



A G E N D A

PLANNING COMMISSION

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

Meeting Wednesday, September 16, 2020

COVID-19 Meeting Notice

The Planning Commission will hold its scheduled meetings to ensure essential city functions continue. However, due to [Governor Inslee's Emergency Proclamation](#) 20-28.9, issued on August 27, 2020 and in effect through October 1, 2020, is extended, in-person attendance by members of the public in the Council Chambers at 6000 Main St. SW, Lakewood, WA will not be permitted on September 16, 2020.

Until further notice, residents can virtually attend Planning Commission 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 at +1 (253) 215- 8782 and by entering Webinar ID: 81761606860#.

To participate in Public Comment and/or Public Hearing Testimony:

Public Comments and Public Hearing Testimony will be accepted by mail, email or by live virtual comment. Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

Live Public Participation: To provide live Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone [Dial +1\(253\) 215- 8782](tel:+12532158782) and enter participant ID: [81761606860#](https://us02web.zoom.us/j/81761606860) or by going online at <https://us02web.zoom.us/j/81761606860>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

By Phone: For those participating by calling in by phone, the Chair will call on you during the Public Comment and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

Online: For those using the ZOOM link (<https://us02web.zoom.us/j/81761606860>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes from September 2, 2020**
4. **Agenda Updates**
5. **Public Comments**
6. **Unfinished Business:** None
7. **Public Hearings:** Proposed 2021 Comprehensive Plan and Zoning Map Amendments
8. **New Business**
9. **Report from Council Liaison**
10. **Reports from Commission Members & Staff**
 - Lakewood Station District Subarea Plan Status
 - Future Agenda Topics
 - Other

Enclosures

1. Draft Meeting Minutes from September 2, 2020
2. Staff Report on 2021 Comprehensive Plan Amendment Docket List

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, September 15, 2020 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
September 2, 2020
Zoom Meeting
6000 Main Street SW
Lakewood, WA 98499**

Call to Order

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

Roll Call

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

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on July 15, 2020 were approved as written by voice vote M/S/C Wagemann/Guerrero. The motion passed unanimously, 6 - 0.

Agenda Updates

None

Public Comments

This meeting was held over the computer as a ZOOM meeting to comply with Governor Inslee's Emergency Proclamations 20-25 and 20-28. Citizens were encouraged to virtually attend and to provide written comments prior to the meeting. No written public comments were received prior to the meeting. No additional attendees were logged in to the meeting for comment.

Unfinished Business

None

Public Hearings

None

New Business

2021 Comprehensive Plan Amendment Docket List Introduction

Ms. Tiffany Speir provided review of the 2021 Comprehensive Plan and Zoning Map Amendment process. Dates were provided for the City level SEPA review; Department of Commerce review; Planning Commission public hearing, review, and recommendation; and City Council public hearing, review and action with Council adoption currently scheduled for summer 2021.

No private applications for the cycle were received. The initial list of City-initiated text applications is as follows:

2021-01 Replacement of Sustainability Chapter with an Energy and Climate Change Chapter

2021-02 Updates re 2020 Rezone of Springbrook Parcels to Industrial Business Park Zone

City of Lakewood

1

Planning Commission

September 2, 2020

2021-03 Updates to reflect Adoption of 2020 City Parks Legacy Plan
2021-04 Updates related to Allowing and/or Encouraging Various Housing Types
2021-05 Updates to Western State Hospital and Public and Semi-Public Institutional Uses
2021-06 Updates Reflecting Adoption of the Downtown Subarea Plan and Lakewood Station District Subarea Plan
2021-07 Updates related to City's Center of Local Importance (CoLI) 4 (Industrial Business Park/Clover Park Technical College) and CoLI 5 (South Tacoma Way)

Ms. Speir reported staff has considered the potential to apply for the designation of a Countywide Industrial Center to include the Lakewood Industrial Park, which would in turn spur economic development and make Lakewood eligible for countywide transportation project funding competitions. It was noted there are approximately 62 companies in the industrial business park employing 1,500-1,600 people, making this IBP the 4th largest for-profit employer in Pierce County.

Planning Commission will hold a public hearing on the proposed 2021 Comprehensive Plan and Zoning Map Amendments Wednesday, September 16, 2020.

Report from Council Liaison

None

Reports from Commission Members and Staff

Future Agenda Topics

September 16th Public Hearing on Proposed 2021 Comp Plan and Zoning Map Amendments

Written Communications

None

Other

None

Next Regular Meeting: The next regular meeting will be held on September 16, 2020.

Meeting Adjourned at 6:55 p.m.

Don Daniels, Chair
Planning Commission 09/16/2020

Karen Devereaux, Recording Secretary
Planning Commission 09/16/2020



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 16, 2020
SUBJECT: Public Hearing on 2021 Comprehensive Plan Amendment Cycle Docket List

BACKGROUND

Following a City Council review on August 24, 2020, the Planning Commission reviewed the initial list of 2021 Comprehensive Plan text and map amendments (21CPAs) on September 2. There are seven (7) city-initiated amendments and no privately initiated amendments.

A Commission public hearing on the list is being held September 16. In addition to commenting on the current 21CPA list, public hearing participants may propose additional amendments.

DISCUSSION

The following amendments are proposed for the 2021 Comprehensive Plan and Zoning Map amendment cycle.

