

LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Tuesday, May 26, 2020 7:00 P.M.

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel: https://www.youtube.com/user/cityoflakewoodwa

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215-8782 and enter participant ID: 151082920.

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CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Joint Planning Commission Meeting. (Workplan)
- (5) 2. Review of 2020 Comprehensive Plan and zoning map amendment docket. (Memorandum)
- (58) 3. Review of potential use of Coronavirus Relief Funds (CRF).– (Memorandum)
- (86) 4. Electronic Reader Board Update. (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE JUNE 1, 2020 REGULAR CITY COUNCIL MEETING:

- 1. Youth Council Recognition.
- 2. Boys and Girls Club of South Puget Sound Youth of the Year Recognition of Charles Johnson, Jr.
- 3. Clover Park School District Report.
- Appointing Lakewood's Promise Advisory Board members. (Motion Consent Agenda)
- 5. Appointing Lodging Tax Advisory Committee members. (Motion Consent Agenda)

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.

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- 6. Establishing July 6, 2020, as the date for a public hearing to consider the proposed vacation of the easterly fifty-six (56) feet of 148th Street SW right-of-way east of the intersection with Murray Rd SW. (Resolution Consent Agenda)
- 7. This is the date set for a public hearing on the Six-Year (2021-2026 Transportation Improvement Program. (Public Hearings and Appeals)
- 8. This is the date set for a public hearing regarding proposed code amendments that would reduce the time during which certain fireworks are allowed from July 3 through July 5 to specified hours on July 4 only.—
 (Public Hearings and Appeals)
- 9. This is the date set for a public hearing on the 2020 Comprehensive Plan and zoning map amendments. (Public Hearings and Appeals)
- 10. Granting unto New Cingular Wireless, PCS, LLC ("AT&T"), a Delaware Limited Liability Company authorized to do business within the State of Washington, its affiliates, successors and assigns, the right, privilege, and authority to install, construct, maintain, repair and operate wireless cellular facilities know as Small Wireless Facilities within public rights of way, providing for severability and ratification, and establishing an effective date. (Ordinance Regular Agenda)
- 11. Adopting the CDBG Five-Year (2020-2024) Consolidated Plan and 2020 Annual Action Plan. (Resolution Regular Agenda)
- Establishing funding principles to guide the expenditure of Coronavirus
 Relief Funds distributed to the City of Lakewood by Washington State.
 (Resolution Regular Agenda)

REPORTS BY THE CITY MANAGER

CITY COUNCIL COMMENTS

ADJOURNMENT

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.

City of Lakewood Planning Commission 2019 Summary & 2020 Work Plan

Members:

Dan Daniels Nancy Hudson-Echols Ryan Pearson Connie Coleman-Lacadie James Guerrero John Paul Wagemann Christopher Webber (resigned in 2020)

Council Liaison:

Councilmember Paul Bocchi

City Staff Support:

Dave Bugher, Assistant City Manager for Development Services Tiffany Speir, Long Range & Strategic Planning Manager Karen Devereaux, Administrative Assistant

Overview:

Carry out the work plan as authorized by the City Council to conduct research, make recommendations or perform other work in furtherance of the goals and objectives of the City. Specifically, the Planning Commission provides citizen review and recommendations on the community's comprehensive plan and local land use regulations.

Meeting Schedule:

First and third Wednesdays, 6:30 PM.

2019 Accomplishments:

- Review of Annual Housing Report
- Review and recommendation of Updated Quasi-Judicial Process
- Review and recommendation of Periodic Review of Shoreline Master Program and Adoption of Restoration Plan
- Review and recommendation re 2019 Comprehensive Plan Zoning Map and Text Amendments
- Review and recommendation of 2020 Comprehensive Plan Amendment Docket List
- Review and recommendation of updated Sign Code
- Review and recommendation of historical residential densities in City of Lakewood
- Review and recommendation of 6 year Transportation Plan
- Review and recommendation on new LMC Title 18A (Land Use & Development Code) and related amendments to Titles 1, 3, 12, 14, 17, and 18B
- Review and recommendation of area-wide rezone of 5 parcels from OSR2 to OSR 1 (former Ft. Steilacoom Golf Course)
- Review updates from VISION 2040 to VISION 2050

2020 Work Plan:

Due to expected participation at public hearings that may affect the schedule for Planning Commission action, the dates below are tentative.

Scheduled 2020 Projects

Work to be accomplished	Estimated start date	Estimated	
•		completion date	
Election of new officers.	Feb 5, 2020	Feb 5, 2020	
Receipt of 2019 Annual Housing Report.	Feb 5, 2020	Feb 5, 2020	
Review of 2020 Comprehensive Plan & Zoning Map	Feb 19, 2020	May 13, 2020	
amendments.			
Review of 2021 Buildable Lands Report status.	Feb 19, 2020	Dec 2, 2019	
Review of proposed Lakewood Station District	Feb 19, 2020	Dec 2, 2020	
Subarea (LSDS) Plan, Planned Action and			
Development Code.			
Review of annual development regulation	May 13, 2020	June 3, 2020	
amendment package.			
Review of 6-year Transportation Improvement	May 20, 2020	May 20, 2020	
Plan (TIP).			
Biennial Review of Downtown Subarea Plan,	May 13, 2020	Jun 3, 2020	
Planned Action and Hybrid Form-Based Code.			
Review of 2021 Comprehensive Plan docket.	Sep 2, 2020	Oct 21, 2020	
Periodic review of Comprehensive Plan revamp in	Sep 2, 2020	Dec 2, 2020	
anticipation of 2023 statutory update.			

2020 Land Use and Development Code "parking lot" Amendments:

The "parking lot" describes potential land use and development code amendments that could be added by the City Council to the Commission Work Plan followed by City Council consideration during the 2021-2022 biennium.

These three "parking lot" items were raised during the 18A update for potential review and consideration:

- Temporary Transitory Accommodations¹;
- Nonconforming uses/structures; and
- Design Review for Commercial Zoning Districts (minus the subarea plan areas).

¹ Temporary Transitory Accommodations refers to local zoning regulations that would allow religious organizations to offer on-site temporary shelters, while protecting the public's health and safety. Any regulations would also have to comply with RCW 35A.21.360.



TO: City Council

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

THROUGH: John Caulfield, City Manager John Cauffel

Dave Bugher, Assistant City Manager for Development Services

DATE: May 26, 2020

SUBJECT: 2020 Comprehensive Plan & Zoning Map Amendment Docket

ATTACHMENTS: Planning Commission Resolution 2020-01; public comment letter

received outside of public hearing record

BACKGROUND

On May 13, the Planning Commission approved Resolution 2020-01 that recommends nine (9) proposed amendments (two (2) text amendments and seven (7) map amendments) to the Lakewood Comprehensive Plan and/or Zoning Map. Included in this memorandum are: a summary table of the proposed amendments with the Planning Commission's recommendation for each; a vicinity map showing all proposed amendments; the language or map of each amendment; a summary table of public comments received during the Planning Commission's public hearing; and a summary table of the Planning Commission's discussion comments. Attached is a copy of Planning Commission Resolution 2020-01 and a comment letter received after the public hearing record was closed.

The current 2020 Comprehensive Plan amendment cycle adoption schedule is as follows (subject to change):

City Council Study Session = 5/26

City Council Public Hearing = 6/1

City Council Action = 6/15

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 - .050. At a minimum, 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?

SUMMARY OF PROPOSED 2020 COMPREHENSIVE PLAN/ZONING MAP AMENDMENTS

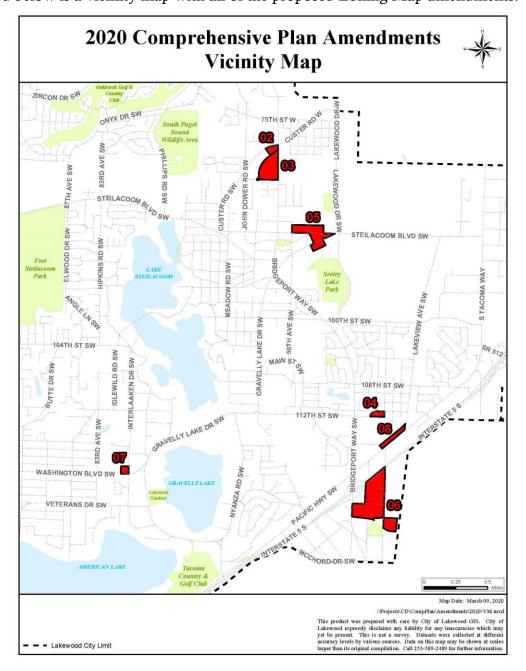
Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
CPA-ZOA- 2020-01 (Planned Development	Amend Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts;	Approval
Districts (PDDs))	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	
	Add a new policy to the Land Use Policy Chapter of the Comprehensive Plan:	
	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.	
	The full text of this amendment is included following this table.	
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 MultiFamily (HD); and	Redesignate the parcels to MultiFamily (MF) and rezone them to MultiFamily 2 (MF2.)
Privately initiated	2. Amend the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to MultiFamily 3 (MF3).	
	Location: 7811 & 7815 Custer Rd. West Assessor's Tax Parcel Nos.: 6940000020, 6940000010, 0220263023	
CPA/ZOA- 2020-03 (Custer &	Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property MultiFamily (MF); and	Approval
Bridgeport B)	2. No change to zoning is required.	
City-Initiated	Location: 8008 to 8248 Bridgeport Way SW Assessor's Tax Parcel Nos.: 0220352151	
CPA/ZOA- 2020-04	Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to MultiFamily (MF); and	Approval

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
(111th & Bridgeport Way West) City-Initiated	2. Amend the zoning map to rezone the subject property from Commercial 1 (C1) to MultiFamily 3 (MF3). Location: 4808 - 4812 112th St SW, 4718 111th St SW, and 11102 & 11106 47th Av SW	•
CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.) City-Initiated	Assessor's Tax Parcel Nos.: 5080000396, 5080000420, 5080000431, 5080000432 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 MultiFamily 1 (MF1). Location: 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, 8911 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, 0220354009, 0220354012, 0220354055, 0220354016, 5130001551, 5130001880, 5130001870, 5130001913, 5130001912, 0220354091, 0220354046 & 5130001914 1. Amend the Comprehensive Plan land-use map to designate the subject	Redesignate the parcels to MultiFamily (MF) and rezone them to MultiFamily 2 (MF2.) Continue CPA/ZOA-2020-06 to the
2020-06 (Springbrook Neighborhood) City-Initiated	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. Location: 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122rd St SW, 4804 121ST St SW, 4801 121ST St SW, 4715 to 4717 121ST 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, 12413 Bridgeport Way SW Assessor's Tax Parcel Nos.: 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024,	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 during the 100-yr flood (1% flood) not previously identified. With flood

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
	0219122171, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114, 0219123054	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. &	Amend the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and	Remove from docket since it is a site-specific rezone subject to LMC 18A.30.680 and .690.
Interlaaken Blvd.)	2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2).	
City-Initiated	Location: 7907 Washington Blvd SW Assessor's Tax Parcel Nos.: 0219102072	
CPA/ZOA- 2020-08 (Lakewood Transit	Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and	Approval
Station) City-Initiated	2. Amend the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI).	
Oity-initiated	Location: XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW Assessor's Tax Parcel Nos.: 0219122165, 0219122166	
CPA/ZOA- 2020-09 (Rail Policies)	Delete a freight mobility policy from the Comprehensive Plan Transportation Chapter:	Approval
City-Initiated	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:	
	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	

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
	concern that the Point Defiance Bypass project could eventually lead to increased freight traffic in addition to new passenger rail.	

VICINITY MAPIncluded below is a vicinity map with all of the proposed Zoning Map amendments.



ANALYSIS OF APPLICATIONS

<u>CPA-ZOA-2020-01 (Planned Development District (PDD) Policies):</u>

- 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 interrelationships between these elements must be recognized.

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	Density ¹		Acres	
	Types Envisioned	Low	High		
Residential Districts:					
Residential Estate	Larger single-family homes	1	<u>24</u>	1044.97	
Single-Family Residential	Single-family homes	4	<u>9</u> 6	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	Density ¹		Acres	
	Types Envisioned	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 athe 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 <u>has since</u> adopted Ordinance No. <u>2011-36s2017-24s</u>, <u>revising establishing</u> target and employment growth <u>for all Pierce County cities</u>.

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

3 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.
- <u>LU-2.4</u>: <u>Encourage larger lots on parcels with physical amenity features of the land such as views, significant vegetation, or steep slopes.</u>
- 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 <u>residential and mixed-use</u> developments and <u>redevelopments</u>.
- 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.

a. Create opportunities for higher income households to vacate existing lower cost units, by creating larger houses on larger lotsa 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 <u>planned development districts</u>, 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 <u>planned development districts</u> 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.

