

Lakefront Street Ends Policy City Council Study Session January 12, 2009



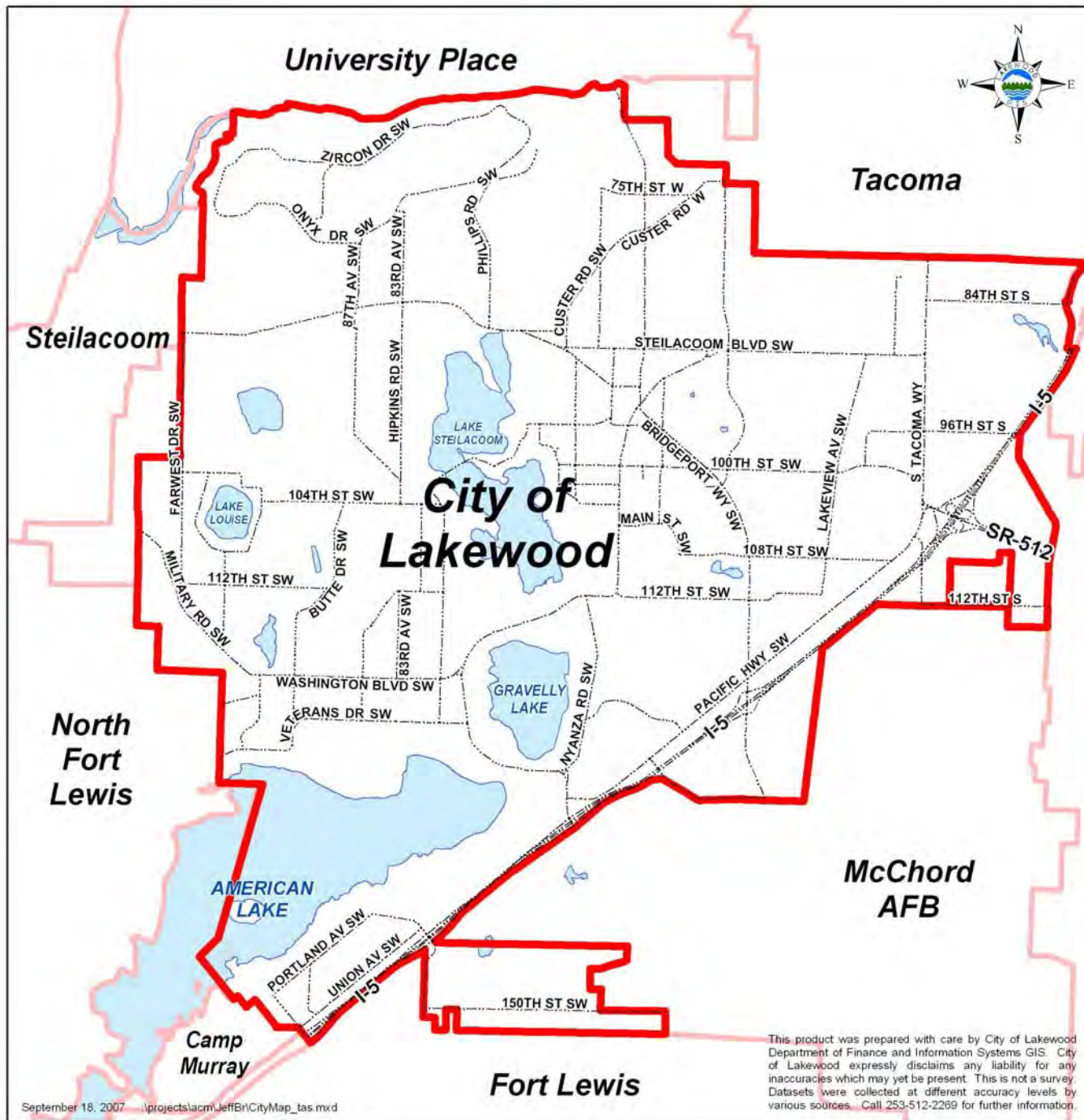


➤ **Review of public meetings**

- 1) Sep 25, 2007 Overview
- 2) Nov 27, 2007 Discussion of sites and attributes.
- 3) Dec 11, 2007 Evaluation of American Lake, Lake Louise, & Gravelly Lake
- 4) Jan 23, 2008 Evaluation of Lake Steilacoom

➤ **Parks and Recreation Advisory Board**

- 1) May 27, 2008 Discussed Recommendations
- 2) June 24, 2008 Formalized Recommendations



Lakefront Street Ends

Lake Steilacoom

1. Westlake Ave
2. Mt. Tacoma Dr.
3. Beach Lane
4. Lake Ave
5. 100th St
6. Holly Hedge
7. Edgewater Park

Lake Louise

10. 104th St
11. Holden St

American Lake

8. Lake City Blvd
9. Wadsworth St
14. Lakeland
Ave/Park

Gravelly Lake

12. Hill Top Lane
13. Linwood Lane

Lakefront Street Ends

City of Lakewood

Evaluation Criteria Matrix

To what degree could the site have public use by the citizens of Lakewood and thereby requiring stewardship by the Lakewood Parks Department and the City of Lakewood? Which sites should the LPD and the city of Lakewood consider investing in site development and site management?

1. Site Length:

- | | | |
|----------|---|--------|
| a. Short | 1 | <20ft |
| b. Long | 5 | <150ft |
-

2. Site Width:

- | | | |
|-----------|---|-------|
| a. Narrow | 1 | <25ft |
| b. Wide | 5 | >75ft |
-

3. Site Area: The square footage of the site.

- | | | |
|----------|---|----------|
| a. Small | 1 | 5000sf |
| b. Large | 5 | 15,000sf |
-

4. Usable Area: How much space is available for passive recreational opportunities such as viewing the lake, sitting on a bench, enjoying a picnic, or launching a canoe?

- | | | |
|---------|---|------|
| a. Low | 1 | <20% |
| b. High | 5 | >60% |
-

5. Topography: Accessibility due to grade and terrain. How “walkable” is the site without extensive engineering?

- | | | |
|----------|---|------|
| a. Steep | 1 | >15% |
| b. Flat | 5 | <03% |

6. Vegetation: How heavy is the trees, bushes, and groundcover		
a. Thick	1	>80%
b. Light	5	<10%
<hr/>		
7. View: From or through the site to the lake		
a. Reduced view of lake	1	<20%
b. Good view of lake	5	>80%
<hr/>		
8. Current Recreational Use:		
a. Low use	1	>80% Natural Setting
b. High use	5	>80% Designated Rec. Use
<hr/>		
9. Adjacent Impacts: (set backs)		
a. High impacts	1	Adjacent Uses Affect Site
b. Low impacts	5	No Connection to Adjacent Prop.
<hr/>		
10. Adjacent Parking: within two blocks		
a. Little or no parking	1	No Parking
b. Lots of parking	5	Reasonable # available for public use.
<hr/>		
11. Safety and Vandalism Control: area to be controlled through supervision by camera, audio, patrol, or emergency number...		
a. Difficult	1	Impacted even with significant investment.
b. Easy	5	Easily monitored with modest investment.

