



A G E N D A

PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels
Nancy Hudson-Echols • Ryan Pearson
James Guerrero • Paul Wagemann
Christopher Webber

Regular Meeting
Wednesday, March 18, 2020
City Hall Council Chambers at 6:30 PM
6000 Main Street SW, Lakewood, Washington

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes from March 4, 2020**
- 4. Agenda Updates**
- 5. Public Comments**
(Each person will be allowed 3 minutes to speak, to a total of 15 minutes per topic. Groups with a designated speaker may have a total of 10 minutes to speak.)
- 6. Unfinished Business**
 - Discussion on 2020 Comprehensive Plan and Zoning Map Amendment Docket
- 7. Public Hearings**
 - None
- 8. New Business**
 - Shoreline Restoration Activities Annual Presentation
- 9. Report from Council Liaison**
- 10. Reports from Commission Members & Staff**
 - Written Communications
 - Future Agenda Topics
 - Area-Wide Planning / Land Use Updates
 - Other

Enclosures

1. Draft Meeting Minutes from March 4, 2020
2. Report re Shoreline Restoration Activities Annual Presentation
3. Staff Report on 2020 Comprehensive Plan and Zoning Map Amendment Docket

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday at noon, March 17, 2020 if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
March 4, 2020
City Hall Council Chambers
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

The meeting was called to order at 6:30 p.m. by Mr. Don Daniels, Chair.

Roll Call

Planning Commission Members Present: Don Daniels, Connie Coleman-Lacadie, Ryan Pearson, Nancy Hudson-Echols, and James Guerrero

Planning Commission Members Excused: Paul Wagemann and Christopher Webber

Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on February 19, 2020 were approved as written by voice vote M/S/P Coleman-Lacadie/Guerrero. The motion passed unanimously, 5-0.

Agenda Updates

None

Public Comments

Mr. Glen Spieth, Lakewood, made comments regarding Delong's Deluxe becoming a 7-11 Gas Station and Convenience Store stating it didn't make sense that the City would allow such a change in use of the property, from a restaurant drive-in to a gas station, after the new development codes went into effect January 2020.

Mr. Khanh Pham, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Avenue W & Steilacoom Blvd) Mr. Pham wants to build commercial businesses on the parcel. Mr. Daniels, Chair, recognized that this comment should have been made during the public hearing and requested the testimony be kept in the record for such purpose.

Public Hearings

2020 Comprehensive Plan and Zoning Map Amendments

Ms. Tiffany Speir reiterated the details of each proposed amendment. It was noted that of 13 proposed amendments: 5 are text related, 8 are map related with 1 being privately-initiated amendment and 7 being City-initiated amendments. The commissioners would take action on April 1 then forward their recommendations to the City Council, who under the tentative schedule would hold a public hearing on May 18 and then take action on June 1, 2020.

Ms. Speir noted a letter in support of approval for CPA-ZOA 2020-04 (111th & Bridgeport Way SW) was received from Mr. Alex Harmon wrote that he believes the new zoning will match the character and style of the existing neighborhood.

Mr. Don Daniels, Chair, opened the public hearing for comments. Mr. James Guerrero recused himself from the hearing as he is the architect of record for the properties related to CPA-ZOA 2020-02 (Custer & Bridgeport Way).

Mr. Glen Spieth, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) suggesting the neighborhood is already inundated with apartment complexes.

Mr. Steve George, Lakewood, had a question regarding the business he owns in the CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning map amendment would force him to move his business. Mr. David Bugher explained if a change from NC2 to MF1 was approved his business would become a legal non-conforming use and allow minor alterations but no expansions to the business.

Ms. Nancy Brown, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning change was being initiated for future changes. Mr. Bugher explained there is a Pierce County requirement for the City to provide additional housing and a state legislative requirement to provide higher density developments; the proposed zoning changes would spark development and help to meet those requirements.

Mr. Tim Polk, Lakewood, spoke in favor of CPA-ZOA 2020-06 (Springbrook Neighborhood) commenting that the area is screaming for development of housing and commercial and the zoning amendments would help to create jobs in Lakewood.

Mr. Don Tyler, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) noting his concern with high traffic congestion already in the area due to the Four Heroes School bus traffic and peak hour travel is near gridlock.

Ms. Jackie Wilson, Lakewood, questioned what impact would CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) have on her property taxes. Mr. David Bugher explained the City has nothing to do with how property is taxed within the city as it is an appraisal process function of the Pierce County Assessor's Office. Property taxes have gone up in the last year as a result of increases in property valuations because people are moving into Pierce County and Lakewood. Mr. Bugher expects the housing valuations to rise in Lakewood by 6-7% in 2020 noting the average single family home could sell for as much as \$350,000-\$380,000.

Mr. Cam Carter, University Place, who recently bought the old Lakewood Plumbing site, spoke in opposition of the proposed zoning change of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) stating he prefers to keep the Neighborhood Commercial 2 (NC2) designation allowing mixed –use with both commercial and residential, which would not be allowed if changed to Multi-Family 1 (MF1).

Mr. Don Daniels, Chair, closed the public hearing. Mr. James Guerrero was welcomed back to re-join the discussion. Commissioners are scheduled to take action and forward a recommendation to City Council on April 1, 2020.

Unfinished Business

None

New Business

Ratification of the 2020 Proposed Amendments to the Countywide Planning Policies

Ms. Tiffany Speir presented information on what's happening with County-level Planning

Policies (CPP) that the City of Lakewood has to comply with as well as centers that have been designated by either the City of Lakewood or County Council, or ultimately by the Puget Sound Regional Council (PSRC). Ms. Speir reported that in March 2018 the PSRC adopted the Regional Centers Framework Update and City must adhere to the latest eligibility and designation criteria for new Regional Centers as adopted. Pierce County Council approved of these amendments and adopted Ordinance 2019-07 in November. Lakewood City Council is scheduled to either ratify or not ratify the proposed CPP amendments and Interim Centers Map on April 20, 2020.

Ms. Speir described 3 types of centers; Regional Growth Centers, Countywide Centers, and Centers of Local Importance. It was explained that Lakewood has recognized 8 Centers of Local Importance. Regional Growth Centers are locations that include a dense mix of business, commercial, residential, and cultural activity within a compact area. These RGC's are targeted for employment and residential growth, and provide excellent transportation service, including fast, convenient high capacity transit service and investment in major public amenities. There is potential for designation of a Countywide Industrial Center or a Regional Manufacturing Industrial Center within the City of Lakewood.

Ms. Speir explained projects that serve designated Regional and Countywide Centers are given preference within the transportation project funding process used by PSRC and PCRC. Under the pending policies Lakewood will have a defined process by which to adopt or amend regional, countywide and local centers. Lakewood's Centers of Local Importance, Countywide Centers, and Regional Centers might be amended during the City's 2023 Comprehensive Plan update process required by the Growth Management Act (GMA).

Report from Council Liaison

Councilmember Mr. Paul Bocchi expressed his thanks for the work done through the commissioners adding that he was glad to hear the citizen thoughts on the proposed amendments this evening which are very important to the process.

Mr. Bocchi informed the group that City Council Annual Retreat would be held March 7 from 8:30 AM to 12:30 PM.

Reports from Commission Members and Staff

City Council Actions

A Joint City Council and Planning Commission Study Session is scheduled for May 26, 2020.

Written Communications

None

Future Agenda Topics

On March 18, 2020, the Commission would hold its first annual Shoreline Restoration Activity presentation. In addition, the Commission would discuss the public hearing comments received and potential amendments for the 2020 Comprehensive Plan and Zoning Map Amendments..

Area-Wide Planning / Land Use Updates

Mr. Bugher shared that the Western State Hospital Master Plan has been received so the City will go through a Master Plan Amendment. A significant change in operations is stated. Approximately half of the buildings will be demolished and replaced and the others will be extensively remodeled. Different types of uses are being proposed as well. Last year a piece of the property was amended from Public Institutional (PI) to Open Space. That change impacted

development to be locally concentrated away from the surrounding neighborhood and more central to the current sites of the buildings. Mr. Bugher stated this will be an important topic for the Lakewood community resulting in a public hearing and hearing examiner proceedings.

Next Regular Meeting: March 18, 2020 at 6:30 p.m. in Council Chambers

Meeting Adjourned at 7:30 p.m.

Don Daniels, Chair
Planning Commission 03/18/2020

Karen Devereaux, Recording Secretary
Planning Commission 03/18/2020

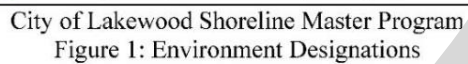


Prepared by

- Chambers – Clover Creek Watershed Council
- Tahoma Audubon Society
- Friends of Waughop Lake
- American Lake LMD
- Lakewood citizens

March 18, 2020

First Annual Review of Lakewood Shoreline Restoration plan



8 of 81



Degraded Shoreline Areas Identified in Restoration Plan:

- Clover Creek
- American Lake
- Lake Steilacoom
- Chambers Creek
- Lake Louise



Lakewood City Council approved Shoreline Restoration Plan and adopted an annual review

Summary of restoration activities during 2019:

Panel Members:

- Kirk Kirkland - Tacoma Audubon
- Al Schmauder - Chambers-Clover Watershed
- Renee Buck - Chambers-Clover Watershed
- Janet Spingath – American Lake/
Friends of Waughop Lake
- Kris Kauffman - Citizen of Lakewood



Changes to the water



Education Work By Audubon





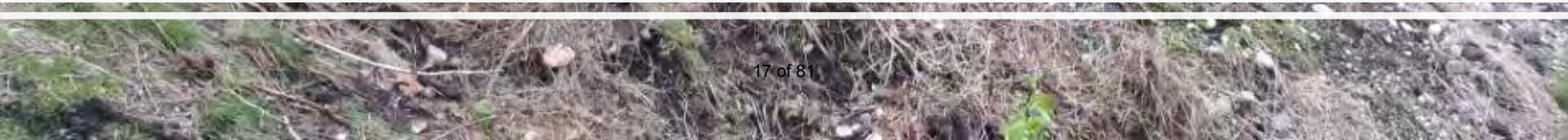
2019 stewardship activities by CCWC



Trash cleanup at Springbrook Park



Native plants added to shoreline



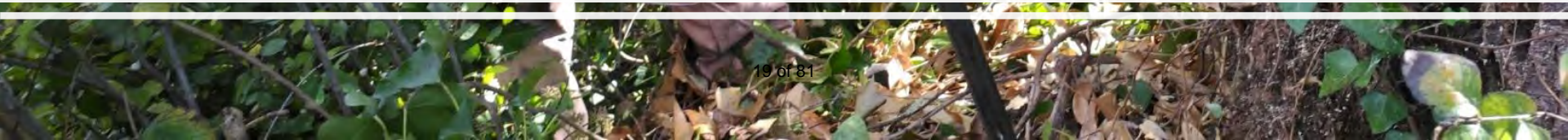
Wood is Good

Volunteers worked by asking landowners to change their practices and leave wood in stream for fish habitat..





Volunteers tackled ivy





Left to right:

Al Schmauder, Margen Carlson (WDFW), Mike Brandstetter (Lakewood Council Member), Randy Thurston (WDFW), Dave Kloempken (WDFW), Matt Curtis (WDFW)

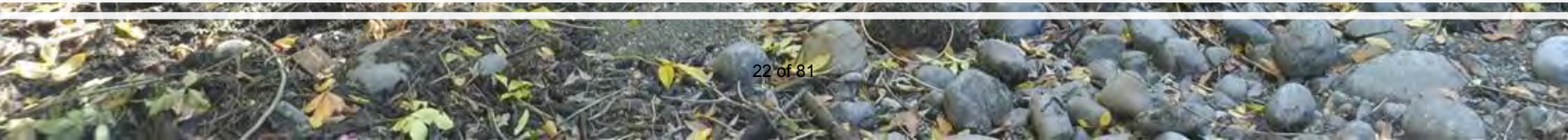
Discussions with WDFW to explain law
about the fish enhancement program
-16 May 2019

Flett Wetland, Purple loosestrife infestation





Dry Chambers Creek creekbed is a problem





Citizens meet to explain low or no-flow in Chambers
Creek Nov 7, 2019



American Lake formed
lake management
district and
successfully treated a
large infestation of
Eurasian watermilfoil

Restoring lakes 2019




Other Information

Activities by Lakewood Shoreline
Administrator

Shoreline Permits Processed

Citizen Complaints



What's to come in 2020?

