

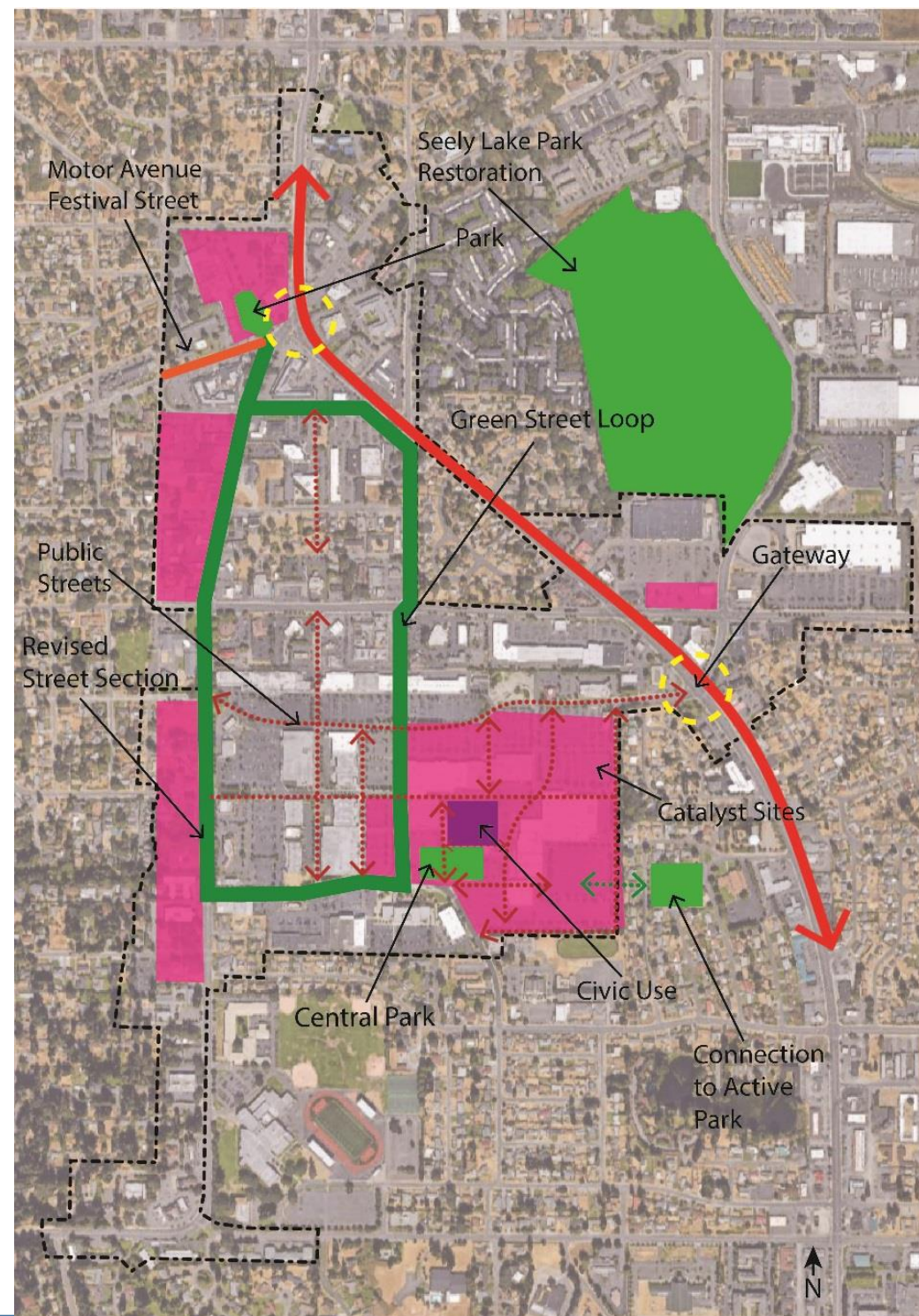
# Lakewood Long Range Planning Update Developers Forum June 13, 2019

Tiffany Speir, Planning Manager, Special Projects



# What is the Downtown Subarea Plan?

- Plan
- Planned Action Ordinance
- Development Code



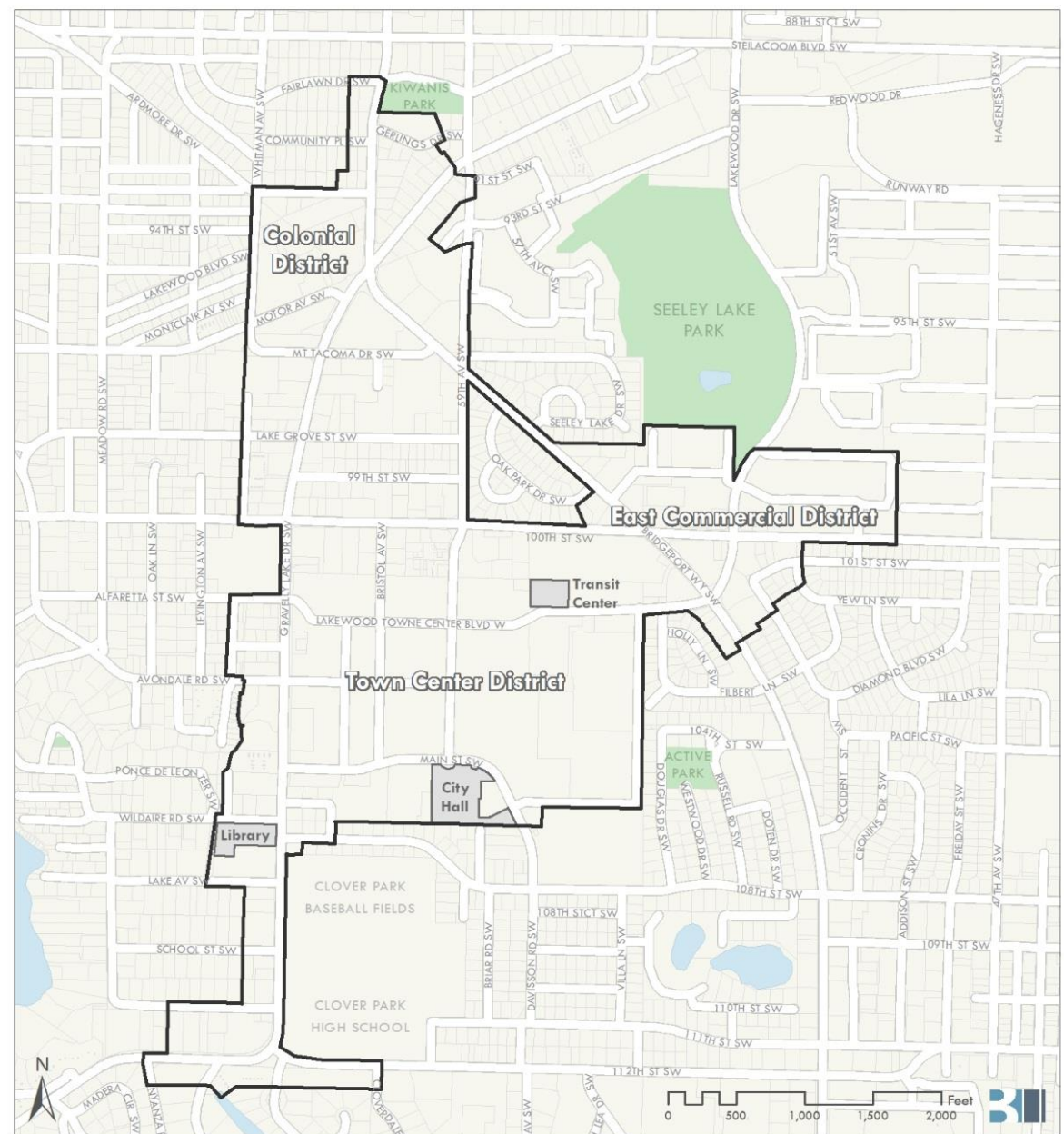


# Downtown Plan

## 2016 Comprehensive Plan Section 1.4.3:

*The area in and around the **Towne Center** is envisioned as a magnet for **intensive mixed use urban development** including higher density office and residential uses.*

