



LAKESWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, September 9, 2019

7:00 P.M.

City of Lakewood

City Council Chambers

6000 Main Street SW

Lakewood, WA 98499

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Joint Landmarks and Heritage Advisory Board meeting. – (Workplan)
- (67) 2. Legacy Plan Update. – (Memorandum)
- (160) 3. Downtown Subarea Transportation Mitigation Fees Update. – (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE SEPTEMBER 16, 2019 REGULAR CITY COUNCIL MEETING:

- 1. Business Showcase. – *New Gang Nam BBQ, Mr. Jesse Jin, Owner*
- 2. Authorizing the execution of an amendment to the agreement with Pierce County regarding road and traffic maintenance services. – (Motion – Consent Agenda)
- 3. Appointing Parks and Recreation Advisory Board members. – (Motion – Consent Agenda)
- 4. Appointing the Lakewood's Promise Advisory Board Youth Council representative. – (Motion – Consent Agenda)
- 5. Approving the vacation of 87th Street right-of-way between Durango Street SW and Sound Transit rail lines. – (Ordinance – Consent Agenda)
- 6. Setting October 17, 2019 as the date for a hearing before the City of Lakewood Hearing Examiner to confirm the final assessment roll for Local Improvement District 1109, Panattoni Woodbrook Development. – (Ordinance – Consent Agenda)
- 7. Review of 2nd Quarter 2019 Financial Report. – (Reports by the City Manager)

The Council Chambers is accessible to persons with disabilities. Equipment is available for the hearing impaired. Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

REPORTS BY THE CITY MANAGER**CITY COUNCIL COMMENTS****ADJOURNMENT**

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Landmarks and Heritage Advisory Board

WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

Members:

Chair: Glen Spieth
 Vice-Chair: Joan Cooley
 Beth Campbell
 Bob Jones

Marjorie Thomas- Candau
 William Elder

Council Liaison:

Councilmember John Simpson

City Staff Support:

Planning Manager, Courtney Brunell
 Community Development Administrative Assistant, Karen Devereaux

Meeting Schedule:

Fourth Thursday of every month at 6:00 PM in City Hall, American Lake Room

Accomplishments:

Date	Topic(s)
1/2/2019	Consultant, NW Vernacular, began reconnaissance-level survey work of Oak Park neighborhood and background review
2/28/2019	Held a public meeting to outline the process and notify the public of the Oak Park Reconnaissance Level Survey work
3/28/2019	Reviewed LMC 2.48 and revised the application for nominating a Lakewood Landmark in order to incorporate “hardscaping”
4/15/2019	First draft of reconnaissance level survey ready for City staff and LHAB review
5/10/2019	Applied for the Pierce County 2020 Historic Preservation Grant to create a historic streets recognition program.
6/27/2019	Held a public meeting to review reconnaissance survey findings.
7/25/2019	Held a public meeting focused on historic preservation, included guest speakers from Historical Society and NW Vernacular, the historic preservation consultant who completed the reconnaissance level survey.
7/31/2019	Final survey was submitted to Department of Archaeology and Historic Preservation (Final report included in the agenda packet for the 9/9/2019 Joint Council Meeting)

(Current Year) Work Plan:

1.	Explore creating a program to designate “hardscaping,” such as bridges, as historic landmarks.
2.	Implement a historic streets recognition program
3.	Develop frequently asked questions (FAQ’s) to be included on the LHAB website.
4.	Explore the use of the Community Landmark designation for the Colonial Center; Western State Hospital; Rhodesleigh House; Villa Carman (Madera); the Flett House; Little Church on the Prairie; Mueller-Harkins Hangar; Tacoma Country and Golf Club; the “H” barn at Fort Steilacoom Park; and the Alan Liddle House.
5.	Work on recruitment of new members to serve on the LHAB.
6.	Actively engage with the City of Lakewood Youth Council.

**City of Lakewood
Landmarks and Heritage Advisory Board (LHAB)
2018 Summary & 2019 Work Plan**

Members

Glen Spieth, Chairperson (elected August 2018)
Joan Cooley, Vice-Chair (elected August 2018)
Beth Campbell
Bob Jones
Marjorie Thomas-Candau
William Elder

Council Liaison

John Simpson

Staff Support

Planning Manager, Courtney Brunell

Administrative Support

Community Development Administrative Assistant, Karen Devereaux

Meeting Schedule

Fourth Thursday of every month at 6:00 PM in City Hall, American Lake Room

Background

The mission of the City of Lakewood Landmarks and Heritage Advisory Board is to preserve, protect and promote the unique heritage and historic resources of the City of Lakewood. The Landmarks and Heritage Advisory Board advises the City Council, the City Manager and City staff in connection with protection and preservation of historical landmarks in Lakewood and establishing procedures for designation and preservation of landmarks.

2018 Accomplishments

- Recruited two new members to serve on the board.
- Added the 8th Lakewood Landmark, the Woodbrook Hunt Club
- Awarded the Washington State CLG Grant to complete a reconnaissance level survey for the Oak Park Neighborhood and city-wide public outreach.
- Provided copies of the Lakewood touring maps to Clover Park School District for their 4th grade classrooms.
- Spoke with Clover Park School District Superintendent regarding future curriculum for the school districts Washington State History course to include "Lakewood history".
- Published and Request for Proposal (RFP) to hire a historic preservation consultant to complete the reconnaissance level survey of Oak Park and city-wide public outreach.
- Held interviews and selected a historic preservation consultant to complete the reconnaissance level survey of Oak Park and city-wide public outreach.
- Reached out to other jurisdictions to learn more about recognizing Lakewood's Historic Streets. Identified Streets that may be qualified to receive recognition.

- Explored creating a program to designate “hardscaping,” such as bridges, as historic landmarks. Identified hardscaping that may be qualified to receive recognition.
- Received an update from the Lakewold Gardens Board of Directors regarding improvements being made as part of a capital campaign. Confirmed that improvements would not warrant a certificate of appropriateness.

2019 Work Plan

Ongoing Projects

The Landmarks and Heritage Advisory Board has provided no specific timelines for the completion of the following work plan items since this Board is often dependent on the follow-through of other public agencies or private property owners.

- Explore creating a program to designate “hardscaping,” such as bridges, as historic landmarks.
- Implement a historic streets recognition program
- Develop frequently asked questions (FAQ’s) to be included on the LHAB website.
- Explore the use of the Community Landmark designation for the Colonial Center; Western State Hospital; Rhodesleigh House; Villa Carman (Madera); the Flett House; Little Church on the Prairie; Thornewood Castle; Mueller-Harkins Hangar; Tacoma Country and Golf Club; the “H” barn at Fort Steilacoom Park; and the Alan Liddle House.
- Work on recruitment of new members to serve on the LHAB.
- Actively engage with the City of Lakewood Youth Council.

Scheduled Projects

WORK TO BE ACCOMPLISHED	ESTIMATED STARTING DATE	ESTIMATED COMPLETION DATE
Consultant begins reconnaissance-level survey work and background review	January 2, 2019	April 12, 2019
1 st Public Meeting held	February 1, 2019	February 28, 2019
First draft of reconnaissance level survey ready for City staff and LHAB review	April 15, 2019	May 3, 2019
LHAB and Historic Preservation Consultant conduct a second public meeting to present findings	May 6, 2019	May 31, 2019
Second draft report ready for City staff and LHAB review	June 3, 2019	June 17, 2019
City-wide public outreach meeting	June 3, 2019	July 12, 2019
Final survey report submitted to DAHP	July 1, 2019	July 31, 2019

CULTURAL RESOURCES REPORT COVER SHEET

Author: Northwest Vernacular, Inc.; Katie Pratt and Spencer Howard

Title of Report: City of Lakewood Oak Park Reconnaissance Survey and City-wide Public Outreach

Date of Report: July 2019

County(ies): Pierce Section: 02,35 Township: 19,20 Range: 02E

Quad: Steilacoom Acres: 71

PDF of report submitted (REQUIRED) Yes

Historic Property Inventory Forms to be Approved Online? Yes No

Archaeological Site(s)/Isolate(s) Found or Amended? Yes No

TCP(s) found? Yes No

Replace a draft? Yes No

Satisfy a DAHP Archaeological Excavation Permit requirement? Yes # No

Were Human Remains Found? Yes DAHP Case # No

DAHP Archaeological Site #:

N/A

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



OAK PARK

RECONNAISSANCE LEVEL SURVEY & PUBLIC OUTREACH

JULY 2019

PREPARED BY

KATIE PRATT & SPENCER HOWARD
NORTHWEST VERNACULAR, INC.

FOR THE CITY OF LAKEWOOD

Cover images, top to bottom: 22 Columbia, 29 Crescent, 44 Oak Park Drive SW, and 22 Mount Tacoma.

This survey has been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP). However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or DAHP.

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A. ACKNOWLEDGMENTS

The authors of this historic resources survey report wish to express their sincerest thanks to the following organizations, departments, and individuals for providing their insight and assistance throughout this project:

CITY OF LAKEWOOD

- Courtney Brunell
- Karen Devereaux

CITY OF LAKEWOOD LANDMARKS & HERITAGE ADVISORY BOARD

- Bethene Campbell
- Marjorie Thomas-Candau
- William “Bill” Elder
- Joan Cooley
- Robert Jones
- Glen Spieth

1. Research Design

A. OBJECTIVES

The survey objectives listed below support the continued growth of the City of Lakewood's Certified Local Government (CLG) program and the identification and protection of historic properties within the city.

- Objective 1: Historic context development for the Oak Park plat (survey area) and mid-twentieth century development in Lakewood to support the identification and evaluation of potential historic properties; identify historic contexts that should be developed for the city based on the neighborhood resources.
- Objective 2: Identify potential historic properties within the survey area.
- Objective 3: Evaluate identified properties for potential eligibility for listing in the National Register of Historic Places (NRHP), as a City of Lakewood Landmark, and in the Washington State Heritage Register (WHR) to establish a baseline for potential outreach to property owners to encourage the preservation and rehabilitation of eligible historic properties.
- Objective 4: Conduct city-wide public outreach to raise awareness for and educate the public on historic preservation within the city.

B. SURVEY METHODOLOGY

The project consisted of a survey and inventory of 112 properties at the reconnaissance level, development of a mid-twentieth century development context, and city-wide public outreach.

Archival research involved reviewing primary sources, which included folders of Lakewood-related newspaper clippings held in the Northwest Room of the Tacoma Public Library, and published secondary sources that relate to the history of Lakewood and the surrounding area to establish broad development patterns.

NWV developed a digital form for field use based on WISAARD reconnaissance-level survey needs and prepared field maps showing the properties to survey. As part to the survey work, staff assessed building integrity level (including plan, windows, cladding, and other) and made recommendations based on National Register of Historic Places (NRHP) Criteria for whether the property is eligible for potential individual NRHP and Lakewood Landmark listing, as well as if it is in a potential NRHP historic district and if it potentially contributes to it. Staff also identified character-defining features for each property, which were then used in writing up the physical descriptions. Staff took at least two digital photographs of each property. All images were renamed using the following convention: StreetName_House#_twodigitseries#.

Writing, editing, Washington Information System for Architectural & Archaeological Records Data (WISAARD) data entry, and production followed. NWV staff wrote physical descriptions for each property. Pierce County Assessor estimated year-built data was refined using US Geological Survey aerials from 1941, 1957, and 1968. Staff uploaded and captioned photographs and

completed form data entry for each property. We laid out text and graphics for the survey report in InDesign. NWV produced all analysis maps using QGIS.

Three public meetings were held as part of these project: two to communicate about the Oak Park reconnaissance-level survey and one to provide an opportunity for greater historic preservation outreach. The first public meeting was held on February 28, 2019, at Lakewood City Hall and provided an overview of the project and initial thoughts after field work. The second public meeting was held on June 27, 2019, at Lakewood City Hall and presented the findings from the survey plus an overview of potential next steps. The final meeting, the public outreach workshop, was held on July 25, 2019, at Lakewood City Hall and provided an overview of general historic preservation topics, including financial incentives and the different historic registers.

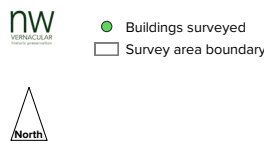
C. EXPECTATIONS

NWV expected predominately single-family residences within the planned development over a development range from the 1920s through the 1960s, based on Pierce County Assessor estimated year-built data, with the majority of construction from the 1940s and 1950s. We expected a moderate to high level of alterations to existing buildings. Refer to survey results for how surveyed properties related to our expectations.

D. DELINEATE AREA SURVEYED

The survey area is bounded by 59th Avenue SW on the west, Mount Tacoma Drive SW on the north (including properties 50 years or older along the north side of Mount Tacoma Drive SW), Seeley Lake Park along the east (extending from the park boundary south through the parking lots), and 100th Street SW along the south. Refer to the Survey Area map for the overall extent and the properties surveyed.

Thematically and temporally, the survey project focused on single family residences along with a couple of related commercial buildings and a multiple-family apartment building constructed between 1944 and ca. 1957. These buildings constitute the core development the survey area. The 1957 end date is



Survey area map showing survey boundaries and properties surveyed.

based on the 1957 U.S. Geological Survey aerial showing the property existing in 1957. A 1941 US Geological Survey aerial showed an undeveloped site with most of the existing Garry oak trees.

Refer to “Table 1: Survey Reports Adjacent the Study Area” below for a list of previous survey work based on data available from WISAARD. The cultural resource survey for *Bridgeport Way Improvements* extended approximately 150 feet into the survey area off the southeast corner of the intersection of Bridgeport Way SW and 59th Avenue SW.

Table 1. Survey Reports Adjacent the Study Area

AUTHOR	COUNTY	TITLE	NADB	REPORT DATE	DOCUMENT TYPE
Cowan, Timothy L.	Pierce	Cultural Resource Inventory for the City of Lakewood, Bridgeport Way Improvements	1347242	1/1/2006	Survey Report

There are no cemeteries or archaeological surveys recorded in WISAARD within the survey area as of January 18, 2019. The closest site adjacent the survey area is PI00299.

There are no National Register of Historic Places (NRHP) listed properties within or the study area. The closest listed property is the Boatman-Ainsworth House to the south, approximately three-quarters of a mile away.

Previously surveyed properties within the study area follow below. Since nearly all the properties had forms started as part of the 2011 county assessor base data upload project, and all of these were updated as part of this project, no additional list is provided. The property listed below is locked in WISAARD for security reasons, so eligibility recommendations could not be determined.

Table 2. Previously Surveyed Properties within Study Area

PROPERTY ID	RESOURCE ID	ADDRESS	STATUS
676412	622824	11 Columbia Circle SW	DNE

E. INTEGRATION WITH PLANNING PROCESS

The survey supports local comprehensive planning and the purpose of the city’s Historic Preservation Ordinance, adopted in 2000, as stated in Chapter 2.48 Section 10 (our notes in bold).

Purpose to:

- A. Designate, preserve, protect, enhance, and perpetuate those sites, buildings, districts, structures and objects which reflect significant elements of the City’s, county’s, state’s and nation’s cultural, aesthetic, social, economic, political, architectural, ethnic, archaeological, engineering, historic and other heritage;

This survey work directly supports the identification of potential individual historic properties and a historic district within the City.

B. Foster civic pride in the beauty and accomplishments of the past;

Public meetings and workshops conducted as part of this project served to raise community awareness for historic preservation and the City's mid-20th century resources.

C. Stabilize and improve the economic values and vitality of landmarks;

Recommendations included in this report relative to the study and improvement of energy efficiency and environmental comfort within the mixed structure (concrete) buildings directly supports the retention and continued use of these as single-family residences.

D. Protect and enhance the City's tourist industry by promoting heritage-related tourism;

E. Promote the continued use, exhibition and interpretation of significant sites, districts, buildings, structures, objects, artifacts, materials and records for the education, inspiration and welfare of the people of Lakewood;

F. Promote and continue incentives for ownership and utilization of landmarks;

G. Assist, encourage and provide incentives to public and private owners for preservation, restoration, rehabilitation and use of landmark buildings, sites, districts, structures and objects;

H. Assist, encourage, and provide technical assistance to public agencies, public and private museums, archives and historic preservation associations and other organizations involved in the preservation, exhibition, protection and interpretation of Lakewood's heritage;

I. Work cooperatively to identify, evaluate and protect historic resources in furtherance of the purposes of this chapter. [Ord. 251 § 1, 2000.]

The survey supports the following goals from the 2014–2019 Washington State Historic Preservation Plan:

- Goal 1. Enhance communities by actively engaging historic preservation with other forces shaping our environment.
 - » E. Enhance local program support.
- Goal 2. Engage a broad spectrum of the public in preservation; and improve access to information.
 - » D. Build awareness, enthusiasm, and support for historic preservation.

- Goal 3. Strengthen policies and planning processes to enhance informed and cross disciplinary decision-making for managing cultural and historic resources.
 - » A. Position historic preservation to be more fully integrated into land use decision-making processes.

2. Historical Overview

The Oak Park neighborhood is located within the city of Lakewood and straddles one of the city’s main arterials—Bridgeport Way SE. The neighborhood, platted in 1944, was built out in three phases between 1944 and 1955. While typical of other mid-20th century residential developments with its consideration of the automobile and variations of exterior architectural elements, the specific curvilinear arrangement and use of the Minimal Traditional style on some of the houses within the plat sets Oak Park apart visually from its contemporaries.

The following context provides a brief overview of Lakewood’s history and its development periods and how the development of Oak Park fits within the city’s broader narrative and national trends in mid-20th century suburban growth.

A. HISTORICAL DEVELOPMENT—LAKEWOOD HISTORY

As an incorporated city, Lakewood has a relatively short history. The city officially incorporated in 1996. However, the history of the area now known as Lakewood extends much further back. The Salish-speaking Steilacoom and Nisqually people have called the prairies and lakes of Lakewood home since time immemorial. The arrival of white settlers in the area profoundly impacted local tribes, especially with the establishment of a trading post and military installation on the prairie. Settlement increased after the passage of the Medicine Creak Treaty (1854) with early town centers— Tacoma, Steilacoom, and Olympia—located away from the prairie and closer to navigable waters. By the dawn of the 20th century, farms and homes dotted the prairie’s landscape with roads providing connection with other communities. Present-day Lakewood is a compilation of several historic communities—Custer/Chambers Creek, Gravelly Lake, Interlaaken, Lake City/American Lake, Lake Steilacoom, Lakeview, Lakewood, Ponders Corner, and Tillicum.¹ Lakewood was formed out of four census tracts and prior to incorporation was represented by the Lakes District Improvement Council with Pierce County.



North side of American Lake, 1920, taken by Barnes Aviation Co. General Photograph Collection TPL-4085, Tacoma Public Library.

1 Caroline Gallacci, “Lakewood Cultural Resource Survey: Preliminary Report,” December 1999, http://cityoflakewood.us/wp-content/uploads/2018/11/Survey_Report.pdf (accessed April 4, 2019).

The lakes soon became home to Tacoma's wealthy residents who sought a reprieve from the city air; large estates were constructed on Lake Steilacoom and Gravelly Lake in the early 1900s. Suburban development, near the lakes but not on the lakefront, started in the 1910s but did not significantly increase until after World War II. The establishment of Camp Lewis in 1917 (made Fort Lewis in 1927) and Tacoma Field in 1927 (transferred to the U.S. military and renamed McChord Field in 1938) shaped new residential and related civic and commercial development in the area, particularly in the lead-up to WWII and the building boom of the post-war period.



Villa Plaza Shopping Center in Lakewood, 1958. Richards Studio A115843-1, Tacoma Public Library.

Lakewood grew at a faster pace during WWII and beyond, with numerous subdivisions developed and constructed during and immediately following WWII, including Oak Park. Lakewood provided off-base housing for soldiers, their families, and other defense workers. Community facilities also developed to support these neighborhoods, including a new hospital, downtown commercial center, schools, a post office, and parks. The community held off annexation to the City of Tacoma and finally incorporated as a city in 1996.

NATURAL SETTING

The City of Lakewood occupies approximately 20 square miles in western Pierce County, inland from the eastern shores of Puget Sound, and features several lakes, including Lake Steilacoom, Gravelly Lake, Lake Louise, American Lake, Waughop Lake, and Carp Lake. The city's landscape was originally a broad prairie interspersed with lakes and marshland and remains generally level. Oak Park is located near the geographic, commercial, and civic center of Lakewood, southwest of Seeley Lake and Seeley Lake Park.

DEVELOPMENT PERIODS

Lakewood's history can be divided into six broad periods; the history and development of the study area spans the most recent three periods.

- Pre-contact
- Early Contact and Euro-American Settlement (1833–1886)
- Lakefront Living and Formal Development (1887–1929)
- Depression, Wartime Development, and Post-World War II Boom (1930–1963)
- Suburban Growth (1964–1996)
- Suburban City (1996–present)

Pre-Contact

The Steilacoom people lived on the prairies and lakes of Lakewood for thousands of years, long before the arrival of Euro-Americans. The Steilacoom spoke Lushootseed, a subdialect of Salish, also spoken by the Puyallup. The Steilacoom had five main villages:

- Chambers Creek, was known as č̣tilqwəbš (pronounced CH'tilQWubSH)
- Sastuck (Steilacoom)
- Tlithlow (Titlow Beach)
- Segwallitchu (Sequalitchew Creek)
- Spanueh (Spanaway)²

Early Contact and Euro-American Settlement (1833–1886)

The arrival of white settlers to the area profoundly impacted local tribes, as the newcomers sought dominion over the land, waters, and their resources. The British Hudson's Bay Company, a fur trading enterprise, established a trading post called Fort Nisqually in 1833, located on the plain above the Nisqually River Delta in present-day DuPont (southwest of Lakewood). The fort soon became a prominent trading establishment in the Puget Sound region. Despite its name, Fort Nisqually never served a military function.



Historic Fort Steilacoom, ca. 1965, photographed by Werner Lenggenhager, State Library Photos Collection, 1851-1990, Washington State Archives.

The United States Army established Fort Steilacoom, in present-day Lakewood, in 1849 to protect and promote the interests of the U.S. government and its people in the region. Early developments within the current city limits of Lakewood include a grist mill (1850), a saw mill (1852), and a flour mill (1855)—all established by pioneer Andrew Byrd. In 1853 Washington Territory was formed out of the Oregon Territory and the U.S. Government, through Territorial Governor Isaac Stevens (1818–1862), began to negotiate a series of treaties with Puget Sound tribes to cede their land to the United States and relocate tribal members to reservations. In December 1854, 62 leaders from several Western Washington tribes gathered at Medicine Creek in present-day Thurston County and the Treaty of

Medicine Creek was signed. Approximately 2.24 million acres of land were ceded to the federal government in exchange for \$32,500, a few small designated reservations, and retention of

² *HistoryLink.org the Free Encyclopedia of Washington State History*, “Steilacoom – Thumbnail History,” by Edward Echte, November 28, 2018, <https://www.historylink.org/File/20675> (accessed April 11, 2019).

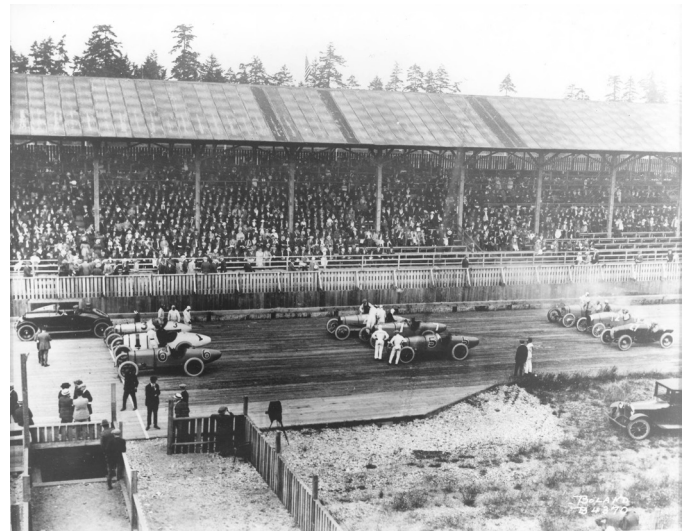
traditional hunting and fishing grounds.³ Tribes in the present-day Lakewood area affected by the Medicine Creek Treaty include the Nisqually, Steilacoom, and Puyallup. American settlement to the region increased after the treaty was ratified in 1855 and the 1850 Donation Land Claim Act was extended in 1854.

In the early 1870s news arrived to the region that a northern transcontinental railroad route would extend to the Puget Sound. Area communities vied for the privilege of being selected as the western terminus or endpoint. The Northern Pacific Railroad selected Tacoma as its terminus. Their initial route to Tacoma, known as the Prairie Line, extended from Kalama on the Columbia River north to Tenino, then to Yelm, Roy, Lakeview (Lakewood), and South Tacoma, before terminating in Tacoma. The rail connection with Tacoma was completed in December 1873. The arrival of the railroad did not provide an immediate economic boon to the region or the area that would become Lakewood, which is reflected in the region's slow population growth through the 1870s and 1880s.⁴

Lakefront Living and Formal Development (1887–1929)

The first plat filed in present-day Lakewood was Oakdale, filed in 1887 on the northern shores of American Lake, while Washington was still a territory. The earliest plats were established throughout Lakewood's current city limits and included the Prairie Park, Custer, Lake City, Southern Pacific Town, Springbrook Addition, Seeley Lake Park, Lake Steilacoom Park, and Flett plats. These were filed between 1887 and 1892. Washington achieved statehood during this time, in 1889. Many of these early plats were along the area's lakes including Lake Louise, American Lake, and Steilacoom Lake. They were slow to develop, as the area was primarily summer homes and residential development and additional plats continued to be established along lake shorelines through the 1920s. Exceptions to the lakefront development include Tillicum and Lake City.

Recreational developments built near the lakes during this period included the Tacoma Country and Golf Club (1894), the Oakes Pavilion on Lake Steilacoom (1923), and the Tacoma



Speedway Classic at the Tacoma Speedway on July 4, 1921. Marvin D. Bolland Collection, BOLAND-B4370, Tacoma Public Library.

3 *HistoryLink.org the Free Encyclopedia of Washington State History*, "Native American tribal leaders and Territorial Gov. Stevens sign treaty at Medicine Creek on December 26, 1854," by Walt Crowley, February 20, 2003, <https://www.historylink.org/File/5254> (accessed April 4, 2019); *HistoryLink.org the Free Encyclopedia of Washington State History*, "Puyallup Land Claims Settlement (1990)," by Miguel Douglas, October 12, 2016, <https://www.historylink.org/File/20157> (accessed April 4, 2019).

4 Artifacts Consulting, Inc., "Prairie Line Rail Corridor: Historic and Cultural Assessment Report," December 2018, prepared for the City of Tacoma, 15, 21-24, https://cms.cityoftacoma.org/PLT_Webpage/PLT-Assessment.pdf (accessed April 8, 2019).

Speedway on Steilacoom Boulevard (ca. 1900).⁵ The arrival of the Tacoma and Steilacoom Railway, an interurban rail system, in 1890 brought a transportation link near the area. Many of the summer homes became year-round residences by the 1920s.

After a fourteen-year pause after 1892, possibly due to the economic decline with the Panic of 1893, numerous plats were filed between 1906 and 1918, the majority of them in Interlaaken on the western shores of Gravelly Lake. The next wave of plats were filed between 1920 and 1929 and moved mostly inland from the lakes. Transportation improvements and expanding nearby military installations in the area encouraged development in these areas. The Lakeview-Portland Road was established and constructed in 1914, connecting Lakewood with Puyallup's South Hill to the east (now State Route 512). Two additional street car lines arrived in the area in the early 1900s: the American Lake and Pacific Traction lines. The American Lake line, also known as the American Traction line, connected Tacoma to Manitou and Lake City.⁶ The Pacific Traction line ran to American Lake. These lines likely allowed residents to more easily commute for work in downtown Tacoma, helping the Lakewood area start to shift from solely a retreat for the wealthy to a suburban community. v

Prior to incorporation, the Lakewood name first appeared in 1910.⁷ Tallman-Thompson Company purchased the 300-acre tract of land for development as a suburban upper-class residential district. Mr. Thompson of Tallman-Thompson was an engineer who also worked on the Regents Park suburb in Tacoma (now Fircrest). The Lakewood tract was located between Tacoma and Lake Steilacoom on rolling, open prairie land with an abundance of trees. The developers promoted the area for its proximity to the lakes and ease of transportation, as it was located at the intersection of three 1910 streetcar lines: the Fort Steilacoom line, the T.R.&P. American Lake line, and the Pacific Traction line. With the convenience



Bird's-eye view of Lakewood, promoting the Lakewood tract, ca. 1910. Richards Studio G73.1-009, Tacoma Public Library.

5 Val Dumond, et al, Lakewood Chamber of Commerce & the Lakewood Historical Society, "Lakewood History," *Lakewood Historical Society*, <https://www.lakewoodhistorical.org/history.php> (accessed April 10, 2019).

6 Nancy Covert, *American Lake Vignettes* (Charleston, SC: The History Press, 2014).

7 "Lakewood 'The Gateway to the Lakes,'" *The Daily Ledger*, January 9, 1910. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library's Northwest Room.

of the street car lines, downtown Tacoma (Ninth and C streets) was only a 27 minute ride away.⁸ Lakefront living and pure air, compared to the “smoke and gases from factories and sewer odors” in Tacoma, were key promotional amenities for the new neighborhood.⁹

The U.S. Army’s establishment of Camp Lewis in 1917, south of the Lakewood area, was a significant development during the 1910s and early 1920s. Camp Lewis influenced area growth during the next development period and defense ramp-up to World War II. Pierce County citizens donated the land for the Army installation, which upgraded from a camp to a post in 1927.

Depression, Wartime Development, and Post-World War II Boom (1930–1955)

Although private construction slowed during the 1930s as the effects of the Great Depression swept the nation, Lakewood was coming into its own by the mid-1930s, cementing its identity as a suburban community. Shopping centers like the Lakewood Community Center—one of the first in the area—provided the amenities necessary Lakewood to grow from an assortment of lakefront communities to a full-fledged suburb.

The Lakewood area (also known as the Lake Districts) population grew from 3,000 to 17,000 between 1939 and 1949.¹⁰ Adjacent to two Army installations (prior to the establishment of the U.S. Air Force) and Camp Murray, the base for the Washington National Guard, Lakewood felt the pressure of the defense ramp-up for World War II. The Lakewood area became a prime location for off-base family housing, both during and after the war. Key improvements within the Lakewood area included the establishment of a municipal airport for Pierce County (1930), community commercial center (1937), fire district (1942), water district (1943), and a Lakewood branch of the U.S. Post Office (1954). By 1956, there were four fire stations and development of the current central business district underway. The area grew in population from roughly 6,000 in 1941 to between 25,000 and 30,000 in 1956.¹¹



Promotional graphics in The Tacoma Times advertising Lakewood Community Center’s proximity to neighboring communities.

The first phase of the Lakewood Community Center (now Lakewood Colonial Center) at the intersection of Gravelly Lake Drive SW and Bridgeport Way SW was completed in 1937. The center, designed in the Colonial Revival style and developed by Norton Clapp (1906–1995), featured a theater, a dining room, butcher shop and grocery store, drug store, physicians’ office, dental clinic, barber shop, and salon. Clapp had the financial wherewithal to develop the

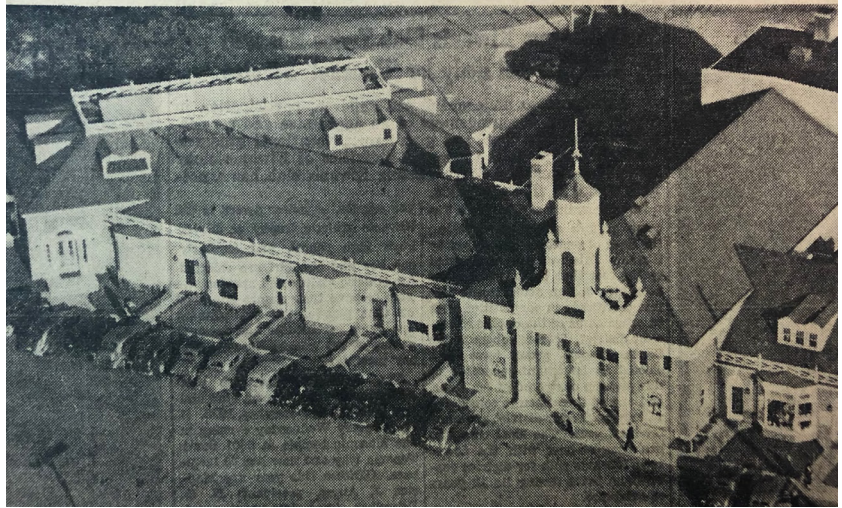
8 “Today is Opening Day at Lakewood,” *The Daily Ledger*, January 30, 1910. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library’s Northwest Room.

9 *Ibid.*

10 Dumond, et al, “Lakewood History.”

11 Leonard Saari, “Growing Pains Smite Suburban Lakewood,” *Tacoma News Tribune*, February 19, 1956: 1, 3.

Lakewood Community Center due to his family's wealth—his grandfather and great-uncle started a successful timber business, Laird Norton Co., in the Midwest and his father was a part of the Weyerhaeuser Company from the beginning.¹² Another key Clapp development, opened soon after the Lakewood Community Center, was the Lakewood Ice Arena (1938). The Lakewood Community Center became the anchor for continued business district development in the area, with notable improvements including a Lakes District branch



1937 aerial photograph of the new Lakewood Center as published in *The Tacoma Times*.

of the Pierce County Library (1956), Villa Plaza Shopping Center (1958), Thunderbird Center/Oakbrook Shopping Center (1960), and Lakewood General Hospital (1961). A large addition to the Lakewood Community Center was constructed in 1951. In 1963, Interstate 5 was completed, along the route of Pacific Highway, further connecting Lakewood to surrounding communities. Twenty-four-percent of the city's existing buildings were constructed during the 1950s. Iconic Lakewood businesses were established during this time, like House of Donuts (1959) and Bowlero Lanes (1960).

The Tacoma Speedway was converted for use as a local airport, the Tacoma Municipal Airport (Mueller-Harkins Airport), in 1927. A municipal airport for Pierce County, Tacoma Field, opened near Lakewood in 1930. The airport and field were then selected in the mid-1930s as a possible defense air base location and Pierce County transferred ownership of the field to the U.S. War Department in 1937. It was initially called Northwest Air Base and later renamed McChord Field. Work was soon underway by the Works Progress Administration (WPA) and then the Public Works Administration (PWA) to prepare the site and build a permanent air base for the Army Air Corps.¹³ McChord Field opened on March 19, 1940. The U.S. Navy acquired ownership of the Mueller-Harkins Airport in 1944 and operated in the area as the Naval Advance Base Depot (Lakewood Navy Yard) until 1954. Clover Park School District began to use some of the buildings, eventually taking over the majority of the site for use as Clover Park Technical College, with an industrial park in the south portion.

Fort Lewis was upgraded to a permanent post on September 30, 1927 and underwent a permanent construction program for the next decade until construction shifted to temporary wood buildings to keep pace with rapid wartime growth. The population of Fort Lewis rose to

12 David Schaefer, "Civic Lion Norton Clapp Dies," *The Seattle Times*, April 25, 1995: B1.

13 *HistoryLink.org the Free Encyclopedia of Washington State History*, "McChord Field, McChord Air Force Base, and Joint Base Lewis-McChord: Part 1," by Duane Colt Denfeld, Ph.D., October 25, 2011, <https://www.historylink.org/File/9934> (accessed April 8, 2019).

7,000 soldiers by July 1940, doubled to 14,000 by October 1940, and kept climbing to 37,000 soldiers by April 1941.¹⁴

Residential single-family subdivision and apartment building development in Lakewood grew during this period, capitalizing on the proximity to McChord Field and Fort Lewis. Subdivisions included both builder- and architect-designed developments, with many of the latter concentrated along the lakes. These include 11 residences Lakewood, Inc. constructed on the northeastern shores of Lake Steilacoom, supervised by Allan Link and designed by architects Lea, Pearson & Richards. This development featured four housing types with a variety of architectural treatments to prevent uniformity of design.¹⁵ Earl Rowe served as general construction contractor. Other developments, including Clover Park (1943), Oak Park (1944), and M&M First (1948), Second (1948), and Third (1949) additions relied on deed restrictions to achieve design consistency. Deed restrictions included limitations to residential use only, architectural committee review of proposed house plans, and minimum construction values for new houses. Other developments during this time include:

- Park Hill 1st Division, deed restrictions (1948)
- Lakewood Manor, H. A. Briggs, 36 residences (1950)
- Mountbrook Manor, Tietz Construction (1952)¹⁶
- Barlow Lakes 1st and 2nd Additions, deed restrictions (1955)
- Tyee Park, Herman Sarkowsky, 99 residences (1956)

Debates ensued during the 1950s and 1960s on whether Lakewood should be annexed to Tacoma, incorporate, or remain unincorporated.



New houses constructed in H.A. Briggs' Lakewood Manor development, 1950, The Tacoma Times. Addresses for these houses are unknown.

¹⁴ *HistoryLink.org the Free Encyclopedia of Washington State History*, "Fort Lewis, Part 2: 1927-2010," by Duane Colt Denfeld, Ph.D., April 18, 2008, <https://historylink.org/File/8493> (accessed April 10, 2019).

¹⁵ "Lakewood, Inc., Has Eleven New Homes Ready for Tenants," *The Tacoma Times*, November 25, 1940. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library's Northwest Room.

¹⁶ Like the Oak Park subdivision, Mountbrook Manor maintained large preexisting trees on the site, only removing those deemed necessary.

Suburban Growth (1964–1995)

Lakewood’s growth steadily increased from the 1960s through the 1990s. By 1967, the Lakewood area had a population of 42,500.¹⁷ Forty-five percent of the city’s current building stock (as of 2017) was constructed between 1950 and 1969, a rate which has yet to be surpassed by the last 49 years of development. The largest employers in Lakewood (or the Lakes District) in 1967 were Western State Hospital, Clover Park School, American Lake Veterans Hospital, McNeil Island Penitentiary, Fort Lewis, and McChord Air Force Base.¹⁸ By 1960, the Lakes District was comprised of the following four census tracts: 18, 19, 20, and 21.

Residential subdivisions expanded along the north edge of the city limits, the outlying area around Lake Louise in the west portion of the city, and a couple of small plats east of Gravelly Lake. Community facilities in Lakewood by 1967 included fifteen elementary schools, four junior high schools, two high schools, and one community college in addition to sixteen playgrounds, two bowling alleys, and two indoor swimming pools.¹⁹ Fort Steilacoom Community College (renamed from Albertson’s U in 1974) was established in 1967 and moved to its present location at the former Fort Steilacoom grounds in 1970; its name was changed to Pierce College in 1986. The 1961 Lakewood General Hospital was demolished and replaced in 1990 by St. Clare Hospital. Residential development during the 1970s and 1980s expanded into the northwest corner of the city, around Lake Louise, in the northeast corner of the city, and as general infill throughout the city.

Suburban City (1996–Present)

Efforts to incorporate finally gained traction in the 1990s and Lakewood officially incorporated as a city on February 28, 1996. With its incorporation, Lakewood became the seventh largest city in the state and the second largest in Pierce County.²⁰ Presently, Lakewood has a population of 59,350 residents and is the eighteenth largest city in Washington but still the second largest in Pierce County.²¹

OAK PARK SUBDIVISION

The plat for the Oak Park subdivision was filed by owners Frank J. and Rose E. Kruger in February 1944. The subdivision straddling then Lakeview Avenue (now Bridgeport Way) had 124 lots, with sixty-seven lots on the northeastern side of Lakeview Avenue and the remaining fifty-seven lots on the southwestern side. The Oak Park plat is immediately adjacent to the southern edge of the Seeley Lake Park plat, filed in 1890, but not developed until the 1990s. The plat was within easy

17 Business & Professional Board of Lakewood Unlimited, Inc., “Lakewood & the Greater Lakes District,” (September 1967), 4. Clipping in Lakewood newspaper clippings folder at the Tacoma Public Library’s Northwest Room.

18 Business & Professional Board of Lakewood Unlimited, Inc., 3.

19 Business & Professional Board of Lakewood Unlimited, Inc., 4.

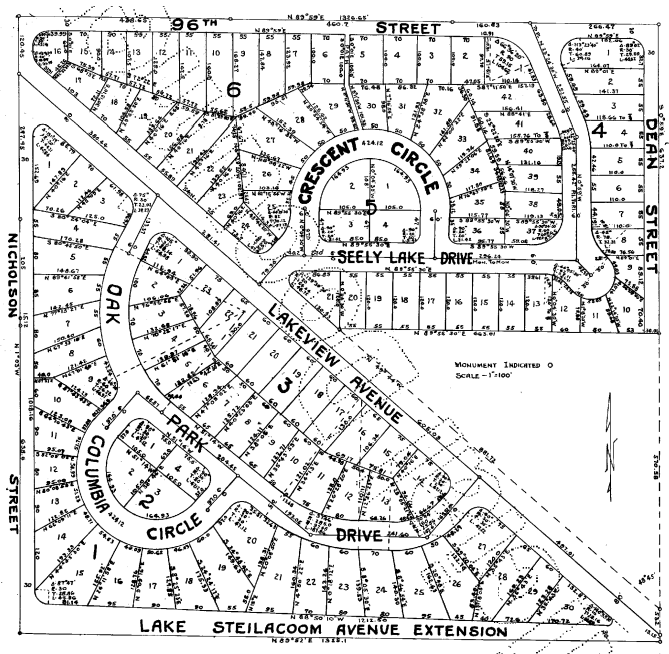
20 Dumond, et al, “Lakewood History.”

21 “Lakewood, WA, Fact Sheet,” *City of Lakewood*, (March 2019), https://cityoflakewood.us/wp-content/uploads/2019/03/Lakewood_Fact_Sheet_12Mar2019.pdf (accessed April 10, 2019).

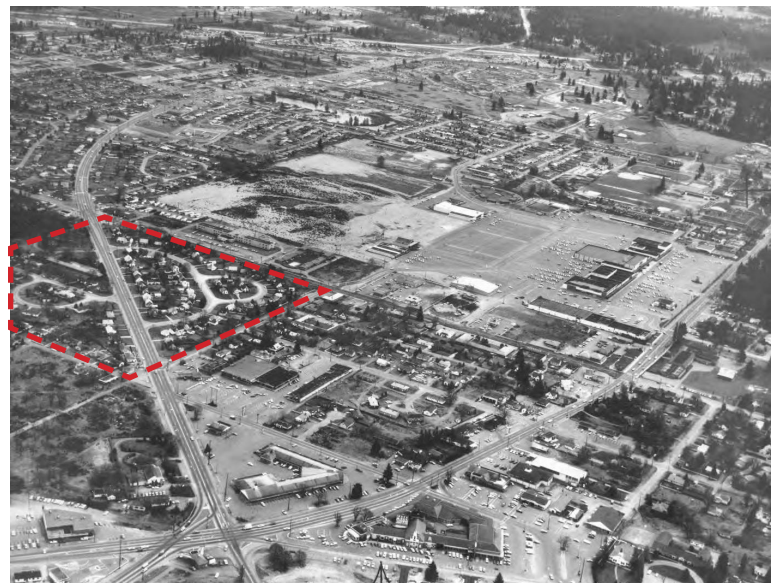
walking distance of the shops and amenities at the Lakewood Community Center (built 1937) and the initial development of the Lakewood Towne Center (current central business district), built by 1957.

Prior to branching out as developers, Frank and Rose were restaurant operators. Frank opened a drive-in soft drink station/restaurant at 1318 South Tacoma Way in 1931. The Krugers arrived in Washington with a franchise of the Triple XXX Barrel restaurant chain. By 1934 it appears the restaurant was called Frank's Stop 'n' Lunch and then the Tabby Cat by 1938. The restaurant was destroyed by fire ca. 1939. The Krugers opened a new, larger Triple XXX Barrel location in 1936 at 3505 South Tacoma Way. The Krugers sold the drive-in to Bill and Thelma Busch in 1943, who eventually rebranded the restaurant as Busch's Round Table Restaurant. Frank and Rose platted Oak Park in 1944, shortly after the sale of their restaurant. The plat's name may stem from the Garry oaks that were on the site prior to the development and were retained as significant visual features.

The Oak Park plat included deed restrictions, which were commonly placed on the deed of sale to protect "real estate values for both home owners and the subdivider." Furthermore, "deed restrictions were used to establish neighborhood character by controlling the size of building lots and dictate the design and location of houses."²² The deed restrictions for Oak Park primarily described setbacks, types of construction (single family residences and one- or two-car garages), minimum building improvement costs, and minimum building size. However, the Oak Park deed restrictions also included racial strictures. Restriction E stated, "Ownership or occupancy shall be restricted to members of the Caucasian race."



Oak Park plat, 1944. Courtesy Pierce County.



Ca. 1960 aerial view of the Lakewood business district, with Oak Park visible at center left. Richards Studio C147307-1, Tacoma Public Library. Oak Park area highlighted with a dashed line.

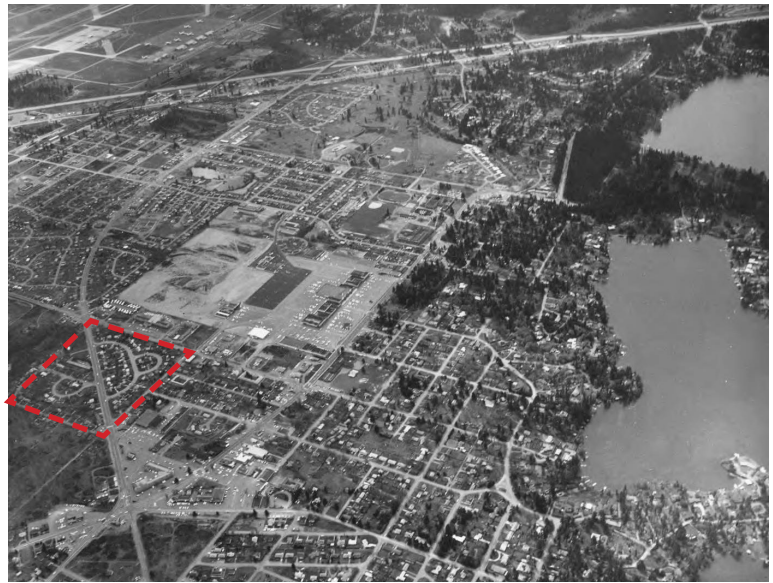
²² David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places," *National Register Bulletin*, (U.S. Department of the Interior, National Park Service, National Register of Historic Places: September 2002), 32.

Oak Park Reconnaissance Level Survey

Northwest Vernacular

Deed restrictions based on race, ethnicity, and religion were challenged in the U.S. court system in the mid-twentieth century and were finally ruled “unenforceable” in the 1948 U.S. Supreme Court decision, *Shelley v. Kraemer*.²³

The first houses constructed in the Oak Park subdivision were built during World War II, between 1944 and 1945 on the southwestern side of Bridgeport Way SW (identified in the plat as Lakeview Avenue) on Bridgeport Way SW, Oak Park Drive SW, and Columbia Circle SW. The next wave of construction occurred between 1946 and 1949, extending development along the northeast side of Bridgeport Way SW; the first five houses along Seeley Lake Drive SW are part of this group. The third wave of construction happened between 1950 and 1957 and completed development of the northeast portion of the plat along Mount Tacoma Drive SW (identified in the plat as Ninety-sixth Street), Crescent Circle SW, and Seely Lake Drive SW. Well-known building contractor William “Bill” Tietz built several properties on Seeley Lake Drive SW; at the time, he lived just north of the subdivision at 8956 Gravelly Lake Drive SW.



Ca. 1964 aerial view of Lakewood, with Oak Park visible at center left. Richards Studio D141601-8, Tacoma Public Library. Oak Park area highlighted with a dashed line.

Long-time residents in the neighborhood have indicated anecdotally that they thought the housing in the first phase was constructed for officers stationed at McChord Field/McChord Air Force Base. This information has not been confirmed by any secondary or primary sources.

AREAS OF SIGNIFICANCE

The Oak Park subdivision relates to the following two areas of significance: **Community Planning and Development** and **Architecture**. The neighborhood straddles two periods of U.S. suburban development, exhibiting elements of an automobile suburb and post-World War II suburb. Oak Park also reflects the popular Minimal Traditional and Modern architecture of the 1940s and 1950s.

Community Planning and Development | Subdivisions in Lakewood

The Oak Park subdivision is significant for its association with patterns of suburban development in Lakewood and its specific curvilinear pattern is quite distinctive amongst other mid-twentieth century suburban developments in the city.

23 Ames and McClelland, 32-33.

According to the National Register of Historic Places Multiple Property Listing “Historic Residential Suburbs in the United States, 1830–1960,” the Oak Park plat is associated with the third and fourth stages of suburbanization:

- III: Early Automobile Suburbs: 1908 to 1945
- IV: Post-World War II and Early Freeway Suburbs: 1945 to 1960

The plat demonstrates significant consideration of the automobile, both in the curvilinear form to curtail traffic and curb cuts and driveways to service personal garages. The older houses in Oak Park are still somewhat pedestrian-oriented, with narrow sidewalks leading from the street to the house, while the newer houses emphasize circulation from the driveway to the house. The plat also reflects the housing standards prescribed by the Federal Housing Administration (created by the National Housing Act of 1934), with its curvilinear design and variations of exterior elements. The Oak Park subdivision avoids the “monotony” of tract housing with its “arrangement of similarly designed houses in multiple variations,”²⁴ a key component of the post-World War II suburbs.

Additional research may reveal more about why the Krugers platted Oak Park, who the builders were for the individual properties, how construction of the properties was funded, and why the two sides of the plat were developed in two different phases.

Architecture | Mid-twentieth Century Suburban Residential Architecture

The Oak Park subdivision is significant for the architectural styles clearly conveyed by its residences. The Minimal Traditional-designed properties built during World War II appear particularly unique within the city. Although there have been changes to the properties, most notably window alterations, they do not detract from the overall character of the neighborhood.

The properties within the Oak Park plat exhibit two architectural styles: Minimal Traditional and Modern. While no documentation has been uncovered on the architects and/or designs of the houses in this neighborhood, the houses are potentially plan book designs. There seem to be similar forms and floorplans amongst the houses with variations expressed through applied elements and flipped plans. The following houses all have similar forms and floorplans (either the same plan or flipped): 9646, 9656, 9666, and 9668 Bridgeport Way SW; 5, 8, 11, 22, and 28 Columbia Circle SW. These houses also have similar plans: 9660 and 9662 Bridgeport Way SW; 38 Columbia Circle SW; and 35, 50, and 54 Oak Park Drive. These houses have similar plans: 9644, 9658, 9664, and 9672 Bridgeport Way SW; and 67 Oak Park Drive. These houses have similar plans: 9, 17, 18, 19, 23, 26, 27, 29, and 31 Crescent; and 5618 and 5622 Mt. Tacoma Drive SW. And these houses have similar plans: 5602, 5612, 5708, 5716, and 5720 Mt Tacoma.