Restoration efforts will
continue



Focus on lakes

A long-range goal for the City's Surface Water Management Division is the preparation of management plans for the City's lakes. The plans would address a broad range of topics including water quality, aquatic vegetation, and upland vegetation enhancement. (Pg 190, Restoration Plan)

Waughop Lake quality

- Delay treatment of Waughop Lake to monitor changes since 2017 repair sewage discharge into lake
- Form a citizens advisory group from community members who have shown interest and expertise in water quality of Waughop Lake
- Work toward permanently cleaning Waughop





Address water quality and habitat

- **Phosphorous loading from improper sewage disposal in Tillicum**
- **Help shoreline owners stop habitat loss and increased deposition of sediment due to improper wake-board boat use**



Reach educational goals

- Help volunteers to host a Regional Lakes Management Symposium for public

Friends of Waughop Lake hosted public panel on science of alum treatment



Commit to make plans to restore lakes in Lakewood



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: March 18, 2020

SUBJECT: 2020 Comprehensive Plan & Zoning Map Amendment Docket

BACKGROUND

The Planning Commission held a public hearing on the five (5) proposed Comprehensive Plan text amendments (CPAs) and eight (8) Zoning Map amendments (ZOAs) included in the 2020 docket on March 4. Several people testified at the hearing, and their comments are summarized in a table at the end of this memorandum.

Following public comment, CEDD staff reviewed its recommendations for each of the proposed amendments and updated several of them. Included in this memorandum is a summary table of reorganized and renumbered CPAs and ZOAs for the Planning Commission's consideration.

Due to combining several together, the total number of amendments has been reduced from 13 to 9 (two text and seven map amendments.) In addition, CEDD is recommending that newly numbered 2020-07 be removed from the docket since it is a site-specific rezone.

The current 2020 Comprehensive Plan amendment cycle adoption schedule is as follows:

| | |
|---------------------------------------|------------------------------------|
| Planning Commission Discussion = 3/18 | City Council Study Session = 4/27 |
| Planning Commission Action = 4/1 | City Council Public Hearing = 5/18 |
| | City Council Action = 6/1 |

DISCUSSION

Comprehensive Plan amendments shall only be granted if the City Council determines that the request is consistent with the standards and criteria in LMC 18A.30.030. At a minimum, the Planning Commission recommendation and the City Council decision should address the following:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

3. Is the proposed amendment or revision consistent with the county-wide planning policies?
4. Does the proposed amendment or rezone comply with the requirements of the GMA?

The summary table below summarizes the nine (9) reorganized and renumbered 2020 Comprehensive Plan & Zoning Map amendments (20 CPAs/ZOAs) and includes the CEDD's recommendation for each. A more detailed analysis of each amendment and its map follow the table.

SUMMARY TABLE OF REORGANIZED 20 CPAs/ZOAs

| Project Title | Description | CEDD Recommendation |
|--|--|---|
| CPA-ZOA-2020-01 (Planned Development Districts (PDDs)) City-Initiated | <ol style="list-style-type: none"> 1. Amend Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts; 2. Amend Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) density ranges for the Residential Estate and Single-Family Residential Designations for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs); and 3. Add a new policy to the Land Use Policy Chapter of the Comprehensive Plan: <u>LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.</u> <p>The full text of this amendment is included following this table.</p> | Approval |
| CPA/ZOA-2020-02 (Custer & Bridgeport A) Privately initiated | <ol style="list-style-type: none"> 1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Mixed Residential (MR) to High Density Multi-Family (HD); and 2. Amend the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to Multi-Family 3 (MF3). <p><u>Location:</u> 7811 & 7815 Custer Rd. West <u>Assessor's Tax Parcel Nos.:</u> 6940000020, 6940000010, 0220263023</p> | Redesignate the parcels to Multi-Family (MF) versus High Density MultiFamily (HD) and rezone them to Multi-Family 2 (MF2) versus Multi-Family 3 (MF3.) This would result in a maximum density of 35 dwelling units per acre (dua) versus 54 dua. |
| CPA/ZOA-2020-03 (Custer & Bridgeport B) City-Initiated | <ol style="list-style-type: none"> 1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and 2. No change to zoning is required. <p><u>Location:</u> 8008 to 8248 Bridgeport Way SW <u>Assessor's Tax Parcel Nos.:</u> 0220352151</p> | Approval |

| Project Title | Description | CEDD Recommendation |
|--|--|--|
| CPA/ZOA-2020-04 (111th & Bridgeport Way West) City-Initiated | 1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Multi-Family (MF); and 2. Amend the zoning map to rezone the subject property from Commercial 1 (C1) to Multi-Family 3 (MF3). <u>Location:</u> 4808 - 4812 112th St SW, 4718 111th St SW, and 11102 & 11106 47th Av SW <u>Assessor's Tax Parcel Nos.:</u> 5080000396, 5080000420, 5080000431, 5080000432 | Approval |
| CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.) City-Initiated | 1. Amend the Comprehensive Plan land-use map to designate the subject property from Neighborhood Business District (NBD) to High Density Multi-Family (HD); and 2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 2 (NC2) to Multi-Family 1 (MF1). <u>Location:</u> 8801 59 TH Av SW, 5515 Steilacoom Blvd SW, 5503 to 5495 Steilacoom Blvd SW, 5495 Steilacoom Blvd SW UNIT A, XXX Steilacoom Blvd SW, 5485 Steilacoom Blvd SW, 5475 Steilacoom Blvd SW, 5473 A to 5473 D Steilacoom Blvd SW, 5471 Steilacoom Blvd SW, 5469 Steilacoom Blvd SW, 5453 Steilacoom Blvd, 5449 Steilacoom Blvd SW, 5437 Steilacoom Blvd SW, 5433 to 5435 Steilacoom Blvd SW, 8920 Gravelly Lk Dr SW, 8933 Gravelly Lk Dr, 8931 Gravelly Lk Dr, 8919 Gravelly Lk Dr, 8911 Gravelly Lk Dr SW, 5408 Steilacoom Blvd SW, 5404 Steilacoom Blvd SW <u>Assessor's Tax Parcel Nos.:</u> 0220354099, 0220354098, 0220354008, 0220354013, 0220354074, 0220354073, 0220354012, 0220354055, 0220354054, 0220354006, 0220354017, 0220354009, 0220354018, 0220354015, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914 | CEDD Updated Recommendation: Redesignate the parcels from NBD to Arterial Corridor (AC) and rezone them from NC2 to Arterial Residential/Commercial (ARC). |
| CPA/ZOA-2020-06 (Springbrook Neighborhood) City-Initiated Updated to include parcel 0219123054 from old ZOA 2020-07 | 1. Amend the Comprehensive Plan land-use map to designate the subject property in the Springbrook Neighborhood area per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; 2. Amend the zoning map to zone the subject property per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and 3. Remove the Lakewood Station District boundary located within Springbrook. <u>Location:</u> 4901 123 rd St SW, XXX 123 rd St SW, XXX 47 th Av SW, 4800 to 4815 122 nd St SW, 4804 121 ST St SW, 4801 121 ST St SW, 4715 to 4717 121 ST SW, 12018 TO 12020 47 TH Av SW, 4710 120 TH St SW, XXX 120 th St SW, XXX 47 TH Av SW, XXX 123 RD St SW, 12315 Bridgeport Wy W, 4828 123 RD St SW, 4828 123 RD St SW, 4702 to 4731 124 TH SW, XXX 47 TH Av SW, 12511 47 TH Av SW, 12517 47 TH Av SW, 12413 Bridgeport Way SW | Continue CPA/ZOA-2020-06 to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain. The total package of Lakewood's flood study reevaluation was sent to FEMA on January 29, 2020 to review for establishing the new floodplain along Clover Creek in the Springbrook neighborhood and across I-5 towards City Hall. This is the final step in the flood study reevaluation initiated in 2019. The outcome reveals a significant number of parcels at risk of flooding |

| Project Title | Description | CEDD Recommendation |
|--|---|---|
| | Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122171, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114, 0219123054 | during the 100-yr flood (1% flood) not previously identified. With flood insurance, those property owners will have the stability of insurance to cover any damages resulting from the 100-yr flood when it comes. Once this analysis is approved by FEMA, it will be a part of the City's flood regulations as the mapped floodplain. |
| CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.) City-Initiated | 1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and 2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2). <u>Location:</u> 7907 Washington Blvd SW <u>Assessor's Tax Parcel Nos.:</u> 0219102072 | CEDD Updated Recommendation: Remove from docket since it is a site-specific rezone subject to LMC 18A.30.680 and .690. |
| CPA/ZOA-2020-08 (Lakewood Transit Station) City-Initiated | 1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and 2. Amend the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI). <u>Location:</u> XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW <u>Assessor's Tax Parcel Nos.:</u> 0219122165, 0219122166 | Approval |
| CPA/ZOA-2020-09 (Rail Policies) City-Initiated | 1. Delete a freight mobility policy from the Comprehensive Plan Transportation Chapter: T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail. 2. Revise an existing freight mobility policy in the Comprehensive Plan Transportation Chapter: T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses <u>and Joint Base Lewis McChord</u> . 3. Add a new policy to the Comprehensive Plan Transportation Chapter: <u>T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak</u> | Approval |

ANALYSIS OF APPLICATIONS

CPA-ZOA-2020-01 (Planned Development District (PDD) Policies):

1. Amend Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts.
2. Amend Comprehensive Plan Table 2.3.14 (Application of Designations and Population Densities) density ranges for the Residential Estate and Single-Family Residential Designations for consistency with LMC 18A.40.580 related to Planned Development Districts (PDDs.)
3. Amend the Land Use Policy Chapter of the Comprehensive Plan, adding a new policy:

LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.

1.4.2 Protecting the Social, Economic, and Natural Environments

While much of the emphasis of this plan is to transform the city, preserving and enhancing its best attributes are also underlying directives. From a broad perspective, Lakewood's environment consists of viable neighborhoods, healthy economic activity, and functioning natural systems. This plan recognizes that to be sustainable, the inter-relationships between these elements must be recognized.

1.4.2.1 Preserve existing neighborhoods.

One of Lakewood's greatest strengths is its established residential neighborhoods. This plan protects these valuable assets through careful management of growth, provision of adequate services, and stewardship of the physical environment. This protection will be balanced with redevelopment that improves infrastructure as well as provides additional housing stock.

* * *

2.3.1 Residential Estate

The Residential Estate designation provides for large single-family lots in specific areas where a historic pattern of large residential lots and extensive tree coverage exists. Although retaining these larger sized properties reduces the amount of developable land in the face of growth, it preserves the historic identity these "residential estates"

contribute to the community by providing a range of housing options, preserving significant tree stands, and instilling visual open space into the urban environment. Most importantly, the Residential Estate designation is used to lower densities around lakes and creek corridors in order to prevent additional effects from development upon the lakes, creek habitat and Lakewood Water District wellheads.

[Consistent with Planned Development District \(PDD\) standards, PDD projects within the Residential Estate designation will be required to provide environmental protection and provide transportation improvements designed handle increased traffic due to higher development densities.](#)

Maintenance of these lower land-use densities in certain areas west of the lakes also helps maintain reduced traffic volumes as well as reducing additional traffic safety conflicts in the east-west arterial corridors. These roads are among the most stressed transportation routes in the City, with expansion opportunities highly constrained due to the lakes.

* * *

2.3.6 Downtown

Downtown is the primary retail, office, social, urban residential, and government center of the City. The complementary, interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district are evident in the urban intensity and composition of the uses in the district. Local character is reflected in the district's design, people-orientation, and connectivity, which foster a sense of community. [The CBD Downtown](#) is intended to attract significant numbers of additional office and retail jobs as well as new high-density housing. The plan anticipates that the properties within [the CBD Downtown](#) will be developed into commercial and residential mixed uses.

2.3.14 Application of Designations and Population Densities

Lakewood's plan provides for the following densities under its Comprehensive Plan future land-use designations:

| Land-Use Designation | Major Housing Types Envisioned | Density ¹ | | Acres |
|-------------------------------|--------------------------------|----------------------|-----------|----------|
| | | Low | High | |
| Residential Districts: | | | | |
| Residential Estate | Larger single-family homes | 1 | <u>24</u> | 1044.97 |
| Single-Family Residential | Single-family homes | 4 | <u>96</u> | 4,080.77 |
| Mixed Residential | Smaller multi-unit housing | 8 | 14 | 344.07 |
| Multi-Family Residential | Moderate multi-unit housing | 12 | 22 | 313.59 |
| High Density Multi-Family | Larger apartment complexes | 22 | 40 | 442.82 |

| Land-Use Designation | Major Housing Types Envisioned | Density ¹ | | Acres |
|-----------------------------------|--------------------------------|----------------------|-----------|-----------------|
| | | Low | High | |
| Mixed Use Districts: | | | | |
| Downtown | High-density urban housing | 30 | 80-100 | 318.69 |
| Neighborhood Business District | Multi-family above commercial | 12 | 40 | 287.30 |
| Arterial Corridor | Live/work units | 6 | 6 | 18.85 |
| Air Corridor 2 | Single-family homes | 2 | 2 | 235.77 |
| Non-Residential Districts: | | | | |
| Corridor Commercial | N/A | -- | -- | 471.48 |
| Industrial | N/A | -- | -- | 752.48 |
| Public/Semi-Public Institutional | N/A | -- | -- | 807.18 |
| Air Corridor 1 | N/A | -- | -- | 376.18 |
| Open Space & Recreation | N/A | -- | -- | 1945.26 |
| Military Lands | N/A | -- | -- | 24.95 |
| Total designated area | N/A | | | 11464.36 |
| Excluded: Water & ROW | N/A | -- | -- | 1172.14 |
| TOTAL: | | | | 12636.5 |

¹ As expressed in the Comprehensive Plan for new development; existing densities are unlikely to match and may already exceed maximums in some cases.