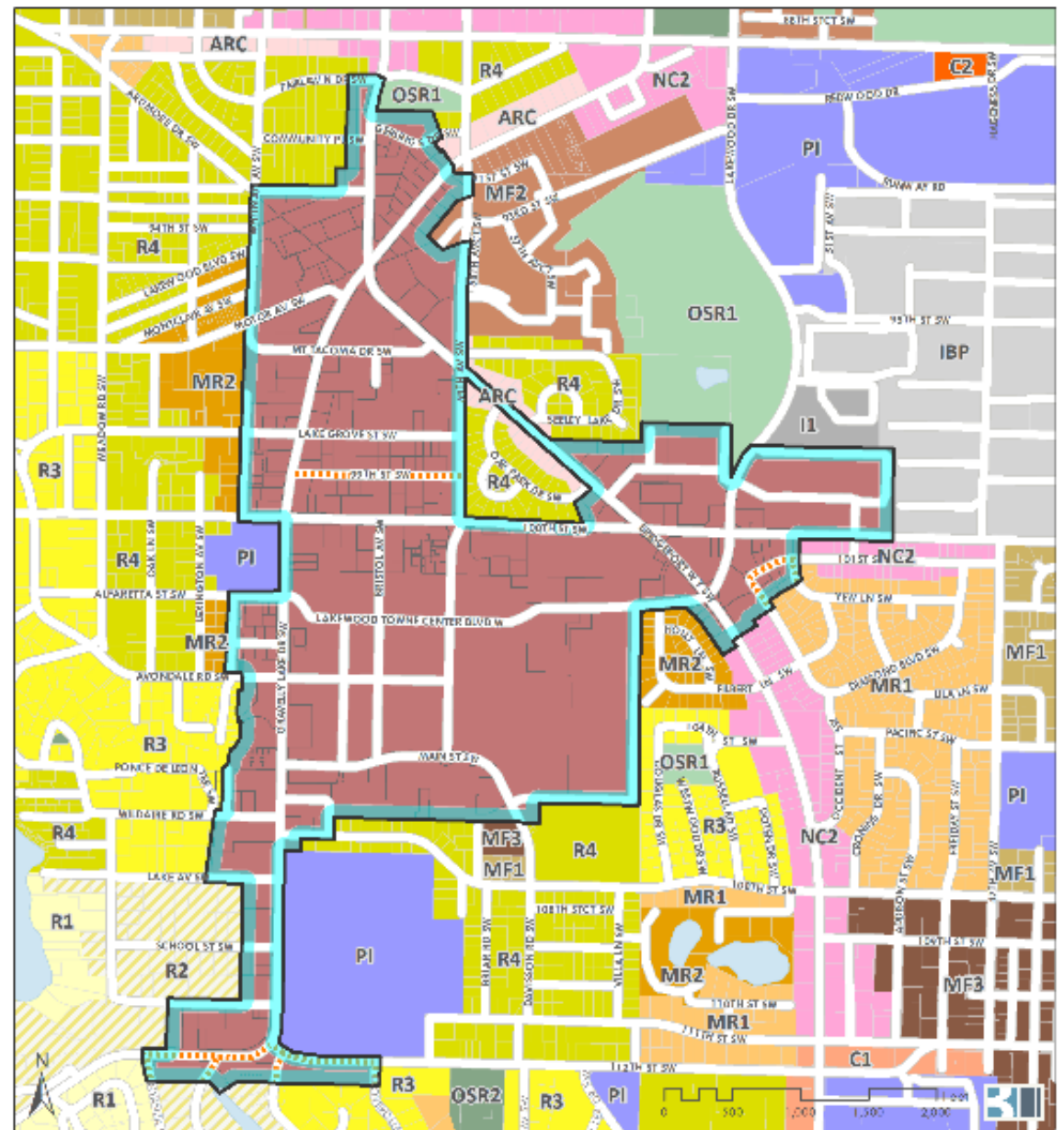
*At the north end of the CBD, the **Colonial Center** will serve as the hub of Lakewood's **cultural activity**.*



### LEGEND

-  Lakewood CBD Boundary
  Roads
-  Public Facilities
-  Parks
-  Parcels
-  Waterbody

# What are the Downtown Subarea Boundaries and Zones?



## LEGEND

Transition Overlay	Residential 1 (R1)	Multifamily 2 (MF2)	Parcels
Central Business District (CBD)	Residential 2 (R2)	Multifamily 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)	Route
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)	Multifamily 1 (MF1)	Lakewood CBD Boundary	



**Specific niche for Lakewood's CBD:** focusing on **meeting the daily needs of local residents**. In terms of retail and services, this is the opportunity to provide:

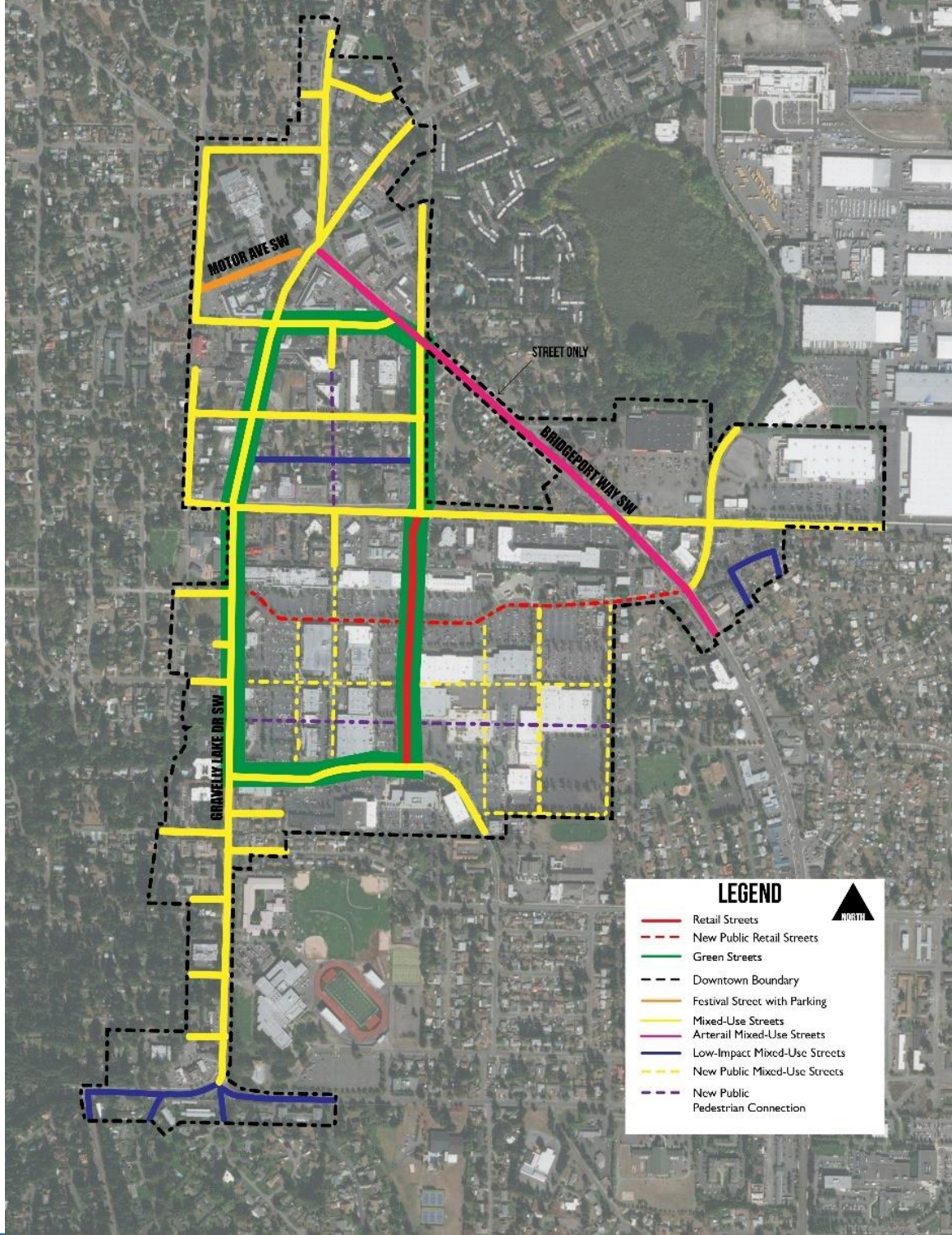
- Daily goods and services, including groceries, personal care products, restaurants, coffee shops, and bars.
- Professional and healthcare services, including financial services, dental offices, and trend towards retail-based medical providers.

By 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, 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.

# What are the Growth Targets?

FEATURE	ACTION ALTERNATIVE ADOPTED 10/1/18
Plan and Code	New Subarea Plan, Planned Action Ordinance New Form-Based Code and Parking Standards
Height	Greater height in center, but stepped back on edges. More development of office and housing would create greater intensity of building form and heights up to 90 feet.
Housing Density Max	<b>100 units per acre</b>
Housing: net growth	<b>2,257</b>
Job Trends and Building Space	<b>Assume 95%</b> of expected 3.0 million square feet of city's new commercial space will locate within Downtown.
Job Mix	Compared to existing job mix, lesser share of retail and less manufacturing/warehousing, and greater share of finance, insurance, real estate, and services (e.g. office). Similar share of government and education. (Per City transportation model assumptions.)
Jobs: net growth	<b>7,369</b>

# What is the Downtown Regulating Map?





- Projects being added to City's Transportation Improvement Program (not CIP) in 2019



-  All Alternatives    
  Lakewood CBD Boundary    
  Schools
-  Action Alternative    
  Public Facilities    
  Waterbody
-  Parks    
  Roads

## Colonial Center Plaza (2016 Motor Avenue Project)

<https://cityoflakewood.us/colonial-plaza/>

**Estimated completion:  
August, 2019**

### Project Description

This road improvement project will construct public space elements as well as curb and gutter, sidewalk, on-street parking, street lighting, landscaping and bench seating to Motor Avenue, which runs in front of the Lakewood Theater and Best Western Lakewood.