There are repeated patterns, most notably the use of glass block (set as squares or on the diagonal in groupings of five and six) at the entry porches on the Minimal Traditional style houses. The shift from the Minimal Traditional style (built during World War II) to a Modern style with a Ranch form (built after World War II) within the Oak Park plat reflects the shift in popular trends.

24 David L. Ames and Linda Flint McClelland, “Historic Residential Suburbs in the United States, 1830–1960,” National Register of Historic Places Multiple Property Listing (2004), Section F, Page 57.

Additional research may reveal the architects, builders, and/or plan book designs for the individual properties. Tietz Construction, a local general contractor, is listed within the Tacoma Public Library’s “Tacoma-Pierce County Building Index” as the builder for six of the properties within Oak Park all on Seeley Lake Drive SW (9601, 9607, 9615, 9621, 9701, and 9715 Seeley Lake Drive SW).

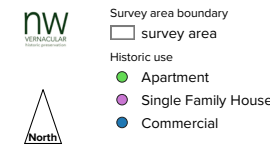
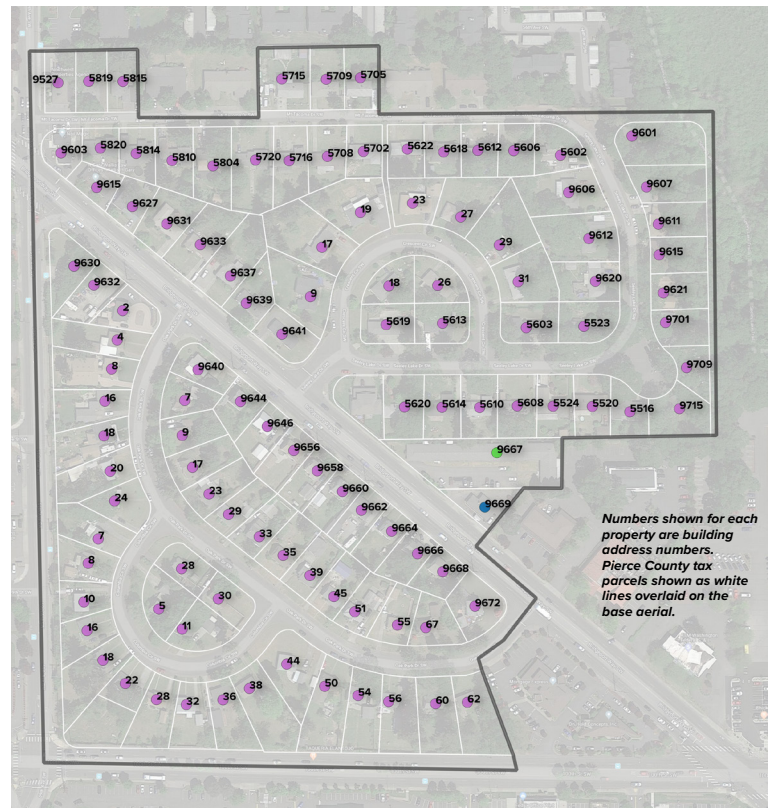
B. PROPERTY TYPES AND FUNCTIONS

Buildings were the only property type documented within the survey area. The survey area included both the 1944 plat and adjacent properties on the north and southeast side constructed at the same time as development within the plat.

Historic functions pertain to the how the property was routinely used. This generally relates to the original design of the building but can differ. In the case of buildings surveyed in Oak Park, all historic functions related to their original design. Historic functions (uses) within the survey area consisted predominately of domestic use, with some commerce-related properties. Commerce-related properties were the result of later use changes, in which single-family houses were converted to commercial function. Current uses within the plat continued historic functions with the exception of 9603 and 9615 Bridgeport Way SW built as single-family houses and converted to commercial utility after 1958. Outside of the plat, 9527 Bridgeport Way SW was built as a single-family house and converted to commercial use after 1958. The apartment building at 9667

Bridgeport Way SW and the commercial building at 9669 Bridgeport Way SW are both outside of the plat.

Of the 112 properties surveyed, 108 were domestic (107 single family and one multiple family) and four were commercial (three of which were built as single-family residences). An analysis of the housing forms and architectural styles of domestic properties, as the dominant property type, will be discussed below.



Historic functions of surveyed properties.

HOUSING FORMS

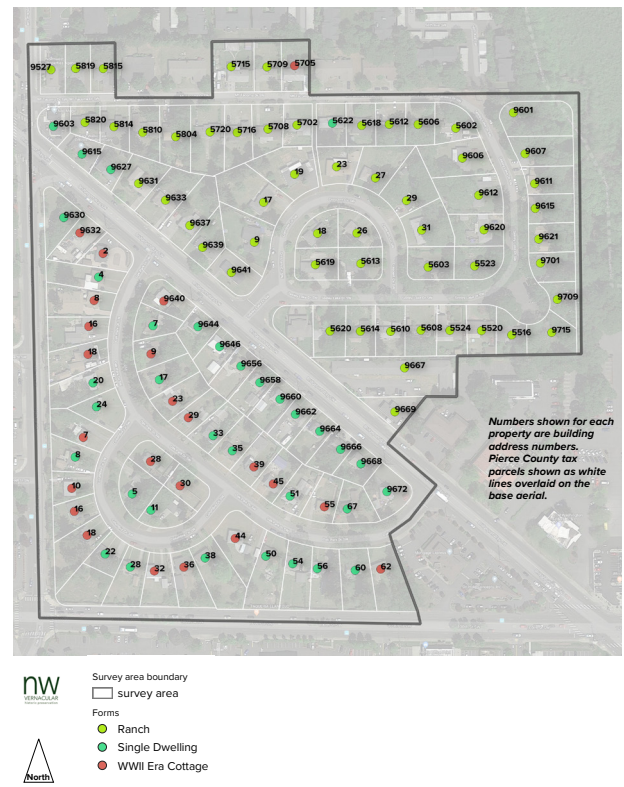
Two key housing forms were present in the survey area: World War II (WWII)-era Cottage and Ranch. The WWII-era Cottages are present on the south side of Bridgeport Way; Ranches are present on the north side. Many of the houses on the south side of Bridgeport Way SW are not examples of either form and have more in common with one-and-a-half story Tudor cottages. Examples of these include 33 and 51 Oak Park Drive SW, and 8 Columbia Circle SW.

Table 3. Housing Forms in Survey Area

FORM	SURVEYED
Ranch	53
WWII-era Cottage	22
Other (Single Dwelling)	37

Ranch. This form began during the mid-1930s, gained popularity during the 1940s, and became the dominant residential architectural style during the 1950s and 1960s. Ranch houses are one story and typically asymmetrical. They feature low-pitched roofs, have a horizontal emphasis, moderate or wide eave overhangs, and may have an attached garage.²⁵ Good examples of the form in the survey area include 5618 Mt. Tacoma Drive and 5613 Seeley Lake Drive SW.

WWII-era Cottage. This form began during the mid-1930s and served as a transitional form between the bungalows of the 1920s and the sprawling Ranch houses of the 1950s and 1960s. The WWII-era Cottage was compact like a bungalow, but with minimal ornamentation. They typically have square or rectangular plans, but some examples may have projections with hip or gable roofs. They are typically Minimal Traditional in style but may have stylistic elements inspired by Art Deco or Streamline Moderne, such as glass block



Property forms in survey area.



5618 Mt. Tacoma Drive, a ranch house.



28 Columbia Circle SW, a WWII-era cottage.

25 McAlester, 479.

or rounded porch stoops.²⁶ Good representations of the form in the survey area include 44 Oak Park Drive SW and 28 Columbia Circle SW.

ARCHITECTURAL STYLES

Architectural styles present within the neighborhood reflect the architectural influences and stylistic trends that were popular during the mid-twentieth century. The south side of the Oak Park subdivision has examples of Minimal Traditional architecture while the north side of the Oak Park subdivision has Modern houses with Ranch forms.

Table 4. Architectural Styles in Survey Area

STYLE	SURVEYED
Minimal Traditional	56
Modern	56

Minimal Traditional. Houses designed in this architectural style bridge the gap between the more traditional period revivals of the 1920s and the modernism of the mid 1950s and 1960s. Minimal Traditional houses, with their simplified architectural features and compact form, became popular during the Great Depression. These houses are typically one story with close eaves, have small to nonexistent front porches, and usually a front-facing gable and large chimney.²⁷ Larger, two-story examples of this style are less common. Oak Park features one story and one-and-a-half story examples. Good samples of the style in the survey area include 9668 Bridgeport Way SW and 9660 Bridgeport Way SW.

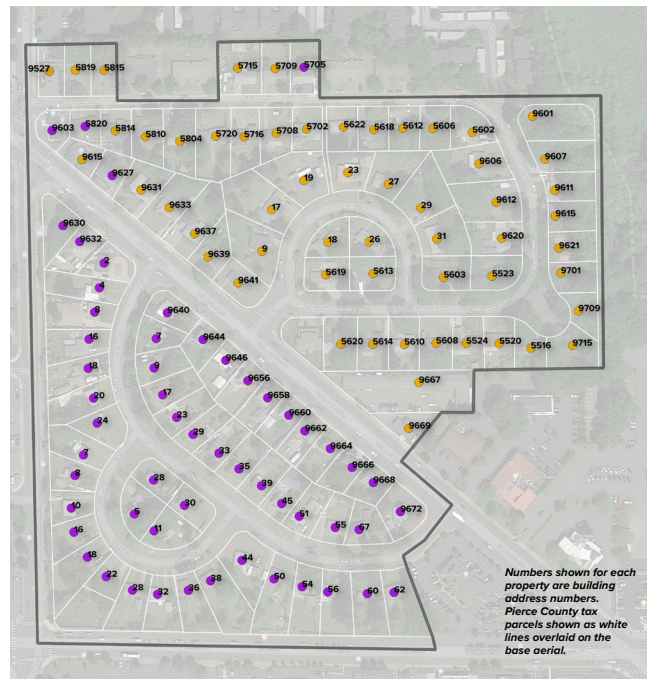
Modern. The term “modern” is quite broad and for the purposes of this survey; houses that are





9660 Bridgeport Way SW, a Minimal Traditional house.



18 Crescent Circle SW, a Modern house.




□ Survey area boundary
■ Architectural Style
● Minimal Traditional
● Modern


Architectural styles in survey area.

26 Washington State Department of Archaeology and Historic Preservation, “WWII Era Cottage: 1935 – 1950,” *Washington State Department of Archaeology and Historic Preservation*, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/wwii-era-cottage> (accessed April 5, 2019).

27 Swope, 478.

classified as “modern” are those that do not align with another architectural style but still have the minimal architectural detailing and contemporary materials typical of the mid-twentieth century. These houses may utilize the Ranch form. Good examples of the style in the survey area include 18 Crescent Circle SW and 9 Crescent Circle SW.

3. Survey Results

Survey results exceeded expectations. The entire 1944 Oak Park plat retains a high level of cohesive visual character. The plat developed within a brief thirteen-year period that included the last two years of World War II. The clarity of differences in development patterns between the World War II era and immediate post war development remains intact.

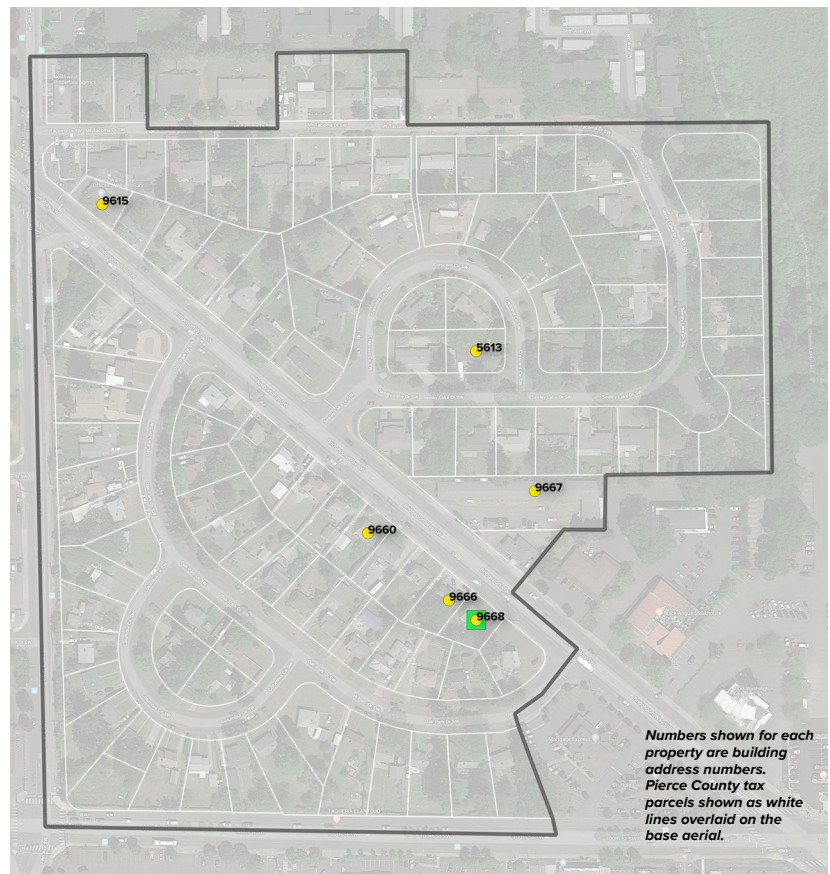
The survey area retains a high level of architectural integrity. Alterations recorded as part of field work identified the level of changes to building plan, cladding, windows, and garage when it was integrated into the house. The table below summarizes how we cited the level of integrity for each property. Refer to “Map 10. Integrity Levels” on page 52 to see these within the survey area. Refer to “District Eligibility” for a discussion of how compatible siding changes, even though it’s an extensive alteration, factored into consideration for property status within the potential historic district.

Visual character within the survey area reflects the progression of architectural styles and building forms from Minimal Traditional through the Modern style and Ranch form buildings. Notable items observed during the field work:

- The north and south halves of the Oak Park plat (bisected by Bridgeport Way SW) share a similar circulation system layout developed as part of the 1944 plat, but have different architectural styles and forms based on their two periods of construction. The earlier south portion reflects vestiges of Early Automobile Suburbs (1908 to 1945) with sidewalks from the street to the front entrance, and free-standing garages, vertically emphasized houses. The north portion reflects its later period of construction and the post-World War II and early freeway suburb periods (1945 to 1960) with horizontally emphasized Ranch form houses, and integrated single-car garages with a walkway from the driveway connecting to the house.
- Garry oak (*Quercus garryana*) trees retained by the original development, and possibly the namesake for the plat, provided an immediate setting for the new housing and continue to exert an important visual presence within the survey area, associated with the former prairie landscape of grassland and oak woodlands. As part of the original development, lengths of Seeley Lake Drive SW were constructed to jog out around existing oaks.
- Concrete construction of buildings in the south portion and wood frame construction in the north portion provide a remarkable change in building materials within a single plat and relate to their periods of development.
- Circulation within the plat consists of concrete roads with curbs but without sidewalks, characteristic of the 1940s and 1950s period of construction. Driveways, either fully paved or with just two concrete tracks, extend up to the detached and integrated garages. The use of sidewalks and whether they connect from the house to the street or from the house to the driveway marks a shift in resident parking patterns (street parking vs. parking in the driveway or integrated garage).
- Landscapes generally consisted of lawns with a range of plantings. No detailed comparison between existing plantings and historic aerials was made.
- Light and sign posts with the house number occur in the south portion at each house along the street.

The areas of history applicable to properties in the survey area, based on their historic functions, follow below.

- **Architecture:** This is the principal area of significance based on the reconnaissance level of the survey and a review of the architectural character of buildings within the survey area. The buildings represent World War II-era and post-World War II development patterns and changes, encapsulated into a compact and visually cohesive area.
- **Commerce:** Post-World War II construction brought a couple of commercial buildings within the survey area along Bridgeport Way SW. Due to the reconnaissance level of this survey no additional research was done.
- **Community planning and development:** The 1944 Oak Park plat and associated development reflect important patterns of physical development, land division, and land use within the City of Lakewood adjacent the central business district. The Lakewood Towne Center to the immediate southwest of the survey area developed concurrent with the Oak Park plat development.



- Survey area boundary
- Individual Lakewood eligibility recommendations
 - Yes, based on Criteria A.1 and A.3
- Individual NRHP eligibility recommendations
 - Yes, based on Criterion C

National Register of Historic Places individual eligibility.

Exterior building alterations tended to affect windows (conversion to vinyl or metal) and siding (conversion to vinyl, aluminum, or cement fiber board siding). A change unique to the north portion is the closing off of garages to change their function to living space, and the replacement of garage doors.

A. SURVEY AREA DEVELOPMENT PERIODS

The survey area contained properties from three development periods relating to the build-out of the 1944 Oak Park plat and immediately adjacent to concurrent development. The Oak Park plat

is unique as the largest World War II-era plat and one of only two, Clover Park (platted 1943) was the other, that were significantly built out during World War II.

Table 5. Surveyed Properties Development Periods

TIME PERIODS	PROPERTIES BUILT DURING EACH PERIOD
1944 to 1945	52 properties
1946 to 1949	12 properties
1950 to 1957	48 properties

B. NATIONAL REGISTER AND WASHINGTON HERITAGE REGISTER ELIGIBILITY

Northwest Vernacular staff evaluated surveyed properties for potential eligibility for listing to the National Register of Historic Places (NRHP). Staff utilized criteria A and C cited below. The following addresses individual eligibility. Refer to the National Register Historic District Eligibility below for historic district eligibility evaluation.

Criterion C is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way.

Criterion A is based on a review of early land ownership and plat maps for the survey and adjacent areas as well as city-wide pattern comparisons using Pierce County assessor estimated year-built data. The relationship between development within the survey area and broader city-wide patterns is addressed under the development periods above. There were no localized patterns identified at the reconnaissance level that would have elevated any properties to potential individual eligibility. No individual property research was completed as part of this study that would have informed evaluation under other criteria, however.

No criteria considerations were applicable for the evaluation of the properties surveyed.

Future research may yield information making a property eligible under other criteria.

National Park Service’s, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations. Items applicable to the survey area are called out in bold:

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or

B. That are associated with the lives of significant persons in our past; or

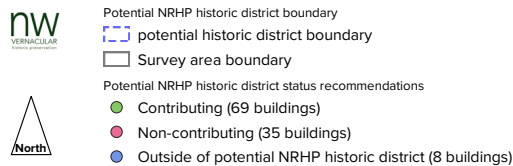
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or




National Register of Historic Places district eligibility.

- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past fifty years if it is of exceptional importance.

Of the properties surveyed, only one appears to have enough integrity and distinctive type or method of construction, work of a master, and/or high artistic values to be considered for NRHP listing. All properties recommended for NRHP eligibility are also recommended for Washington Heritage Register eligibility.

Table 6. Potential National Register Eligible Property per Criterion C

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
9668 Bridgeport Way SW	1945	This single-family residence retains a high level of integrity and is an excellent representative of a Minimal Tradition cottage.	

C. NATIONAL REGISTER HISTORIC DISTRICT ELIGIBILITY

Northwest Vernacular staff evaluated the survey area for potential historic district eligibility for listing to the National Register of Historic Places (NRHP) using the National Park Service’s *National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* and per the registration requirements established in the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing*. Staff utilized criteria A and C cited below. No criteria considerations were applicable for the evaluation of the properties surveyed. Future research may yield information making a property eligible under other criteria.

The potential historic district is recommended as eligible for NRHP listing through both the conventional historic district listing process, and as meeting the registration requirements for listing utilizing the above referenced multiple property listing.

Criterion C is based on architectural character and was assessed from the public right-of-way and generally informed by the extent of alterations observable from the public right-of-way.

Criterion A is based on a review of early land ownership and plat maps for the survey and adjacent areas as well as city-wide pattern comparisons using Pierce County assessor estimated year-built data.

Community planning and development is the area of significance that would apply under both criteria A and C reflecting important patterns of physical development and land use.

CRITERIA FOR EVALUATION

National Park Service's, *National Register Bulletin No. 15: How to Apply the National Register Criteria for Evaluation* establishes the following criteria for evaluation and criteria considerations. Subcategories listed under each criteria for evaluation stem from the registration requirements identified in section F of the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing*. Items applicable to the survey area are called out in bold.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. ***That are associated with events that have made a significant contribution to the broad patterns of our history; or***
 - a. ***Neighborhood reflects an important historic trend in the development and growth of a locality or metropolitan area.***
 - b. ***Suburb represents an important event or association, such as the expansion of housing associated with wartime industries during World War II or the racial integration of suburban neighborhoods in the 1950s.***
 - c. *Suburb introduced conventions of community planning important in the history of suburbanization, such as zoning, deed restrictions, or subdivision regulations.*
 - d. *Neighborhood is associated with the heritage of social, economic, racial, or ethnic groups important in the history of a locality or metropolitan area.*
 - e. *Suburb is associated with a group of individuals, including merchants, industrialists, educators, and community leaders, important in the history and development of a locality or metropolitan area.*
- B. *That are associated with the lives of significant persons in our past; or*
- C. ***That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or***
 - a. ***Collection of residential architecture is an important example of distinctive period of construction, method of construction, or the work of one or more notable architects.***

- b. *Suburb reflects principles of design important in the history of community planning and landscape architecture, or is the work of a master landscape architect, site planner, or design firm.*
- c. *Subdivision embodies high artistic values through its overall plan or the design of entranceways, streets, homes, and community spaces.*

D. *That have yielded or may be likely to yield, information important in history or prehistory.*

LIMITATIONS

The period of significance for the *Historic Residential Suburbs in the United States, 1830–1960 Multiple Property Listing* ends at 1960. This is not an issue as the properties in the survey area were all built prior to 1957.

Commercial and possibly apartment buildings, can be listed under the multiple property group, but must individually meet Criterion A, B, C, or D of the National Register of Historic Places (NRHP). The apartment building (9667 Bridgeport Way SW) and one commercial building (9669 Bridgeport Way SW) are outside of the potential historic district since they were not part of the Oak Park plat. The two commercial buildings within the plat (9603 and 9615 Bridgeport Way SW) were both built as single-family residences and later converted to commercial use. Due to the extent of alterations and change in use they are not recommended as potentially contributing.

LEVEL AND PERIOD OF SIGNIFICANCE

The potential historic district is recommended at the local level of significance. The development reflects important aspects of the City of Lakewood’s growth during and following World War II and its connection with Joint Base Lewis McChord (formerly Fort Lewis and McChord Air Force Base) and Camp Murray.

The recommended period of significance spans from 1944 to 1957, marked by construction of the first extant house and construction of the last extant house. This period marks the completion of the area’s build out including circulation systems, yards, and buildings.

INTEGRITY

The area retains a high level of integrity, which each aspect discussed below.

- **Location:** Boundaries that historically defined the neighborhood remain intact along with the location of streets. The size and shape of house lots remain intact. The plat retains its historic proximity to the transportation corridor of Bridgeport Way SW, and the central business district to the southwest that developed concurrent with the plat.
- **Design:** The arrangement and hierarchy of streets and arrangement of blocks remain intact. The spatial organization of the plat around the automobile remains evident through the streets, driveways, and garages. This design affords a higher level of seclusion and privacy for homes set back from Bridgeport Way SW. House lots remain intact and most

of the yards retain an open lawn character similar to what is evident in the 1957 historic aerial. The pattern of driveways, walkways, and curbs remain. Roads originally stepped out around Garry oaks remain. The curvilinear form of the roadways remains and reflects the original planning and plat of area. There have been some small-scale additions such as new houses, adding small porch roofs, garages and sheds. There have been no major vertical additions to houses, and most additions occur on the rear of houses. The spatial relationships between houses and street remains.

- **Setting:** Open lawns and fences that were part of original development along with private back yards and Garry oak trees remain. The Garry oaks reflect a conscious effort to retain a park like setting. These trees are protected by City ordinance. Yard plantings generally remain like historic photographs, with some developing more intensive landscaping, and typically do not obscure the house or its relationship with the street.
- **Materials:** Building, roadway, walkway, fencing, curbing, and landscaping materials remain. Stucco and concrete are an important material in the south area. Lap wood siding and shingles exist in both areas and are dominant features in the north area. Wood windows with narrow decorative wood trim at windows and doorways remain substantially intact. Collectively these materials all support a cohesive historic character to the plat. The majority of buildings retain key exterior materials related to their original construction.
- **Workmanship:** Evident in the street pavement, curbs, foundation walls, concrete and stucco, and lap siding, brickwork (often with corbelling) at chimneys in the north portion, narrow corner boards with a decorative rounded profile, wood and metal windows, and recessed doorways for protection from elements.
- **Feeling:** Feeling remains both along Bridgeport Way SW and upon entering the side streets to the north and south portions of the plat. The curvilinear streets and road hierarchy, along with house placement and continuity, lawns, Garry oaks, and driveways all convey sense of the original build out of the plat.
- **Association:** The plat remains in continued residential use and retains its proximity to the downtown business district. The plat is an enclosed area, so despite surrounding land use changes the association within the area remains strong. The high retention of original buildings along Bridgeport Way SW retains the continuity between the north and south portions of the plat. The plat conveys the period when it achieved importance and continues to reflect design principles that shaped it. The plat, at the time of construction and today, offers proximity to the city's two shopping centers, the future Lakewood Towne Center, as well as walking trails along Seeley Lake. As of 1941 the site remained undeveloped but just southeast of, and within walking distance to, the 1937 suburban shopping center, and by 1957 the plat had been developed and the downtown shopping center (future Lakewood Towne Center), just a third of a mile to the southwest of the development, had also been constructed and continued to expand through 1968. The housing retains proximity to the critical defense industry, Joint Base Lewis McChord, then Fort Lewis and McChord Air Force Base.

CLASSIFYING CONTRIBUTING AND NONCONTRIBUTING RESOURCES

The following outlines the methodology utilized in assessing surveyed properties for potential contributing and noncontributing status within the potential historic district. The following table provides a count of contributing and non-contributing status level recommendations for properties within the potential historic district.

Table 7. Potential Property Status

STATUS	COUNT
Contributing	69
Non-contributing	35
Outside of potential NRHP historic district	8

The following provides an explanation of factors considered in assigning status levels.

Contributing:

- Built within the recommended period of significance; and,
- Remaining substantially intact. This means that alterations noted under plan, cladding, windows, and other were intact to moderate, with up to one extensive-level alteration. Exceptions were made for lap siding replacement with fiber cement board or aluminum siding that retained the same overall visual character. These alterations were still identified as extensive.

Noncontributing:

- Built outside the recommended period of significance; or,
- Substantially altered. This means that at least two alterations noted under plan, cladding, windows, and other were extensive. Refer to Contributing (above) for fiber cement board and aluminum siding exceptions.

The following table provides a summary of factors considered in relating integrity level to assigning status levels.

Table 8. Integrity Level Analysis

CLASSIFICATION	PLAN	WINDOWS	CLADDING	OTHER
Contributing				
Built within the recommended period of significance; and,	Built between 1944 to 1957, as part of the build out of the original plat.			
Remain substantially intact. Up to one element be extensively altered, and/ or the siding replaced with fiber cement board which replicates the look of the original wood lap siding. This is also influenced by the degree to which other distinctive features or architectural details remained, such as roof forms, casings, planters, sidewalks and driveways, lawn.	Intact to moderate changes, such as a small side or rear addition set below the roofline of the house; a larger rear addition set back away from the house.	Intact to moderate changes. “Slight” indicates the majority of original windows remain intact with changes to only a few. “Moderate” indicates at least some of the original windows remain intact.	Intact to moderate changes. The siding on the front and side facades remains substantially intact. Replacement of wood lap siding with fiber cement board or aluminum siding replicated the visual character and profiles.	Intact to moderate changes. Integrated single-car garages comprise an important other element in the north portion. New garage doors are a slight change.
Noncontributing				
Built outside of the recommended period of significance; or,	Built following the build out of the area. These are houses that replaced original houses, such as the 2007 house at 5712 Seeley Lake Drive SW, or later infill development, such as the series of duplex houses built in 1990 along the north side of Mount Tacoma Dr SW, or commercial construction adjacent to but unrelated to the original plat, such as the medical offices at 9873 Bridgeport Way SW built in 1977.			
Substantially altered	Extensive changes, such as a large front addition or a rear addition that projected above the roofline of the house.	Extensive changes. Extensive indicates all the original windows visible from the street have been replaced.	Extensive changes, such as installation of vinyl, fiber cement board, or aluminum siding. Refer to contributing (above) for exceptions related to fiber cement board and aluminum siding.	Extensive changes. Removal of an original integrated garage doorway and filling in the opening with windows or siding such that the original opening can no longer be identified is an extensive change. Landscape changes, such as the complete replacement of lawn with hardscape or gravel, departing substantially from the original character.

D. LAKEWOOD LANDMARK ELIGIBILITY

NWV staff evaluated surveyed properties for potential eligibility for designation as Lakewood landmarks. Staff utilized designation criteria A.1. and A.3. shown in bold below, which are similar to National Register of Historic Places Criterion C. This criterion is based on architectural character and all properties were assessed from the public right-of-way. Future research may yield information making a property eligible under other criteria. No individual property research was completed as part of this study that would have informed evaluation under other criteria.

Local municipal code chapter 2.48.040 Designation Criteria, establishes the categories for determining designation as a Lakewood landmark. Applicable criteria are noted in bold.

A. An historic resource may be designated as a Lakewood landmark if it is more than 50 years old or, in the case of a landmark district, contains resources that are more than 50 years old, and possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:

1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history; or

2. Is associated with the lives of persons significant in national, state or local history; or

3. Embodies the distinctive characteristics of a type, period, style or method of design or construction, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

4. Has yielded or may be likely to yield information important in prehistory or history; or

5. Is an outstanding work of a designer or builder who has made a substantial contribution to the art.

B. A historic resource may be designated a community landmark because it is an easily identifiable visual feature of a neighborhood or city and contributes to the distinctive quality or identity of such neighborhood or the City or because of its association with significant historical events or historic themes, association with important or prominent persons in the community or county, or recognition by local citizens for substantial contribution to the neighborhood or community. An improvement or site qualifying for designation solely by virtue of satisfying criteria set out in this section shall be designated a community landmark.

C. Cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 40 years shall

not be considered eligible for designation. However, such a property shall be eligible for designation if it is:

1. An integral part of districts that meet the criteria set out in this chapter; or
2. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
3. A building or structure removed from its original location but which is significant primarily for its architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
4. A birthplace, grave or residence of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
5. A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
6. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner or as part of a restoration master plan, and when no other building or structure with the same association has survived; or
7. A property commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historical significance; or
8. A property achieving significance within the past 40 years if it is of exceptional importance. [Ord. 578 § 1, 2014; Ord. 251 § 1, 2000.]

Of the properties surveyed, six appear to have sufficient integrity and distinctive architectural character to be considered for designation as Lakewood landmarks. In general, any property recommended as appearing potentially eligible for NRHP listing under Criterion C was also recommended as potentially Lakewood Landmark eligible. Those properties that are only recommended for consideration as Lakewood landmarks either lacked sufficient distinctive architectural character or had slight alterations that diminished their NRHP eligibility potential.

The entire area is recommended as a potential Community landmark under designation criterion B above. This development is unique within the city for its self-contained character, use of circular roads/crescents, integrity of housing stock, and circulation systems.

Per municipal code section 2.48.020 Definitions a Community landmark is not subjected to design review.

“Community landmark” means a historic resource which has been designated pursuant to this chapter but which may be altered or changed without application for or approval of a certificate of appropriateness.

Table 9. Potential Local Landmark Eligible Properties per Criteria A.1. & A.3.

ADDRESS	YEAR BUILT	DESCRIPTION	IMAGE
9615 Bridgeport Way SW	1949 ca.	A largely intact Modern style professional office building built within the Oak Park subdivision. The building exhibits both unique detailing, with bay windows, multiple lite wood windows, white brick veneer, and projecting front gable with turned columns; and is in keeping with the style, scale and massing of residential development within the subdivision.	
9667 Bridgeport Way SW	1956 ca.	A largely intact Modern style, Ranch form apartment building built adjacent to the Oak Park subdivision. The building exhibits both notable detailing, with metal windows and brick, shingle, and vertical board cladding; it is in keeping with the style, scale, and massing of the residential development in the Oak Park subdivision.	
5613 Seeley Lake Drive SW	1950 ca.	A largely intact Modern style, Ranch form single-family residence. This is the most intact residence within the north portion of the Oak Park plat, conveying the original design features characteristic of houses built within this portion of the subdivision.	
9660 Bridgeport Way SW	1945 ca.	A largely intact Minimal Traditional style single family residence.	
9666 Bridgeport Way SW	1945 ca.	A largely intact Minimal Traditional style single family residence.	
9668 Bridgeport Way SW	1945 ca.	A largely intact Minimal Traditional style single family residence.	

E. DEVELOPMENT TRENDS

The following list identifies key local development trends influencing the retention of historic properties within the city:

- Managing exterior building changes as property owners change out original wood windows for vinyl or aluminum slider windows will be a key ongoing issue. Even the difference between using a 1:1 vinyl sash versus a horizontal slider or single fixed sash to replace a 1:1 sash can help to retain visual character.
- Vinyl and fiber cement board siding replacing or covering over original siding materials will be an ongoing issue as exterior siding materials are upgraded. Matching fiber cement board exposure widths and textures to the original lap siding can help retain visual character.
- Heating and cooling in the concrete houses was an issue raised by residents during our field work. The thermal mass of the concrete walls makes it difficult to keep interior spaces warm during the winter; during the summer the concrete walls absorb solar heat during the day and radiate it to interior spaces at night, making it difficult to cool the house in the summer. Helping homeowners resolve these issues would support the retention and continued use of these houses.
- Garage conversions and how to approach them in a way that retains visual character of the garage but also allows for new function (such as adding a recessed wall at doorway with windows, or a fixed garage door-type enclosure with windows) will be important to help retain visual character.
- Commercial development along Bridgeport Way SW has already encroached on the southeast corner of the Oak Park plat. The central business district abuts the south, west, and east sides (below Seeley Lake Park) of the survey area and the subdivision is adjacent the Town Center Incentive Overlay district. Currently the lots on either side of Bridgeport Way SW are zoned arterial residential/commercial (ARC) and zoning changes under current consideration would change these to arterial corridors. The rest of the subdivision is zoned residential four (R4). The commercial zoning along Bridgeport Way SW places development pressure on houses along this arterial; these houses are important for retaining visual continuity and connection between the two parts of the subdivision.

F. RECOMMENDATIONS

Implementation of the following recommendations will support local comprehensive planning, the purpose of the city's Historic Preservation Ordinance, and the 2014–2019 Washington State Historic Preservation Plan goals.

- Conduct outreach to property owners of properties recommended eligible for NRHP and/or Lakewood Landmark designation to ask if they are interested in knowing more about their properties. The intent will be to conduct additional research on those properties with owners who are interested in the history of their buildings. Based on the research, the owners could then consider if they are interested in pursuing listing status. The research could be accomplished through volunteer- or owner-led research parties, or through the City applying for grant funds to support intensive survey work. If grant funds are pursued,

the City should obtain a letter from each interested property owner stating their interest in participating.

- To address heating and cooling issues in concrete houses, conduct a case study example to develop options that owners could utilize to improve heating and cooling.
- Conduct outreach to property owners to determine if technical support regarding window repairs, and compatible siding, garage, and window changes would be of interest to residents.
- Review zoning along Bridgeport Way SW within the Oak Park subdivision to determine if there is an adjustment that could be made to support the retention of existing buildings as either single-family residences or compatible adaptive reuse in professional or business functions.

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5. Appendix

A. MAPS



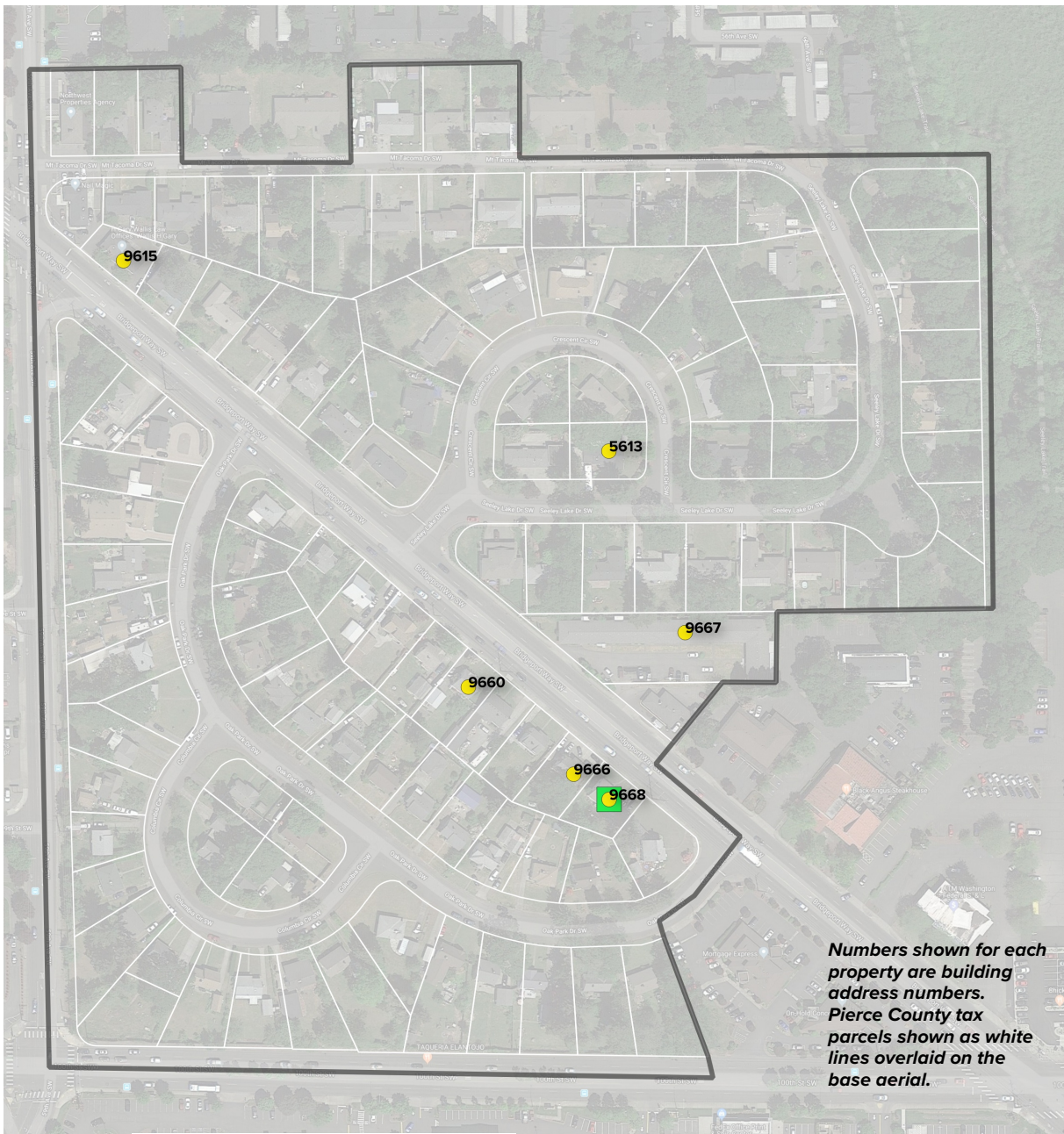
- Buildings surveyed
- Survey area boundary



Map 1. Survey area and surveyed properties.

Oak Park Reconnaissance Level Survey

Northwest Vernacular



- Survey area boundary
- Individual Lakewood eligibility recommendations
 - Yes, based on Criteria A.1 and A.3
- Individual NRHP eligibility recommendations
 - Yes, based on Criterion C



Map 2. Individual Eligibility Recommendations



- Potential NRHP historic district boundary
- potential historic district boundary
- Survey area boundary

Potential NRHP historic district status recommendations

- Contributing (69 buildings)
- Non-contributing (35 buildings)
- Outside of potential NRHP historic district (8 buildings)



Map 3. District Eligibility Recommendations



□ Survey area boundary

Period built

- 1944 to 1945 construction during WWII
- 1946 to 1949 construction immediately after WWII
- 1950 to 1957 continued infill construction



Map 4. Development Periods



Numbers shown for each property are building address numbers. Pierce County tax parcels shown as white lines overlaid on the base aerial.



Survey area boundary

□ survey area

Historic use

● Apartment

● Single Family House

● Commercial



Map 5. Historic Use

Oak Park Reconnaissance Level Survey

Northwest Vernacular



Survey area boundary

□ survey area

Forms

● Ranch

● Single Dwelling

● WWII Era Cottage



Map 6. Building Forms

Oak Park Reconnaissance Level Survey

Northwest Vernacular



□ Survey area boundary

Architectural Style

● Minimal Traditional

● Modern



Map 7. Architectural Styles

Oak Park Reconnaissance Level Survey

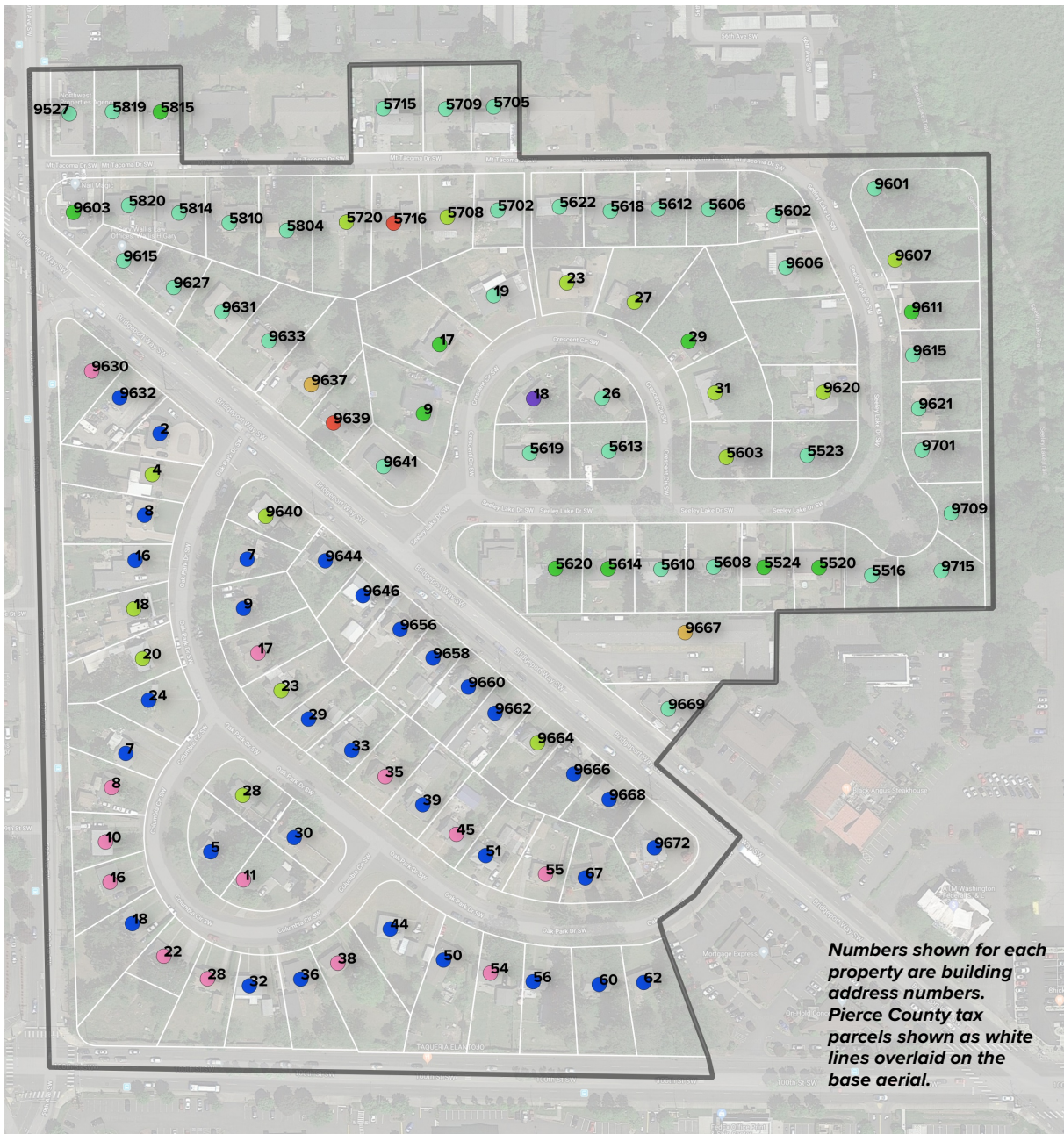
Northwest Vernacular



- Survey area boundary
- Structure
 - Mixed, concrete and wood
 - Wood, platform frame



Map 8. Structure Types



- Survey area boundary
- Fiber Cement Board
- Metal
- Stucco
- Stucco
- Asbestos
- Vinyl Siding
- Brick
- Wood

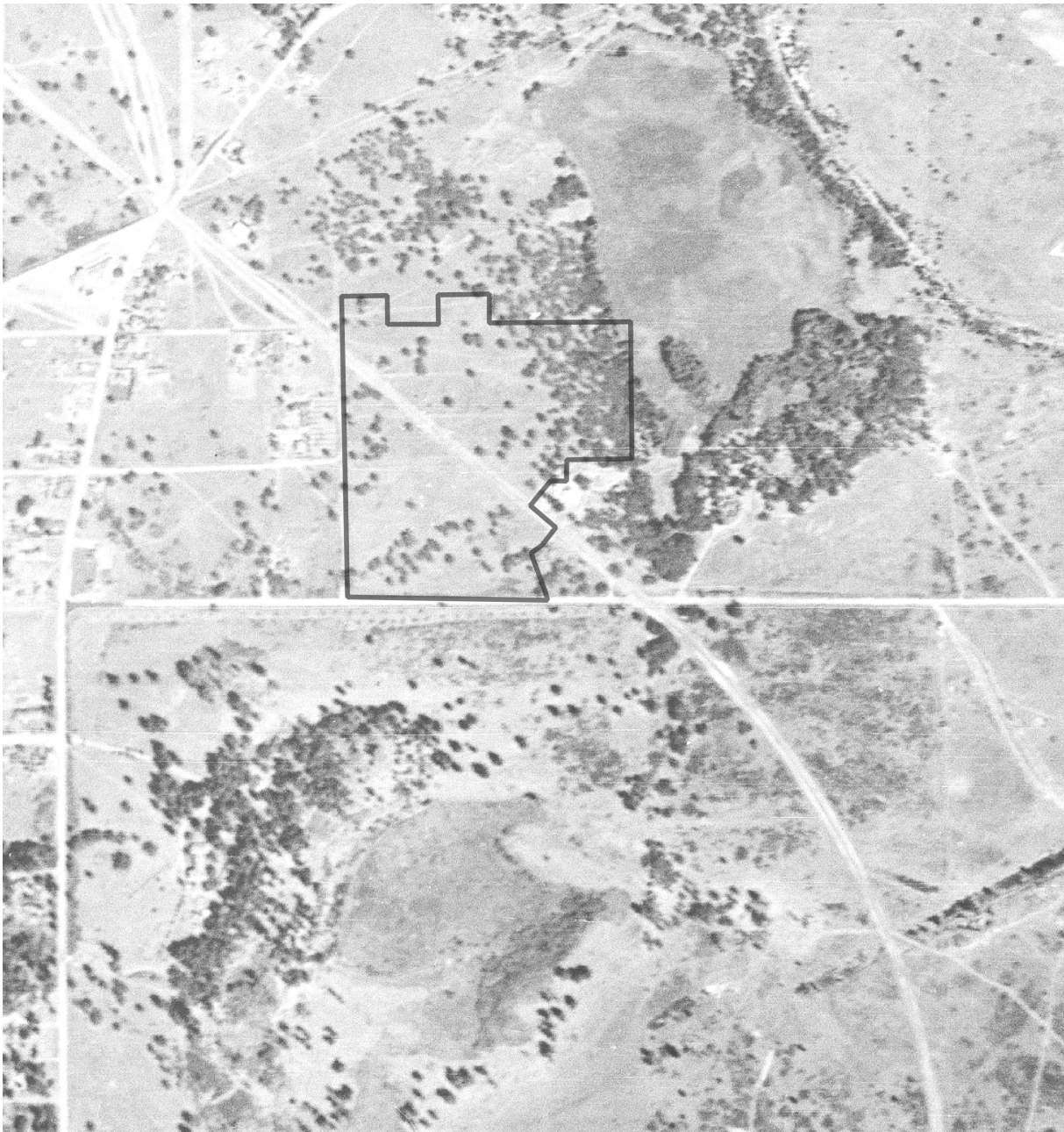
Map 9. Cladding Types



- Survey area boundary
- Property integrity levels
 - Intact to slight alterations
 - ◐ Slight to moderate alterations
 - Moderate to extensive alterations



Map 10. Integrity Levels




□ Survey area boundary

1941 aerial courtesy of the US Geological Survey.



Map 11. 1941 aerial, vicinity, courtesy of US Geological Survey.



 Survey area boundary

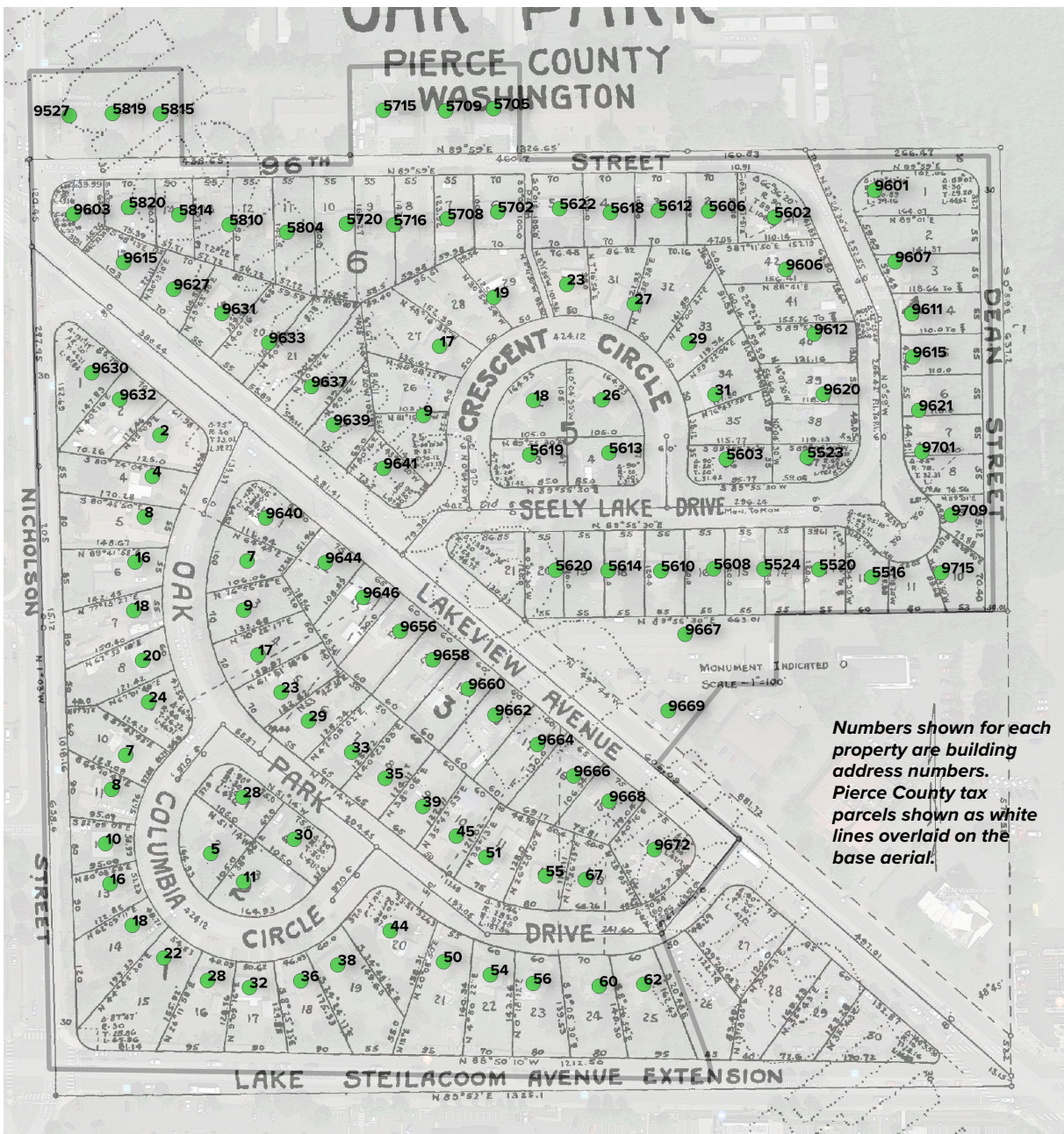
1941 aerial courtesy of US Geological Survey.