* * *

3.2 Residential Lands and Housing

Housing is a central issue in every community, and it plays a major role in Lakewood's comprehensive plan. The community's housing needs must be balanced with maintaining the established quality of certain neighborhoods and with achieving a variety of other goals related to transportation, utilities, and the environment. There are a number of considerations related to housing in Lakewood:

Impact of Military Bases: Historically, the market demand for affordable housing for military personnel stationed at Joint Base Lewis McChord (JBLM) has had a major impact on Lakewood, and appears to be a major factor in understanding the presence of a large number of apartments in the city. Many of the retired homeowners now living in the community were once stationed at JBLM.

Lakefront Property: The opportunity to build higher valued homes in a desirable setting on the shores of the City's lakes has provided Lakewood with its share of higher-income families, and some of its oldest, most established neighborhoods. [As Lakewood's population grows, redevelopment in these areas via Planned Development Districts \(PDDs\) may occur.](#)

* * *

3.2.5 Background on Lakewood's Population and Housing Capacity

GMA requires jurisdictions to show zoned land capacity for their targeted number of new housing units. This capacity includes land that is available for new development, redevelopment, or infill development.

In 1996, Lakewood's incorporation population was established by OFM to be 62,786. With the adoption of Lakewood's Comprehensive Plan in 2000, a residential land capacity analysis was prepared based on the residential densities established in the Official Land Use Map and implementing land use and development regulations. The 20-year capacity analysis provided for a population growth of 17,500, and 7,107 new residential uses. Thus, Lakewood's planning horizon could accommodate 75,711 people and a total of 32,503 housing units.

However, through the 2000 Census, Lakewood was found to have lost population between its incorporation and the 2000 Census. The federal Census Bureau and OFM had overestimated Lakewood's initial population. As is done yearly for the purpose of allocating of certain state revenues, this estimate is adjusted for each jurisdiction in the state based OFM forecasts. Although Lakewood's yearly OFM estimate had grown considerably by 2000, following the 2000 Census and adjustments after the City requested review, Lakewood's 2000 population was established at 58,293 – considerably lower than the incorporation population. The background information upon which Lakewood's initial Comprehensive Plan was based had assumed a higher population than was later established via the Census.

In the last major update to the City's comprehensive plan, Lakewood's April 1, 2004 OFM population was estimated to be 59,010. Capacity analysis of the City's initial Comprehensive Plan designations adopted in 2000 determined the plan to have a build-out capacity of 17,500 new residents. The most significant change to this number came as an outcome of the 2003 amendments to the comprehensive plan, which resulted in 3,962 in lost population capacity due to the redesignations/rezoning. That resulted in an adjusted build-out population of 13,538, or a total population of 72,548 by the year 2020.

In November 2007, OFM published [the latest](#) series of GMA population projections, and thereafter, the Puget Sound Regional Council (PSRC) adopted VISION 2040 in May 2008. A review process of population allocations was initiated by the Pierce County Growth Management Coordinating Committee (GMCC), and the Pierce County Regional Council (PCRC). Recommendations on changes to population, housing, and employment targets were submitted to the Pierce County Council.

The Pierce County Council [has since](#) adopted Ordinance No. [2011-36s2017-24s](#), [revising-establishing](#) target and employment growth [for all Pierce County cities](#).

Lakewood's 2030 population was ~~adjusted down to set at 72,000, with corresponding reductions in housing and employment projections.~~ However, the City ~~did~~ has not materially changed its residential density patterns since adoption of the City's first Comprehensive Plan in 2000.

With the adoption of VISION 2050 in May 2020 and subsequent updates to the Countywide Planning Policies and Lakewood's housing and population targets by Pierce County, Lakewood will need to plan for additional housing growth and use tools and techniques such as Planned Development Districts to increase density.

• 3.2.8 Housing for All Economic Segments

~~4.~~ B. Upper Income Housing

The level of new upper income housing construction was nominal between 2001 and 2010. Structures were single family detached structures. Most of the upper income housing was constructed around the City's lakes on infill properties designated residential estate. As the region becomes more densely populated and the convenience and amenities of urban neighborhoods become increasingly desirable, upper income households could be found in a greater variety of neighborhoods and housing types. Apartment, townhouse, and condominium units may account for a growing share of high-end housing. Planned Development Districts (PDDs) are a tool to provide single-family housing in areas with historically lower densities that can ensure better quality design themes and infrastructure improvements.

* * *

• 3.2.10 Housing Goals, Objectives, & Policies

* * *

GOAL LU-2: Ensure that housing exists for all economic segments of Lakewood's population.

Objective: Increase housing opportunities for upper income households.

Policies:

LU-2.1: Target ten (10) percent of new housing units annually through 2030 to be affordable to upper income households that earn over 120 percent of county median income.

~~LU 2.2: Provide opportunities for large and medium lot single family development.~~

~~LU-2.3: Utilize low density, single family areas designations to provide opportunities for upper income development.~~

~~LU-2.4: Encourage larger lots on parcels with physical amenity features of the land such as views, significant vegetation, or steep slopes.~~

~~LU-2.5: Encourage construction of upper income homes on larger existing parcels.~~

LU-2.6: Encourage the construction of luxury condominium adjacent to the lakes.

LU-2.7: Support site plans and subdivisions incorporating amenity features such as private recreation facilities, e.g., pools, tennis courts, and private parks to serve luxury developments.

LU-2.8: Increase public awareness of upper income housing opportunities in Lakewood.

Objective: Encourage the private sector to provide market rate housing for the widest potential range of income groups including middle income households.

Policies:

LU-2.9: Target sixty five (65) percent of new housing units annually through 2030 to be affordable to middle income households that earn 80 to 120 percent of county median income.

LU-2.10: Encourage home ownership opportunities affordable to moderate income households.

LU-2.11: Encourage the construction of townhouse, condominium, and rental units affordable to moderate income households in [residential and mixed-use developments and redevelopments](#).

LU-2.12 Continue to provide technical assistance for redevelopment of land in Lake City, Lakeview, Springbrook, Tillicum, and lands located in the City's tax incentive urban use centers and senior overlay.

LU-2.13: Market Lakewood to housing developers.

LU-2.14: Maintain an updated inventory of land available for housing development.

LU-2.15: Pursue public-private partnerships to provide for moderate-income housing.

LU-2.16: Disperse middle-income housing in all areas of the City ~~that have vacant land.~~

LU-2.17: Ensure that a sufficient amount of land in ~~all multi-family and mixed-use areas of~~ the City is zoned to allow attached housing and innovative housing types.

Objective: Provide a fair share of low-and very-low income housing in the future.

Policies:

* * *

LU-2.37: Reduce existing housing need, defined as the number of existing households that earn 80 percent of county median income, and are paying more than 30 percent of their income for housing, or live in inadequate housing by increasing housing supply for all economic segments of the community.

☐ ~~_____~~ Create opportunities for higher income households to vacate existing lower cost units, by creating ~~larger houses on larger lots~~ a variety of market rate detached and attached housing types; and

☐ ~~_____~~ Prioritize applications to the City for housing rehabilitation grants to homeowners earning 80 percent of county median income or below based on the greatest degree of existing need. With the exception of emergencies, priority should be given to households occupying conventional housing.

Objective: Provide a variety of housing types and revised regulatory measures which increase housing affordability.

Policies:

LU-2.38: Support projects including planned development districts, subdivisions and site plans incorporating innovative lot and housing types, clustered detached houses, clustered semi-attached houses and a variety of lots and housing types within a site.

* * *

GOAL LU-4: Maintain, protect, and enhance the quality of life of Lakewood's residents.

Objective: Preserve and protect the existing housing stock.

Policies:

LU-4.1: Preserve existing housing stock where residential uses conform to zoning requirements.

LU-4.2: High-density housing projects, with the exception of senior housing, will not be permitted in existing single-family residential neighborhoods. More moderate densities such as [planned development districts](#) and cottage housing will be considered.

LU-4.3: Target code enforcement to correct health and safety violations.

LU-4.4: Continue Lakewood's active enforcement of codes aimed at improving property maintenance and building standards in residential neighborhoods to bolster neighborhood quality and the overall quality of life.

LU-4.5: Continue targeted efforts such as the crime-free rental housing program and seek out a variety of funding sources for this and other such outreach programs.

LU-4.6: Develop programs to provide financial assistance to low-income residents to assist them in maintaining their homes.

LU-4.7: Where public actions such as targeted crime reduction programs result in the unexpected displacement of people from their housing, coordinate the availability of social services to assist them in finding other shelter.

LU-4.8: Subject to funding availability, conduct periodic surveys of housing conditions and fund programs, including housing rehabilitation, to ensure that older neighborhoods are not allowed to deteriorate.

LU-4.9: Identify areas in the City for priority funding for rehabilitation by non-profit housing sponsors.

LU-4.10: Continue City funding of housing rehabilitation and repair.

* * *

Objective: Develop and maintain livable neighborhoods with a desirable quality of life.

Policies:

LU-4.15: Promote high quality residential living environments in all types of neighborhoods.

LU-4.16: Promote community identity, pride, and involvement in neighborhoods.

LU-4.17: Continue to support the City's neighborhood program to encourage neighborhood involvement, address local conditions, and provide neighborhood enhancements.

LU-4.18: Protect the character of existing single-family neighborhoods by promoting high quality of development, [including through planned development districts \(PDDs.\)](#)

CEDD ANALYSIS OF 2020-01

Housing Capacity Analysis: Planned Development Districts (PDDs) are tools by which the quality and density of housing developments can be increased; they are a way to incorporate more affordable and “missing middle” housing units within the City’s established zones. PDDs are governed by LMC Chapter 18A.30 Part IV. This application would amend Comprehensive Plan language to further support PDDs as a way to densify while also allowing the City to secure higher quality development. The amendments to the Comprehensive Plan will not result in an increase or decrease in planned housing capacity; individual PDD projects may affect capacity as they are approved and constructed.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

This application amends the Comprehensive Plan to reflect the continued and increased use of PDDs that allow for higher density and higher quality residential developments in Lakewood. The application would allow higher residential density PDDs, if individual projects are approved, in the Residential Estate and Single Family land use designations. Through PDDs, the City may permit a variety in type, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A planned development district (PDD) allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space. Each PDD will be evaluated in part on compatibility with surrounding development as well as the criteria included in LMC Chapter 18A.30 Part IV. No amendments to other plan elements or regulations are anticipated at this time.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

This application amends the Comprehensive Plan to reflect the desire for continued and increased use of PDDs that allow for higher density and higher quality residential developments in Lakewood. Housing shortages in Lakewood and the region continue to artificially inflate housing prices faster than incomes are increasing. PDDs are a tool by which more housing units at varying prices can be developed within the city’s boundaries for current and future residents.

3. Is the proposed amendment or revision consistent with the county-wide planning policies (CPPs)?

Yes. The CPPs acknowledge the use of PDDs in sections ENV 15.3.8, UGA 5.4.2 (a)(ii), and UGA 5.4.2 (b)(iii).

All zoning, site development, and subdivision requirements may be modified in a PDD except:

- Permitted uses, and conditional uses;
- Street setbacks on exterior streets in residential zones;
- Surveying standards; and
- Engineering design and construction standards of public improvements but not including street right-of-way width.

The permitted density in a PDD may be changed from 18A.60.030 and shall be the maximum number of dwelling units allowed per gross acre (DUA) as follows:

1. R1 zoning district: 2 DUA;
2. R2 zoning district: 4 DUA;
3. R3 zoning district: 7 DUA;
4. R4 zoning district: 9 DUA.

The minimum lot sizes in gross square feet (GSF) for the residential zoning districts subject to the planned development district overlay shall be as follows:

1. R1 zoning district: 20,000 GSF;
2. R2 zoning district: 10,000 GSF;
3. R3 zoning district: 6,000 GSF;
4. R4 zoning district: 4,800 GSF.

The residential density and lot size standards of all other zoning districts are not subject to change.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. The GMA itself, along with related legislative action in recent years, has continued to require and promote the concept of densification within cities as the expected path to accepting new population and employment growth. Lakewood is the second largest city in Pierce County with a 2019 estimated population of 59,670. Per Pierce County Ordinance No. 2017-24s, Lakewood has a 2030 population target of 72,000, which translates into an increase of 12,300 people over 11 years.

