional (PI)	
Industrial Business Park (IBP)	Multi-Family 1 (MF1)	Lakewood CBD Boundary	



#### LEGEND

Colonial Overlay	Parcels
Town Center Incentive Overlay	Low-Impact Mixed Use
Transition Overlay	Roads
Lakewood CBD Boundary	Waterbody

# Hybrid Form-Based Code Structure

100 - District: Zoning Overlays, Regulating Plan: where is property situated?



200 - Land Use and Zoning: is the use allowed?



300 and 400 - Streets and Buildings:  
size and location of building and relationship to streets

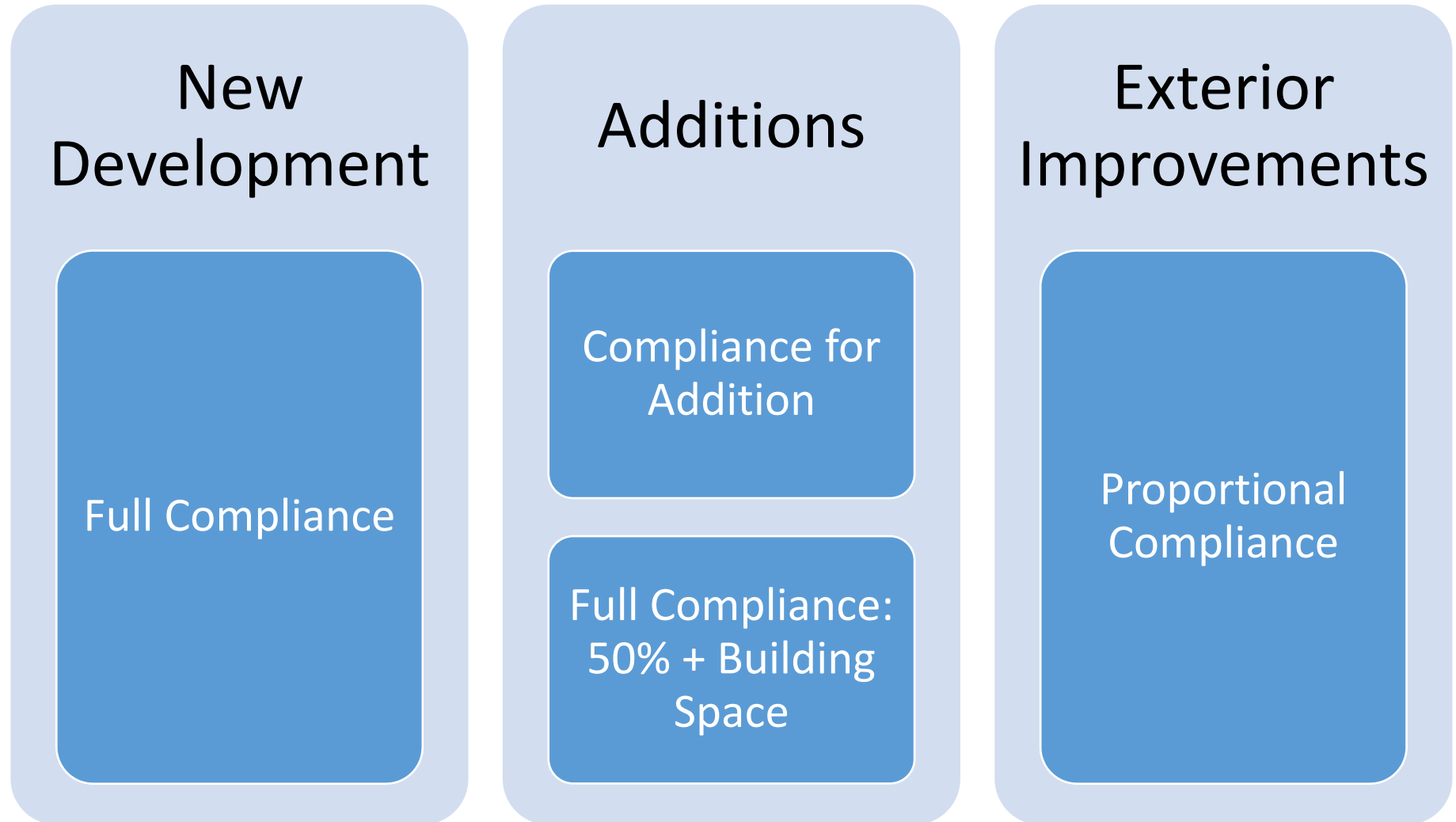