Once complete the redesigned Motor Avenue street corridor will still allow vehicles to pass between Whitman Avenue SW and the intersection of Gravelly Lake Drive SW, but will provide more pedestrian amenities.

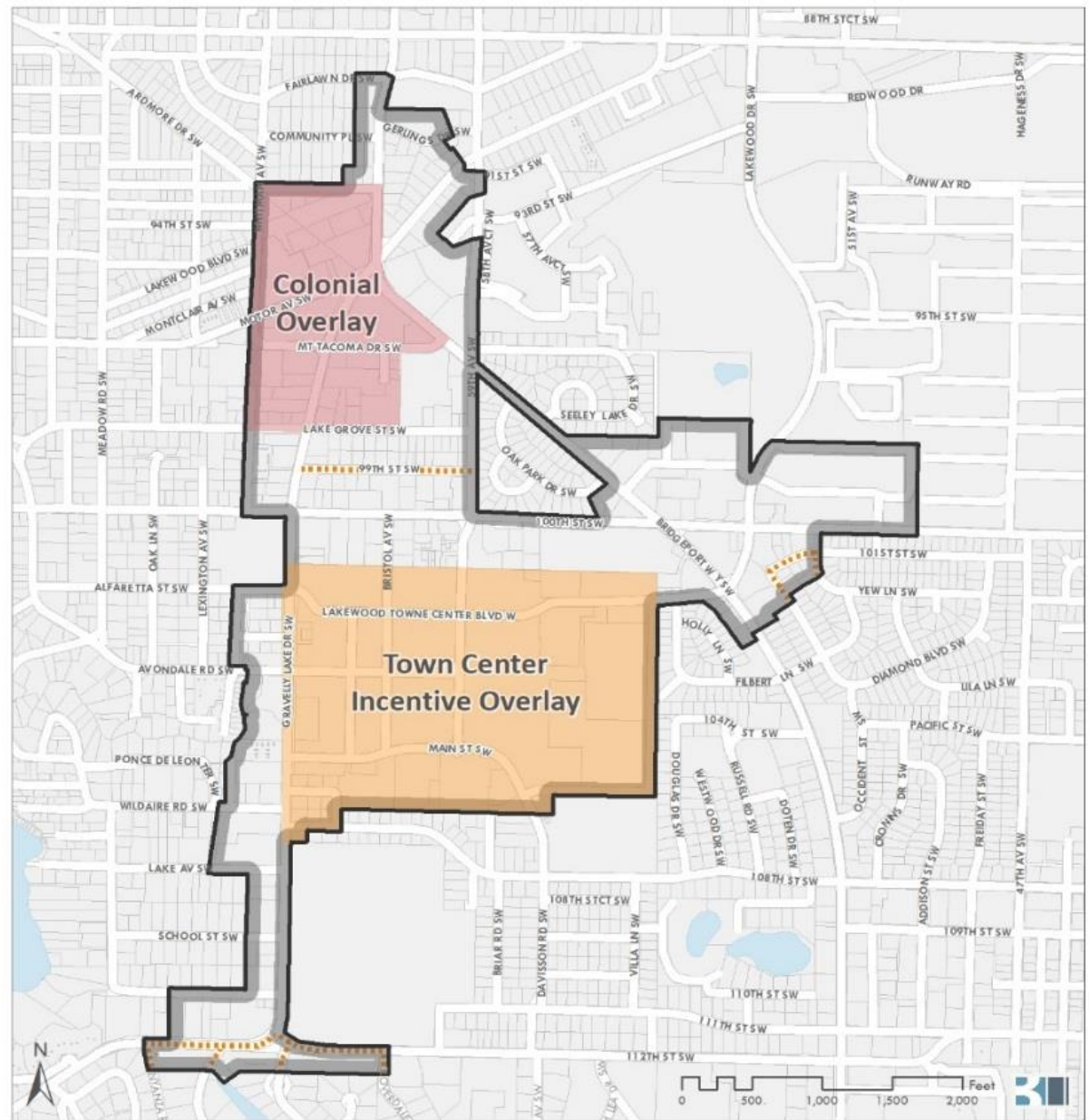
The City of Lakewood also intends to install public art pieces as a part of this project, preferably at the entrance points. A stakeholder group will review the submissions and make a recommendation to the City Council for review. The City Council will then select its preferred art piece.












## Projects currently proposed in Downtown Subarea

- Drive-through coffee
- 1 fitness studio
- 2 restaurants
- Department store
- Counseling services
- 2 Massage therapy
- General office building
- Midrise multifamily housing



### LEGEND

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



# 2019 Comprehensive Plan Amendments Docket

## Map Amendments

CPA/ZOA-2019-01 – Tillicum

CPA/ZOA-2019-02 – Bridgeport

CPA/ZOA-2019-03 – Woodbrook

CPA/ZOA-2019-04 – Wards Lake

CPA/ZOA-2019-05 – Springbrook Park

CPA/ZOA-2019-06 – Springbrook Neighborhood

## Map & Text Amendment

CPA/ZOA-2019-07 – Military Districts (CZ, AC1, AC2)

## Text Amendments

CPA/ZOA-2019-08 – Essential Public Facilities & Public/Institutional Districts

CPA/ZOA-2019-09 – Economic Development Element

CPA/ZOA-2019-10 – Multifamily Open Space



## **2019 Comprehensive Plan Amendments**

- **Planning Commission Action June 5**
- **City Council consideration to begin June 24**

## **2020 Comprehensive Plan Amendment Cycle**

- **Applications received in September 2019**
- **Planning Commission and City Council docket list approval review to begin in October 2019**
- **Action on 2020 CPA Docket = Summer 2020**



# Lakewood Land Use & Development Code Update

## Current Title 18A Land Use & Development Code

### Chapters:

- 18A.01 Introduction
- 18A.02 Administration
- 18A.10 Discretionary permits
- 18A.20 Land use types and levels
- 18A.30 Zoning districts
- 18A.40 Overlay districts
- 18A.50 Development standards
- 18A.60 Reserved
- 18A.70 Use-specific standards
- 18A.85 Eligible facilities modification code  
(wireless telecommunications)
- 18A.90 Definitions

## New Title 18A Land Use & Development Code

### Chapters:

- 18A.10 Basic Provisions
- 18A.20 Administration (.120)
- 18A.30 Discretionary Permits (.110)
- 18A.40 Land Use and Interpretation Tables (.20)
- 18A.50 Overlay Districts (.40)
- 18A.60 Site Planning & General Development  
Standards (.50)
- 18A.70 Community Design, Landscaping, & Tree  
Preservation (.60)
- 18A.80 Parking (.70)
- 18A.90 Housing Incentives Program (.80)
- 18A.95 Wireless Services Facilities
- 18A.100 Signs





# Lakewood Land Use & Development Code Update

<b>NO Substantive Changes to Topic</b>	<b>Where?</b>
Location, Uses, Regulations for R1-R4 Zones	New 18A.40.110
Regulation of Animals	LMC Title 6, New 18A.40
Landscaping & Tree Preservation	New 18A.70 Part II, Part III
Housing Incentive Programs	New 18A.90
Standard Wireless Service Facilities	Amended Ord. 703 (1/22/19)

<b>Substantive Changes to Topic</b>	<b>Where?</b>
Zoning Districts	New 18A.10.120, .130, .140
Land Uses & Interpretations	New 18A.40
Site Planning & Development Standards	New 18A.60
Common Open Space Set Asides for MF Development	New 18A.70.40 (C)1.o.1
Manufactured/Mobile Home Standards	New 18A.40.110 (C)
Military Zones, Uses & Regulations	New 18A.40.130
Essential Public Facilities	New 18A.40.060
Small Wireless Facilities	Amended Ord. 703 (1/22/19)
Sign Code	Pending separate CC action



# Lakewood Land Use & Development Code Update

Stakeholder Meeting: June 18 @ 11:30 am

Planning Commission discussion: July 17 at 6:30 pm

Planning Commission Public Hearing: August 7 @ 6:30 pm

Planning Commission discussion: August 21 at 6:30 pm

Planning Commission Action: September 4 at 6:30 pm

City Council review start (*tentative*) : September 23 @ 7:00 pm



# Colonial Plaza

## Festival Street Design

Courtney Brunell, Planning Manager

Lakewood, WA



# What & Why: Complete Streets

- 2016 TIB advertised a new State funding opportunity for Complete Street's projects
- Complete Streets can create public gathering spaces in urban and developed areas
  - Emphasis on multi-modal transportation (bikes, pedestrians)