Shortages in housing units at all economic segments continue grow. PDDs are a tool by which higher density and “missing middle housing” can be achieved within existing zoning schemes while also securing higher quality development through the conditional review process.

Through PDDs, the City may permit a variety in type, design, and arrangement of structures and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. The end result can be higher quality and more development capacity/yield.

CEDD Recommendation: Approval.

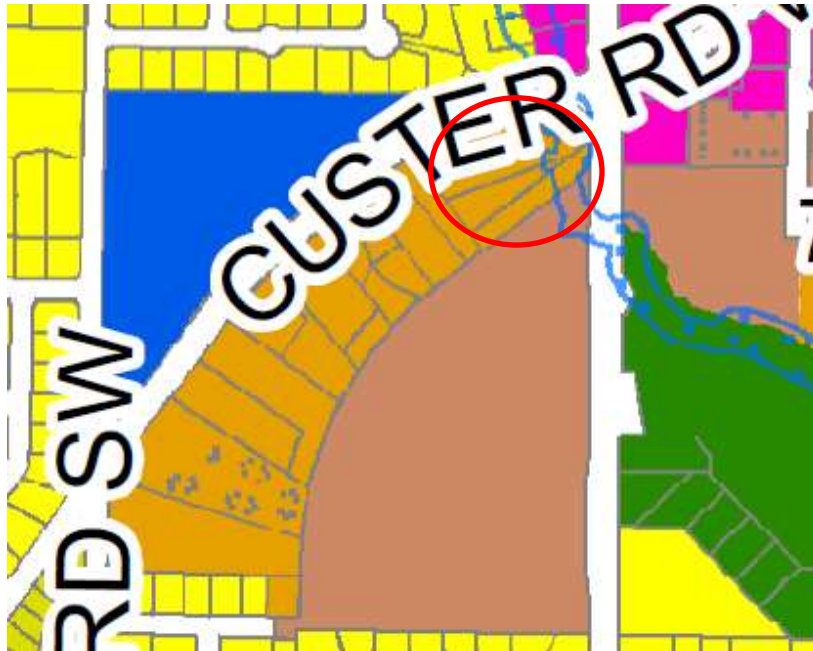
CPA/ZOA 2020-02 (Custer & Bridgeport A)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Mixed Residential (MR) to High Density Multi-Family (HD); and
2. Amend the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to Multi-Family 3 (MF3).

Location: 7811 & 7815 Custer Rd. West

Assessor's Tax Parcel Nos.: 6940000020, 6940000010, 0220263023





- Air Corridor 1 (AC1)
- Air Corridor 2 (AC2)
- Arterial Residential/Commercial (ARC)
- Commercial One (C1)
- Commercial Two (C2)
- Commercial Three (C3)
- Central Business District (CBD)
- Clear Zone (CZ)
- Industrial One (I1)
- Industrial Two (I2)
- Industrial Business Park (BP)
- Multi Family One (MF1)
- Multi Family Two (MF2)
- Multi Family Three (MF3)
- Military Lands (ML)
- Mixed Residential One (MR1)
- Mixed Residential Two (MR2)
- Neighborhood Commercial (NC1)
- Neighborhood Commercial (NC2)
- Open Space & Recreation One (OSR1)
- Open Space & Recreation Two (OSR2)
- Public / Institutional (PI)
- Residential One (R1)
- Residential Two (R2)
- Residential Three (R3)
- Residential Four (R4)
- Transit Oriented Commercial (TOC)
- Water/OSR1
- Lakewood City Limit
- Tax Parcel
- Riparian Buffer*
- Planned Development District



CEDD ANALYSIS OF 2020-02

Housing Capacity Analysis: This application requested rezoning three parcels totaling 2.27 acres from MR2 to MF3, resulting in an increase in potential density from 14.6 du to 35 du. The net resulting change in housing capacity is minimal.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Existing Comprehensive Plan guidance indicates mixed residential with an off-street trail connecting to open space and parcels zoned Neighborhood Business District (NBD.) The application adds nine (9) apartment units to improve development feasibility while retaining mature tree stands, restoring a large portion of the creek buffer and potentially including a segment of planned off-street trail. Maximum MF3 density is not being sought by the applicant. Surrounding development is urban in nature and within the MR2, PI, MF2 and Arterial Commercial. The parcel immediately south is zoned MF2.

Both the current and proposed zoning allow for multifamily residential development. No other amendments or revisions to the Comprehensive Plan or development regulations are needed.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Yes. No significant transportation impacts are anticipated on the parcels along Bridgeport Way. Impacts of the proposed zoning change have been reviewed by the applicant's traffic engineer. The City would conduct a site development plan review and address, at a minimum: whether a driveway on Bridgeport Way would be allowed; the placement of any driveway on Custer as far away as possible from the Bridgeport/Custer intersection; and whether any left turn movements out of the property would be allowed. Changes to any impacts to public service would be minimal. The proposed application would allow for about 18 more people to live on the parcels than could under current zoning. Changes to any impacts to public health safety and general welfare would be minimal. The proposed application would allow for about 18 more people to live on the parcels than could under current zoning.

There continues to be increasing pressure for affordable housing in Lakewood and the region.

3. Is the proposed amendment or revision consistent with the county-wide planning policies (CPPs)?

Yes. The CPPs discuss the need for affordable housing for all economic segments within urban areas.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. See RCW 36.70A.020(4). Per the application, development on the site would increase from 30 to 39 units; this would provide more housing within walking distance to shopping, bus service, educational and employment opportunities. The planned off-street trail could ultimately help connect a more dynamic, safe and inviting neighborhood.

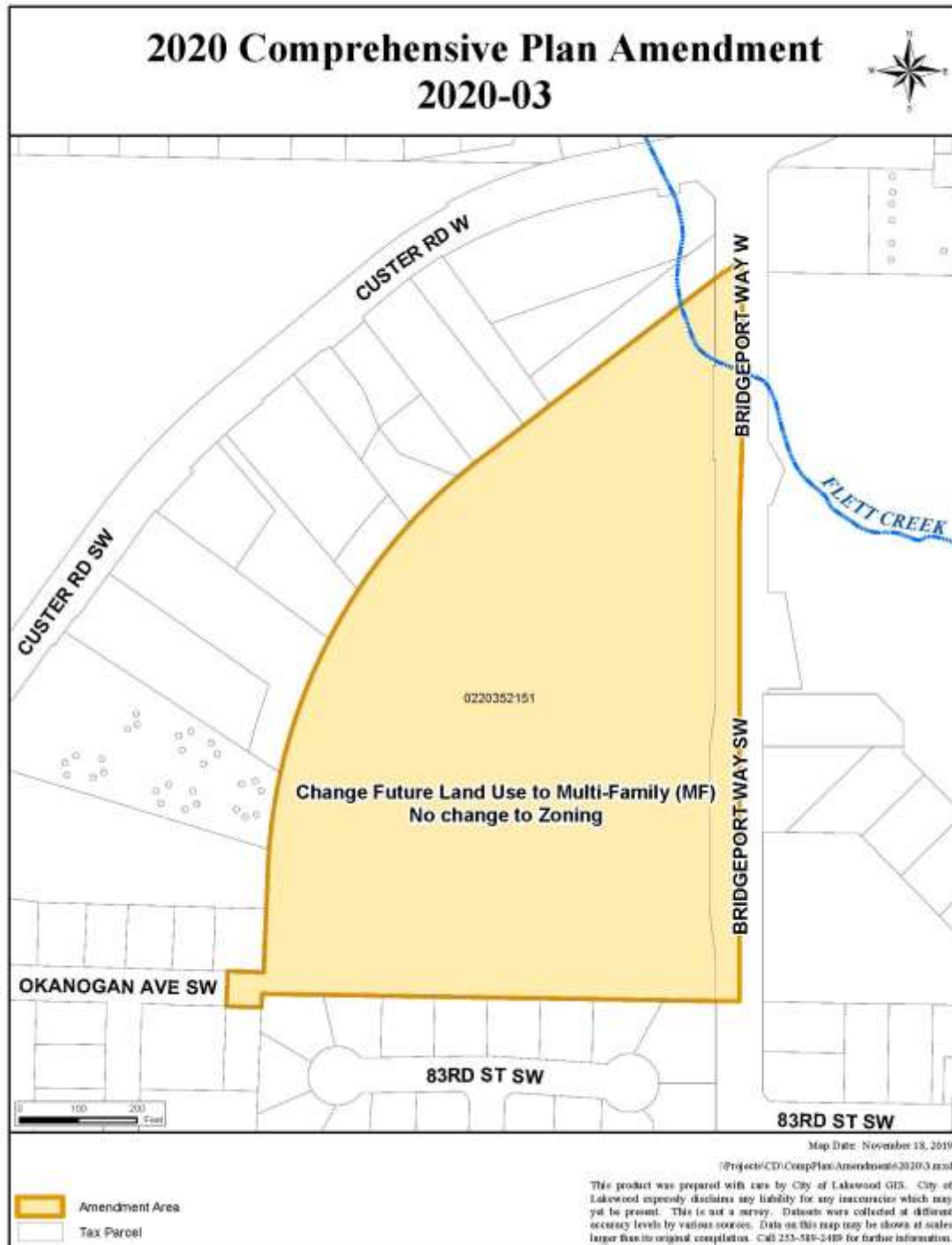
CEDD Recommendation: Approval of redesignating the parcels to Multi-Family (MF) versus High Density Multi-Family (HD) and rezoning to Multifamily 2 (MF2) versus MF3 as the more appropriate designation and zone.

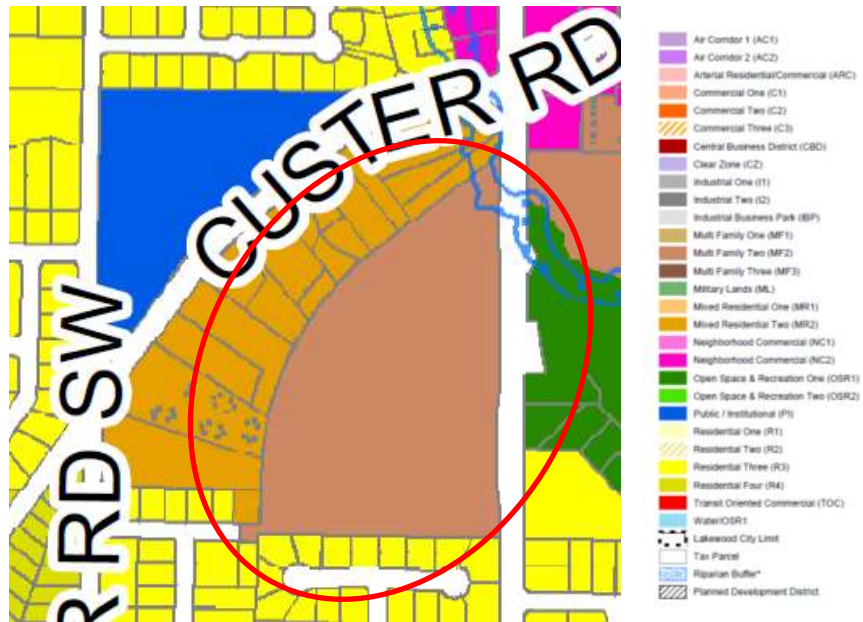
CPA/ZOA-2020-03 (Custer & Bridgeport B)

1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property Multi-Family (MF); and
2. No change to zoning is required.

Location: 8008 to 8248 Bridgeport Way SW

Assessor's Tax Parcel Nos.: 0220352151





CEDD ANALYSIS OF 2020-03

Housing Capacity Analysis: Not applicable

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Not applicable - scrivener correction.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Not applicable - scrivener correction.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Not applicable - scrivener correction.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Not applicable - scrivener correction.