End of Criteria Matrix

Legend

Rating 1-5

1 - Low

5 - High

R - Raw

W - Weighted

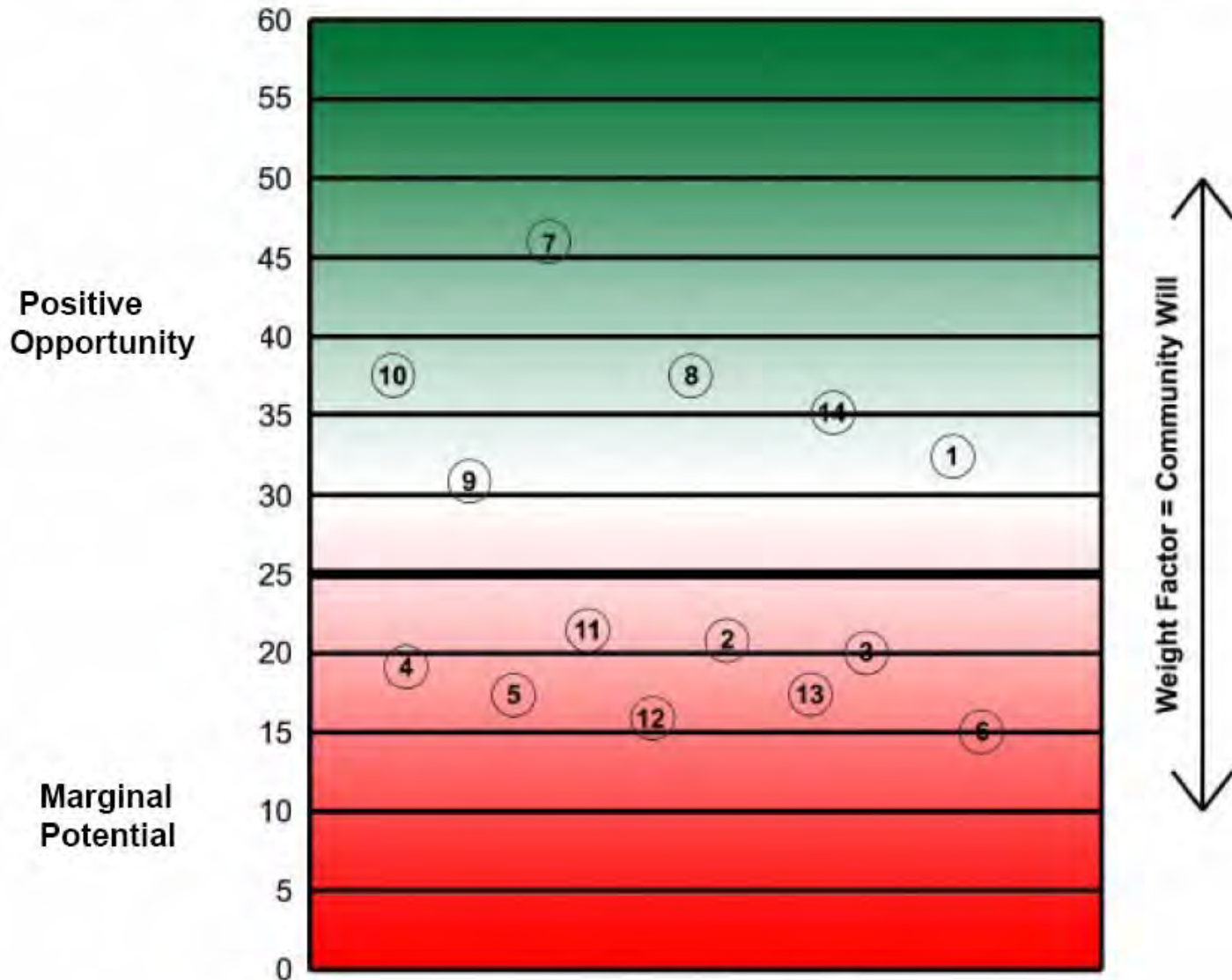
Decision Criteria Matrix

1/23/2008

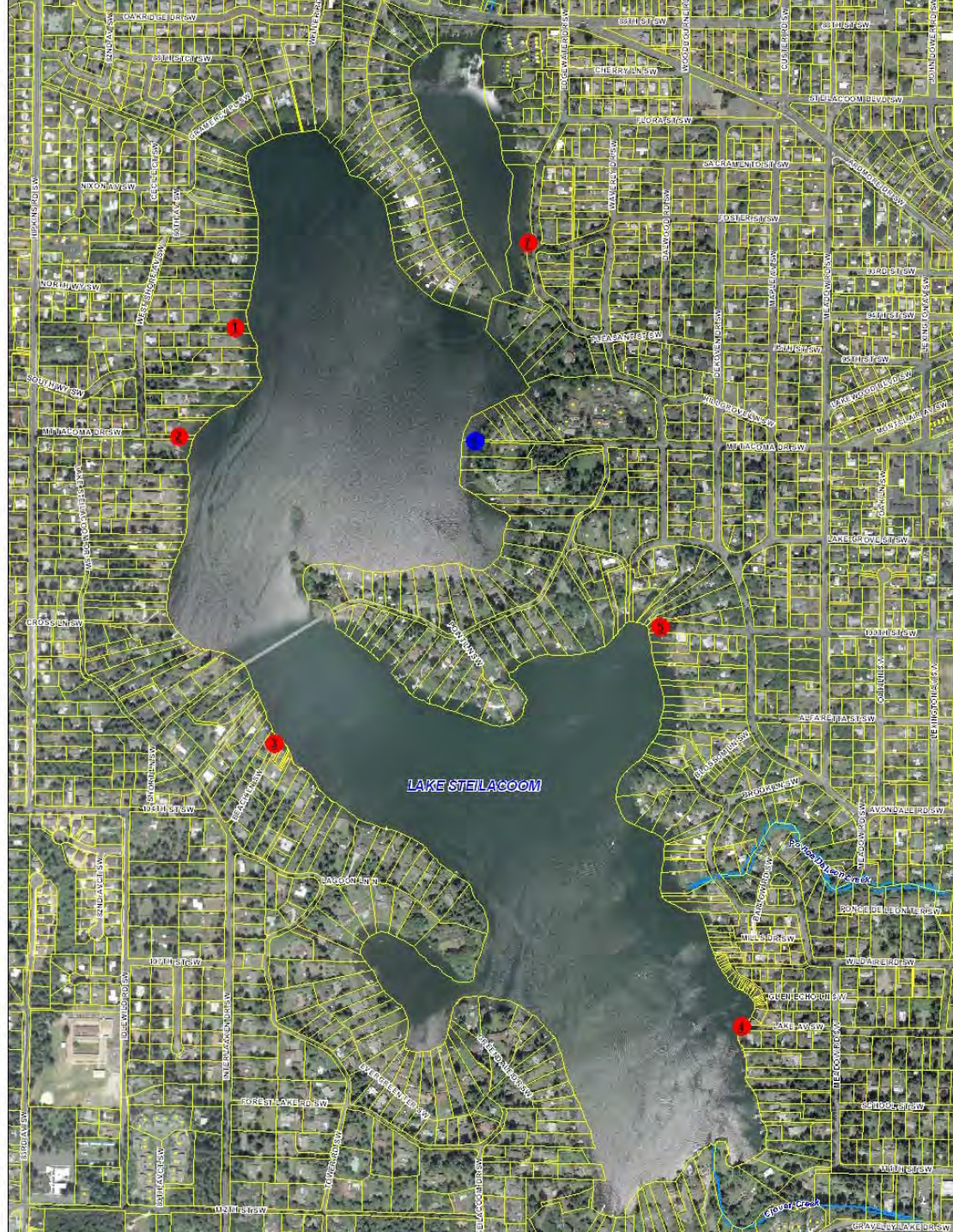
Criteria	Site Length		Site Width		Site Area		Usable Area		Topography		Vegetation		View		Current Recreational Use		Adjacent Impacts		Adjacent Parking		Saftey		Total (R)	Weight Factor	Total (W)			
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W						
	Lake Steilacoom																											
1. Westlake Ave. SW	5		4		3		5		1		4		4		2		3		1		1					33		0
2. Mt. Tacoma Drive SW	3		2		1		1		1		3		5		1		1		1		2					21		0
3. Beach Lane SW	2		3		1		2		1		3		4		1		1		1		1					20		0
4. Lake Avenue SW	3		2		1		1		3		3		2		1		1		1		1					19		0
5. 100th Street SW	3		3		1		1		1		1		2		1		2		1		1					17		0
6. Holly Hedge Lane SW	5		1		1		1		1		1		1		1		1		1		1					15		0
7. Edgewater Park	3		5		5		5		4		4		5		5		5		1		4					46		0
American Lake																												
8. Lake City Blvd. SW	3		5		3		5		3		3		3		3		3		3		3					37		0
9. Wadsworth Street SW	5		1		1		5		3		5		5		1		1		1		3					31		0
14. Lakeland Park	5		5		5		3		3		2		3		2		3		3		1					35		0
Lake Louise																												
10. Melody Lane	1		3		1		5		5		5		5		5		3		1		3					37		0
11. Holden	5		3		3		1		1		1		3		1		1		2		1					22		0
Gravelly Lake																												
12. Hill Top Lane SW	5		1		2		1		1		1		1		1		1		1		1					16		0
13. Linwood Lane SW	5		1		2		2		1		1		1		1		1		1		1					17		0

Lakefront Street Ends - Appendix E

05/21/08



“Feasibility Graph”

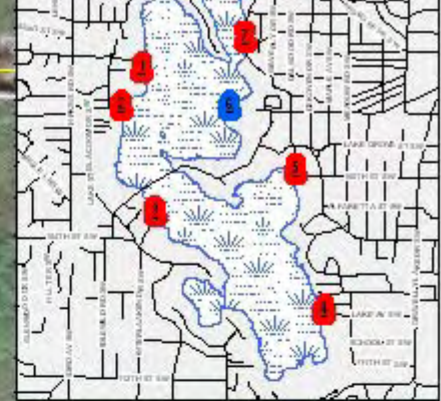


9460000220

9460000210

9460000173

9460000174



1 - Westlake Avenue (Lake Steilacoom)