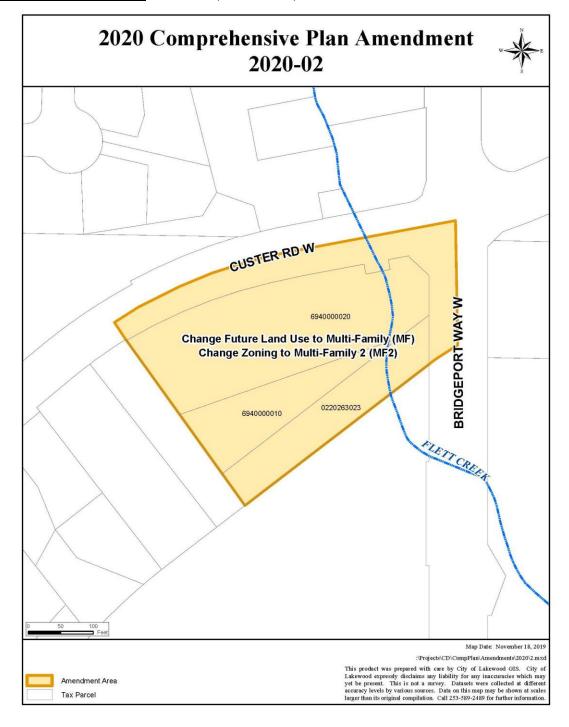
Planning Commission Recommendation: Approval.

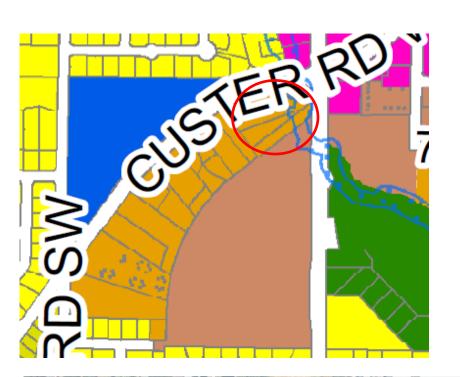
CPA/ZOA 2020-02 (Custer & Bridgeport A)

- 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









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 dua to 35 dua. 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.

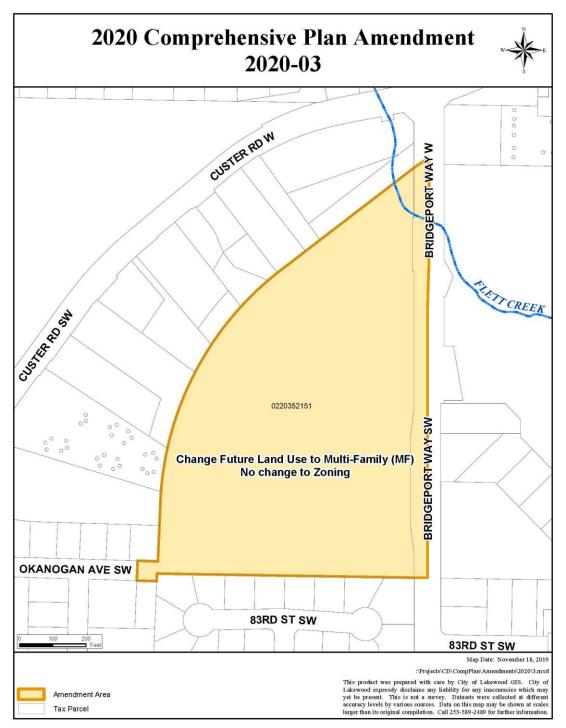
Planning Commission Recommendation: Approval of redesignating the parcels to Multi-Family (MF) and rezoning to Multifamily 2 (MF2.)

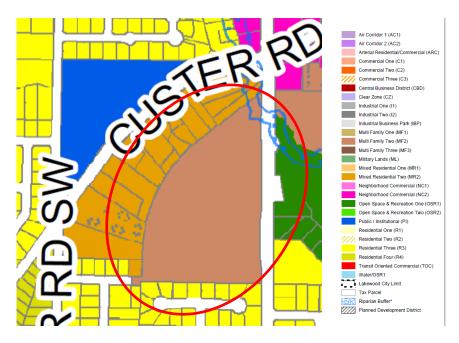
CPA/ZOA-2020-03 (Custer & Bridgeport B)

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.

<u>Location:</u> 8008 to 8248 Bridgeport Way SW <u>Assessor's Tax Parcel Nos.:</u> 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?

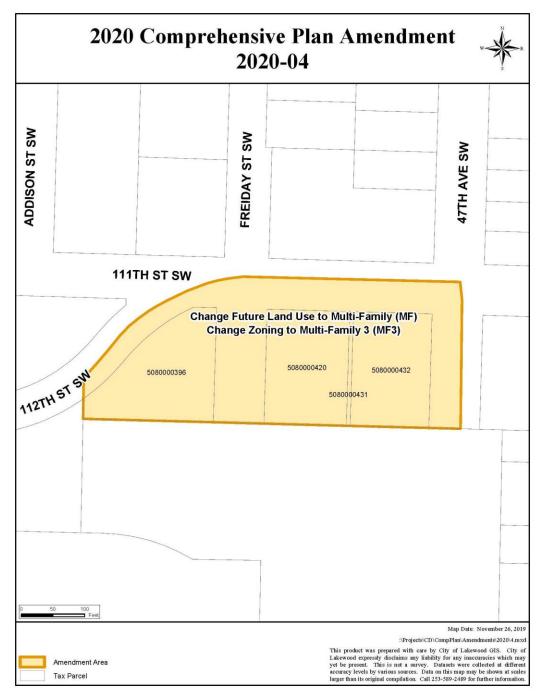
Not applicable - scrivener correction.

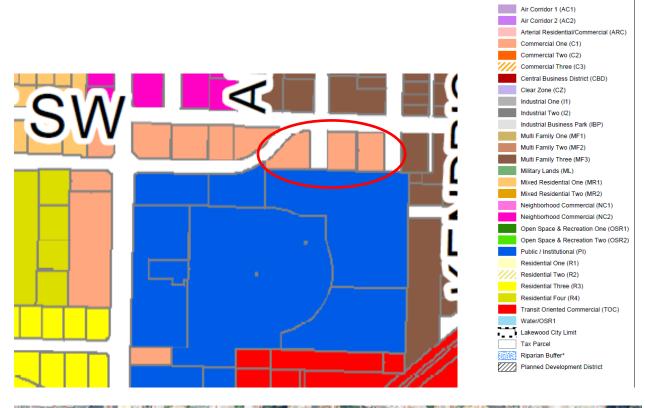
Planning Commission Recommendation: Approval

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).

<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







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.

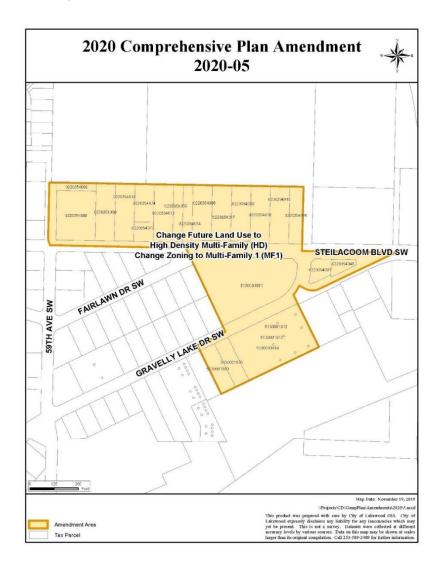
Planning Commission Recommendation: Approval.

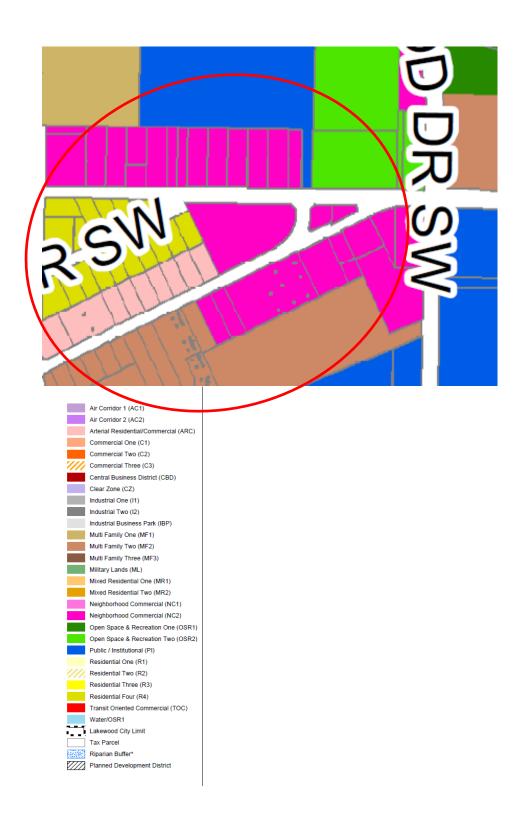
CPA/ZOA-2020-05 (59th Ave. W & Steilacoom Blvd.)

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).

<u>Location:</u> 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

<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 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 dwelling units per acre (dua.) As recommended by the Planning Commission, this application would rezone the parcels to MultiFamily 2 (MF2), allowing for up to 35 dua.

The current zoning, Neighborhood Commercial 2 (NC2), allows for up to 35 dua, 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 Arterial Residential/Commercial (ARC), the zone would allow for continuance of existing residential uses 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 MF2 parcels adjacent MF2 parcels to the south and adjacent to 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 or MF 2 would place medium or high density housing (up to 22 dua or 35 dua, respectively) 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 dua.

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) and MultiFamily 2 (MF2) zones, 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	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
Agricultural	Commercial beekeeping	P	P	С	С
	Growing and harvesting of crops	P	P	P	P
	Plant nurseries and greenhouses	P	P	P	P

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
	Raising and keeping of animals for agricultural purposes	-	-	P	-
	Accessory commercial	-	-	P	P
	Accessory Industrial	-	-	-	-
	Accessory retail or services	-	-	-	P
	Artisan shop	-	-	-	P
	Auto and vehicle sales/rental	-	-	-	С
	Auto parts sales	-	-	-	P
	Bank, financial services	-	-	-	P
	Brewery – production	-	-	-	С
	Building and landscape materials sales	-	-	-	Р
	Business support service	-	-	-	P
	Catering service	-	-	С	P
	Club, lodge, private meeting hall	-	-	С	P
	Commercial recreation facility – indoor	-	-	-	Р
	Community center	-	-	-	P
	Convenience store	-	-	-	P
	Equipment rental	-	-	-	P
Commercial and	Furniture, furnishings, appliance/ equipment store	-	-	-	Р
Industrial	Gas station	-	-	-	P
	General retail	-	-	-	P
	Golf course, country club	-	-	-	-
	Grocery store, large	-	-	-	P
	Grocery store, small	-	-	-	P
	Handcraft industries, small-scale manufacturing	-	-	-	P
	Health/fitness facility, commercial	-	-	-	P
	Kennel, animal boarding B(3)	-	-	-	С
	Laboratory – Medical/Analytical	-	-	-	P
	Laundry, dry cleaning plant	-	-	-	-
	Library, museum	-	-	-	P
	Live/work and work/live units	-	-	-	С
	Medical Services - Lab				P
	Mixed use	-	-	P	P
	Mortuary, funeral homes and parlors	-	-	-	Р
	Office – business services	-	-	P	P
	Office – processing	-	-	-	С

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
	Office – professional	-	-	P	P
	Personal services	-	-	P	P
	Places of assembly	P	P	P	P
	Printing and publishing	-	-	-	P
	Produce stand	-	-	P	P
	Shelter, animal B(3), B(4)	-	-	-	P
	Shopping center	-	-	-	P
	Social service organization	-	-	-	С
	Solid waste transfer station	-	-	-	С
	Small craft distillery	-	-	-	P
	Studio - art, dance, martial arts, music, etc.	-	-	-	Р
	Theater, auditorium	-	-	-	P
	Veterinary clinic B(3)	-	-	-	P
	Vehicle services – major repair/body work	-	-	-	С
	Vehicle services – minor maintenance/repair	-	-	-	Р
	Brewery - brew pub	-	-	-	Р
	Microbrewery	-	-	-	P
	Mobile food vending facility	-	-	-	P
	Night club	-	-	-	С
	Restaurant, café, coffee shop – counter ordering	-	-	-	Р
Eating and Drinking Establishments	Restaurant, café, coffee shop –drive- through services	-	-	-	С
	Restaurant, café, coffee shop –table service	-	-	-	P
	Restaurant, café, coffee shop – outdoor dining	1	-	-	Р
	Restaurant, café, coffee shop – serving alcohol	-	-	-	P
	Tasting room	-	-	-	P
	Vendor stand	-	-	-	P
Essential Public Facilities	Community and technical colleges, colleges and universities	-	-	-	С
	Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	Р	Р	Р	Р