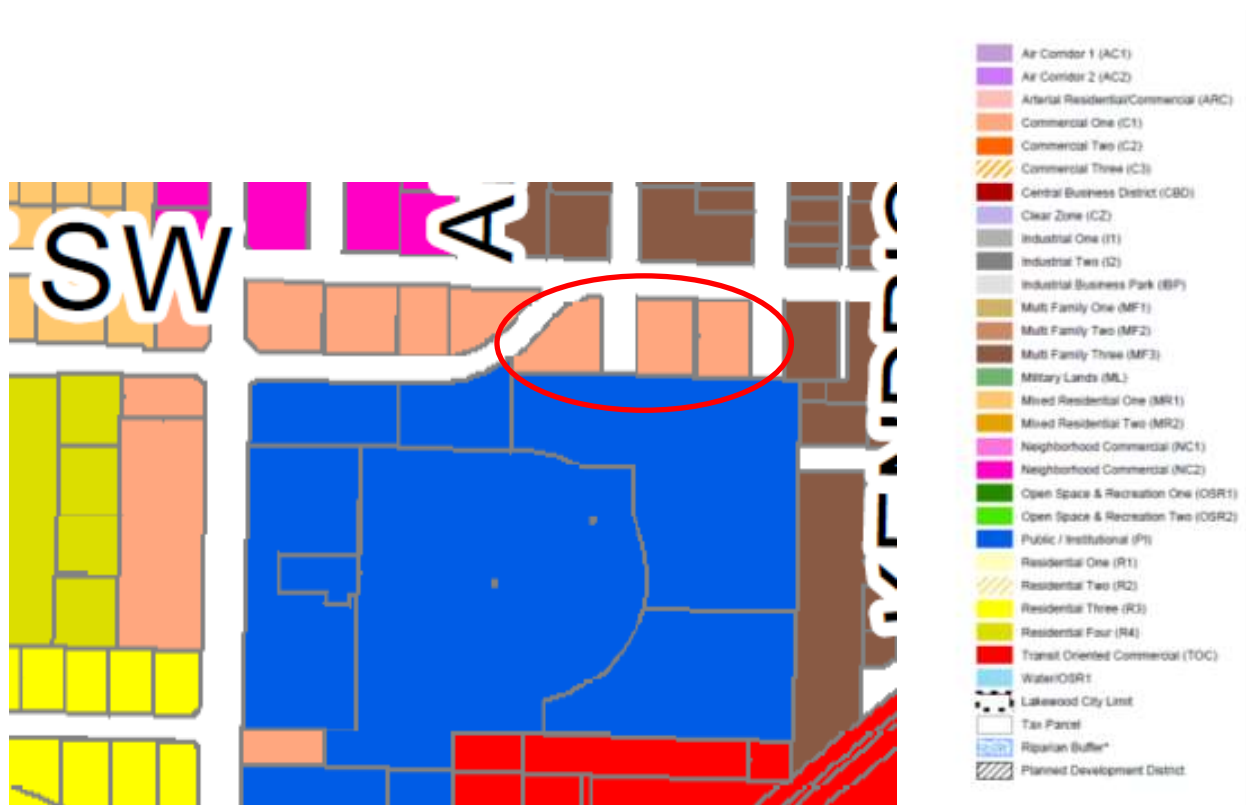
CEDD Recommendation: Approval

CPA/ZOA-2020-04 (111th & Bridgeport Way West)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Multi-Family (MF); and
2. Amend the zoning map to rezone the subject property from Commercial 1 (C1) to Multi-Family 3 (MF3).

Location: 4808 - 4812 112th St SW, 4718 111th ST SW, and 11102 & 11106 47th AV SW
Assessor's Tax Parcel Nos.: 5080000396, 5080000420, 5080000431, 5080000432





CEDD ANALYSIS OF 2020-04

Housing Capacity Analysis: Proposed uses and their associated densities within commercial zoning districts, and the applicable community design standards shall be used to establish the minimum lot size for a project. Live/Work and Work/Live units are the only residential permitted uses within the C1 zone. The difference between live/work and work/live units is that the “work” component of a live/work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible

with the character of a quiet residential environment, while the work component of a work/live unit is the primary use, to which the residential component is secondary.

The application encompasses a total of 1.62 acres. The rezoning of four (4) parcels from Commercial 1 (C1) to Multifamily 3 (MF3) would provide opportunity for additional multifamily units at a density of up to 54 units per acre should a development project be approved in the future, resulting in an increase in housing capacity.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Yes, 2020-04 is consistent with the City's Comprehensive Plan elements and development regulations. No other amendments or revisions are needed. The parcels in question are immediately adjacent to MF3 zoned areas to the north and east and to Public Institutional (PI) immediately to the south. The rezone would allow additional multifamily housing units adjacent to multifamily units, resulting in full compatibility.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Yes. The rezone would change the permitted uses from those in the C1 zone, which promote employment, services, retail, and business uses serving and linking neighborhoods to Lakewood's major transportation networks to uses allowed in MF3, which integrates urban, high-density, multi-story housing in close proximity to a principal or minor arterial with commercial/ residential districts.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes. The need for affordable housing in the City and the region continues to grow. The parcels have not developed with commercial uses. The application provides for additional acreage for needed multifamily housing units.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. The need for affordable housing in the City and the region continues to grow. The parcels have not developed with commercial uses. The application provides for additional acreage for needed multifamily housing units.

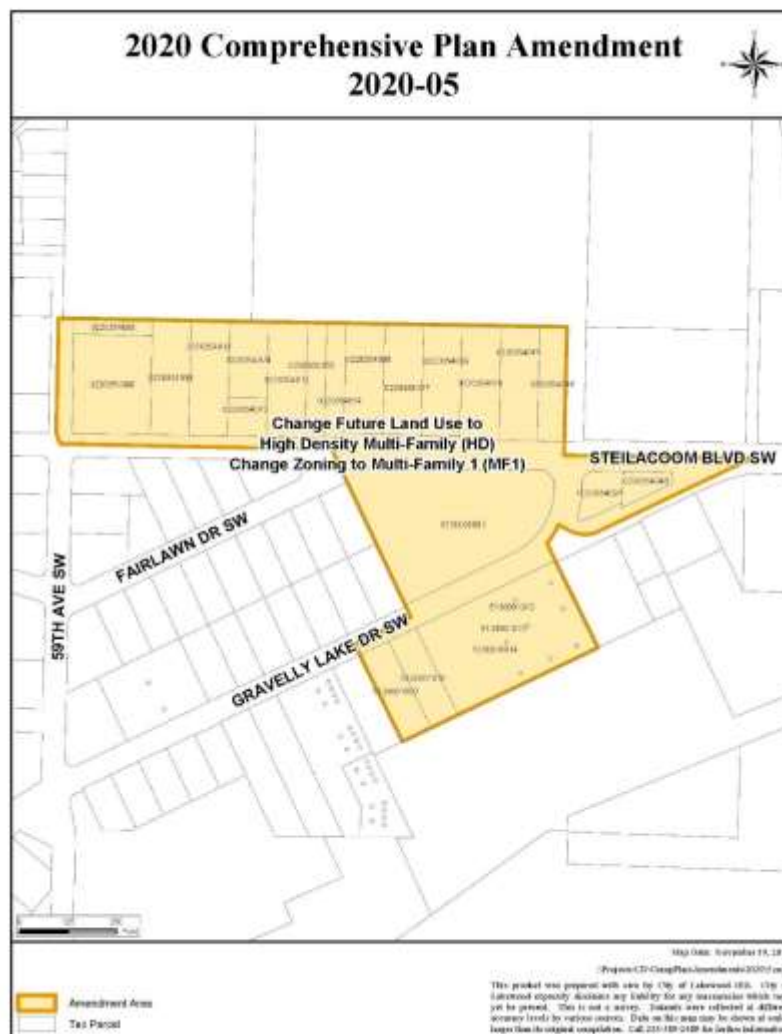
CEDD Recommendation: Approval.

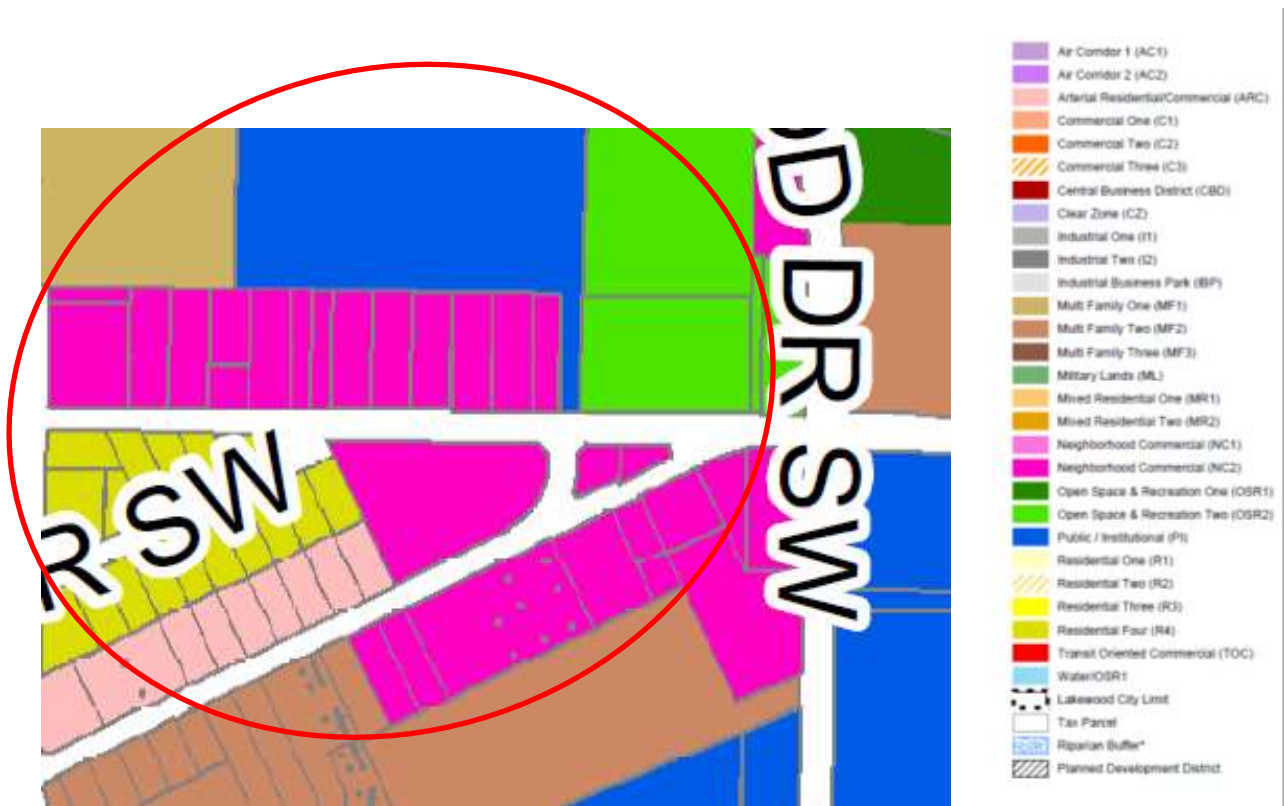
CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.)

1. Amend the Comprehensive Plan land-use map to designate the subject property from Neighborhood Business District (NBD) to High Density Multi-Family (HD); and
2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 2 (NC2) to Multi-Family 1 (MF1).

Location: 8801 59th Av SW, 5515 Steilacoom Blvd SW, 5503 to 5495 Steilacoom Blvd SW, 5495 Steilacoom Blvd SW UNIT A, XXX Steilacoom Blvd SW, 5485 Steilacoom Blvd SW, 5475 Steilacoom Blvd SW, 5473 A to 5473 D Steilacoom Blvd SW, 5471 Steilacoom Blvd SW, 5469 Steilacoom Blvd SW, 5453 Steilacoom Blvd, 5449 Steilacoom Blvd SW, 5437 Steilacoom Blvd SW, 5433 to 5435 Steilacoom Blvd SW, 8920 Gravelly Lk Dr SW, 8933 Gravelly Lk Dr, 8931 Gravelly Lk Dr, 8919 Gravelly Lk Dr, 8911 Gravelly Lk Dr SW, 5408 Steilacoom Blvd SW, 5404 Steilacoom Blvd SW

Assessor's Tax Parcel Nos.: 0220354099, 0220354098, 0220354008, 0220354013, 0220354074, 0220354073, 0220354012, 0220354055, 0220354054, 0220354006, 0220354017, 0220354009, 0220354018, 0220354015, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914





CEDD ANALYSIS OF 2020-05

Housing Capacity Analysis: As submitted, this application would rezone 23 parcels along Gravelly Lake Dr. and Steilacoom Blvd. totaling 18.67 acres to MultiFamily 1 (MF1), which allows for up to 22 dua. The current zoning, Neighborhood Commercial 2 (NC2), allows for up to 22 dua as well, but also allows for a range of retail, office, and local commercial services. If no further commercial development were allowed, housing capacity within the area would therefore increase. If rezoned to ARC, the zone would allow for provides for continuance of residential uses, many of which are existing, along Steilacoom Blvd. while permitting the incorporation of low-intensity and low-impact commercial uses into compact areas.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Yes, the amendment maintains consistency. No other amendments or revisions are needed.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Yes. If adopted as submitted, this rezone would place MF1 parcels adjacent to MF2 parcels to the south and Arterial Residential/Commercial (ARC) to the west. As recommended, the rezone would place ARC parcels adjacent MF2 parcels to the south and adjacent to other ARC parcels to the west.

The MF1 zoning district provides for a variety of medium-density housing types and designs offering a wide choice of living accommodations for families of diverse composition and lifestyles. The MF2 zoning district provides for high-density housing types and designs, especially of a multiple-story design, that combine urban design elements to enhance the living environment.