500 and 600 - Site Design: landscaping, parking



700 – Administration: permitting, incentives, non-conforming lots

# Types of Development & Compliance





# What is the Downtown Development Code?

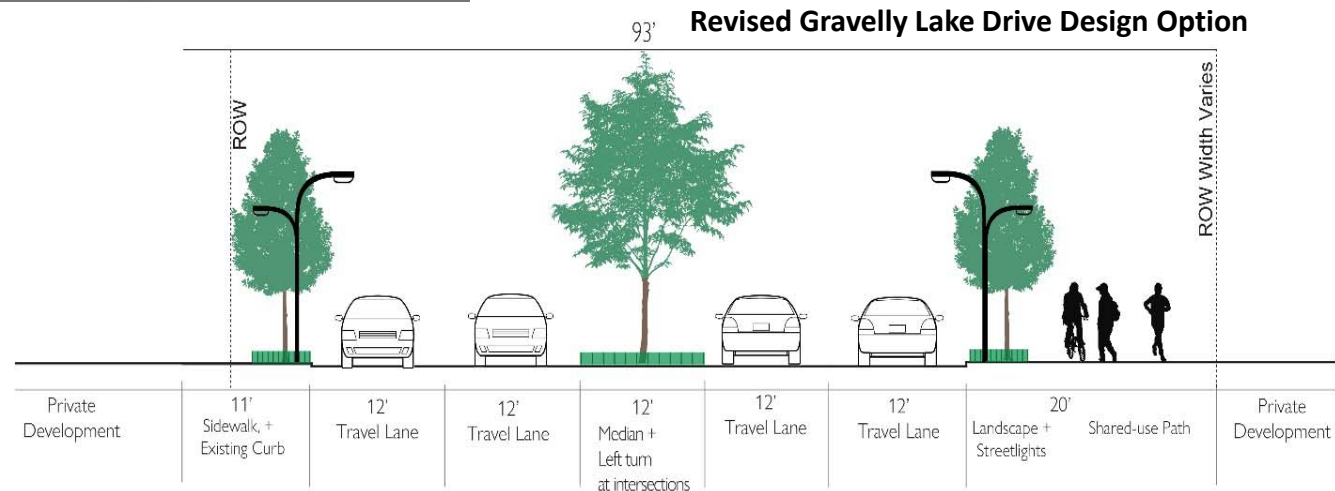
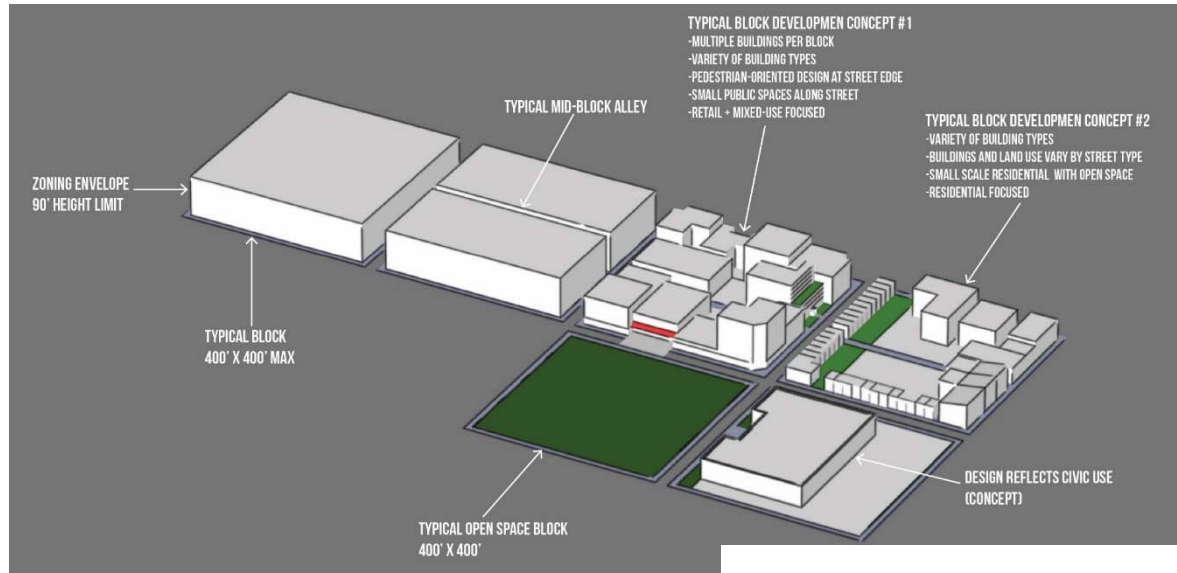
- The Downtown Development Code
  - New LMC Chapter 18A.35 to regulate land use in the Downtown Subarea
    - Summarized list of **prohibited and allowed uses**
    - Provides District-wide as well as Colonial District-specific and Transitional Overlay District-specific **standards**

