



May 19, 2020

PUBLIC HEARING NOTICE

The City of Lakewood City Council will be holding a public hearing for the 2020 Comprehensive Plan and Zoning Text Amendments (CPAs) on June 1, 2020 at 7:00 pm, or soon thereafter. This hearing will take place in the City Council Chambers, 6000 Main Street SW, Lakewood, Washington. All persons will have an opportunity to present their oral comments at the hearing.

Don Anderson
Mayor

Jason Whalen
Deputy Mayor

Mary Moss
Councilmember

Michael D. Brandstetter
Councilmember

John Simpson
Councilmember

Linda Farmer
Councilmember

Paul Bocchi
Councilmember

John J. Caulfield
City Manager

If you have concerns about this matter and want those concerns to be known and considered, they must be presented at the hearing or prior to it. Written comments can be submitted to the City Clerk, 6000 Main Street SW, Lakewood, WA 98499 or bschumacher@cityoflakewood.us prior to the hearing.

Once it is published, the staff report and Council meeting will be available for inspection by meeting date online prior to the public hearing at <https://cityoflakewood.us/city-council/city-council-agendas/>.

CONTACT INFORMATION:

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City of Lakewood
6000 Main Street
Lakewood, WA 98499
tspeir@cityoflakewood.us

COVID-19 Meeting Notice

The Lakewood City Council will hold its scheduled meetings to ensure essential city functions continue. Governor Inslee's Emergency Proclamation 20-25 Stay Home – Stay Healthy was issued on March 23, 2020 and was extended to May 31, 2020. If this order is extended beyond the date of June 1, 2020, in-person attendance by members of the public will NOT be permitted, and public testimony for this public hearing will only be accepted via mail or email. Comments should be sent to Briana Schumacher, City Clerk at 6000 Main Street SW Lakewood, WA 98499 or bschumacher@cityoflakewood.us. Comments received up to one hour before the meeting will be provided to the City Council electronically.

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.

SUMMARY TABLE OF 2020 COMPREHENSIVE PLAN & ZONING MAP AMENDMENTS

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
<p>CPA-ZOA-2020-01</p> <p>(Planned Development Districts (PDDs))</p> <p>City-Initiated</p>	<ol style="list-style-type: none"> 1. Amend Comprehensive Plan language at Sections 1.4.2, 2.3.1, 2.3.6, 3.2, 3.2.5, 3.2.8, 3.2.10, and Goal LU-4 to update references to Planned Development Districts; 2. <i>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</i> 3. Add a new policy to the Land Use Policy Chapter of the Comprehensive Plan: <ul style="list-style-type: none"> <u>LU-2.43: Encourage Planned Development District development with higher residential densities provided this type of development incorporates innovative site design, conservation of natural land features, protection of critical area buffers, the use of low-impact development techniques, conservation of energy, and efficient use of open space.</u> <p><i>The full text of this amendment is included following this table.</i></p>	<p>Approval</p>
<p>CPA/ZOA-2020-02</p> <p>(Custer & Bridgeport A)</p> <p>Privately initiated</p>	<ol style="list-style-type: none"> 1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Mixed Residential (MR) to High Density MultiFamily (HD); and 2. Amend the zoning map to rezone the subject property from Mixed Residential 2 (MR2) to MultiFamily 3 (MF3). <p><u>Location:</u> 7811 & 7815 Custer Rd. West</p> <p><u>Assessor's Tax Parcel Nos.:</u> 6940000020, 6940000010, 0220263023</p>	<p>Redesignate the parcels to MultiFamily (MF) and rezone them to MultiFamily 2 (MF2.)</p>
<p>CPA/ZOA-2020-03</p> <p>(Custer & Bridgeport B)</p>	<ol style="list-style-type: none"> 1. Scrivener correction to amend the Comprehensive Plan land-use map to designate the subject property MultiFamily (MF); and 2. No change to zoning is required. 	<p>Approval</p>

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
City-Initiated	<p><u>Location:</u> 8008 to 8248 Bridgeport Way SW</p> <p><u>Assessor's Tax Parcel Nos.:</u> 0220352151</p>	
<p>CPA/ZOA-2020-04</p> <p>(111th & Bridgeport Way West)</p> <p>City-Initiated</p>	<p>1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to MultiFamily (MF); and</p> <p>2. Amend the zoning map to rezone the subject property from Commercial 1 (C1) to MultiFamily 3 (MF3).</p> <p><u>Location:</u> 4808 - 4812 112th St SW, 4718 111th St SW, and 11102 & 11106 47th Av SW</p> <p><u>Assessor's Tax Parcel Nos.:</u> 5080000396, 5080000420, 5080000431, 5080000432</p>	Approval
<p>CPA/ZOA-2020-05</p> <p>(59th Ave. W & Steilacoom Blvd.)</p> <p>City-Initiated</p>	<p>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</p> <p>2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 2 (NC2) to MultiFamily 1 (MF1).</p> <p><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</p> <p><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</p>	Redesignate the parcels to MultiFamily (MF) and rezone them to MultiFamily 2 (MF2.)