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
V • • • • • • • • • • • • • • • • • • •	Electrical transmission lines of higher voltage than 115 kV, in new corridors	С	С	С	С
	Group Home - See special needs housing				
	In-Patient Facility Including but not Limited to Substance Abuse Facility B(1), B(2)	-	-	-	С
	Intercity Passenger Rail Service	-	-	-	P
	Interstate Highway "I-5"	P	-	-	P
	Minimum Security Institution	С	С	С	С
	Sound Transit Railroad Right-of- Way	-	-	1	P
Government Services, General	Fire stations	С	С	-	Р
Services, General	Post offices	-	-	-	P
	Day care center in existing and new schools	-	-	С	-
	Day care center in existing or new churches	-	-	-	С
	Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site	Р	Р	-	С
Health and Social	Day care center, independent	-	-	С	P
Services	Human service agency offices	-	-	С	P
	Medical service - clinic, urgent care	-	-	-	Р
	Medical service - doctor office	-	-	С	P
	Medical service - integrated medical health center	-	-	-	Р
	Medical service – lab	-	-	-	P
	Pharmacy	-	-	-	P
	Preschool/nursery school	С	С	-	P
Lodging	Short term vacation rentals	P	P	P	P
	Accessory caretaker's unit	-	-	-	P
	Accessory dwelling unit	-	-	-	-
Residential Uses	Babysitting care	P	P	P	P
Residential Uses	Co-housing (dormitories, fraternities and sororities)	Р	Р	-	Р
	Detached single family	-	-	P	-

Type of Use	Use	MF1 22 dua	MF2 35 dua	ARC 15 dua	NC2 35 dua
	Two family residential, attached or detached dwelling units	Р	-	P	Р
	Multifamily, four or more residential units	Р	P	P	Р
	Mixed use		-	-	P
	Family daycare	P	P	P	P
	Home agriculture	P	P	P	1
	Mobile and/or manufactured homes, in mobile/manufactured home parks	Р	P	-	Р
	Residential accessory building	P	P	P	P
	Small craft distillery	-	-	-	P
	Specialized senior housing	С	С	-	P
	Accessory residential uses	P	P	P	P
	Assisted Living Facility	P	P	P	P
	Confidential Shelter	P	P	P	P
	Continuing Care Retirement Community	Р	P	P	Р
	Enhanced Services Facility	-		С	С
	Hospice Care Center	P	P	-	-
	Nursing Home	P	P	P	P
Special Needs Housing	Type 1 Group Home – Adult Family Home	Р	P	P	Р
	Type 2 Group Home, Level 1	P	P	P	P
	Type 2 Group Home, Level 2	С	С	-	-
	Type 2 Group Home, Level 3	С	С	С	С
	Type 3 Group Home, Level 1	С	С	С	С
	Type 3 Group Home, Level 2	С	С	С	С
	Type 3 Group Home, Level 3	С	С	С	С
	Type 5 Group Home	-	-		С

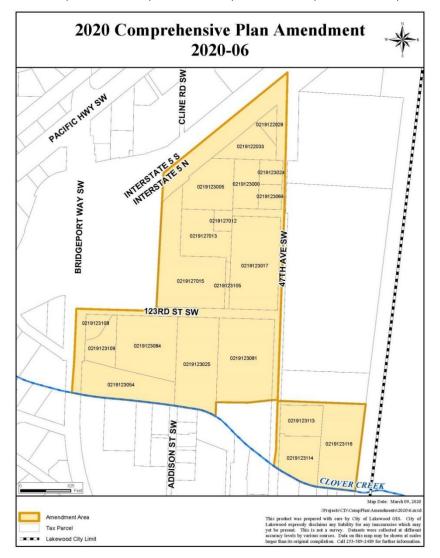
Testimony received at the March 4 Planning Commission public hearing about this application as submitted was all negative. Individuals expressed their interest in developing commercial or mixed use projects on their parcels, and voiced concern over traffic along the travel corridors. A comment letter received after the public hearing record was closed (attached) opposed the rezone to ARC.

Planning Commission Recommendation: Recommend redesignating the parcels from Neighborhood Business District (NBD) to MultiFamily (MF) and rezoning them from Neighborhood Commercial 2 (NC2) to Multi Family 2 (MF2.)

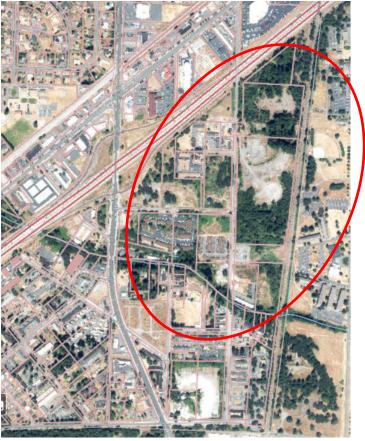
CPA/ZOA-2020-06 (Springbrook Neighborhood)

- 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.

<u>Assessor's Tax Parcel Nos.:</u> 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 if 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.

Red	Special Flood Hazard Area (SFHA)
Light Orange	500 year flood zone
Thick Orange Lines	Topographic lines
Thick Yellow line	Creek(s)
Yellow	250' creek buffer per FEMA BiOp
Purple with black outline (looks pink)	Oak grasses (potential oak woodlands)
Blue	Potential Wetlands



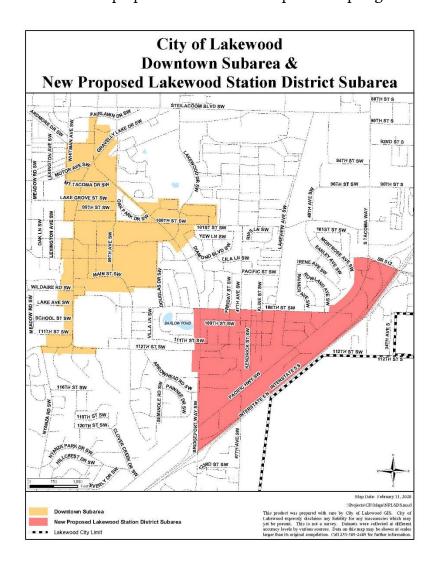
Planning Commission Recommendation: Move the CPA/ZOA-2020-06 application to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain.

The total package of Lakewood's flood study reevaluation was sent to FEMA on January 29, 2020. This starts the FEMA review process 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.

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.

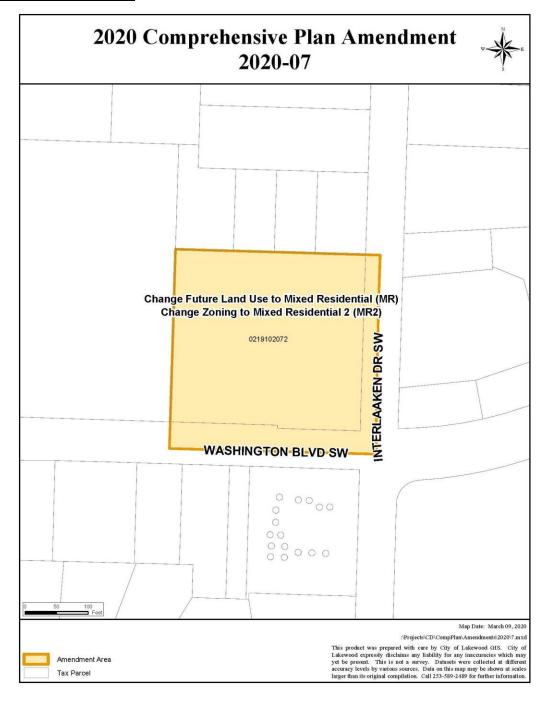
CEDD Note: By staff error, the Planning Commission did not recommend the removal of the Lakewood Station District Subarea (LSDS) boundary lines within the Springbrook Neighborhood. However, the City Council directed that the LSDS boundaries be updated to what is shown in the map below in red for use as the LSDS Plan, Planned Action and Hybrid Form-Based Code are prepared for Council adoption in Spring 2021.

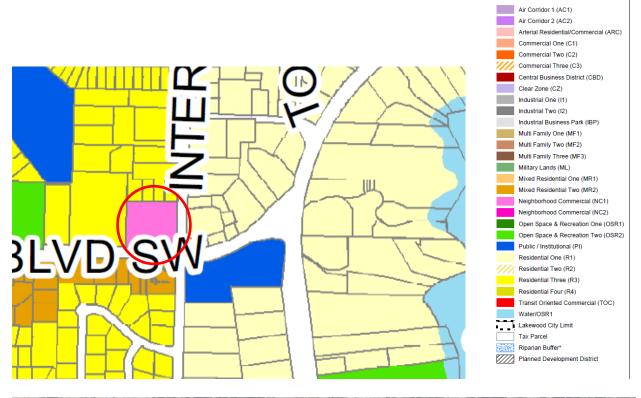


CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)

- 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).

<u>Location:</u> 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 dua 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.

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

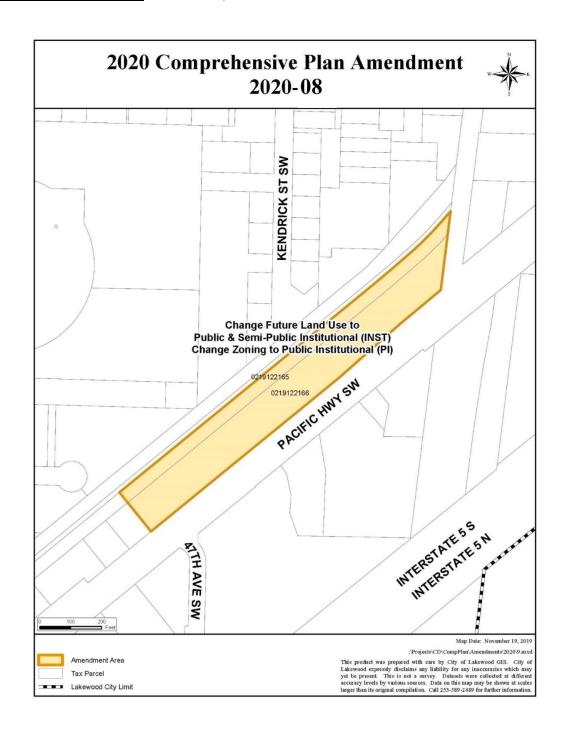
Yes.

Planning Commission Recommendation: Since this application addresses a single parcel, remove the application from the docket and allow the City 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).

<u>Location:</u> XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW <u>Assessor's Tax Parcel Nos.:</u> 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.)

Planning Commission 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 <u>and Joint Base Lewis McChord</u>.

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**.

Planning Commission Recommendation: Approval

SUMMARY OF PLANNING COMMISSION PUBLIC COMMENTS

Amendment No.	Public Comments at Planning Commission
CPA/ZOA-2019-01- TEXT AMENDMENT	ĭ
(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	3/4: Alex Harman (Harman Construction) – supports
(111th & Bridgeport Way West)	amendment
CPA/ZOA-2019-05- MAP AMENDMENT	3/4: Khanh Pham, Lakewood – opposes amendment.
(59th Ave. W & Steilacoom Blvd.)	Wants to develop commercial business on parcel
	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.
	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.
	3/4: Mr. Don Tyler, Lakewood, spoke in opposition of CPAZOA 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.
	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.

	3/4: 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 development with both commercial and residential uses, which would not be allowed if changed to Multi-Family 1 (MF1).
CPA/ZOA-2019-06- MAP AMENDMENT	Mr. Tim Polk, Lakewood, spoke in favor of CPA-ZOA 2020-
(Springbrook Neighborhood)	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 & 123 rd)	
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)	

SUMMARY OF PLANNING COMMISSION COMMENTS

Project Title	Planning Commission Comments
CPA-ZOA-2020-01	
(Planned Development Districts (PDDs))	
City-Initiated	
CPA/ZOA-2020-02	
(Custer & Bridgeport A)	
Privately initiated	
CPA/ZOA-2020-03	
(Custer & Bridgeport B)	
City-Initiated	
CPA/ZOA-2020-04	
(111th & Bridgeport Way West)	
City-Initiated	
CPA/ZOA-2020-05	4/29: James Guerrero asked whether the MF2 zone would
(59th Ave. W & Steilacoom Blvd.)	better fit the City Council's intent to reduce strip commercial
City-Initiated	development than the ARC zone given the residential density
	allowed in either zone and the types of commercial uses allowed
	in ARC. Commission members discussed options but did not
	develop a specific recommendation.
CPA/ZOA-2020-06	
(Springbrook Neighborhood)	
City-Initiated	
CPA/ZOA-2020-07 (Washington Blvd. &	
Interlaaken Blvd.)	
City-Initiated	
CPA/ZOA-2020-08	
(Lakewood Transit Station)	
City-Initiated	
CPA/ZOA-2020-09	
(Rail Policies)	
City-Initiated	

Attachment A PLANNING COMMISSION RESOLUTION NO. 2020-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING THE 2020 COMPREHENSIVE PLAN/ZONING MAP AMENDMENTS AND FORWARDING ITS RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION AND ACTION.