Map 12. 1941 aerial, courtesy of U.S. Geological Survey.

Oak Park Reconnaissance Level Survey

Northwest Vernacular



- Buildings surveyed
- Survey area boundary



Map 13. 1944 plat.

Oak Park Reconnaissance Level Survey

Northwest Vernacular



□ Survey area boundary

1957 aerial courtesy of the US Geological Survey.



Map 14. 1957 aerial, vicinity, courtesy of the U.S. Geological Survey.



- Buildings surveyed
- Survey area boundary

1957 aerial courtesy of US Geological Survey.



Map 15. 1957 aerial, courtesy of the U.S. Geological Survey.

Oak Park Reconnaissance Level Survey

Northwest Vernacular



□ Survey area boundary

1968 aerial courtesy of the US Geological Survey.



Map 16. 1968 aerial, vicinity, courtesy of the U.S. Geological Survey.

Oak Park Reconnaissance Level Survey

Northwest Vernacular

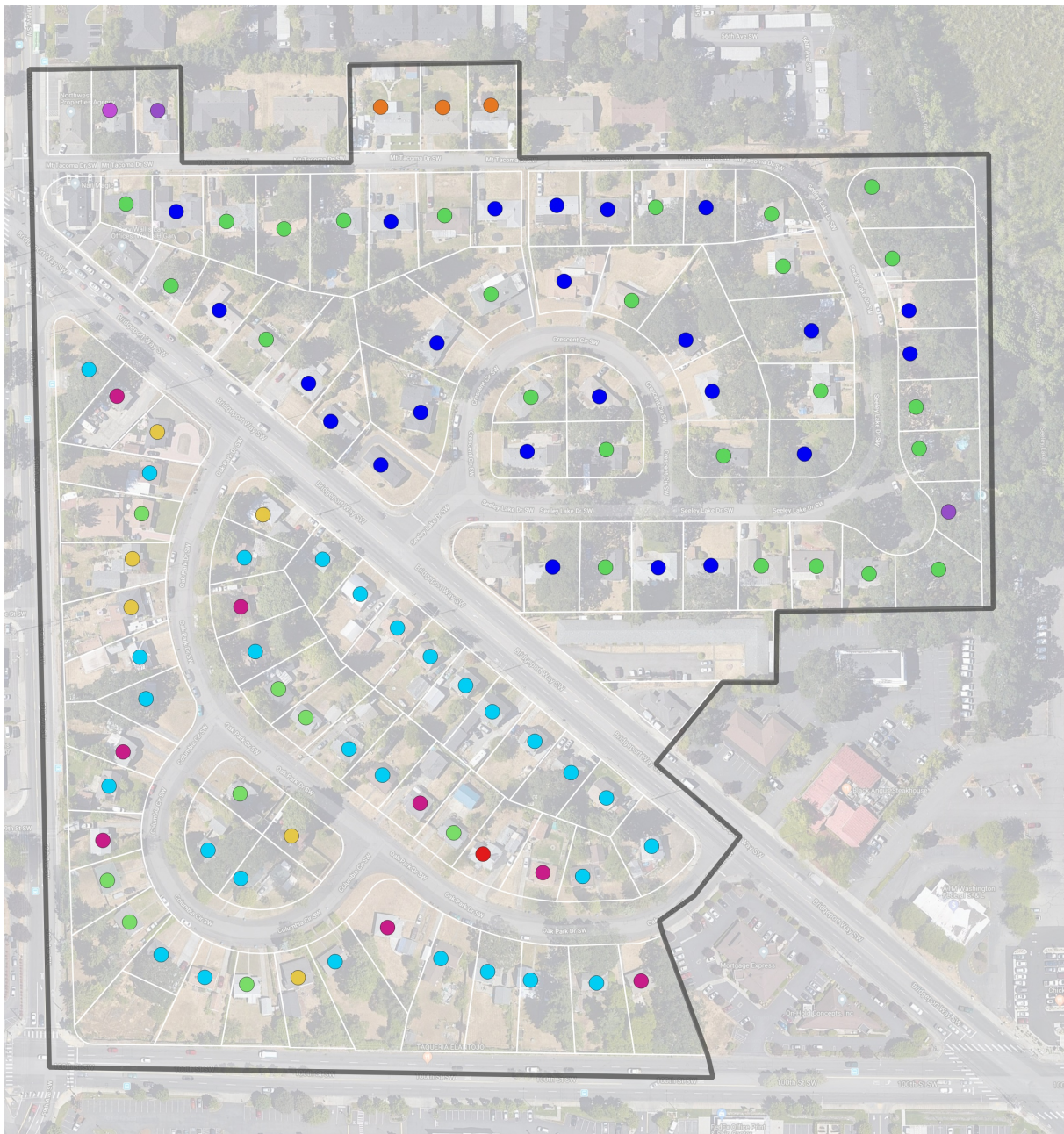


- Buildings surveyed
- Survey area boundary

1968 aerial courtesy of US Geological Survey.







Map 17. 1968 aerial, vicinity, courtesy of the U.S. Geological Survey.









Survey area boundary

 survey area

Building types

-  A: ranch, recessed side entry, garage
-  B: ranch, recessed front entry, garage
-  C: ranch, front entry, no stoop roof, garage
-  D: 1.5 stories, front facing recessed entry



-  E: 1 story, front facing recessed entry
-  F: 1.5 stories, front facing entry, stoop roof
-  G: 1 story, front facing recessed entry
-  H: 1 story, front facing entry, stoop roof
-  ranch, compact, no garage
-  J: recessed stoop, side facing entry

Map 18. Property Types.

Oak Park Reconnaissance Level Survey

Northwest Vernacular



TO: Mayor and City Councilmembers

FROM: Shannon Kelley-Fong, Senior Policy Analyst

THROUGH: John J. Caulfield, City Manager *John J. Caulfield*

DATE: September 9, 2019

SUBJECT: Legacy Plan Update #2: Engagement Events & Survey Results

PURPOSE: The purpose of this memorandum is to provide an update on the Legacy Plan update process. In addition to overviewing engagement events, this memorandum reviews the data collected from the Controlled and Open surveys. A more detailed review of the data collected at other engagement events is currently scheduled to come before the City Council in December 2019.

BACKGROUND: In April 2019, the City of Lakewood (hereinafter, the “City”) started the process of updating the city wide parks and recreation master plan, known as the Legacy Plan (hereinafter, the “Plan”). Since its approval in 2014, the Plan has served as the strategic plan for building a healthy and sustainable parks and recreation system in Lakewood.

The Plan is updated every six years to remain responsive to community needs and to remain competitive for grant funding. For example, to remain grant eligible for Washington Recreation and Conservation Office (RCO) grants, the Plan must be updated every six years; to meet this requirement, the City intends to update the Plan by Spring 2020.

Table A provides a timeline of the four phases of the Plan update process. Currently, the City is simultaneously performing Phase I: Environmental Scan and Phase II: Needs Assessment. The City begins Phase III: Plan Development in September 2019.

TABLE A												
Legacy Plan Update Phases												
	2019									2020		
	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Spring
Phase I Environmental Scan												
Phase II Needs Assessment												
Phase III Plan Development												
Phase IV Plan Approval												

Phase I - Environmental Scan: The City is in the process of gathering up-to-date information about Lakewood and the City’s parks and recreation facilities and services. With the materials and data collected from this scan, the City will be updating or adding the following elements within the Plan:

- Location;
- History;
- Natural setting;
- Demographics, including population, race and ethnicity, household characteristics, income and poverty, employment and education, and persons with disabilities;
- Benefits of parks and recreation;
- List of accomplishments since 2014;
- Plan overview;
- Plan structure;
- National and Regional trends;
- Local trends and community feedback;
- Goals and Objectives
- Classification / Inventory; and
- Level of service.

Phase II - Needs Assessment: The City is also currently in the process of collecting input from residents and other stakeholders through a variety engagement events, including in-person and online opportunities. **Table B** lists the engagements events held to-date and the estimated number of participants at each event.

TABLE B		
Legacy Plan Update - Engagement Events		
Event	Type	Participants
Aging Expo	Engagement	19
Open House 1	Open House	13
Coffee with Mayor	Engagement	8
SummerFest	Engagement	60
Farmer's Market	Engagement	80
Open House 2	Open House	10
Open House 3	Open House	6
Ready to Learn fair	Engagement	45
National Night Out	Engagement	61
Tillicum Community Center	Engagement	31
Summer Concert series	Engagement	36
Fort Steilacoom Dog Park	Engagement	27
Controlled Online Survey	Survey	168
Open Online Survey	Survey	256
Online Forum	Open House	2
Focus Group: Multicultural group	Focus Group	3
Focus Group: PRCS Personnel	Focus Group	7
Focus Group: Youth Council*	Focus Group	Oct. 2019
Engagement Event in District 3*	Engagement	TBD
Engagement Event in District 3*	Engagement	TBD
	Total	832
*Forthcoming		

The City is looking to schedule at least two additional engagement events this fall, with one in District 3, by the end of October, 2019.

Open Houses. The City held three open houses at which 29 individuals provided input regarding the City’s parks and recreation. Open house activities allowed participants to do a combination of the following: 1) identify strengths, weaknesses, opportunities, and threats for Lakewood parks and recreation; 2) provide feedback on existing Legacy Plan goals; 3) identify a favorite park; 4) to identify favorite park features; and 5) provide input on what park features individuals would like to see added, expanded, or improved in the next few years. A review of Open House feedback will occur as part of the in-depth review of engagement events scheduled for the City Council Study Session on December 9, 2019.

Engagement Events. The City held nine engagement events at existing community events, for example at SummerFest and the Clover Park Ready To Learn Fair. At these events, approximately 370 individuals provided input regarding the City's parks and recreation. Engagement events commonly allowed participants to: 1) identify a favorite park; 2) to identify favorite park features; and 3) provide input on what park features individuals would like to see added, expanded, or improved in the next few years. A review of engagement event input will occur as part of the in-depth review of engagement events scheduled for the City Council Study Session on December 9, 2019.

Surveys. In effort to provide flexible opportunities for those who live, work, and play in Lakewood the City used two online surveys. The surveys allowed users to provide feedback on: 1) current parks and recreation options and service levels, 2) use of facilities, programs, and service levels, and 3) parks and recreation needs.

Online survey. An online survey was available for general public access from June 25 to July 31, 2019. In total, the City collected 256 surveys. Participants accessed the survey online via the City's Website, social media outlets, the City Manager's Bulletin, and an email blast to registered park recreation participants. This survey was available in English, Spanish, and Hangul.

Controlled Survey – Mail / Online survey. Two thousand (2000) addresses in Lakewood were chosen at random to participate in an online survey that required a passcode to access. Participants received two letters with the survey link and their respective passcodes two weeks apart on June 25, 2019 and on July 9, 2019. Hard copies of the survey were also available at City Hall. This survey was also available in English, Spanish, and Hangul. Surveys were collected from June 25 to July 31, 2019.

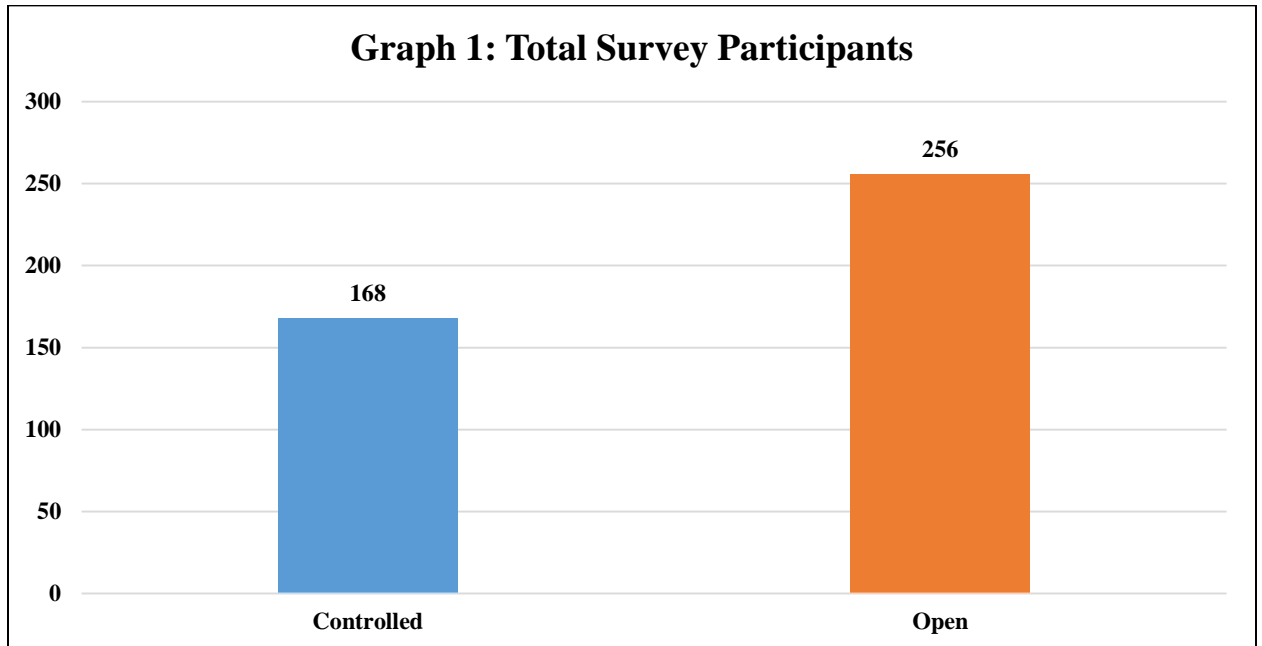
Of the 2000 addresses mailed survey letters, 1865 were delivered (93%). The remaining 135 survey letters (7%) were returned to City Hall due to the housing unit being vacant or the postal service was unable to deliver the survey letter as addressed. Of the 1865 households that received the survey, 168 completed the survey, providing an overall survey response rate of 9%.

Survey Analysis: The following provides a breakdown of the Controlled and Open surveys by overall participation, as well as some limited insight on survey results by district, income, race and ethnicity, and age. Importantly, based on past surveys and research, the City recognized that certain demographic groups would likely be overrepresented and others would be underrepresented by doing a survey. In effort to gather more input from a wider diversity of residents, the City strategically held engagement events at existing community events across the City. As mentioned previously, the City is planning to hold more engagement events, with some in District 3, in the next two months to gather information from residents in this area.

Overall participation: Graph 1 depicts participation for the Controlled and Open surveys.

Controlled Survey: 168 submitted surveys.

Open Survey: 256 submitted surveys.



Controlled Survey Only - Participation by District: Like the National Community Survey (NCS) of 2015 and 2017, the Controlled Survey tracked participation by Lakewood Districts. **Figure 1** provides a map of the Lakewood Districts. Lakewood Districts include the following neighborhoods:

District 1: Tillicum, Woodbrook, Gravelly Lake, South American Lake.

District 2: Springbrook

District 3: International District

District 4: Greater Downtown area

District 5: Lake City, Fort Steilacoom Park, Lake Steilacoom

District 6: Oakbrook

FIGURE 1: Lakewood Districts map

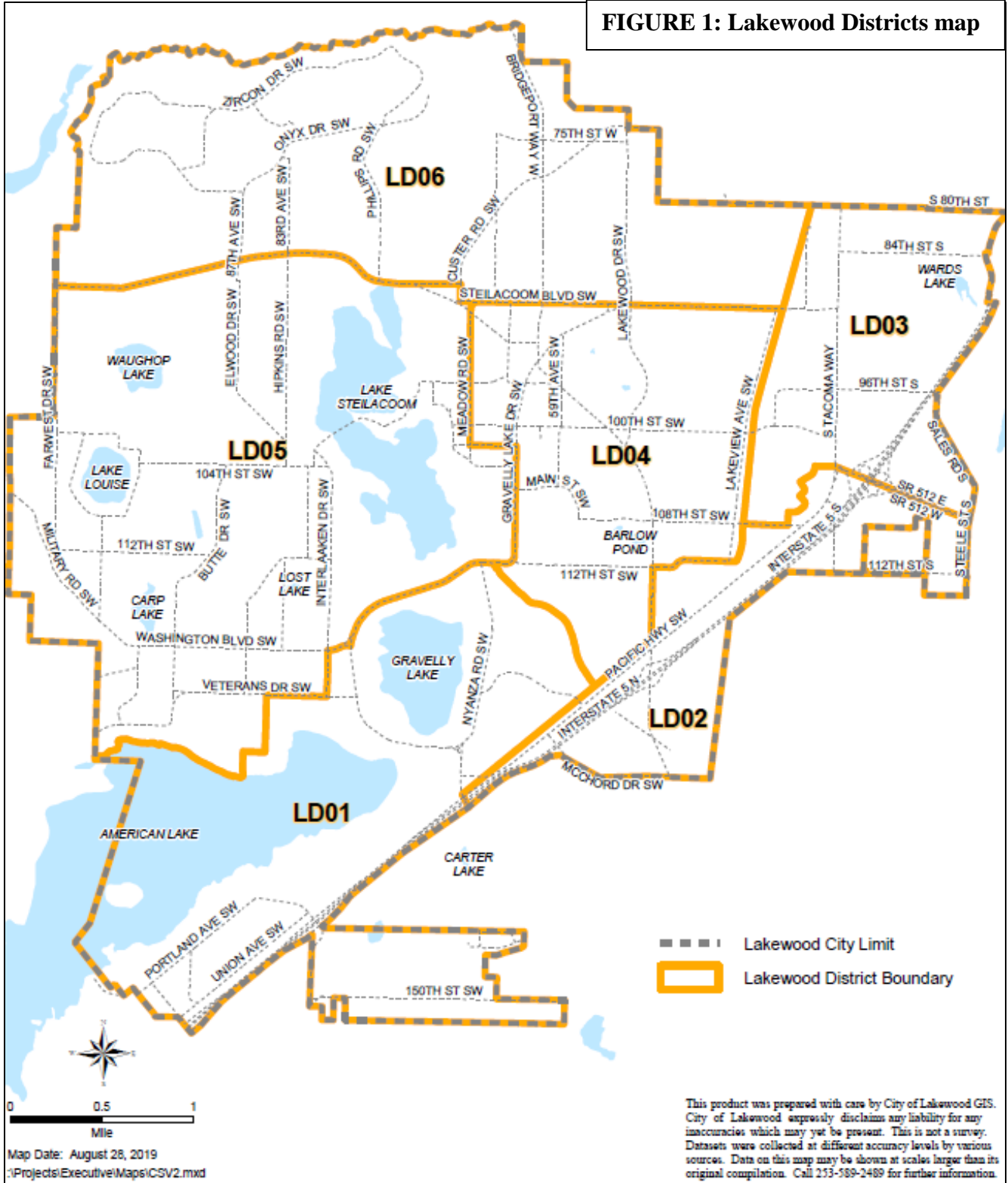


Figure 2 depicts the 2000 addresses selected for the Controlled survey and indicates which residences completed the survey (in blue) and those that did not complete the survey (in red).

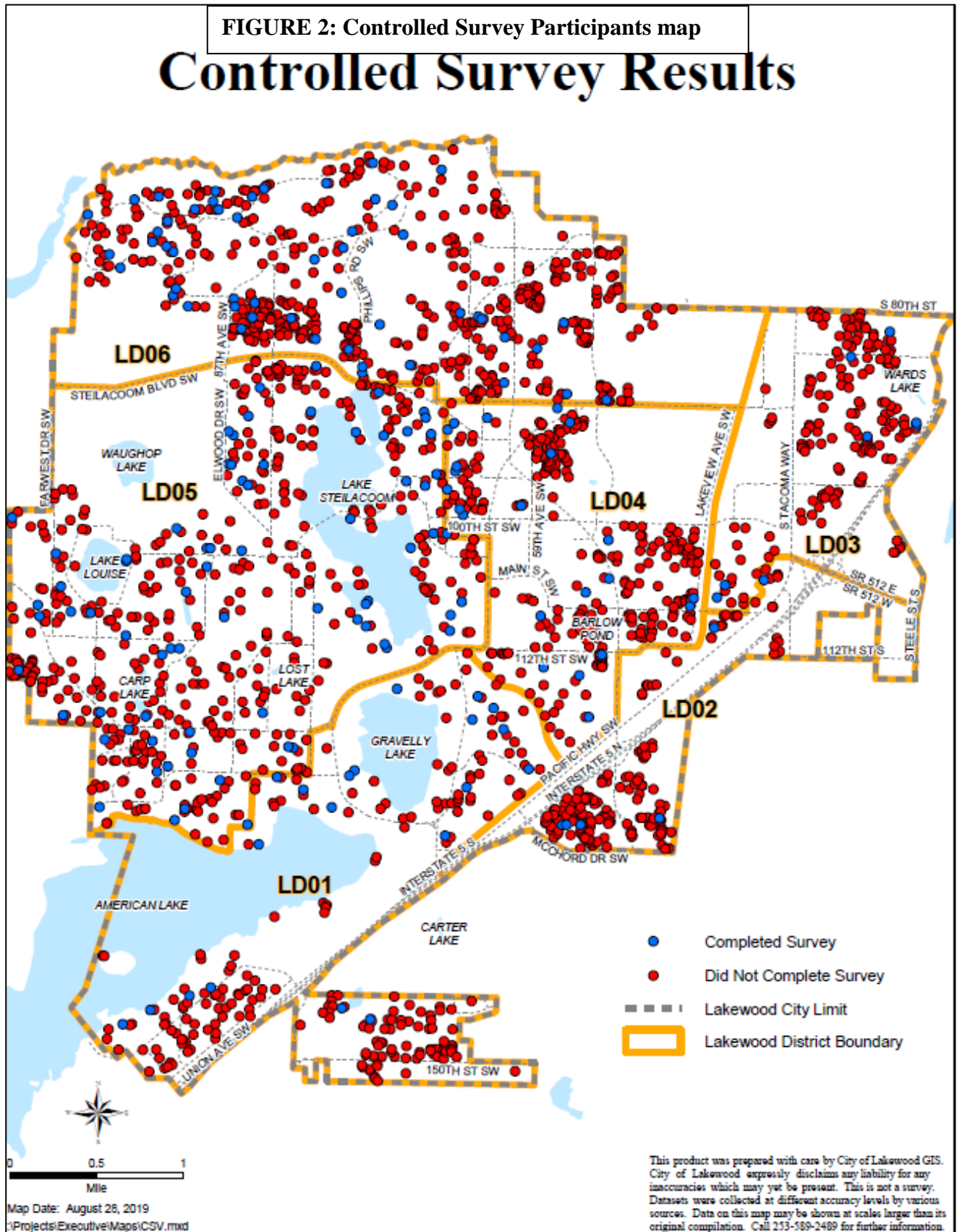


Table C provides the distribution of controlled survey participants by District. Note, District 2 and District 3 had six survey participants, respectively.

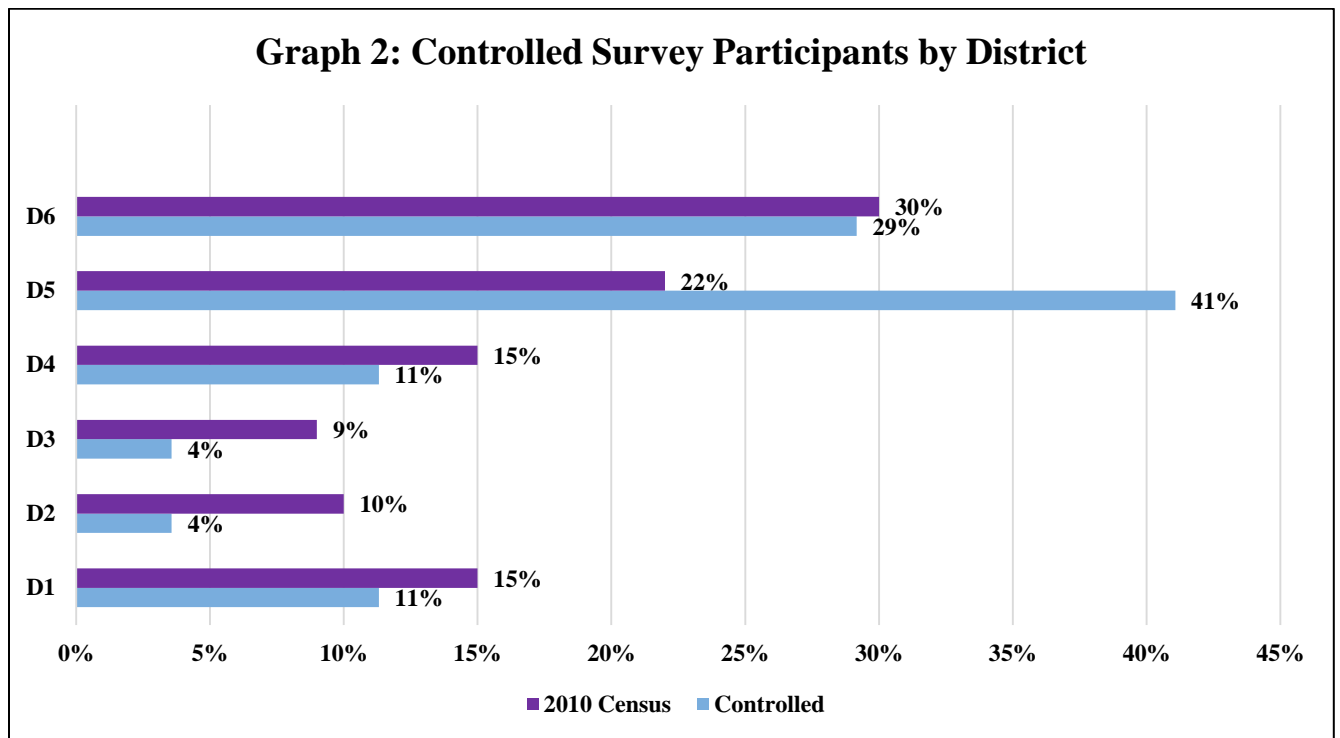
Significantly underrepresented groups (highlighted in red) were:

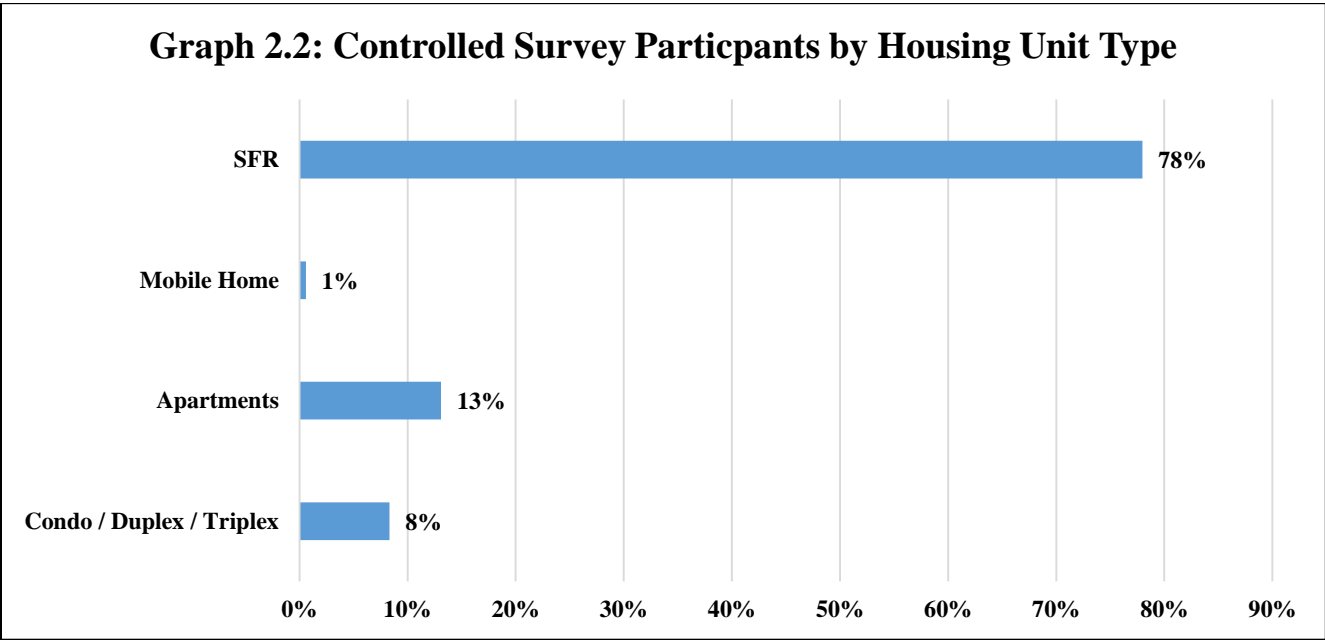
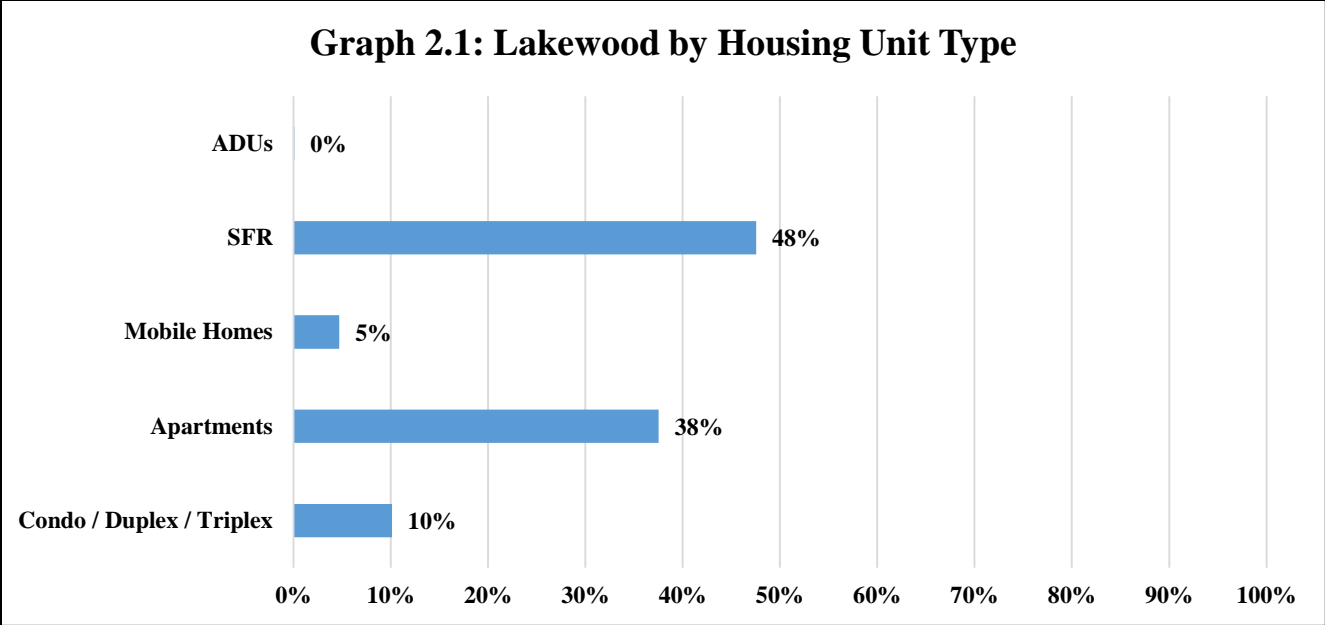
- District 2
- District 3

Significantly overrepresented groups (highlighted in green) were:

- District 5

TABLE C				
Survey Participants by District				
	Lakewood Population % (Census 2010)	Controlled Survey		Open Survey
		# of Completed Surveys	% of Completed Survey	
District 1	15%	19	11.3%	N/A
District 2	10%	6	3.5%	N/A
District 3	9%	6	3.5%	N/A
District 4	15%	19	11.3%	N/A
District 5	22%	69	41.1%	N/A
District 6	30%	49	29.2%	N/A
TOTAL	100%	168	100%	-





Survey Demographic Questions: The following reviews the survey questions and response rates related to demographics (Questions 11 through Question 15 of both of surveys). These questions were completely optional. As a result, participation widely varied by each question.

What is your household income? The Controlled and Open surveys asked participants to identify their household income level; again, this was an optional question. **Table D** provides the income breakdown of survey participants. Survey participant rates were compared to 2017 American Community Survey 5-Year Estimates (ACS) to determine underrepresented and overrepresented populations.

Controlled Survey:

Significantly underrepresented groups (in red) were:

- \$14,999 or less
- \$15,000 - \$49,000

Significantly overrepresented groups (in green) were:

- \$50,000 - \$99,999
- \$100,000 or more

Open Survey:

Significantly underrepresented groups (in red) were:

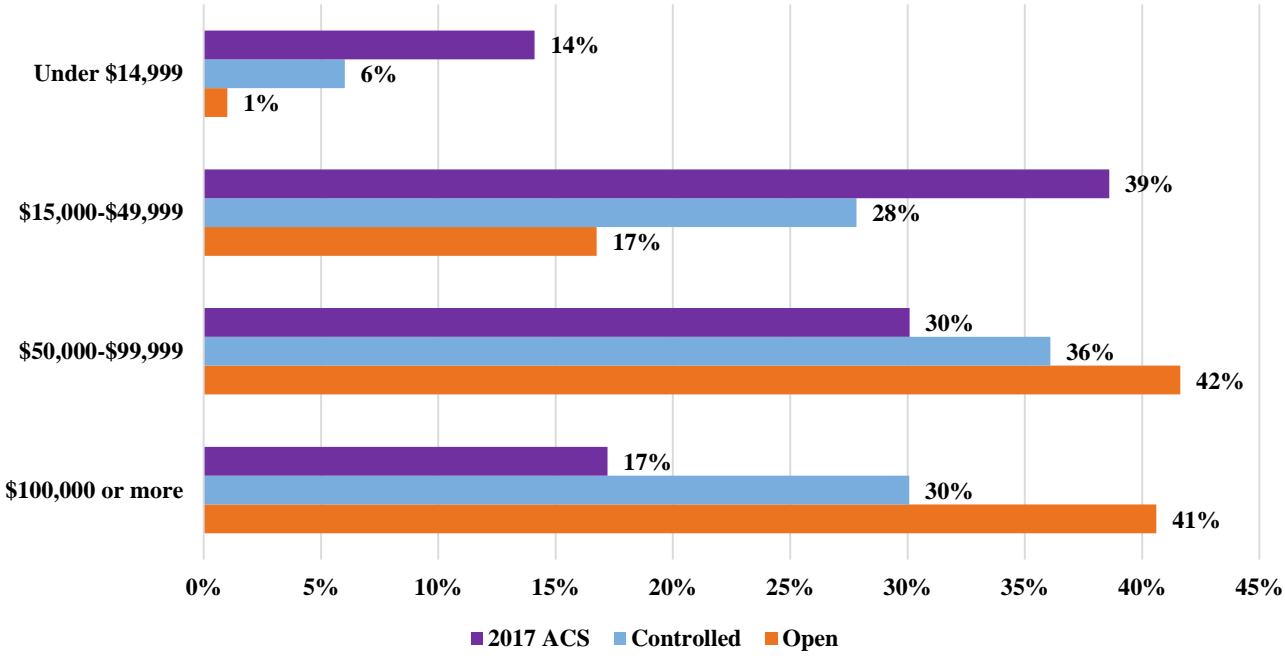
- \$14,999 or less
- \$15,00 - \$49,999

Significantly overrepresented groups (in green) were:

- \$50,000 - \$99,999
- of \$100,000 or more

TABLE D					
Survey Participants By Income					
Income	Lakewood Population % (2017 ACS)	Controlled Survey		Open Survey:	
		# of Completed Surveys	% of Completed Survey	# of Completed Surveys	% of Completed Survey
\$100,000 or more	17%	40	30%	80	41%
\$50,000-\$99,999	30%	48	36%	85	42%
\$15,000-\$49,999	39%	37	28%	34	17%
Under \$14,999	14%	8	6%	2	1%
TOTAL (no blanks)	100%	133	100%	201	100%
Survey participation for question		79%		79%	

Graph 3: Survey Participants by Income



Which of the following best describes your race and ethnicity? The Controlled and Open surveys asked participants to identify their race and ethnicity; again, this question was optional. Respondents were asked to select all the categories that applied. This resulted in respondents selecting multiple races and others selecting none. Respondents that selected multiple races were categorized as “Two or more races” for the purpose of this survey. **Table E** provides the breakdown of survey participants by race and ethnicity. Both the Controlled and Open survey participant rates were compared to Census 2010 data to determine underrepresented and overrepresented populations. Overall, the Controlled survey was more representative of Lakewood’s population than the Open survey.

Controlled Survey:

Significantly underrepresented groups (in red) were:

- Some Other Race
- Hispanic

Significantly overrepresented groups (in green) were:

- White/Caucasian

Open Survey:

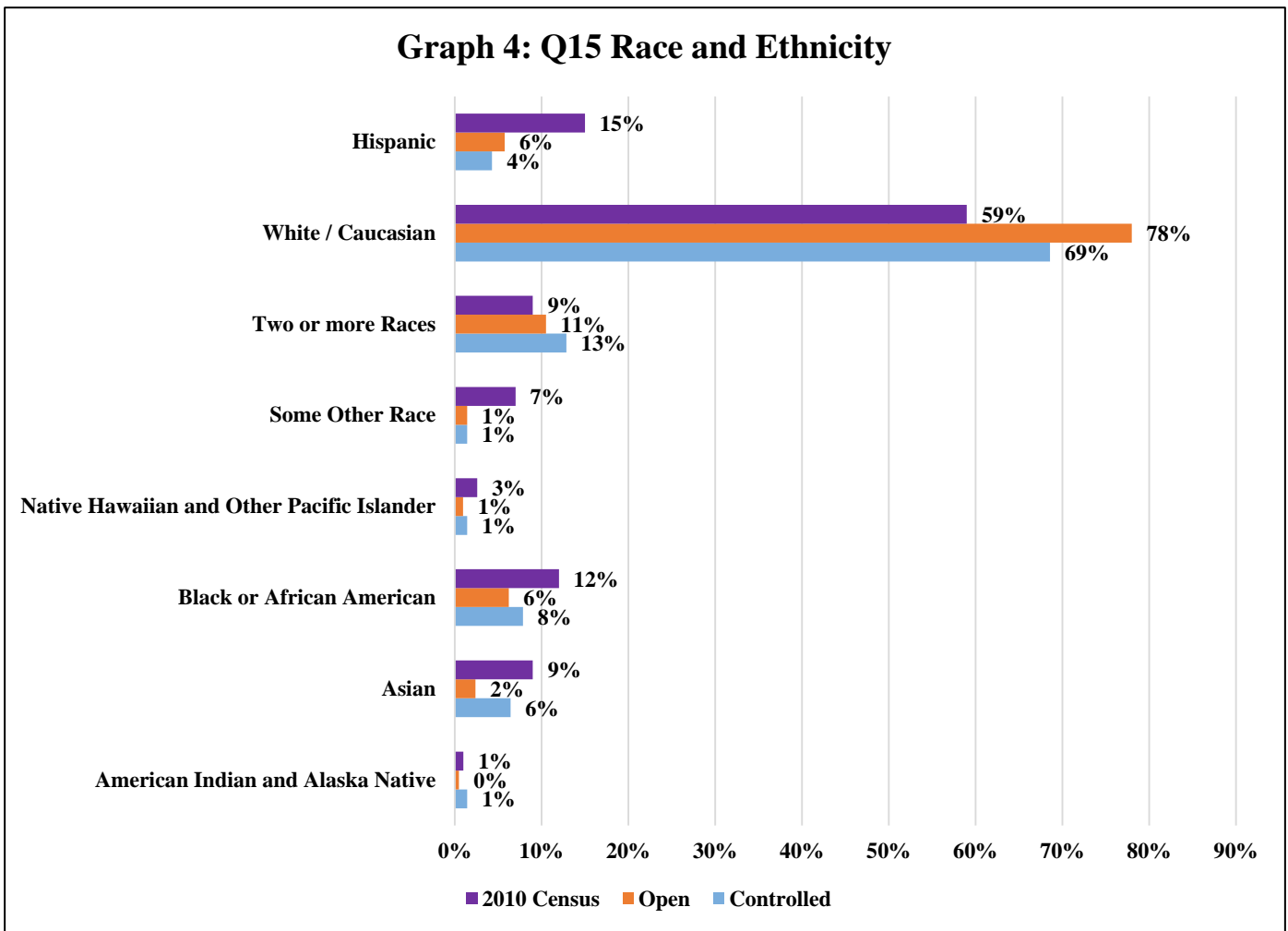
Significantly underrepresented groups (in red) were:

- American Indian and Alaskan Native
- Asians
- Black or African Americans
- Hispanics

Significantly overrepresented groups (in green) were:

- White / Caucasian

TABLE E					
Survey Participants By Race and Ethnicity					
Race / Ethnicity	Lakewood Population % (Census 2010)	Controlled Survey		Open Survey:	
		# of Completed Surveys	% of Completed Survey	# of Completed Surveys	% of Completed Survey
American Indian and Alaska Native	1%	2	1.4%	1	0.5%
Asian	9%	9	6.4%	5	2.4%
Black or African American	12%	11	7.9%	13	6.2%
Native Hawaiian and Other Pacific Islander	3%	2	1.4%	2	1.0%
Some Other Race	7%	2	1.4%	3	1.4%
Two or more Races	9%	18	12.9%	22	10.5%
White / Caucasian	59%	96	68.6%	163	78.0%
Total participation for question		70%		82%	
Hispanic	15%	2	4.3%	9	5.7%



What’s your age: The Controlled and Open surveys asked participants to identify their age; again, this was an optional question. **Table F** provides the age breakdown of survey participants. The survey participation rates by age were compared to Census 2010 data to determine underrepresented and overrepresented populations. The Open survey was more representative of Lakewood than the Controlled Survey based on distribution of age.

Controlled Survey:

Significantly underrepresented groups were:

- 18 to 24 years of age
- 25 to 44 years of age

Significantly overrepresented groups were:

- 45 to 64 years of age
- 65 years of age and older

Open Survey:

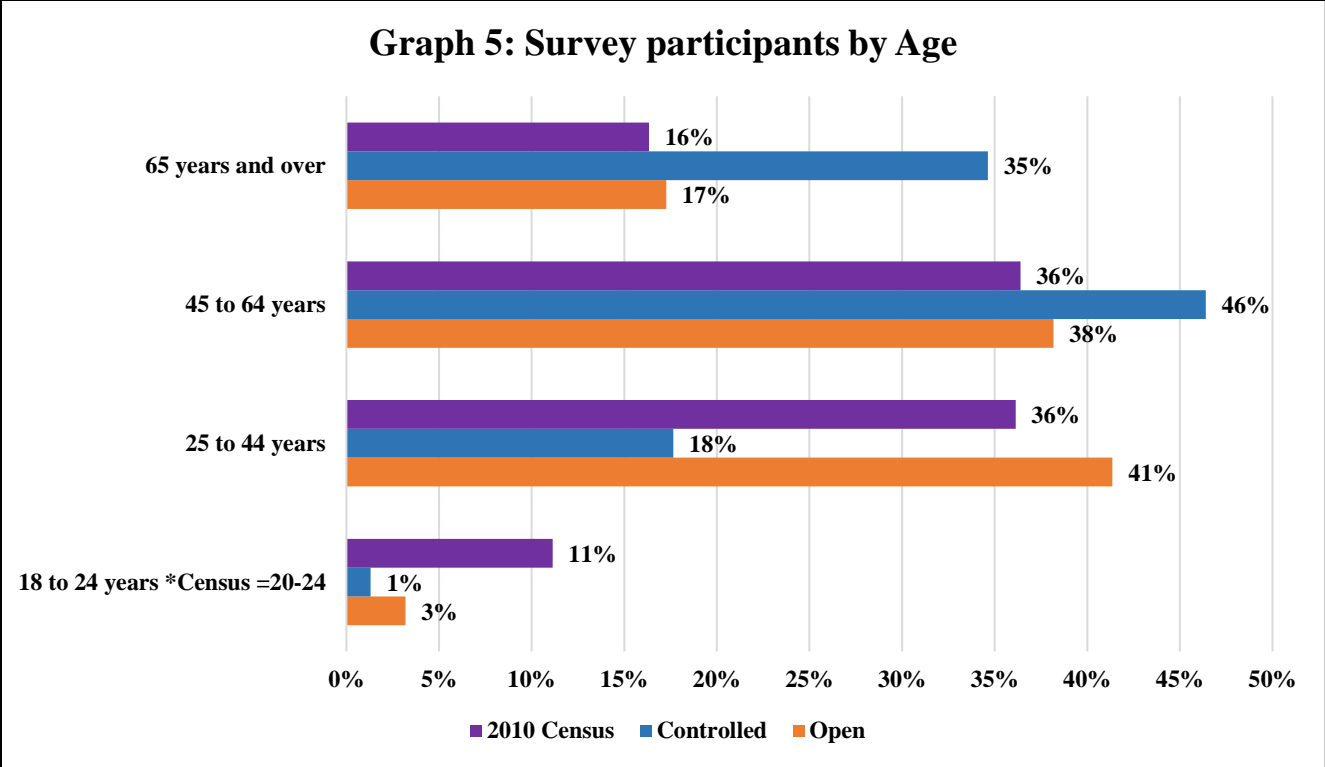
Significantly underrepresented groups were:

- 18 to 24 years of age

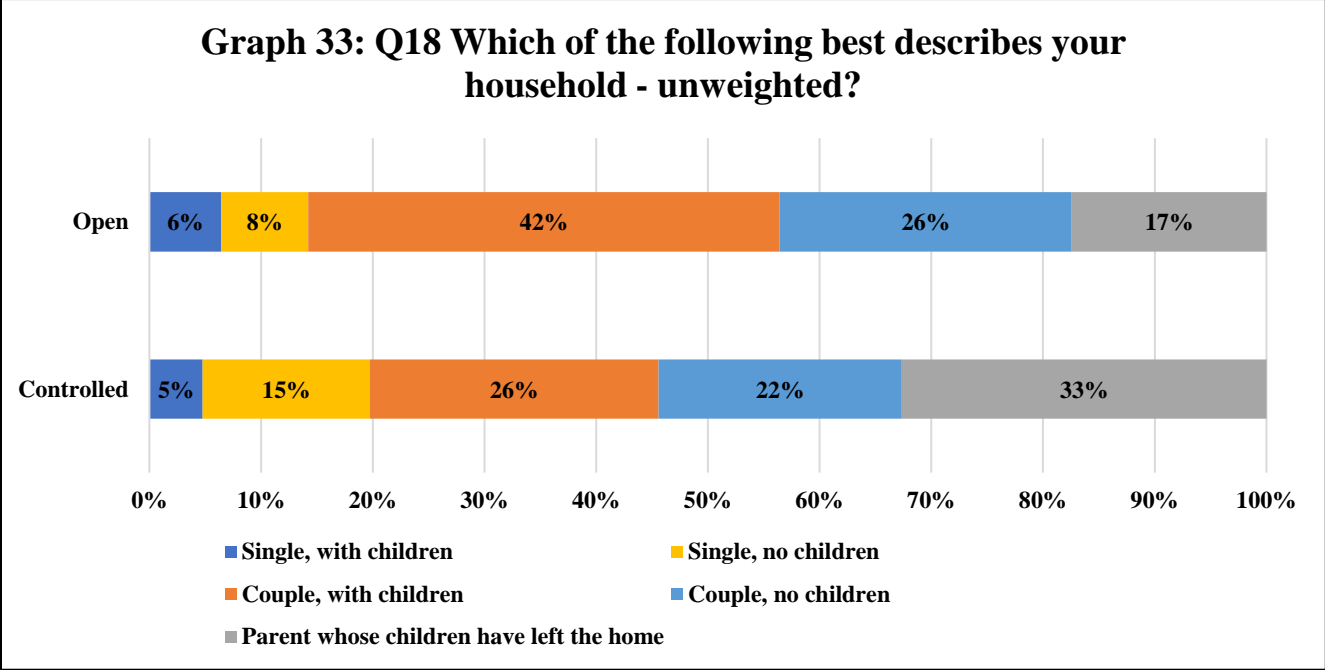
Significantly overrepresented groups were:

- There were no significantly overrepresented age groups.

TABLE F					
Survey Participants By Age					
	Lakewood Population % (Census 2010)	Controlled Survey		Open Survey:	
		# of Completed Surveys	% of Completed Survey	# of Completed Surveys	% of Completed Survey
Income					
18 to 24 years *Census =20-24	11%	2	1%	7	3%
25 to 44 years	36%	27	18%	94	41%
45 to 64 years	36%	71	46%	86	38%
65 years and over	16%	53	35%	38	17%
TOTAL (no blanks)	100%	153	100%	225	100%



Which of the following best describes your household: The Controlled and Open also surveys asked participants to describe their household; again, this was an optional question. **Graph 33** provides the household type of survey participants. This question allowed participants to enter in “Other” household types. The most common “Other” household type entered in was “grandparent.”