LAKE STEILACOOM

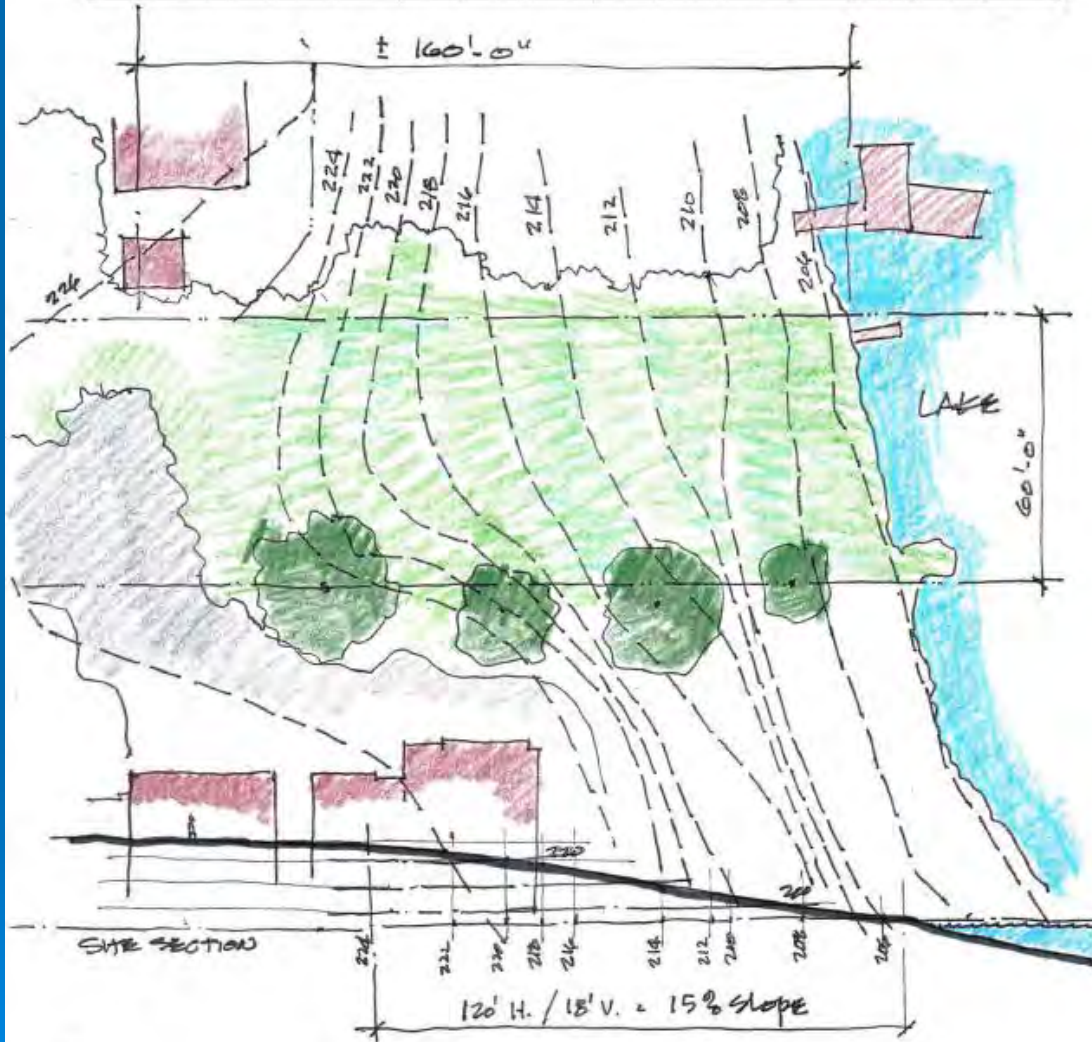


9460000140

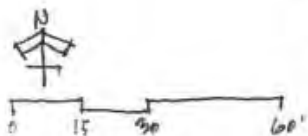
9460000150



1		2		3		4		5		6		7		8		9		10		11																					
Site Length		Site Width		Site Area		Usable Area		Topography		Vegetation		View		Current Recreational Use		Adjacent Impacts		Adjacent Parking		Safety Control																					
R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	Total	
1.	5	4	3	5	1	4	4	2	3	1	1																													33	



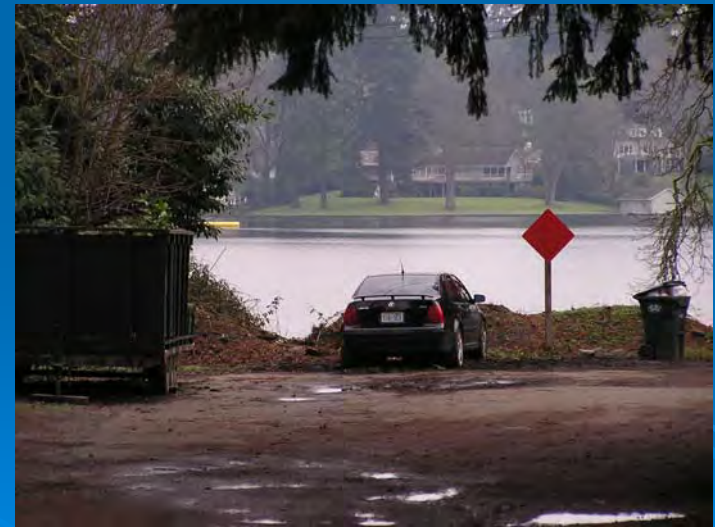
LAKE STEILACOOM
 LOCATION # 1: WESTLAKE AVE. S.W.



1 - Westlake Avenue (Lake Steilacoom)



View of Westlake Ave. from
West Shore Ave. intersection



Limited parking at end of roadway.

#1 Westlake Ave Recommendation

- Public: improve/develop
- PRAB: improve/develop

Feasibility Graph: “Positive Opportunity”



946000011

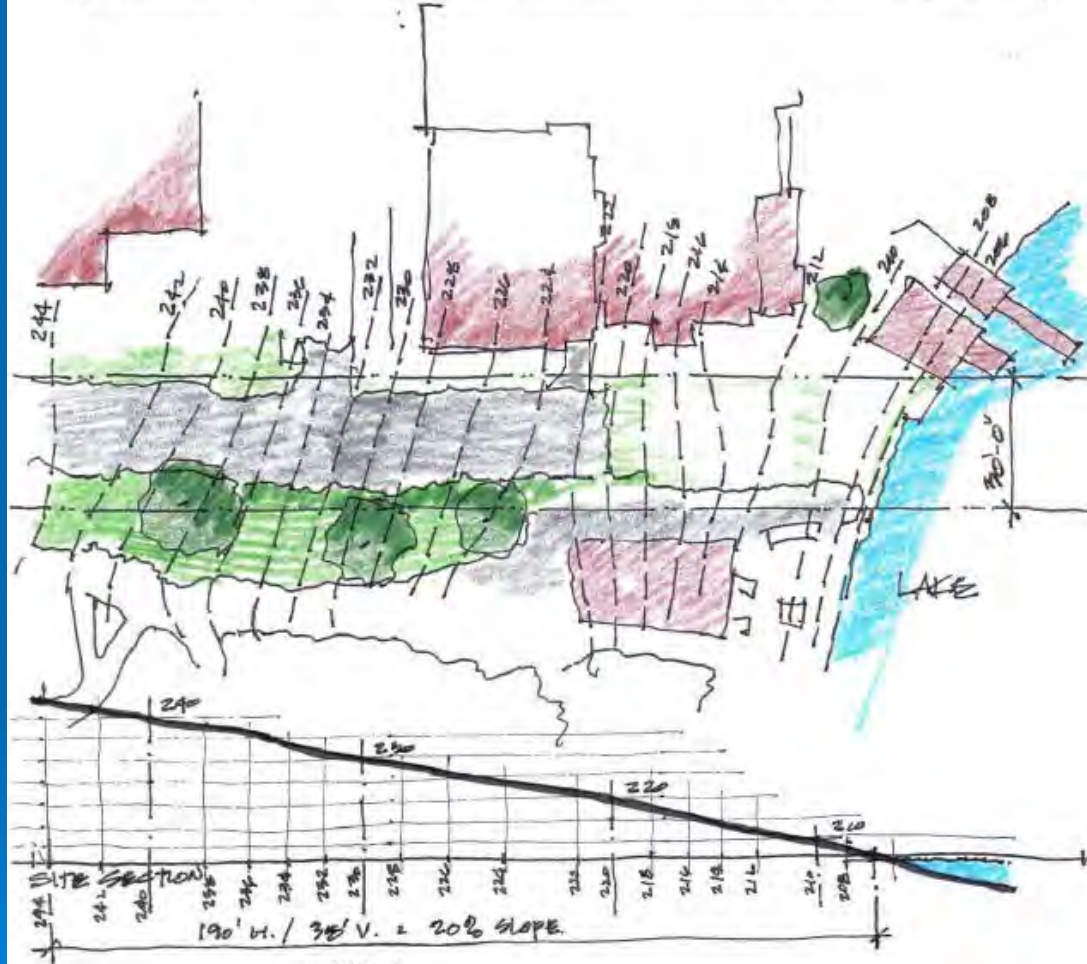
946000012

#2 - Mt. Tacoma Drive (Lake Steilacoom)

2

LAKESTEILACOOM

	1 Site Length		2 Site Width		3 Site Area		4 Usable Area		5 Topography		6 Vegetation		7 View		8 Current Recreational Use		9 Adjacent Impacts		10 Adjacent Parking		11 Safety Control		Total		
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W			
2.	3		2		1		1		1		3		5		1		1		1		2				21



LAKE STEILACOOM
LOCATION #2: MT. TALOMA DR. S.W.