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and

WHEREAS, the City Council adopted its Comprehensive Plan via Ordinance No. 237 on July 10, 2000; and

WHEREAS, the Lakewood City Council adopted Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 264 on August 20, 2001; and

WHEREAS, it is appropriate for the Lakewood City Council to consider and adopt amendments needed to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and

WHEREAS, the Lakewood City Council established a docket of proposed Comprehensive Plan and Zoning Map amendments through Resolution No. 2019-22s; and

WHEREAS, the docket consists of seven map amendments and two text amendments (CPA/ZOA 2020-01 through 2020-09); and

WHEREAS, environmental review as required under the Washington State Environmental Policy Act (SEPA) has resulted in the issuance of a determination of environmental non-significance that was published on February 5, 2020 under SEPA #202000708; and

WHEREAS, notice was provided to state agencies on December 9, 2019 per City of Lakewood-2019-S-1003--60-day Notice of Intent to Adopt Amendment, prior to the adoption of this Resolution, and state agencies have been afforded the opportunity to comment per RCW 36.70A.106(1); and

WHEREAS, notice has been provided to Joint Base Lewis-McChord (JBLM) prior to the adoption of this Resolution, and JBLM has been afforded the opportunity to comment per RCW 36.70A.530 (5); and

WHEREAS, the Lakewood Planning Commission held an open record public hearing on March 4, 2020; and

WHEREAS, the Lakewood Planning Commission determined that the 2020 Comprehensive Plan amendments are consistent with the Growth Management Act and the other provisions of

the City's Comprehensive Plan, and that proposed text amendments meet the criteria for approval found in LMC 18A.30.050; and

WHEREAS, the Lakewood Planning Commission finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare;

NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:

Section 1. Amendments to the City's Comprehensive Plan, Zoning Map, and land use and development regulations as contained in the CEDD staff report dated April 29, 2020, summarized below:

CPA-ZOA-2020-01 (Planned Development Districts (PDDs))

Approval

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

Redesignate parcels to MultiFamily (MF) and rezone them to MultiFamily 2 (MF2.)

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

Approval.

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

Approval.

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

Redesignate parcels to MultiFamily (MF) and rezone them to MultiFamily 2 (MF2.)

CPA/ZOA-2020-06 (Springbrook Neighborhood)

Continue CPA/ZOA-2020-06 to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain.

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

Remove from 2020 docket since it is a site-specific rezone subject to LMC Sections 18A.30.680 and .690.

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

Approval.

CPA/ZOA-2020-09 (Rail Policies)

Approval.

Section 2: The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 13 th day of May, 2020, by the following vote:
AYES: BOARDMEMBERS:
NOES: BOARDMEMBERS:
ABSENT: BOARDMEMBERS:
/s/
Don Daniels, CHAIR, PLANNING COMMISSION
ATTEST:
/s/
KAREN DEVEREAUX, SECRETARY



TO: Mayor and City Council

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

Beck Newton, Economic Development Manager

Jeff Gumm, Planning Manager

Brian Humphreys, Human Services Coordinator

THROUGH: John Caulfield, City Manager (In a what

DATE: May 26, 2020

SUBJECT: Potential Use of COVID Relief Funds (CRF) by Lakewood

ATTACHMENT: Draft City Resolution; Adopted Pierce County Resolution 2020-35;

Information Regarding Other Potential Municipal Funding from

Federal Government (HEROES Act, EDA Grant)

QUESTION

How can Lakewood best use and leverage the COVID Relief Fund (CRF) monies it will be receiving through the Department of Commerce for its internal activities, external organizations, agencies (e.g., social and human services groups, housing purposes (e.g., rent relief) and city residents and businesses?

BRIEF ANSWER

While the City can begin to identify potential ways to use CRF monies, the details and final decisions are subject to pending state decisions and clarifications. Once funds are open for disbursement, the process will be fast and the City will need to be ready to act upon notice.

DISCUSSION

CRF Support to Lakewood through Department of Commerce:

On April 28, Gov. Jay Inslee announced that nearly \$300 million would be awarded from the state's federal stimulus funding to local governments that did not receive direct distributions under the CARES Act, including Lakewood. Per the \$30 per capita calculations used by the state, Lakewood will be allocated \$1.79 million of CARES Act COVID Relief Fund (CRF) dollars for its estimated population of 59,670.

Per the Department of the Treasury and the State Department of Commerce, COVID Relief Fund (CRF) monies may be used for costs incurred by a local government in response to the COVID-19-related public health emergency during the period of March 1, 2020 thru October 31, 2020. Reimbursement requests must be submitted by November 15, 2020.

CRF Criteria	CRF Criteria Detail
Necessary expenditures incurred	Reasonably necessary for its intended use in the reasonable
due to the public health emergency	judgment of the government officials responsible for spending
_	Fund payments
Costs not accounted for in the	Either (a) the cost cannot lawfully be funded using a line item,
budget most recently approved as	allotment, or allocation within that budget <i>or</i> (b) the cost is for a
of March 27, 2020	substantially different use from any expected use of funds in
	such a line item, allotment, or allocation.
Costs incurred during the period	A cost is "incurred" when the responsible unit of government
that begins on March 1, 2020, and	has expended funds to cover the cost.
ends on October 31, 2020	

Allowable expenditures include, but are not limited to:

- Medical and public health expenses.
- Payroll expenses for public safety, public health, health care, human services, & similar employees whose services are substantially dedicated to mitigating or responding to the emergency.
- Expenses of actions to facilitate compliance with public health measures.
- Expenses associated with the provision of economic support in connection with the emergency.
- Any other COVID-19-related expenses of government that satisfy the CRF's eligibility criteria.

Commerce has devised an "eligible cost test" – are ALL of the following true? If so, the expense qualifies for CRF use.

- The expense is connected to COVID;
- The expense is necessary;
- The expense is not used to fill shortfall in revenue to cover an expenditure that would otherwise not qualify under the statute;
- The expense wouldn't exist without COVID19, or would have been for a substantially different purpose; and
- The expense was not a cost accounted for in the budget approved as of March 27, 2020.

Commerce will be sending out award letters with next steps in the contracting process no later than May 22nd. The administrative process will be minimal; Commerce will request basic information needed to finalize a contract, and attach three items to the award letters:

- Working Papers: key information to build a contract
- Blank Copy of contract template
- Program Guidelines

Once Lakewood's response is received, Commerce will create and execute a contract and set up online invoicing. At that point, Lakewood would have full access to their funding as

a reimbursement-style federal grant. Commerce's contracting system will accept online reimbursement requests so cities receive funds as quickly as possible. After receipt of an invoice, Commerce could send payment within 7-10 days (or faster if submitted online.)

Regarding invoicing: Commerce will not require proof of payment of expenditure, but instead ask for a signed certification form attesting that the local government has determined these expenses are eligible for CRF reimbursement. Commerce will ask for a detailed breakdown of cost and an A-19 Activity Report with activities defined per the major categories and sub-categories in the Treasury Guidance. An A-19 Report will be attached to the award letter.

<u>USE OF CARES ACT COVID RELIEF FUNDS (CRF) BY LAKEWOOD AND ITS PARTNERS</u> Included in the table and text below are ideas for how Lakewood might best use any CRF dollars it receives, either for its own operations or for the benefit of residents, public agencies and city partners, NGOs and businesses in the community.

Lakewood Potential CRF Reimbursement Opportunities

NEEDED: Robust coordination and advance planning with Lakewood Finance regarding any CRF grant (or other COVID19 relief funding) that Lakewood receives or administers.

NEEDED: Prioritization of items listed below

Overall

- Payroll expenses for employees whose services (or portion of services) are substantially dedicated to mitigating or responding to the COVID-19 public health emergency
- Grant administration staffing and resource coordination (both where Lakewood is a recipient and where Lakewood is a grantor)
- Extensive coordination among City departments in order to optimally utilize CRF funds and comply with CRF grant timelines (i.e., spend funds by October 31, 2020)

Reserve

 Hold back some percentage of the CARES Act funding as long as possible in reserve for unanticipated needs

Technology

- Computers, monitors, & peripherals for City staff to telework due to COVID19
- Software for telework needed due to COVID19
- Telephone & cell phone upgrades needed due to COVID19
- Upgrades to City Hall Council Chambers and conference rooms and all city building (including LPD and Senior Center) meeting rooms to accommodate live/virtual meetings for social distancing
- Mobile communication tools
- Remote access to permitting programs and data
- Required equipment and software for virtual permit inspections in real time.

- Improved document management
- Training City staff for teleworking

Facilities

- Retrofit City Hall 1st floor for public access to all City departments and services so public 2nd & 3rd floor access not needed
- Deep clean/disinfect City buildings, public areas & city vehicle fleet
- Retrofit all City facilities (internal and public-facing) with touchless fixtures (e.g., change door handles to crash bars; changing out handles on sinks, toilets, etc.)
- Plexiglass shields at public counters, at Council dais, at public comment podium, etc.
- Reorganize staff cubicles, break rooms, and workout rooms in all buildings as needed to ensure 6 ft+ distance
- Install signage at parks and public-owned venues re personal behaviors to avoid COVID-19 (e.g., wear masks, wash hands)
- Mark 6 foot distances in facilities

Personal Protective Equipment (PPE)

- PPE for janitorial personnel, LPD, Court other city staff use internal to city facilities
- PPE for janitorial personnel, LPD and other staff who travel off-site
- PPE for attendees and staffing at court, LPD, summer camps and current and future public events
- Supplies at Senior Center and public-facing counters (e.g., wipes, sanitizer, masks, etc. for staff and public use)
- Stockpile PPE supplies (masks, gloves, signs, etc.) that could be used in future for closing playgrounds, restrooms, streets, open space areas, etc. such as temporary fencing (stronger than yellow tape), barricades or other barriers, new outdoor hand washing stations, different ways to provide sanitizer at restrooms
- Storage containers/areas for stockpiled emergency equipment, etc. (potentially held an vacant barns at Ft. Steilacoom Park or some other location)

Coordination with Public Partners

- Assistance by Lakewood to Western State Hospital
- Coordination with NGOs related to housing and food cost assistance
- Coordination with other local governments/NGOs to establish and administer regional loans, revolving loans, grants, etc. to businesses
- Discussion and coordination with public partners, including but not limited to:

West Pierce Fire & Rescue

Clover Park School District (expected to receive \$3m - \$3.5m itself)

Public Utilities

Public Libraries

JBLM

Business Assistance

• Develop materials for English and non-English speaking business owners (ensure support for International District businesses) including fully translatable website(s), social media, mailings and/or person-to-person outreach

- Create a "business inquiry portal" that could be directed to different departments, individuals, agencies, links, education, guides, free trainings and resources, etc.. The portal would be available in several languages, and help all businesses, prepare and do business here in Lakewood. The portal would help people/businesses pivot to new revenue streams and fit into the new economies.
- Develop infrastructure that supports systems to maintain and protect public health and safety as well as business recovery and stabilization
- Provide grants and/or low/zero interest loans to small businesses and low-income businesses (retain funds needed to administer program) for:

Lost revenue due to required closures

Expenses related to COVID19 prevention protection measures

- Direct payments to businesses (if no assistance received through EIDL or PPP) if they plan to continue and are low income
- Direct payments to low income individuals to start a new business
- Allocate funds for training low income businesses' owners and employees that need to close and/or pivot to other opportunities
- "Creative economy development." Launch a movement to support current artists, and to create new vibrancy in this sector, and to bring in new artists. Dollars could support existing organizations like the Lakewood Playhouse, and support a new trade organization or group tasked to encourage all arts (music, visual, performing). Many artists are low income. The more we can incorporate this into our community, the more businesses and residents will want to be here.

Lakewood Human Services Needs and Recommendations in Response to Direct and Secondary Effects from the COVID-19 Crisis

Top issues:

- Economic resilience for individuals and families;
- Domestic violence and substance abuse;
- Youth mental health with an emphasis on extended summer learning loss; and
- Access to food via food banks.

Funds designated for human services needs are allocated according to the following percentages and programs:

• 57% for Economic Resilience for Individuals and Families

- Develop a simple application process so that Lakewood organizations can apply to the city for economic resilience funds on behalf of residents
- Use a reimbursement model. If an application is approved, the organization makes the initial payment and submits documentation to the city for reimbursement. This model is ideal because it is fast, but it is also dependent on the city waving the W-9 onboarding process for these payments. If that is not possible, the next best model is block economic resilience funds to organizations that already do this work, such as LASA. A community based 501(C)3 such as Springbrook Connections could also receive and distribute funding with some more technical assistance from the city
- Consider a \$1,000 ceiling per household

- o Consider having organizations make payments on behalf of families rather than to families, such as to a landlord or utility company
- o Residents must be able to document a loss of income related to COVID-19
- o Consider establishing this program after the enhanced unemployment benefits end
- o Pair this program with a workforce development initiative to navigate displaced residents back to work as quickly as possible

20% for Domestic Violence and/or Substance Abuse programs

- There are three demographic the experts in this field are concerned about:
 - Victims in quarantine with abusers who do not have the privacy to safely seek help
 - Victims who are experiencing DV for the first time who may not know how to seek help
 - Potential future abusers currently experiencing higher levels of frustration who are at greater risk to offend after quarantine restrictions ease
- Our partner organizations are adapting and developing programs to reach and help potential victims

• 20% for Youth Mental Health

 Programs to help youth overcome the trauma of quarantine as well as mitigate the effects of summer learning loss

3% for Access to Food via Food Banks

A draft CRF budget follows for Council review. Attached is a draft Resolution for Council consideration delineating priorities for use of the CRF monies in Lakewood. Also attached is the adopted Pierce County Resolution 2020-35, an e-newsletter from Congressman Denny Heck regarding the proposed HEROES Act and its funding for local governments, an excerpt from the summary of the House-approved version of the HEROES Act, and information about available grant funds from the EDA for COVID19 recovery activities.