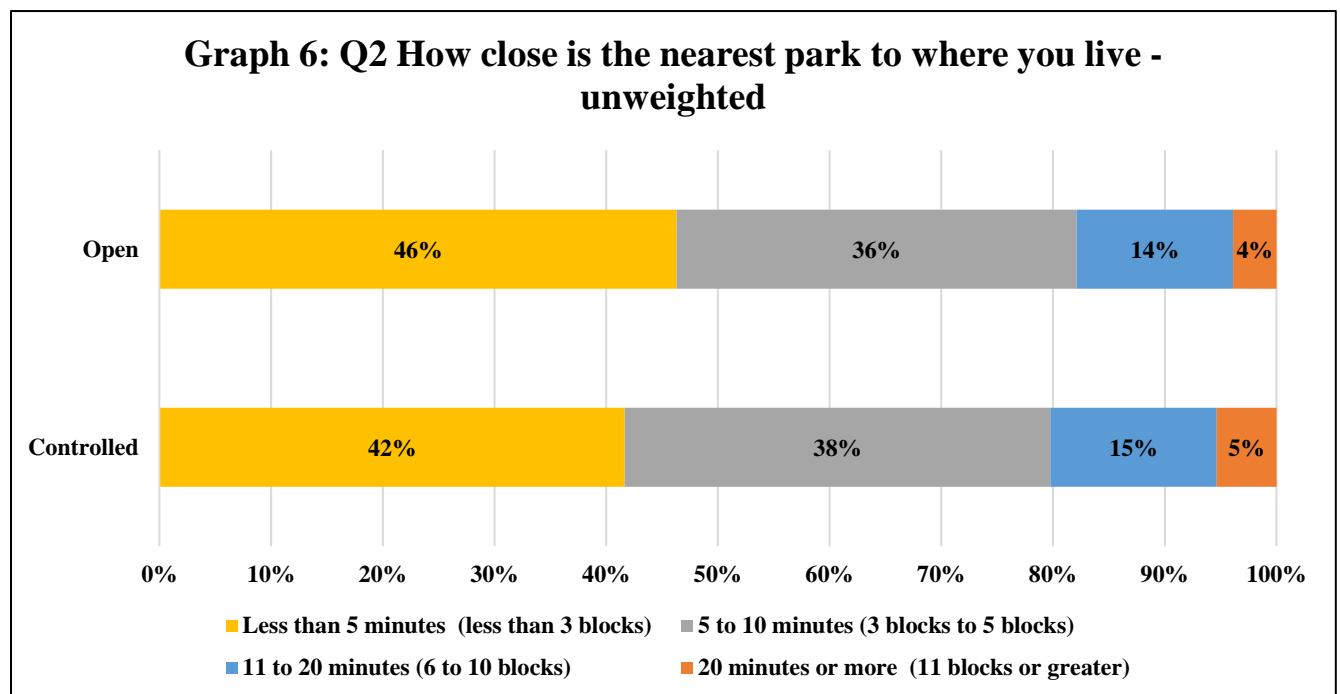


OTHER SURVEY QUESTIONS:

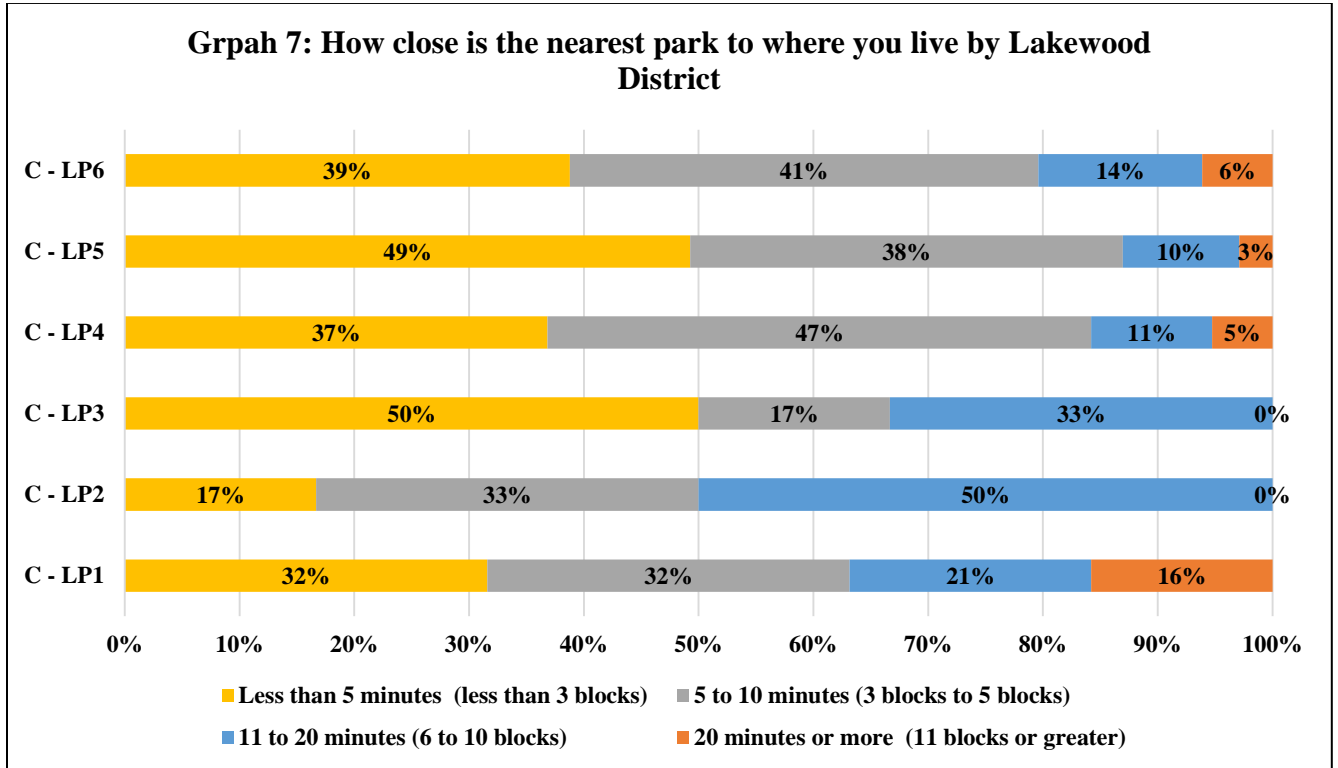
Question 2: How close is the nearest park to where you live?

Highlight: Most survey participants indicated that they lived within 10 minutes or less of a park (or 5 blocks or less). Very few indicated that they lived more than twenty minutes (or 11 blocks or greater) from a City park.

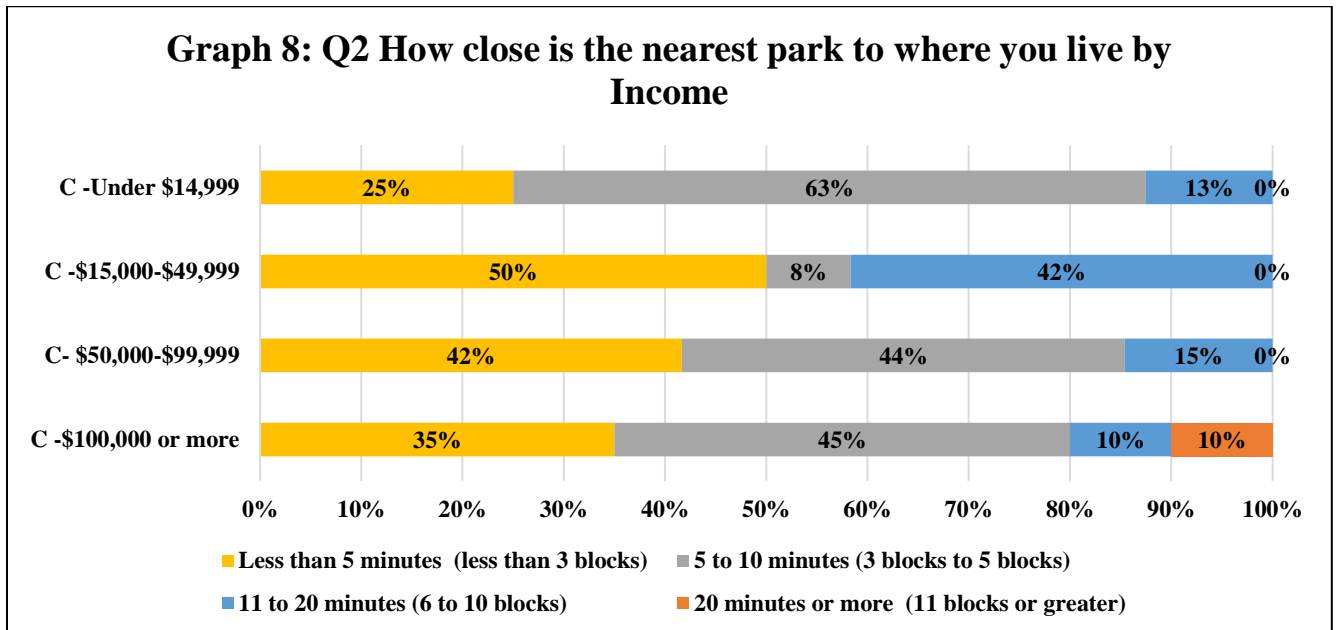
Graph 6 depicts the unweighted response rates to Question 2. In the controlled survey, 80% of survey participants indicated that they lived within 10 minutes or less of a park (or 5 blocks or less); 4% of survey participants indicated that they lived 20 minutes or more from a park. Results were similar for the open survey, 82% of survey participants indicated that they lived within 10 minutes or less of a park (or 5 blocks or less); 5% of survey participants indicated that they lived 20 minutes or more from a park.



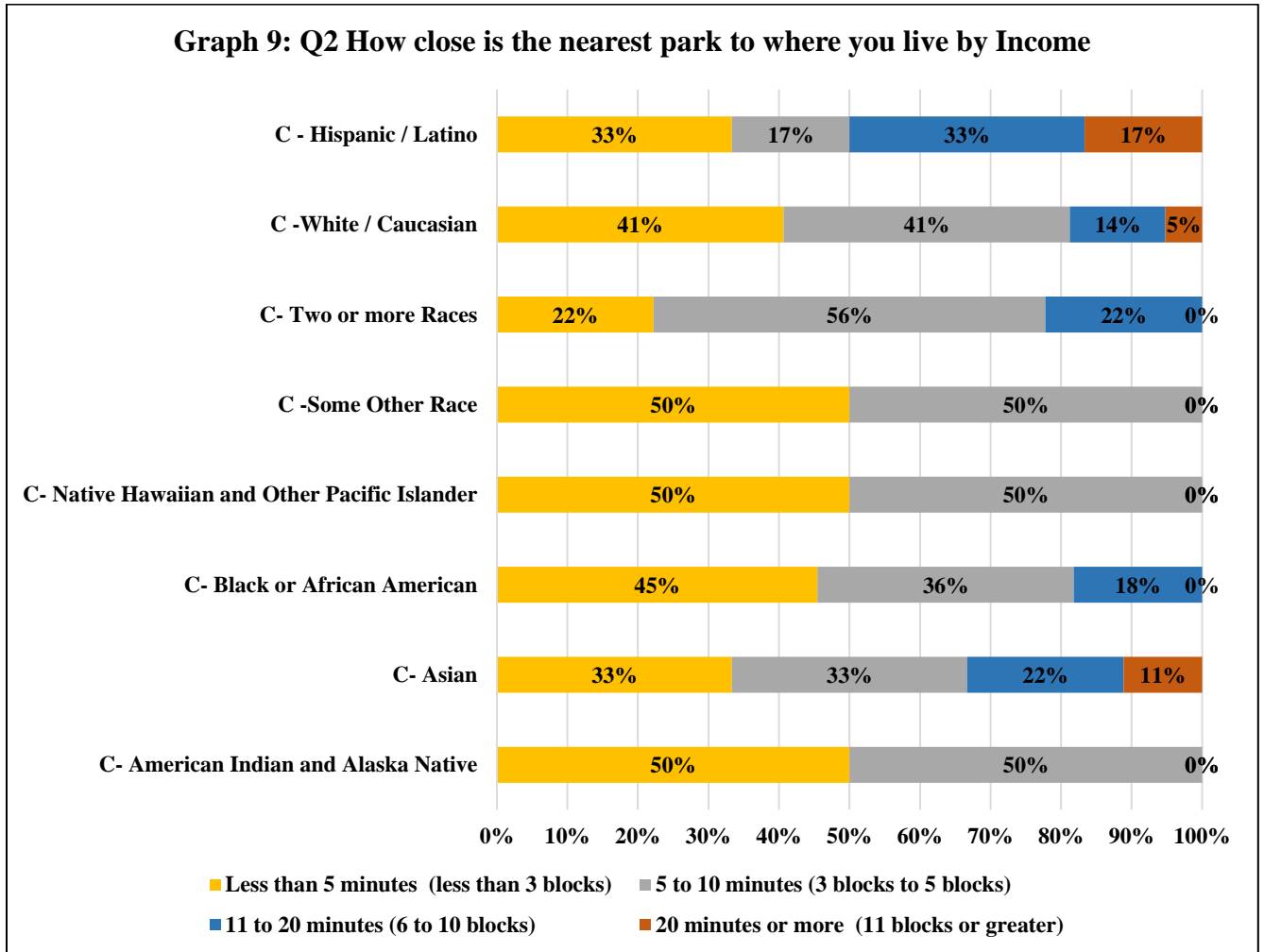
Graph 7 depicts survey responses to Question 2 by District. District 1 had the largest percent of participants identify that they lived 20 or more minutes from a park (or 11 blocks or greater). District 2 had the largest percent of participants identify that they lived 11 to 20 minutes from a park (or 6 to 10 blocks). District 2 has American Lake Park and Harry Todd Park.



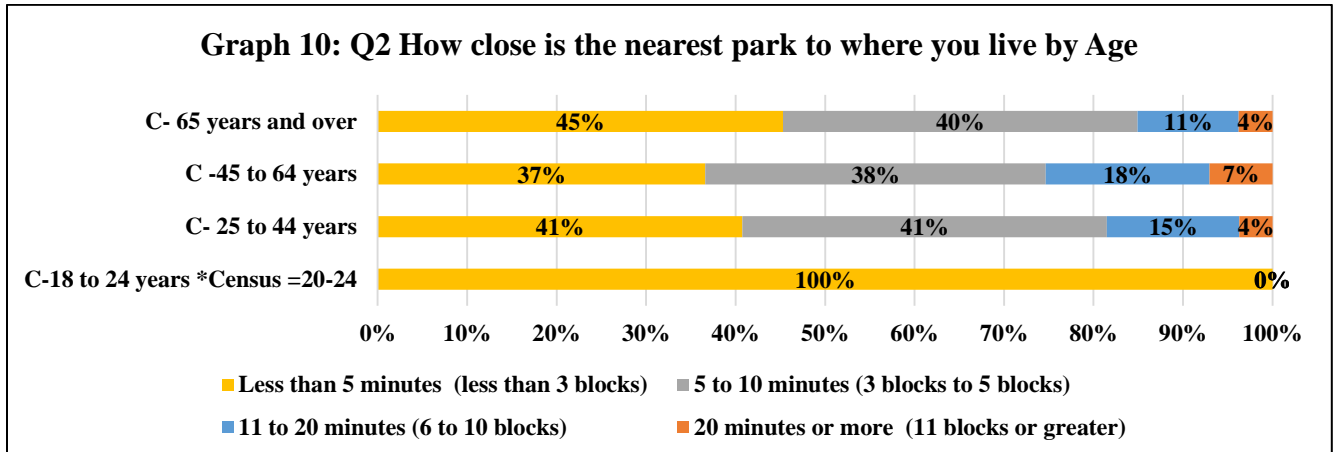
Graph 8 depicts the response rates to Question 2 by Income. Irrespective of income, the majority of respondents identified living 10 minutes or less from a park (or less than five blocks from a park).



Graph 9 depicts the response rates to Question 2 by Race and Ethnicity. Hispanics / Latinos participants identified living greater than 10 minutes from a park (or more than five blocks from a park) at the highest rate.



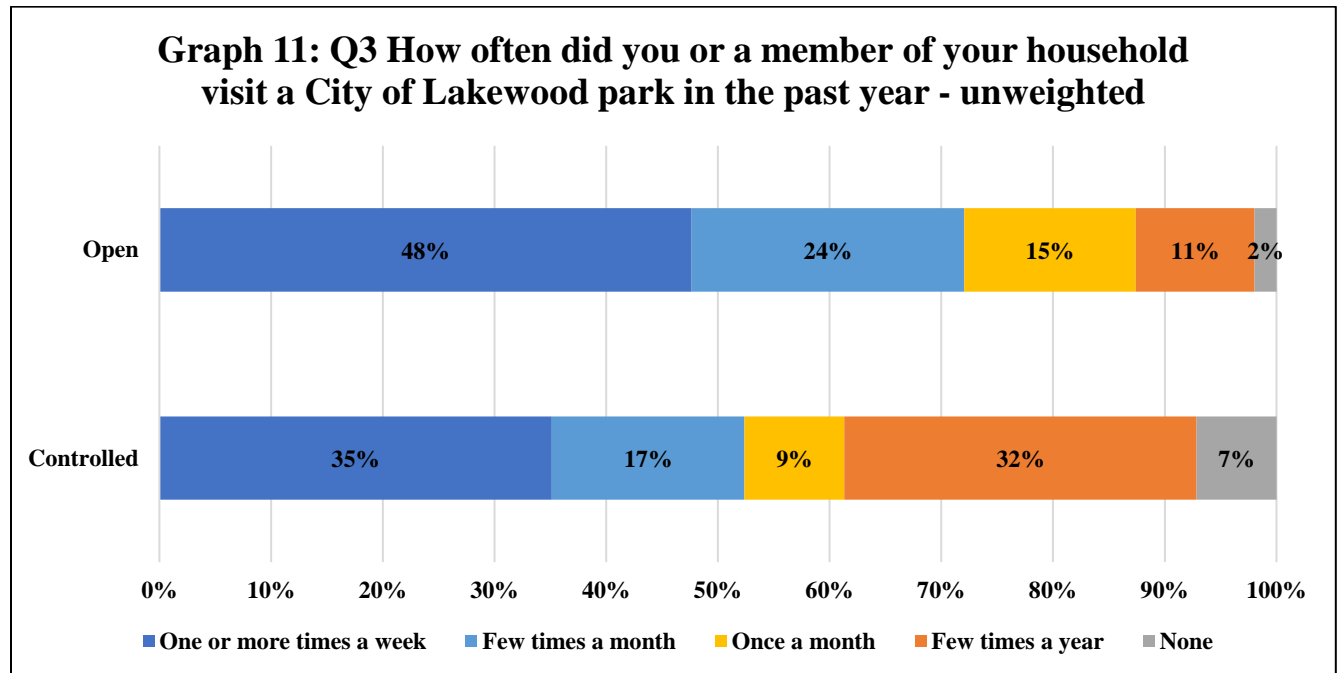
Graph 10 depicts the response rates to Question 2 by Age. Age group 45 to 64 identified living more than 10 minutes from a park (or more than five blocks from a park) at the highest rate.



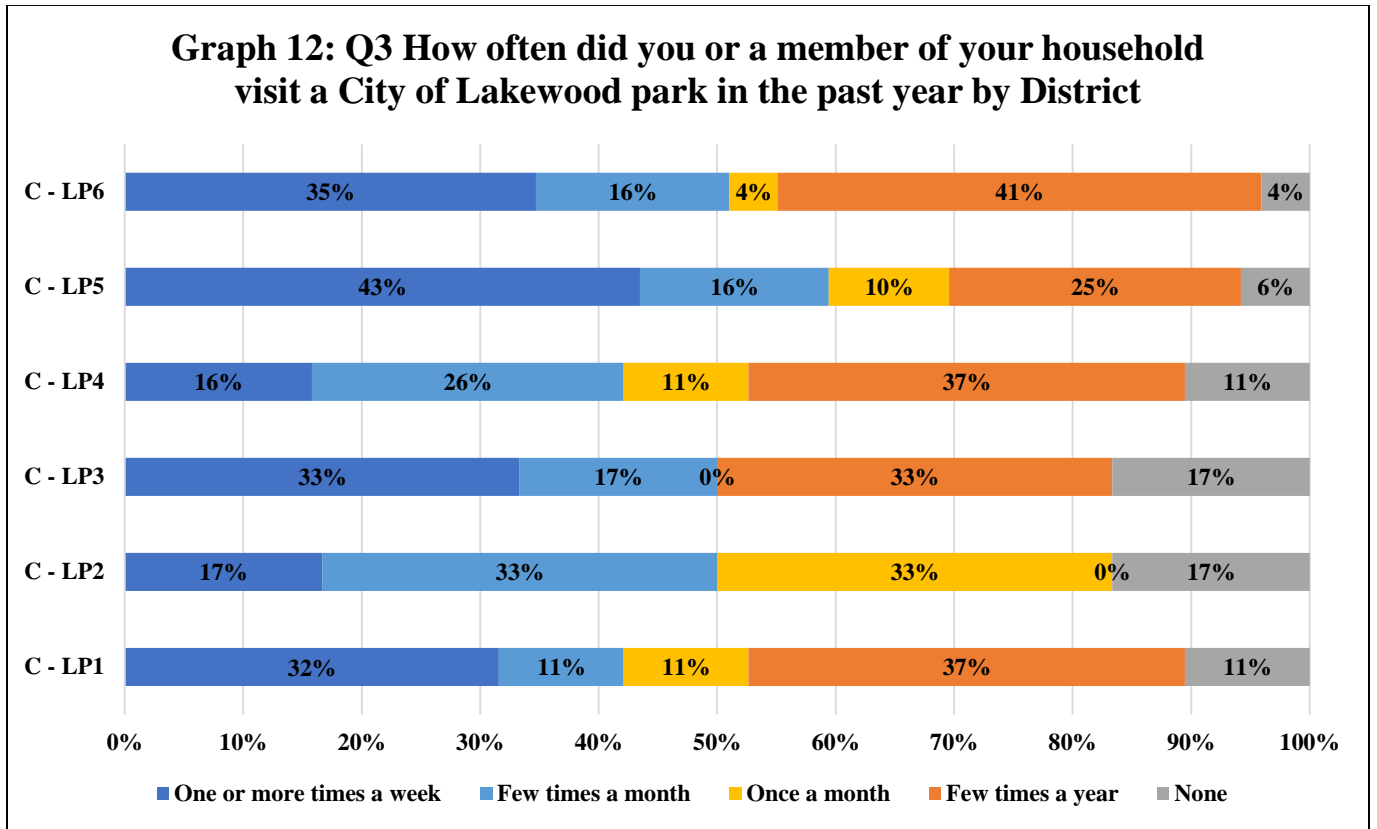
Q3: How often did you or a member of your household visit a City of Lakewood park in the past year?

Highlights: Most survey participants indicated that they or a member of their household went to a City park at least once a month in the past year; very few participants indicated that they or a member of their household did not use a City park in the past year.

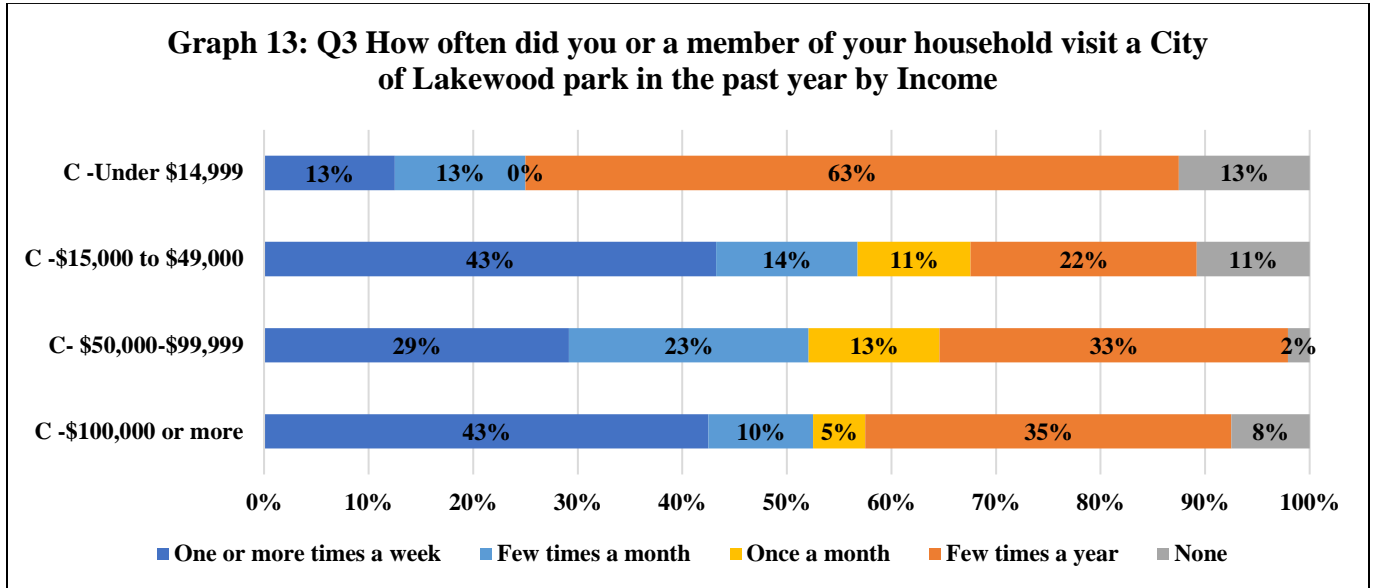
Graph 11 depicts the unweighted response rates to Question 3. In the Controlled survey, 52% of survey participants indicated that they went to a City park at least a few times a month; 7% of survey participants indicated that they did not use City parks. Results for the Open survey were higher in frequency of park use, 72% of survey participants indicated that they went to a City park at least a few times a month in the past year; 2% of survey participants indicated that they did not use a City park in the past year.



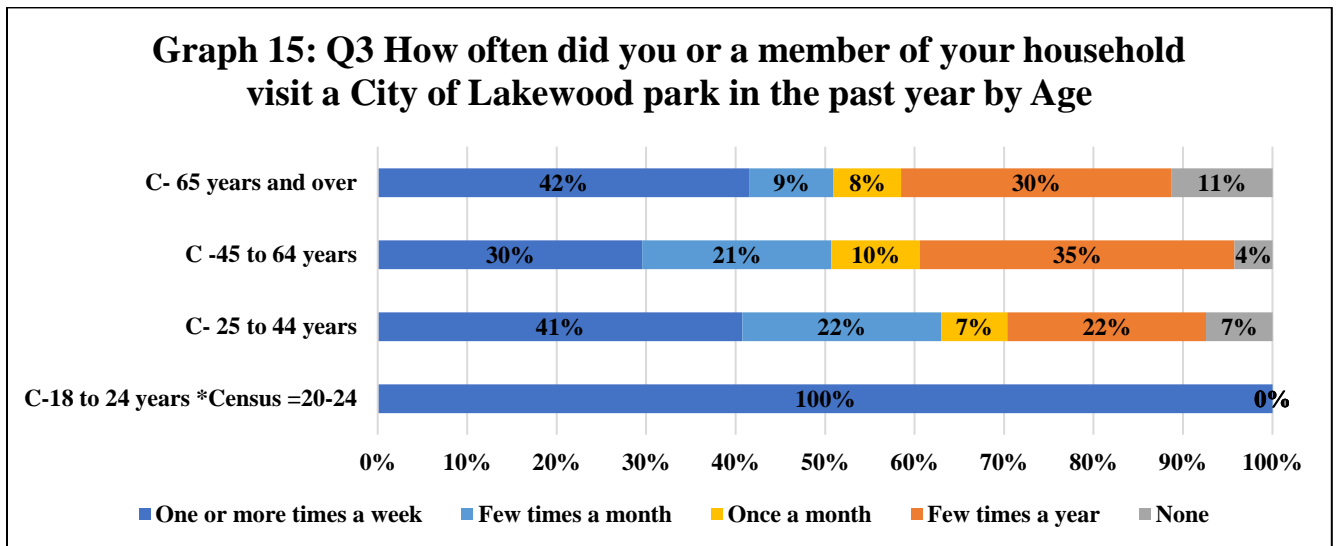
Graph 12 depicts the response rates to Question 3 by District. District 5 had the highest rate of survey participants indicate that they went to a City park at least a few times a month in the past year at a rate of 59%. Notably, District 5 includes Fort Steilacoom Park. District 1 and District 4 had the lowest rates of going to a City park at least a few times a month.



Graph 13 depicts the response rates to Question 3 by Income. Income group \$15,000 to \$49,000 had the highest rate of survey participants indicate that they went to a City park at least a few times a month in the past year at a rate of 57%. Income group Under \$14,999, had the lowest rate of survey participants indicate that they went to a City of Lakewood park at least a few times a month in the past year at a rate of 26%.



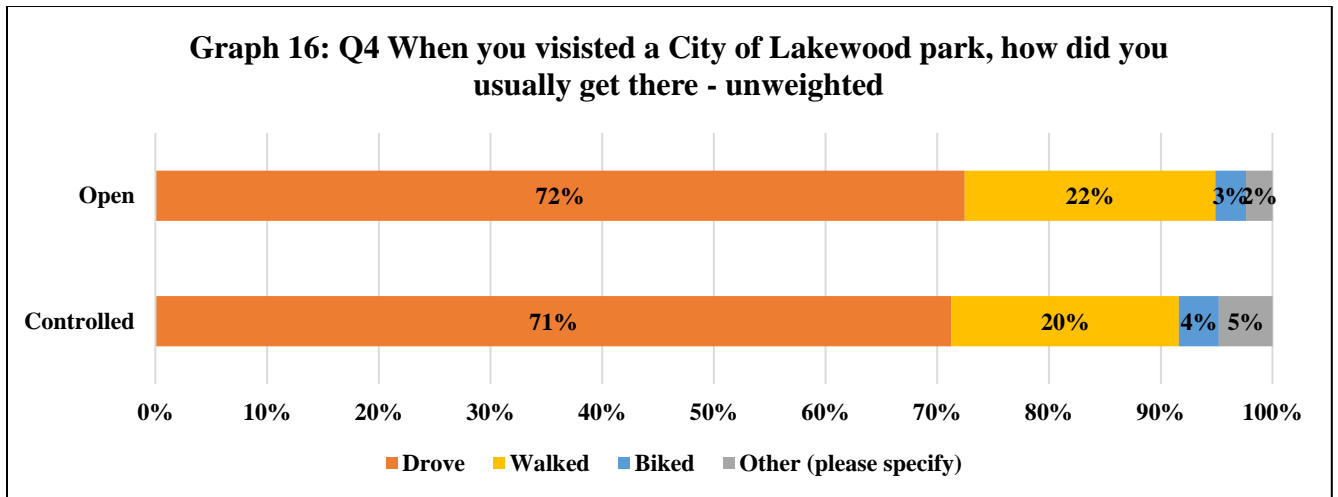
Graph 15 depicts the response rates to Question 3 by Age. Age group 18-24 had the highest rate of survey participants indicate that they went to a City park at least a few times a month in the past year at a rate of 100%; notably, there were 2 survey participants in this age group. Age group 45 to 64 had the lowest rate of survey participants indicate that they went to a City park at least a few times a month in the past year at a rate of 51%.



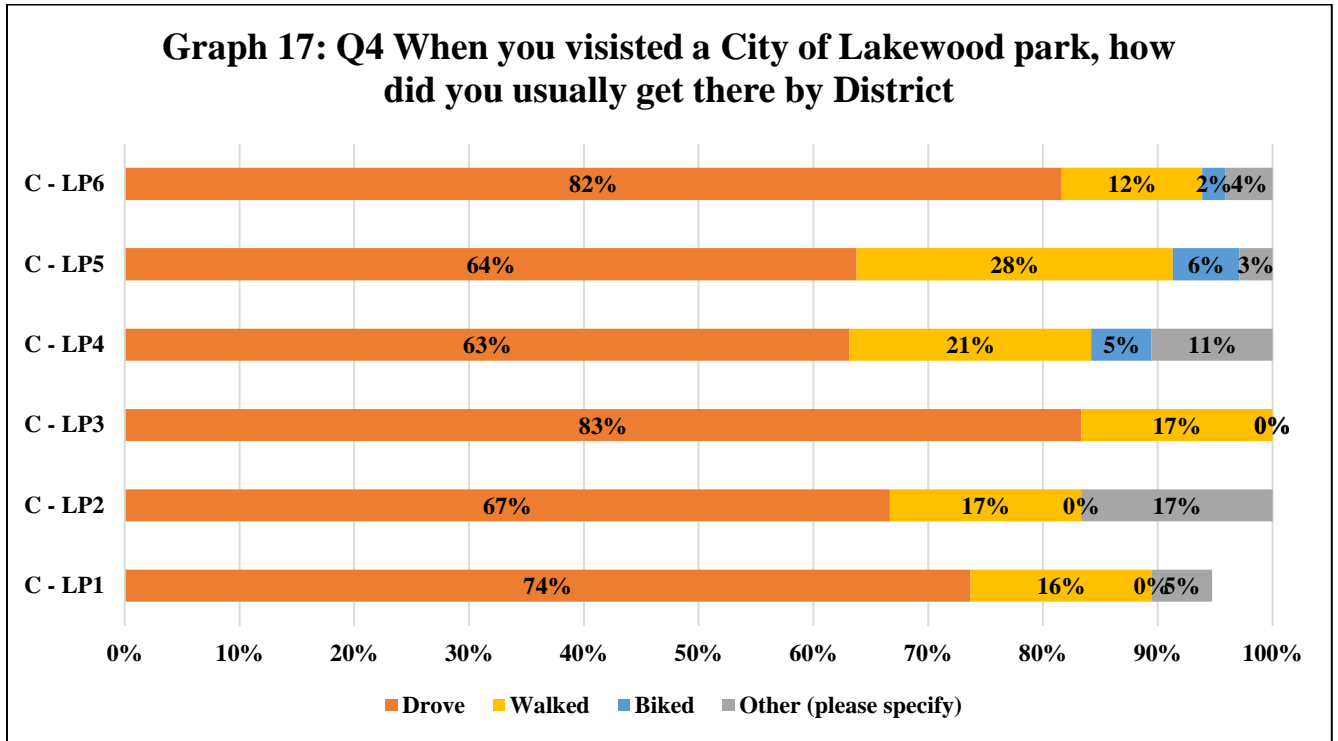
Q4: When you visited a City of Lakewood park, how did you usually get there?

Highlight: Overwhelmingly, in both surveys, most survey participants indicated that they usually got to City park by driving.

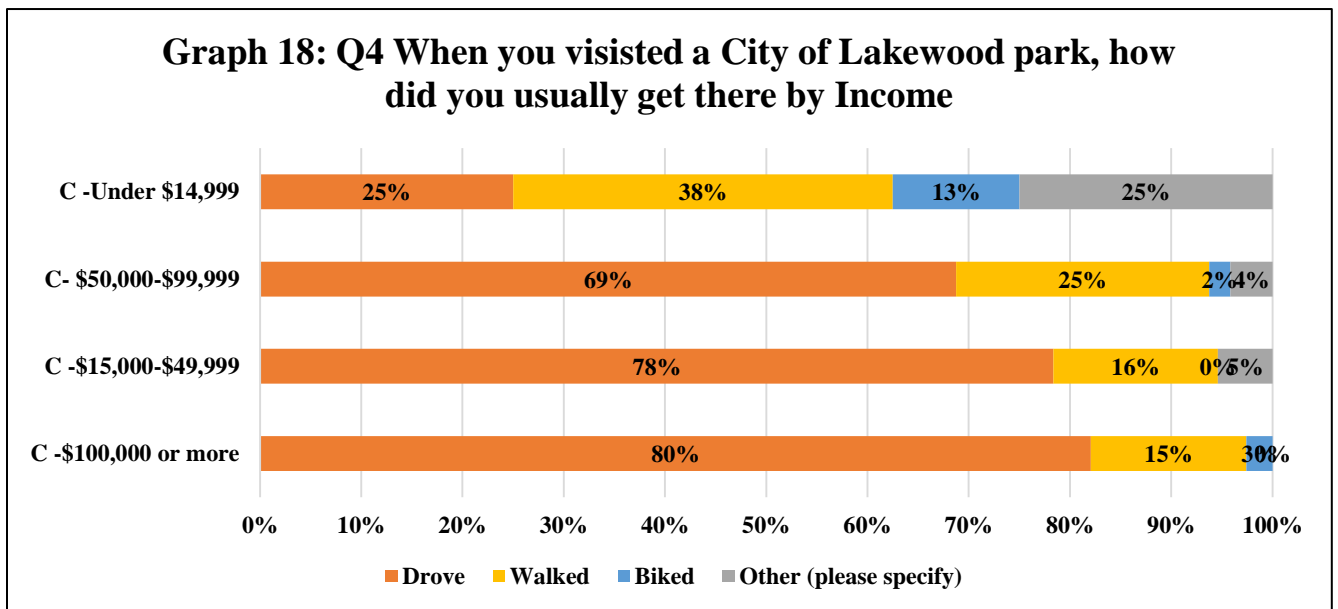
Graph 16 depicts the unweighted response rates to Question 4. In the controlled survey, 71% of survey participants indicated that they usually went to a City of Lakewood park by car; 20% of survey participants indicated that they usually walked to City parks. Results for the open survey were similar, 72% of survey participants indicated that they usually went to a City park by driving; 22% of survey participants indicated that they usually walked to City parks. Most survey participants that selected “Other” indicated that they took some combination of the listed modes of transportation. Others indicated that they had not visited any parks and one person indicated that they used a scooter to get to City parks.



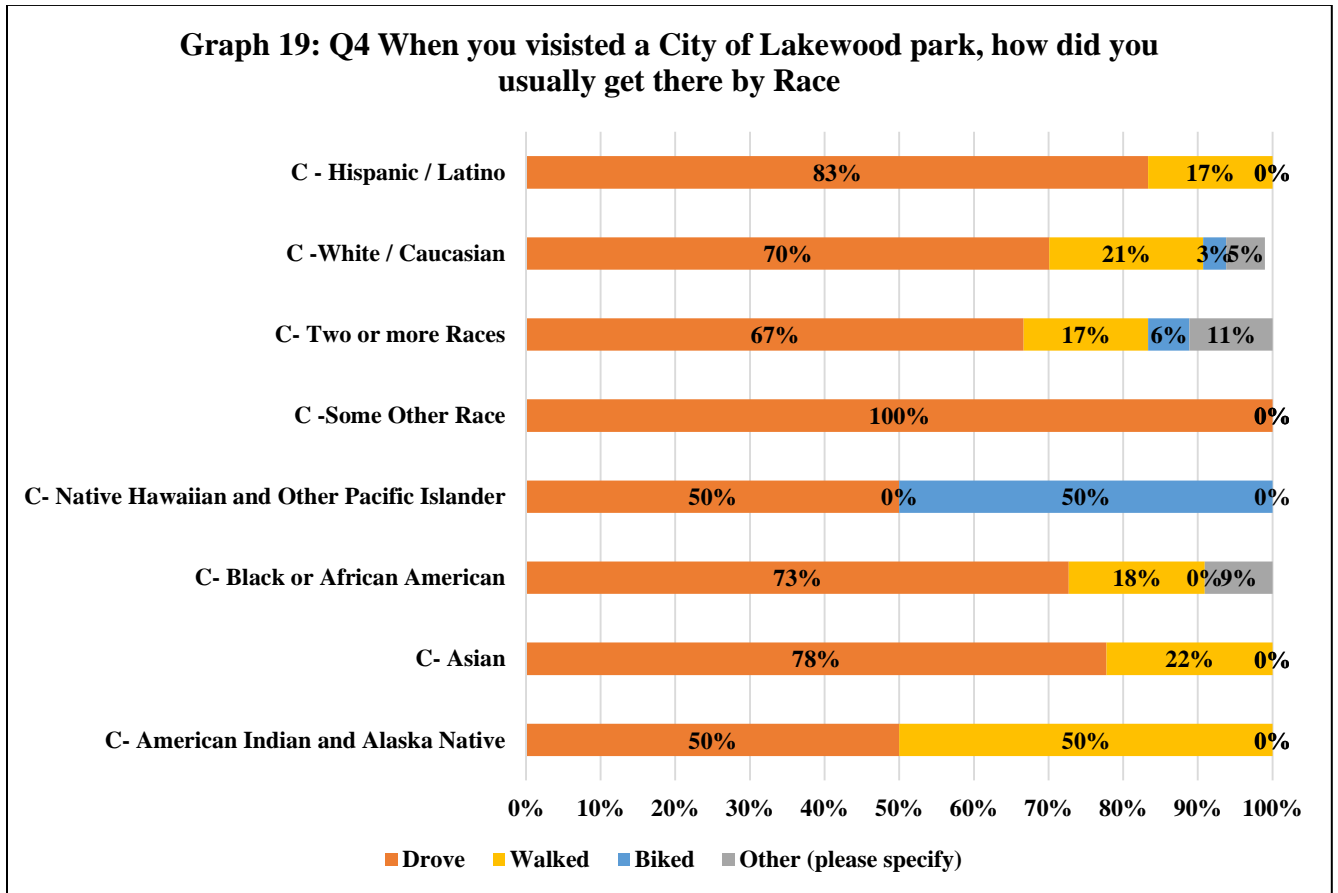
Graph 17 depicts the response rates to Question 4 by District. District 5 and District 6 had the highest rates of driving to access City parks. District 5 had the highest rate of walking to access a park at a rate of 28%.



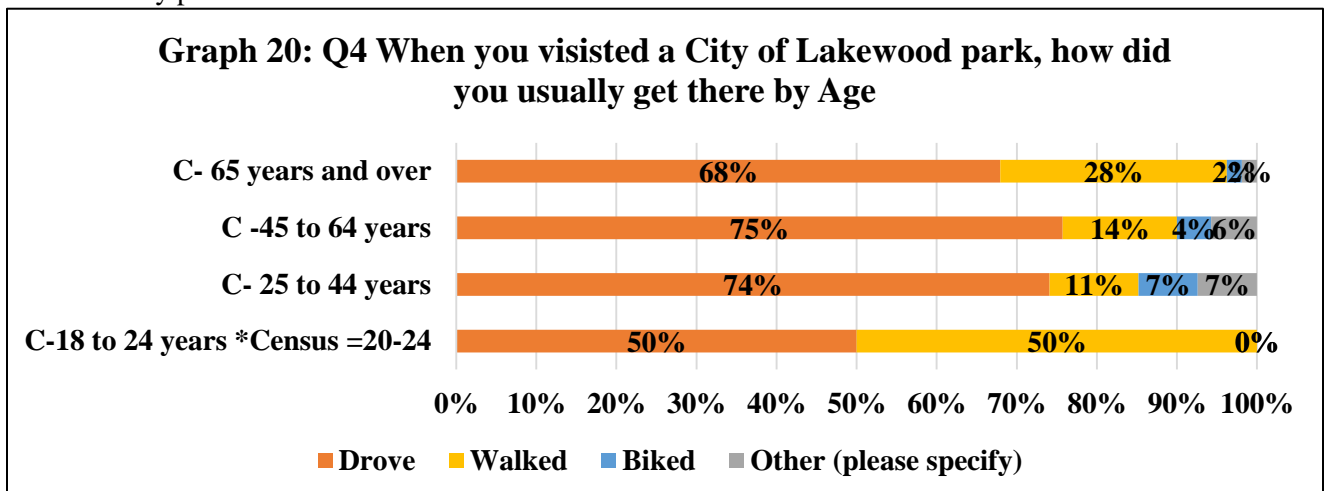
Graph 18 depicts the response rates to Question 4 by Income. Income group \$100,000 or more had the highest rate of driving to access City parks at a rate of 80% and the lowest rate of walking to access City parks at a rate of 15%. Income group Under \$14,999 had the lowest rate of driving to access City parks at a rate of 25% and the highest rate of walking to access City parks at a rate of 38%, as well as the highest rate of biking to access City parks at a rate of 13%.



Graph 19 depicts the responses to Question 4 by Race and Ethnicity. Hispanics / Latinos had the highest rate of driving to access City parks at a rate of 83%. American Indian and Alaskan Native had the lowest rate of driving to access City parks at a rate of 50% and the highest rate of walking to access City parks at a rate of 50% (two total survey takers).



Graph 20 depicts the response rates to Question 4 by Age. Age group 45 to 64 years old had the highest rate of driving to City access parks at a rate of 75%; followed closely by age group 25 to 44. Age group 18-24 had the lowest rate of driving to access City parks at a rate of 50% and the highest rate of walking to access City parks at a rate of 50%.



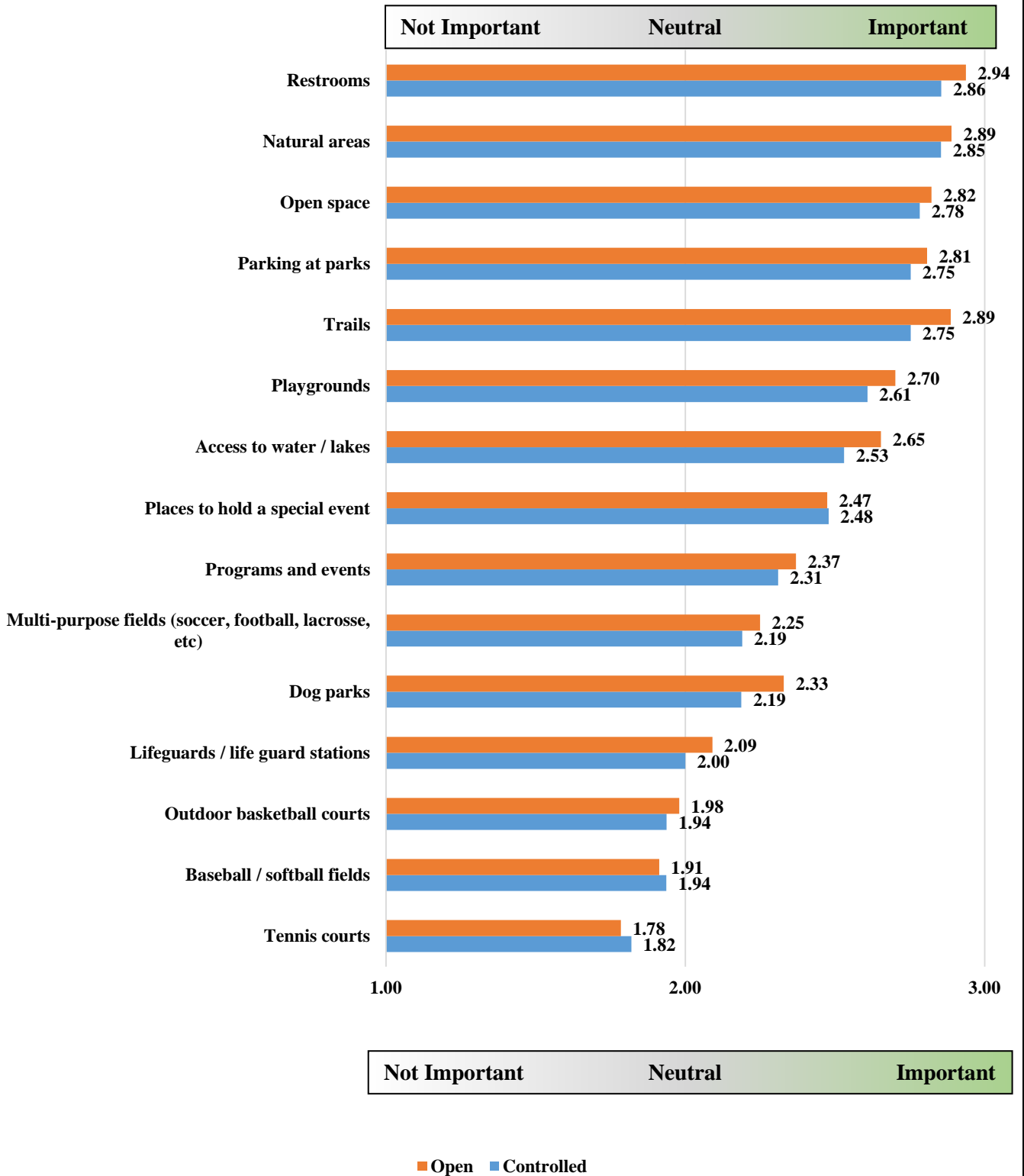
Q5: How important are the following park features to you?

Graph 21 depicts park features ranked by importance. The Controlled and Open surveys were fairly consistent with one another. For both surveys, the three least important rated features were tennis courts, baseball and softball fields, and outdoor basketball courts.

Table G				
Q5 – Highest Rated Features by Importance, unweighted				
#	Controlled	Score	Open	Score
1	Restrooms	2.86	Restrooms	2.94
2	Natural areas	2.85	Natural areas	2.89
3	Open space	2.78	Trails	2.89
4	Parking at parks	2.75	Open space	2.83
5	Trails	2.75	Parking at parks	2.81

Table H				
Q5 – Lowest Rated Features by Importance, unweighted				
#	Controlled	Score	Open	Score
15	Tennis courts	1.82	Tennis courts	1.79
14	Baseball / softball fields	1.94	Baseball / softball fields	1.92
13	Outdoor basketball courts	1.94	Outdoor basketball courts	1.99
12	Lifeguards / life guard stations	2.00	Lifeguards / life guard stations	2.09
11	Dog parks	2.19	Multi-purpose fields (soccer, football, lacrosse, etc)	2.26

Graph 21: Q5 How important are the following park features to you - unweighted



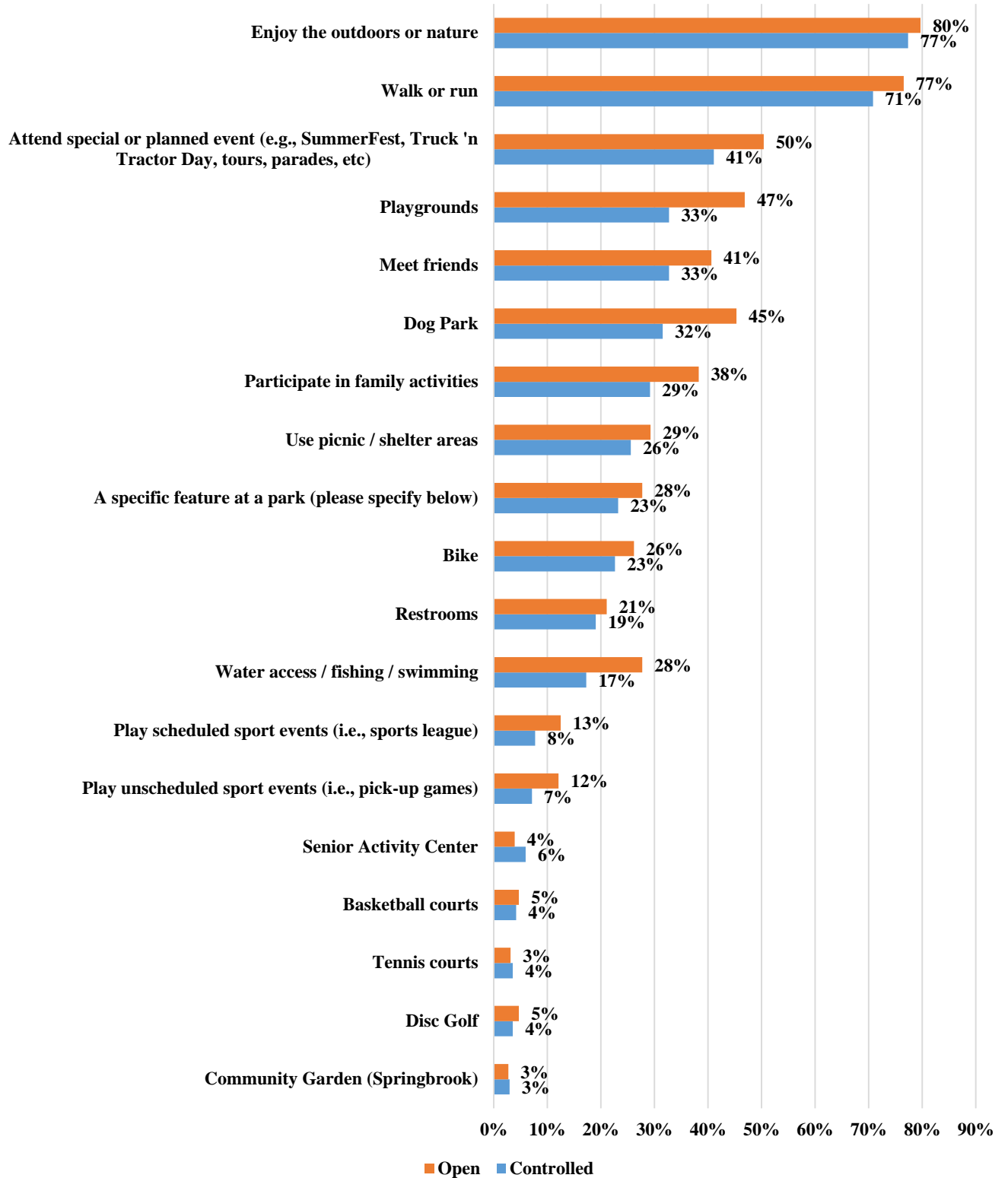
Q6: Select all the reasons you or a member of your household went to a City of Lakewood park in the past 12 months.