#2 - Mt. Tacoma Drive (Lake Steilacoom)



Bottom of the hill on Mt. Tacoma Drive.



Looking from the intersection of Mt. Tacoma Dr. & West Shore Ave.



Pedestrian access to the lake.

#2 Mount Tacoma Dr. Recommendation

- Public: vacate
- PRAB: lease

Feasibility Graph: “Marginal Potential”



4725001163

LAKE STEILACOOM

4725001174

3

7265000051

7265000072

#3 - Beach Lane (Lake Steilacoom)

7265000073

7265000090

7265000100

7265000110

7265000120

4725001177

7265000121

7265000120

4725001190

3.	1 Site Length		2 Site Width		3 Site Area		4 Usable Area		5 Topography		6 Vegetation		7 View		8 Current Recreational Use		9 Adjacent Impacts		10 Adjacent Parking		11 Safety Control		Total
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	
	3	3	2	2	1	2	2	1	3	4	1	1	1	1									20



#3 - Beach Lane (Lake Steilacoom)



#3 Beach Lane Recommendation

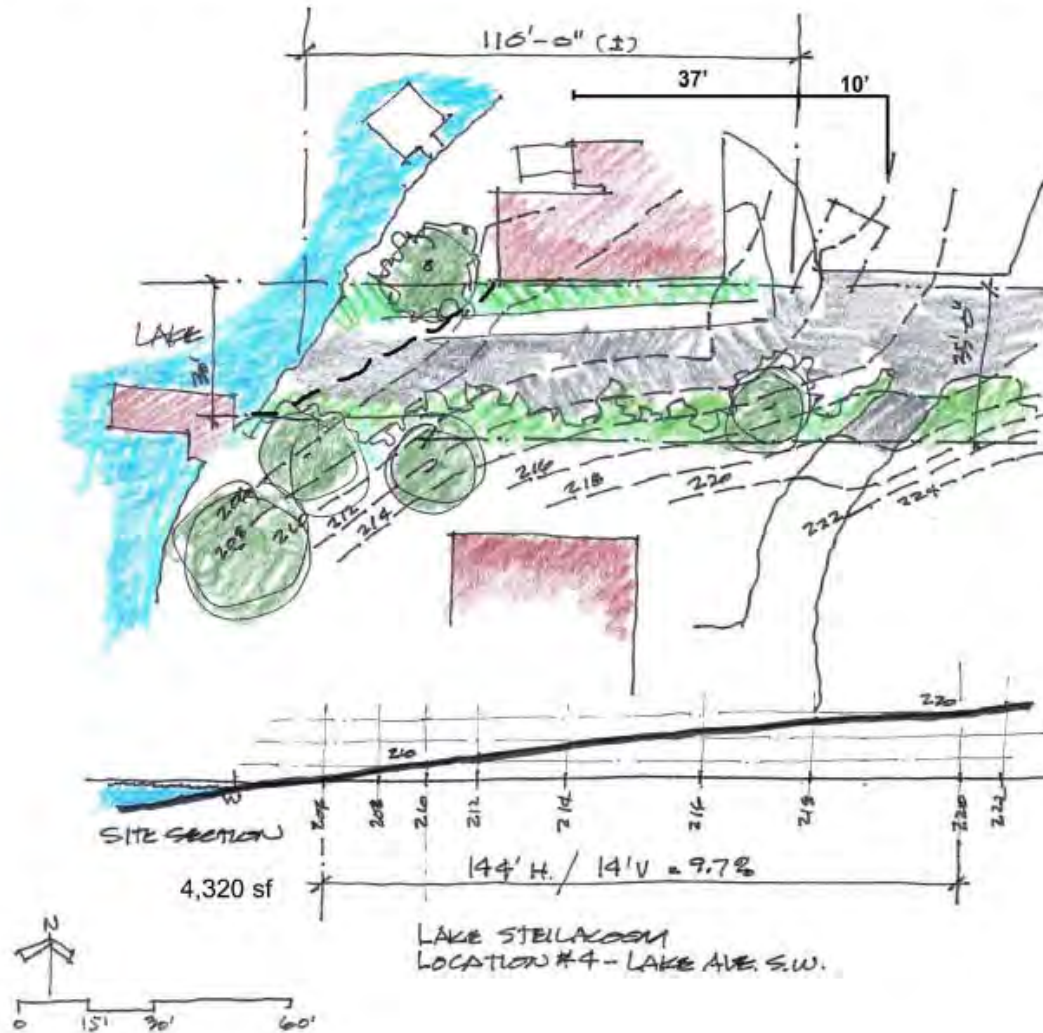
- Public: vacate
- PRAB: improve/develop

Feasibility Graph: “Marginal Potential”



#4 - Lake Avenue (Lake Steilacoom)

4.	1 Site Length		2 Site Width		3 Site Area		4 Usable Area		5 Topography		6 Vegetation		7 View		8 Current Recreational Use		9 Adjacent Impacts		10 Adjacent Parking		11 Safety Control		Total
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	
	3		2		1		1		3		3		2		1		1		1		1		19



#4 - Lake Avenue (Lake Steilacoom)



View of Lake Avenue just west of Meadow Road



Sign added in past year to discourage long-term parking at access point

#4 Lake Ave Recommendation

- Public: vacate***
- PRAB: vacate or lease

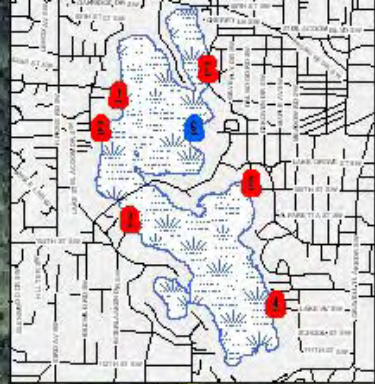
Feasibility Graph: “Marginal Potential”

***there is some neighborhood interest in improving the site for public access

5030001061

5030001050

5030001040



#5 - 100th Street (Lake Steilacoom)