CITY-INITIATED TEXT APPLICATIONS (*Text for each being prepared*)

2021-01 Replacement of Comprehensive Plan Sustainability Chapter with an Energy and Climate Change Chapter

Draft Outline of chapter:

- 1) Purpose
- 2) Regulatory context
 - a) Overview of the element and relationship to energy efficiency
 - b) Relationship to other comprehensive plan elements
 - c) Guidance from Department of Ecology, Department of Commerce, Puget Sound Regional Council, Puget Sound Clean Air Agency, and PSRC
- 3) Potential impacts of climate change
 - a) Climate change forecasts for Puget Sound and Pierce County
 - b) Vulnerabilities in Pierce County and related impacts to Lakewood

- 4) Greenhouse gas emission (GHG) inventory
 - a) Baseline GHG inventory
 - b) GHG emissions forecast
Develop a reduction target for the year 2050 including mass emissions and per capita calculations
- 5) Key findings and recommendations
- 6) GHG reduction goals, policies, and programs
 - a) Goals
 - b) Policies and implementing actions
Examples:
 - (1) Take credit for the things we've already done (disaster preparedness plan, city's existing tree preservation regulations, storm water drainage master plan, NPDES compliance and permit, SMP, Clover Creek restoration, legacy plan, enforcement of FEMA regulations, JBLM lighting, workforce development strategy, sidewalk projects, safe route to schools, code construction enforcement, landscape design guidelines, green streets programs, subarea plans, street design guidelines, new sidewalk projects, dangerous building abatements, city government operations, non-motorized transportation plan, public transit, ST commuter rail,
 - (2) Establish ways to reduce consumption-based emissions having a particular focus on enforcement of current state energy and conservation codes, actual feasibility (taking into account economic, environmental, legal, social, and technological factors), and incentive-based measures.
 - (3) Develop a policy that recognizes specific situations where consumption-based emissions cause an adverse impact at the local level, but improve emissions at the regional level. For example, Lakewood makes a policy choice to allow increased housing density adjacent to transportation hubs in order to reduce region-wide emissions from vehicles.
 - (4) Develop policies regarding carbon biosequestration of the city's parks and open space areas. Revised policies include developing a carbon calculator for biosequestration, determining the feasibility of carbon credits (where one credit is equivalent to one ton of atmospheric CO₂ avoided), and improving carbon storage by changing current land management practices.
 - (5) Review the city's development standards. Determine the appropriateness of promulgating carbon offset projects for new development and/or major updates/expansions to existing projects. Specific types of offsets to be considered: solar power; fuel efficiency; fuel substitution; efficient lighting; environmental buildings; subsidizing or encouraging public

transportation; and planting trees to absorb carbon dioxide from the atmosphere.

7) Summary of implementing actions

2021-02 Updates re 2020 rezone of Springbrook parcels to Industrial Business Park Zone

Update Comprehensive Plan maps and text to reflect the change for a targeted residential growth area to a targeted industrial growth area. Remove the Springbrook Center of Local Importance, CoLI 6, which was “designated as a CoLI based on its importance to the City and special status as a compact high-density residential area.”

[Sections 1.4.1, 1.6.7, 1.7, 2.5.6, Figure 2.9, Sections 3.2.10 (LU-2.8), 3.4, 3.10.3, 3.11, Goals LU-51 and LU-53, Table 4.3, 4.5.2, Goal UD-12, Goal ED-5, 7.5.1, PS-13.8, and Section 11.3.3]

2021-03 Updates to reflect adoption of 2020 City Parks Legacy Plan

Update Comprehensive Plan maps and text to reflect adoption of 2020 Parks Legacy Plan.

[Section 3.10, Goals LU-44 and LU-49, section 4.1, Table 4.3, and Table 9.6]

2021-04 Updates related to allowing and/or encouraging various housing types (e.g., transitory accommodations, accessory dwelling units, and “missing middle” housing)

Update Comprehensive Plan text to reflect state law and regional policy requirements, and to include actions already taken by Lakewood to preserve and encourage affordable and attainable housing (e.g., MFTE program, ADU regulation updates and zoning expansion, Downtown Subarea housing increases, etc.)

[Sections 3.2, 3.11, 5.2, 5.4, Goals ED-3 and ED-5, Sections 8.1 and 8.10, Tables 11.1 and 11.2]

2021-05 Updates related to Western State Hospital (WSH) and Public and Semi-Public Institutional Uses

Update Comprehensive Plan maps and text in relation to 2020 WSH Master Plan and/or other updates as needed per state law updates.

[Section 2.5.2, Table 3.4 (I), Sections 3.9, 5.2.10, 7.3, and 7.4.1]

2021-06 Updates to reflect adoption of the Downtown Subarea Plan and the Lakewood Station District Subarea (LSDS) Plan (LSDS scheduled for adoption by 5/24/21)

Downtown Subarea (adopted 10/18): Update Comprehensive Plan maps and Sections 1.4.1, 1.4.3, and 2.4, Table 3.2, Section 3.3, Goals LU-43 and LU-49, Sections 4.1, 4.2, text above Table 4.4, Sections 4.5.1, Goal UD-8, Sections 5.2.1, 5.2.8, and 5.4, Goals ED-5, T-16, U-14, and S-5, Sections 11.3.3, 11.3.11, 11.3.14, and Transportation Implementation Strategies