*"All Residential Uses, Civic Uses, and Commercial Uses and their related Accessory Uses as defined in LMC Chapter 18A.20 are permitted within the Downtown District, except in the Low-Impact Mixed-Use Roads district. Permitted uses are subject to the approval of all required development permits. Provided that the following uses are prohibited: . . ."*

*"All Utilities Uses, Industrial Uses, and Agricultural Uses are prohibited within the Downtown District with the exception of the following uses, which are subject to the approval of all required development permits: . . ."*

# What is the Downtown Development Code?

- The Downtown Development Code
  - New LMC Chapter 18A.35 to regulate land use in the Downtown Subarea
    - Graphically regulates **Streets and Blocks**



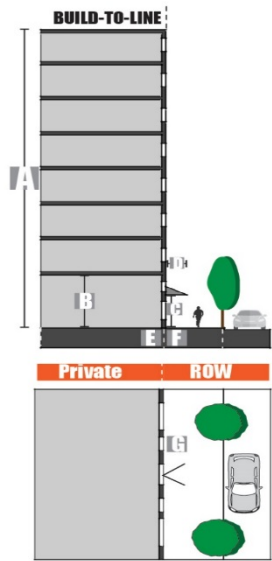
Note: Includes undergrounding existing overhead utilities and maintains existing curbs

# What is the Downtown Development Code?

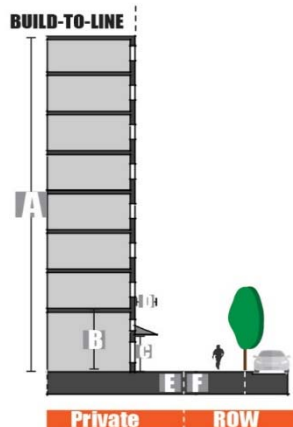
- The Downtown Development Code
    - New LMC Chapter 18A.35 to regulate land use in the Downtown Subarea
- Graphically regulates **Site Design, Buildings and Frontage, Parking, Landscaping, Open Space and Green Infrastructure**

## 18A.35-400-12. Parking Frontage Standards

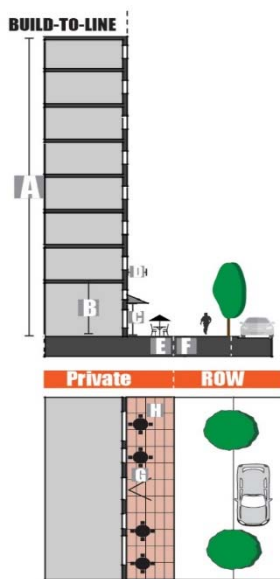
	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A	Landscape Buffer Width	Minimum 10'; Maximum 20'	n/a	n/a	Minimum 10'; Maximum 20'	n/a	n/a
B	Landscape Requirements	The landscape area shall comply with the City's landscaping requirements. A minimum of one tree must be planted every 30'.	n/a	n/a	The landscape area shall comply with the City's landscaping requirements.	n/a	n/a
C	Pedestrian Walkway	Required from the street to primary building entrance(s)	n/a	n/a	Minimum width 8'	n/a	n/a



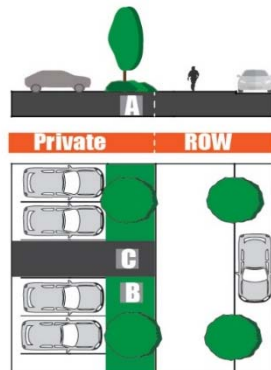
**LINEAR**



**LANDSCAPE**



**PLAZA**



**PARKING**



# What is the Downtown Development Code?

- The Downtown Development Code
  - New LMC Chapter 18A.35 to regulate land use in the Downtown Subarea
    - Describes **Administrative Form-Based Code Review Process**