Graph 22 lists the reasons why survey participants or members of their household went to a City park in the past year. The two surveys results were fairly consistent with one another.

Table I				
Q6 – Top Five Reasons Went to Park, unweighted				
#	Controlled	Score	Open	Score
1	Enjoy the outdoors or nature	77%	Enjoy the outdoors or nature	80%
2	Walk or run	71%	Walk or run	77%
3	Attend special or planned event (e.g., SummerFest, Truck 'n Tractor Day, tours, parades, etc)	41%	Attend special or planned event (e.g., SummerFest, Truck 'n Tractor Day, tours, parades, etc)	50%
4	Meet friends	33%	Playgrounds	47%
5	Playgrounds	33%	Dog Park	45%

Table J				
Q6 – Lowest Five Reasons Went to Park, unweighted				
#	Controlled	Score	Open	Score
19	Community Garden (Springbrook)	3%	Community Garden (Springbrook)	3%
18	Disc Golf	4%	Tennis courts	3%
17	Tennis courts	4%	Senior Activity Center	4%
16	Basketball courts	4%	Disc Golf	5%
15	Senior Activity Center	6%	Basketball courts	5%

Graph 22: Q6 Reason you or a member of your household went to a City of Lakewood Park in teh past 12 months.



Question 6 also allowed participants to indicate “other” reasons they or a member of their family went to a City Park in the past year. Under this selection, participants commonly identified the following reasons: they did not visit any parks; specific details on how they enjoyed the outdoors or nature (i.e. birdwatching, beauty during snow); specific events (i.e., SummerFest, Brigade Day); operating radio controlled planes or drones; geocaching; skateboarding; and walking or trail use.

See **Appendix A** for a full list of responses.

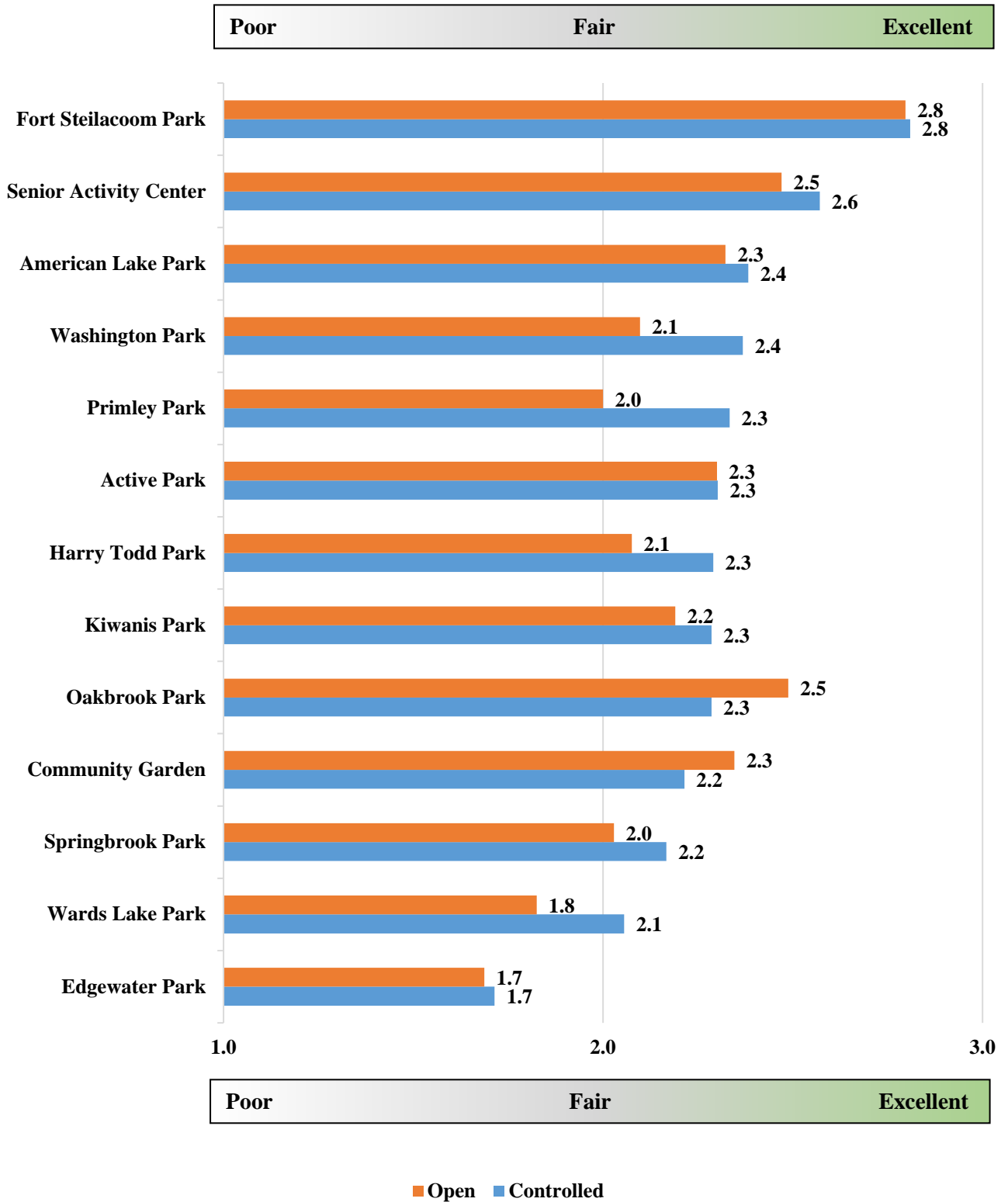
7: How would you rate the City of Lakewood parks you or members of your family visited in the past 12 months?

Highlight: Edgewater Park and Wards Lake Park were the only parks rated below fair by survey participants. Notably, new master park plans are in development for Edgewater Park and Wards Lake Park.

Table K				
Q6 – Unweighted Top Parks				
#	Controlled	Score	Open	Score
1	Fort Steilacoom Park	2.8	Fort Steilacoom Park	2.8
2	Senior Activity Center	2.6	Oakbrook Park	2.5
3	American Lake Park	2.4	Senior Activity Center	2.5
4	Washington Park	2.4	Community Garden	2.3
5	Primley Park	2.3	American Lake Park	2.3

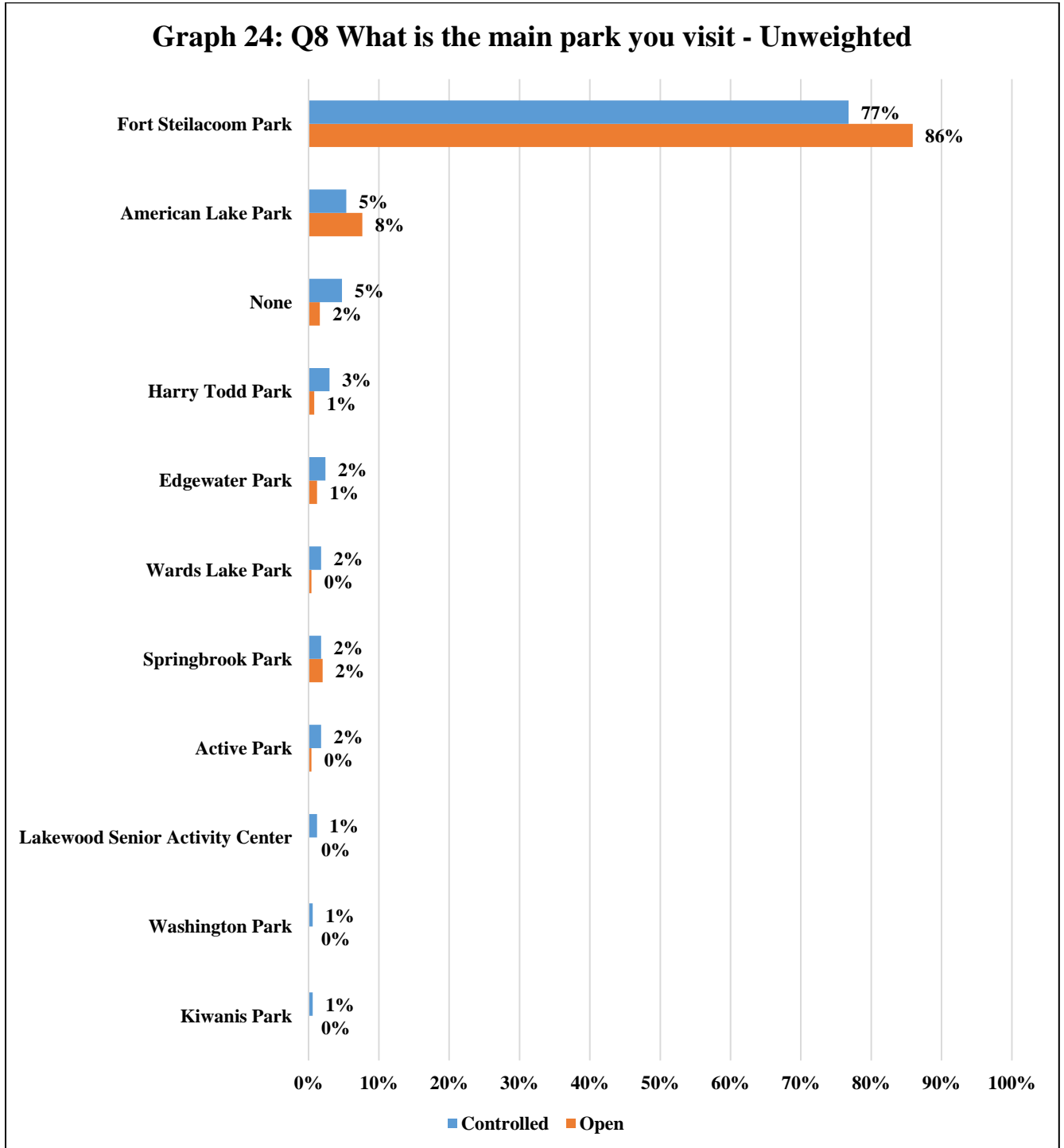
Table L				
Q6 – Unweighted Lowest Reasons				
#	Controlled	Score	Open	Score
19	Edgewater Park	1.7	Edgewater Park	1.7
18	Wards Lake Park	2.1	Wards Lake Park	1.8
17	Springbrook Park	2.2	Primley Park	2.0
16	Community Garden	2.2	Springbrook Park	2.0
15	Oakbrook Park	2.3	Harry Todd Park	2.1

Graph 23: Q7 How would you rate the City of Lakewood parks you or members of your family visited in the past 12 months - Unweighted

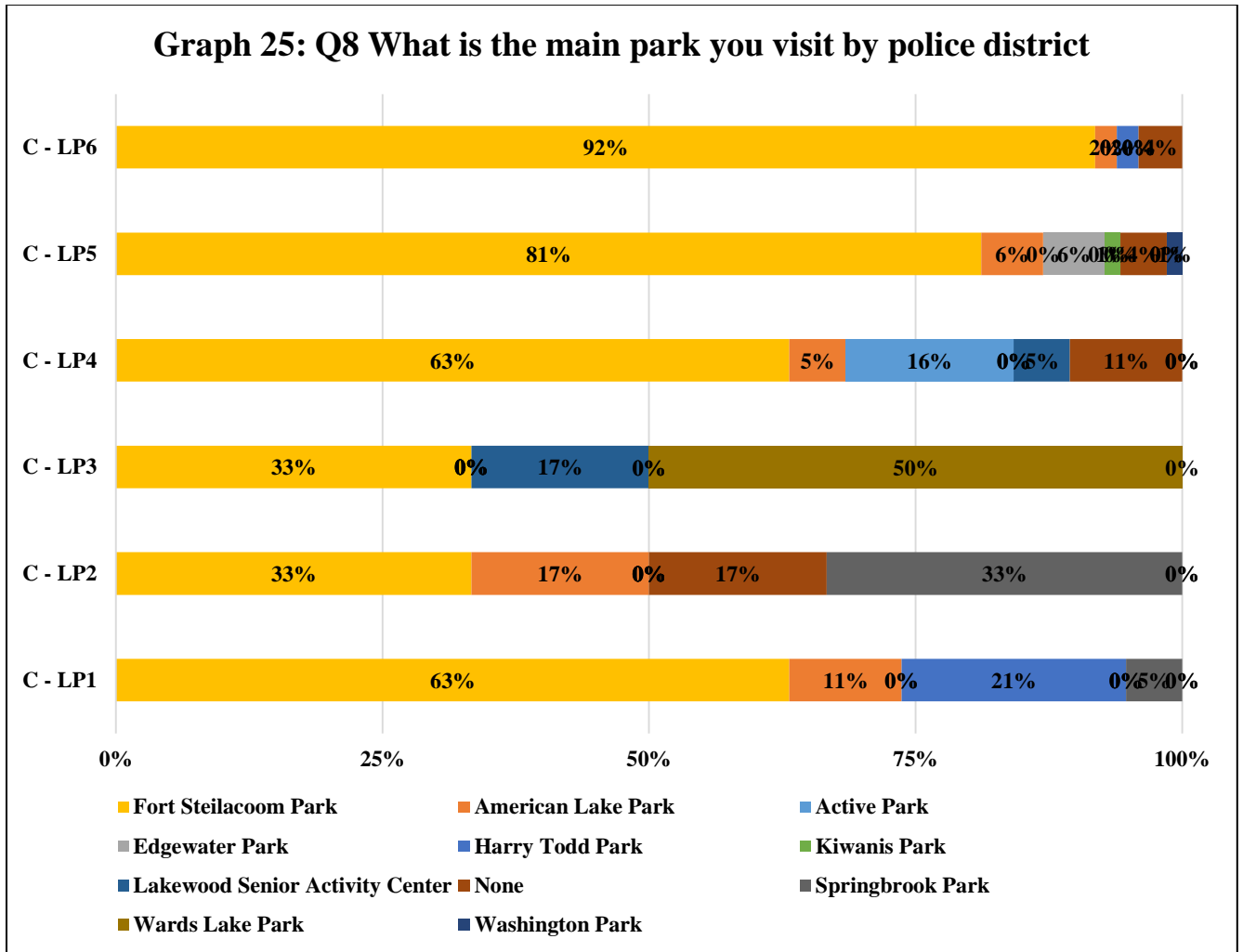


Q8: What is the main park you visit?

Highlight: Overwhelmingly, in both surveys, participants identified the City’s regional park, Fort Steilacoom Park, as the main park they visited. Following Fort Steilacoom Park, the City’s community parks, American Lake Park and Harry Todd Park, were identified as the main parks visited.



Graph 25 depicts response rates to Question 8 by District. Notably, Districts 2 and District 3 identified parks within their respective districts as the main parks they visited, Springbrook Park (tied with Fort Steilacoom Park) and Wards Lake Park, respectively. All other Districts overwhelmingly identified Fort Steilacoom Park as the main park visited.



This question also asked participants to describe the “one thing they would change” about their identified park. Results of this question, from both the Controlled and Open survey, will be presented to City Council in December with the rest of the input received from other engagement events.

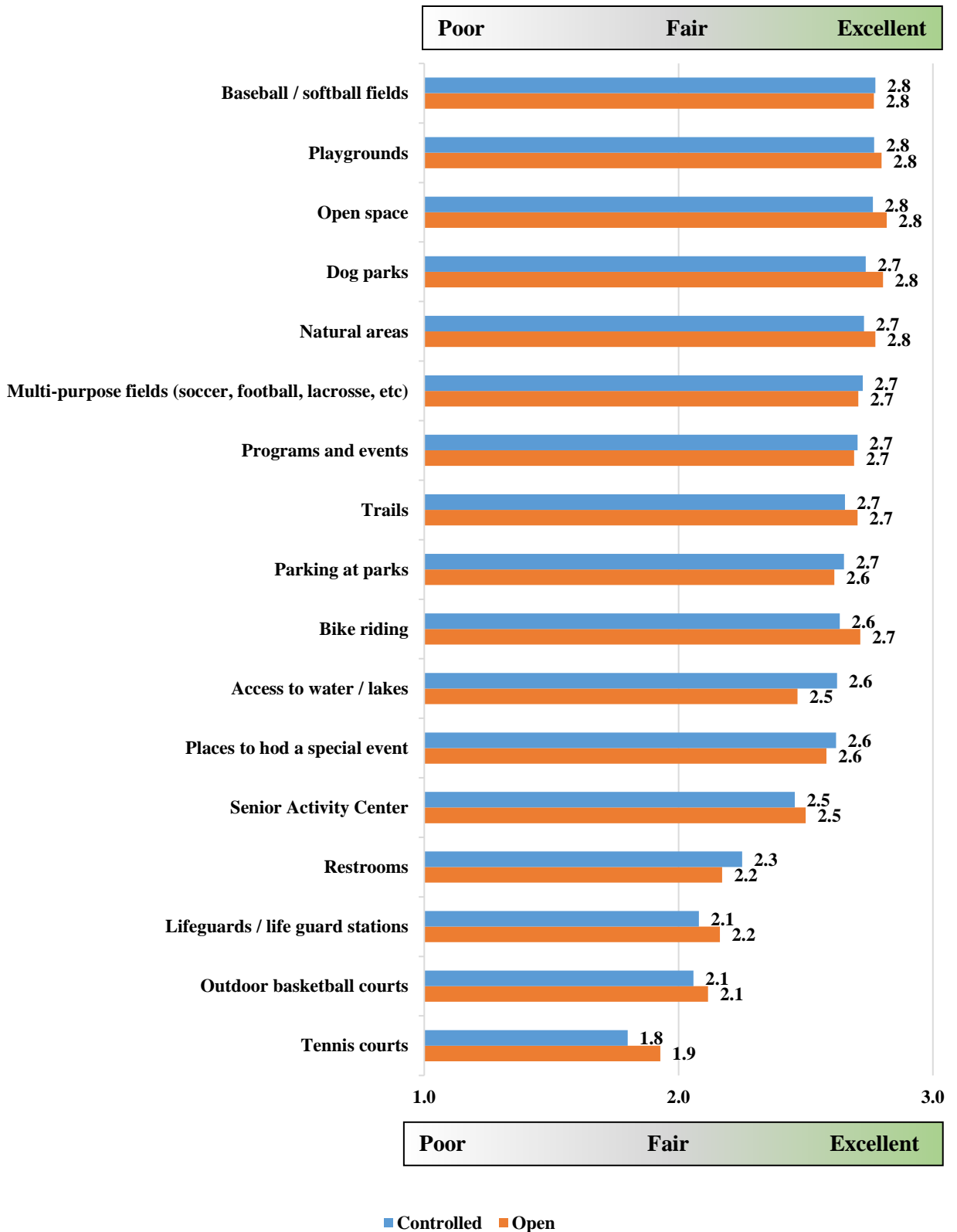
Q9: How would you rate the overall quality of the following park elements?

Graph 26 lists park features from highest quality ranking to lowest quality ranking as determined by the Controlled survey. In the past few years, the City has put a lot of resources into several of the higher ranked elements, such as baseball fields, playgrounds, multipurpose fields, and events. Notably Baseball/Softball fields ranked high for quality but low on importance (see Question 5). Tennis Courts and Outdoor Basketball Courts scored low on quality ratings (Question 9), feature ratings (Question 5), and future priority ratings (Questions 11).

Table M				
Q9 – Unweighted Highest Quality Rating				
#	Controlled	Score	Open	Score
1	Baseball / softball fields	2.8	Open space	2.8
2	Playgrounds	2.8	Dog parks	2.8
3	Open space	2.8	Playgrounds	2.8
4	Dog parks	2.7	Natural areas	2.8
5	Natural areas	2.7	Baseball / softball fields	2.8

Table N				
Q9 – Unweighted Lowest Quality Rating				
#	Controlled	Score	Open	Score
17	Tennis courts	1.8	Tennis courts	1.9
16	Outdoor basketball courts	2.1	Outdoor basketball courts	2.1
15	Lifeguards / life guard stations	2.1	Lifeguards / life guard stations	2.2
14	Restrooms	2.3	Restrooms	2.2
13	Senior Activity Center	2.5	Access to water / lakes	2.5

Graph 26: Q9 How would you rate the overall quality of the following park elements - unweighted



Q10: What are your reasons for not using City of Lakewood Parks?

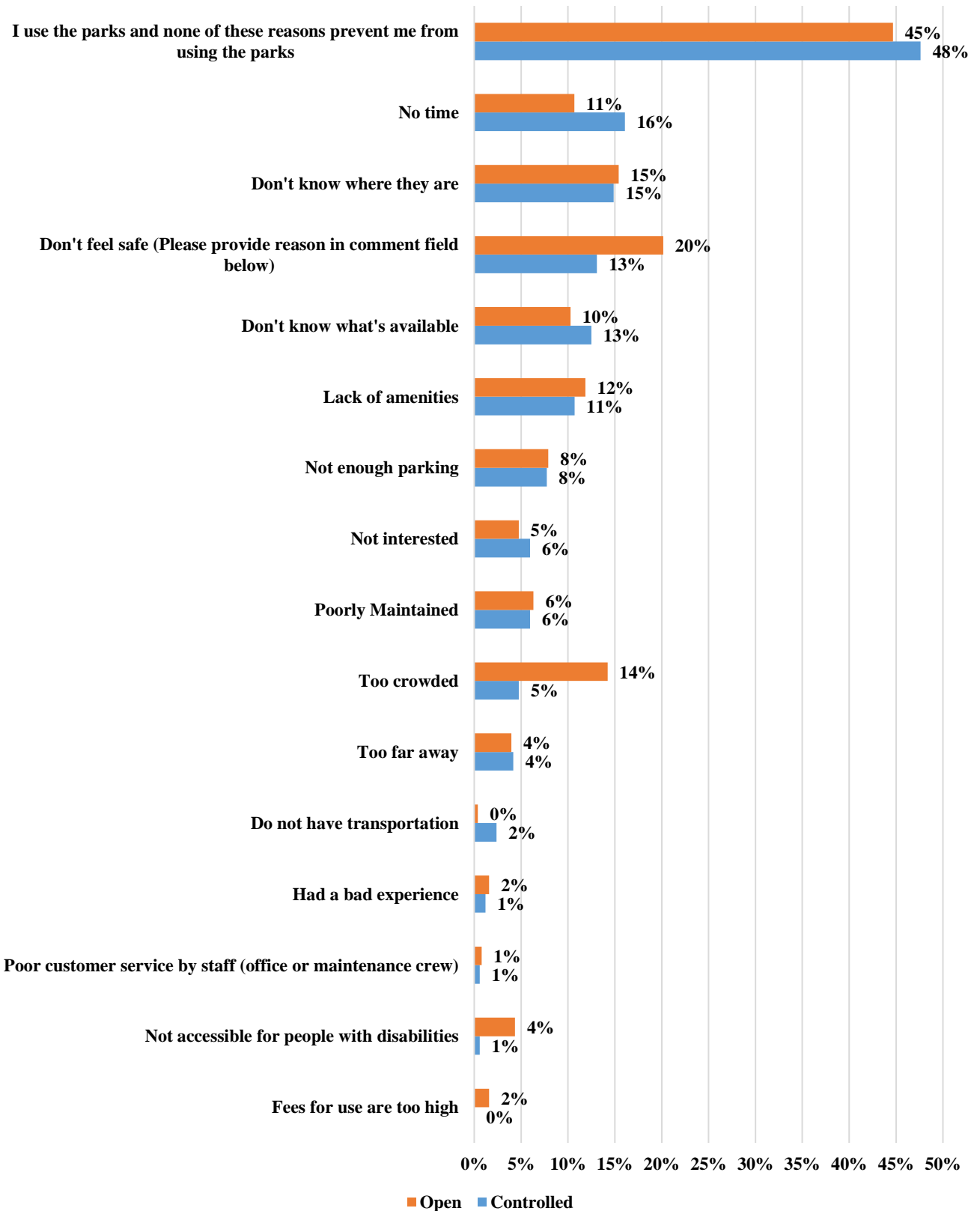
Graph 27 lists the reasons survey participants identified for not using a City park. The Controlled and Open surveys had different top reasons for not using a City park. Controlled survey participants identified “No time” as the top reason that prevented them from using a City Park. This is an issue that the City has minimal influence over. Whereas with other frequently identified reasons, the City does have a degree of control over as they are related to communication, security, and access. Notably, the Washington State Recreation and Conservation Office’s 2013 State Comprehensive Outdoor Recreation plan (SCORP) also found that “lack of time” was the most frequent reason residents in Washington did not engage in outdoor recreation activities in which they expressed interest.¹ Notably, fees and poor customer service were ranked very low in both surveys.

Table O				
Q10 – Unweighted Top Reasons for not using a City park				
#	Controlled	Score	Open	Score
1	No time	16%	Don't feel safe (Please provide reason in comment field below)	20%
2	Don't know where they are	15%	Don't know where they are	15%
3	Don't feel safe (Please provide reason in comment field below)	13%	Too crowded	14%
4	Don't know what's available	13%	Lack of amenities	12%
5	Lack of amenities	11%	No time	11%

Table P				
Q10 – Unweighted Bottom reasons for not using a park				
#	Controlled	Score	Open	Score
15	Fees for use are too high	0%	Do not have transportation	0%
14	Not accessible for people with disabilities	1%	Poor customer service by staff (office or maintenance crew)	1%
13	Poor customer service by staff (office or maintenance crew)	1%	Fees for use are too high	2%
12	Had a bad experience	1%	Had a bad experience	2%
11	Do not have transportation	2%	Too far away	4%

¹ https://www.rco.wa.gov/documents/rec_trends/2013-2018SCORP-FullRpt.pdf, see Pg88.

Graph 27: Q10 What are your reasons for not using City of Lakewood Parks - unweighted

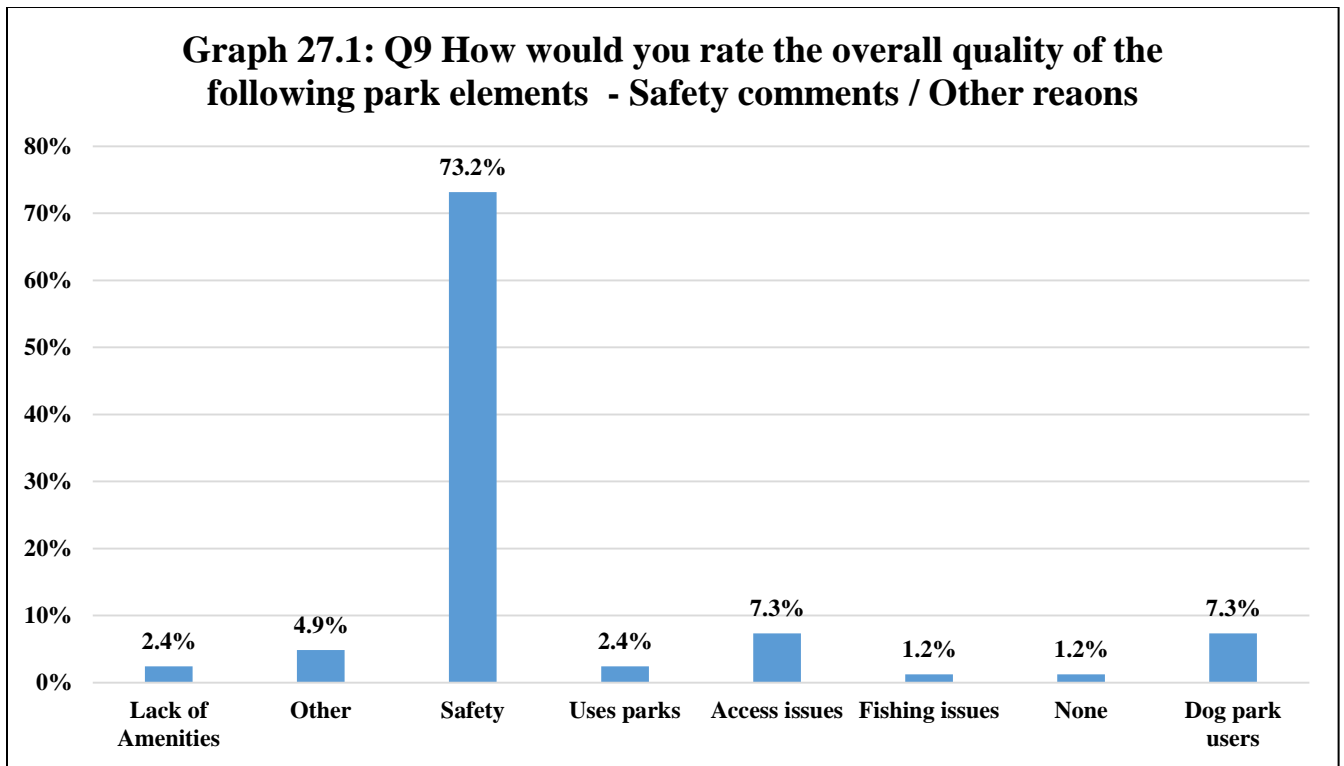


In both surveys, this question asked survey participants to provide specific reasons they did not feel safe in the City’s parks if they selected “Don’t feel safe” as a reason. Reasons commonly cited were suspicious persons, car prowling/break-ins, reputation, perception of unsafe conditions, drug paraphernalia, gang activity, lack of emergency phones (Blue Lights), and other criminal activity.

In addition, this question also allowed participants to provide any “Other” reasons not listed that prevented them from going to a City park. “Other” common reasons not listed were:

- 1) Access issues: park proximity, ADA accessibility, and water access.
- 2) Issues with dog users: dogs off-leash in parks and dog excrement.
- 3) Lack of desired amenities / quality of amenities, such as Spray Parks, restrooms, and walking paths.

See **Appendix A** for a full list of responses.



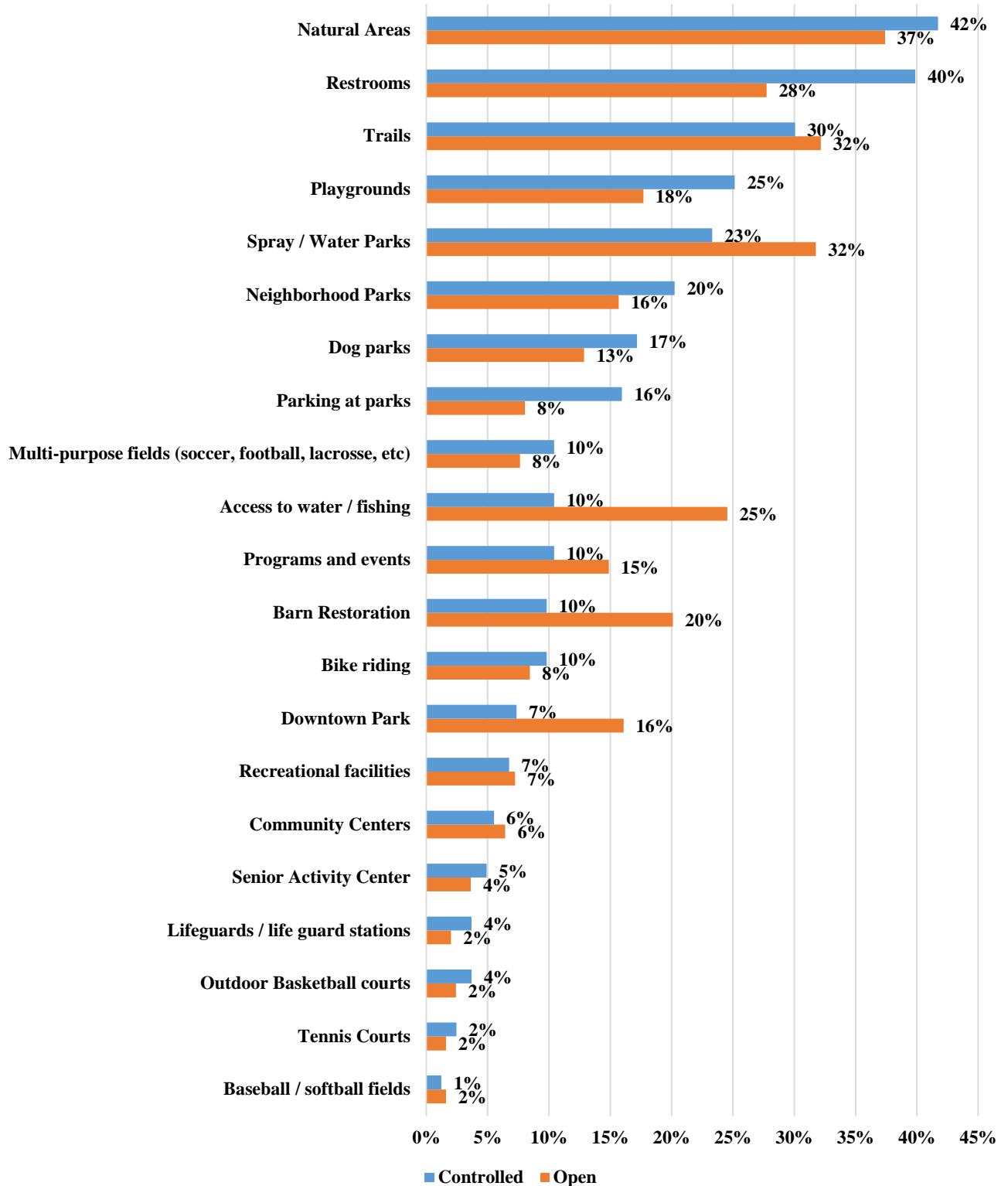
Q11: Lakewood has limited resources. In the near future, in your opinion what should the City's top three priorities for its Parks?

Graph 28 list the priorities identified by survey participants for the City’s parks in the future. The two surveys identified varied top priorities. While not ranked as the highest priorities, the Open survey ranked barn restoration and downtown park significantly higher than the Controlled survey. Tennis courts, baseball/softball fields, and basketball courts were not ranked highly as priorities in both surveys.

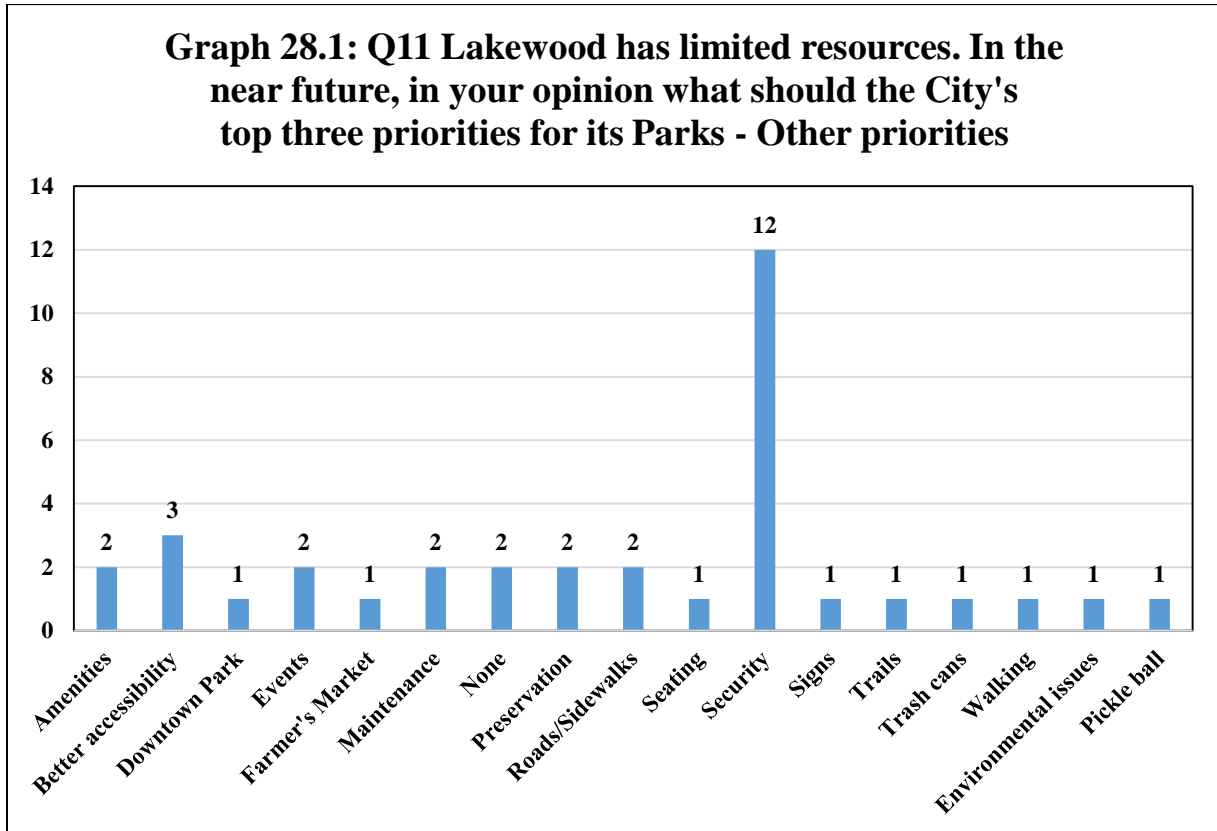
Table Q				
Q11 – Top Priorities, unweighted				
#	Controlled	Score	Open	Score
1	Natural Areas	42%	Natural Areas	37%
2	Restrooms	40%	Trails	32%
3	Trails	30%	Spray / Water Parks	32%
4	Playgrounds	25%	Restrooms	28%
5	Spray / Water Parks	23%	Access to water / fishing	25%

Table R				
Q11 – Lowest Priorities, unweighted				
#	Controlled	Score	Open	Score
15	Baseball / softball fields	1%	Baseball / softball fields	2%
14	Tennis Courts	2%	Tennis Courts	2%
13	Outdoor Basketball courts	4%	Lifeguards / life guard stations	2%
12	Lifeguards / life guard stations	4%	Outdoor Basketball courts	2%
11	Senior Activity Center	5%	Senior Activity Center	4%

Graph 28: Q11 Lakewood has limited resources. In the near future, in your opinion what should the City's top three priorities for its Parks - unweighted

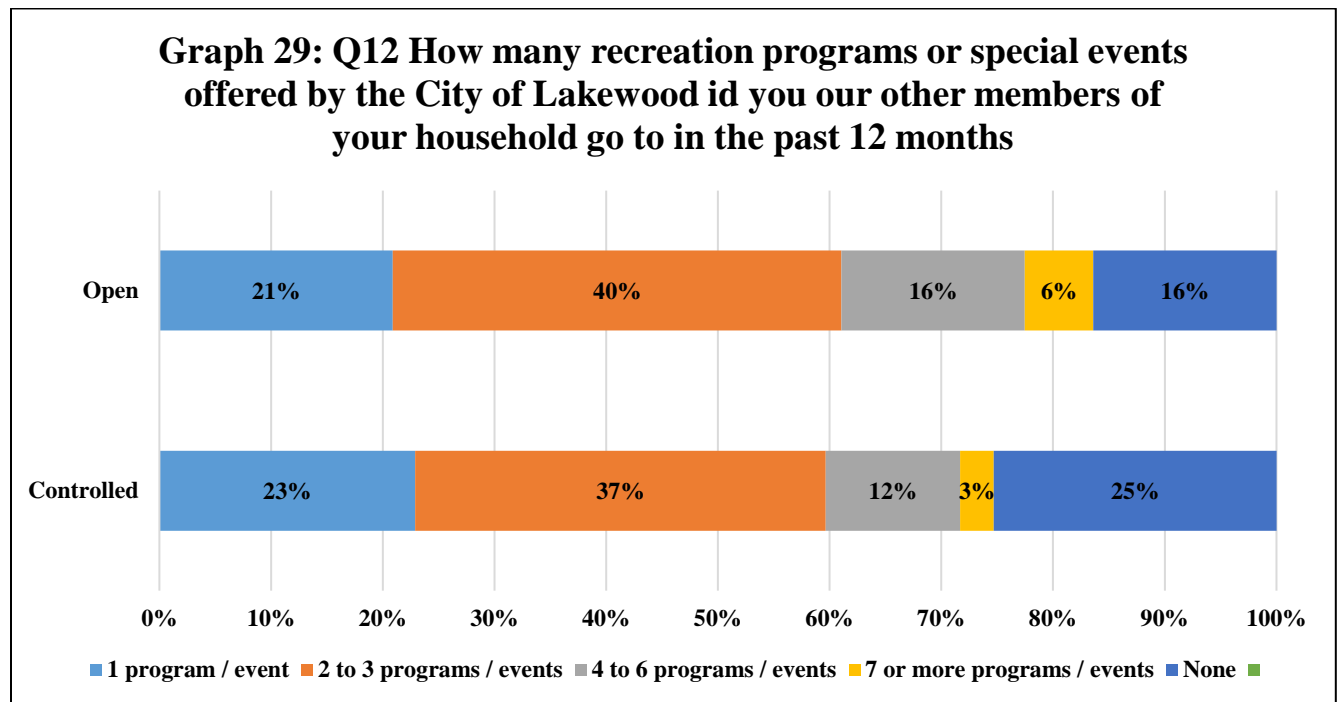


In both surveys, this question allowed participants to provide “Other” priorities not listed in this question. “Other” common priorities cited were increased security. See **Appendix A** for a full list of responses.



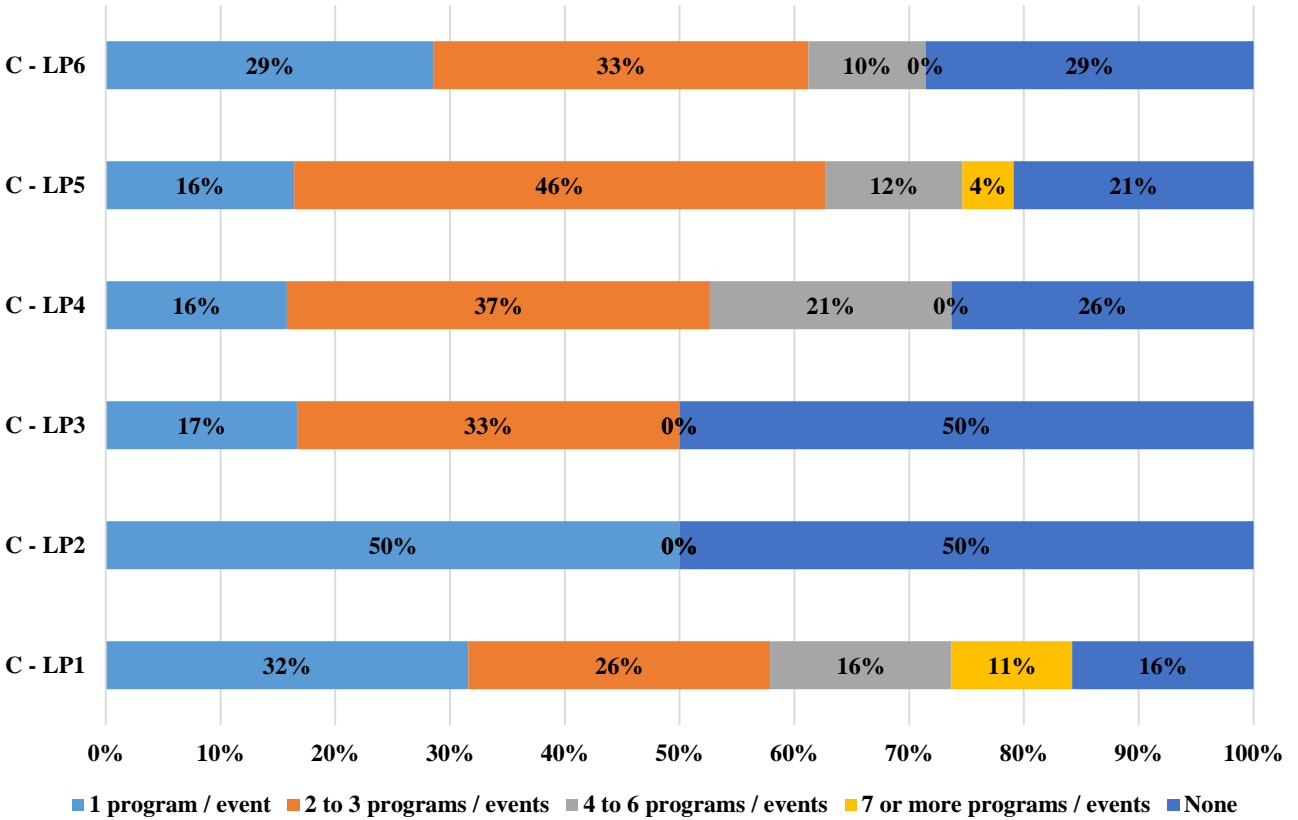
Question 12: How many recreation programs or special events offered by the City of Lakewood did you or other members of your household go to in the past 12 months?

Highlight: Most survey participants indicated that they or a household member attended at least one recreation program or special event offered by the City in the past 12 months. In the Controlled survey, 52% identified that they went to more than one program and event. In the Open survey, 62% identified that they were going to more than one program and event.

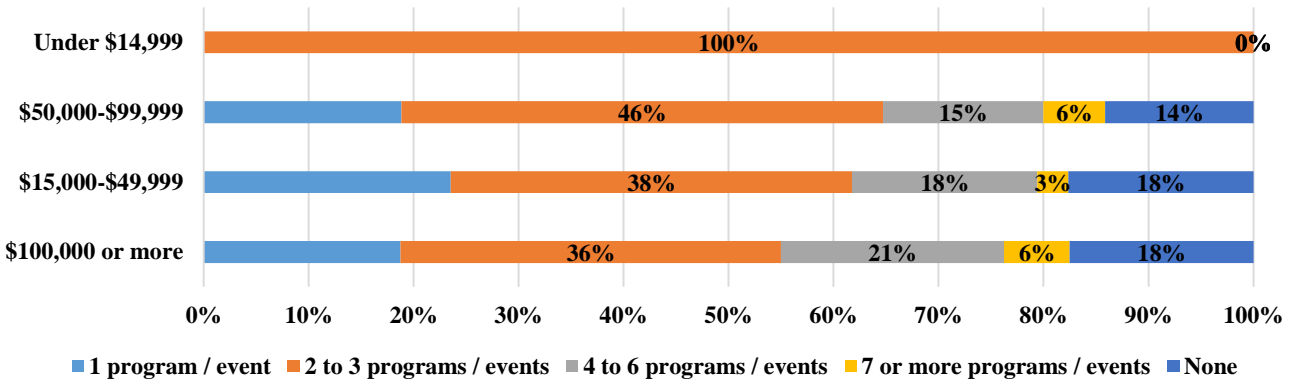


Graph 30 depicts the response rates to Question 12 by District. District 1 had the highest rate of survey participants indicate that they or a member of their household went to a City recreation program or special event in the past twelve months. District 2 and District 3 had the highest rate of survey participants indicate that they or a member of their household did not attend any City recreation program or special events. Notably, many of the City’s general access events are held in District 5 (SummerFest, Concert Series) and District 4 (Farmer’s Market).