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
<p>CPA/ZOA-2020-06 (Springbrook Neighborhood)</p> <p>City-Initiated</p>	<p>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;</p> <p>2. Amend the zoning map to zone the subject property per the outcome of the 2019 Lakewood/FEMA flood plain mapping update effort; and</p> <p>3. Remove the Lakewood Station District boundary located within Springbrook.</p> <p><u>Location:</u> 4901 123rd St SW, XXX 123rd St SW, XXX 47th Av SW, 4800 to 4815 122nd St SW, 4804 121st St SW, 4801 121st St SW, 4715 to 4717 121st SW, 12018 TO 12020 47th Av SW, 4710 120th St SW, XXX 120th St SW, XXX 47th Av SW, XXX 123rd St SW, 12315 Bridgeport Wy W, 4828 123rd St SW, 4828 123rd St SW, 4702 to 4731 124th SW, XXX 47th Av SW, 12511 47th Av SW, 12517 47th Av SW, 12413 Bridgeport Way SW</p> <p><u>Assessor's Tax Parcel Nos.:</u> 0219127015, 0219123105, 0219123017, 0219127013, 0219127012, 0219123005, 0219123000, 0219123064, 0219123024, 0219122171, 0219123108, 0219123109, 0219123084, 0219123025, 0219123081, 0219123116, 0219123113, 0219123114, 0219123054</p>	<p>Continue CPA/ZOA-2020-06 to the 2021 CPA cycle to allow for completion of FEMA analysis and updates to City's mapped floodplain.</p> <p>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.</p> <p>The outcome reveals 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.</p> <p>Once this analysis is approved by FEMA, it will be a part of the City's flood regulations as the mapped floodplain.</p>
<p>CPA/ZOA-2020-07 (Washington Blvd. & Interlaaken Blvd.)</p> <p>City-Initiated</p>	<p>1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Neighborhood Business District (NBD) to Mixed Residential (MR); and</p> <p>2. Amend the zoning map to rezone the subject property from Neighborhood Commercial 1 (NC1) to Mixed Residential 2 (MR2).</p> <p><u>Location:</u> 7907 Washington Blvd SW</p>	<p>Remove from docket since it is a site-specific rezone subject to LMC 18A.30.680 and .690.</p>

Proposal Title	Originally Proposed Text or Map Amendment Description	Planning Commission Recommendation per Res. 2020-01
	<u>Assessor's Tax Parcel Nos.:</u> 0219102072	
CPA/ZOA-2020-08 (Lakewood Transit Station) City-Initiated	1. Amend the Comprehensive Plan land-use map to redesignate the subject property from Corridor Commercial (CC) to Public & Semi-Public Institutional (INST); and 2. Amend the zoning map to rezone the subject property from Transit Oriented Commercial (TOC) to Public Institutional (PI). <u>Location:</u> XXX Pacific Hwy SW, 11402, 11424 & 11602 Pacific Hwy SW <u>Assessor's Tax Parcel Nos.:</u> 0219122165, 0219122166	Approval
CPA/ZOA-2020-09 (Rail Policies) City-Initiated	1. Delete a freight mobility policy from the Comprehensive Plan Transportation Chapter: T-18.4: Examine the potential of unused or underutilized rail lines in Lakewood for freight rail. 2. Revise an existing freight mobility policy in the Comprehensive Plan Transportation Chapter: T-18.6: Promote the continued operation of existing rail lines to serve the transportation needs of Lakewood businesses <u>and Joint Base Lewis McChord.</u> 3. Add a new policy to the Comprehensive Plan Transportation Chapter: <u>T-18.10: The City discourages increased freight traffic along this corridor that is above and beyond the activity already in place and does not have a destination within Lakewood or Joint Base Lewis-McChord. With the opening of the Point Defiance Bypass project in support of Amtrak 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.</u>	Approval

VICINITY MAP