	Draft CR	F Funding Budget	\$1.79 M
1.4	Reserve (10%)		\$179,000.00
	Overall (6%)		\$100,000.00
	Technology (4%)		\$75,000.00
Internal (48%)	Facilities (19%)		\$336,000.00
	Personal Protective		
	Equipment (PPE) (9%)		\$175,000.00
External (52%)	Coordination with		
	Public Partners (2%)		\$35,000.00
	Business Assistance		
	(25%)		\$450,000.00
	Human Services (25%): \$450,000	Economic Resilience for Families and	
		Individuals (57%)	\$250,000.00
		Domestic Violence and Substance Abuse (20%)	\$88,000.00
		Youth Mental Health (20%)	\$88,000.00
		Food Access via Food Banks (3%)	\$14,000.00
			\$1,790,000.00

May 13th Lakewood Virtual Community Collaboration Meeting Summary

36 attendees

Goals: Follow up on the areas of concern for Lakewood youth and families related to direct and secondary effects of COVID-19.

AGFNDA

Partner Presenters

Economic resilience for individuals and families

- LASA presented on the rent assistance program they managed for City of Tacoma. They
 emphasized the need for more financial coaching and other resources to be made available
 online. They're also seeing a lot of cases of people having a hard time navigating the
 unemployment system, or being eligible but having long delays in processing.
- Julie White from *Pierce College* presented on the Washington College Grant and asked for ideas about how to get this information to lower income residents and families. One question is how/whether there are additional resources to help families pay for basic needs while they go through a training program. We will continue to explore this opportunity, especially as the lingering unemployment problem becomes clear when the enhanced unemployment benefits end in July.
- Brian Humphreys talked about the first meeting for the Lakewood family workforce development initiative. Partners from Pierce College and Clover Park Technical College discussed how we might ensure Lakewood families have workers getting trained for regional living wage jobs. We are collecting actionable data about jobs, wages, employers, and training programs. We will soon be expanding that conversation to discuss how to communicate that information as it is collected.
- Centerforce announced that 95% of the employed clients have been furloughed or lost jobs.
 All of them are quarantined and they are maintaining communication as much as they can, but many of their clients do not have access to technology. They are working on adjusting their processes to support these clients.

Domestic violence

• Rebuilding Hope! Sexual Assault Center talked about the data around increases in case of child abuse and neglect at emergency rooms. There has been a 22% increase in DV calls from minors, 79% of whom report being quarantined in the house with an abuser. Teens are also struggling to find privacy and ensure mental health. Rebuilding Hope has moved their therapy services online. They anticipate when things reopen 40% of clients will come in and 60% will want to continue teletherapy. They have prevention promotional materials they are making available to partner organizations who are distributing things to the community. The 24/7 Rebuilding Hope! crisis contact information is 1-800-756-7273, 253-597-6443 or at sexualassaultcenter.com.

- YWCA is seeing an increase in DV. More calls for help are happening at certain times, including overnight which reflects survivors' inability to find safe places and times to seek help. The 24/7 YWCA crisis contact information is 253-383-2593 crisis@ywcapiercecounty.org
- Tacoma Community House has moved all their DV services online and will continue to offer them online when things open up, although they will stagger when clients enter the building to maintain distancing protocols.

Youth mental health and extended learning loss

- Ocommunities in Schools reports communication being a big challenge. Access to the internet and technology vary, but CIS has managed to stay in contact at least by text message with most of the students they work with in the schools. Teens in particular self-report challenges with mental health. One ongoing challenge for CIS is how to replicate the warm hand-off to other services and partners in a digital environment?
- Oasis Center for Youth reports similar challenges as the other partners. They have also moved all their services and engagement online, but they are in the middle of figuring out how to do so in a way that protects the privacy and safety of their clients.

Takeaways

- Be prepared for a change after enhanced unemployment benefits end at the end of July. Many people might go back to work, while many might remain chronically unemployed and need to be retrained for whatever industries are hiring.
- A significant need is help with finding and navigating the unemployment system. If there is an opportunity to provide feedback to the state that navigators would be a good investment, this group would make that recommendation.
- People need help with mortgage assistance as well who have lost income, not just renters.
- We need to make sure residents understand that most rent and mortgage assistance programs are delays rather than grants or forgiveness.
- Domestic violence is likely significantly underreported and will be an ongoing challenge even when quarantine restrictions ease.
- Supporting the mental health of youth while maintaining reasonable safety protocols will be a significant area of need.

Next Steps

- Since most programming has moved online, one opportunity for collaboration is to coordinate sharing best practices to protect client privacy and safety in a digital setting. Participants were asked to share later whether they were looking for best practices or had advice to share.
- We will have the community collaboration meeting for June virtually as well and continue this conversation about needs in the community. We will continue to look for opportunities for the collaboration to share and coordinate information, and be prepared with partnerships and strategies to apply for external resources that we might attract to Lakewood.

Organizational Updates

- The City of Lakewood continues to consolidate information and resources on its COVID-19 response webpage: https://cityoflakewood.us/covid19/
- Rebuilding Hope! offered promotional materials with prevention information. They can be requested by emailing christina@hopesac.org.
- Oasis Center is collecting clothing donations for its clients.
- LASA had their website hacked so their new one is LASApierce.org.
- The 24/7 Rebuilding Hope! crisis contact information is 1-800-756-7273, 253-597-6443 or at sexual assault center.com.
- The 24/7 YWCA crisis contact information is 253-383-2593 crisis@ywcapiercecounty.org.
- YWCA provided a link to a helpful webcast: https://www.achieveengagement.org/webcasts/what-s-next-normal-is-gone-how-to-plan-for-a-disrupted-future-at-work. They will soon have a Facebook update about their annual celebration lunch-in online for May 20-22.
- One question was how we might increase the production of personal protective equipment for all Pierce County residents. Tacoma Arts and Crafts is making masks, and United Way of Pierce County is facilitating the local chapter of the state's Mark Challenge. Organizations can register for the challenge with the Lt Governor's website: https://www.ltgov.wa.gov/mask-challenge

ATTACHMENT A

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING FUNDING PRINCIPLES TO GUIDE THE EXPENDITURE OF CORONAVIRUS RELIEF FUNDS DISTRIBUTED TO THE CITY OF LAKEWOOD BY WASHINGTON STATE.

WHEREAS, coronavirus disease 2019 (COVID-19) is a contagious and potentially deadly disease outbreak that has been declared a pandemic event by the World Health Organization; and

WHEREAS, President Trump, Governor Inslee, Pierce County Executive Dammeier and the City of Lakewood have each declared states of emergency within their respective jurisdictions; and

WHEREAS, in response to COVID-19, on March 27, 2020 Congress approved the Coronavirus Aid, Relief, and Economic Security (CARES) Act; and

WHEREAS, on April 28, 2020 Governor Jay Inslee announced that nearly \$300 million would be awarded from the state's federal stimulus funding to local governments that did not receive direct distributions under the CARES Act, including Lakewood, and that the State Department of Commerce would administer the grant to the City; and

WHEREAS, per the \$30 per capita calculations used by the State, Lakewood would be allocated \$1.79 million for its estimated population of 59,670 from the federal Coronavirus Relief Fund (CRF), a component of the Coronavirus Aid, Relief, and Economic Security (CARES) Act; and

WHEREAS, this funding can only be utilized to cover expenses that: (1) are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID19); (2) were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and (3) were incurred during the period that begins on March 1, 2020, and ends on October 31, 2020; and

WHEREAS, these funds are essential to the city's response to the COVID-19 pandemic and are subject to certain limitations prescribed by law. In order to effectively direct the use of these funds and maintain transparency, a set of funding principles are hereby established as set forth below. These principles shall guide Lakewood in its use of the Coronavirus Relief Fund (CRF) and will serve as a framework for the Lakewood City Council's monitoring of such expenditures;

NOW, THEREFORE, BE IT RESOLVED BY THE LAKEWOOD CITY COUNCIL AS FOLLOWS:

Section 1. Funding Principles. The following funding priorities as established:

Contingency Reserve. Lakewood will maintain a CRF contingency reserve to better enable the City to adapt and respond to changing conditions and emergent needs.

Individual and Family Economic Resilience. Considering recommendations from the City Collaboration Partnership, Lakewood will establish ways to distribute funds and assistance to individuals and families directly and through its partners to help them maintain stable living and working conditions.

Business Assistance. Lakewood will independently, and in collaboration with public and private partners, provide financial assistance and training to current and potential Lakewood businesses and their owners to ensure their continued viability and/or their ability to pivot to new business models or types.

Vital Government Services. Lakewood will provide support for the City's COVID19-related response activities and expenditures.

Section 2. Effective Date. This Resolution shall take effect immediately upon passage by the City Council.

ADOPTED by the Lakewood City Council in open meeting this 2nd day of June, 2020.

CITY OF LAKEWOOD Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

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Sponsored by: Councilmembers Douglas G. Richardson, Connie Ladenburg, and Marty Campbell Requested by: County Council

RESOLUTION NO. R2020-35

An Emergency Resolution of the Pierce County Council Establishing **County Funding Principles and Priorities for the Expenditure of Coronavirus Relief Funds; and Acknowledging the Recommendations of the COVID-19 Recovery Steering Committee.**

Whereas, coronavirus disease 2019 (COVID-19) is a contagious and potentially deadly disease outbreak that has been declared a pandemic event by the World Health Organization: and

Whereas, President Trump, Governor Inslee, and Executive Dammeier have each declared states of emergency within their respective jurisdictions; and

Whereas, in response to COVID-19, Congress approved the Coronavirus Aid, Relief, and Economic Security (CARES) Act which was enacted March 27, 2020; and

Whereas, the CARES Act provides approximately \$2 trillion stimulus package to battle the harmful effects of the COVID-19 pandemic and established the Coronavirus Relief Fund which provides for payments to state, local, and tribal governments navigating the impact of the COVID-19 outbreak; and

Whereas, Pierce County has received approximately \$158 million in funding from the Coronavirus Relief Fund; and

Whereas, this funding can only be utilized to cover expenses that: (1) are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19); (2) were not accounted for in the budget most recently approved as of March 27, 2020 (the date of enactment of the CARES Act) for the State or government; and (3) were incurred during the period that begins on March 1, 2020, and ends on December 30, 2020; and

Whereas, a COVID-19 Recovery Steering Committee was formed to provide advice to the County Executive and County Council regarding priorities for the use of the Coronavirus Relief Funds: and

Whereas, the COVID-19 Recovery Steering Committee met on April 22 and April 24, 2020, and developed a set of recommendations which were presented to the Council at its Committee of the Whole on April 27, 2020; and



6 P 7 th 8 E 9 th 0 e

Principles and Priorities for Pierce County's Use of Coronavirus Relief Funds

Pierce County has received a direct distribution of approximately \$158 million of funds from the federal Coronavirus Relief Fund, a component of the Coronavirus Aid, Relief, and Economic Security (CARES) Act. These funds are essential to the countywide response to the COVID-19 pandemic and are subject to certain limitations prescribed by law. In order to effectively direct the use of these funds and maintain transparency, a set of funding principles and policies are hereby established as set forth below. These principles and priorities shall guide Pierce County in its use of the Coronavirus Relief Fund and will serve as a framework for the Pierce County Council's monitoring of such expenditures.

<u>Funding Principles</u> The following principles apply broadly to all expenditures of the Coronavirus Relief Fund:

Principle 1. Accountability and Outreach – Pierce County will be accountable and transparent in its funding decisions. Pierce County will actively communicate information about its efforts to the public and will prepare and maintain reports regarding the use of funds that will be readily available to the public.

Principle 2. Financial Stewardship – Pierce County will be strategic in the use of funds and prioritize those uses that result in the greatest community benefit and reach at the lowest long-term cost.

Principle 3. Leverage – Pierce County will seek to leverage funds through partnerships with other governments, institutions, non-profit community, and the private sector in order to increase the reach and effectiveness of the Coronavirus Relief Fund when possible.