*Review Standards. A decision on a Form-Based Code Review Application shall be based on the standard criteria for Process I Permits in LMC 18A.02.540 and the following:*

1. *Consistency with the **vision and policies** of the Lakewood Comprehensive Plan.*
2. *Consistency with the **vision and objectives** of the Downtown Plan in LMC 18A.35.110.*
3. *Compliance with the **standards** in LMC Chapter 18.35.*
4. *Compliance with the Downtown **Planned Action Ordinance**.*

TABLE 3: APPLICATION PROCESSING PROCEDURES

	Process I Administrative Action	Process III Hearing Action
Permits	<a href="#">Zoning certification</a> ; <a href="#">Building permit</a> ; Design Review; Sign permit; Temporary Sign permit; <a href="#">Accessory Living Quarters</a> ; <a href="#">Limited Home Occupation</a> ; <a href="#">Temporary Use</a> ; Manufactured or <a href="#">Mobile Home</a> permit; Boundary Line Adjustments; Minor modification of Process II and III permits; Final Site Certification; Certificate of <a href="#">Occupancy</a> ; ***Sexually Oriented <a href="#">Business extensions</a> , <a href="#">Form-Based Code Review</a>	<a href="#">Conditional Use</a> ; Major <a href="#">Variance</a> ; <a href="#">Preliminary Plat</a> ; Major <a href="#">Plat Amendment</a> ; Major modification of Process III permits: <a href="#">Shoreline Conditional Use</a> ; <a href="#">Shoreline Variance</a> ; <a href="#">Shoreline</a> Substantial <a href="#">Development Permit</a> when referred by the <a href="#">Shoreline Administrator</a> ; <a href="#">Public Facilities</a> Master Plan; <a href="#">Master Planned Development – Town Center Incentive Overlay</a>

# What is the Downtown Development Code?

- The Downtown Development Code
  - New LMC Chapter 18A.35 to regulate land use in the Downtown Subarea
    - Includes **Master Planned Development** Option (10+ acres) within Town Center Incentive Overlay
- A. *Purpose. It also allows for the development of **larger, more complex, and multi-phased projects** to develop with certainty.*
- B. *Applicability. Development within the Town Center Incentive Overlay may apply for a Master Plan for the development of **ten or more acres**.*
- C. *Allows for the modification of Downtown District development standards within the Town Center Incentive overlay district including modification of standards for height, site design, building design, landscaping, parking, and signage.*

# What is the Downtown Development Code?

- The Downtown Development Code
  - New LMC Chapter 18A.35 to regulate land use in the Downtown Subarea
    - Regulates **updating Nonconforming Lots** created through adoption of DSAP

*Applies to **all nonconforming lots in the Downtown District**, with the exception of lots subject to a development agreement or Master Planned Development. It supplements the standards and requirements for nonconformities in LMC 18A.02.800 through 18A.02.870.*

***Full Compliance.** Within any three (3) year period, the expansion of any structure or complex of structures on a lot, which constitutes **fifty percent (50%) or more of the existing floor area or building footprint**, whichever is less, shall activate the requirement to bring the lot into **full compliance** with the Downtown District standards for street type, site design, and landscaping.*

***Proportional Compliance.** Remodels, alterations, or other improvements to the existing structure activate the requirement to make improvements to the nonconforming lot to reduce the extent of the nonconformity. The **degree to which the standards are applied shall be evaluated on a project specific basis** and related to the improvement proposed. . . . The Community Development Director shall determine the type, location, and phasing sequence of proposed proportional compliance.*



# What is the Planned Action Ordinance?

- The Planned Action Ordinance (PAO)
  - An area-wide “**pre-review**” of **environmental impacts** performed at an intensity level that is anticipated in the regulations for the area, so when a specific project is submitted that complied with those regulations, environmental impact review does not have to be repeated.
  - Identifies **qualified land uses** for the Downtown Subarea
  - Includes **development thresholds** for Planned action projects

FEATURE	PHASE 1: ALTERNATIVE 1: MODIFIED	PHASE 2: ALTERNATIVE 2
Residential Dwellings (units): Net 2018-2035	1,725	2,257
Commercial Square Feet: Net 2018-2035	1.65 million square feet	2.85 million square feet
Jobs: Net 2018-2035	4,531	7,369