5030000170

5030000320

5

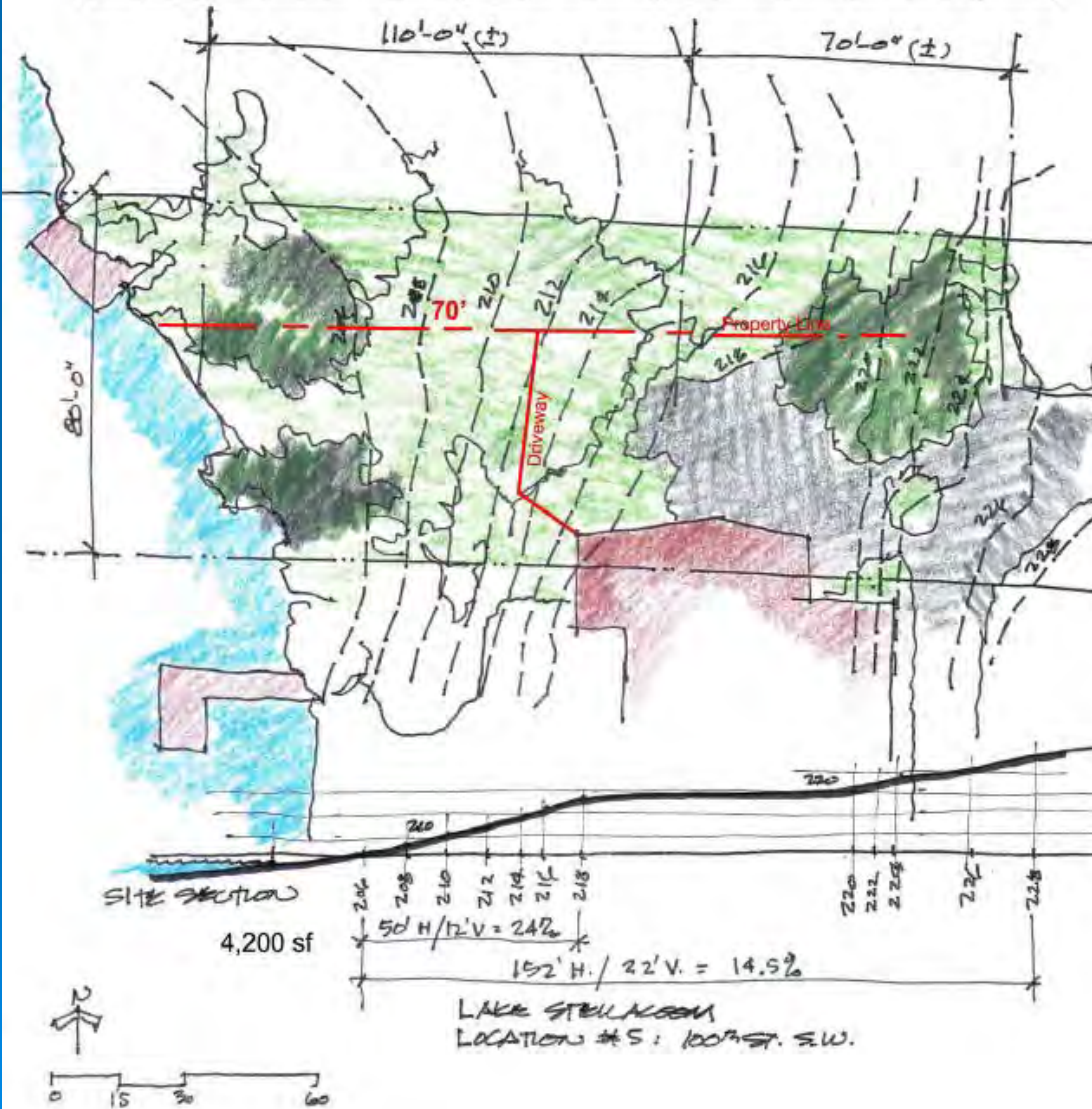
LAKE STEILACOOM

5030001430

5030001410



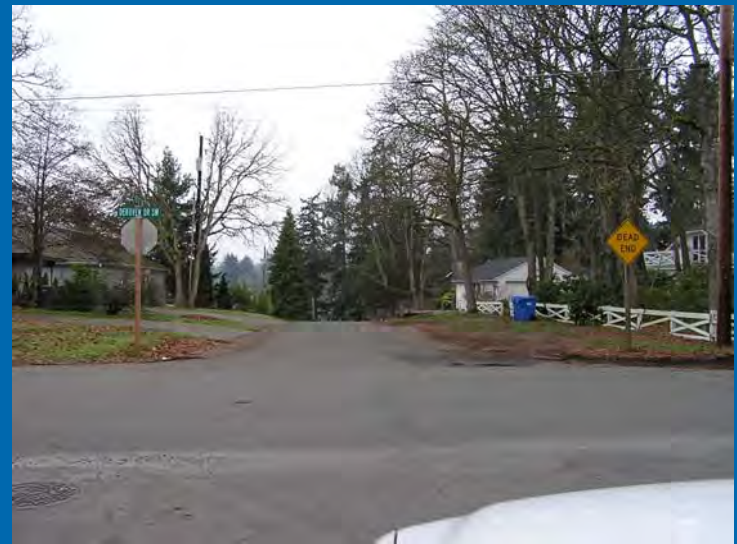
1		2		3		4		5		6		7		8		9		10		11						Total
R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	
5.	3	3	1	1	1	1	1	2	1	2	1	1														17



#5 - 100th Street (Lake Steilacoom)



View of Lake Steilacoom from beyond guardrail.



View of 100th Street looking west from Dekoven Drive.



End of 100th Street, no real parking area.

#5 100th Street Recommendation

- Public: vacate
- PRAB: vacate

Feasibility Graph: “Marginal Potential”

LAKE STEILACOOM



3085002390

3085002380



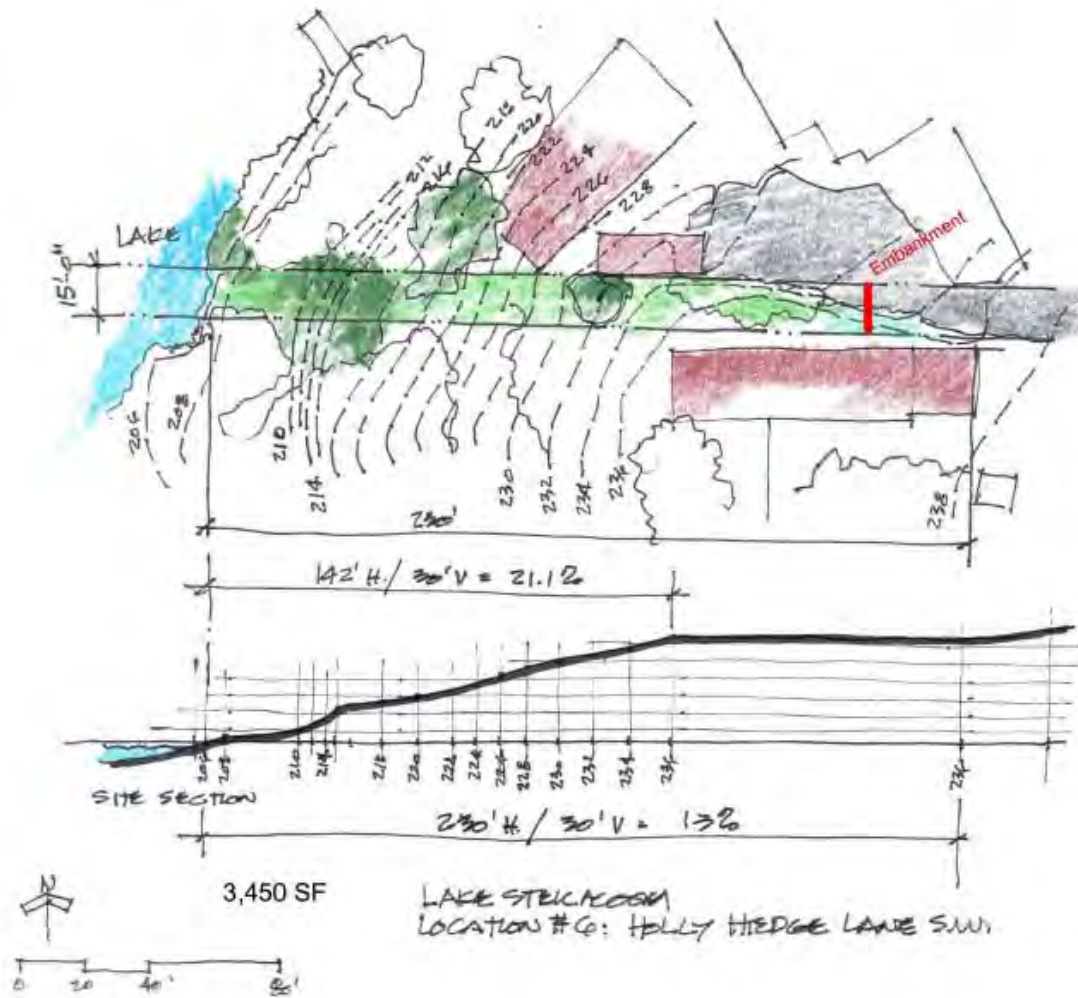
6 - Holly Hedge Lane (Lake Steilacoom)

4725000525

4725000521



6.	1 Site Length		2 Site Width		3 Site Area		4 Usable Area		5 Topography		6 Vegetation		7 View		8 Current Recreational Use		9 Adjacent Impacts		10 Adjacent Parking		11 Safety Control		Total
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	
	5		1		1		1		1		1		1		1		1		1		1		15



6 - Holly Hedge Lane (Lake Steilacoom)

No known access

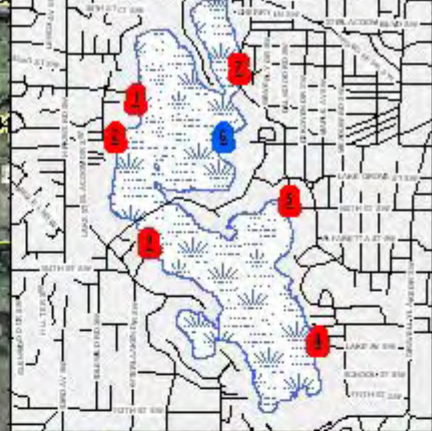


Above is last residence at the end of Holly Hedge Lane, #7315. Public right-of-way (as shown on maps) continues on the south (left) side of this property down approx. 200' to the lake. Entire right-of-way width is approx. 15' wide.

#6 Holly Hedge Lane Recommendation

- Public: vacate
- PRAB: vacate

Feasibility Graph: “Marginal Potential”



#7 - Edgewater Park (Lake Steilacoom)

LAKE STEILACOOM

3085000440

3085000440

3085000420

7

7.	1 Site Length		2 Site Width		3 Site Area		4 Usable Area		5 Topography		6 Vegetation		7 View		8 Current Recreational Use		9 Adjacent Impacts		10 Adjacent Parking		11 Safety Control		Total		
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W		R	W
	3		5		5		5		4		4		5		5		5		1		4				46



Lake Steilacoom
Location #7: Edgewater Park

#7 - Edgewater Park (Lake Steilacoom)

Owner: City of Lakewood

.83 acres



Park accessible by vehicle, bike and other means of transportation



Closer view of the water access to Edgewater Park.