Principle 4. Countywide Approach (One Pierce County) – Pierce County will consider countywide needs including needs within cities and towns when programming and expending funds and will structure programs to provide countywide benefit whenever possible and appropriate.

Principle 5. Timeliness and Flexibility – Pierce County will be timely in the expenditure of funds to support the needs of the community. Pierce County will also maintain a measure of flexibility in its use of funds to adapt to changing circumstances and needs.

Principle 6. Equity and Vulnerability – Pierce County will consider social vulnerability and demographic equity when utilizing funds.

Principle 7. Compliance – All expenditures will be compliant with the requirements of the CARES Act and other applicable laws.

 Whereas, the Council appreciates the work of the COVID-19 Recovery Steering Committee and finds that this work furthers Pierce County's understanding and approach to utilizing the Coronavirus Relief Funds; and

Whereas, the Council desires to establish a set of principles and priorities for the use of the Coronavirus Relief Funds in order to support an effective countywide COVID-19 response that protects the public health, supports the stabilization and recovery of the local economy, supports community response and resiliency, and provides for continuation of vital government services; and

Whereas, the Council also wishes to ensure transparency regarding the use of said funds, and promote a timely use of these funds that is compliant with the requirements of the CARES Act; and

Whereas, the timely adoption of funding principles and priorities for the expenditure of coronavirus relief funds is necessary to address the public health and economic impacts of the COVID-19 pandemic and to support the local government response to the same; **Now Therefore**,

BE IT RESOLVED by the Council of Pierce County:

<u>Section 1</u>. The Pierce County Council acknowledges its receipt of the recommendations of the COVID-19 Recovery Steering Committee and commends the Steering Committee for its effort.

<u>Section 2</u>. The Pierce County Council hereby establishes principles and priorities for the use of the approximately \$158 million of Coronavirus Relief Funds as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. These principles and priorities are intended to guide Pierce County in its expenditure of said funds and serve as reference for monitoring of fund use by the Council and the public.

ADOPTED this day of _	, 2020.		
ATTEST:	PIERCE COUNTY COUNCIL Pierce County, Washington		
Denise D. Johnson	Douglas G. Richardson		



Funding Priorities

The funding priorities for the Coronavirus Relief Fund are as follows:

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Public Health Emergency Response

Protect and promote the health of the public by supporting programs to include, but not be limited to:

- Diagnostic and serological testing
- Countywide COVID-19 surveillance
- Contact tracing
- Isolation and quarantine housing
- Proactive testing and disease prevention
- · Access to and training on personal protective equipment
- Local healthcare system capacity
- · Data collection, analysis, sharing, and reporting
- Public education programs

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Economic Stabilization and Recovery Programs

Promote the stabilization and recovery of the local economy by supporting programs to include, but not be limited to:

- Programs to preserve and support jobs
- Workforce training
- Loans, grants, and other aid to support micro, small, and medium-sized businesses
- Broadband and Wi-Fi service
- COVID-19 response kits, including personal protective equipment
- Aid to businesses in reopening under COVID-19 social distancing and other requirements
- Purchase goods and services to support COVID-19 response

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Community Response and Resilience

Support community response and resiliency programs to include, but not be limited to:

- Food and nutritional aid
- Housing stability and homelessness response
- Domestic and family violence prevention
- Transportation and other support services for disabled and elderly populations
- Veterans services
- Behavioral health services
- Child and family services

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Vital Government Services

Provide support for COVID response activities of governments in Pierce County including, but not limited to, emergency management services and regional criminal justice services.

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43 Contingency Reserve

Pierce County will maintain a contingency reserve to better enable Pierce County to adapt and respond to changing conditions and emergent needs.



From: Denny Heck < WA10DHIMA@mail.house.gov >

Date: May 17, 2020 at 10:49:11 AM PDT **Subject: My priorities in the HEROES Act**







Next **Tuesday, May 19,** I invite you to join me for a **Facebook live town hall with the State Director of AARP Washington, Doug Shadel**, for a conversation on the resources available to older Washingtonians during the pandemic. Let me know what questions you have for me or Doug on <u>Facebook</u>, <u>Twitter</u>, or <u>my website</u>, and we'll get through as many we can. We'll get started at 5pm PT — I hope you'll join us.



On May 15, the House of Representatives passed the Health and Economic Recovery
Omnibus Emergency Solutions (or HEROES) ACT. As millions more apply for unemployment each week, we have a long way to go before we can consider our economy fully rescued and we can transition towards recovery. The HEROES Act is the latest—and largest, to date—coronavirus aid and relief bill aimed at stabilizing our economy and helping individuals stay afloat during the crisis. While previous relief bills, such as the CARES Act, made good progress towards mitigating the economic fallout of the pandemic, there were several major holes that I've been fighting to address since.

I have worked with my colleagues to develop a number of provisions that address these oversights, and I'm pleased that the HEROES Act includes a number of them. I wanted to highlight a few of my top priorities that were included in this bill:

Housing and rental assistance: Housing is the largest monthly expense for American families, exceeding the cost of food, transportation, education and healthcare combined. While previous bills included some mortgage forbearance and protections against evictions, they did not include aid for the millions of American renters. That's why I introduced a bill to create a \$100 billion Emergency Rental Assistance Program, which would help nearly 18 million Americans pay their rent and utilities, and stay in their homes. Housing and rental assistance was the biggest missing component of previous coronavirus relief bills, and I'm delighted that this provision was included in the HEROES Act.

<u>Protecting access to the ballot box during a pandemic:</u> Washington state has led the nation in pioneering universal vote-by-mail. We know that it works in good times and bad, and I've cosponsored legislation, including the <u>Vote by Mail Act</u> and the <u>Resilient Elections During Quarantines and Natural Disasters Act</u>, to ensure voters have access to the ballot box to all 50 states during COVID-19. I'm pleased that the HEROES Act mandates that **all states allow voters to be able to vote by mail this November** should they choose, and includes funding for states to develop **pandemic election contingency plans**.

Extending pandemic unemployment benefits: The HEROES Act would ensure the expanded weekly \$600 payments from federal Pandemic Unemployment Assistance are extended through next January. Millions of Americans are out of work due to COVID-19, and it's not enough to extend pandemic unemployment benefits through the end of the public health crisis—we need to make sure Americans can access them through the end of the economic crisis as well.

Additional direct payments to individuals and families: To cushion the economic blow of the coronavirus pandemic, the HEROES Act includes a second round of more substantial economic impact payments of \$1,200 per family member, up to \$6,000 per household.

Hazard pay and PPE for essential workers: The HEROES Act would provide more than \$1.6 billion for the Strategic National Stockpile procurement of personal protective equipment (PPE) and other medical supplies. I've been working since the onset of the pandemic to ensure that our frontline health workers and essential employees have access to the protection they need to be safe during a pandemic—in Washington state and around the country.

The COVID-19 pandemic has reminded us that all kinds of people are essential. These are our neighbors, and we owe it to them to keep them safe and ensure they receive the compensation they are due. The HEROES Act would create a \$200 billion fund to ensure these essential workers that have risked their lives working during the pandemic receive hazard pay.

Aid for local, tribal and state governments: Our state, local and tribal partners are on the front lines of fighting this pandemic. The burden they have borne as they fulfill essential services and provide emergency response has swelled even as tax revenues have collapsed. The HEROES Act includes nearly \$1 trillion for local, tribal and state governments—I'm pleased that the House is giving our local and state partners a helping hand to equip them with the resources they need to cope with this unprecedented crisis. We must insulate our economy from further long-term damage, and the first step towards doing that is preventing unnecessary public sectors layoffs and ensuring vital services administered at the state and local level, like Medicaid and Unemployment Insurance, continue without interruption.

<u>Testing, tracing, isolating</u>: We will only be able to staunch the damage and fully reopen our economy if we can defeat the virus. Until we develop a vaccine, we will only be able to do so by adopting a comprehensive, nationwide plan to contain the pandemic's spread. The HEROES Act provides \$75 billion towards implementing mass testing, contract tracing, and isolation measures, and ensuring every American will be able to access free coronavirus treatment.

<u>Keeps Americans families healthy</u> by expanding <u>Medicaid</u>, the <u>Supplemental Nutrition</u> <u>Assistance Program (SNAP)</u>, and <u>Temporary Assistance for Needy Families (TANF)</u> during the crisis.

We can staunch the damage to our workers and families, and reopen our economy in a way that ensures it emerges from this crisis stronger than ever—but we will only be able to do so if our legislative proposals match the magnitude of the moment.

I believe the provisions included in the HEROES Act are commensurate to the COVID-19 crisis, and I was proud to support it on the House floor.

I'm pleased that the HEROES Act passed the House of Representatives on Friday, and I look forward to working with my colleagues in the Senate to ensure that these vital provisions receive action and are swiftly signed into law. We can't let up on aid and relief for workers and families until the virus is completely defeated and every American is back on their feet.

Finally, last week, I held a Facebook Live town hall with a good friend of mine, Jared Bernstein. Jared is a senior fellow for the Center for Budget, and from 2009 to 2011 served as Vice President Biden's chief economic advisor.

We had a great discussion on the economic ramifications of COVID-19 — what we need to do to rescue our economy amid the pandemic, and how we can emerge from this crisis with an even stronger, more resilient economy. If you missed it, I encourage you to watch it on my Facebook page.

Stay healthy and safe during this difficult time. It is an honor to serve you.

Sincerely, Denny Heck Your Member of Congress







2452 Rayburn HOB Washington, DC 20515 Phone: 202-225-9740 Hours: M-F 9-6:00pm EST 6000 Main Street SW Suite 3B Lakewood, WA 98499 Phone: 253-533-8332 420 College Street SE Lacey, WA 98503 Phone: 360-459-8514 Hours: M-F 8-5:00pm PST



H.R. 6800, The Heroes Act *Title-By-Title Summary*

DIVISION A – Coronavirus Recovery Supplemental Appropriations Act, 2020

Prepared by the Democratic staff of the House Committee on Appropriations

Title I – Agriculture, Rural Development, Food and Drug Administration, and Related Agencies

Supplemental Nutrition Assistance Program (SNAP) – Provides \$10 billion to support anticipated increases in participation and to cover program cost increases related to flexibilities provided to SNAP by the Families First Coronavirus Response Act.

Special Supplemental Nutrition Program for Women Infants and Children

(WIC) – Provides an additional \$1.1 billion to provide access to nutritious foods to low-income pregnant women or mothers with young children who lose their jobs or are laid off due to the COVID-19 emergency.

The Emergency Food Assistance Program (TEFAP) – Includes \$150 million to help local food banks meet increased demand for low-income Americans during the emergency. Including funding provided by the Families First Coronavirus Response Act and the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), TEFAP has received a total of \$1 billion.

Child Nutrition Programs – Includes \$3 billion in additional funding to provide emergency financial relief to school meal providers and USDA's Child and Adult Care Food Program.

Farm and Ranch Stress Assistance Network program – Provides \$20 million to strengthen activities and services that connect farmers and ranchers to stress assistance resources and programs.

USDA Office of Inspector General – Provides \$2.5 million to increase monitoring and oversight activities.

Title II - Commerce, Justice, Science, and Related Agencies

Census Bureau, Periodic Censuses and Programs – \$400 million for expenses due to delays in the 2020 Decennial Census in response to the coronavirus.

Census Bureau, Current Surveys and Programs – \$10 million for expenses incurred as a result of the coronavirus.

National Oceanic and Atmospheric Administration (NOAA) – \$100 million for Fishery Disaster Assistance for tribal, subsistence, commercial, and charter fishery participants, in response to economic injury precipitated by the coronavirus.

Department of Commerce, Office of Inspector General – \$1 million for auditing and oversight of supplemental funds provided to the Commerce Department in the earlier CARES Act and this Act.

Bureau of Prisons – \$200 million to prevent, prepare for, and respond to coronavirus in Federal prisons, including funding for medical testing and services, personal protective equipment, hygiene supplies and services, and sanitation services

Violence Against Women Act (VAWA) programs – \$100 million, with a waiver of the local match requirement, including \$30 million for grants to combat violence against women, \$15 million for transitional housing assistance grants, \$15 million for sexual assault victims assistance, \$10 million for rural domestic violence and child abuse enforcement assistance, \$10 million for legal assistance for victims, \$4 million for assistance to tribal governments, and \$16 million to support families in the justice system.

Byrne Justice Assistance Grants – \$300 million to help prevent, prepare for, and respond to coronavirus, including for purchasing personal protective equipment and controlling outbreaks of coronavirus at prisons, with waivers of the local match and non-supplanting requirements. Public defender funding is also an authorized use of Byrne-JAG grants. The bill additionally prevents the Department of Justice from preventing these funds from going to sanctuary jurisdictions.

Community Oriented Policing Services (COPS) – \$300 million for law enforcement hiring grants and for the purchase of personal protective equipment, with waivers of the local match and non-supplanting requirements.