# What is the Planned Action Ordinance?

- The Planned Action Ordinance (PAO)
  - The **mitigation measures** contained in Exhibit B of the Ordinance are based upon the findings of the Planned Action EIS and shall, along with adopted City regulations, provide the framework the City will use to apply **appropriate conditions on qualifying Planned Action Projects** within the Planned Action Area:
    - Natural Environment
    - Transportation
    - Environmental Health
    - Population, Employment, and Housing
    - Land Use
    - Public Services and Utilities
  - Includes Planned Action **Project Review Criteria and Permit Process**
  - Includes direction to **periodically monitor and review performance** of Planned Action to ensure Downtown develops as desired.
  - Identifies “**Public Agency Actions & Commitments**” over time

# Transportation Projects

Six-Year Transportation Improvement Program (TIP)	Downtown Subarea Plan – Additions
<p>Per current plan. The City's 6-year TIP (2018-2023) includes the following relevant improvement projects:</p> <ul style="list-style-type: none"> <li>▪ 2.69B – Gravelly Lake Drive Road Diet b/w Bridgeport and Steilacoom (4 lanes to 3 lanes with bicycle lanes)</li> <li>▪ 2.72 – 100<sup>th</sup> St &amp; Lakewood Dr. curb, gutter, sidewalks, new signal</li> <li>▪ 2.82 – New sidewalk east side of 59<sup>th</sup> Ave from 100<sup>th</sup> St to Bridgeport Way</li> <li>▪ 3.13 – Install a traffic signal at Gravelly Lake Drive / Avondale Road</li> <li>▪ 5.7 – Improve non-motorized connections on Motor Ave b/w Whitman and Gravelly Lake Dr.</li> <li>▪ 9.16 – 59<sup>th</sup> Ave pavement restoration from Main St to 100<sup>th</sup> St</li> <li>▪ 9.22 – 100<sup>th</sup> St pavement restoration from 59<sup>th</sup> Ave to Lakeview Ave</li> </ul>	<p>In addition to the six-year TIP:</p> <ul style="list-style-type: none"> <li>▪ Retain Bridgeport Way SW as primary vehicle entrance-strengthen gateway</li> <li>▪ Retain 100th Street SW as a primary east-west vehicle connection between I-5 and subarea</li> <li>▪ Modify cross section of Gravelly Lake Blvd. Study 4 lane cross sections with left turn pockets between Bridgeport and Nyanza Road SW to allow for improved bicycle and pedestrian facilities</li> <li>▪ Conversion of Lakewood Towne Center Blvd and Bristol Ave as public streets</li> <li>▪ Lakewood Towne Center Blvd at 59th Ave SW, consider roundabout</li> <li>▪ Reduce 59th Avenue SW to two lanes, allowing for bicycle facilities</li> <li>▪ Addition of new street connections to support walkability. Alternative 1 assumes fewer connections based on phasing or property owner preferences, compared with Alternative 2. Consider 400 feet as the desired maximum block lengths throughout Subarea.</li> </ul>



# Transportation Projects Funding

The City would need to **blend funding sources to pay for infrastructure improvements**. A wide range of potential private and public transportation funding options are discussed within the Downtown Subarea Plan at pages 81-83. Traditional funding sources include sales, property, and utility taxes, state and federal competitive grants and legislative allocations, and mitigation from development similar to the above.

The City could also consider **specialized funding options** like community revitalization financing, community facility districts, Local Improvement Districts or Road Improvement Districts, and latecomer agreements.

The **Planned Action Share amount** to be paid by project applicants is to be determined during the legislative review process at City Council.