Boat Ramp at Edgewater Park

#7 Edgewater Park Recommendation

- Public: improve/develop
- PRAB: improve/develop

Feasibility Graph: “Positive Opportunity”

**American
Lake Park**

AMERICAN LAKE

**Harry
Todd
Park**

**State
boat
launch**





0219161057

0219161056

0219161020

0219161019

0219161035

0219161038

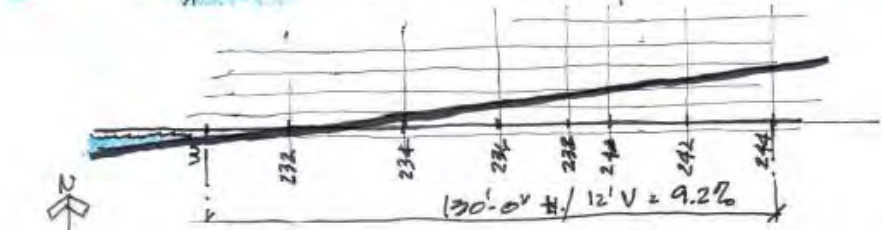
8

AMERICAN LAKE

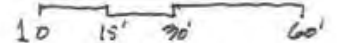
(8) – Lake City Blvd (American Lake)



1	Site Length		2	Site Width		3	Site Area		4	Usable Area		5	Topography		6	Vegetation		7	View		8	Current Recreational Use		9	Adjacent Impacts		10	Adjacent Parking		11	Safety Control		Total
	R	W		R	W		R	W		R	W		R	W		R	W		R	W		R	W		R	W		R	W		R	W	
8.	3		5		3		5		3		3		3		3		3		3		3		3		3		3		3		3		37



AMERICAN LAKE
 LOCATION # B: LAKE CITY BLVD S.W.



(8) – Lake City Blvd (American Lake)

South end of Lake City Blvd, 100' wide right-of-way extends to the lake. Access to the lake is via a pedestrian gate.



#8 Lake City Blvd Recommendation

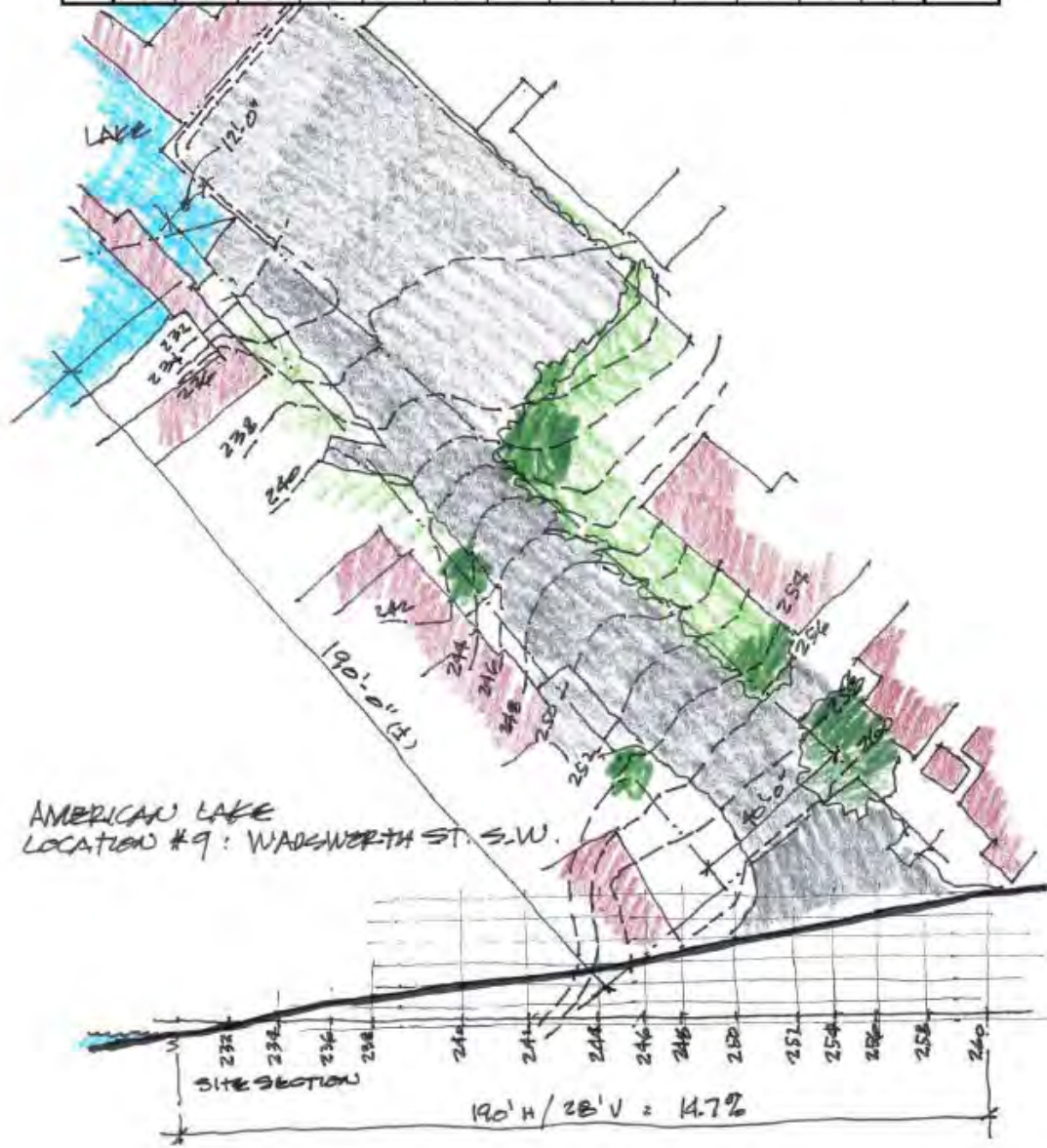
- Public: improve/develop
- PRAB: improve/develop

Feasibility Graph: “Positive Opportunity”



(9) Wadsworth Street –(American Lake)

1		2		3		4		5		6		7		8		9		10		11						Total
R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	
9	5	1	1	5	3	5	5	1	1	1	3															31



(9) Wadsworth Street –(American Lake)

City of Lakewood owns property at the end of Wadsworth Street SW in Tillicum, which extends down to the lake. Launch used by residents of Silcox Island.



Looking easterly from the lake toward Wadsworth Street SW

#9 Wadsworth Street Recommendation

- Public: leave “as is”
- PRAB: improve/develop

Feasibility Graph: “Positive Opportunity”



(14) Lakeland Ave/Park – (American Lake)

5110000230

5110000240

0219103097

AMERICAN LAKE

11

(14) Lakeland Avenue/Park –(American Lake)

- Parcel owned by City
- Pierce County had designated it as a park before incorporation