Second Chance Act grants – \$250 million for grants to help facilitate the reintegration of exprisoners back into society and to prevent recidivism.

Pandemic Justice Response Act Grants – \$600 million, including: (1) \$500 million to prevent, detect, and stop the presence of COVID-19 in correctional institutions, and for pre-trial citation and release grants, (2) \$25 million for Rapid COVID-19 Testing at correctional institutions, and (3) \$75 million for Juvenile Specific Services.

National Science Foundation (NSF) Research and Related Activities – \$125 million to prevent, prepare for, and respond to coronavirus.

Legal Services Corporation – \$50 million to address legal needs arising from coronavirus.

Department of Justice, Office of Inspector General – \$3 million to prevent, prepare for, and respond to coronavirus, including by providing auditing and oversight of supplemental funds provided to the Justice Department.

Title III – Financial Services and General Government

State Fiscal Relief – \$500 billion in funding to assist state governments with the fiscal impacts from the public health emergency caused by the coronavirus.

Local Fiscal Relief – \$375 billion in funding to assist local governments with the fiscal impacts from the public health emergency caused by the coronavirus.

Tribal Fiscal Relief – \$20 billion in funding to assist Tribal governments with the fiscal impacts from the public health emergency caused by the coronavirus.

Fiscal Relief for Territories – \$20 billion in funding to assist governments of the Territories with the fiscal impacts from the public health emergency caused by the coronavirus.

CARES Act Coronavirus Relief Fund Repayment to DC – Provides an additional \$755 million for the District of Columbia to assist with the fiscal impacts from the public health emergency caused by the coronavirus

Treasury Inspector Generals – \$35 million for the Treasury Inspector General for oversight of Coronavirus Fiscal Relief Fund payments to state and local governments, and \$2.5 million for the Treasury Inspector General for Tax Administration for oversight of IRS payments.

Community Development Financial Institutions (CDFI) – \$1 billion for economic support and recovery in distressed communities by providing financial and technical assistance to CDFIs.

Tax Credit Implementation – \$599 million for implementation of additional payments to individuals.

Assistance to Homeowners--\$75 billion to states, territories, and tribes to address the ongoing needs of homeowners struggling to afford their housing due directly or indirectly to the impacts of the pandemic by providing direct assistance with mortgage payments, property taxes, property insurance, utilities, and other housing related costs.

Elections – \$3.6 billion for grants to States for contingency planning, preparation, and resilience of elections for Federal office.

Broadband – \$1.5 billion to close the homework gap by providing funding for Wi-Fi hotspots and connected devices for students and library patrons, and \$4 billion for emergency home connectivity needs.

Assisting Small Businesses – \$10 billion in grants to small businesses that have suffered

financial losses as a result of the coronavirus outbreak.

Office of Personnel Management Inspector General Office (OPM IG) – \$1 million for the OPM IG to combat healthcare fraud associated with COVID-19.

General Services Administration Technology Modernization Fund – \$1 billion in funding for technology-related modernization activities to prevent, prepare for, and respond to coronavirus.

Postal Service – \$25 billion for revenue forgone due to the coronavirus pandemic, plus language providing additional protections to Postal workers. An additional \$15 million is provided for the Postal Service Inspector General for oversight of this funding.

Title IV – Homeland Security

Federal Emergency Management Agency – \$1.3 billion to prevent, prepare for, and respond to coronavirus, including \$200 million for the Emergency Food and Shelter Program; \$500 million for Assistance to Firefighter Grants (AFG); \$500 million for Staffing for Adequate Fire and Emergency Response (SAFER) grants; and \$100 million for Emergency Management Performance Grants (EMPG).

In addition –

- Prohibits the use of funds provided in the bill from being used for other purposes.
- For AFG and SAFER, waives cost sharing requirements for cash-strapped fire departments and waives certain other program requirements in order to help expedite grant awards.

Office of Inspector General – \$3 million for oversight of the Department of Homeland Security's pandemic response activities.

Title V – Interior, Environment, and Related Agencies

Fish and Wildlife Service – \$71 million to support activities related to wildlife-borne disease prevention, with \$50 million for grants through the State and Tribal Wildlife grant program.

United States Geological Survey – \$40 million for biosurveillance and research related to wildlife-borne disease.

Bureau of Indian Affairs – \$900 million to meet Tribal government needs necessary to prevent, prepare for, and respond to coronavirus, including:

- \$780 million to continue Tribal government operations and programs and to clean Tribal facilities.
- \$100 million to address overcrowded housing which is prohibiting social isolation.

May 7, 2020:

https://www.grants.gov/web/grants/view-opportunity.html?oppId=321695

Under this announcement, EDA will make CARES Act Recovery Assistance grants under the authority of its Economic Adjustment Assistance (EAA) program, which is intended to be flexible and responsive to the economic development needs and priorities of local and regional stakeholders.

The CARES Act provides the EDA with \$1.5 billion, of which \$1.467 billion is available for grant making. Applicants must explain clearly in their application how the proposed project would "prevent, prepare for, and respond to coronavirus" or respond to "economic injury as a result of coronavirus."

The Secretary's announcement comes as EDA has published an Addendum to its Fiscal Year 2020 Public Works and Economic Adjustment Assistance Notice of Funding Opportunity (FY20 PWEAA NOFO) making the funds available. There is no deadline to apply – the opportunity is available until funds run out.

Floor = \$100,000 Ceiling = \$30,000,000

EDA CARES Act Recovery Assistance investments will **support a wide range of non-construction and construction activities**, **including Revolving Loan Funds**, in regions across the country experiencing severe economic dislocations brought about by the coronavirus pandemic.

Examples of projects that EDA may fund through its CARES Act Recovery Assistance include economic recovery planning and preparing technical assistance strategies to address economic dislocations caused by the coronavirus pandemic, preparing or updating resiliency plans to respond to future pandemics, implementing entrepreneurial support programs to diversify economies, and constructing public works and facilities that will support economic recovery, including the deployment of broadband for purposes including supporting telehealth and remote learning for job skills.

Eligible applicants under the EAA program include cities.

The following are potential areas for which the City could apply:

- Planning
- Technical assistance
- Preparation for responding to future events
- Entrepreneurial support programs
- Infrastructure (roads, and technology)
- Job creation
- Revolving loan fund



PWEAA2020 FY 2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding Department of Commerce Economic Development Administration

Economic Development Ad	Iministration
GENERAL INFORMATION	
Document Type:	Grants Notice
Funding Opportunity Number:	PWEAA2020
Funding Opportunity Title:	FY 2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding
Opportunity Category:	Discretionary
Opportunity Category Explanation:	
Funding Instrument Type:	Cooperative Agreement Grant
Category of Funding Activity:	Other (see text field entitled "Explanation of Other Category of Funding Activity" for clarification) Opportunity Zone Benefits
Category Explanation:	**This section reflects the availability of financial assistance for CARES Act Recovery Assistance Projects.** The Economic Development Administration's (EDA's) mission is to lead the Federal economic development agenda by promoting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy. EDA fulfills this mission through strategic investments and partnerships that create the regional economic ecosystems required to foster globally competitive regions throughout the United States. EDA supports development in economically distressed areas of the United States by fostering job creation and attracting private investment. Under this NOFO, EDA solicits applications from applicants in order to provide investments that support construction, non construction, planning, technical assistance, and revolving loan fund projects under EDA's Public Works program and EAA program (which includes Assistance to Coal Communities and Nuclear Closure Communities). Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities, including those negatively impacted by changes to the coal economy and nuclear power plant closures. Details about financial assistance for CARES Act Recovery Assistance Projects are located in the addendum released 05/07/2020.
Expected Number of Awards:	3000
CFDA Number(s):	11.300 Investments for Public Works and Economic Development Facilities 11.307 Economic Adjustment Assistance
Cost Sharing or Matching Requiremen	it: Yes
Version:	Synopsis 3
Posted Date:	Oct 18, 2019
Last Updated Date:	May 07, 2020
Original Closing Date for Applications	There are no submission deadlines under this opportunity. Applications will be accepted on an ongoing basis until the publication of a new PWEAA NOFO.
Current Closing Date for Applications	 There are no submission deadlines under this opportunity. Applications will be accepted on an ongoing basis until the publication of a new PWEAA NOFO.
Archive Date:	
Estimated Total Program Funding:	
Award Ceiling:	\$30,000,000
Award Floor:	\$100,000

ELIGIBILITY

Eligible Applicants:

Public and State controlled institutions of higher education

Others (see text field entitled "Additional Information on Eligibility" for clarification) Nonprofits that do not have a 501(c)(3) status with the IRS, other than institutions

of higher education

Special district governments

State governments

City or township governments

Native American tribal governments (Federally recognized)

County governments

Nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education

Private institutions of higher education

Additional Information on Eligibility: Eligible applicants for EDA financial assistance under the Public Works and EAA programs include a(n): (i) District Organization of a designated Economic Development District; (ii) Indian Tribe or a consortium of Indian Tribes; (iii) State, county, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions; (iv) institution of higher education or a consortium of institutions of higher education; or (v) public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State. See Section 3 of the Public Works and Economic Development Act of 1965 (PWEDA) (42 U.S.C. § 3122) and 13 C.F.R. § 300.3. EDA is not authorized to provide grants or cooperative agreements to individuals or to for profit entities. Requests from such entities will not be considered for funding. For ACC funding, projects must be located within and targeted to communities or regions that have been impacted, or can reasonably demonstrate that they will be impacted, by coal mining or coal power plant employment loss, or employment loss in the supply chain industries of either. For NCC funding, eligible regions have been impacted, or can reasonably demonstrate that they will be impacted, by one or more nuclear power plant closures. For CARES Act funding, applicants must explain clearly in their application how the proposed project would "prevent, prepare for, and respond to coronavirus" or respond to "economic injury as a result of coronavirus."

ADDITIONAL INFORMATION

Agency Name: Economic Development Administration

Description:

Under this NOFO, EDA solicits applications from applicants in rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA's Public Works and EAA programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities. EDA provides strategic investments on a competitive- merit-basis to support economic development, foster job creation, and attract private investment in economically distressed areas of the United States. If you are interested in applying for a project of national impact/scope under the CARES Act; please inquire at RNTA@eda.gov.

Link to Additional Information: EDA Website

Grantor Contact Information: If you have difficulty accessing the full announcement electronically, please contact:

If you have difficulty accessing the full announcement electronically, please contact: the EDA representative for your state. A complete list of EDA representatives is available on EDA's website at http://www.eda.gov/contact/

http://www.eda.gov/contact/



FIND. APPLY. SUCCEED."



TO: Mayor and City Council

FROM: Brynn Grimley, Communications Manager

THROUGH: John J. Caulfield, City Manager

DATE: May 26, 2020

SUBJECT: Electronic reader board

ATTACHMENTS: RPAI advertising agreement; Lakewood locator map

At the request of the Lakewood City Council, research was conducted to determine the best location for an electronic reader board to promote city events.

In addition to identifying potential locations for an electronic sign, this memo details the current practices used to market city events, and outlines an opportunity to enter into an agreement with RPAI to advertise city events on the Lakewood Towne Center electronic reader board at Bridgeport Way and Lakewood Drive.

Existing event promotions

The city promotes its events in the following ways:

• Social media: All city events are promoted across the city's social media accounts including four Facebook pages, Instagram, Twitter and LinkedIn.

In addition to promoting events frequently to the city's combined 34,000 Facebook followers, event listings are created with detailed information. People share these listings with friends, helping to spread the word. For major events like SummerFEST, the city uses paid advertising to extend promotions to the Seattle area and beyond.

John C. Carefiel

As of mid-April 2020, the city's Facebook event listings for the Lakewood Night Market, Farmers Market and SummerFEST reached nearly 165,000 people combined. On average the city reaches more than 100,000 people for its SummerFEST event listing alone by the time the event happens in July.

- **Temporary electronic signs**: When available, the city uses its temporary electronic reader board signs at high-traveled intersections to promote events including the Lakewood Farmers Market, SummerFEST, Truck & Tractor Day and the annual Christmas Tree Lighting. In the past these signs have gone up in the right-of-way at Bridgeport Way and Pacific Highway.
- Area reader boards: The city already has one electronic reader board at the police station off Lakewood Drive and uses this to promote events. The city also coordinates with community partners to list upcoming city events on their reader board signs. Partners include:
 - o Clover Park School District off Gravelly Lake Drive;
 - o West Pierce Fire & Rescue at Steilacoom Boulevard; and
 - o Allen Realtors off Gravelly Lake Drive.
- **General marketing**: The city uses multiple print and online resources, as well as radio and television to market its events.

City events are promoted in the Lakewood Connections Magazine mailed to 31,000 households and businesses, Lakewood's Promise newsletter distributed to families within the Clover Park School District and the Clover Park School District Inside Schools newsletter.

The city website has a dedicated City Events section, a rotating calendar and an online calendar.