## Align with the City Council's vision adopted in 2015

### *Specifically....*

- Inspired by its own sense of history and progress;
- Known for its safe and attractive neighborhoods, vibrant downtown, active arts and cultural communities;
- Sustained by robust economic growth and job creation;

# Identifying a Project location:

- Central Business District
- Public Row
- Low traffic counts
- Partnership opportunities
- History



## Brief History

- Charrette in 2016
- Council selected a design concept 2016
- City received State funding 2018
- Design work completed in 2018
- City Council approved design concept, December 10, 2018
- January, 2019- The City secured property rights for the plaza.
- February-March 20, 2019- Project advertised for bid.
- March 22, 2019 City notified of \$300,000 grant award from TIB
- Project awarded on April 1, 2019, Contractor- NW Cascade
- April 8, 2019- Groundbreaking



## Selected Design Concept:

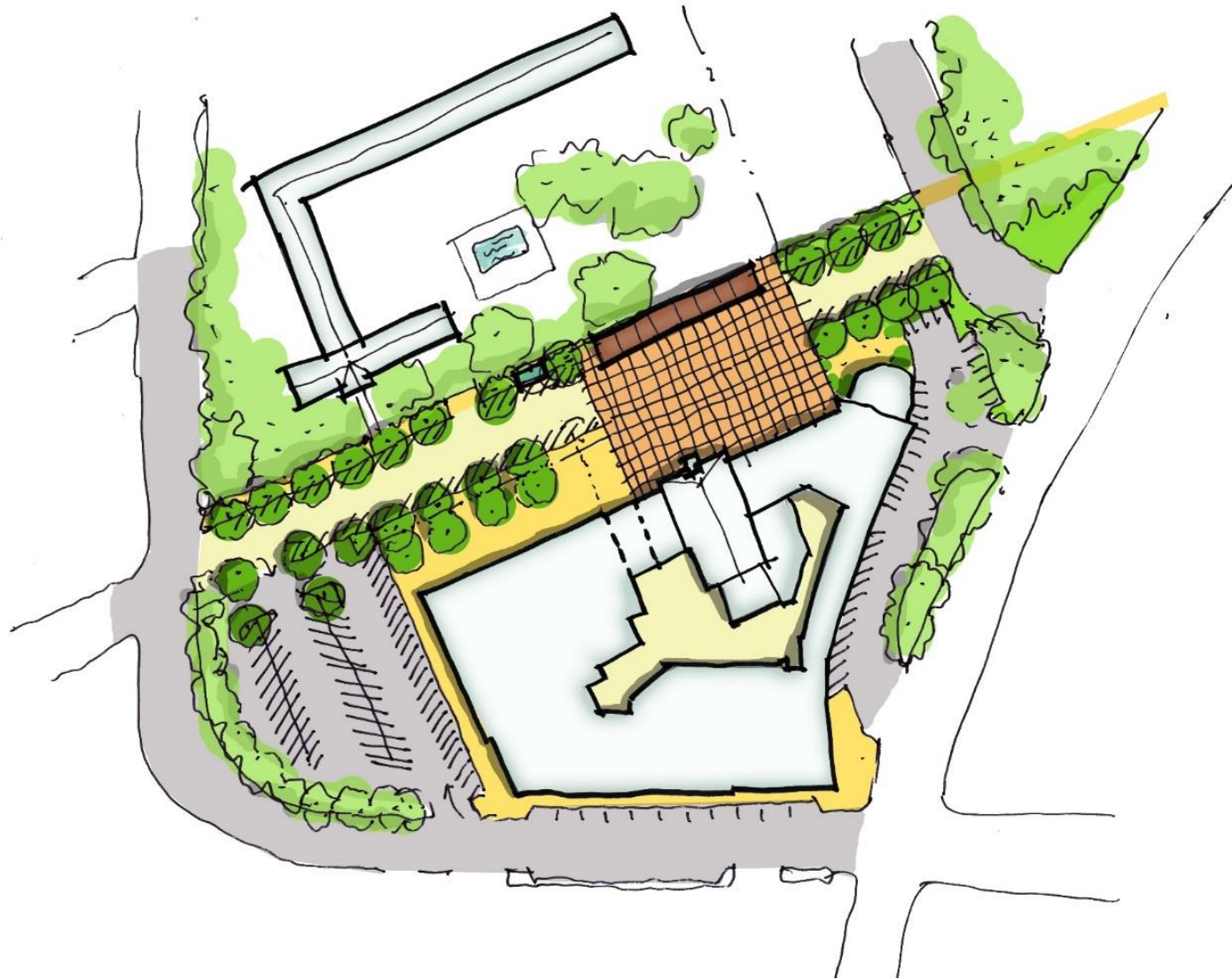
Large central plaza

Wide sidewalk on north side

Very wide sidewalk on south side of street

Angled parking on both sides of street

Street parking





# Engineered Design Concept

<b>Seating</b>	10 seat walls totaling 275 linear feet of seating
<b>Catenary Lighting</b>	780 linear feet of lighting
<b>Parking</b>	51 parking spaces, 10 x 20, bicycle parking also provided
<b>Plaza</b>	18,972 square foot (paver area)
<b>Sidewalk space</b>	16,405 sf (excluding planters)
<b>Trash containers</b>	Two shown on plans, additional brought in for special events
<b>Public Art</b>	<b>Two art columns installed at entry way off of Gravelly Lake Dr. SW</b>
<b>Street Lighting</b>	13 decorative pedestrian scale luminaire
<b>Colored Concrete Drive Aisles</b>	11 color concrete bands to beautify the roadway





Catenary Lighting



Decorative Plaza Pavers



Scored Sidewalk



Decorative Street Light



Concrete Seat/Planter Wall



Trash/Recycling Receptacle



Bike Rack



Public Art Examples



Scored Concrete Roadway





Decorative Street Light



Catenary Lighting



Bike Rack



Public Art Example



Decorative Plaza Pavers



Metal and Wood Seat Wall & Planter



Scored Sidewalk



Scored Concrete Roadway



Trash/Recycling Receptacle

## Brief History

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# Next Steps

- July-August, 2019- Construction completed
- September 2019- Grand Opening celebration

To learn more visit the <https://cityoflakewood.us/colonial-plaza/>

**COLONIAL PLAZA**

Festival Street Concept Design



# Predictable Permitting

Lakewood, WA

## **What's New?**

- 1. Over the counter permits**
- 2. New Checklists & Handouts**

# Over the Counter Permits

- 22 Commercial and 33 Residential Building, Plumbing and Mechanical permit types can now be issued OTC.
- Available for Residential construction and Tenant Improvements



COMMUNITY DEVELOPMENT DEPARTMENT  
6000 Main Street SW  
Lakewood, WA 98499  
253-512-2266  
permits@cityoflakewood.us  
[www.cityoflakewood.us](http://www.cityoflakewood.us)

## Over the Counter Permits for One & Two Family Residential

### BUILDING PERMITS

1. Non-structural interior wall modifications (handout) Non-structural interior alterations in single family and duplex structures typically qualify for an OTC/ STFI. (Note: we require plan review to convert uninhabited attic storage area into a livable space)
2. Bathroom remodels that do not involve exterior modifications. (handout)
3. Window or door replacement( same size & type)
4. Replace drywall (no new walls added) for single family dwellings and duplexes only.
5. Demo. Asbestos report required prior to issuance. Demolition of a building proposed on a site that is not located in certain environmentally critical areas (ECAs), where the project does not require other land use permits, and where excavation can be contained on the site with all cuts at a 45-degree slope. Application must include the following materials:
  - a. Demo application;
  - b. Asbestos Report/Survey; if asbestos is found (the report will have a report showing if an asbestos is found);
  - c. A certificate of removal from an AHERA certified inspector (AHERA= the Federal Asbestos Hazard Emergency Response Act).
  - d. Site Plan.
6. Reroofing and sheathing. Remove existing roof tiles, apply new underlayment and reset roof tiles (Cool roof compliance is not required)
7. Kitchen remodel that do not involve structural alterations.(handout)
8. Water leak repairs of interior sheetrock.
9. Exterior stair repair or replacement ( handout)
10. Deck guardrail and handrails ( handout)
11. Siding repair or replacement
12. Foundation repair and replacement where the foundation is not designed as a retaining wall, where its height does not exceed 4 feet from the bottom of the footing, where there is no change in height and location of the structure's footprint, and where the project is not located in an ECA. You must provide photographs showing the extent of the damage. (Note: we require plan review for foundation repair and replacement with pin piles)
13. Repairs to damaged buildings to restore them back to their original configuration. **Special Notice Regarding Projects that Involve Removal and Replacement of an Illegal Portion of a Structure. We do not consider the removal and reconstruction (replacement) of a portion of an illegal (built without a permit) structure to be a repair. We will require proof that your structure was legally constructed under a permit, before issuing your OTC permit.**
14. Earthquake home retrofit designed and stamped by an engineer
15. Termite repairs
16. Replacement of garage doors

17. Fire damage repair for residential buildings only (maximum 10% damage and no structural damage unless provided with engineering.
18. Beam replacement with engineering