- Concealed by vegetation
- Moderately steep slope; winding trail to water



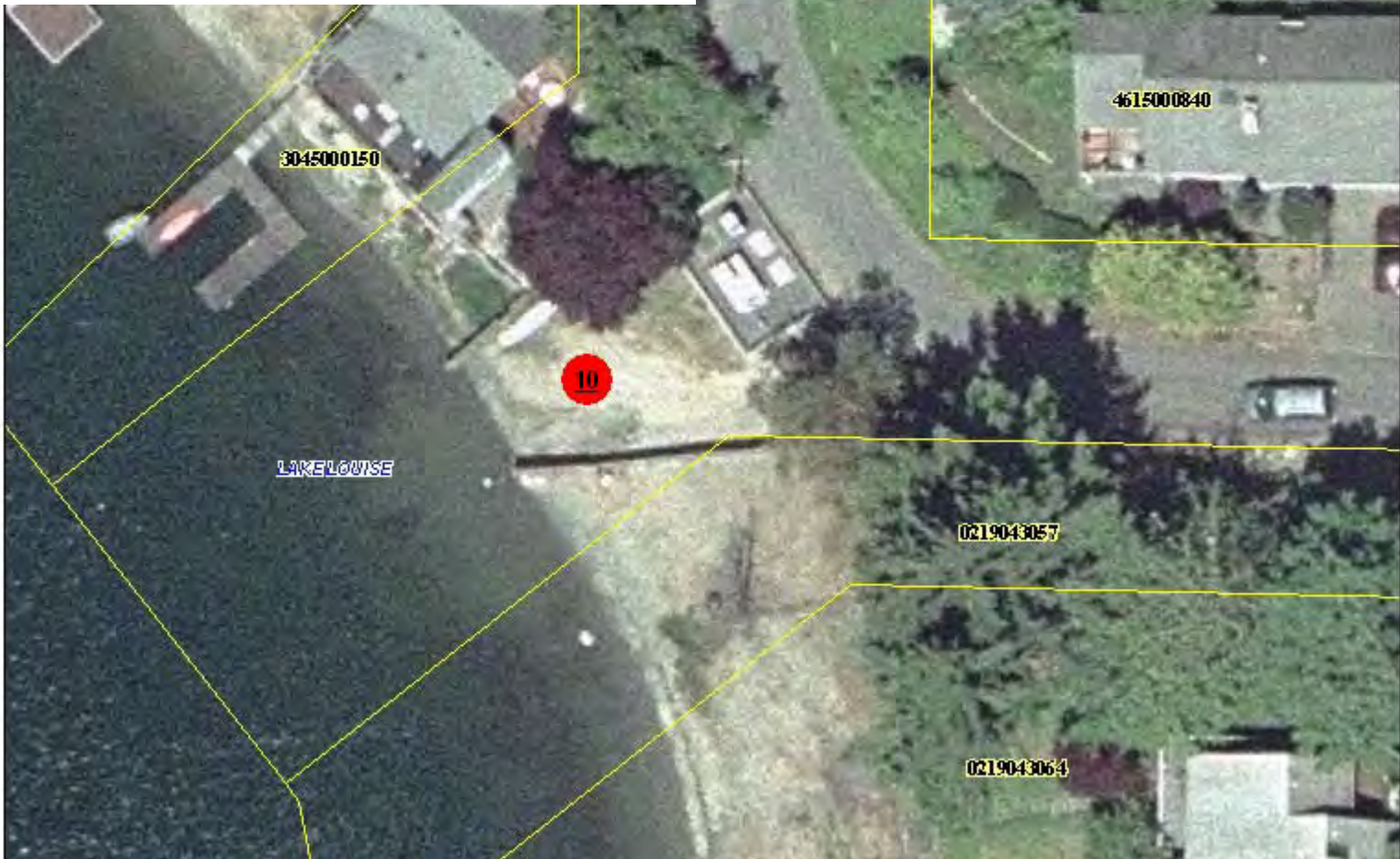
#14 Lakeland Ave/Park Recommendation

- Public: improve/develop [or vacate]
- PRAB: improve/develop

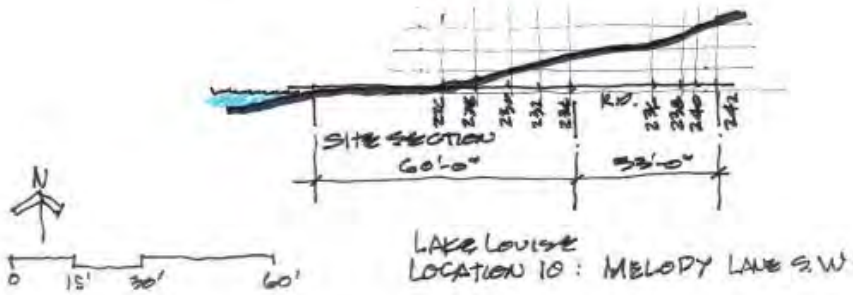
Feasibility Graph: “Positive Opportunity”



10) – 104th Street (Lake Louise)



10.	1		2		3		4		5		6		7		8		9		10		11						Total
	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	
	1		3		1		5		5		5		5		5		3		1		3						37



10) – 104th Street (Lake Louise)

Limited access to the lake from the end of 104th Street SW. Structure in the picture is a sewer pump station owned and operated by Pierce County.



#10 104th Street/Melody Lane Recommendation

- Public: improve/develop
- PRAB: improve/develop

Feasibility Graph: “Positive Opportunity”



0219043035

0219043054

(11) - Holden Street

LAKE LOUISE

11

0219043049

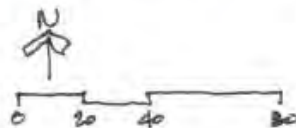
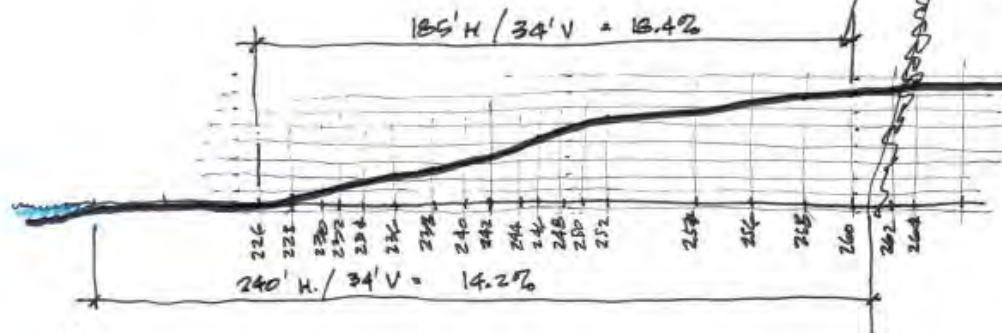
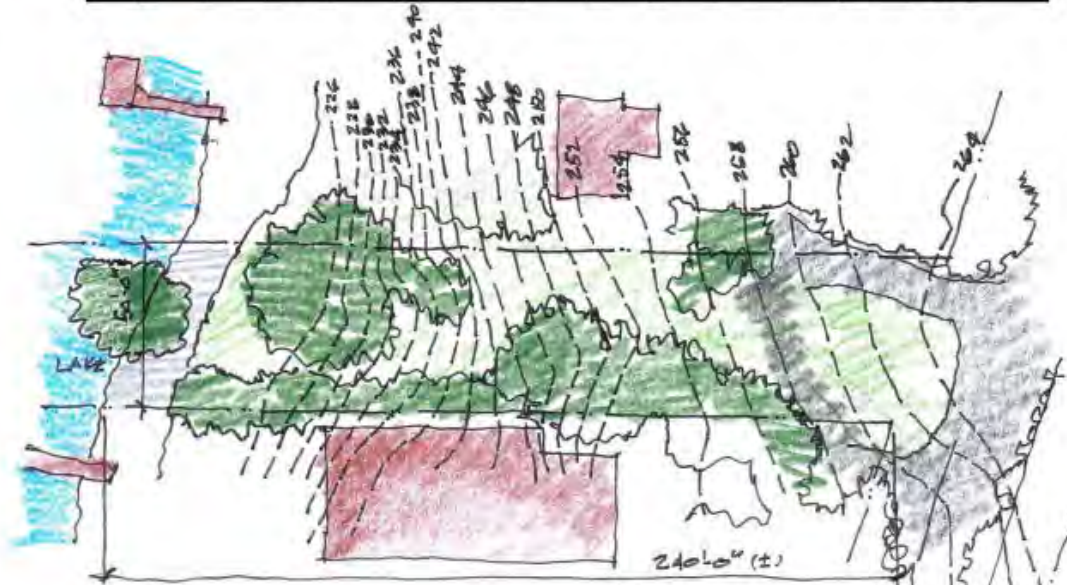
0219043032

0219043034

0219043103



1		2		3		4		5		6		7		8		9		10		11						Total
Site Length		Site Width		Site Area		Usable Area		Topography		Vegetation		View		Current Recreational Use		Adjacent Impacts		Adjacent Parking		Safety Control		R		W		
11.	5	3	3	1	1	1	3	1	1	2	1															22



LIKE LOUISE HOLDEN ST.
LOCATION # 11: PUBLIC R.O.W.

(11) – Holden (Lake Louise)

50' public right-of-way extends to the lake. Not maintained for public access.
Contains a storm water vault (mounded area behind bollards), which drains to the lake.



Looking from on top of the storm water vault toward the lake.

#11 Holden Street Recommendation

- Public: vacate
- PRAB: improve/develop

Feasibility Graph: “Marginal Potential”



16 **Lakewold
Gardens**

GRAVELLY LAKE

17

17





12

(12) – Hill Top Lane (Gravelly Lake)