The ARC zoning district provides for continuance of residential uses, many of which are existing, along busy City streets while permitting the incorporation of low-intensity and low-impact commercial uses into these compact areas. ARC zoning allows a maximum residential density of 15 dua. The minimum lot size for the ARC zoning district is five thousand (5,000) gross square feet (gsf), plus 2,750 gsf for each dwelling unit over one (1) unit, where applicable.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes. Rezoning the parcels to MF1 would place medium density housing next to high density housing and low-intensity commercial uses. This would allow for a

variety of housing choices within walking distance of commercial uses. Rezoning to ARC would allow up to 15 du.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes. There continues to be a growing lack of affordable housing in Lakewood and in the region. The application provides for additional acreage for needed multifamily housing units in the City.

For ease of comparison, Table 1 below lists the permitted and conditionally permitted uses within the MultiFamily 1 (MF1) zone, the Arterial Residential/Commercial (ARC) zone, and the Neighborhood Commercial 2 (NC2) zone. Uses that are prohibited in all of the listed zones are not included in the table.

Table 1

| Type of Use | Use | Zone | | |
|----------------------------------|--|------|-----|-----|
| | | MF1 | ARC | NC2 |
| Agricultural | Commercial beekeeping | P | C | C |
| | Growing and harvesting of crops | P | P | P |
| | Plant nurseries and greenhouses | P | P | P |
| | Raising and keeping of animals for agricultural purposes | - | P | - |
| | Residential beekeeping | - | - | - |
| Commercial and Industrial | Accessory commercial | - | P | P |
| | Accessory retail or services | - | - | P |
| | Artisan shop | - | - | P |
| | Auto and vehicle sales/rental | - | - | C |
| | Auto parts sales | - | - | P |
| | Bank, financial services | - | - | P |
| | Brewery – production | - | - | C |
| | Building and landscape materials sales | - | - | P |
| | Business support service | - | - | P |
| | Catering service | - | C | P |
| | Club, lodge, private meeting hall | - | C | P |
| | Commercial recreation facility – indoor | - | - | P |
| | Community center | - | - | P |
| | Construction/heavy equipment sales and rental | - | - | - |
| | Convenience store | - | - | P |
| | Equipment rental | - | - | P |
| | Furniture, furnishings, appliance/ equipment store | - | - | P |
| | Gas station | - | - | P |
| | General retail | - | - | P |
| | Grocery store, large | - | - | P |
| | Grocery store, small | - | - | P |
| | Handcraft industries, small-scale manufacturing | - | - | P |

| | | | | |
|---|---|---|---|---|
| | Health/fitness facility, commercial | - | - | P |
| | Kennel, animal boarding B(3) | - | - | C |
| | Laboratory – Medical/ Analytical | - | - | P |
| | Library, museum | - | - | P |
| | Live/work and work/live units | - | - | C |
| | Medical Services – Lab | | | P |
| | Mixed use | - | P | P |
| | Mobile home, RV, and boat sales | - | - | - |
| | Mortuary, funeral homes and parlors | - | - | P |
| | Office – business services | - | P | P |
| | Office – processing | - | - | C |
| | Office – professional | - | P | P |
| | Personal services | - | P | P |
| | Personal services – restricted | - | - | - |
| | Places of assembly | P | P | P |
| | Printing and publishing | - | - | P |
| | Produce stand | - | P | P |
| | Shelter, animal B(3), B(4) | - | - | P |
| | Shopping center | - | - | P |
| | Social service organization | - | - | C |
| | Solid waste transfer station | - | - | C |
| | Small craft distillery | - | - | P |
| | Studio - art, dance, martial arts, music, etc. | - | - | P |
| | Theater, auditorium | - | - | P |
| | Veterinary clinic B(3) | - | - | P |
| | Vehicle services – major repair/body work | - | - | C |
| | Vehicle services – minor maintenance/repair | - | - | P |
| Eating and Drinking Establishments | Brewery - brew pub | - | - | P |
| | Mobile food vending facility | - | - | P |
| | Night club | - | - | C |
| | Restaurant, café, coffee shop – counter ordering | - | - | P |
| | Restaurant, café, coffee shop –drive-through services | - | - | C |
| | Restaurant, café, coffee shop –table service | - | - | P |
| | Restaurant, café, coffee shop – outdoor dining | - | - | P |
| | Restaurant, café, coffee shop – serving alcohol | - | - | P |
| | Tasting room | - | - | P |
| | Vendor stand | - | - | P |
| Essential Public Facilities | Community and technical colleges, colleges and universities | - | - | C |
| | Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines | P | P | P |
| | Electrical transmission lines of higher voltage than 115 kV, in new corridors | C | C | C |
| | Group Homes – See 18A.40.120 | | | |
| | In-Patient Facility Including but not Limited to Substance Abuse Facility | - | - | C |
| | Intercity Passenger Rail Service | - | - | P |
| | Interstate Highway “I-5” | P | - | P |

| | | | | |
|-------------------------------------|---|---|---|---|
| | Minimum Security Institution | C | C | C |
| | Sound Transit Railroad Right-of-Way | - | - | P |
| Government Services, General | Fire stations | C | - | P |
| | Post offices | - | - | P |
| Health and Social Services | Day care center in existing and new schools | - | C | - |
| | Day care center in existing or new churches | - | - | C |
| | Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site | P | - | C |
| | Day care center providing care for children and/or adult relatives of employees of a separate business establishment located on the same site | - | - | - |
| | Day care center, independent | - | C | P |
| | Human service agency offices | - | C | P |
| | Medical service - clinic, urgent care | - | - | P |
| | Medical service - doctor office | - | C | P |
| | Medical service - integrated medical health center | - | - | P |
| | Medical service – lab | - | - | P |
| | Pharmacy | - | - | P |
| | Preschool/nursery school | C | - | P |
| Lodging | Short term vacation rentals | P | P | P |
| Residential Uses | Accessory caretaker's unit | - | - | P |
| | Babysitting care | P | P | P |
| | Boarding house | - | - | - |
| | Co-housing (dormitories, fraternities and sororities) | P | - | P |
| | Detached single family | - | P | - |
| | Two family residential, attached or detached dwelling units | P | P | P |
| | Three family residential, attached or detached dwelling units | - | - | - |
| | Multifamily, four or more residential units | P | P | P |
| | Mixed use | - | - | P |
| | Family daycare | P | P | P |
| | Home agriculture | P | P | - |
| | Home occupation | - | - | - |
| | Mobile home parks | - | - | - |
| | Mobile and/or manufactured homes, in mobile/manufactured home parks | P | - | P |
| | Residential accessory building | P | P | P |
| | Small craft distillery | - | - | P |
| | Specialized senior housing | C | - | P |
| | Accessory residential uses | P | P | P |
| Special Needs Housing | Assisted Living Facility | P | P | P |
| | Confidential Shelter | P | P | P |
| | Continuing Care Retirement Community | P | P | P |
| | Enhanced Services Facility | - | C | C |
| | Hospice Care Center | P | - | - |
| | Nursing Home | P | P | P |
| | Type 1 Group Home – Adult Family Home | P | P | P |

| | | | |
|----------------------------|---|---|---|
| Type 2 Group Home, Level 1 | P | P | P |
| Type 2 Group Home, Level 2 | C | - | - |
| Type 2 Group Home, Level 3 | C | C | C |
| Type 3 Group Home, Level 1 | C | C | C |
| Type 3 Group Home, Level 2 | C | C | C |
| Type 3 Group Home, Level 3 | C | C | C |
| Type 5 Group Home | - | | C |

Testimony received at the March 4 Planning Commission public hearing about this application as submitted was all negative. Individuals expressed their interest in developing commercial or mixed use projects on their parcels. Rezoning the parcels to Arterial Residential/Commercial (ARC) would allow for certain commercial uses while also recognizing the need to and allowing for increased residential density the area.

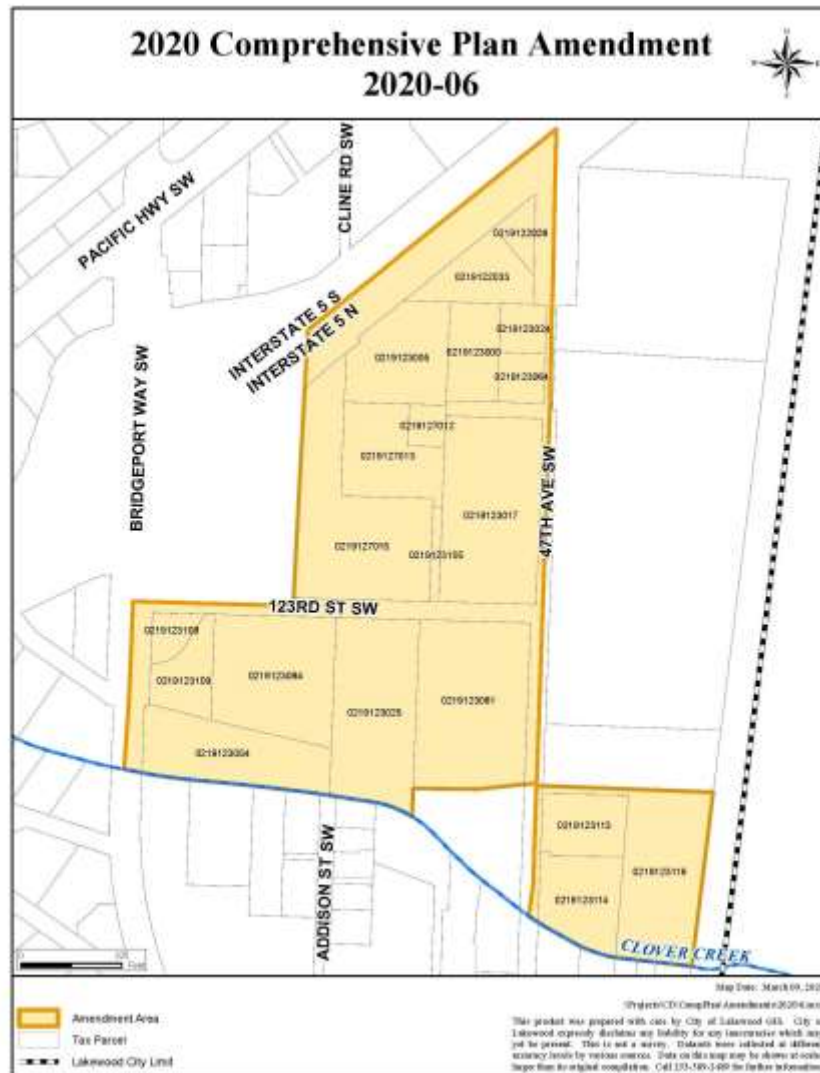
CEDD Amended Recommendation: Recommend redesignating the parcels from Neighborhood Business District (NBD) to Arterial Corridor (AC) and rezoning them from Neighborhood Commercial 2 (NC2) to Arterial Residential/Commercial (ARC).

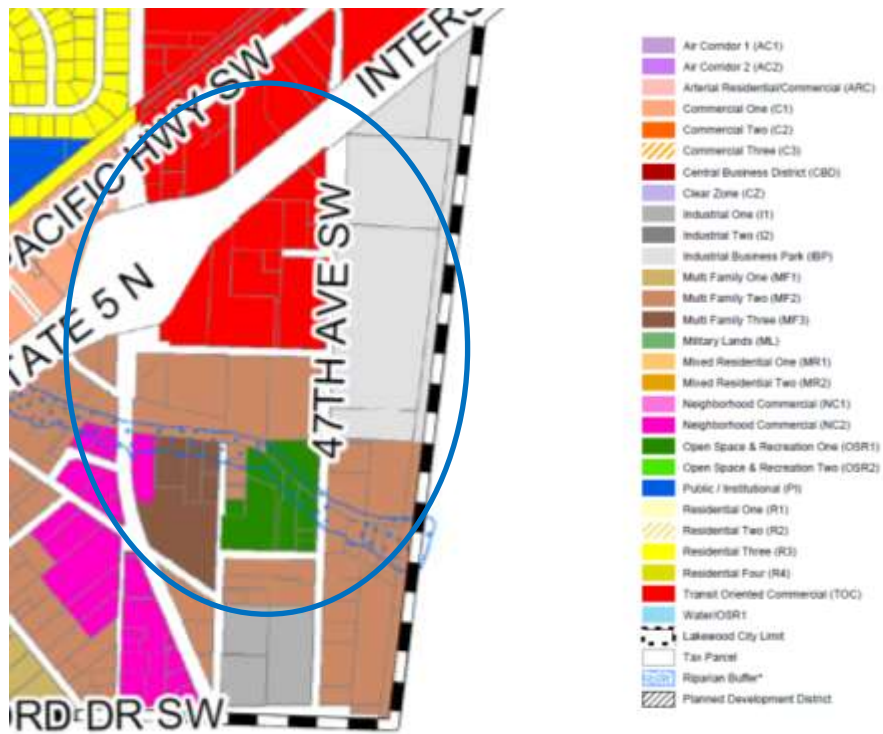
CPA/ZOA-2020-06 (Springbrook Neighborhood)

1. Amend the Comprehensive Plan land-use map to designate the subject property in the Springbrook Neighborhood area per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and
2. Amend the zoning map to zone the subject property per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and
3. Remove the Lakewood Station District boundary located within Springbrook.