### PLUMBING/MECHANICAL PERMITS

19. Water heater replacement
20. Furnace replacement
21. Exhaust fan installation
22. Relocation of fans for environmental ventilation within the same building.
23. Mini split HVAC systems
24. Relocation of A/C units within the same building.
25. Bathroom plumbing fixtures updated or replacement when drain lines are altered
26. Kitchen plumbing fixtures updated or replacement when drain lines are altered
27. Replacing underground water pipes with the same size and material.
28. Waterline replacement interior
29. Gas fireplace (handout)
30. Replace existing pre-fabricated fireplace with the same size and in the same location. Installation shall be as per manufacturer's recommendations
31. Certified wood stove ( handout)
32. Interior Bathroom additions
33. RTU replacement. Weight of the existing unit and the weight of the new unit must be verified as like for like

### NO PERMIT REQUIRED PLUMBING/MECHANICAL WORK

1. Diverter valve replacement
2. Plumbing fixture replacement like for like without drain line modifications
3. Faucet replace or repair
4. Hose bid replace or repair
5. Bathtub to shower/bathtub combination using existing drain lines
6. Self-contained walk in freezers and coolers.
7. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
8. Portable heating equipment
9. Portable ventilation equipment
10. Portable cooling equipment
11. Removal and reinstallation of water closets
12. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures

# New Checklists



COMMUNITY DEVELOPMENT DEPARTMENT  
6000 Main Street SW  
Lakewood, WA 98499  
253-512-2266  
permits@cityoflakewood.us  
[www.cityoflakewood.us](http://www.cityoflakewood.us)

## New Construction Commercial Building Permit Checklist

*Electronic submittals are strongly encouraged, please contact the City of Lakewood permitting department at [permits@cityoflakewood.us](mailto:permits@cityoflakewood.us) to submit electronically.*

Use this checklist to help gather all of the required information and documents in order to submit a complete building permit application for a project involving construction of a new commercial, multifamily building, or addition. **Please note, incomplete applications will not be accepted.**

Land Use Approval is recommended prior to submitting the building permit application to avoid delay in project review. If the project has not received Land Use Approval, it may be placed on hold until Land Use review is completed. To contact the planning department to learn more please email [permits@cityoflakewood.us](mailto:permits@cityoflakewood.us).

Project Name: \_\_\_\_\_

Did the project receive Land Use Approval? No ☐ Yes ☐

City Planner: \_\_\_\_\_

Permit # \_\_\_\_\_

### GENERAL SUBMITTAL DOCUMENTS

Sub.	
<input type="checkbox"/>	Completed Commercial Building Permit Application form
<input type="checkbox"/>	Commercial Building Permit Checklist
<input type="checkbox"/>	Check, cash, Visa/MasterCard for applicable fees
<input type="checkbox"/>	One Certificate of Water Availability
<input type="checkbox"/>	One Copy of sewer pre-treatment approval certificate (Must apply separately with Pierce County Sewer. Certificate is required prior to building permit issuance. Not required for submittal)
<input type="checkbox"/>	One Building packet (see following pages for packet requirements)
<input type="checkbox"/>	One Planning packet (see following pages for packet requirements)
<input type="checkbox"/>	One Public Works Engineering packet (see following pages for packet requirements)
<input type="checkbox"/>	One Fire packet (see following pages for packet requirements)

### MINIMUM DRAWING REQUIREMENTS

- Plans shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and shall demonstrate how the proposed work conforms to the provisions of adopted codes and ordinances. Each plan sheet should be titled and each drawing therein should be labeled.
- Architectural plans must be drawn to scale (1/4" or 1/8"), dimensioned, and labeled.
- Site and Civil plans must be drawn to scale (1" = 20' minimum), dimensioned, and labeled.
- Plan sheet size must be 24" x 36".
- Plans shall be drawn in indelible ink. Plan sheets that are cut and pasted, taped, or that have been altered by any means will not be accepted for plan review.
- Topographic and boundary survey must be stamped by a surveyor licensed in the state of Washington. Survey datum must be KCAS or NAVD 88.
- All structural plan sheets must be stamped by a licensed structural engineer with the state of Washington.
- All civil plan sheets must be stamped by a civil engineer licensed in the state of Washington.
- Projects over 4,000 square feet in area must be designed, stamped, and signed by an architect licensed to practice in Washington State.
- Drawings and construction documents prepared by a Washington State design professional, whether required to be or not, must be stamped and signed by the preparer.

### BUILDING PACKET REQUIREMENTS

Sub.	
<input type="checkbox"/>	<b>A. Structural Calculations</b> including one original "wet-stamped" copy
<input type="checkbox"/>	<b>B. Washington State Energy Code compliance forms</b>
<input type="checkbox"/>	<b>C. Soils Report</b> prepared by a Geotechnical Engineer
<input type="checkbox"/>	<b>D. Cover Page</b> <ol style="list-style-type: none"><li>Project Name.</li><li>Project Contact (Name, Address, Phone Number, Email).</li></ol>
<input type="checkbox"/>	<b>E. Site Plan</b> <ol style="list-style-type: none"><li>North arrow, bar scale, and vicinity map.</li><li>Basic data (type of structure, square footage, location).</li><li>Location and dimensions of existing and proposed structures, property lines, sidewalks, easements, parking layout, street edges, mechanical equipment, trash enclosures, outdoor uses, storage areas, fencing, rockeries, and retaining walls.</li><li>Show <b>with dashed lines</b> any existing structures to be demolished.</li><li>Streams, ponds, wetlands, natural drainage courses, and other surface water features on or within 225 feet of the site.</li><li>Site contours and drainage (existing in dashed and new in solid lines) and details.</li><li>Existing and proposed utilities including: utility poles and boxes, transformers, generators, water, storm sewer, sanitary sewer, and fire hydrants.</li><li>Total parking stalls count. Show required van accessible parking space with an adjacent access aisle per ICC/ANSI Standard A117.1-2009, ANSI 502.4.</li></ol>
<input type="checkbox"/>	<b>F. Foundation Plan</b> <ol style="list-style-type: none"><li>Stamped engineering calculations and structural drawings are required for all foundations/footings.</li><li>Provide plan view of foundation.</li><li>Location and size of exterior and interior bearing foundations/footings.</li><li>Location, size, embedment, and spacing of reinforcing steel anchor bolts, hold downs (if required), and post to footing connections.</li></ol>
<input type="checkbox"/>	<b>G. Floor Plan</b> <ol style="list-style-type: none"><li>Show all rooms. Specify the use and size of all rooms (classify use per <i>International Building Code</i> [IBC] 302).</li><li>Wall legend must delineate new, existing, demolished, and relocated construction.</li><li>Show location, size, and door swing for all required exits.</li><li>Provide egress plan.</li><li>Specify size, grade, species, direction of run, span, and spacing of all framing members (may be provided on floor plan in lieu of separate framing plans).</li><li>Provide reflected ceiling plan. Show required draft stopping for combustible construction.</li></ol>
<input type="checkbox"/>	<b>H. Framing Plan</b>