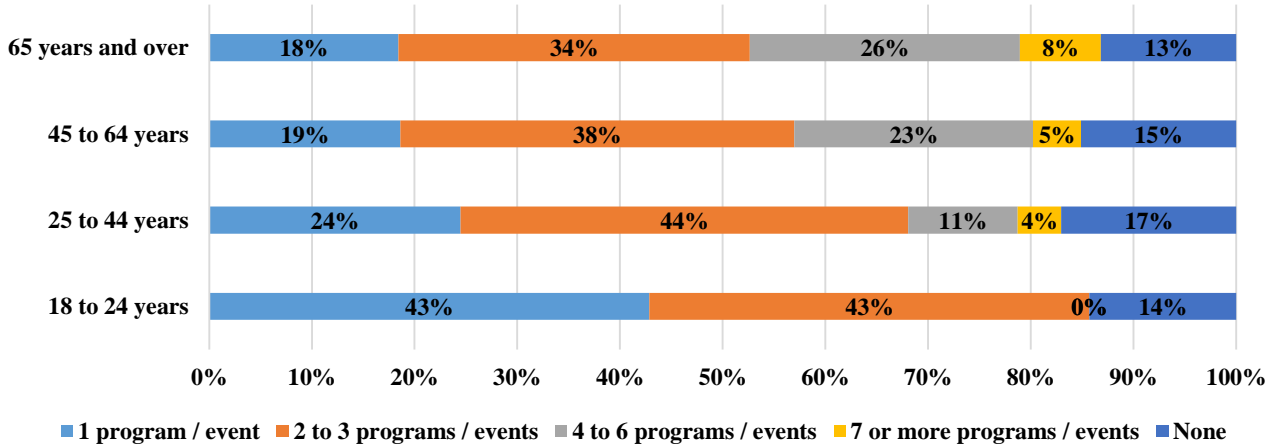
Graph 30: Q12 How many recreation programs or special events offered by th City of Lakewood did you or other members of your household go to in the past 12 months by Distirct



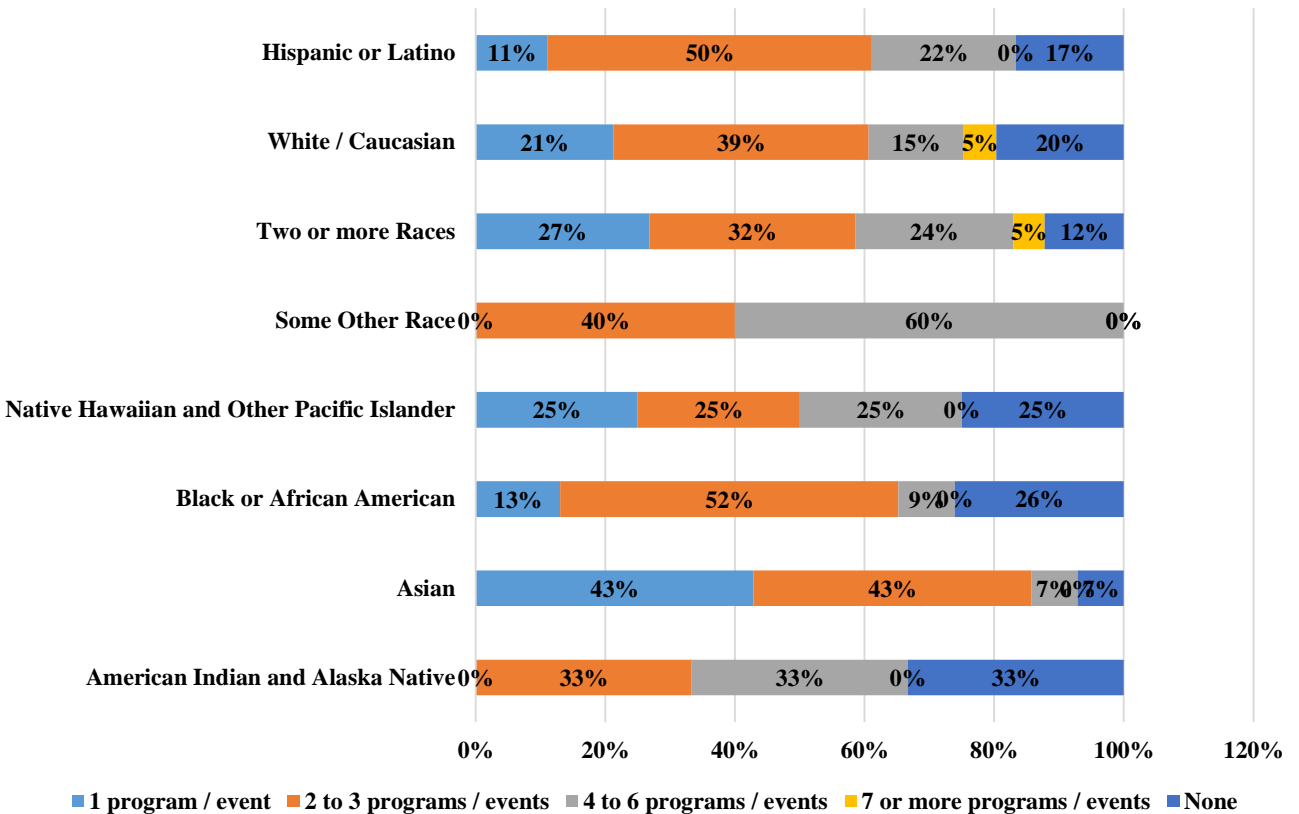
Graph 30.1: Q12 How many recreation programs or special events offered by th City of Lakewood did you or other members of your household go to in the past 12 months by Income



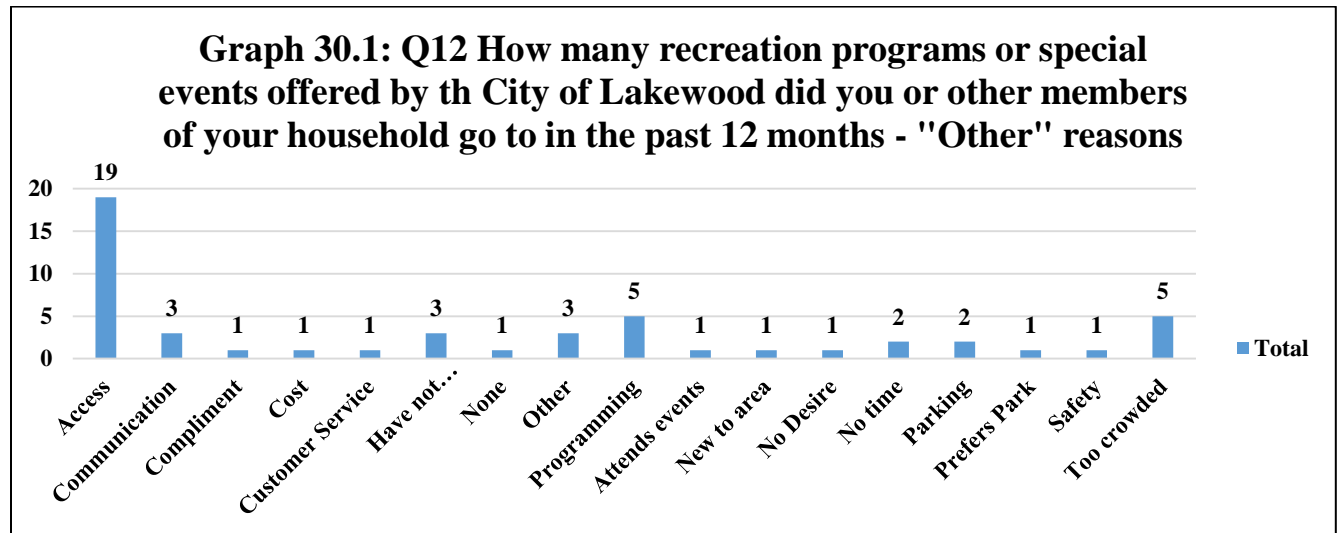
Graph 30.2: Q12 How many recreation programs or special events offered by th City of Lakewood did you or other members of your household go to in the past 12 months by Age



Graph 30.2: Q12 How many recreation programs or special events offered by th City of Lakewood did you or other members of your household go to in the past 12 months by Race

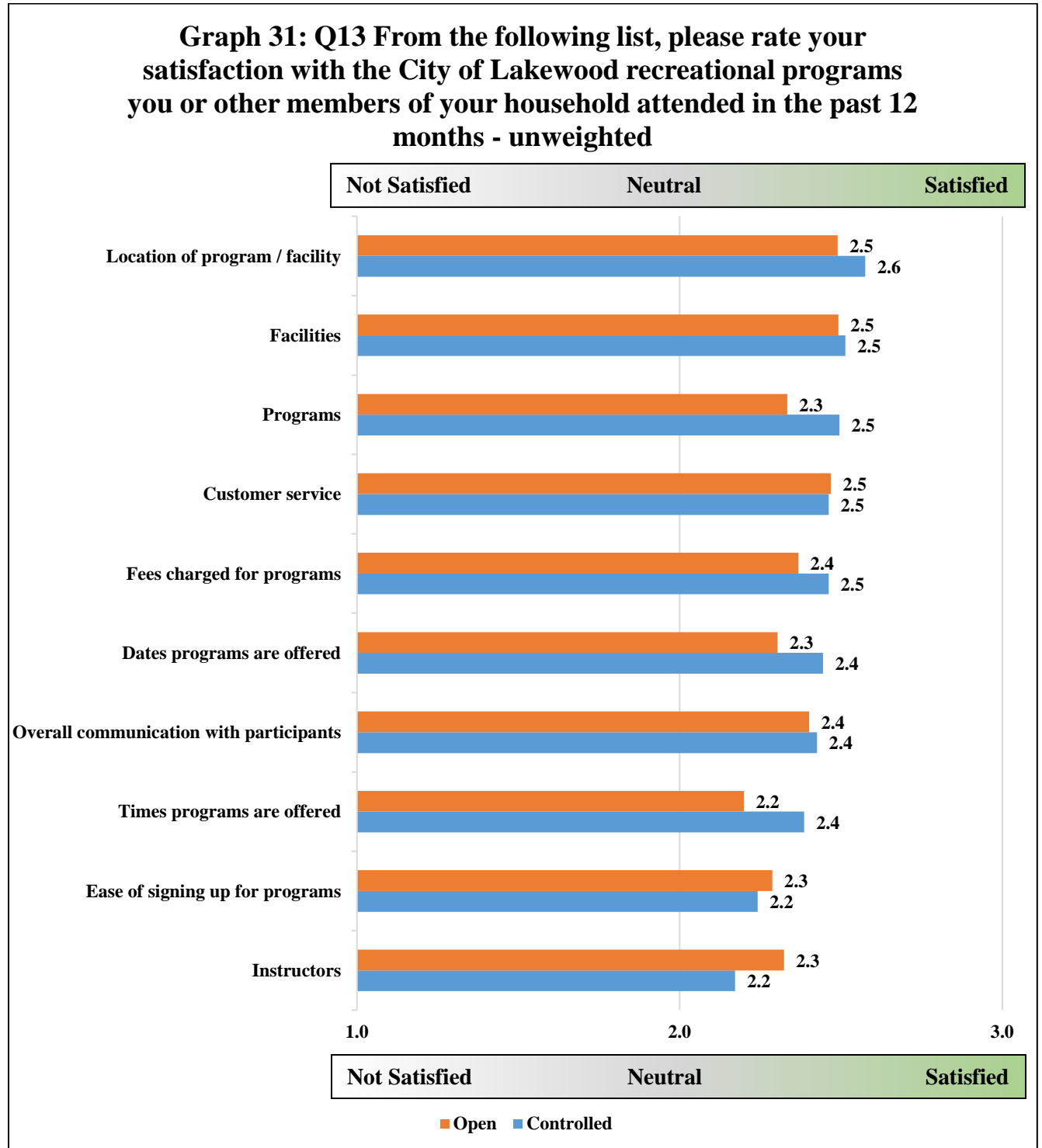


In both surveys, this question allowed participants to provide “Other” reasons they did not attend a recreation program or special event. “Other” commonly cited reasons were access issues related to the Farmer’s Market time and location. See **Appendix A** for a full list of responses.



Question 13: From the following list, please rate your satisfaction with the City of Lakewood recreational programs you or other members of your household attended in the past 12 months?

Highlight: In both surveys, participants did not rank any aspect of the City’s recreation programs below a 2.2.



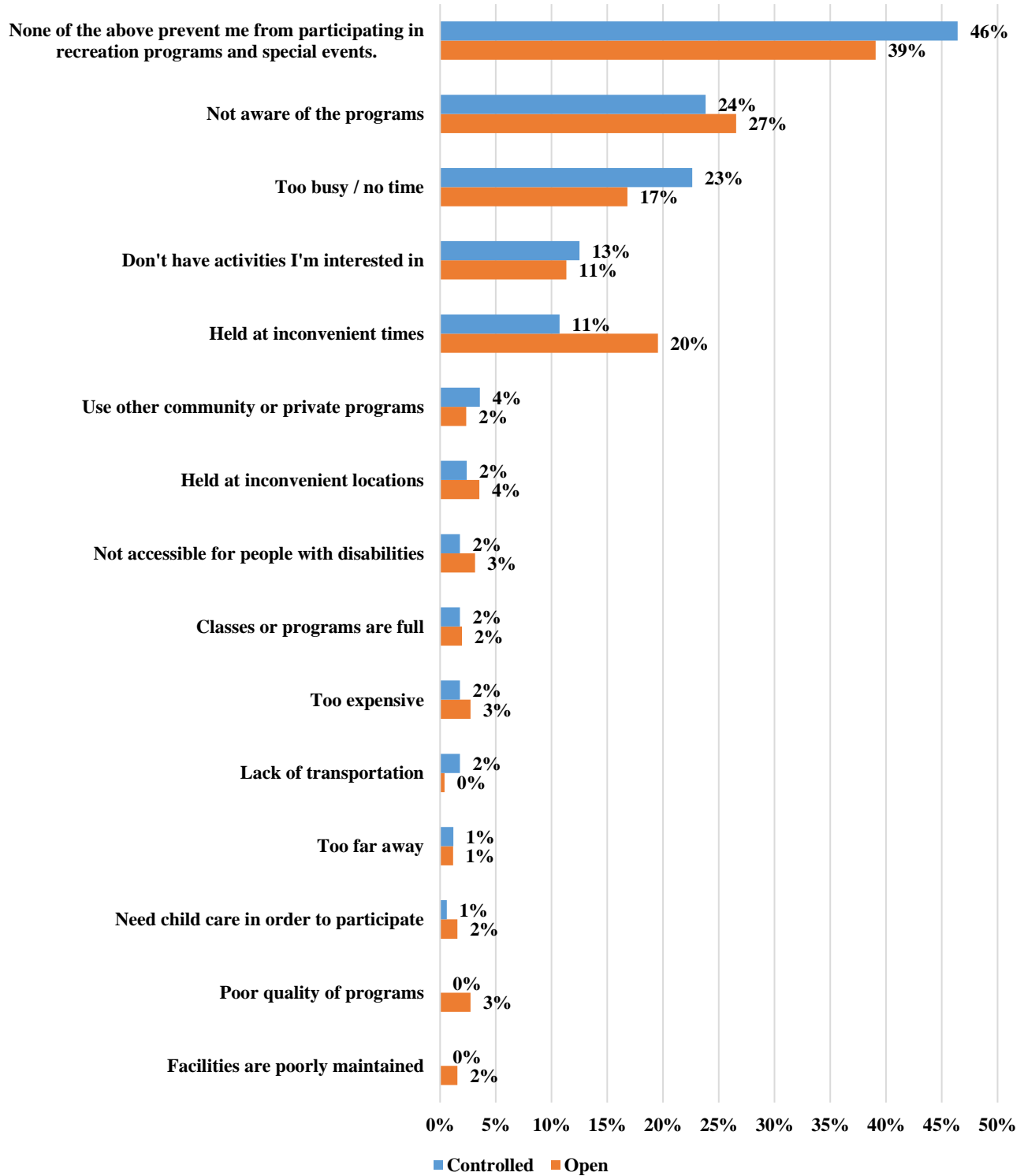
Question 14: If you did not go to a recreation program or special events offered by the City of Lakewood in the past 12 months, please provide your reasons why?

Highlight: For both surveys, the top reasons for not participating in a recreation program or special event offered by the City were similar. Both surveys identified “No time” as one of the top reasons that prevented them from participating in a City recreation or special event. Again, this is an issue that the City has very little control or influence over. However, with several of the other top identified reasons the City does have some control over as they are related to communication, programming, and access.

Table S				
Q14 –Top Reasons for not attending recreation program or special event, unweighted				
#	Controlled	Score	Open	Score
1	Not aware of the programs	24%	Not aware of the programs	27%
2	Too busy / no time	23%	Held at inconvenient times	20%
3	Don't have activities I'm interested in	13%	Too busy / no time	17%
4	Held at inconvenient times	11%	Don't have activities I'm interested in	11%
5	Use other community or private programs	4%	Held at inconvenient locations	4%

Table T				
Q14 – Lowest Reasons for not attending recreation program or special event, unweighted				
#	Controlled	Score	Open	Score
15	Poor quality of programs	0%	Lack of transportation	0%
14	Facilities are poorly maintained	0%	Too far away	1%
13	Need child care in order to participate	1%	Facilities are poorly maintained	2%
12	Too far away	1%	Need child care in order to participate	2%
11	Not accessible for people with disabilities	2%	Classes or programs are full	2%

Graph 32: Q14 If you did not go to a recreation program or special events offered by the City of Lakewood in the past 12 months, please provide your reasons why?



Question 20: Is there anything else that you would like to let us know about the City of Lakewood’s parks and recreation programs?

Comments received for this question will be presented to City Council in December with the rest of the input received from other engagement events.

NEXT STEPS: The Legacy Plan update will tentatively come back before City Council on the following dates:

Date	Topics
December 9, 2019	Review of Engagement Events and Open House data. Review Goals and Level of Services.
February 10, 2020	Review Draft Legacy Plan Update
February 24, 2020	Review Draft Legacy Plan Update*
March 9, 2020	Review Draft Legacy Plan Update*
Spring 2020	Adopt Legacy Plan Update
*If necessary	

The Legacy Plan Task Force (LPTF) continues to meet on a monthly basis to provide guidance on the Plan update process. The LPTF consists of City personnel, local stakeholders, and community members.

City personnel will meet with the PRAB board in December and February to discuss the Legacy Plan update.

ATTACHMENTS:

Attachment A – Appendix A: Open Ended Survey Statements by Question and Category

Attachment B – City Council Legacy Plan Update PowerPoint Presentation for 9.9.19

APPENDIX A

TABLE U		
Q6: Select all of the reason you or a member of your household went to a City of Lakewood park in the past 12 months – “Other” reasons		
Survey	Statement	Reason
Controlled	Exercising n biking	Bike
Controlled	Bike path, lake	Bike
Open	Biking trails	Bike
Controlled	did not utilize or attend any parks in the last 12 months	Did not visit
Controlled	Haven't been	Did not visit
Controlled	We are in our 80/90's and enjoyed the park in the past.	Did not visit
Controlled	Has not visited a park in Lakewood	Did not visit
Open	Did not go to spark because they are unsafe	Did not visit
Open	Did not visit	Did not visit
Open	Have not gone	Did not visit
Controlled	Dog loving park and off leash areas	Dog park
Controlled	dog park; picnic area	Dog park
Open	Dog Park, Lk. Steilacoom and American Lk.	Dog park
Controlled	Scenery, foliage, tranquility.	Enjoy the outdoors
Controlled	Birding Peaceful	Enjoy the outdoors
Open	To relax	Enjoy the outdoors
Open	Clover Creek	Enjoy the outdoors
Open	natural beauty during the snow	Enjoy the outdoors
Open	Go to bridge, see creek	Enjoy the outdoors
Open	I love the feeling of the outdoors.	Enjoy the outdoors
Controlled	Summerfest	Event
Controlled	Summerfest. 4US FUNDRAISING	Event
Open	community feeding program	Event
Open	Class reunion at picnic shelter	Event
Open	Volunteered for park cleanup days with cub scouts	Event
Open	Brigade family day	Event
Controlled	Summerfest and outdoor concerts	Event
Open	Blackberry picking	Fruit harvesting
Open	Dog park and pick blackberries	Fruit harvesting
Open	geocaching	Geocaching
Open	Geocache	Geocaching

Open	Ft Steilacoom golf course — disappointing that there are no muni courses now in Lakewood.	Golf Course
Open	letterboxing	Letterboxing
Open	Little library	Library
Controlled	Covered picnic tables near playground equipment for young married families social	Meet friends
Controlled	Picnic shelter use for kids birthdays celebration	Meet friends
Controlled	lake, exercise, get away, observe wildlife	Mix
Open	Reserved shelter, the sunset or sun rise, wildlife, movie in the park.	Mix
Open	Running, Walking, Relaxationguy	Mix
Controlled	nature. woods. a break from the city and concrete & asphalt	Natural areas
Controlled	n/a	None
Controlled	none of the above Wards Lake park is to dangerous	None
Controlled	Water, peace and quiet	Open space
Controlled	One side of our property is the park border. I access the park nearly every day in some way of upkeep, landscape, or general maintenance.	Other
Open	Security and cleanliness	Other
Open	A	Other
Open	How clean and safe the area feels.	Other
Controlled	The swing that you can swing with your baby	Playground
Controlled	Playground	Playground
Controlled	Play ground	Playground
Controlled	playground	Playground
Open	Ft Steilacoom playground	Playground
Controlled	Fly drones	RC / Drones
Open	Radio control plane area	RC / Drones
Open	RC Field	RC / Drones
Open	Skateboard park	Skateboard
Controlled	Trails to walk	Trails
Controlled	Trails	Trails
Controlled	Rock staircase and hill hiking trails-Fort Steilacoom Park	Trails
Controlled	Trails at Fort Steilacoom - Lake Waughop	Trails
Controlled	Trails	Trails
Open	Trails.	Trails
Open	Walking trail.	Trails
Open	Hills to hike	Trails
Open	Hike in meadows/woods	Trails
Open	Running trails with known distances.	Trails
Open	walking trails	Trails
Open	Walking trails	Trails

Controlled	Walk the trails with dog	Walk
Controlled	Labyrinth walk	Walk
Controlled	Walking/jogging paths/trails	Walk
Controlled	walk my dog	Walk
Open	Walk lake waghop	Walk
Open	Walk the dog	Walk
Open	Nature walk	Walk
Open	Walk around lake and play on tractor	Walk
Open	Walks around the lake at Ft. Steilacoom.	Walk
Open	Walking the Waughop trail	Walk
Open	Walk around the lake	Walk
Open	Love to walk around lake at Steiliacoom Park	Walk
Open	The walking trails at Fort Steilacoom Park. Love how they feel secluded but yet are so close to home	Walk
Controlled	American Lake	Water access
Open	Lake	Water access
Open	Trees and Access to water (lake, pond or creek) important... This is Lake Wood afterall	Water access
Open	Swim	Water access
Open	Boating	Water access
Open	Lake access	Water access
Open	Waughop Lake	Water access

Table V		
Q10: What are your reasons for not using City of Lakewood Parks – Safety / “Other” Reasons		
Survey	Statement	Type
Controlled	Mom, 94, needs transportation and used walker. Rest of family walks over. Love it.	Access issues
Open	Lakewood parks are very disappointing in comparison to MetroParks Tacoma. Lack of toddler play areas, trails and accessibility are the main reasons. American lake is the closest but chambers bay park is only 5 mins farther, so we choose that one most days.	Access issues
Open	Not enough parks in my neighborhood to walk to	Access issues
Open	Would love to use the lakes but access is horrible & not well maintained. I feel unwelcome.	Access issues
Open	i wish American Lake was more inclusive for handicapped.	Access issues
Open	More amenities/views/water access at nearby parks in TAC, UP, Steilacoom	Access issues
Open	Just at one park- People fishing at the dock on American lake Boat launch areas cause the area to become unsafe launching and or docking boats. At times there are also people jumping off dock and swimming in that area. Very unnerving and unsafe for all.	Fishing issues
Open	I go to other parks for their splash park amenities and paved trails	Lack of Amenities
Controlled	Not enough restrooms area the walking paths around the lake. Ft. Steilacoom park	Lack of Amenities
Controlled	Frequently when I walk my dog we are accosted by other dogs not on a leash. The city could get rich ticketing off leash dogs.	Dog park users
Open	People who dont leash their beasts.	Dog park users
Open	Worry about being approached by off leash dogs. I do not walk at Fort Steilicoom unless I am carrying pepper sparay or am not alone.	Dog park users
Open	I do not use the dog park any longer as many people are irresponsible with their aggressive dogs.	Dog park users
Open	Too much dog shit and dog owners who disregard the leash law.	Dog park users
Open	Off leash dogs	Dog park users
Controlled	I use other parks in other cities....Steilacoom, Tacoma	Other
Controlled	I am an elder who gets rushed around by young parents	Other
Open	Having a spray park to use in the summer would be great.	Other
Open	call me and I will be happy to explain in full	Other
Controlled	Seeley Lake is crackhead central (right across from Police Station no less...) and we need public access to our lakes. Like CA’s beaches. Public Space.	Safety
Controlled	There are a lot of homeless and mentally ill people. I have been warned many times from others on the trail to be careful because they had just encountered a mentally ill individual.	Safety
Controlled	Need more police patrols	Safety

Controlled	Lots of car prowling/break-ins...you can see where windows have been broken because there is glass in parking areas. Curbs at Harry Todd park are very high and can damage cars need more security in parks people smoking marijuana in public	Safety
Controlled	Walking there gets a little sketchy, since there aren't any sidewalks between the park and the road, and it's a bit of a walk up a hill to get to the entrance. So maybe not as easy access as I would prefer.	Safety
Controlled	American lake park has a lot of druggies and can look sketchy	Safety
Controlled	Poor lighting in some cases, people camping/sleeping, had my car broken into in the past	Safety
Controlled	homeless concern for needles left by users	Safety
Controlled	Car break ins	Safety
Controlled	sometimes it seems to be unsavory characters there	Safety
Controlled	Some parks in Lakewood are in areas I don't feel comfortable taking my child to or not enough playground equipment.	Safety
Controlled	The park across from the police station has a very bad reputation, wouldn't feel safe there.	Safety
Controlled	crime as listed above	Safety
Controlled	Family subjected to several car break ins at Ft. Steilacoom	Safety
Controlled	I am a single woman and don't like to be alone in this type of place	Safety
Controlled	Drug sale and homeless at park	Safety
Open	Parking lot safety	Safety
Open	Car break ins	Safety
Open	Homeless people hanging out on the bushes. Dogs off leash running towards me and my leashed dog. Scares me and my dog.	Safety
Open	Fear of my toddler stumbling upon a needle or worse predators. Once saw a guy jerking off in the parking lot at Harry Todd park. Lakewood was a disproportionate amount of mentally ill, homeless and sexual predators released into our neighborhoods.	Safety
Open	active park - transients needles used condoms porta-potty	Safety
Open	Don't care for some of the types of people who frequently use the parks	Safety
Open	Some of the parks are used for homeless housing and I don't want my grandkids to pick up any kind of drug paraphernalia	Safety
Open	Drive by shooting, gang activity, homeless people	Safety
Open	As a woman without a protective dog, I would never walk the trails alone at Ft. Steilacoom and Wards Lake for obvious reasons. While the seclusion can be nice, many areas are out of sight and away from the safety of other park patrons. Encountering homeless individuals is another HUGE reason to stay away or to never go alone. Springbrook would not be on the list to explore because my perception is that it is in a high crime area and therefore unsafe--gangs, guns, drug sales.	Safety

Open	People often smoke pot and drink in the open. People often don't control their dogs and dogs attack other dogs. Not much is done about it. I love love love the trails but sometimes encounter homeless people or people drinking. I am often too afraid to use them myself and with my kids. But they are so beautiful.	Safety
Open	Harry Todd and Springbrook and Wards lake make me nervous with creepy people... don't think my car is safe there either	Safety
Open	Harry Todd Park has a horrible reputation for gang activity and crime - has kept us completely away, not worth the risk.	Safety
Open	The amount of homeless people/sketchy looking people in Lakewood is too high at most of the parks for me to get out of my car. Fort Steilacoom Park has the fewest.	Safety
Open	Too many people drinking and using drugs.	Safety
Open	There are no emergency call booths. Unless I bring my own phone, how would I alert authorities.	Safety
Open	Seeley Lake Park has homeless encampments. Ft Steilacoom has people there at night playing Pokémon and it's scary.	Safety
Open	Have often seen people doing drugs at American Lake Park and it is dirty, so I don't like bringing my kids there	Safety
Open	As I said above. Cars being broken into and types of people (mainly homeless and sometimes teenage language and conversation around the play ground)	Safety
Open	I visit Springbrook park with my kids, just not as often as I'd like too because I feel unsafe when all of the homeless hangout there. Also recently I've had to keep a closer eye where we walk cause I found a cap to a needle at the park. People that come clean the park do a good job trying to keep it that way but some of the people that hang out there just don't seem to care.	Safety
Open	Car prowling and broken windows made me stop going	Safety
Open	Ft. Steilacoom Park is not well monitored by law enforcement	Safety
Open	People hanging around harassing people	Safety
Open	I would not use the park alone or after dark due to proximity to Western State.	Safety
Open	Drug debris, parks not kept up	Safety
Open	American lake park has too much gang activity and drugs	Safety
Open	While I feel safe in the park, my wife has mentioned on several times that she does not. She cited several examples to me of individuals who were threatening in their behavior.	Safety
Open	Many of the parks have roving groups of individuals who appear to be a threat, are destructive and abrasive. Some parks, (Seeley for example) are a haven for drug and other illegal activities. Any where alot of trash and homeless reside projects a feeling of unsafe. some parks I will not go to at all unless I am carrying my handgun with me, especially if I am walking trails off the main / populated areas of the park.	Safety
Open	Concerned about unsafe people as dusk approaches	Safety
Open	Intimidation	Safety

Open	Fort Steilacoom Park is large and beautiful but we don't feel safe using the trails during certain times of the day. There have been too many strange incidents.	Safety
Open	Too many transients	Safety
Open	Friends who have used the parks have been followed or chased. Some have been confronted by homeless people asking for money.	Safety
Open	Lots of incidents happen at the park. It's a scary thing living in Lakewood sometimes.	Safety
Open	A lot of homeless people have been creeping up on the trails at Fort Steilacoom park. I no longer feel safe alone as a woman off the main lake trail	Safety
Open	This day and age - hard to trust anybody	Safety
Open	A year ago I was approached by a man who wanted my number/contact info, and when I said no and walked away I passed his friend higher up the trail- I don't believe this was a coincidence and was scared I would be followed/attacked.	Safety
Open	Homeless moving into the park...makes walking in the woods scary. Used to love to walk back there because it feels like hiking.	Safety
Open	Wards Lake Park is full of vagrants and drug users there are used needles everywhere it's just unsafe	Safety
Open	Crime (purse-snatching, assault, rape, murder...), homeless people, people with untreated mental health issues	Safety
Open	Homeless, graffiti, trash, dirty.	Safety
Open	Too many attacks in the parks, drug users, etc	Safety
Open	Homeless people on trails, I would like to hike and take my dog on the trails but fearful of running into an encampment.	Safety
Open	Stories of knife wielding crazies, robberies, etc.	Safety
Open	Used to walk trails at Ft Steil. With dogs, before I had a run in with homeless and drug addicts in woods.	Safety
Controlled	I visit Lakewood Parks often.	Uses parks
Controlled	I use the park most convenient to my residence.	Uses parks
Controlled	N/A	None

Table X		
Lakewood has limited resources. In the near future, in your opinion what should be the City's top three priorities for its Parks – “Other” priorities		
Survey	Statement	Type
Controlled	accessibility - we live near Oakbrook Park and would love to visit it, but it has no benches, no bathrooms and no way for a wheelchair to get around. the parking is minimal, too, but not awful, since most people in the area would walk there.	Better accessibility
Open	Larger access to Lake Steilacoom	Better accessibility
Open	We need more small park playgrounds in areas with no park access.	Better accessibility
Open	Having a park in the town center would bring in more people in and outside. Other city's are looking for ways to get their people out and shopping while enjoying their parks. Spokane is a good example of this.	Downtown Park
Controlled	Cleaning out the Lake at Fort Steilacoom park in an environmentally way. Use no chemicals	Environmental issues
Open	Cultural events	Events
Open	Local camps for kids	Events
Open	Add a Saturday farmers market at Fort Steilacoom Park!	Farmer's Market
Controlled	Driving range	Amenities
Open	Keeping up with landscaping- trimming the blocking overgrowth	Maintenance
Open	Stop absorbing the natural areas of Steilacoom Park by mowing the tall prairie grasses	Maintenance
Open	none	None
Open	N/A	None
Open	Pickle ball courts	Pickle ball
Open	Preserve as much natirual open space as possible.	Preservation
Open	NOT CUTTING DOWN TREES	Preservation
Controlled	Improving the roads	Roads/Sidewalks
Open	Sidewalks and or trails to access the parks.	Roads/Sidewalks
Open	More benches and places to rest	Seating
Controlled	Security and/or more police presence	Security
Controlled	Security	Security
Controlled	visible security present	Security
Controlled	safety and cleanliness	Security
Controlled	Patrolling the trains for homeless and trash. Ft. Steilacoom Park.	Security
Controlled	needs security	Security
Open	Public safety police presence	Security
Open	Safety	Security
Open	Safety	Security

Open	Better or some security..	Security
Open	monitoring parks for safe conditions both with the physical environment and the people in the park	Security
Open	Safty. Some sort of security patrol or a frequent police presence	Security
Controlled	I think there should be signs stating the rules, or expectations. Nobody knows anymore and they are not locals.	Signs
Open	LIKE THE WRIGHT PARK IN TACOMA WITH WATER PARK	Amenities
Open	Track walking/running	Trails
Open	Have trash cans at Ft. Steilacoom Park emptied before they become overflowing.	Trash cans
Open	Walking Areas not specifically a trail.	Walking

Table Y		
Q12 & Q13 Comments: If you did not go to a recreation program or special events offered by the City of Lakewood in the past 12 months, please provide your reasons why –“Other” reasons		
Survey	Statement	Type
Controlled	All year Farmers Market with space to move.	Access
Controlled	Summerfest: Parking situation was horrible, 2+ hours backed up to get to parking areas and the facilitation of that was very slow and there was tons of open field space that looked like it was dedicated to parking but were largely empty and took forever to fill up	Access
Controlled	Parking at Summerfest was terrible. Waited for an hour for a spot to park. It would have been better to allow people to park in the regular lots.	Access
Controlled	Didn't know Farmers market was a program. Ends at 3, most folks work.	Access
Open	Would love to see more so we can attend local events versus going to Tacoma for everything.	Access
Open	Farmers market is only Tuesday afternoon which is hard for most to attend	Access
Open	That Farmer's Market day/time slot is a horrible choice. A weekday? And it ends by 3pm? No good.	Access
Open	Farmers market, people who work can't use it try having in weekends	Access
Open	The Farmers market is hard to navigate. Half on the sidewalk 1/2 in a parking lot.	Access
Open	Farmer market time is inconvenient for working people!!!	Access
Open	I'd go to the Farmers Market if it weren't held during the workday, I don't work in L'wood	Access
Open	Farmers Market time is not accessible to most Lakewood residents! It needs to be open evening hours and/or on weekend.	Access
Open	I've never been able to go to farmers market because it's during work hours	Access
Controlled	Events occur when I am working during the weekdays. Not useful for me.	Access
Controlled	The dogs go everywhere with us, and they are often not welcome.	Access
Open	Farmers market time is inconvenient	Access
Open	Comments about farmers market. I work in the town center and have only made it to farmers market once, hours are ridiculous and the vendors are a joke. Longer evening hours would be more user friendly	Access
Open	farmer's market needs better hours (run later)	Access
Open	We are Sabbath keepers (we go to church on Saturday) so we miss the events that are on Saturday only.	Access

Controlled	Always attend events.	Attends events
Open	if the only way I can find out about a program is by searching it out on a website, then I will not know about it. I want a flier in the mail. I want to see it on a reader board in front of City Hall banners\signs around town where folks gather or drive by. Websites should NOT be the only way the City communicates with its residents.	Communication
Open	If the only way to know about a program is to search it out on a website, then the event goes unnoticed in our household. Communicate with me the old-fashioned way in addition to websites.	Communication
Open	Did not go because of many complaints of poor organizing on social media by others	Communication
Controlled	I think the programs are great for families and people who live in apartments. They should continue with them.	Compliment
Open	Food and activities at events are too expensive	Cost
Open	Receptionist at senior center seems "put off".. to put forth the effort to answer questions...referring to come pick up literature...that's not service driven.	Customer Service
Controlled	I haven't signed up for any programs yet.	Have not attended a program
Open	Did not visit	Have not attended a program
Open	Have not gone	Have not attended a program
Controlled	Just moved here	New to area
Controlled	I am interested in things that concern my house and yard. I do not have time or need to participate with people.	No desire
Controlled	I would go more to park but busy working & had some health issues.	No time
Controlled	NA	None
Open	We as the Union set up a table with permission and then were asked not to- because of the school district. Thanks for aligning with the district who does not care about their teachers or	Other

	students. Almost all of your programs are catered to white majority members. Little to none for the brown and black members of the community.	
Controlled	Ok	Other
Open	Weather at time of event/I was on vacation	Other
Open	Lack of parking	Parking
Open	poor parking and security	Parking
Controlled	Prefer walks in the park, enjoy watching games and use dog park	Prefers Park
Controlled	The programs I want I can not find	Programming
Open	More fitness classes at community center, more dance classes offered for adults. Language classes	Programming
Controlled	Looking for Grandson Nana dance lessons and other Grandchild Nana activities	Programming
Open	Age requirements	Programming
Open	Hours	Programming
Open	Unsavory people around	Safety
Open	Too busy	No time
Controlled	Not into crowds, TBH. Probably wouldn't be interested regardless of the event.	Too crowded
Open	We typically don't go to the big events because it's so crowded.	Too crowded
Open	Lack of interest and crowds.	Too crowded
Open	Dont like people	Too crowded
Open	Major events are too crowded for me	Too crowded



LEGACY PLAN UPDATE

CITY COUNCIL MEETING
9/9/2019

Why the update?

- Remain timely
- Responsive to community ideas / needs
- Remain competitive for grant funding
 - Needs update by 2020 to remain eligible for RCO grants

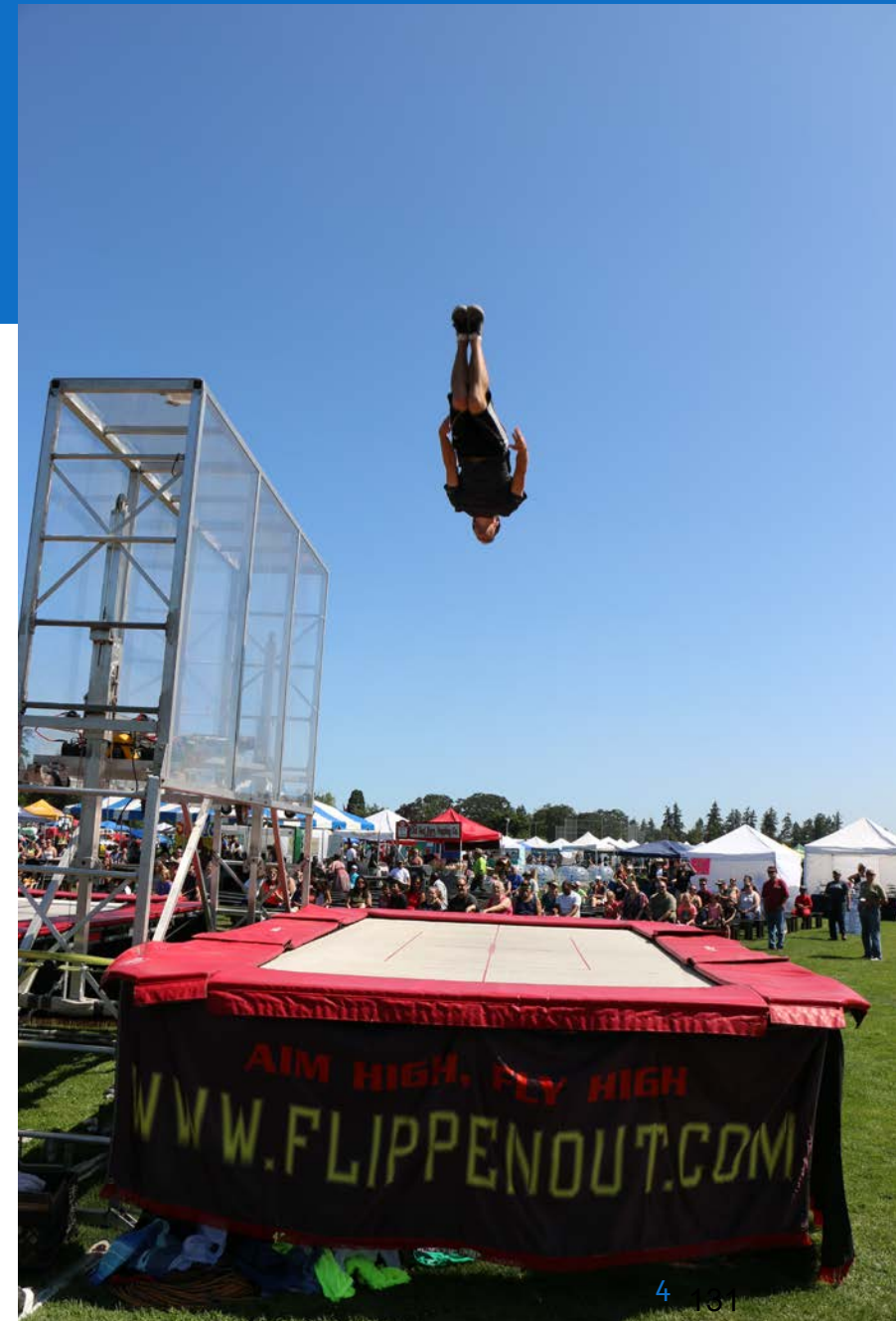


Timeline

TABLE A												
Legacy Plan Update Phases												
	2019									2020		
	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Phase I Environmental Scan												
Phase II Needs Assessment												
Phase III Plan Development												
Phase IV Plan Approval												

Update Areas

- Community Profile
- Goals & Objectives
- Classifications / Inventory
- Public Involvement
- Needs assessment
- Level of Service

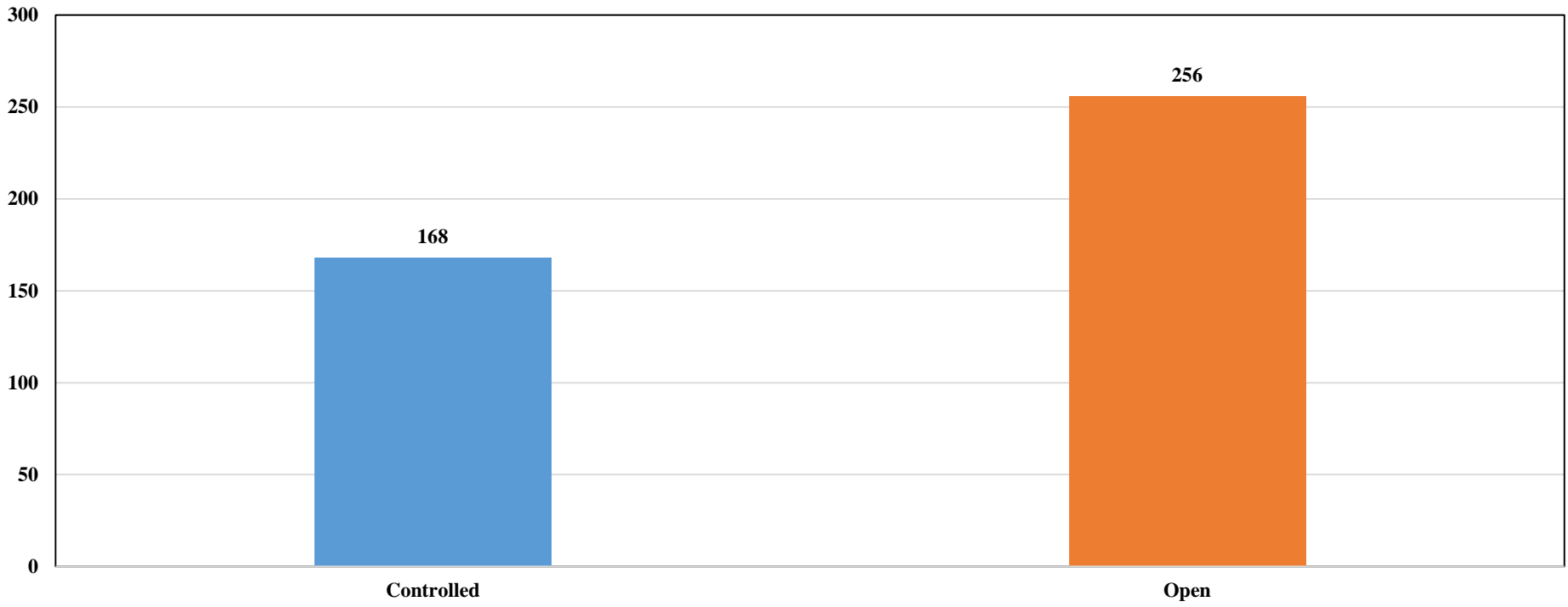


Engagement Events

TABLE B		
Legacy Plan Update - Engagement Events		
Event	Type	Participants
Aging Expo	Engagement	19
Open House 1	Open House	13
Coffee with Mayor	Engagement	8
SummerFest	Engagement	60
Farmer's Market	Engagement	80
Open House 2	Open House	10
Open House 3	Open House	6
Ready to Learn fair	Engagement	45
National Night Out	Engagement	61
Tillicum Community Center	Engagement	31
Summer Concert series	Engagement	36
Fort Steilacoom Dog Park	Engagement	27
Controlled Online Survey	Survey	168
Open Online Survey	Survey	256
Online Forum	Open House	2
Focus Group: Multicultural group	Focus Group	3
Focus Group: PRCS Personnel	Focus Group	7
Focus Group: Youth Council*	Focus Group	Oct. 2019
Engagement Event in District 3*	Engagement	TBD
Engagement Event in District 3*	Engagement	TBD
Total		832
*Forthcoming		