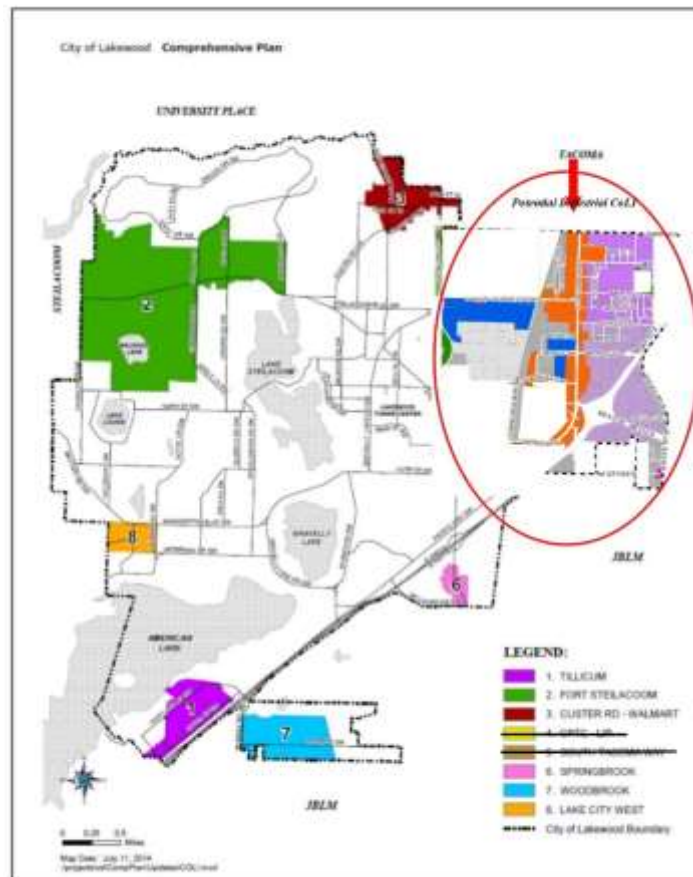
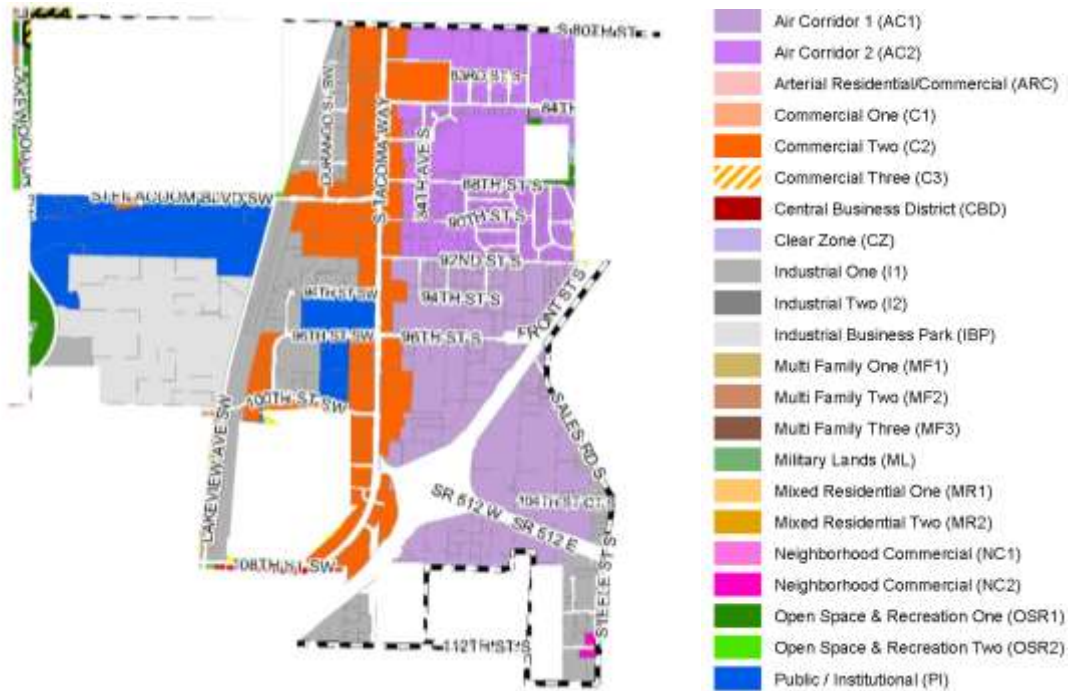
Lakewood Station District Subarea (adoption by 6/1/21): Update Comprehensive Plan maps and Sections 1.4.1, 1.4.3, 1.6.7, 2.3.5, 2.3.7, and 2.3.16, LU-17.3, Sections 3.3.3, 3.3.5, 4.1, 4.2, 4.4, 4.5, 4.5.2, 5.2.1, 5.2.7, 5.3.1, Goal UD-9, ED-5, and T-13, Sections 11.3.3 and 11.3.11, and Transportation Implementation Strategies. Rezone OSR parcels owned by Sound Transit within LSDS boundaries to Industrial.

2021-07 Updates related to City's Center of Local Importance (CoLI) 4 (Industrial Business Park/Clover Park Technical College) and CoLI 5 (South Tacoma Way)

Update Comprehensive Plan maps and text to remove current CoLIs 4 and 5 and create a new industrial CoLI recognized at the Countywide level in order to spur economic development and also qualify for new transportation funding to support the industrial development within the new CoLI boundaries. (See Attachment A for more details about creating a new industrial CoLI and having it designated a Countywide Industrial Growth Center.) A map of the proposed CoLI is included below.

[Sections 1.7, 2.1, 2.5, Goal T-2, Figures 2.3 – 2.11, and Chapter 5]

A map of the proposed new Industrial Center of Local Importance (CoLI) is included on the next page