Location: 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122nd St SW, 4804 121st St SW, 4801 121st St SW, 4715 to 4717 121st St SW, 12018 TO 12020 47th Av SW, 4710 120th St SW, XXX 120th St SW, XXX 47th Av SW, XXX 123rd St SW, 12315 Bridgeport Wy W, 4828 123rd St SW, 4828 123rd St SW, 4702 to 4731 124th SW, XXX 47th Av SW, 12511 47th Av SW, 12517 47th Av SW

Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122033, 0219122028, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114





CEDD ANALYSIS OF 2020-06

Staff Analysis: Because of the complicated nature of this application, staff is providing the information below rather than working through the standard criteria.

Housing Capacity Analysis:

Per Pierce County Ordinance 2017-24, Lakewood has a 2030 population allocation of 72,000, or an increase of 13,200 people above its 2008 population estimate of 58,780. This translates into an increase of 8,380 housing units from the 2008 total of 25,904 to reach the City's assigned 2030 target of 34,284 units.

There are two ways of examining the housing capacity. The first is to calculate the impact on *existing development*. At build-out, the proposal could result in the net loss 334 existing residential units (333 multifamily units and one single family residence.)

The second way is to examine the impact on housing based on an examination of the *comprehensive plan land use map*. Under current land use designations, this section of Springbrook is scheduled for medium- and high-density mixed use development with ranges in density of between 35- and 54-units per acre. However, much of the area is located in an existing floodplain. The floodplain poses constraints on maximum density. Based on a recent multifamily development project being proposed in Springbrook ("Cloverbrook"), which is located in the floodplain, it has been calculated that the maximum density cannot exceed 30-units per acre. Therefore, if this area were built-out under current land use designations, the maximum housing count would be 1,150 units. That also means that if the same area were designated industrial there would be a net loss of about 1,150 units, but again, this is a 'high-side' number.

Half of the properties in this area are in both the floodplain and the floodway. Development within the floodway is severely limited; housing would be prohibited. It is difficult to make a calculation of housing net loss in the floodway because the floodway meanders across a significant amount of land area and its boundaries cross many property lines. The most likely scenario is that housing net loss is about one-half of 1,150 units, or roughly 600 units.

The 2018 Downtown Subarea Plan plans for a 2,257 net housing unit increase within its boundaries. This is an increase of 1,807 units within the Downtown boundaries and thus the City.

Assuming theoretical development at the maximum density allowed under the current zoning, the Springbrook neighborhood has the housing capacity for 1,548 units; again, given environmental constraint, the current real-world estimated maximum capacity is 1,150 units. By rezoning the area to industrial, the city-wide net increase in housing units would still be at least 773; using the more likely 600 unit build-out for this area, the net citywide housing capacity increase taking the Downtown Subarea Plan increase of 1,807 units into account would be 1,207.

A map of the Springbrook area with a number of environmental layers applied is provided below.

While the outcome is not what was initially expected, lower flood elevations and a reduced floodplain, it does reveal a significant number of parcels at risk of flooding during the 100-yr flood (1% flood) not previously identified. With flood insurance those property owners will have the stability of insurance to cover any damages resulting from the 100-yr flood when it comes.

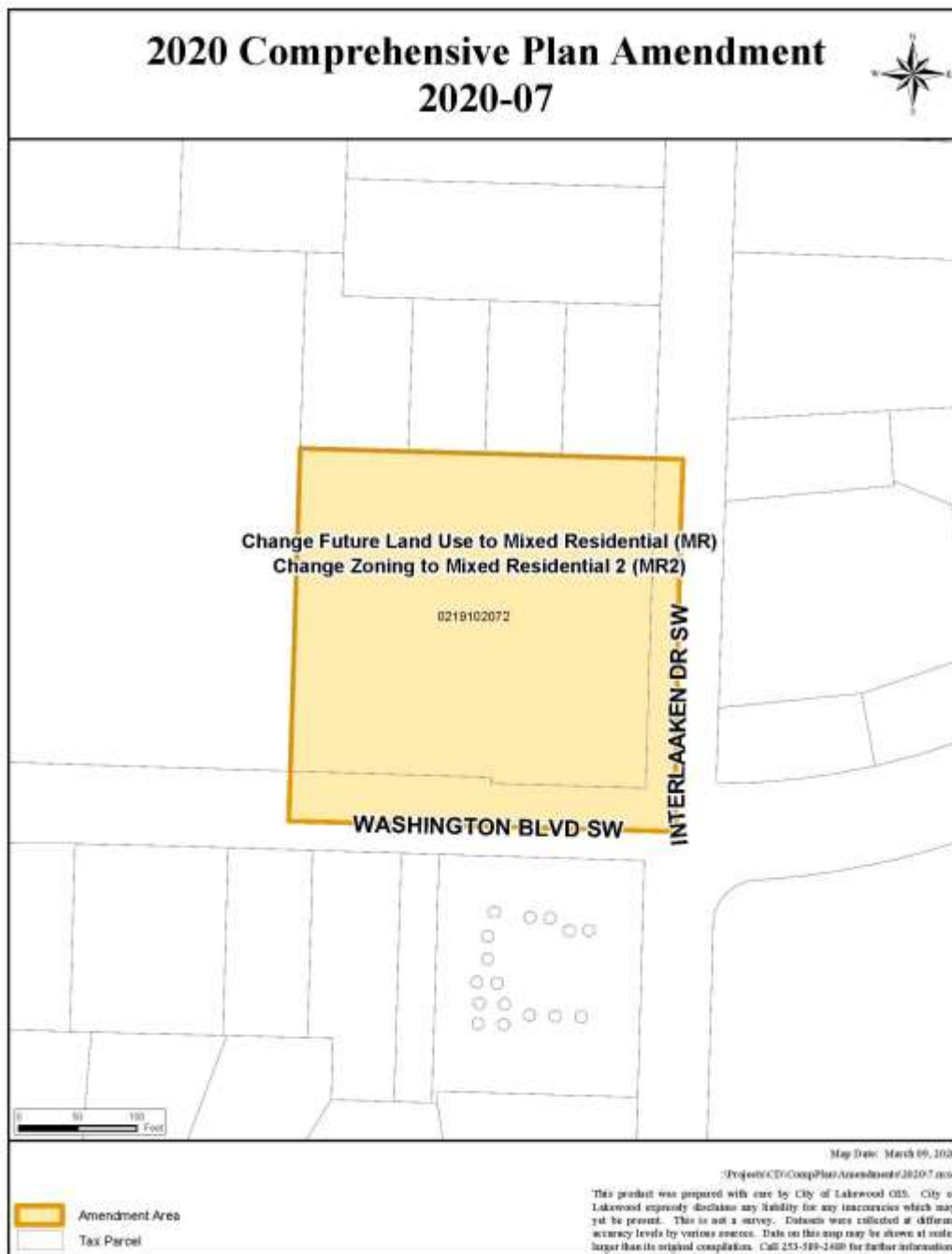
Once this analysis is approved by FEMA, it will be a part of the City's flood regulations as the mapped floodplain.

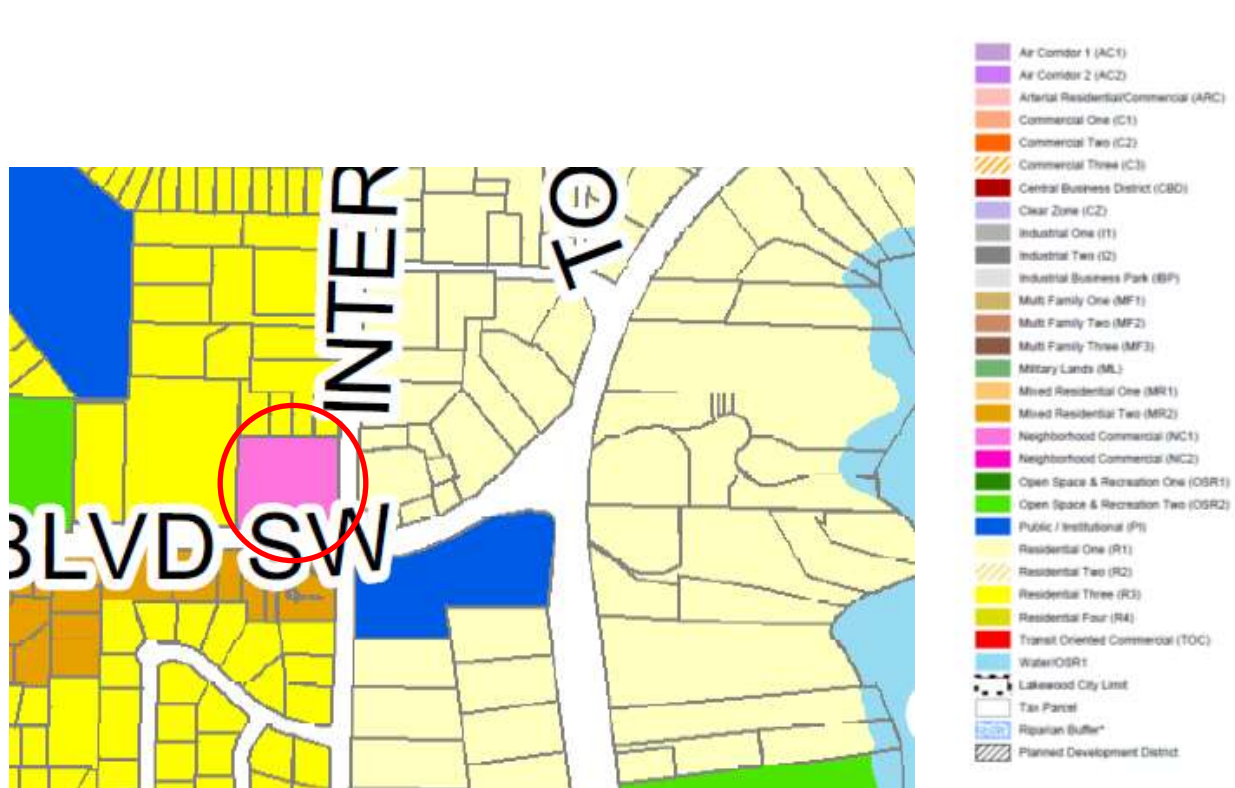
CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and
2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2).

Location: 7907 Washington Blvd SW

Assessor's Tax Parcel Nos.: 0219102072





CEDD ANALYSIS OF 2020-07

This application addresses a single parcel and should be analyzed as a site-specific rezone under LMC 18A.30.680 and .690.

As part of the City's plans to improve safety around the Washington Boulevard corridor on the city's western border with Joint Base Lewis-McChord, part of the redesigned road will include the addition of up to 10 roundabouts. The purpose of the roundabouts is to help traffic flow more smoothly, and to decrease speeds through the busy corridor that is traveled not only by residents but also by people accessing Joint Base Lewis-McChord.

In an effort to help residents visualize what the new roadway (as proposed) would look like, the city requested its design contractor create a video showing the traffic flow along Washington Boulevard with the roundabouts, including one at the intersection of Washington Blvd. and Interlaaken Dr. SW. Also shown are proposed improvements at Gravelly Lake Drive, Edgewood Drive and Northgate Road.

Included below is a screen shot from the video with the roundabout at Washington & Interlaaken shown.



<https://cityoflakewood.us/video-washington-boulevard-proposed-roundabouts/?fbclid=IwAR0M7TVEhDwMNRf4UzN21v1n9-LdEYcUjTLvIB71hcJwZjzn5ONL9gnzNwg>

Housing Capacity Analysis: Rezoning this 1.82 acre parcel from NC1 to MF2 would provide for up to 35 du on the land, or up to 63 additional units of high density housing.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

This parcel is adjacent to MR2 and R3 parcels and could provide additional affordable housing options within close proximity to retail and commercial uses within mixed use development. The NC1 zone is intended to foster a sense of neighborhood identity and provide limited services within a neighborhood. The district provides for a small-scale mix of activities, including residential, retail, office, and local services, which serve the surrounding neighborhood. However, although its has been zoned NC1 for a number of years, no development at NC1 intensity has occurred.

The MF2 zone provides for high-density housing types and designs, especially of a multiple-story design, that combine urban design elements to enhance the living environment. Urban design elements stress pedestrian orientation and connections, security, transportation, and integration of housing.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes. This parcel is adjacent to MR2 and R3 parcels and could provide additional affordable housing options in close proximity to retail and commercial uses within mixed use development. The affordable housing shortage continues to worsen in Lakewood and the region.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes.