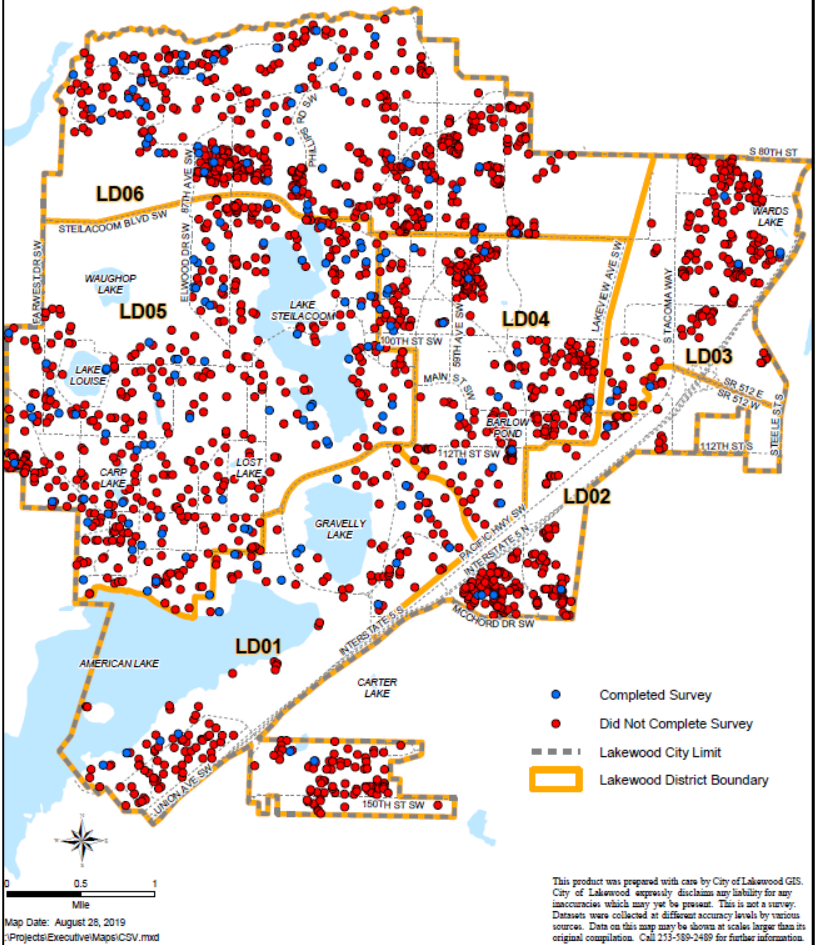
Surveys

Graph 1: Total Survey Participants

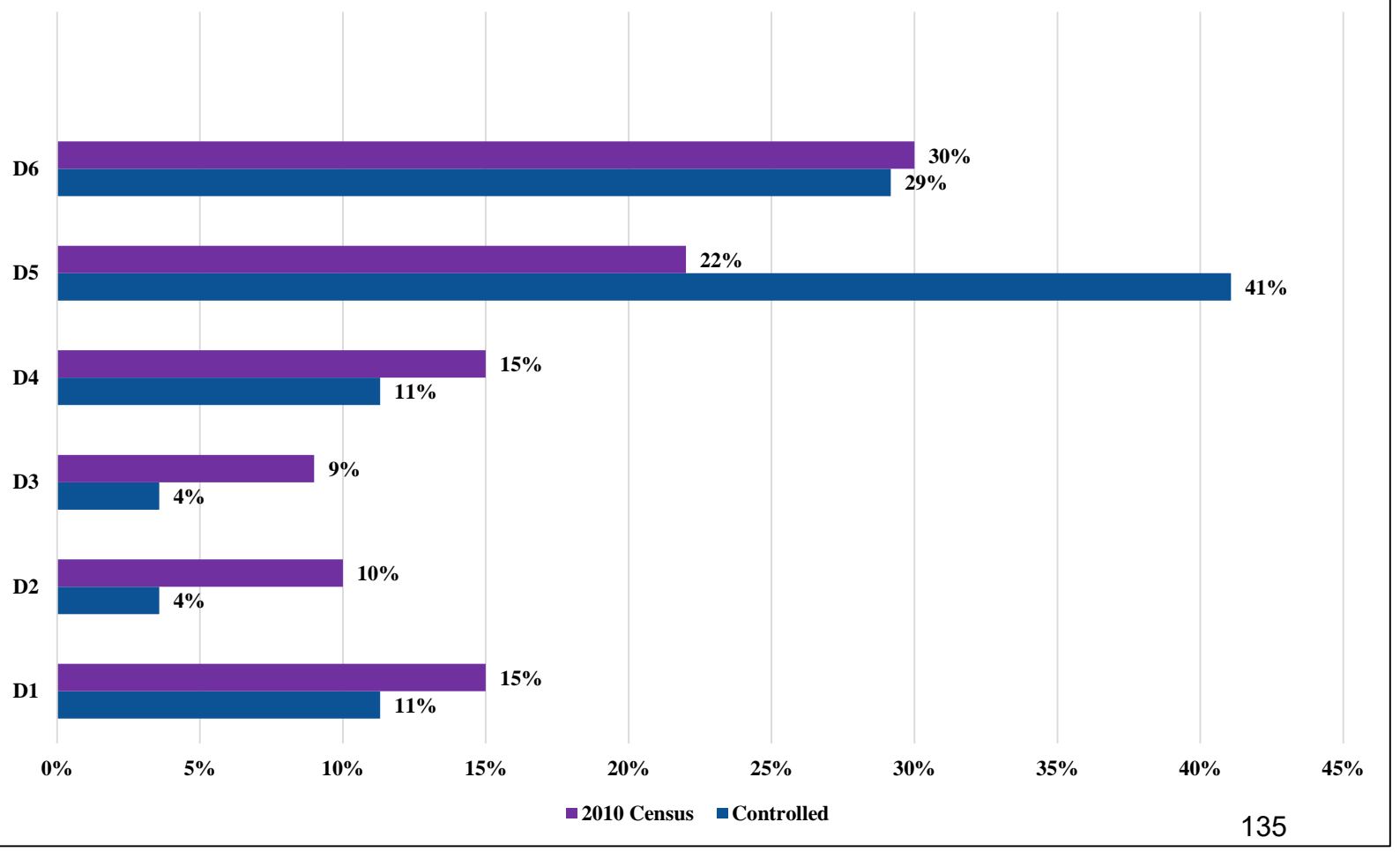


Controlled Online Survey

Controlled Survey Results

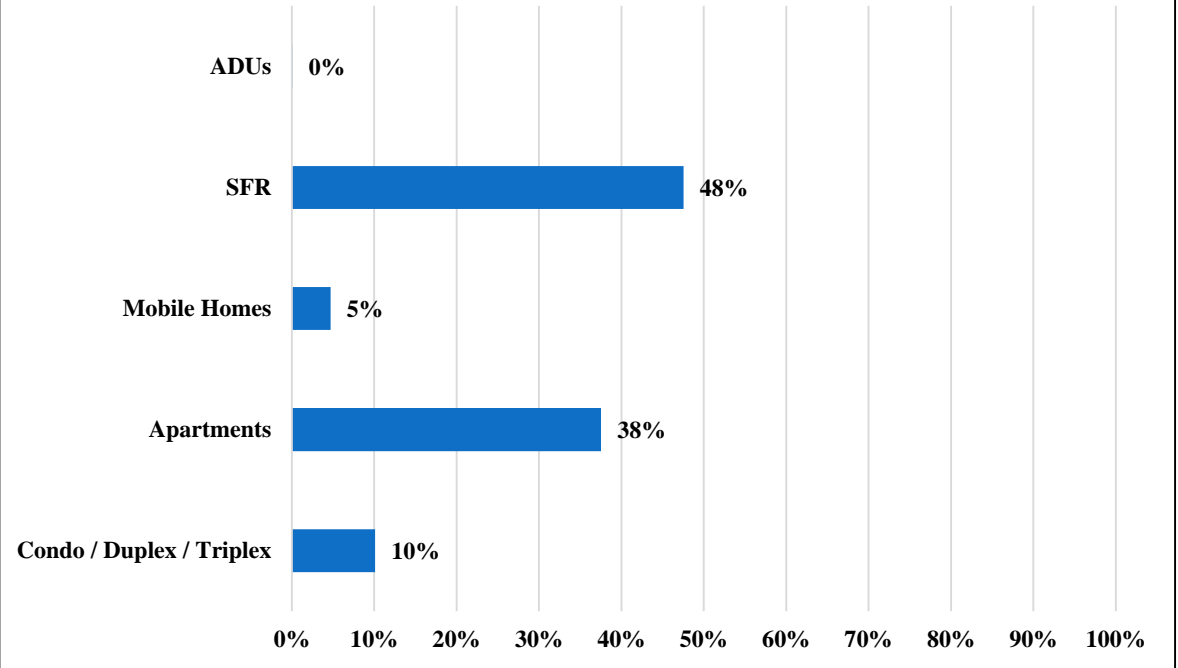


Graph 2: Controlled Survey Participants by District

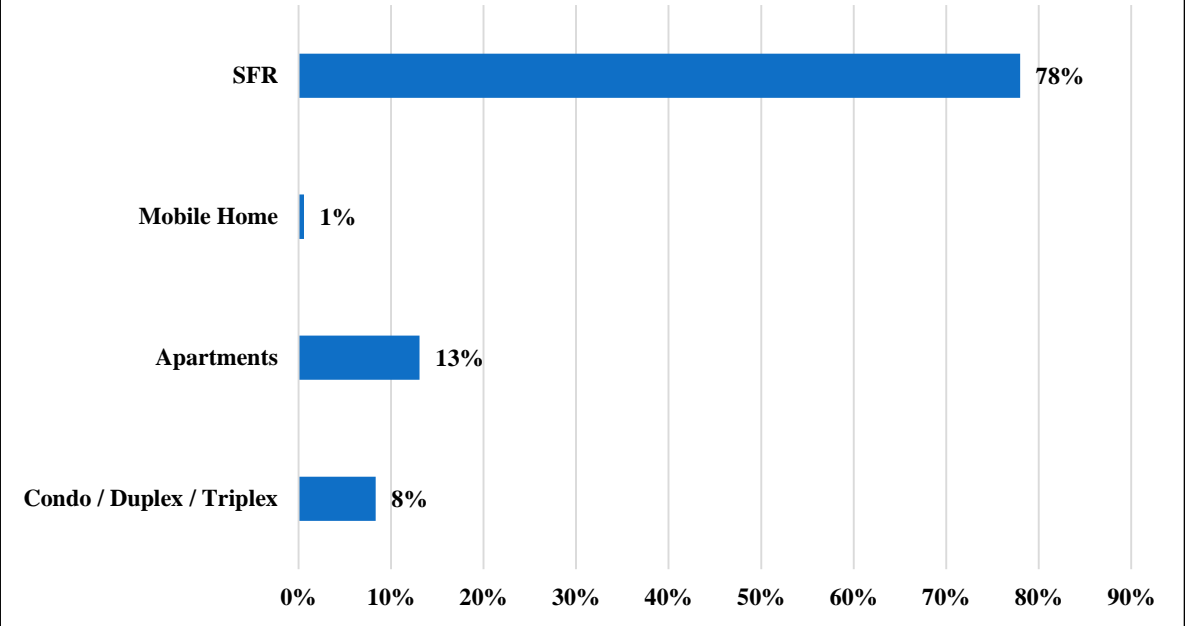


Controlled Online Survey

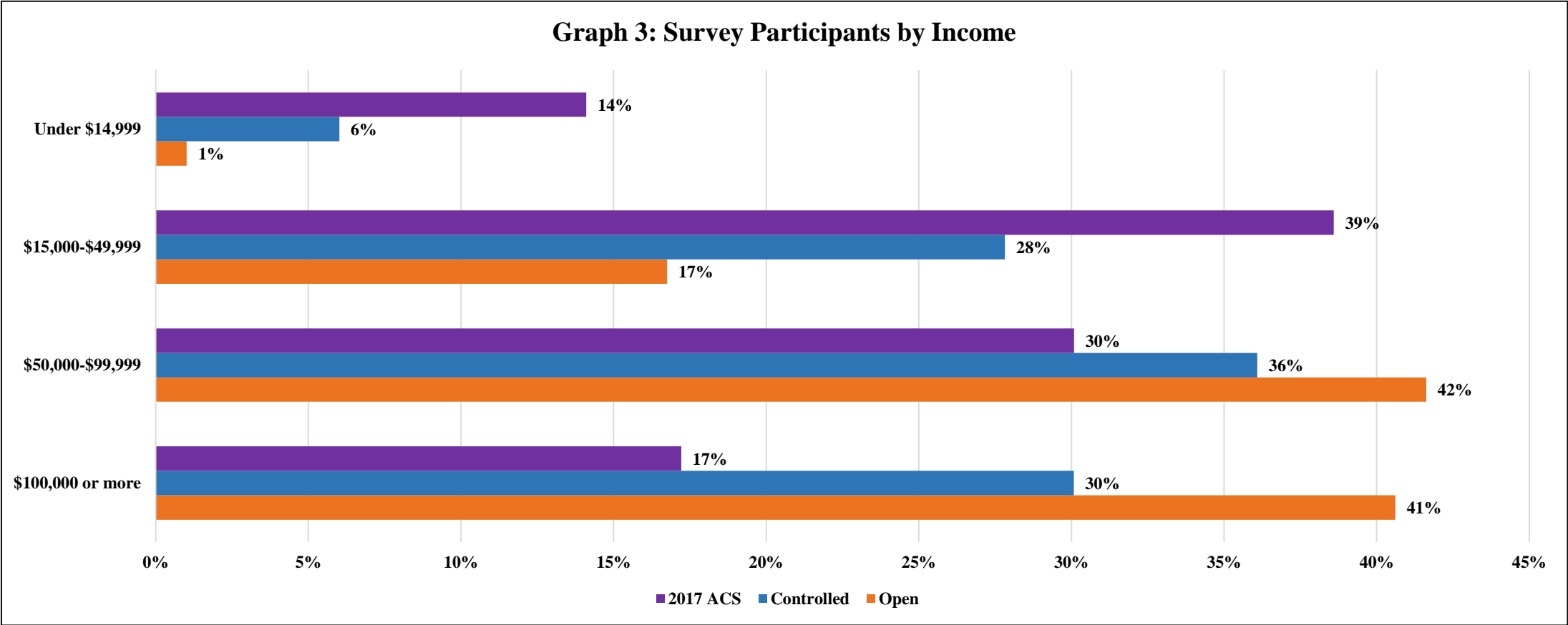
Graph 2.1: Lakewood by Housing Unit Type



Graph 2.2: Controlled Survey Participants by Housing Unit Type

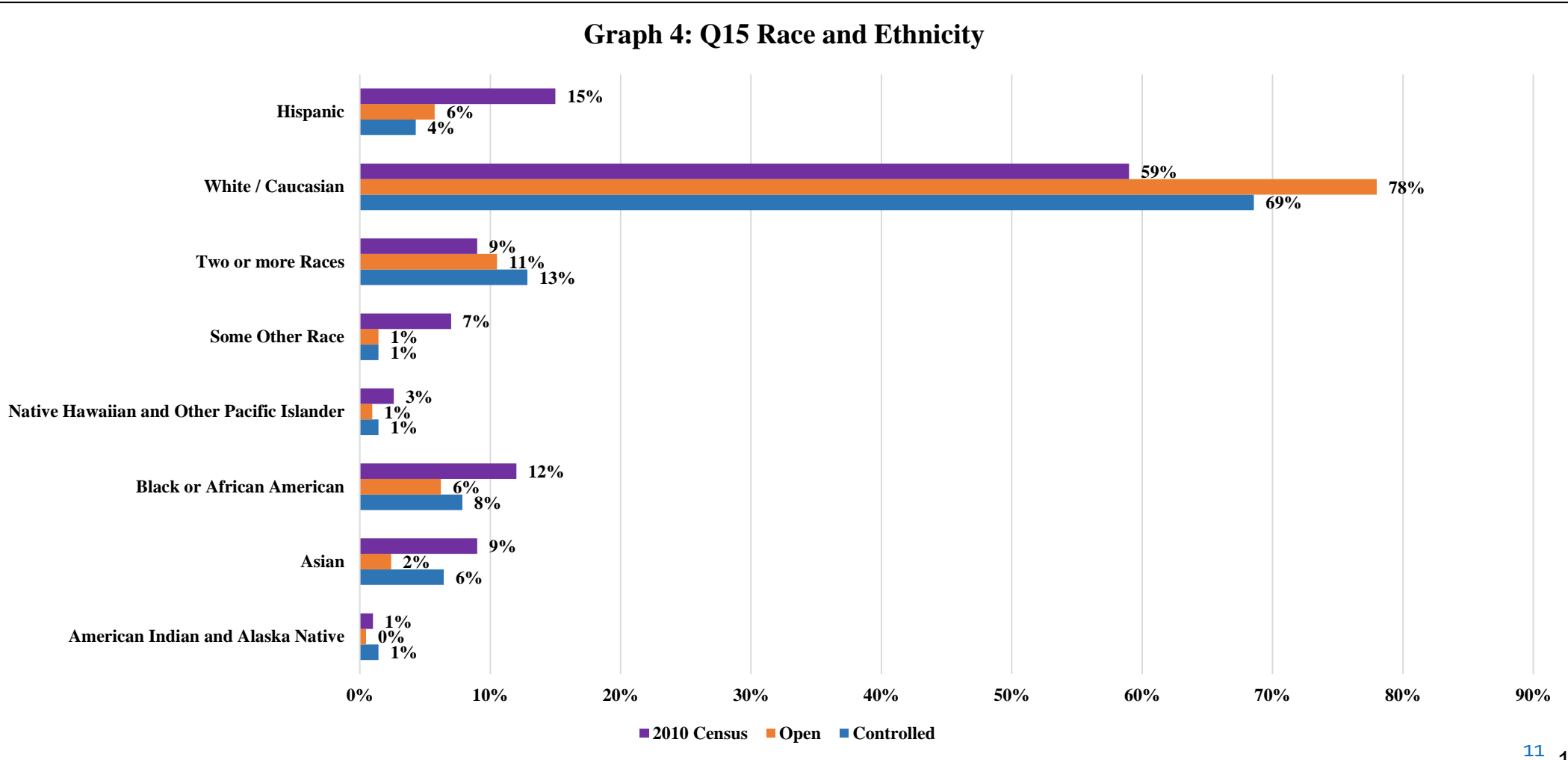


Survey - Demographics

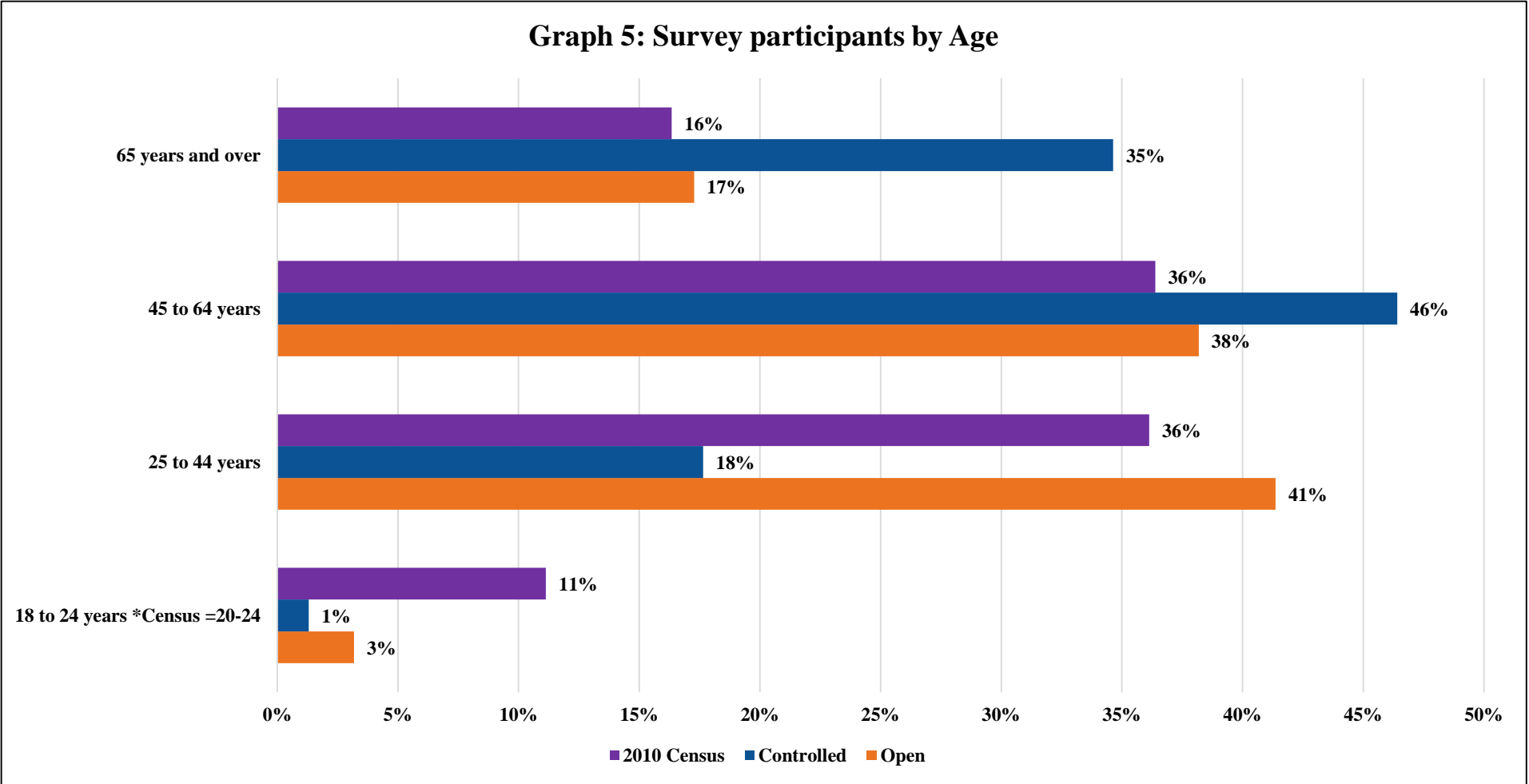


Survey - Demographics

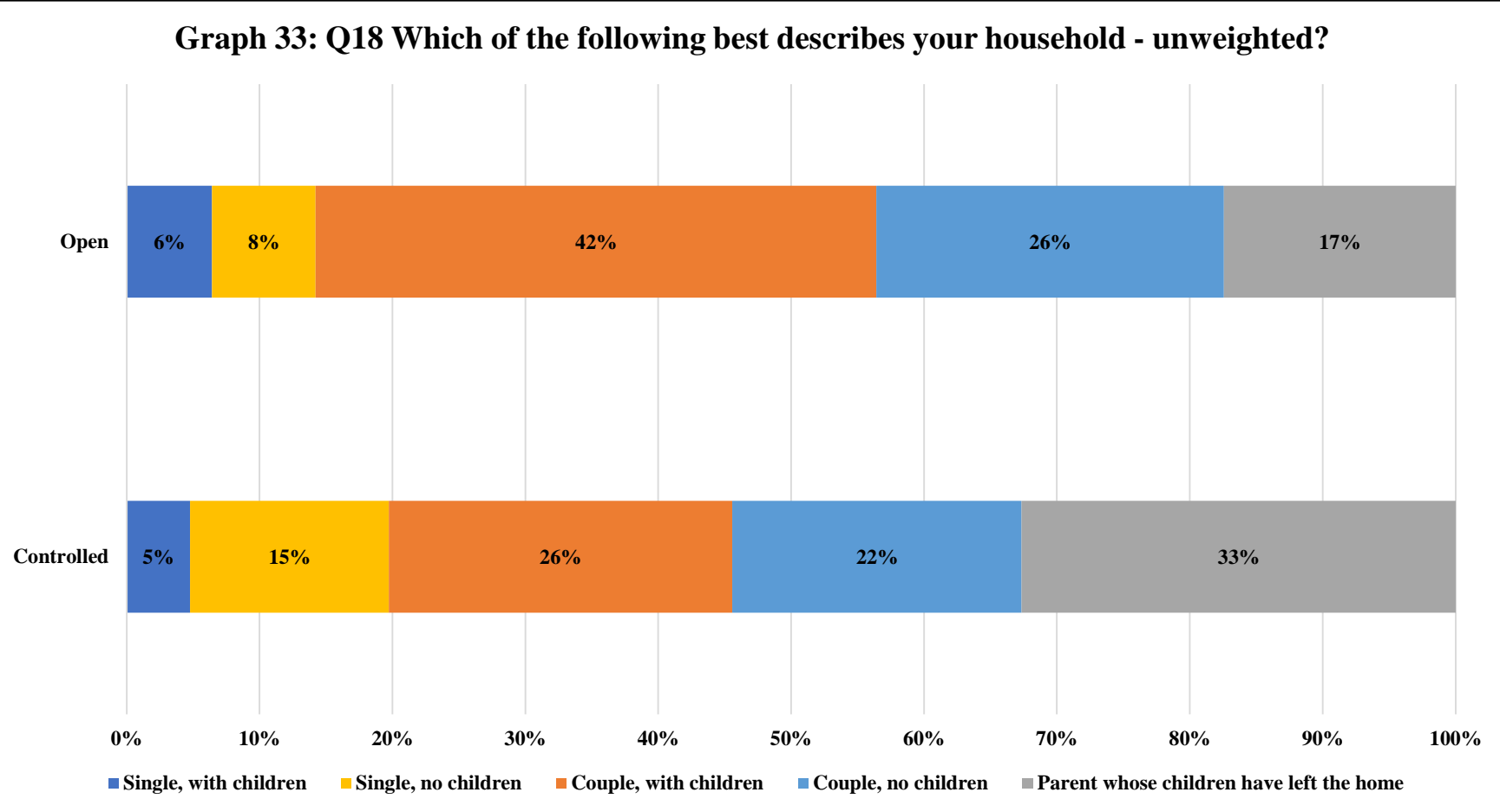
Graph 4: Q15 Race and Ethnicity



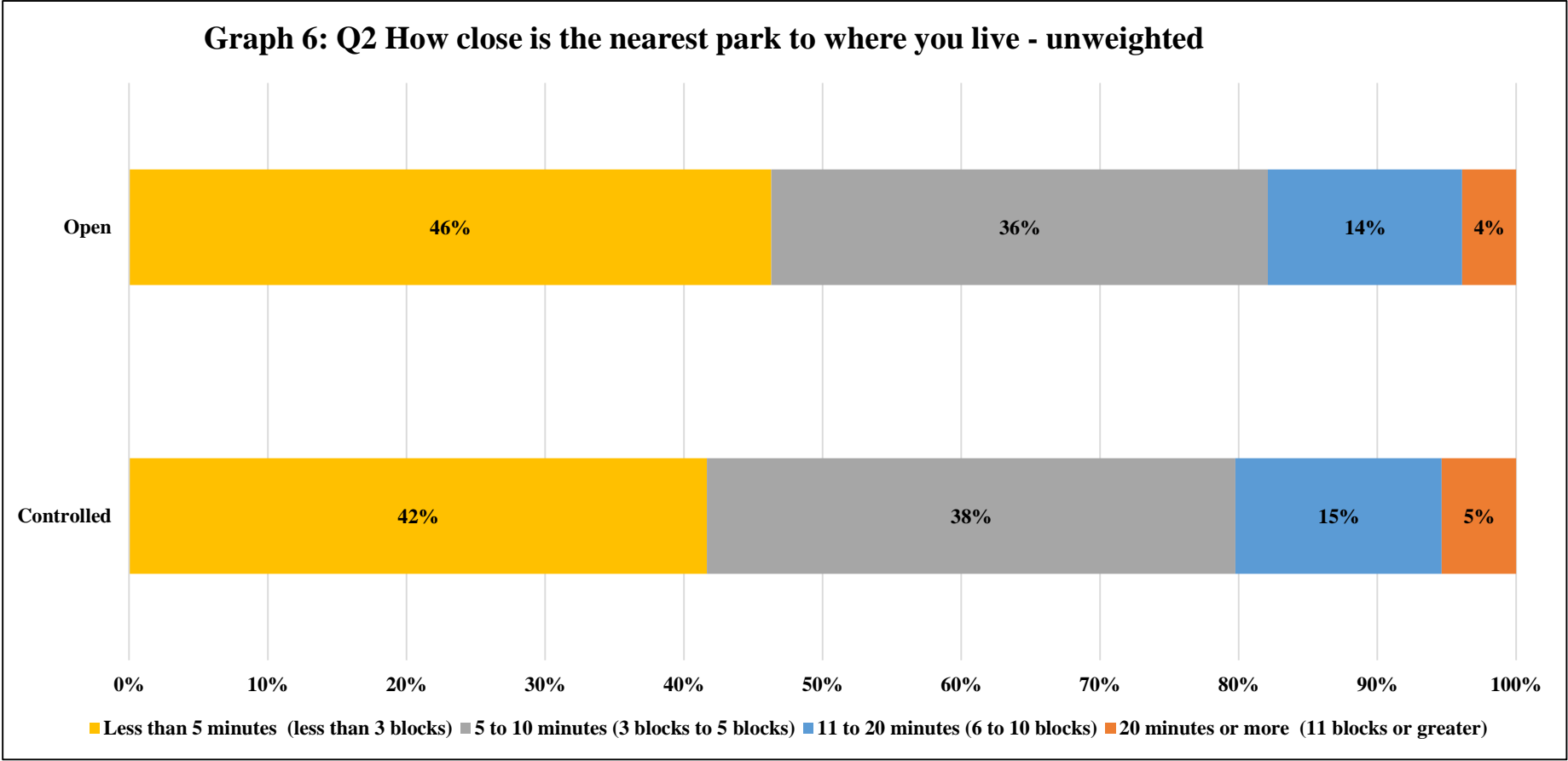
Survey - Demographics



Survey - Demographics

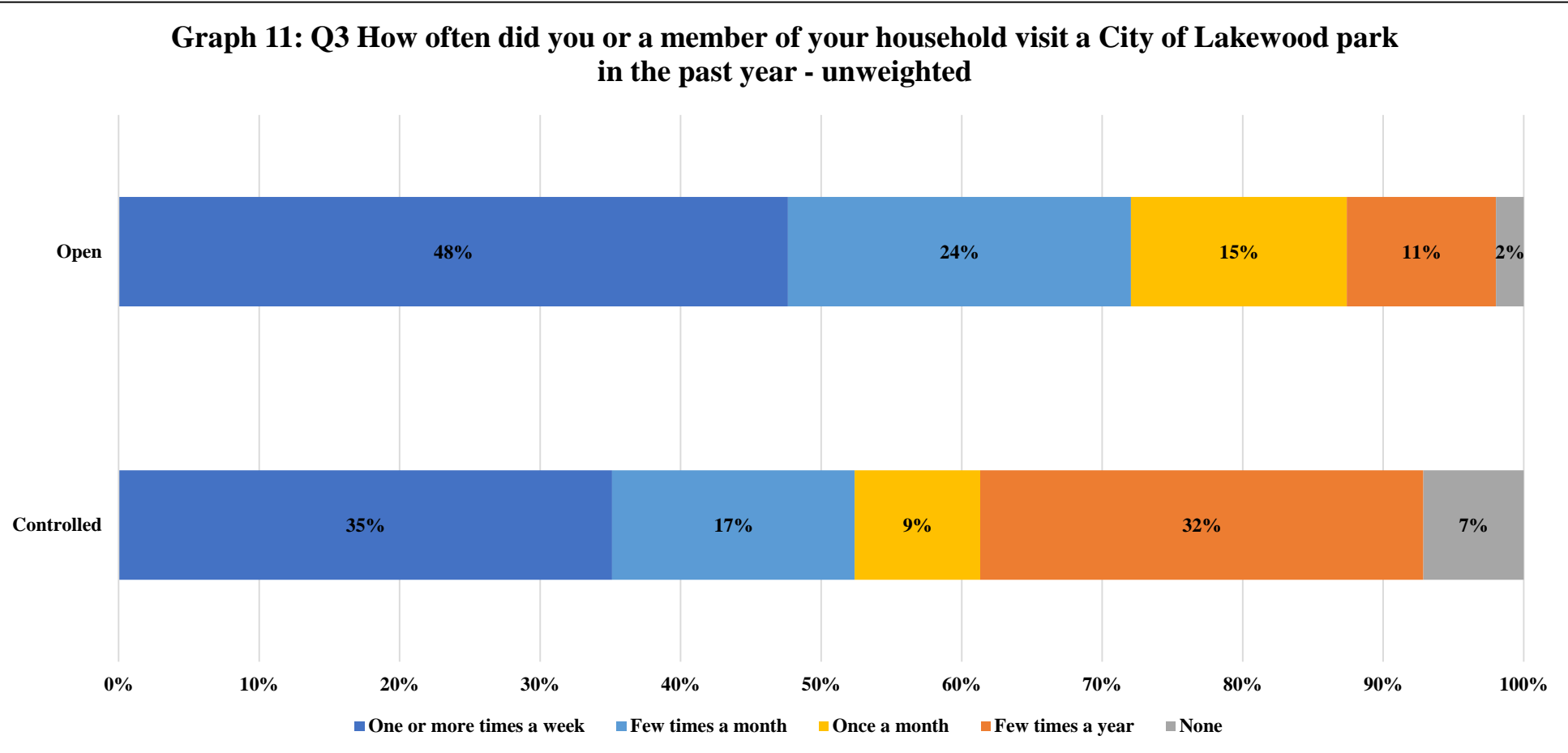


Survey – Q2

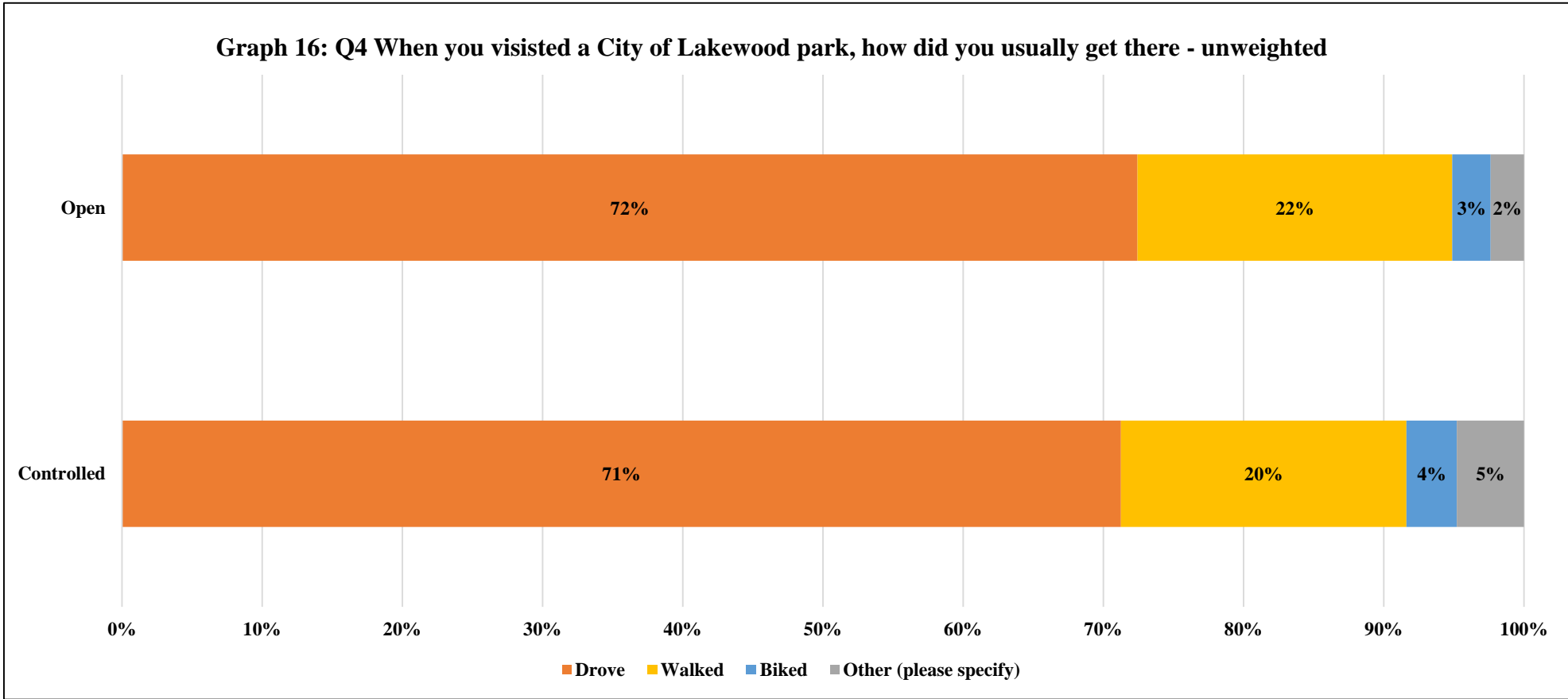


Survey – Q3

Graph 11: Q3 How often did you or a member of your household visit a City of Lakewood park in the past year - unweighted



Survey – Q4

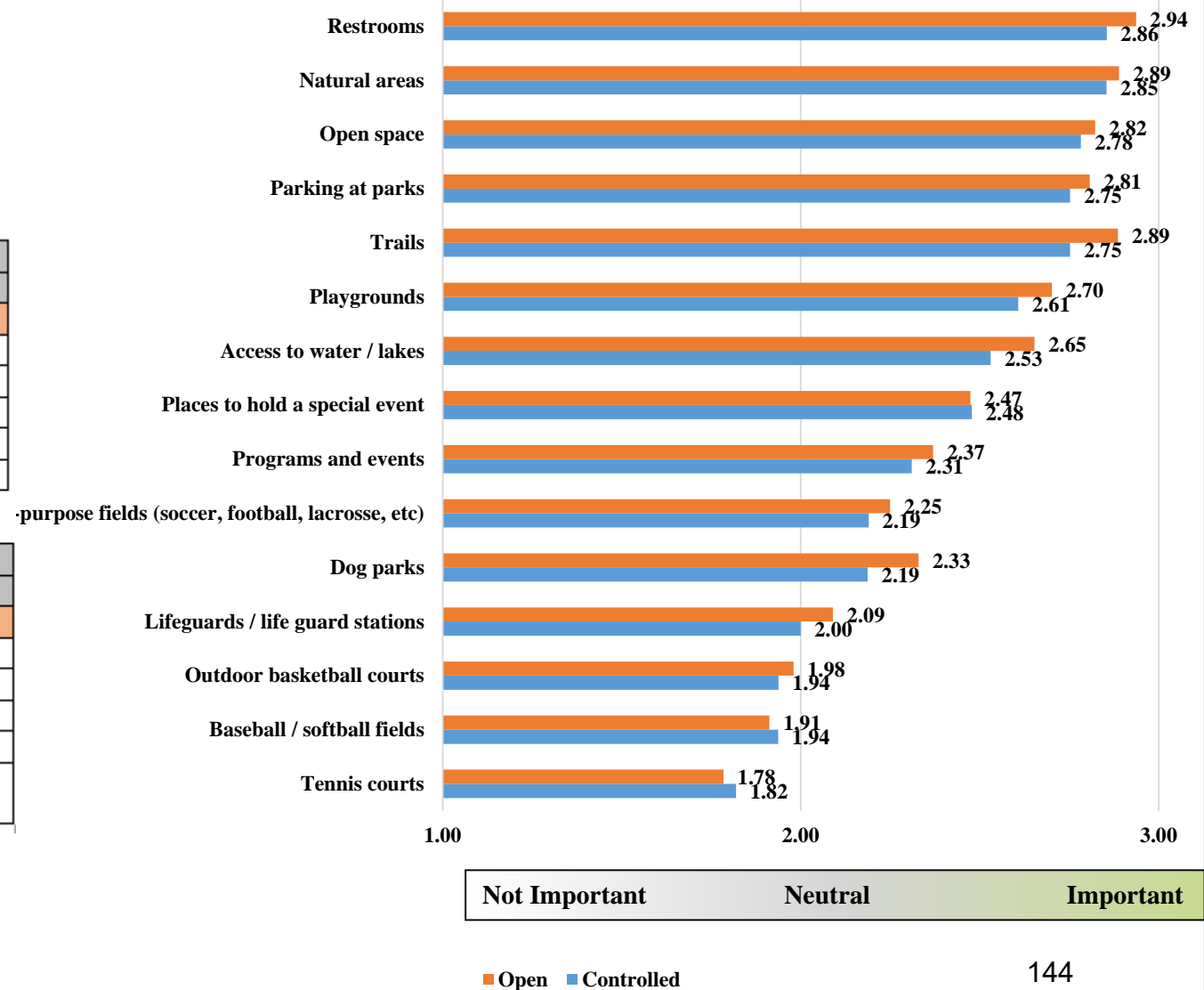


Survey – Q5

Table G				
Q5 – Highest Rated Features by Importance, unweighted				
#	Controlled	Score	Open	Score
1	Restrooms	2.86	Restrooms	2.94
2	Natural areas	2.85	Natural areas	2.89
3	Open space	2.78	Trails	2.89
4	Parking at parks	2.75	Open space	2.83
5	Trails	2.75	Parking at parks	2.81

Table H				
Q5 – Lowest Rated Features by Importance, unweighted				
#	Controlled	Score	Open	Score
15	Tennis courts	1.82	Tennis courts	1.79
14	Baseball / softball fields	1.94	Baseball / softball fields	1.92
13	Outdoor basketball courts	1.94	Outdoor basketball courts	1.99
12	Lifeguards / life guard stations	2.00	Lifeguards / life guard stations	2.09
11	Dog parks	2.19	Multi-purpose fields (soccer, football, lacrosse, etc)	2.26

Graph 21: Q5 How important are the following park features to you - unweighted

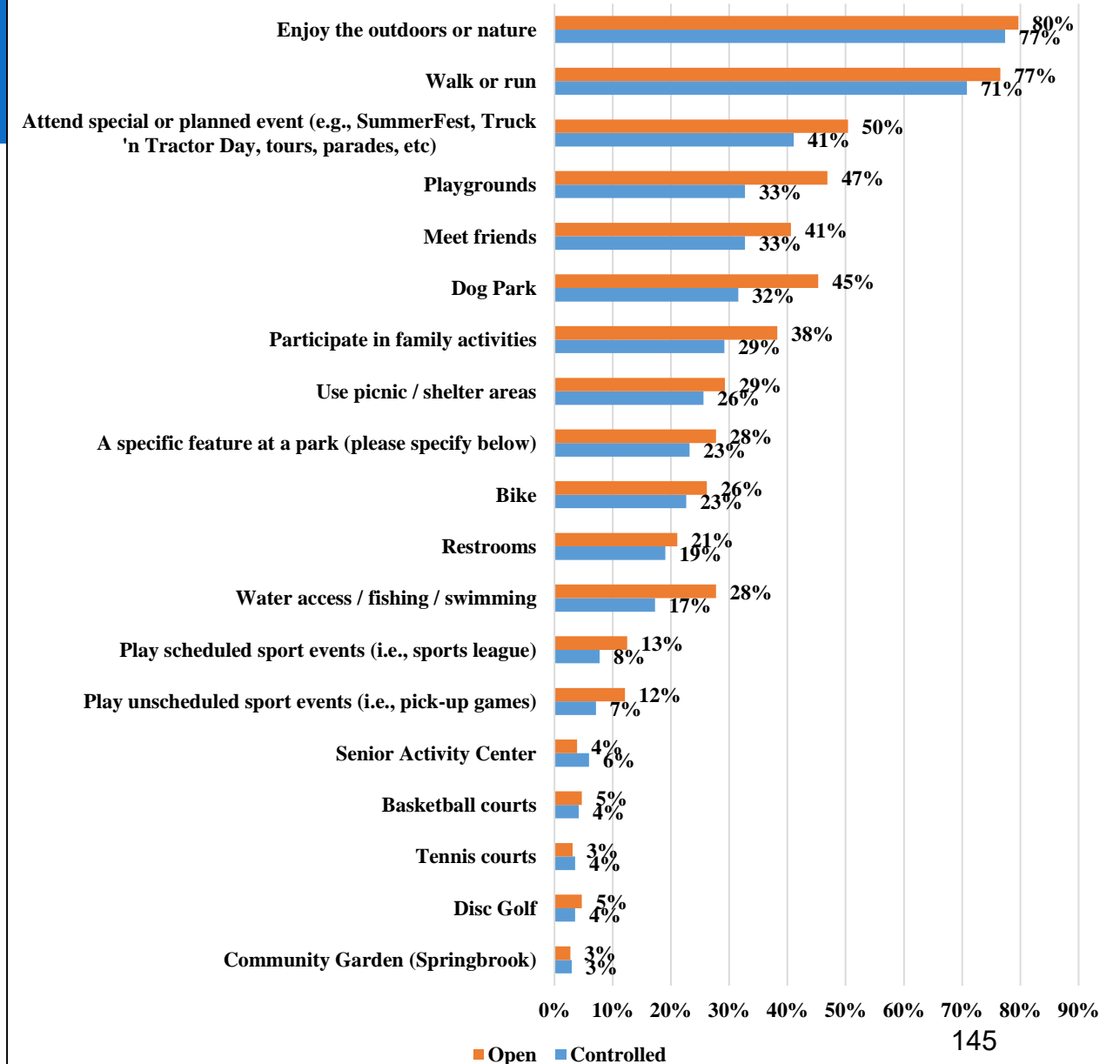


Survey – Q6

Table I				
Q6 – Top Five Reasons Went to Park, unweighted				
#	Controlled	Score	Open	Score
1	Enjoy the outdoors or nature	77%	Enjoy the outdoors or nature	80%
2	Walk or run	71%	Walk or run	77%
3	Attend special or planned event (e.g., SummerFest, Truck 'n Tractor Day, tours, parades, etc)	41%	Attend special or planned event (e.g., SummerFest, Truck 'n Tractor Day, tours, parades, etc)	50%
4	Meet friends	33%	Playgrounds	47%
5	Playgrounds	33%	Dog Park	45%

Table J				
Q6 – Lowest Five Reasons Went to Park, unweighted				
#	Controlled	Score	Open	Score
19	Community Garden (Springbrook)	3%	Community Garden (Springbrook)	3%
18	Disc Golf	4%	Tennis courts	3%
17	Tennis courts	4%	Senior Activity Center	4%
16	Basketball courts	4%	Disc Golf	5%
15	Senior Activity Center	6%	Basketball courts	5%

Graph 22: Q6 Reason you or a member of your household went to a City of Lakewood Park in the past 12 months.

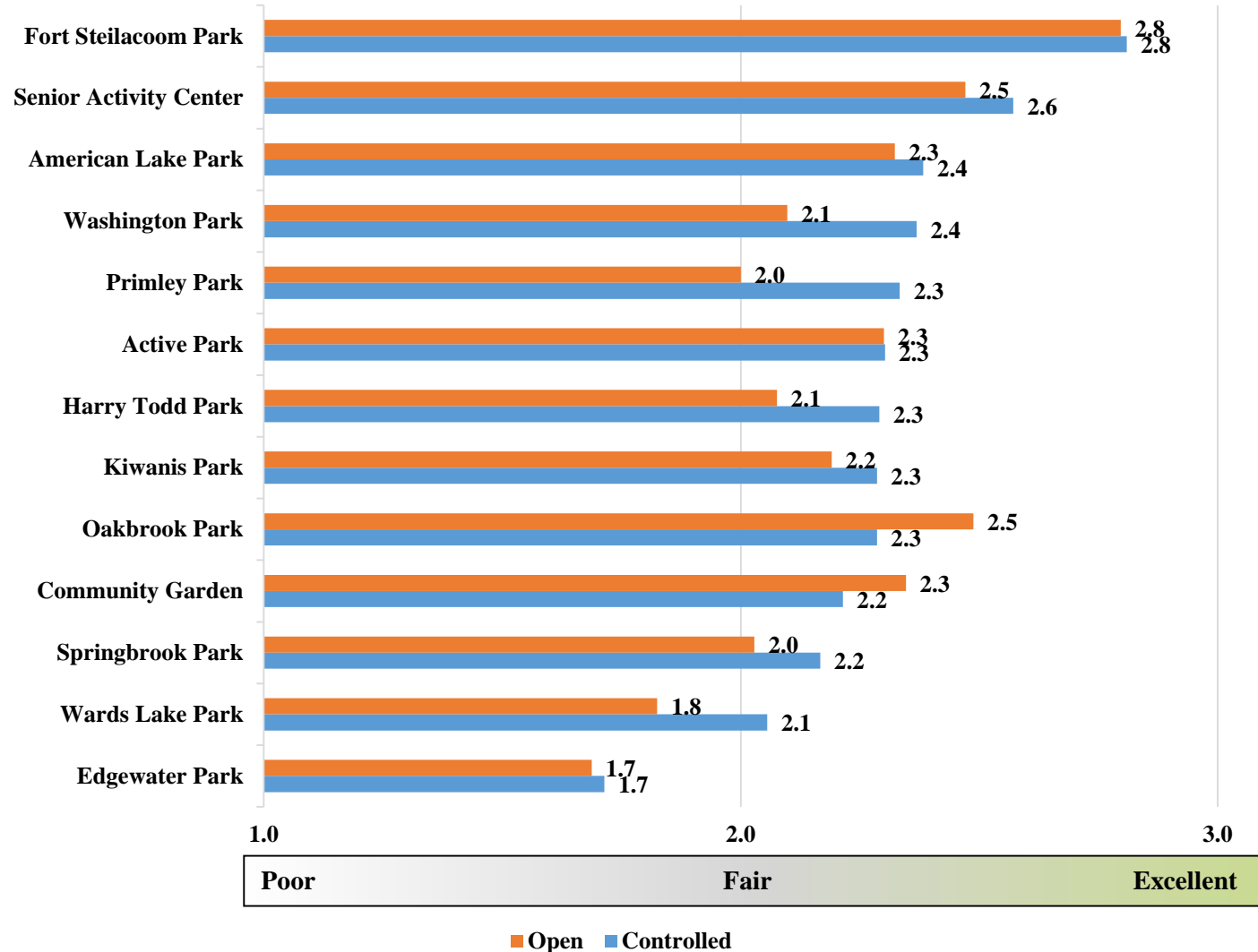


Survey – Q7

Table K				
Q6 – Unweighted Top Parks				
#	Controlled	Score	Open	Score
1	Fort Steilacoom Park	2.8	Fort Steilacoom Park	2.8
2	Senior Activity Center	2.6	Oakbrook Park	2.5
3	American Lake Park	2.4	Senior Activity Center	2.5
4	Washington Park	2.4	Community Garden	2.3
5	Primley Park	2.3	American Lake Park	2.3

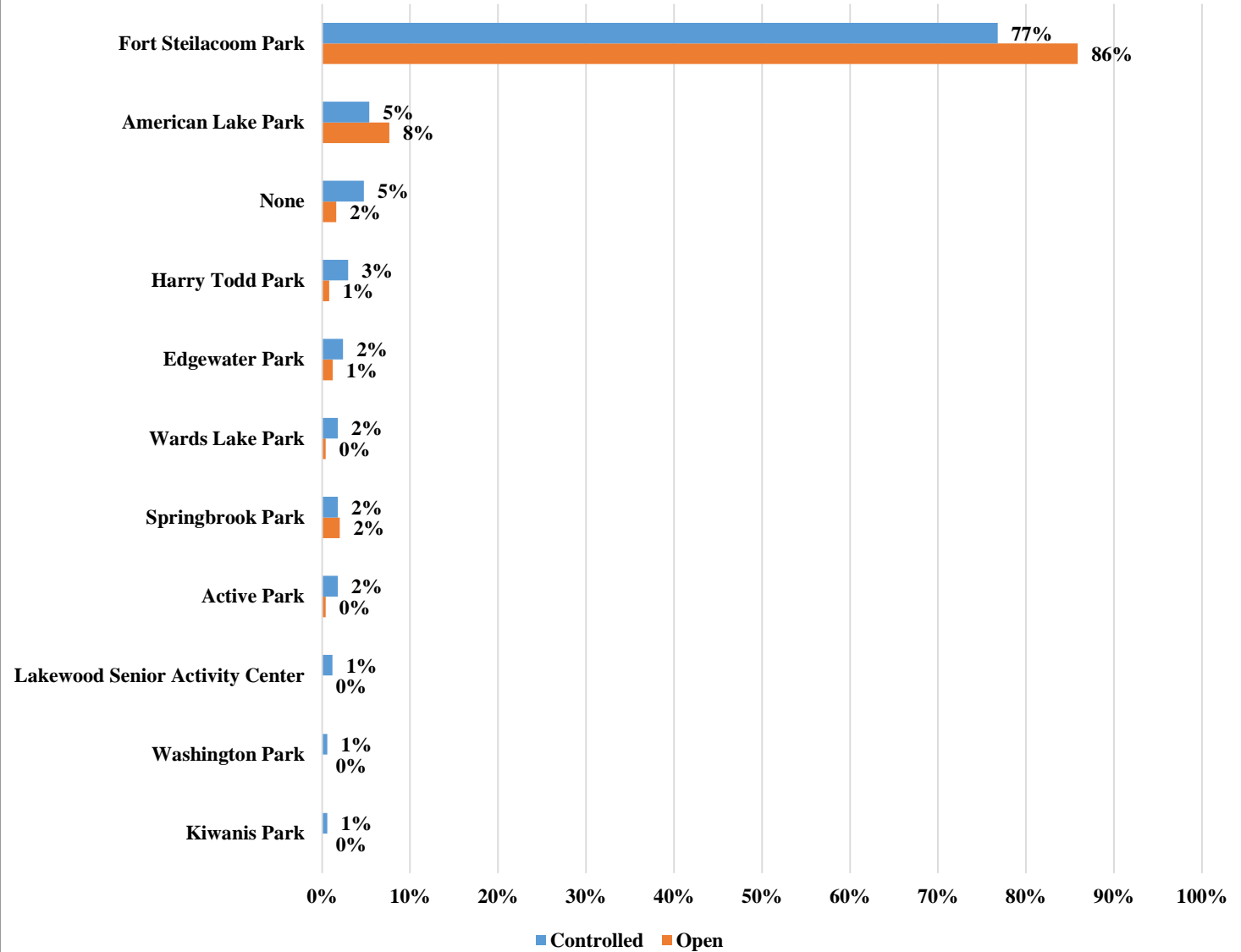
Table L				
Q6 – Unweighted Lowest Reasons				
#	Controlled	Score	Open	Score
19	Edgewater Park	1.7	Edgewater Park	1.7
18	Wards Lake Park	2.1	Wards Lake Park	1.8
17	Springbrook Park	2.2	Primley Park	2.0
16	Community Garden	2.2	Springbrook Park	2.0
15	Oakbrook Park	2.3	Harry Todd Park	2.1

Graph 23: Q7 How would you rate the City of Lakewood parks you or members of your family visited in the past 12 months - Unweighted