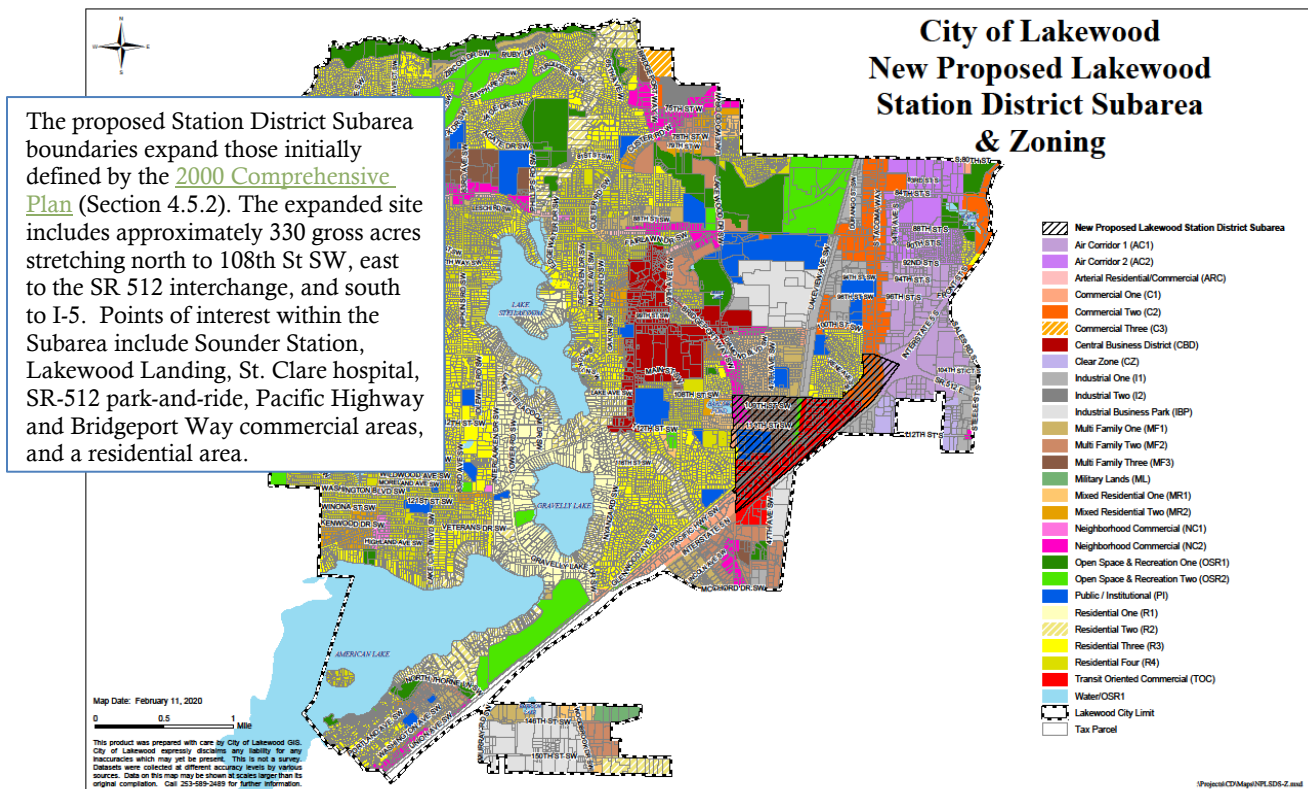
TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 16, 2020
SUBJECT: Update regarding Lakewood Station District Subarea Plan

PURPOSE OF THIS MEMORANDUM

- Review current drafting and legislative schedules and content of work product to date;
- Review public online survey results which were concluded July 15, 2020; and
- Review outstanding policy issues.

BACKGROUND

On January 13, 2020, the City Council directed that the Lakewood Station Subarea District boundaries be updated as shown on the maps below in hatchmarks and in red:



DISCUSSION

Adoption Schedule

Per the City's grant, the LSDS package is due to the Department of Commerce by June 1, 2021. CEDD has provided regular status reports about the development of the LSDS package to the Planning Commission in 2020 (February 5, April 29, and July 15, and September 16.) The Commission will hold a public hearing on the draft Plan and Hybrid Form-Based Code on November 18, and then take action to forward its recommendation to Council by the end of the year. (The Planned Action will not be presented for review or action by the Commission per the SEPA process.) To comply with grant requirements, final Council action will occur no later than May 24, 2021.



Progress to Date

The LSDS website, www.LakewoodStation.org, has been kept updated as this drafting process has proceeded.

The City hosted an in-person LSDS stakeholder retreat on February 28, at which transit, utility, neighborhood association, land owner, and developer representatives provided BERK and City staff information and feedback about current issues and their respective planned activity within the LSDS boundaries.

Due to COVID-19 restrictions, the public outreach efforts for the LSDS package have been altered and currently include the LSDS website, the City's website, on-line surveys, virtual discussion at the Planning Commission, and regular mailings to residents and businesses within and near the LSDS area. If COVID-19 restrictions are relaxed before Planning Commission action this fall, other options such as in-person open houses and public meetings will be utilized as well.

In spring and summer 2020, two mailings were sent out to area residents and businesses: first, to notify them of the LSDS Subarea Plan process; and second, to invite their participation in an online survey, intended verify whether the vision and priorities included in the City's Comprehensive Plan are still consistent with today's reality. The survey was open between May 26 and July 15 and also incorporated questions from Sound Transit since the access improvements at the Sounder station were planned to be constructed within the same general time frame as the drafting of the LSDS Plan. Approximately ninety five

(95) survey responses were received (a summary of the responses is attached.)

“Walkshop” materials were also developed and circulated for adults and children to use as a way to gather impressions of the existing area while experiencing it as well as to share their desires for the area in the future. Approximately 5 walkshop responses were received (attached.)

As in the Downtown Subarea, the LSDS SEPA Planned Action will project future build out and the cumulative environmental impacts, and allow for individual projects constructed in the future to move forward without having to perform a SEPA review. The planning horizon year will be 2035 as it is in the Lakewood Comprehensive Plan and Downtown Plan. The consultants have completed a preliminary draft Planned Action, which will be released for informal public comment in September. The formal SEPA public comment period will be held once the Planning Commission has provided its recommendation on the Plan and Hybrid Form-Based Code to the Council.

Next Steps

The initial draft Plan and Hybrid Form-Based Code will be completed by September 15. The City will host a virtual stakeholder meeting regarding the LSDS package to gather feedback prior to October 21, when the Planning Commission will begin its formal review. The Commission is currently scheduled to take action on its recommendation no later than December 16. The City Council will begin its formal review of the recommendation in January 2021.

POLICY ISSUES REGARDING THE LSDS CURRENTLY UNDER REVIEW

First, many of the Lakewood Station District Subarea’s Hybrid Form-Based Code frontage types will be similar to those adopted with the Downtown Subarea Plan; however, it is expected the LSDS’ Code will also include new frontage types with an emphasis on “missing middle” row housing (attached single family units with parking.)

Most (over 80%) of the LSDS dwellings today are multifamily:

Type	Sum of Units
1 1/2 Story Fin	14
1 Story	68
2 Story	4
Add-on Only Res	0
Apartment <= 3 Stories	20
Detached Garage	0
Duplex 1 1/2 Story	2
Duplex One Story	20
Duplex Two Story	10
Home For the Elderly	5
Mixed Retail w/ Res Units	15
Multiple - Residential	662
RV/Mobile Home Park	38
Triplex One Story	3
Triplex Two Story	3
Grand Total	864

In terms of displacement potential per the current zoning, approximately 71 of the 86 single family homes could redevelop with multifamily or commercial uses allowed by zoning. In addition, 88 units in the RV Park, multiplexes or multifamily complexes could redevelop. There is capacity to replace the units if redevelopment occurs. The Subarea Plan will also identify strategies to address displacement and provide for affordable quality housing.