# City of Lakewood

## Capital Improvement Program Update

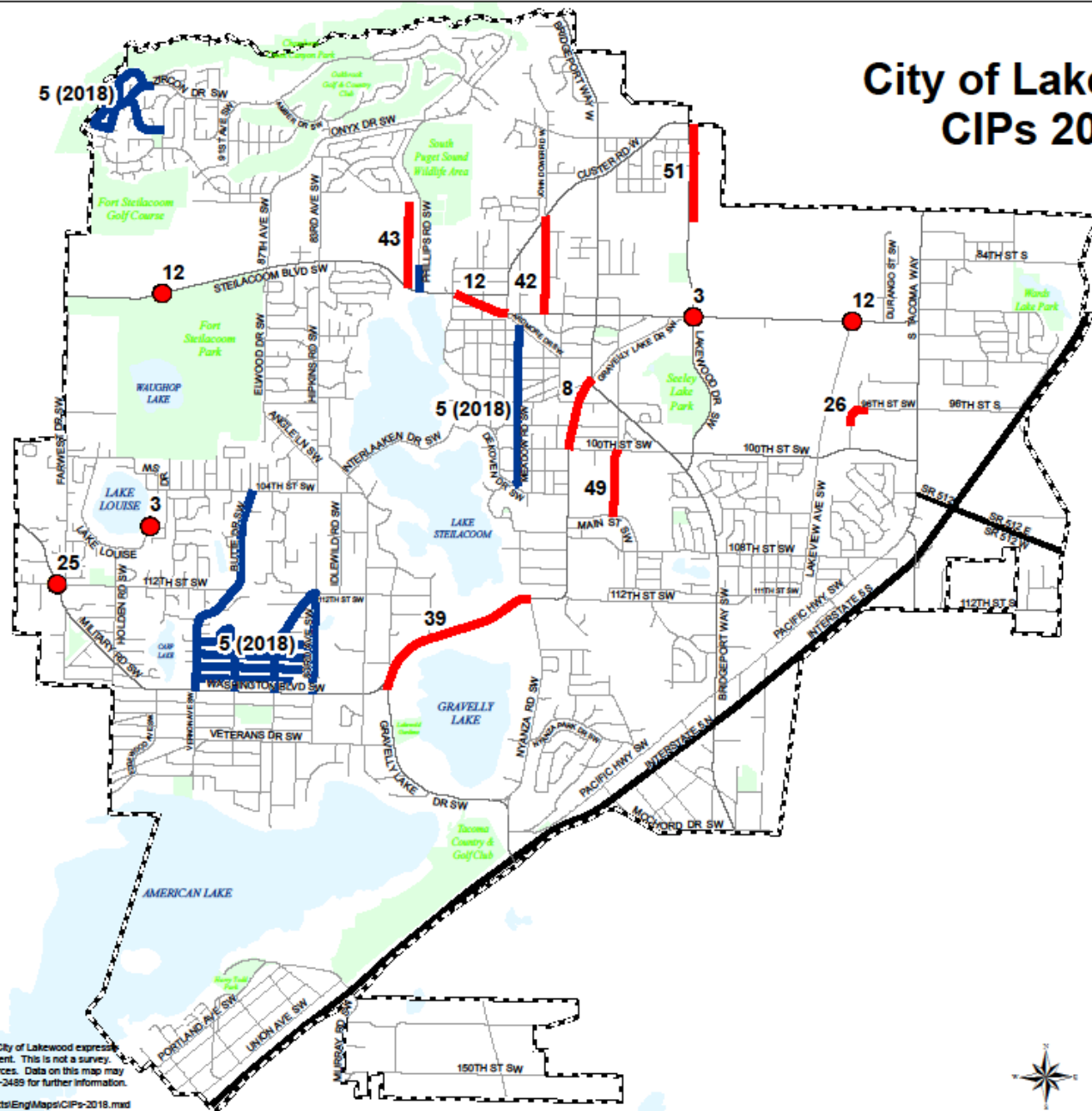
Paul Bucich, P.E.

Public Works Engineering Director

June 13, 2019



# City of Lakewood CIPs 2018



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Map Date: February 11, 2019

\\Projects\\Eng\\Maps\\CIPs-2018.mxd

- Project Location
- Project Location
- Chip Seal
- Lakewood City Limit

# Completed Transportation Photos

Overlay: Lakewood Drive, Flett Creek to 74th.





# Gravelly Lk. Dr. Improvements Nyanza to Washington Blvd.



During construction



Post construction

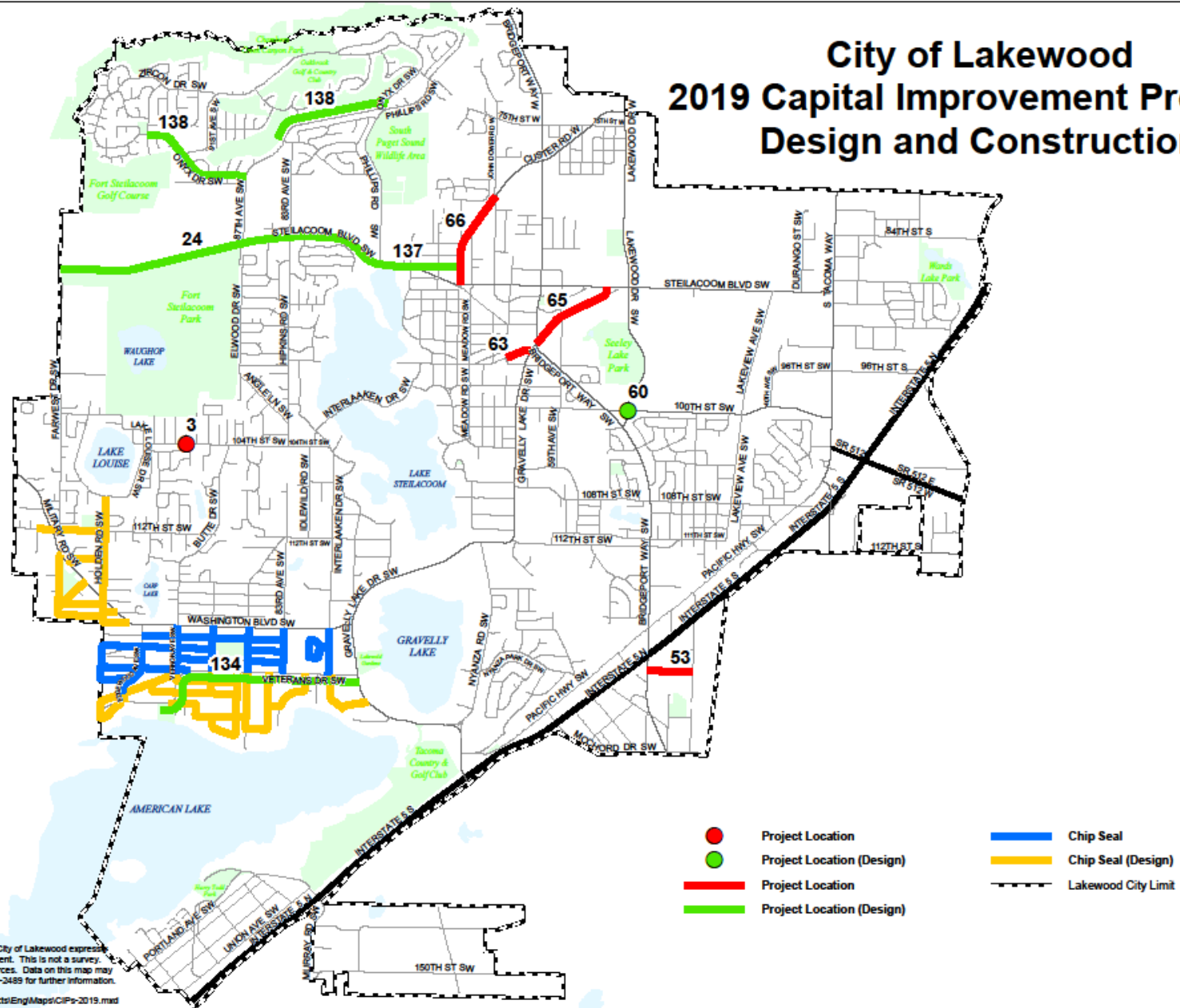


# Major Current Projects

- \* 123<sup>rd</sup> St SW – Bridgeport Way to 47<sup>th</sup> Ave
- \* Gravelly Lake Drive – Bridgeport to Steilacoom – road diet
- \* Lakewood Colonial Center Plaza
- \* Custer Overlay – Steilacoom to John Dower



# City of Lakewood 2019 Capital Improvement Program Design and Construction



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Map Date: May 02, 2019

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# Public Works Transportation

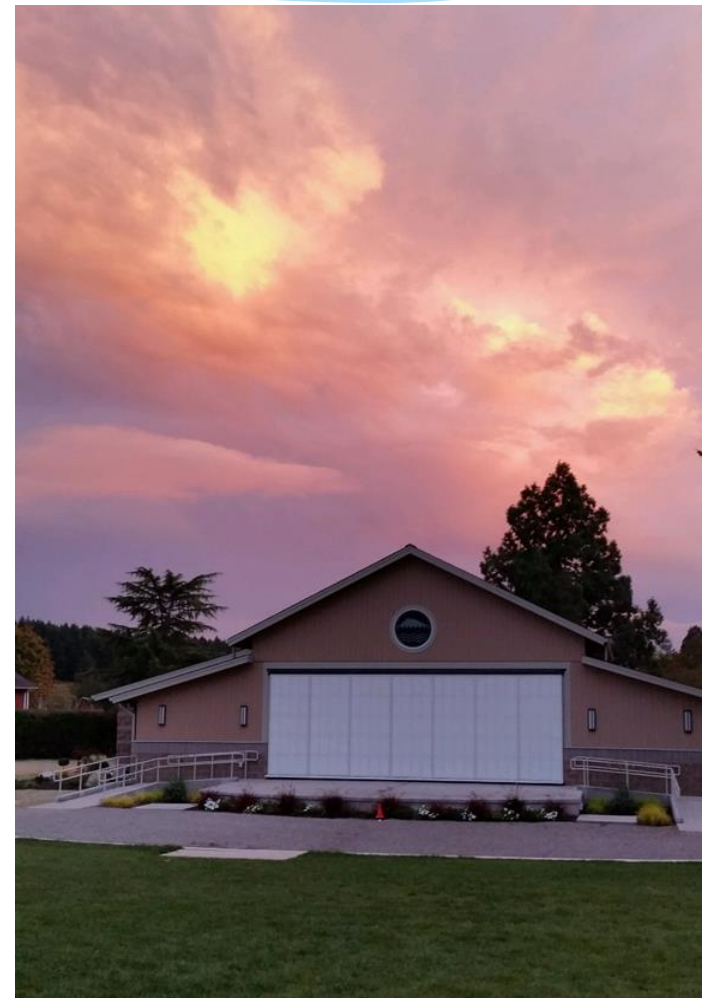
## New Projects

- \* 150<sup>th</sup> Street SW – East City Limits to Woodbrook Dr SW, road restoration
- \* 146<sup>th</sup> St SW – Woodbrook Dr SW to Murray Rd SW, industrial road section
- \* Lake Louise Loop – Patching and road restoration
- \* Gravelly Lake Dr, 59<sup>th</sup> Ave, Main St, and Mt. Tacoma Dr. – Green Street Loop
- \* 59<sup>th</sup> Ave SW and Towne Center Blvd SW – round-a-bout
- \* 100<sup>th</sup> St SW/Lakewood Dr SW – add westbound right turn pocket.