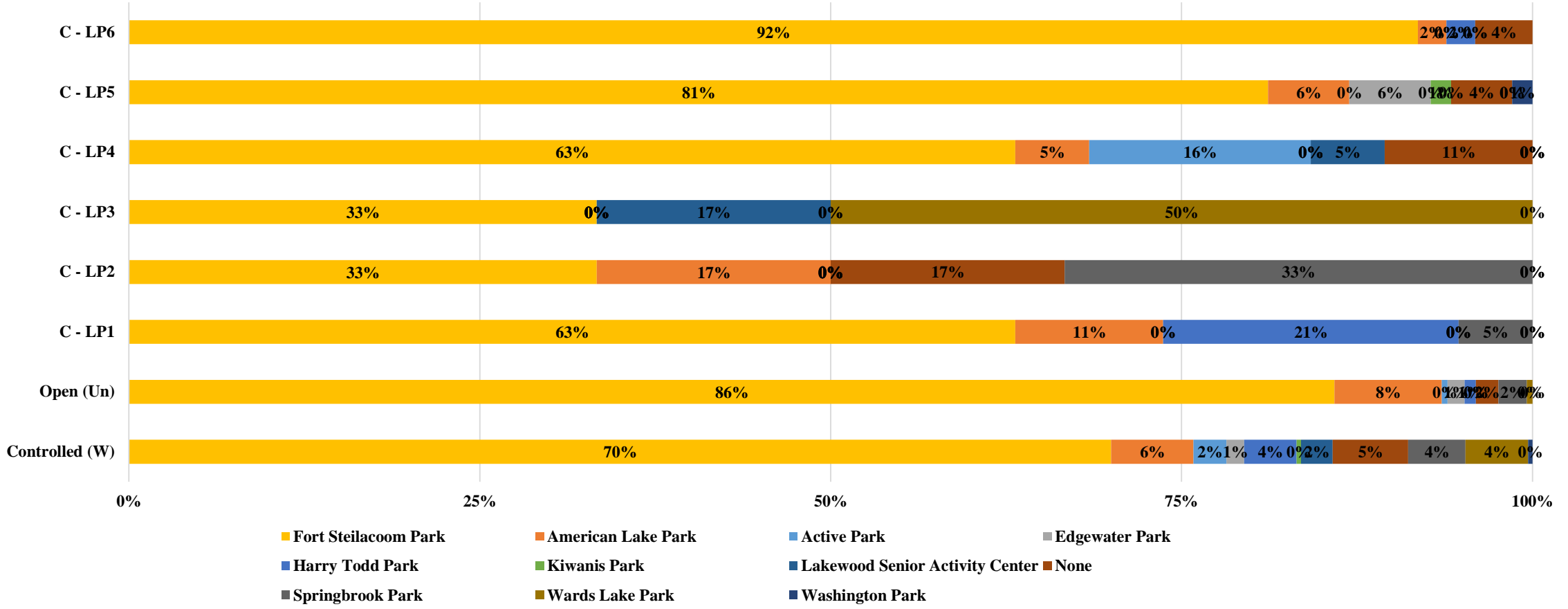
Survey – Q8

Graph 24: Q8 What is the main park you visit - Unweighted



Survey – Q8

Graph 25: Q8 What is the main park you visit by police district

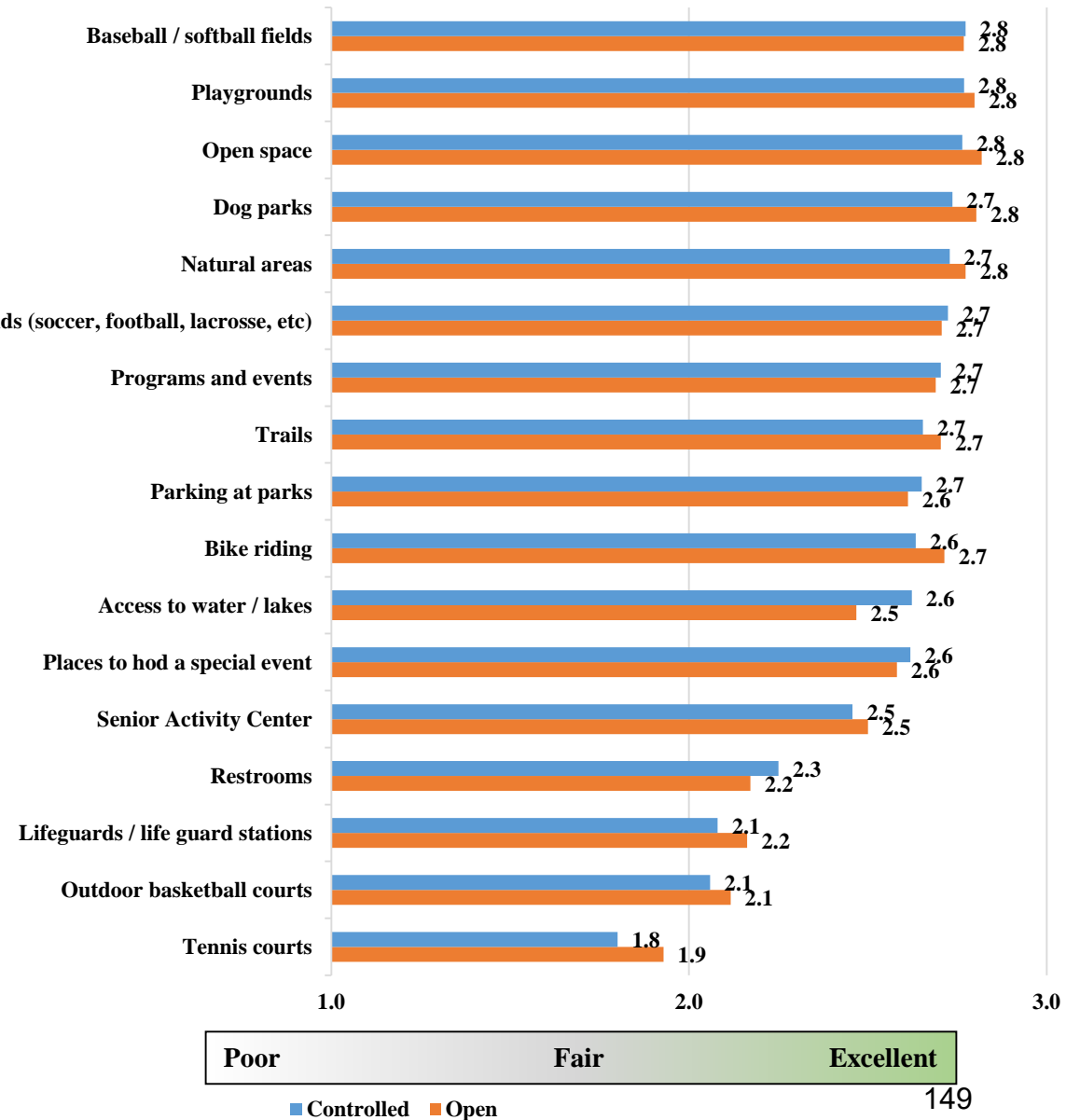


Survey – Q9

Graph 26: Q9 How would you rate the overall quality of the following park elements - unweighted

Table M				
Q9 – Unweighted Highest Quality Rating				
#	Controlled	Score	Open	Score
1	Baseball / softball fields	2.8	Open space	2.8
2	Playgrounds	2.8	Dog parks	2.8
3	Open space	2.8	Playgrounds	2.8
4	Dog parks	2.7	Natural areas	2.8
5	Natural areas	2.7	Baseball / softball fields	2.8

Table N				
Q9 – Unweighted Lowest Quality Rating				
#	Controlled	Score	Open	Score
17	Tennis courts	1.8	Tennis courts	1.9
16	Outdoor basketball courts	2.1	Outdoor basketball courts	2.1
15	Lifeguards / life guard stations	2.1	Lifeguards / life guard stations	2.2
14	Restrooms	2.3	Restrooms	2.2
13	Senior Activity Center	2.5	Access to water / lakes	2.5



Survey – Q10

Graph 27: Q10 What are your reasons for not using City of Lakewood Parks - unweighted

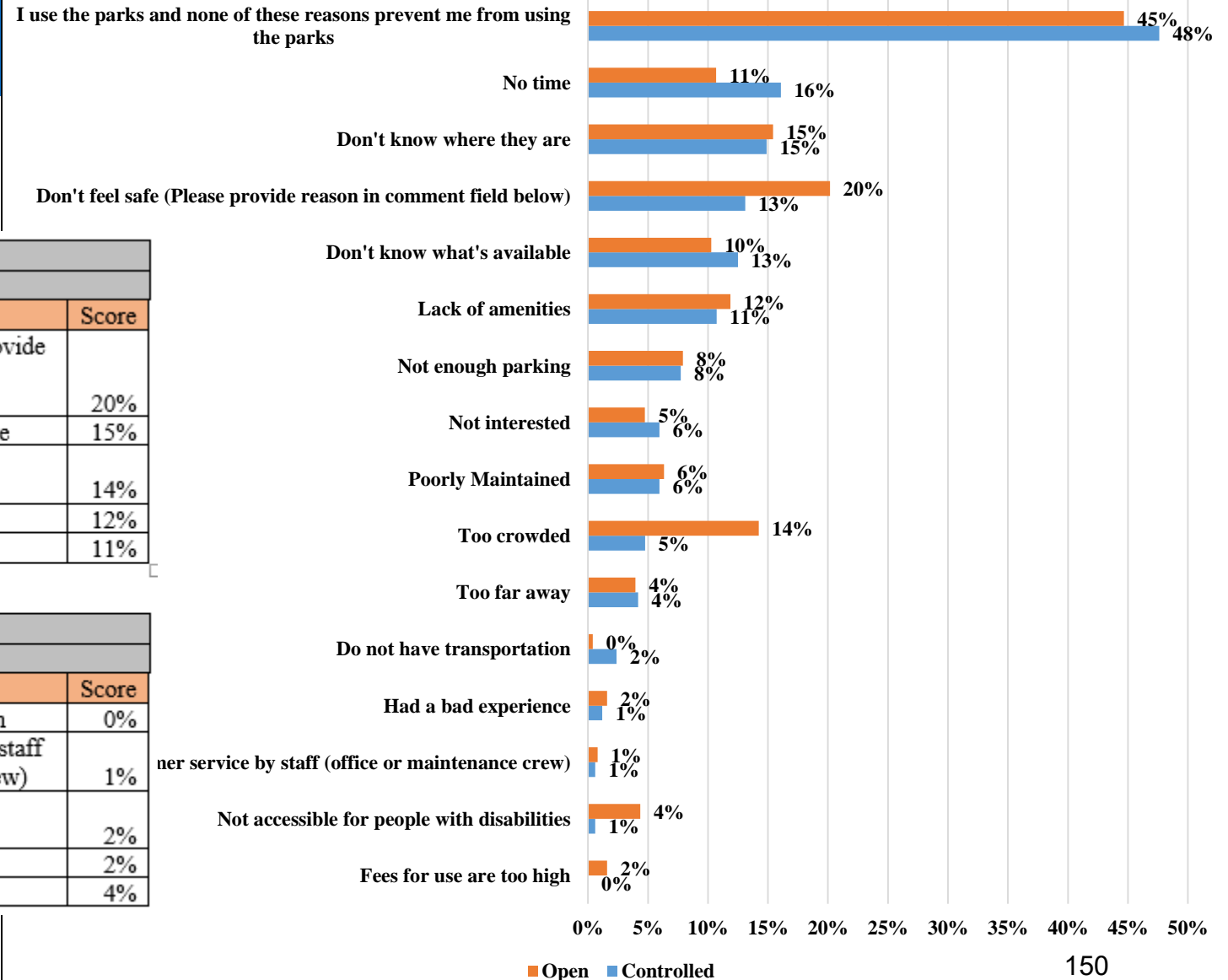
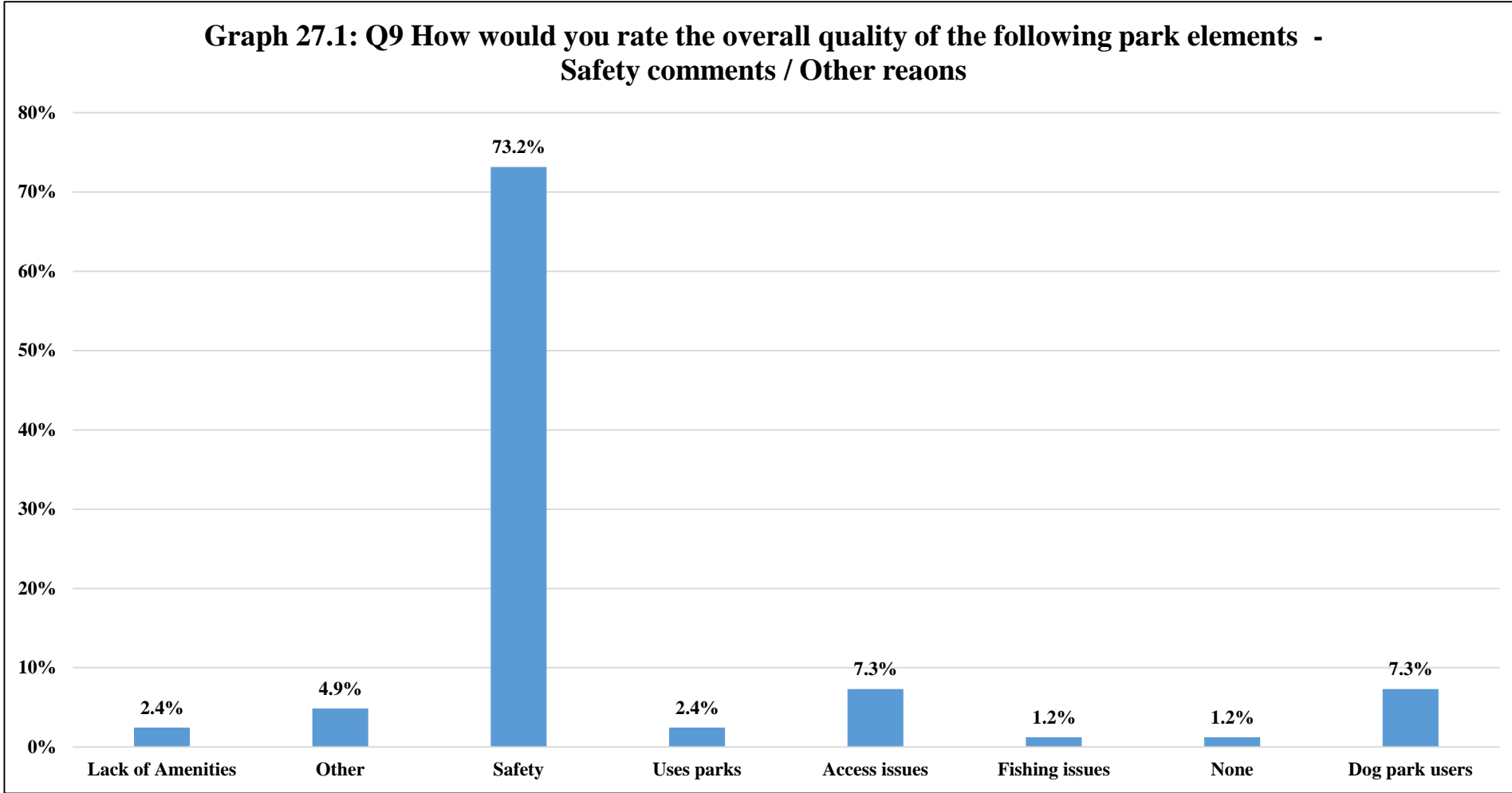


Table O				
Q10 – Unweighted Top Reasons for not using a City park				
#	Controlled	Score	Open	Score
1	No time	16%	Don't feel safe (Please provide reason in comment field below)	20%
2	Don't know where they are	15%	Don't know where they are	15%
3	Don't feel safe (Please provide reason in comment field below)	13%	Too crowded	14%
4	Don't know what's available	13%	Lack of amenities	12%
5	Lack of amenities	11%	No time	11%

Table P				
Q10 – Unweighted Bottom reasons for not using a park				
#	Controlled	Score	Open	Score
15	Fees for use are too high	0%	Do not have transportation	0%
14	Not accessible for people with disabilities	1%	Poor customer service by staff (office or maintenance crew)	1%
13	Poor customer service by staff (office or maintenance crew)	1%	Fees for use are too high	2%
12	Had a bad experience	1%	Had a bad experience	2%
11	Do not have transportation	2%	Too far away	4%

Survey – Q10

**Graph 27.1: Q9 How would you rate the overall quality of the following park elements -
Safety comments / Other reasons**

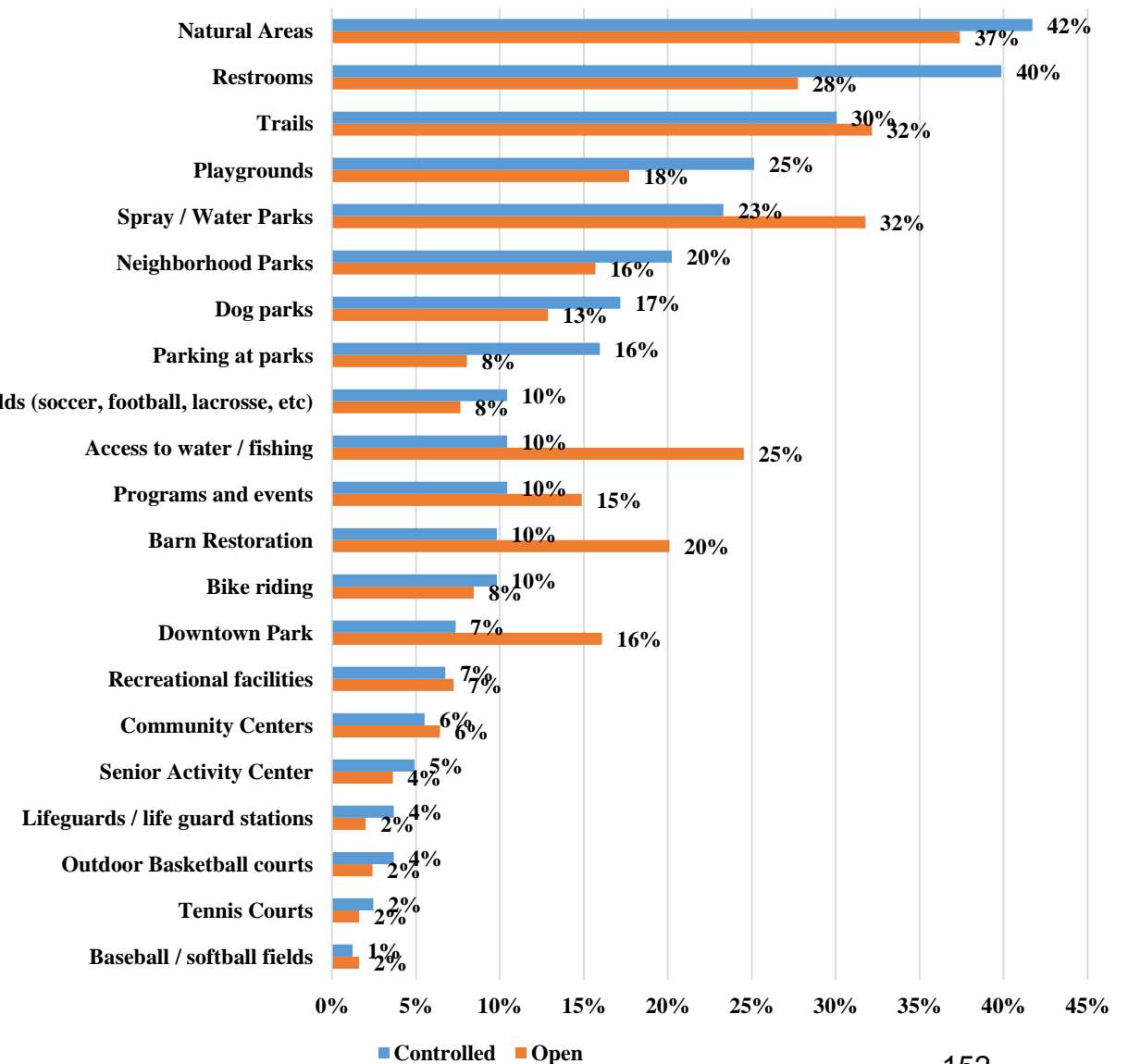


Survey – Q11

Graph 28: Q11 Lakewood has limited resources. In the near future, in your opinion what should the City's top three priorities for its Parks - unweighted

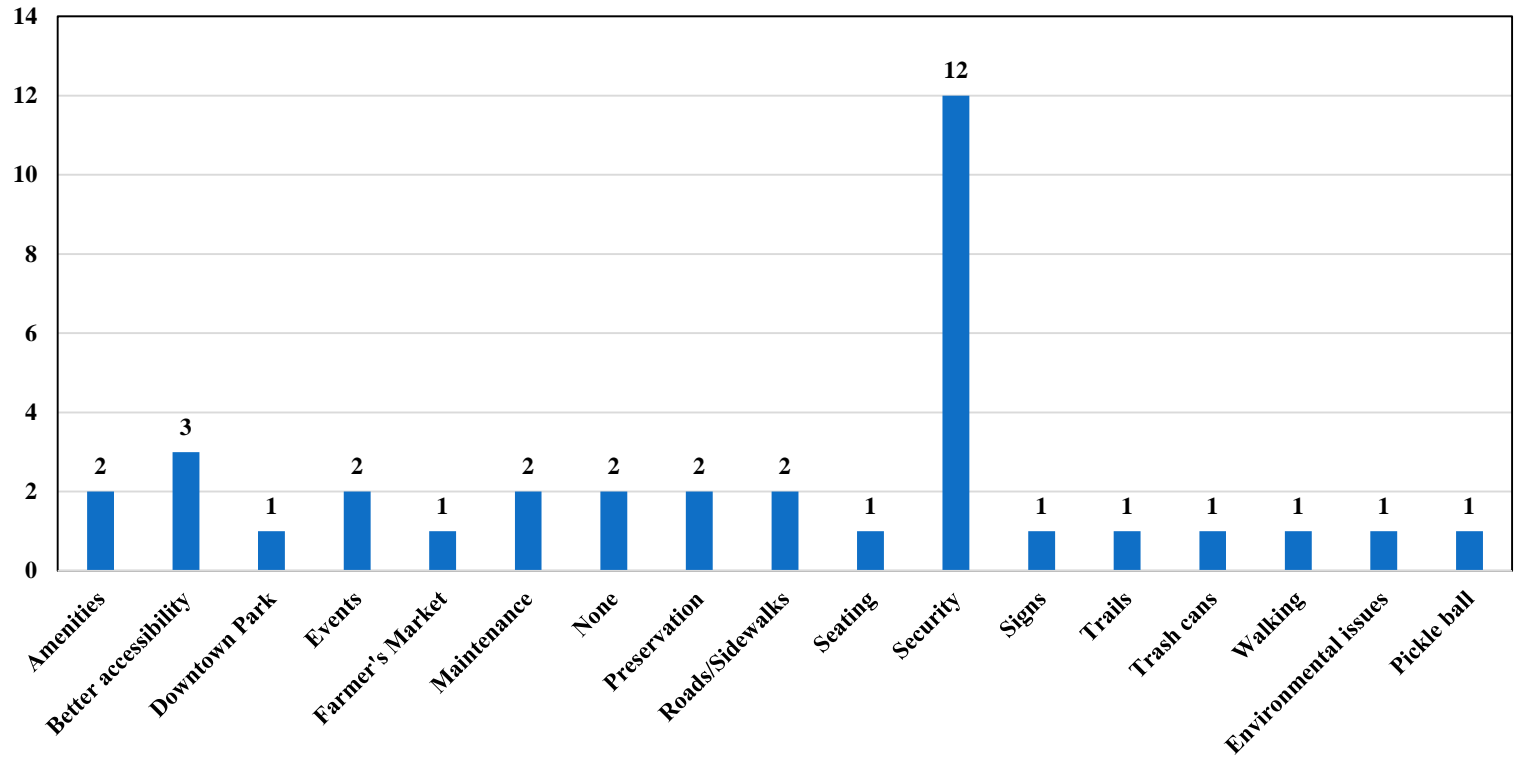
Table Q				
Q11 – Top Priorities, unweighted				
#	Controlled	Score	Open	Score
1	Natural Areas	42%	Natural Areas	37%
2	Restrooms	40%	Trails	32%
3	Trails	30%	Spray / Water Parks	32%
4	Playgrounds	25%	Restrooms	28%
5	Spray / Water Parks	23%	Access to water / fishing	25%

Table R				
Q11 – Lowest Priorities, unweighted				
#	Controlled	Score	Open	Score
15	Baseball / softball fields	1%	Baseball / softball fields	2%
14	Tennis Courts	2%	Tennis Courts	2%
13	Outdoor Basketball courts	4%	Lifeguards / life guard stations	2%
12	Lifeguards / life guard stations	4%	Outdoor Basketball courts	2%
11	Senior Activity Center	5%	Senior Activity Center	4%



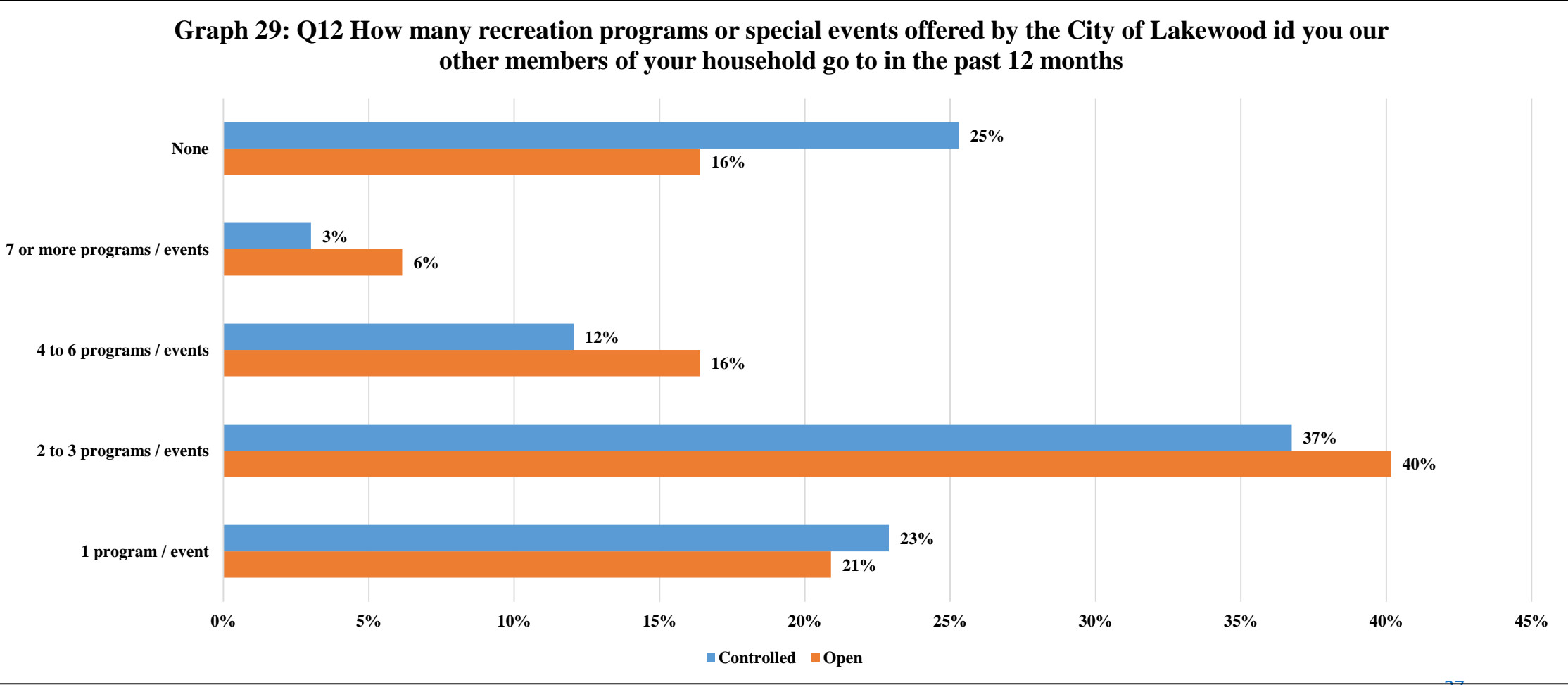
Survey – Q11

Graph 28.1: Q11 Lakewood has limited resources. In the near future, in your opinion what should the City's top three priorities for its Parks - Other priorities



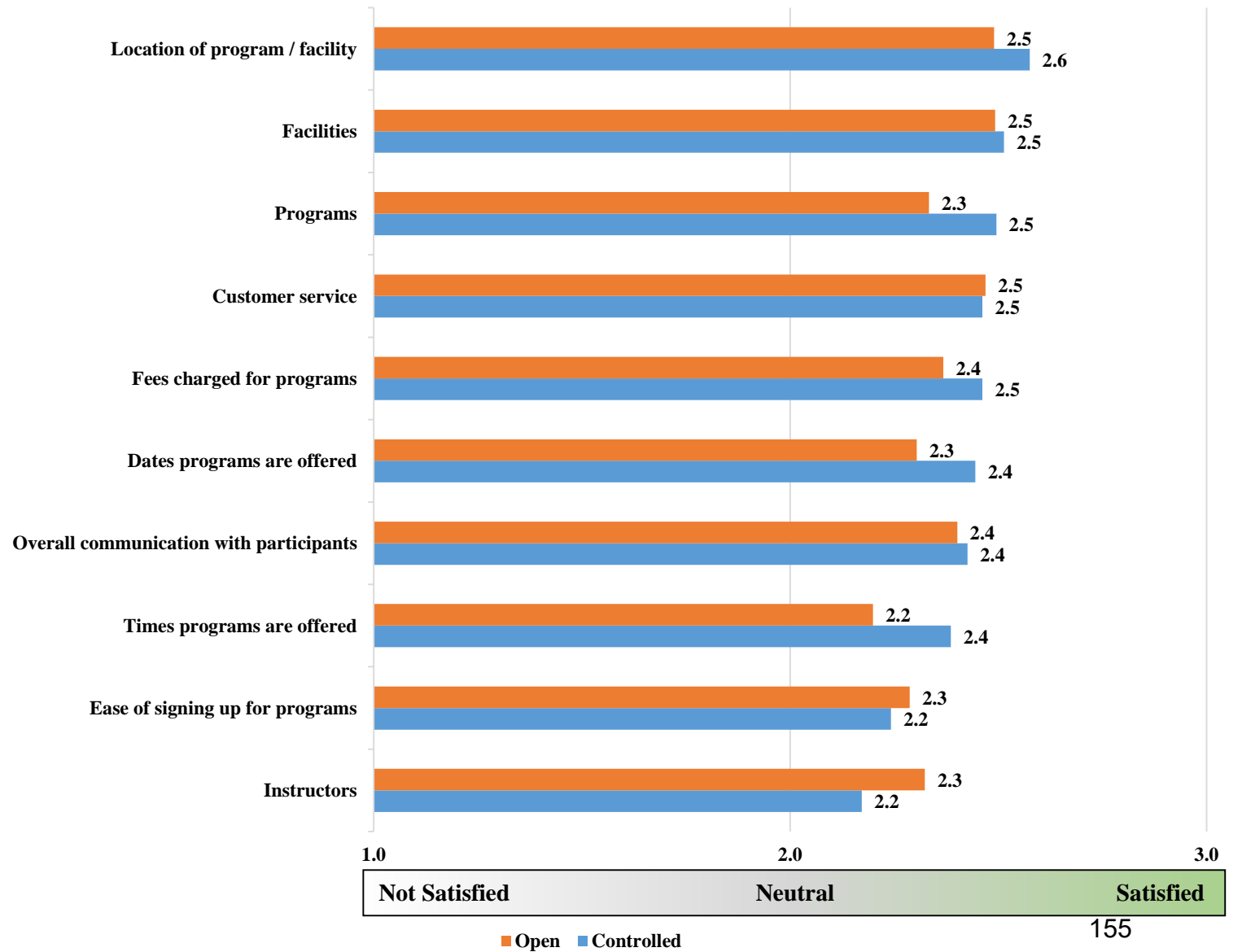
Survey – Q12

Graph 29: Q12 How many recreation programs or special events offered by the City of Lakewood did you or other members of your household go to in the past 12 months



Survey – Q13

Graph 31: Q13 From the following list, please rate your satisfaction with the City of Lakewood recreational programs you or other members of your household attended in the past 12 months - unweighted



Survey – Q14

Graph 32: Q14 If you did not go to a recreation program or special events offered by the City of Lakewood in the past 12 months, please provide your reasons why?

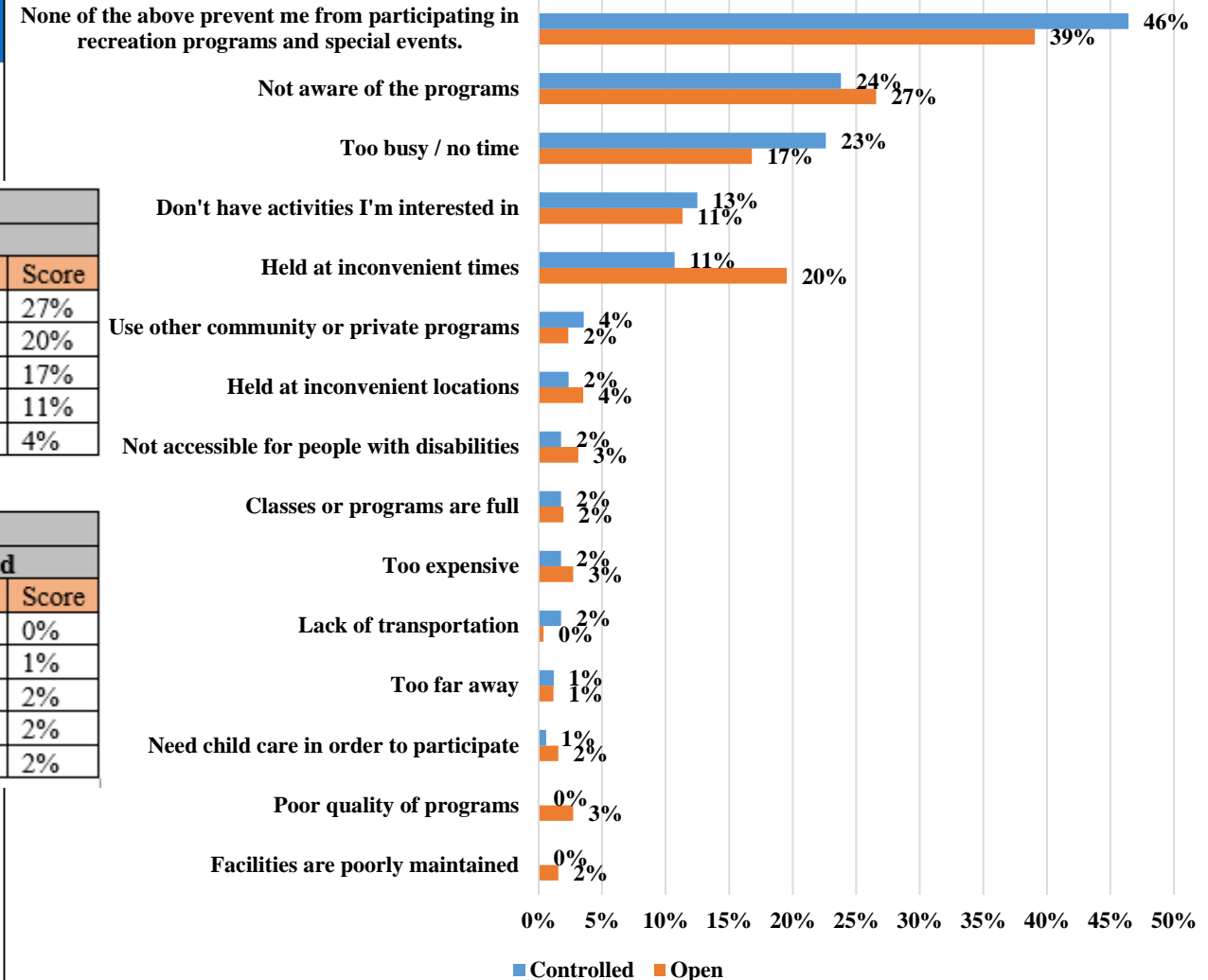


Table S

Q14 – Top Reasons for not attending recreation program or special event, unweighted

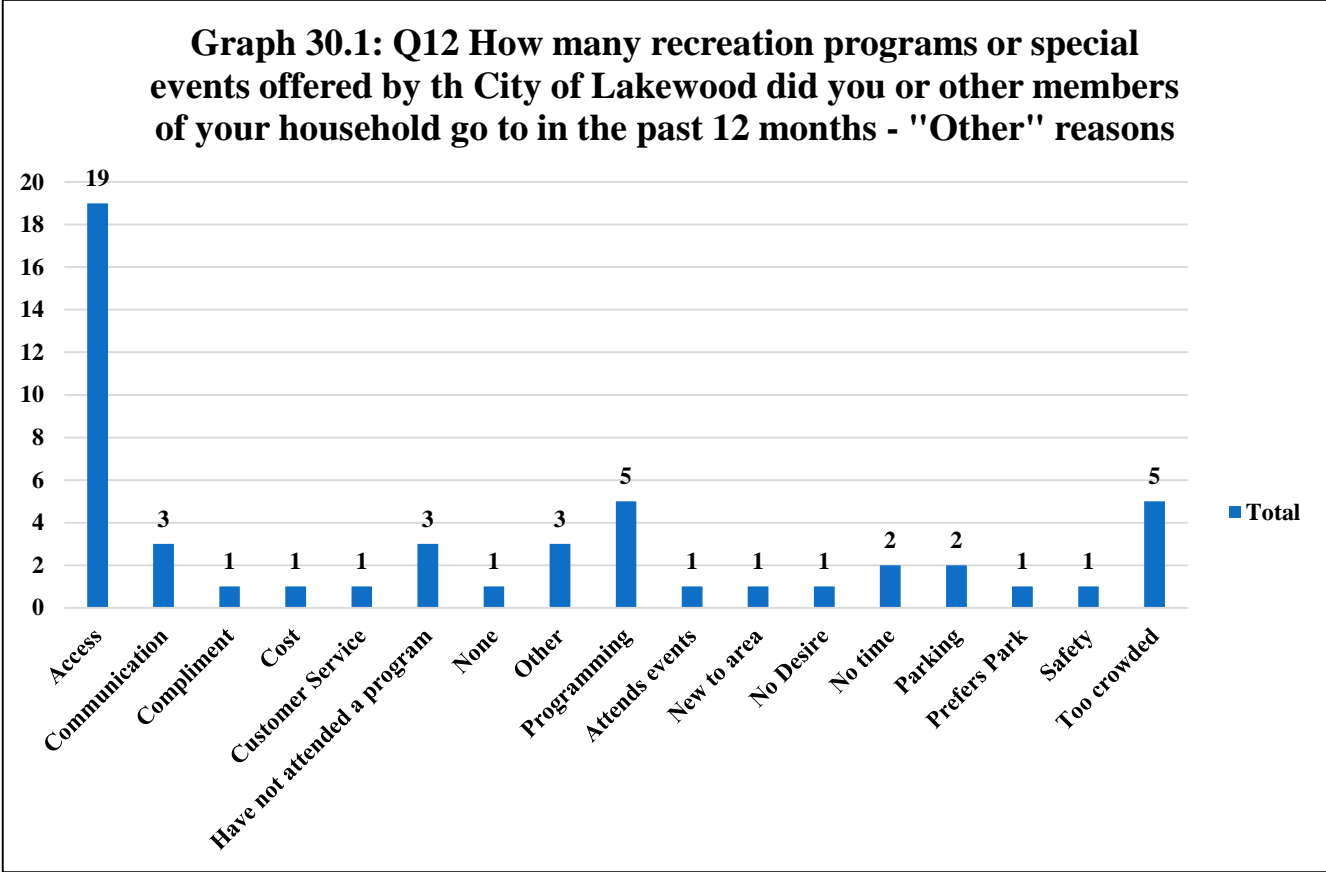
#	Controlled	Score	Open	Score
1	Not aware of the programs	24%	Not aware of the programs	27%
2	Too busy / no time	23%	Held at inconvenient times	20%
3	Don't have activities I'm interested in	13%	Too busy / no time	17%
4	Held at inconvenient times	11%	Don't have activities I'm interested in	11%
5	Use other community or private programs	4%	Held at inconvenient locations	4%

Table T

Q14 – Lowest Reasons for not attending recreation program or special event, unweighted

#	Controlled	Score	Open	Score
15	Poor quality of programs	0%	Lack of transportation	0%
14	Facilities are poorly maintained	0%	Too far away	1%
13	Need child care in order to participate	1%	Facilities are poorly maintained	2%
12	Too far away	1%	Need child care in order to participate	2%
11	Not accessible for people with disabilities	2%	Classes or programs are full	2%

Survey – Q14



Next Steps

City Council:

- December 9, 2019 Review of Engagement Events and Open House data.
Review Goals and Level of Services.
- February 10, 2020 Review Draft Legacy Plan Update
- February 24, 2020 Review Draft Legacy Plan Update*
- March 9, 2020 Review Draft Legacy Plan Update*
- Spring 2020 Adopt Legacy Plan Update

Legacy Plan Task Force

Parks and Recreation Advisory Board



TO: City Council

FROM: Tiffany Speir, Planning Manager, Special Projects

THROUGH: John Caulfield, City Manager *John C. Caulfield*
David Bugher, Assistant City Manager for Development Services

DATE: September 9, 2019

SUBJECT: Downtown Subarea Transportation Mitigation Fees Update

BACKGROUND: On October 1, 2018, the City Council adopted Ordinances 695 and 696 which establish the Downtown Subarea Plan (DSAP), Planned Action Ordinance (PAO), and Transportation Mitigation Fee (TMF) for projects within the subarea boundaries identified as part of the DSAP-related improvements. Per Section 4(B) of Ordinance 696,

Th[e] Planned Action Ordinance shall be reviewed by the SEPA Responsible Official every two (2) years from its effective date in conjunction with the City's regular Comprehensive Plan review or docket cycle, as applicable. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and **required mitigation measures (Exhibit B)** and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

The first scheduled review of the Downtown Subarea Plan and associated Planned Action Ordinance (DSAP and PAO) will thus occur during fall 2020, during the 2021 Budget and Comprehensive Plan Amendment reviews.

The following is an update regarding the amount of TMFs collected from private development during the first year of implementation.

DISCUSSION: Lakewood's Downtown Subarea Plan (DSAP) identifies a number of transportation improvement projects within the subarea boundaries that are specifically related to implementing the DSAP vision of a concentrated, vibrant downtown:

Transportation Projects Specific to the Downtown Subarea Plan

In addition to the City's existing six-year TIP:

- Retain Bridgeport Way SW as primary vehicle entrance-strengthen gateway
- Retain 100th Street SW as a primary east-west vehicle connection between I-5 and subarea
- 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
- Conversion of Lakewood Towne Center Blvd and Bristol Ave as public streets
- Lakewood Towne Center Blvd at 59th Ave SW, consider roundabout
- Reduce 59th Avenue SW to two lanes, allowing for bicycle facilities
- 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.

In 2019, the projects listed below were added to the City's Six Year Comprehensive Transportation Improvement Program (TIP) (2020-2025) through Resolution 2019-11.

Establishment of Transportation Mitigation Fee (TMF)

During initial review of the DSAP and PAO and after discussion and consideration of various options, the Council voted to adopt a SEPA fair share fee program that assessed 50% of the costs for the identified DSAP road projects on development applicants (both against new construction and also against tenant improvements in existing structures) as a Transportation Mitigation Fee (TMF), and committed the City to subsidize the remaining 50% of project costs with taxpayer dollars.

Downtown Subarea Transportation Improvements Costs

PROJECT	TITLE	100% COST (IN ROUNDED 2018 \$)	50% PRIVATE DEVELOPMENT SHARE
1	Gravelly Lake Dr SW Revised Section: 4-lane section plus median/turn lane shown in the Downtown Plan concept #3A	\$19,410,000	\$9,705,000
2	Conversion of Lakewood Towne Center Blvd as Public Street	\$5,096,000	\$2,548,000
3	Lakewood Towne Center Blvd at 59th Ave SW, Roundabout	\$2,402,000	\$1,201,000
4	Reduce 59th Ave SW to two lanes, allowing for bicycle facilities (sharrows)	\$189,000	\$94,500
5	Gravelly Lake Dr / Avondale Rd SW New Signalized Intersection	\$1,178,000	\$589,000
6	100th St SW / Bridgeport Way SW	\$649,000	\$324,500
7	100th St SW / Lakewood Dr SW	\$8,000	\$4,000
8	100th St SW / Lakewood Dr SW: Convert westbound though-left lane to left only to remove split phase	\$13,000	\$6,500
Total		\$28,944,000	\$14,472,500

Therefore, as the DSAP road project list is implemented over time, 50% of the costs will be funded via collected TMF dollars, and the remainder will be funded with public funds (i.e., grants, taxes, etc.) secured by the City.

Adopted Cost Basis and Private Per Trip Fee: 50% Planned Action Share

SCENARIO	COST BASIS	FEE PER TRIP
Total # of PM Peak Hour Trips in Adopted DSAP Growth Scenario: 6,658		
Study Area Private Share 50%	\$14,472,500	\$2,173.70

It is important to note that given Lakewood’s history and development patterns, the Downtown Subarea Plan will be implemented via redevelopment and incremental improvements to built-out areas. The City will never accrue sufficient transportation funding to realize the subarea plan’s vision if the transportation mitigation fee is limited to new development only.

CALCULATION OF A PROJECT’S SPECIFIC TRANSPORTATION MITIGATION FEE (TMF)

The Institute of Traffic Engineers (ITE) has compiled data from individual traffic studies conducted all over the country to draft its Trip Generation Manual, which is used to predict traffic volumes by both public and private users, and also to set various mitigation or impact fees by local government. ITE keeps track of the traffic created by all types of businesses, the setting of the business, urban, rural, shopping mall, size of the building, weather conditions, etc. Graphic examples are included below.

What is Trip Generation?

The number and type of trips associated with a given land use is estimated.

Single-Family Detached Housing
(210)

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	3.70

32 Source: ITE Trip Generation Manual 9th Edition, Volume 2

CHAPTER 2 – Transportation Impact Process FDOT

What is a Trip End?

Number of trips that come in or go out of a development

- (Volume at Driveways)

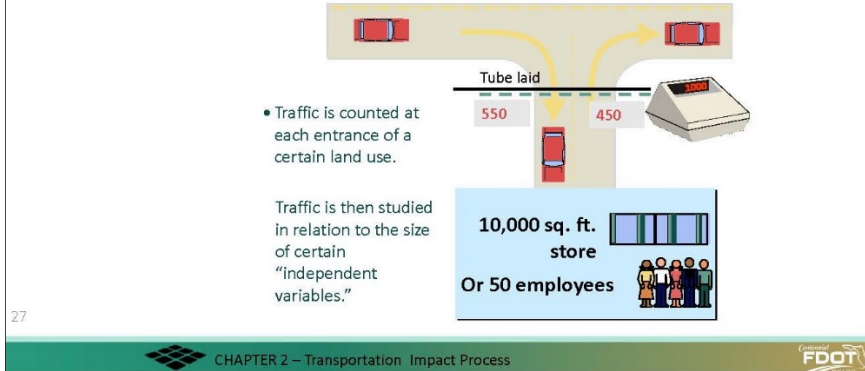


- A trip end is a single or one-direction vehicle movement with either the origin or destination (exiting or entering) inside the study site.

• This shows 2 trip ends

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How Are Trip Generation Rates Determined?



The amount an actual Downtown Subarea project must pay as its transportation mitigation fee is calculated based on:

- the type of use (Commercial? Residential? Mixed Use? Specific use from relevant type?) in question; and
- the number of vehicle trip ends the specific use generates on streets included on the DSAP's transportation improvement list during the "PM peak hour" time frame (between 4 - 6 pm) as estimated in the ITE Trip Generation Manual (latest edition).

Transportation Mitigation Fee Program Rules

- Applicants submit a Downtown Plan Trip Mitigation Fee Request Form, available on the City's website as well as at the permit counter. CEDD and Public Works review the form to analyze and estimate the TMF.
- Non-profit, temporary uses are exempt from TMFs.
- Transportation mitigation fees run with the land (i.e., if a business locates within the DSAP area in an existing building or on a redeveloped site, a TMF will be calculated for the location even if a prior use paid a TMF.) The payment of the fee runs with the land and not any particular tenant space.

Applicants are only charged for the net new trips generated by the new business. This will be calculated by comparing the PM Peak Hour trip rate of the prior use to the proposed use. Should the newly proposed use generate equal or fewer new trips, there will be no trip mitigation fee.

- When there is limited traffic information, project applicants may use an ITE Land Use Code (LUC) with a "Small Sample Size," which allows for special consideration to adjust within the range of traffic study results due to lack of data.
- A Trip Generation Letter developed by a Washington State-licensed Professional Engineer may be submitted to attain a more precise Rate of Trip Generation based upon actual local conditions.

- Per Exhibit D.4 of Ordinance 696 (the Downtown Planned Action Ordinance), an applicant shall be entitled to a credit against the TMF for the value of any dedication, improvement, and offsite construction completed by the applicant and linked to the project.
- Applicant(s) shall be credited for private, temporary uses that existed the prior year; for example, Halloween, Christmas tree, and fireworks sales activities.
- DSAP PAO Section 3(e) gives the City discretion to make TMF adjustments:
 - 3 (e) Discretion.
 - i. The responsible City official shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City’s Public Works Director at his or her sole discretion, for each project permit application proposed under this Planned Action, provided that the method is compatible with Exhibit D.1.b.
 - ii. The responsible City official shall have discretion to condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Lakewood Municipal Code.
 - iii. Planned Action Project applicants shall pay a proportionate share of the costs of the projects identified in Exhibit D. The responsible City official shall have the discretion to adjust the allocation of responsibility for required improvements between individual Planned Action Projects based upon their identified impacts.

Examples of TMF Calculations

The biggest factor in setting a TMF is how much traffic the type of business in question will add to the evening rush hour (“PM Peak hour,” between 4 and 6 pm.) For instance, a 1,000 square foot daycare facility will add 11.12 cars into rush hour; a 1,000 square foot drive-through coffee stand will add 75.00 cars into rush hour; and a 1,000 square foot general office building will add only 1.15.

The set value of \$2,173.70 per vehicle trip for all new businesses inside the Downtown Subarea is from the Ordinance 696.

For a day care facility, the “Rate” assigned to the business is from the ITE Trip Generation Manual. The specific Land Use Code (LUC) for a Day Care Center is 565.

Per the Manual, a Daycare Center in an urban/suburban setting generates an average of 11.12 trips per hour during PM peak hours per 1,000 square feet of facility. (Remember that each child picked up in the evening is actually two trips. One is the car arriving and the other is the car leaving.) Therefore, the Rate assigned to the application is 11.12.

The set TMF value of \$2,173.70 is multiplied against the rate of 11.12; this results in a TMF of \$24,171.54 for a 1,000 square foot day care facility.

The proposed facility is only 900 square feet. Therefore, \$24,171.54 subtotal is multiplied by 0.9 to determine the fee for a 900 square foot facility. The resulting TMF is \$21,754.39.

TMFs Assessed to Date

Included below is a chart describing the projects to date that have been analyzed and assessed TMFs within the Downtown Subarea. The TMF is not collected until the building permit is issued for either a tenant improvement or new construction.

DATE	Name	Owner	Address	DESCRIPTION	Bldg Permit Submitted?	Applied TMF	Credit against TMF?
5-Dec-18	Little Feet	WIG PROPERTIES LLC-LKPL	10011 BRIDGEPORT WAY SW STE #1100	Massage Therapy	Y**	\$0.00	Y - \$10,912
15-Jan-19	Beyler Consulting	100TH STREET HOLDINGS LLC	5920 100TH ST SW	General Office Building	Y	\$682.43	N
4-Feb-19	Jamba Juice	LAKHA PROP-LAKEWOOD TC L	10321 GRAVELLY LAKE DR SW #F	Fast Casual Restaurant	Y	\$5,331.98	N
12-Feb-19	ULTA	RPAI HOLDCO MANAGEMENT LLC	10310 59TH AVE SW	Department Store	Y	\$0.00	Y - \$4,782
20-Feb-19	Myung Park	PARK MYUNG N & LEE JONG C	5213 101ST ST SW	Massage Therapy	N	\$4,428.37	N
19-Mar-19	BBQ Petes	LAKHA LAKEWOOD PROPERTIES LLC	6111 LAKEWOOD TWN CNTR BLVD SW #A	Fast Casual Restaurant	PENDING*	\$61,085.49	Y - \$5,326
17-Apr-19	Revive Yoga	BETZ RANDOLPH T TTEE	11004 GRAVELLY LAKE DR SW	Fitness Studio	Y	\$0.00	Y - \$13,499
	Phommavongsay	PHOMMAVONGSAY	9100 BRIDGEPORT WAY SW	General Office Bldg	Y	\$0.00	Y - \$2,500
10-Jun-19	Altitude Trampoline	RPAI LAKEWOOD II LLC	5831 MAIN ST SW	Trampoline Park	PENDING	\$0.00	Y - \$4,391
12-Jun-19	Dutch Bro's Gravelly	Dan Dover	9642 Gravelly Lk DR SW	Drive through coffee	Y	\$57,677.75	N
13-Jun-19	New Bristol Apartments	MIKSHANSHIY	9615 BRISTOL AVE SW	Midrise Residential w/1st fl commercial	PENDING	\$5,477.72	N
12-Jul-19	Angels Academy	B N O COMPANY INC	9103 BRIDGEPORT WAY SW	Day Care Center	PENDING	\$21,754.39	N
12-Jul-19	Rush Bowls	WIG PROPERTIES LLC-LKPV	5700 100TH ST SW STE #330	Fast Casual restaurant	Y	\$18,056.88	Y - \$8,282
						\$184,209.68	

*Pending = Staff confident permit will be submitted based on communications with owner/consultant

**Y = Building permit number assigned