5315000474

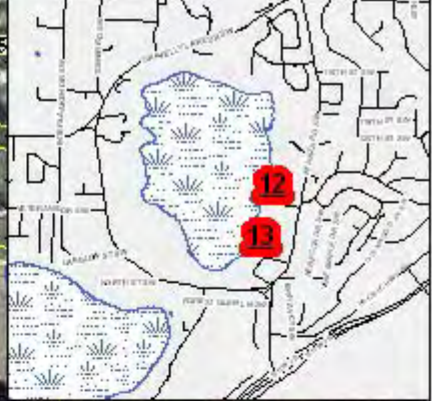
5315000475

5315000460

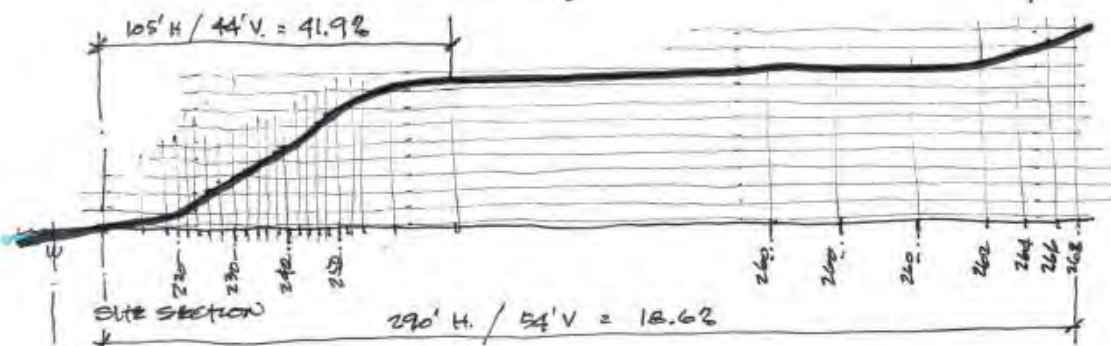
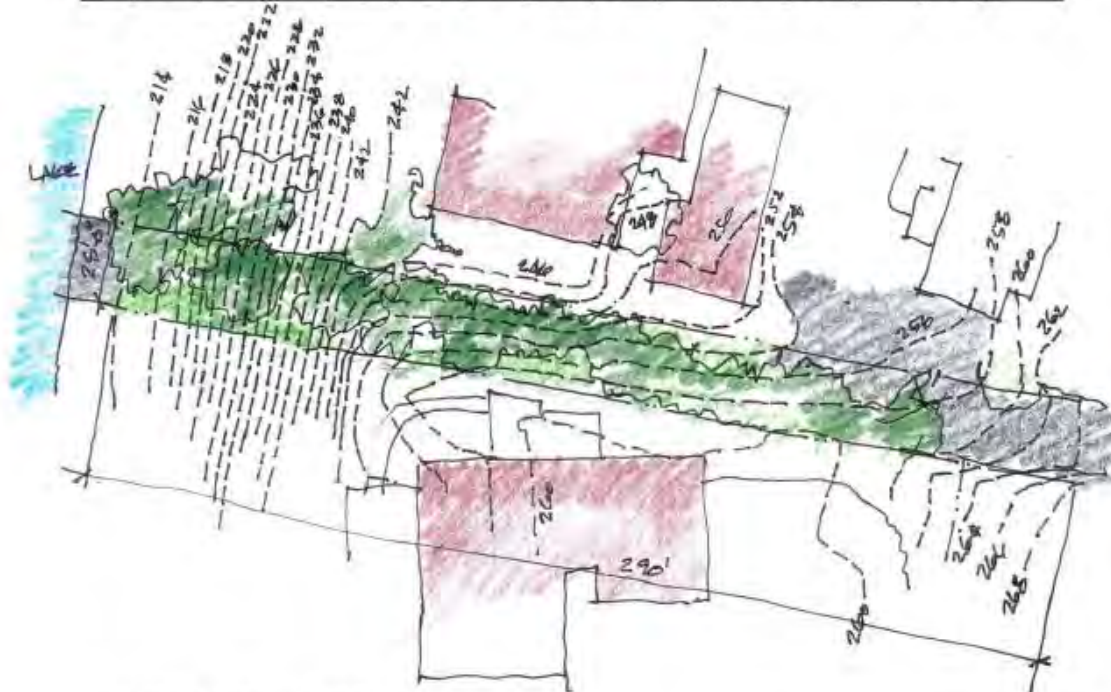
5315000450

5315000510

35



1	2	3	4	5	6	7	8	9	10	11							
Site Length	Site Width	Site Area	Usable Area	Topography	Vegetation	View	Current Recreational Use	Adjacent Impacts	Adjacent Parking	Safety Control							
R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W
12.	5	1	2	1	1	1	1	1	1	1	1						16



GRAVELLY LAKE
LOCATION #12: HILLTOP LANE S.W.

(12) – Hill Top Lane (Gravelly Lake)

End of Hilltop Lane SW. No viable access to the lake at this time.
25' wide right-of-way to the lake contains a storm drain. Very steep grade to the lake.



Closer look at the lake from the end of Hilltop Lane SW.

#12 Hilltop Lane Recommendation

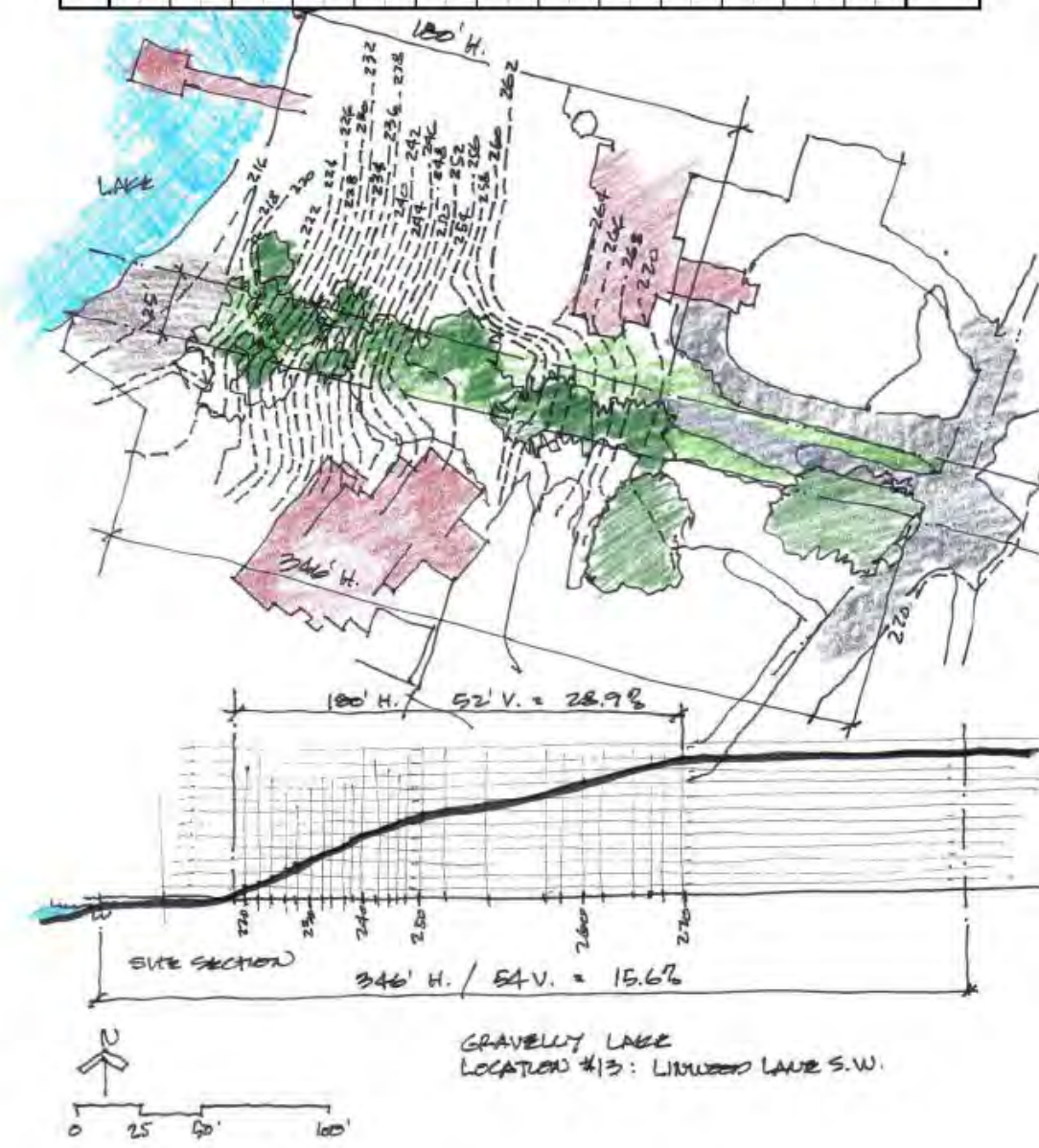
- Public: vacate
- PRAB: leave “as is”

Feasibility Graph: “Marginal Potential”



(13) – Linwood Lane (Gravelly Lake)

1	2	3	4	5	6	7	8	9	10	11										
Site Length	Site Width	Site Area	Usable Area	Topography	Vegetation	View	Current Recreational Use	Adjacent Impacts	Adjacent Parking	Safety Control										
R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	R	W	Total
13.	5	1	2	2	1	1	1	1	1	1	1	1								17



(13) – Linwood Lane (Gravelly Lake)

End of Linwood Lane SW. Currently no viable public access to the lake.
25' wide right-of-way down to the lake contains a storm water vault, which drains to the lake. Grade is very steep.



Looking up the hill from Gravelly Lake toward Linwood Lane

#13 Linwood Lane Recommendation

- Public: vacate
- PRAB: leave “as is”

Feasibility Graph: “Marginal Potential”

Summary of Recommendations

	#	Street Name	improve/ develop	leave "as is"	vacate/ sell	lease
Steilacoom Lake	1	Westlake Ave	XX			
	2	Mt. Tacoma Drive			Public	PRAB
	3	Beach Lane	PRAB		Public	
	4	Lake Avenue	Public (alternative)		XX	PRAB (alternative)
	5	100 th Street			XX	
	6	Holly Hedge Drive			XX	
	7	Edgewater / Foster	XX			
American Lake	8	Lake City Blvd	XX			
	9	Wadsworth – Tillicum	XX			
	14	Lakeland Avenue	XX		Public (alternative)	
Lake Louise	10	104 th / Melody Lane	XX			
	11	Holden	PRAB		Public	
Gravelly Lake	12	Hilltop Lane		PRAB	Public	
	13	Linwood Lane		PRAB	Public	