Second, densities in some parts of the LSDS are planned to increase, but are anticipated to be less than what is currently shown in existing planning documents and development regulations. For example, the MF3 zone is currently built out at an estimated 21% of its 54 units per acre maximum capacity. Based on projected growth, it will go to 68% of maximum capacity if no changes are made to the allowed density in MF3.

Zone	Sum of Residential Units	Sum of Land Acres	Density Achieved	Max Density	% of Max Density Achieved
Multifamily 3: 2020	475	40.9	11.6	54	21%
Multifamily 3: 2035	1,502	40.9	36.7	54	68%

The geographic locations where density changes are proposed have not been formalized.

Third, many of the streets in the subarea do not have curb, gutter, or sidewalks. There is a lack of definition between public right-of-way and private property. Parking occurs along the street edge often on gravel shoulders and without a consistent pattern. Right-of-way widths vary from 60 feet to 80 feet. Establishing a street typology for the LSDS has been particularly challenging and is currently not fully resolved.

As part of the Planned Action transportation review, the two options were developed for Lakewood Landing: Option 1 extended a mixed-use concept to the all phases of the Lakewood Landing site (as well as reallocated dwellings based on capacity to more areas of the study area given the areas of focus for more townhomes, etc.); Option 2 targeted mixed-use in phase 1 of Lakewood Landing and assigned 3,000 jobs related to office use on the rest of the Lakewood Landing site for future development. After discussion between consultants and the City, the consultants removed the 3,000 office jobs and performed analyses of the intersections within the subarea at proposed build out, finding that the intersections' levels of service remained at LOS D or better, consistent with City standards.

ATTACHMENTS

Attached hereto are LSDS public engagement items, including:

- the on-line survey;
- the “walkshop” materials; and
- a compilation of survey and walkshop responses.

Lakewood Station District Survey



This survey asks questions about the area around the Lakewood Station, or the Sounder Station near Pacific Highway. We are calling this the Lakewood Station District subarea, or LSDS.

We estimate that this survey will take about 10 minutes to complete. Thank you for your time – your input will help shape the future of this area.

Want to take this survey online? Visit www.lakewoodstation.org.

1. Please tell us about your connection to the study area. Please choose all that apply.

- ☐ I live in this area.
- ☐ I work in this area.
- ☐ I live in Lakewood, but outside of this area.
- ☐ I work in Lakewood, but outside of this area.
- ☐ I do not live or work in Lakewood.

Part 1. The Future Station District

The City of Lakewood has been thinking about the future of the Station District and already included some ideas in its 20-year plan for the City. This looks at the Station District as a redevelopment area that would support more housing, jobs, and amenities. We want to know what you think of these ideas and we want to hear your ideas for the future.

2. Tell us how important the following ideas are for the Lakewood Station District in the future.

	Very Important	Important	Not Important	Not Sure
Add new homes to this area in the form of condos, apartments, or townhouses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add new jobs in this area to maximize use of the Sounder Station.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add sidewalks and pathways that make it easier and safer to walk in this area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add new retail, restaurant, and entertainment uses to this area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add a mix of new uses that include homes, jobs, retail, and services.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create better transit, bicycle, and pedestrian connections to Downtown Lakewood.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add new open spaces and parks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ensure the area is well designed and attractive.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. What would you like to see in this area in the future?

Part 2. The Current Station District

Please tell us what you like about the Lakewood Station Area today and what you would like changed.

4. What do you like most about Lakewood Station District today? Please choose up to three.

- | | |
|---|---|
| <input type="checkbox"/> The housing is affordable in this area. | <input type="checkbox"/> The location is good for business. |
| <input type="checkbox"/> I can live close to where I work. | <input type="checkbox"/> My customers or clients live or work close by. |
| <input type="checkbox"/> I like the people I know in this neighborhood. | <input type="checkbox"/> This area is easy for my customers to get to. |
| <input type="checkbox"/> Businesses are close to my work or home. | <input type="checkbox"/> This area is close to JBLM. |
| <input type="checkbox"/> My home has some outdoor space. | <input type="checkbox"/> I do not know or chose not to answer |
| <input type="checkbox"/> It is easy to commute to or from here. | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> The Sounder Station is close by. | |
| <input type="checkbox"/> I feel safe here. | |

5. Tell us your three favorite places in the station district. Please be as specific as possible. For example, if your favorite place is business, please name the business, such as *El Mercado Latino*, instead of entering *grocery store*.

- 1) _____
- 2) _____
- 3) _____

6. What would you like to see changed in the Lakewood Station District? Please choose up to three.

- | | |
|---|---|
| <input type="checkbox"/> Make it easier to walk around this area. | <input type="checkbox"/> Opportunities for residents to work nearby. |
| <input type="checkbox"/> Make it easier to bike around this area. | <input type="checkbox"/> Opportunities for workers or employees to live nearby. |
| <input type="checkbox"/> More housing options in this area. | <input type="checkbox"/> Better connections to get to Downtown Lakewood. |
| <input type="checkbox"/> More affordable housing in this area. | <input type="checkbox"/> More frequent transit service. |
| <input type="checkbox"/> Make it easier to own a home in this area. | <input type="checkbox"/> More community or neighborhood events. |
| <input type="checkbox"/> More green spaces or parks. | <input type="checkbox"/> I do not know or chose not to answer. |
| <input type="checkbox"/> More businesses in this area. | <input type="checkbox"/> Other (please specify). |
| <input type="checkbox"/> Fewer businesses in this area. | _____ |
| <input type="checkbox"/> Different businesses in this area. | |