# What's Happening in Parks!

## Fort Steilacoom Park

- \* Paved 1 mile trail at Waughop Lake
- \* Fishing docks and view platforms
- \* Paved Roadway
- \* Paved Parking Lots / areas
- \* Sports field improvements
- \* Picnic Shelters
- \* New Pavilion in the park





# FSP Paving Improvements



**Roadway Before**



**Roadway After**

# Fort Steilacoom Park

Coming Soon!

- \* Utilities – sewer, water, power, fiber
- \* Adding parking, trailheads, signage
- \* New Restroom near 22 acre dog park
- \* Pave Angle Lane
- \* Turf infields
- \* Barn Restoration



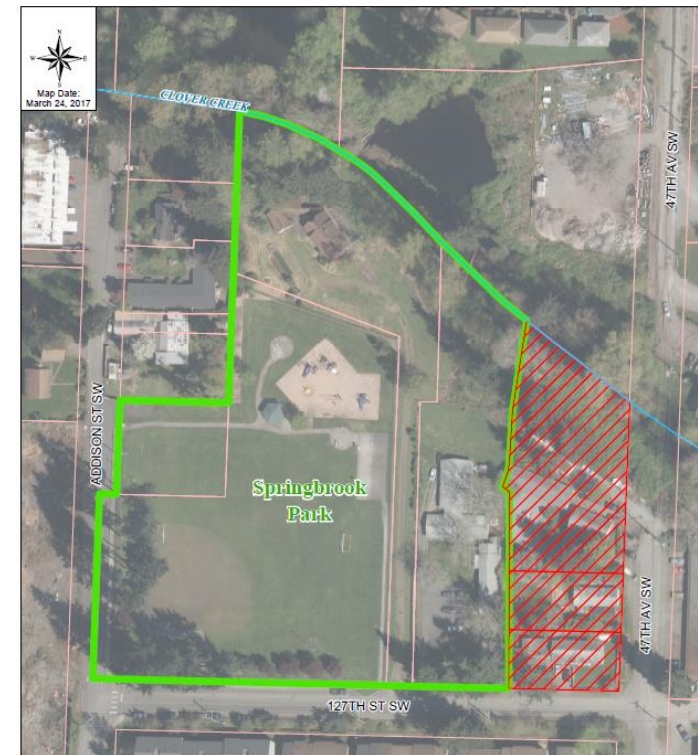


# Springbrook Park Expansion

- \* Park Redevelopment + Community Garden
- \* Clover Creek Bridge – access to Transit Station
- \* Purchased properties adjacent to Park
- \* Removed dilapidated structures

Coming Soon!

- \* Park Development
- \* Clover Creek Restoration





# Harry Todd Park

- \* ADA Access
- \* Shoreline Redevelopment
- \* Fishing Pier
- \* Finger Docks
- \* Beach Restoration
- \* Restroom Building
- \* New Playground





# *First Impressions Matter*





# Economic Development

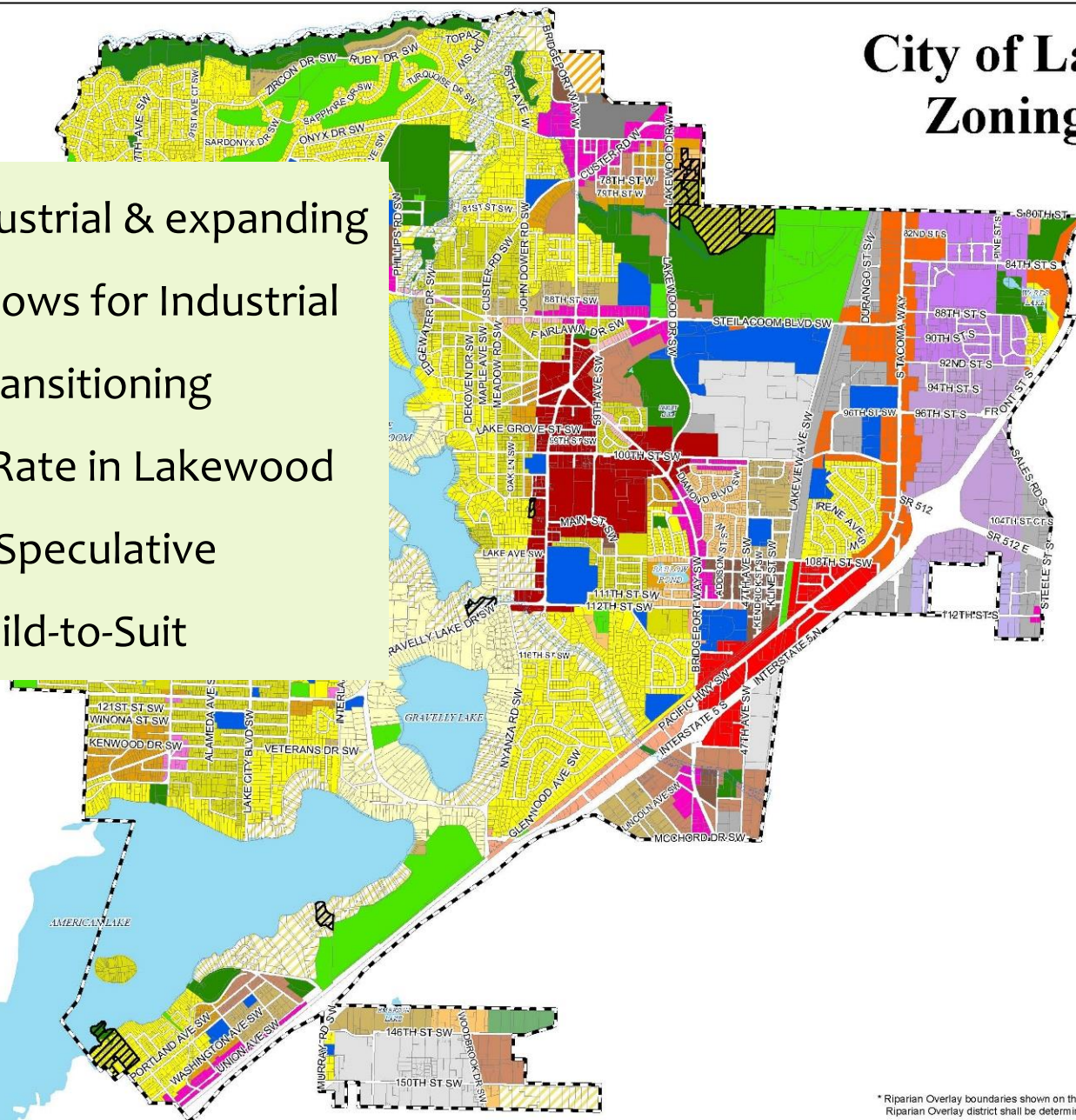
Industrial Projects

Pacific Highway Redevelopment



# City of Lakewood Zoning Map

- 660 Acres Industrial & expanding
- Air corridor allows for Industrial
- Commercial transitioning
- .07% Vacancy Rate in Lakewood
- 1.9 M SF New Speculative
- 350,000 SF Build-to-Suit