Paid advertising appears in South Sound Magazine, Showcase Media and the Ranger newspaper group which reaches Joint Base Lewis-McChord families. The city's events also appear in these publications' online calendars and social media channels.

Other areas where the city's events are featured include Travel Tacoma-Mt. Rainier's online calendar and featured event listings, The Suburban Times and its online calendar, and roughly 14 other online calendars around the region.

Additionally, vendors share event information with their social media audiences and online clients to help promote events like the Farmers Market and SummerFEST. Specific to SummerFEST, the event is marketed by our radio partner across multiple stations and website calendar listings and social media accounts. The city also runs television advertising and this year could add a video promotion through YouTube.

Event banners are hung at Fort Steilacoom Park, Lakewood City Hall, on the fence of Park Lodge Elementary School facing Lakewood Towne Center and other temporary signs are placed at key locations throughout the city, including along our most traveled roads. Fliers are distributed to local businesses and are placed on bulletin boards at Starbucks, Moonrise Café, Jimmy Johns, the YMCA and other gathering places.

New opportunity

Retail Properties of America Inc. (RPAI), maintains and operates a large electronic reader board at the Bridgeport Way entrance to the Lakewood Towne Center. The reader board is easy to read and promotes Lakewood Towne Center businesses, including activity at the Lakewood Playhouse.

RPAI has offered the opportunity for the city to advertise its events on the board at the price offered to Lakewood Towne Center tenants: \$300/month, or \$3,600 annually. This would be if the city opted to promote all of its events throughout the year. The non-tenant price is \$500/month.

Locations

Should the City Council determine it wants to include the purchase of an LED electronic reader board in the 2021-2022 Biennial Budget, below is information on the most traveled intersections/ roadways, and a recommendation for placement.

Considerations when selecting locations include:

- Average daily traffic count;
- Whether location is at a stop light;
- Competition for attention (are there too many other signs in area?);
- Access to right-of-way for installation; and
- Zoning.

Other considerations:

Under the city's sign code electronic reader boards are allowed only in commercially zoned areas. If a location is selected that is not in a commercial zone, it is recommended the City Council rezone the parcel to Public Institutional to allow the sign.

If it is decided to place a sign in the public right-of-way, there is a possibility a private entity could also request to place a sign in the public right-of-way.

If the goal is to promote city events to the most people, the below locations have the highest average daily traffic counts, are located in a commercial zone and have public right-of-way space available:

- **South Tacoma Way north of 96th Street**: 33,075 average daily traffic. Five lane road with approximately 10 to 20 feet of right-of-way on the west side and three feet of right-of-way on the east side behind sidewalk. Zoned C2.
- Steilacoom Boulevard east of Edgewater Drive: 31,372 average daily traffic. Four lane road. Public right-of-way available. Zoned NC1.
- **Bridgeport Way north of 75 Street**: 30,594 average daily traffic. Five lane road. Minimal right-of-way behind sidewalks with a planter strip between the road and sidewalk on the east side. Zoned C2.

Additional locations along South Tacoma Way were reviewed and considered, however due to a high volume of existing signs, coupled with frequent turns and vehicle speeds, it was determined this stretch is not desirable.

Other considerations include Lakewood Municipal Code regulations around digital signs which state: "One digital sign is allowed per one hundred (100) feet of street frontage in nonresidential zones." (LMC 18A.100.050.D)

Roads with less traffic, but where either public right-of-way space exists, or where there is existing city property include:

- Motor Avenue at Colonial Plaza near Gravelly Lake Drive: No traffic counts available.
- **Lakewood City Hall**: Main Street between Gravelly Lake Drive and 108th Street sees between 8,094 and 10,070 cars daily.
- Landscaped strip at Gravelly Lake Drive and Nyanza Road that will be created if a new roundabout is installed. This area would need to be rezoned

Public Institutional from residential because digital signs are not allowed in residential zones. Average daily traffic at Gravelly Lake Drive north of Pacific Highway is 33,568.

Estimated Cost

Accurate cost estimates are difficult to know without a higher level of detail, including location, total sign square footage, pixel selection and how the sign would be mounted.

A rough estimate is to assume \$2,000 per square foot for an LED sign, which is the most common electronic reader board sign on the market. The maximum size allowed in Lakewood is 40 square feet. At this price the total amount for the LED portion of the sign would be \$80,000. This does not include mounting or installation costs, or ongoing annual maintenance.

As a point of reference H&L Produce has a three-sided, 40-square foot LED sign with 10 mm pixels located at Lakewood Drive and 74th Street SW. That sign cost approximately \$135,000, according to the business owner.

A newly installed, two-sided 30-square-foot LED sign with 8 mm pixels recently installed at the Tacoma Boys location on 6th Avenue in Tacoma cost approximately \$160,000.

Recommendation/Next steps

At this time it is not recommended to purchase an electronic reader board sign due to uncertainty around budget impacts tied to the potential lasting effects of COVID-19.

If the City Council has an interest in an electronic reader board or to use RPAI's existing reader board, it is recommended these requests be considered and prioritized as part of the 2021-2022 Biennial Budget process later this fall.

In the meantime, the city will continue to utilize the many existing marketing tools to promote city events.











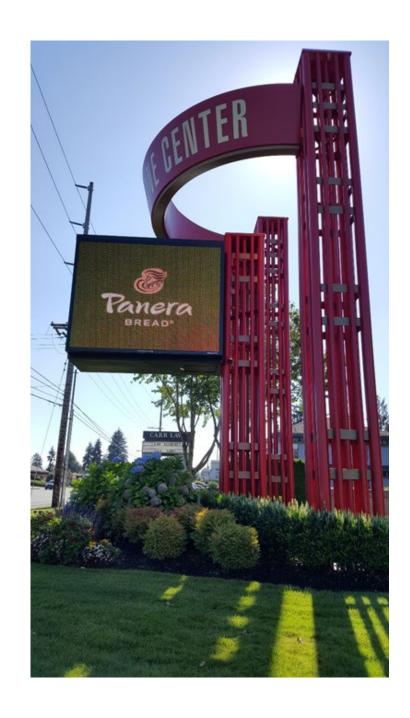
Lakewood Towne Center

2020 Advertising Opportunities

DIGITAL ADVERTISING

Digital Reader Board

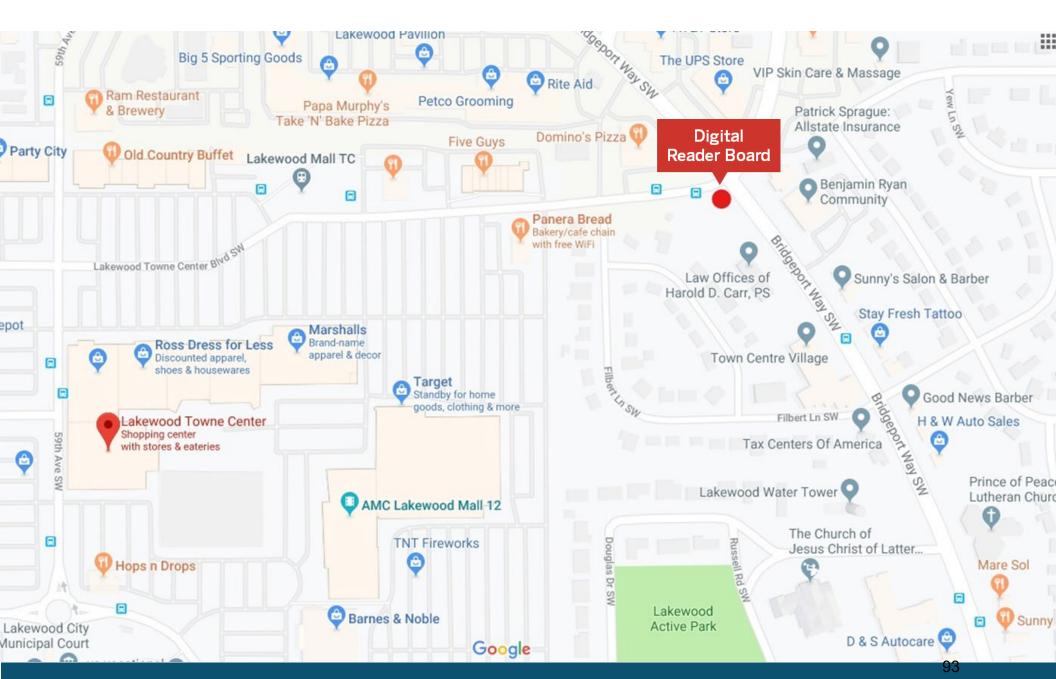
- Advertise your brand or event on the busy intersection of Bridgeport Way and Lakewood Towne Center Blvd
- Highly effective and cost-efficient advertising with no production fees
- Unprecedented flexibility, vibrancy and real time messaging





Digital Reader Board - location





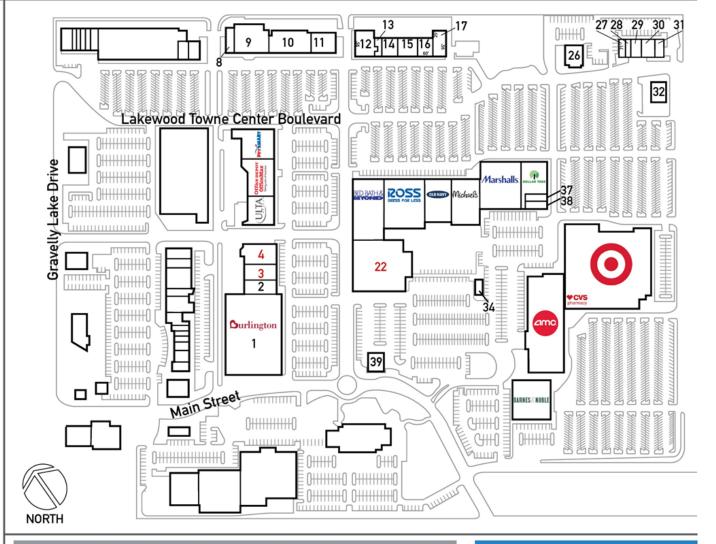


LAKEWOOD TOWNE CENTER

5731 Main Street SW, Lakewood, WA 98499 Latitude: 47.163094 N Longitude: -122.515068 W

www.rpai.com | @RPAI_REIT

Unit#	Sq. Ft.	Tenant		
1	70.533	Burlington Coat Factory		
2	8,355	Famous Footwear		
3	7,500	Available		
4	9,300	Available		
5	11,142	Ulta		
6	18,000	Office Depot		
7	19,089	PetSmart		
8	1,750	Wingstop		
9	20,219	24 Hour Fitness		
10	15,564	Party City		
11	9,450	Davita Dialysis Center		
12	9,500	Old Country Buffet		
13	1,095	Sky Nails		
14	4,507	Catherines		
15	5,530	Lane Bryant		
16	4,200	rue21		
17	4,275	Maurices		
18	24,035	Michaels		
<u>19</u>	16,172	Old Navy		
20	30,151	Ross Dress For Less		
21	30,530	Bed Bath & Beyond		
22	45,005	Available		
24	48,229	AMC		
<u>25</u>	23,104	Barnes & Noble		
26	5,120	La Palma Restaurant		
<u>27</u>	1,750	Pizza Studio		
28	1,400	GameStop		
<u>29</u>	2,800	Five Guys Burgers & Fries		
30	3,500	Gentle Dental		
<u>31</u>	2,500	Sprint		
32	5,200	Panera Bread		
33		Target		
34		Lakewood Towne Center		
		Property Management Office		
<u>35</u>	30,000	Marshalls		
<u>36</u>	10,600	Dollar Tree		
<u>37</u>	1,278	Great Clips		
38	1,661	Chronic Tacos		
<u>39</u>	4,500	Hop Jacks Restaurant		



2019 Demographics	1-Mile	3-Mile	5-Mile
Total Population	10,604	88,377	220,165
5 Year Population Growth	3.48%	4.31%	4.95%
Average HH Income	\$63,860	\$68,377	\$74,027

Property managed by RPAI US Management LLC. The RPAI name and logo are registered trademarks being used under license. Information given in this presentation is subject to verification and no liability for errors or omissions is assumed.

Center Size: 507.544 sf Asset Type: Community Center

Leasing Contact: Stacy Short Short@rpai.com | 855.247.RPAI

DIGITAL AD PRICING



Pricing

- \$500 per month
- 6-months+ term: \$300 per month



Kim Fuhrman

VP, Marketing & Business Development Fuhrman@rpai.com | 410.336.3068

Sam Stuba

Marketing Assistant
Stuba@rpai.com | 630.634.4242

We welcome the opportunity to discuss our offerings with you at length. We are ready to partner with you to ensure your business thrives as a part of Lakewood Towne Center.

5731 Main St SW | Lakewood, WA 98499

The retail at Lakewood Towne Center is owned, lease & managed by the affiliates of RPAI https://www.shoplakewoodtownecenter.com/









Proposed electronic reader board locations