Part 3. COVID-19 Pandemic

5. If you live in Lakewood, how have you adapted to the COVID-19 pandemic? Choose all that apply.

- | | |
|---|--|
| <input type="checkbox"/> I do not live in Lakewood. | <input type="checkbox"/> I go to stores for necessities |
| <input type="checkbox"/> I work from home | <input type="checkbox"/> I wear masks/gloves and social distance to go shopping or to recreate or conduct other necessary activities |
| <input type="checkbox"/> I am an essential worker and continue to go to my work | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> I have children that are doing school remotely from home | _____ |
| <input type="checkbox"/> I have food delivered to my home | |

6. If you live in Lakewood, what concerns do you have about the stability of your housing due to the COVID-19 pandemic?

- | | |
|--|--|
| <input type="checkbox"/> I do not live in Lakewood. | <input type="checkbox"/> that I do not normally live with. |
| <input type="checkbox"/> I am concerned that I may lose my housing in the next few months. | <input type="checkbox"/> I have already lost my housing. |
| <input type="checkbox"/> I am concerned that I might lose my housing before the end of the year. | <input type="checkbox"/> I have no concerns |
| <input type="checkbox"/> I am sharing housing with friends or family | <input type="checkbox"/> I am not sure. |
| | <input type="checkbox"/> Other (please specify) |
-

7. If you live in Lakewood, what resources or measures do you think are needed to assist you or your neighborhood in recovering from the COVID-19 pandemic?

8. Do you own a business in the study area?

- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

9. If you work or own a business in Lakewood, how has your business responded to the COVID-19 pandemic? Please choose all that apply.

- | | |
|---|---|
| <input type="checkbox"/> I do not work or own a business in Lakewood. | <input type="checkbox"/> Shifted to contactless delivery at current site. |
| <input type="checkbox"/> My business has closed temporarily. | <input type="checkbox"/> Shifted to increased delivery at home. |
| <input type="checkbox"/> My business had closed permanently. | <input type="checkbox"/> It has not shifted |
| <input type="checkbox"/> Alternate hours. | <input type="checkbox"/> Other (please specify) |
| <input type="checkbox"/> Reduced employees. | |
| <input type="checkbox"/> Alternate location. | |
-

10. What resources or measures do you think are needed to assist in the economic recovery of affected businesses in Lakewood?

Part 4. Lakewood Station

Lakewood Station is served by several transit routes, including Sounder commuter rail service traveling north to Seattle on weekdays and multiple bus routes.

Sounder South trains offer a dependable, traffic-free commute between Lakewood and Seattle. Sounder also runs for select Seahawks, Mariners, and Sounders FC games and other special events on weekends, such as the Washington State Fair. Eight roundtrips serve Lakewood Station, heading northbound in the morning and southbound in the afternoon. *[Note - service is temporarily reduced due to covid-19.]*

In addition, Sound Transit Express routes 592 and 594 provide express service north to Seattle, while route 580 connects with Puyallup Station. Pierce Transit and Intercity Transit also provide bus service at Lakewood Station.



11. How do you interact with Lakewood Station? Please choose all that apply.

- | | |
|---|---|
| <input type="checkbox"/> I take transit to or from the station occasionally. | <input type="checkbox"/> I live nearby. |
| <input type="checkbox"/> I take transit to or from the station regularly (once a week or more). | <input type="checkbox"/> I work nearby. |
| | <input type="checkbox"/> None of these. |

12. Would any of the following changes make you more likely to use Lakewood Station? Please choose all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Better walking connections | <input type="checkbox"/> Additional parking at the station |
| <input type="checkbox"/> Better bicycling connections | <input type="checkbox"/> None of these. |
| <input type="checkbox"/> Better local bus service connections to the station | <input type="checkbox"/> Other (please specify _____) |

13. What do you value most in a transit system. Please choose your top two from the list.

- | | |
|---|---|
| <input type="checkbox"/> Convenience | <input type="checkbox"/> Access to work/school/home/other destination |
| <input type="checkbox"/> Environmental sustainability | |
| <input type="checkbox"/> Reliability | <input type="checkbox"/> Other (please specify _____) |
| <input type="checkbox"/> Affordability | |

Part 5. Tell us about you

In this section we want to know more about you. This helps us know if we are collecting ideas from the whole community. The information in this section is anonymous.

14. What is your age? _____

15. Please share your cultural or ethnic identity. Use the term you feel most comfortable with. Examples might be: African-American, Latino, White, Native, Korean, or Asian-American.

16. Do you rent or own your home?

☐ Rent

☐ Own

17. What is the best way to let you know about the plan as it is developed? Please choose all the apply.

☐ Email

☐ Website

☐ Postcard

☐ Other (please specify)

☐ Facebook

☐ Posters

Thank you

Thank you! We really appreciate you taking a few minutes to tell us about your ideas for the community. Your answers will help shape the future of the Lakewood Station District. Stay up to date on this project by visiting www.lakewoodstation.org. You can also join the City's mailing list to receive updates about this project.

Would you be interested in sharing more experiences and ideas with us about this area? If so, please enter your email address below or contact Tiffany Speir at tspeir@lakewoodwa.gov or 253.983.7702.

Email _____



Lakewood Station District Subarea Plan

SELF-GUIDED WALKSHOP

Help shape the future of the Lakewood Station District! As the City develops the district's Subarea Plan we want to understand community priorities.

We're asking for volunteers to spend 15 minutes exploring the Station District (map on reverse) and report back about your experience.

Step 1: **PLAN** your trip

Once you've decided how you want to move through district (i.e. walking, driving, cycling), plan your route or select starting point. If there's a kid in your life who might join you, invite them to follow along using the kids' worksheet.

Please return this form
and any pictures, videos,
sketches, maps or other materials
from your journey to:

tspeir@cityoflakewood.us

-or-

City of Lakewood Planning
6000 Main Street SW
Lakewood, WA 98499

Step 2: **EXPLORE** the Station District & **DOCUMENT** your experience

As you move through the Station District, what do you notice? (e.g. nature, color, public spaces, buildings, street features, art, or feelings of safety?) Snap photos, record video, draw, or take notes along your journey.

Step 3: **SHARE** your thoughts

What do you **like most** about the Lakewood Station District?