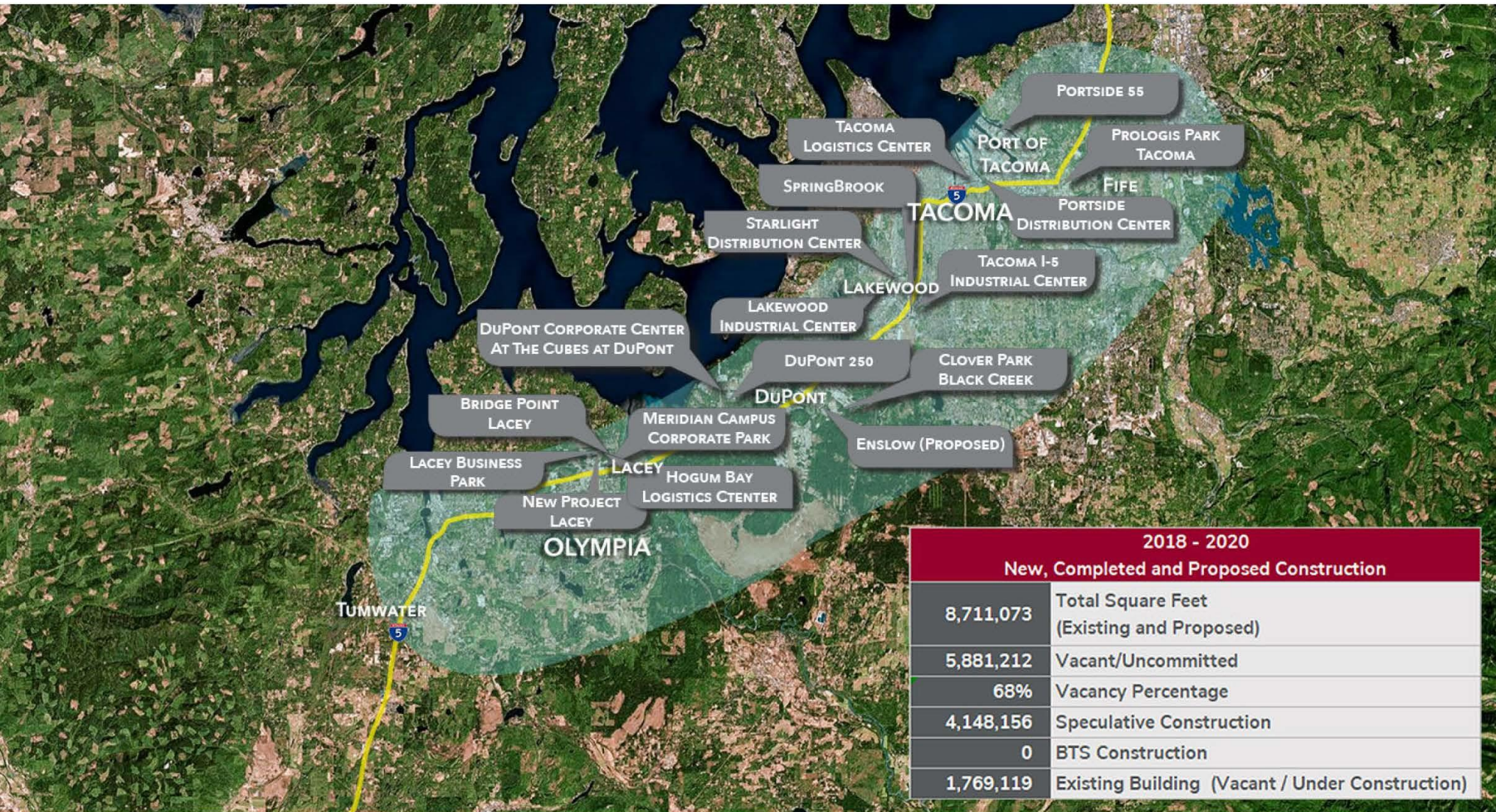
Map Date: October 31, 2018

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\* Riparian Overlay boundaries shown on this map are for reference purposes only. The specific limits of the Riparian Overlay district shall be determined through site specific analysis of slope and environmental conditions.



# 2018 – 2020 Lakewood & Vicinity New, Completed and Proposed Construction





# Pacific Highway

- ❖ Recent Openings

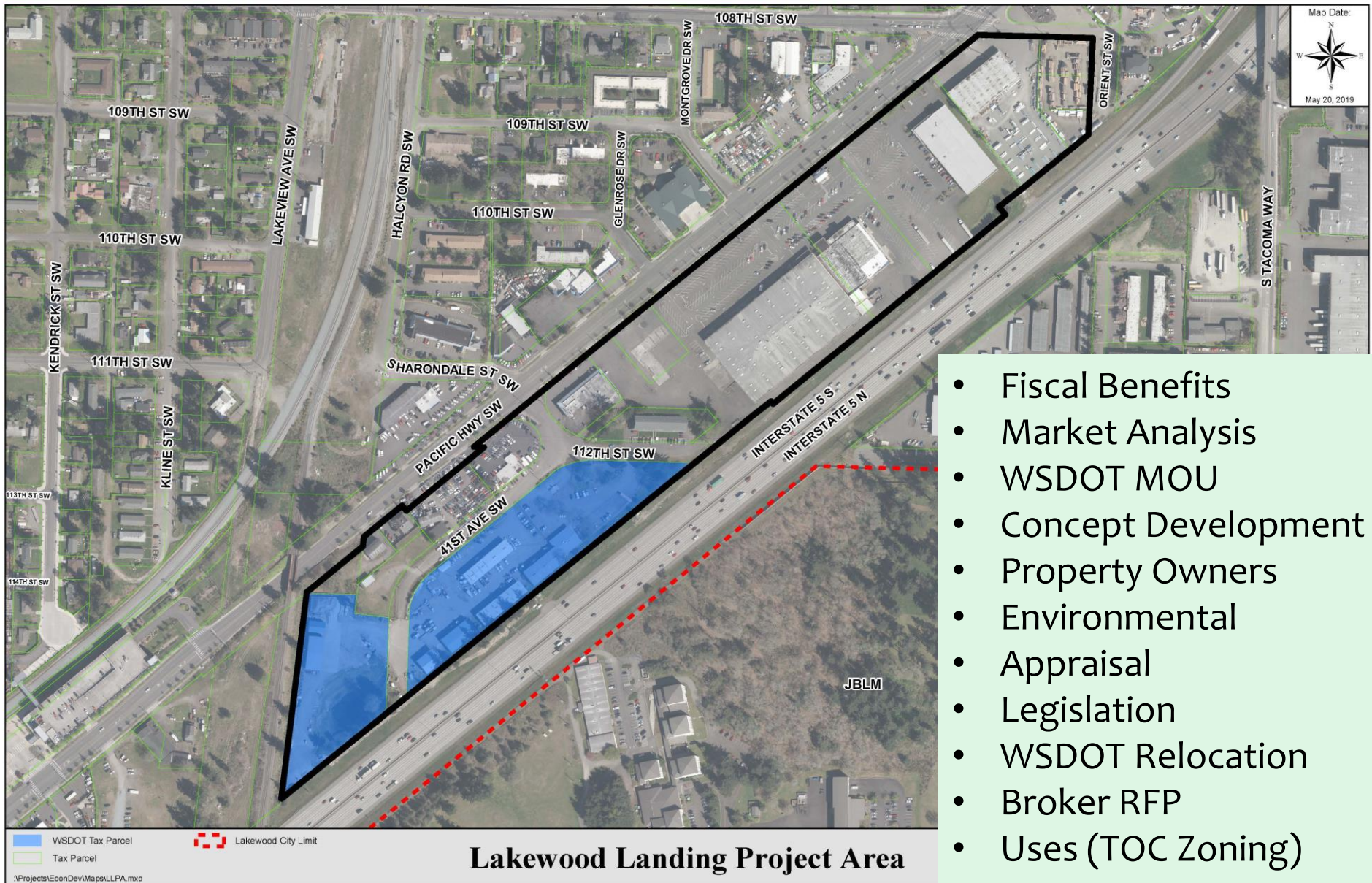
- ❖ New Hotels

- ❖ Close Proximity Developments





# Lakewood Landing



- Fiscal Benefits
- Market Analysis
- WSDOT MOU
- Concept Development
- Property Owners
- Environmental
- Appraisal
- Legislation
- WSDOT Relocation
- Broker RFP
- Uses (TOC Zoning)

**Lakewood Landing Project Area**

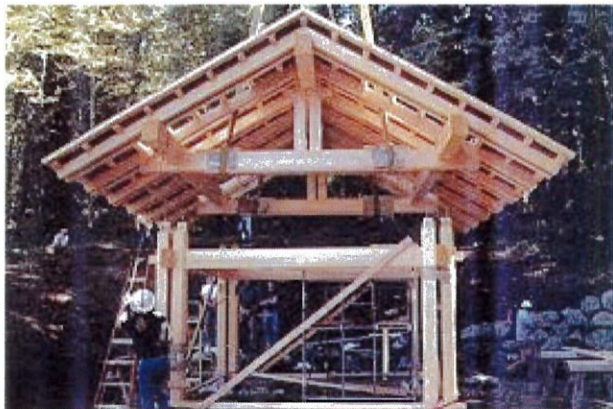


# Lakewood Landing





## Focus on Resources: Wood=Northwest Potential Design Concept



TACOMA DESIGN  
COLLABORATIVE

## Conceptual Design Ideas



# Entertainment Complex

AMF Changes the Face of Bowling – Hip, Nightclub Atmosphere



Theater Complex with Upscale Imax

Conceptual Site Plan



TACOMA DESIGN  
COLLABORATIVE



Brewery/Restaurant :  
Potential for Aviation Theme with Upper Story View of Runway



TACOMA DESIGN  
COLLABORATIVE

Conceptual Site Ideas



# Lakewood Landing





# Lakewood Landing





# Lakewood Landing





# Lakewood Landing





# Lakewood Landing



THANK YOU

Questions?