# Park Funding

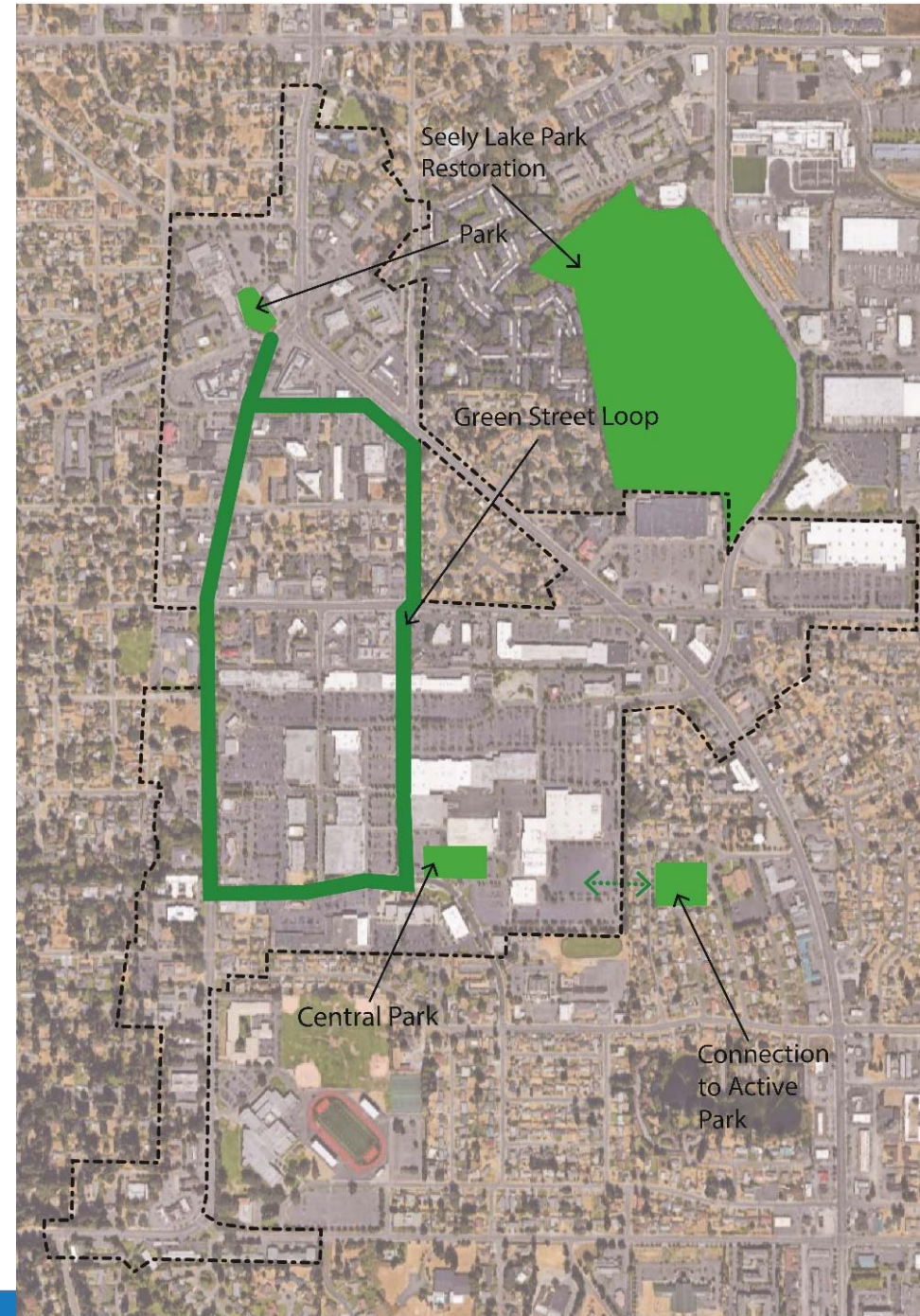
- **Space and Green Infrastructure** Includes Fee-in-Lieu option for park space to help fund Central Park and Linear Park (Green Street Loop)

*Within the Downtown Planned Action Area, a development may pay a **fee-in-lieu** of providing common open space or a portion of the private open space to support park land purchase and improvements within the Downtown Planned Action Area for urban nodal or urban linear parks identified in the Downtown Plan.*

*Fee payment and use:*

*a. The payment shall be held in a reserve account by the City and **may only be expended to fund a capital improvement for parks and recreation facility identified in the Downtown Plan;***

*b. The **payment shall be expended in all cases within five years of collection[.]***





# Potential Central Park Site

NE of Hop Jack's Restaurant

Building Pad  
= 1.75 acres



Parking area  
= 1.03 acres





# Downtown Subarea Plan (DSAP) “Packet” Schedule of Decisions *(subject to change)*

- **June 20:** Planning Commission takes action on DSAP Packet
- **July 9:** City Council begins consideration of DSAP Packet
- **July 16:** City Council public hearing on DSAP Packet
- **August 6:** City Council currently scheduled to take action on DSAP Packet. Effective date 30 days later.

Questions?

Thank you!

[www.lakewooddowntownplan.org](http://www.lakewooddowntownplan.org)