What would you like to see **changed** in the Lakewood Station District?

What are your **greatest hopes** for the future of the Lakewood Station District?

Step 4: **RETURN** this form to the address above.

Lakewood Station District Subarea Plan

ABOUT THE PROJECT



*All aboard
for the future!*

As the City plans for an additional 11,500 residents by 2030, the process has begun to draft the Lakewood Station District Subarea Plan. New housing and development near Lakewood Station could:

- Provide additional affordable housing for current and future residents
- Add businesses and employment opportunities
- Maximize access to transit and use of the Sounder Station
- Improve safety for pedestrians and bicyclists
- Prevent the displacement of current residents when redevelopment occurs
- Complement planning in the Downtown area

Opportunity abounds in the Lakewood Station District area to not only improve it for current residents and businesses, but to plan for the next 100+ years.

Learn more at lakewoodstation.org

KIDS ONLY!

Lakewood Station District Subarea Plan

WHAT DO YOU NOTICE?



First Name: _____ Age: _____

During your adventure, write or draw answers to these questions:

What do you **SEE**?

What do you **HEAR**?

What do you **SMELL**?

What do you **FEEL**?



Lakewood Station District Subarea Plan

[NAME TBD]

First Name: _____ Age: _____

After your adventure, write or draw answers to these questions:

What did you **LIKE BEST**?

.....

.....

.....

What did you **LIKE LEAST**?

.....

.....

.....

What do you **WISH FOR**?

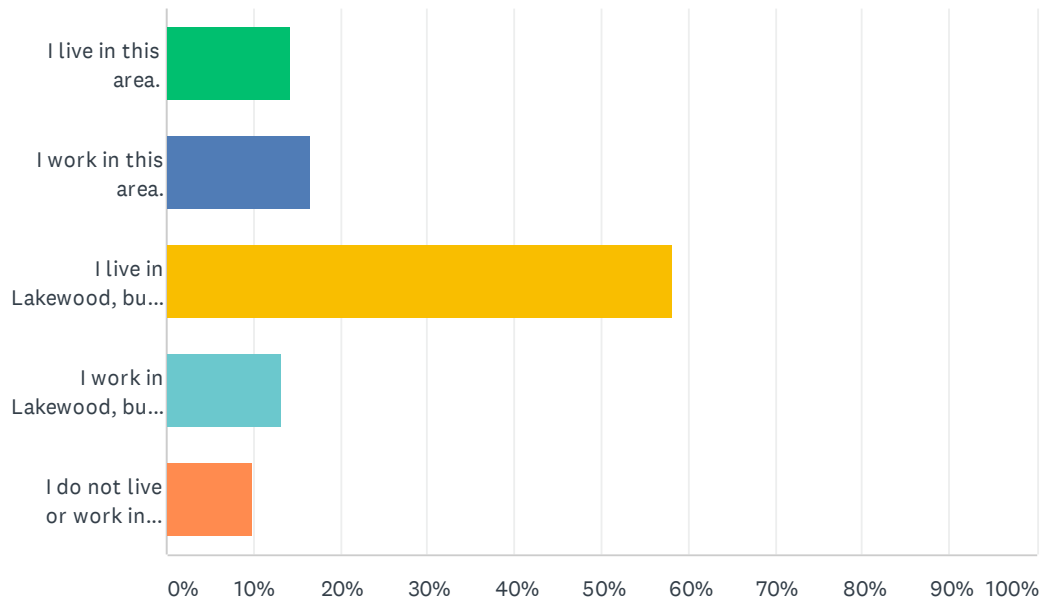
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Q1 Please tell us about your connection to the study area. Please choose all that apply.