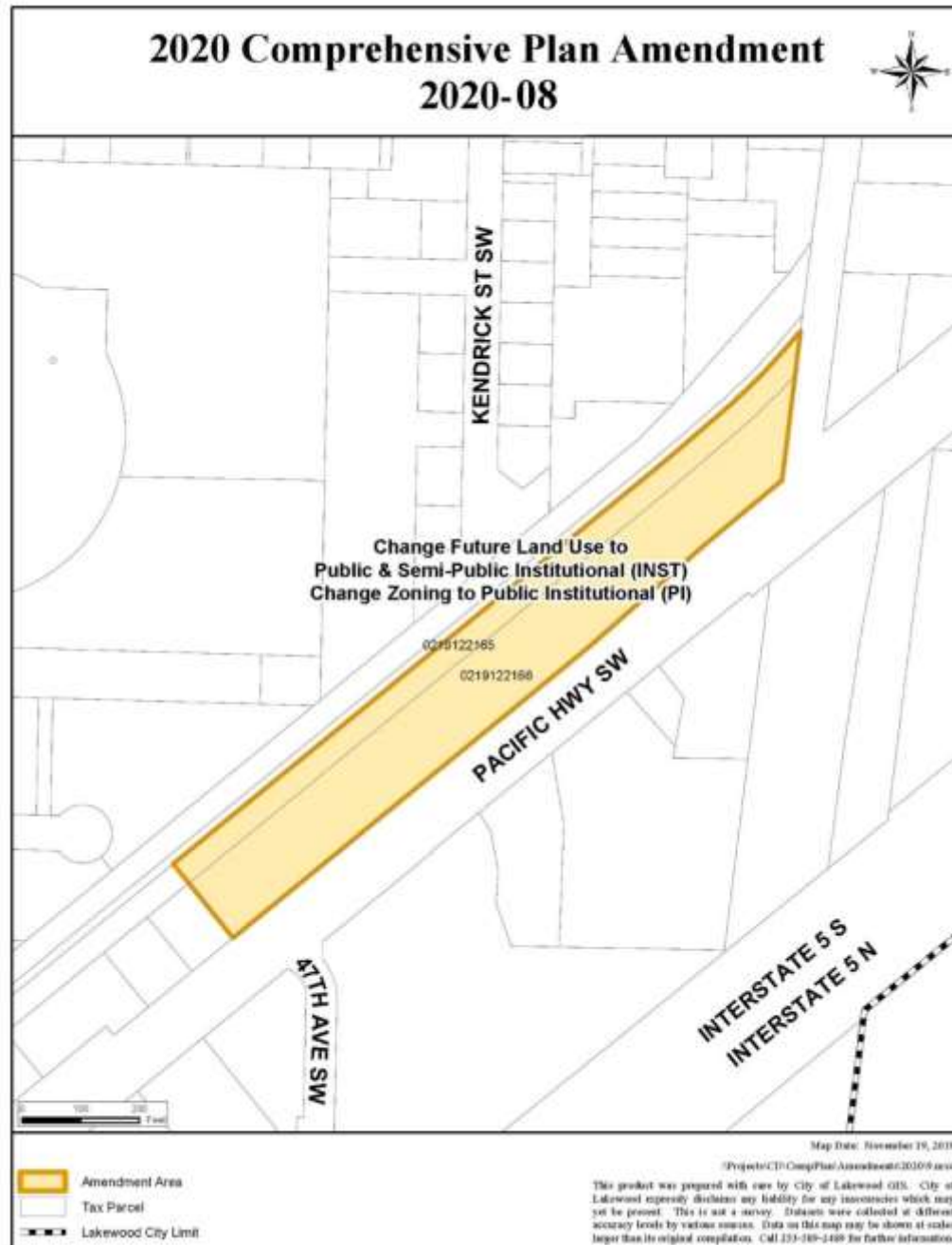
Updated CEDD Recommendation: Since this application addresses a single parcel, remove the application from the docket and pursue it as a site-specific rezone per LMC 18A.30.680 and .690.

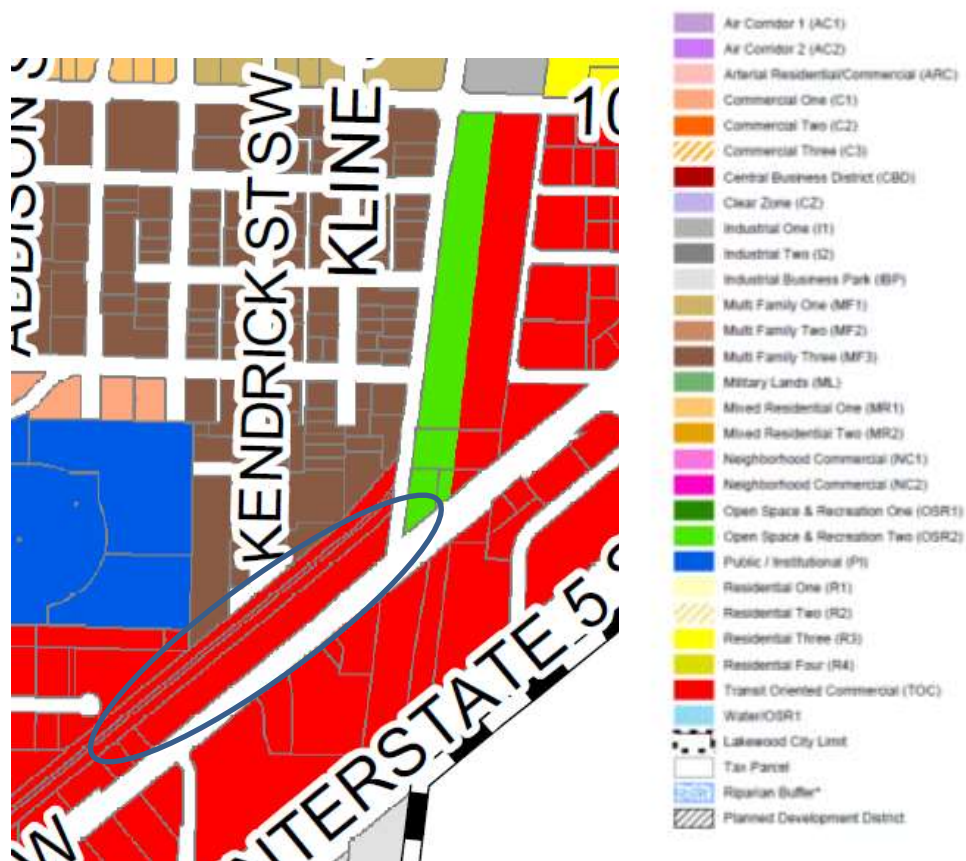
CPA/ZOA-2020-08 (Lakewood Transit Station)

1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and
2. Amend the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI).

Location: XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW

Assessor's Tax Parcel Nos.: 0219122165, 0219122166





CEDD ANALYSIS OF 2020-08

Housing Capacity Analysis: No change to Lakewood's housing capacity.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Not applicable; this application is essentially a scrivener correction to zone the parcel on which the Sounder Station is located to Public Institutional (PI.)

CEDD Recommendation: Approval.

CPA/ZOA-2020-09 (Rail Policies)

Delete freight mobility policy T-18.4 from the Comprehensive Plan Transportation Chapter:

~~T-18.4: ——— Examine the potential of unused or underutilized rail lines in Lakewood for freight rail.~~

Revise existing freight mobility policy T-18.6 in the Comprehensive Plan Transportation Chapter:

T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses and Joint Base Lewis McChord.

Amend the Transportation Chapter of the Comprehensive Plan, adding a new policy:

T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak passenger rail coupled with increasing demands on freight rail, there is concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.

CEDD ANALYSIS OF 2020-09

Housing Capacity Analysis: Not applicable.

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?
2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Lakewood has long advocated for safer rail operations within its boundaries; the City's concerns were confirmed by the December, 2017 Amtrak derailment. This application would amend the Comprehensive Plan to better reflect concerns the City has with public safety and rail traffic in Lakewood.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Yes.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Yes.

CEDD Recommendation: Approval

SUMMARY OF PUBLIC COMMENTS

| Amendment No. | Public Comments |
|---|--|
| CPA/ZOA-2019-01– TEXT AMENDMENT (Planned Development Districts (PDDs)) | |
| CPA/ZOA-2019-02– MAP AMENDMENT (Custer & Bridgeport A) | |
| CPA/ZOA-2019-03– MAP AMENDMENT (Custer & Bridgeport B) | |
| CPA/ZOA-2019-04– MAP AMENDMENT (111th & Bridgeport Way West) | 3/4: Alex Harman (Harman Construction) – supports amendment |
| CPA/ZOA-2019-05– MAP AMENDMENT (59th Ave. W & Steilacoom Blvd.) | <p>3/4: Khanh Pham, Lakewood – opposes amendment. Wants to develop commercial business on parcel</p> <p>3/4: Mr. Steve George, Lakewood, had a question regarding the business he owns in the CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning map amendment would force him to move his business. Mr. David Bugher explained if a change from NC2 to MF1 was approved his business would become a legal non-conforming use and allow minor alterations but no expansions to the business.</p> <p>3/4: Ms. Nancy Brown, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) inquiring if the zoning change was being initiated for future changes. Mr. Bugher explained there is a Pierce County requirement for the City to provide additional housing and a state legislative requirement to provide higher density developments; the proposed zoning changes would spark development and help to meet those requirements.</p> <p>3/4: Mr. Don Tyler, Lakewood, spoke in opposition of CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) noting his concern with high traffic congestion already in the area due to the Four Heroes School bus traffic and peak hour travel is near gridlock.</p> <p>3/4: Ms. Jackie Wilson, Lakewood, questioned what impact would CPA-ZOA 2020-05 (59th Ave W & Steilacoom Blvd) have on her property taxes. Mr. David Bugher explained the City has nothing to do with how property is taxed within the city as it is an appraisal process function of the Pierce County Assessor’s Office. Property taxes have gone up in the last year as a result of increases in property valuations because people are moving into Pierce County and Lakewood. Mr. Bugher expects the housing valuations to rise in Lakewood by 6-7% in 2020 noting the average single family home could sell for as much as \$350,000-\$380,000.</p> <p>3/4: Mr. Cam Carter, University Place, who recently bought</p> |

| | |
|--|---|
| | the old Lakewood Plumbing site, spoke in opposition of the proposed zoning change of CPA-ZOA 2020-05 (59 th Ave W & Steilacoom Blvd) stating he prefers to keep the Neighborhood Commercial 2 (NC2) designation allowing mixed –use with both commercial and residential, which would not be allowed if changed to Multi-Family 1 (MF1). |
| CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood) | Mr. Tim Polk, Lakewood, spoke in favor of CPA-ZOA 2020-06 (Springbrook Neighborhood) commenting that the area is ready for redevelopment of housing and commercial and the zoning amendments would help to create jobs in Lakewood. |
| CPA/ZOA-2019-07– MAP AMENDMENT (Bridgeport Way & 123rd) | |
| CPA/ZOA-2019-08– MAP AMENDMENT (Washington Blvd. & Interlaaken Blvd.) | |
| CPA/ZOA-2019-09– MAP AMENDMENT (Lakewood Transit Station) | |
| CPA/ZOA-2019-10– TEXT AMENDMENT (PDD Policy) | |
| CPA/ZOA-2020-11 - TEXT AMENDMENT (Rail Policy A) | |
| CPA/ZOA-2020-12 - TEXT AMENDMENT (Rail Policy B) | |
| CPA/ZOA-2020-13 - TEXT AMENDMENT (Rail Policy C) | |

PLANNING COMMISSION RECOMMENDATIONS

| Amendment No. | Planning Commission Recommendation |
|---|---|
| CPA/ZOA-2019-01– TEXT AMENDMENT (Planned Development Districts (PDDs)) | |
| CPA/ZOA-2019-02– MAP AMENDMENT (Custer & Bridgeport A) | |
| CPA/ZOA-2019-03– MAP AMENDMENT (Custer & Bridgeport B) | |
| CPA/ZOA-2019-04– MAP AMENDMENT (111th & Bridgeport Way West) | |
| CPA/ZOA-2019-05– MAP AMENDMENT (59th Ave. W & Steilacoom Blvd.) | |
| CPA/ZOA-2019-06– MAP AMENDMENT (Springbrook Neighborhood) | |
| CPA/ZOA-2019-07– MAP AMENDMENT (Bridgeport Way & 123rd) | |
| CPA/ZOA-2019-08– MAP AMENDMENT (Washington Blvd. & Interlaaken Blvd.) | |
| CPA/ZOA-2019-09– MAP AMENDMENT (Lakewood Transit Station) | |
| CPA/ZOA-2019-10– TEXT AMENDMENT (PDD Policy) | |
| CPA/ZOA-2020-11 - TEXT AMENDMENT (Rail Policy A) | |
| CPA/ZOA-2020-12 - TEXT AMENDMENT (Rail Policy B) | |
| CPA/ZOA-2020-13 - TEXT AMENDMENT (Rail Policy C) | |