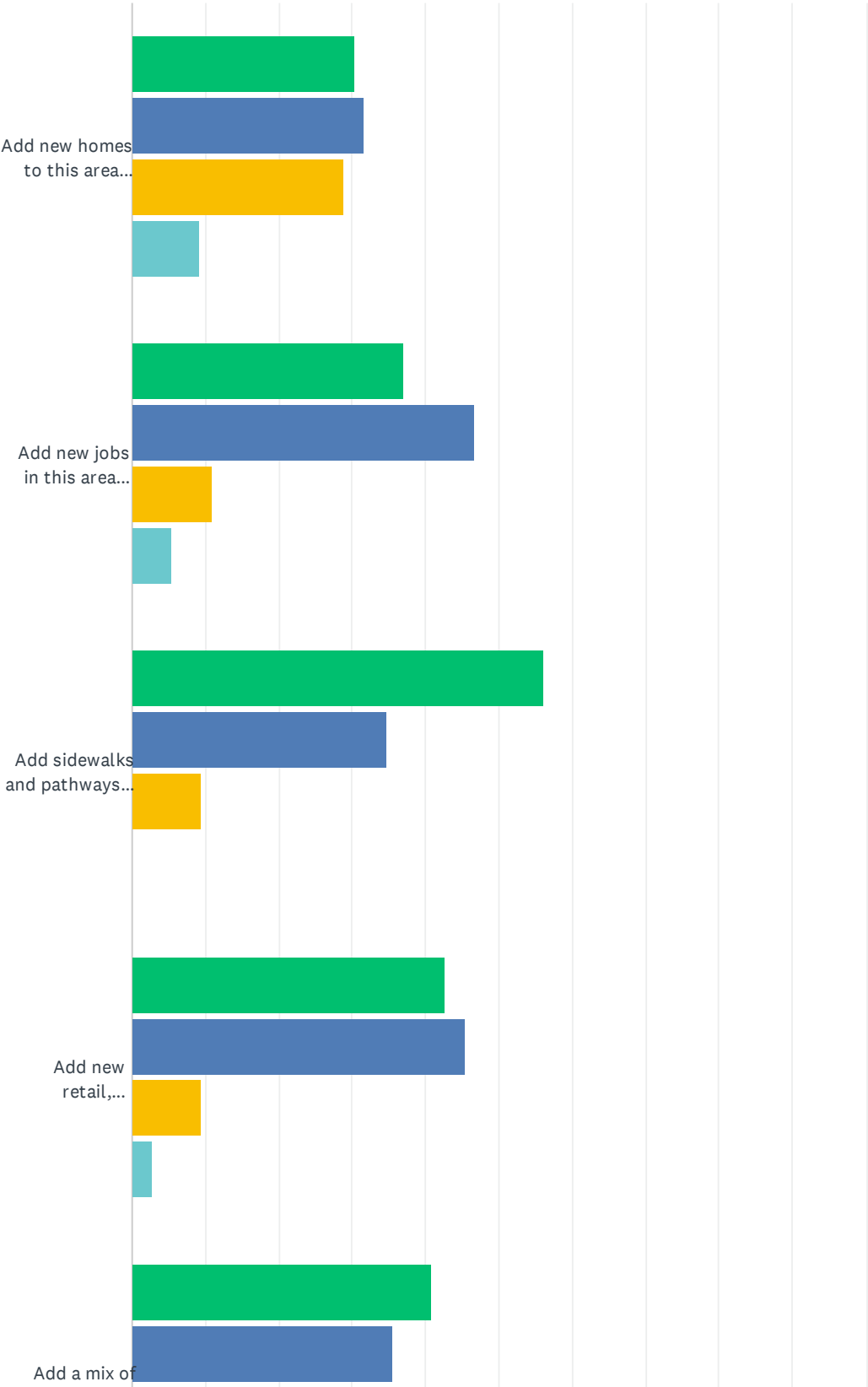
Answered: 91 Skipped: 1



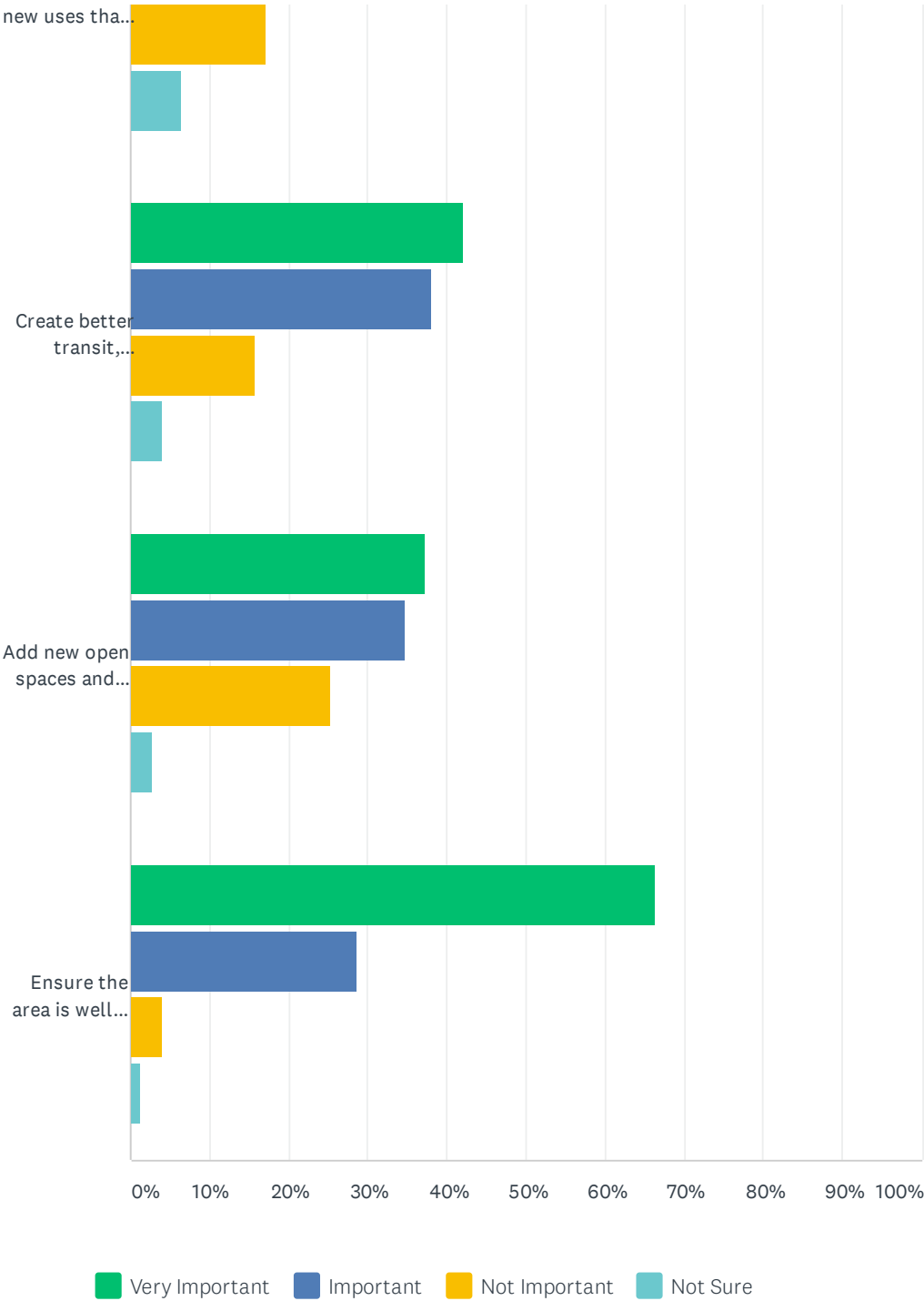
ANSWER CHOICES	RESPONSES	
I live in this area.	14.29%	13
I work in this area.	16.48%	15
I live in Lakewood, but outside of this area.	58.24%	53
I work in Lakewood, but outside of this area.	13.19%	12
I do not live or work in Lakewood.	9.89%	9
Total Respondents: 91		

Q2 Tell us how important the following ideas are for the Lakewood Station District in the future.

Answered: 78 Skipped: 14



Lakewood Station District Survey 2020



Lakewood Station District Survey 2020

	VERY IMPORTANT	IMPORTANT	NOT IMPORTANT	NOT SURE	TOTAL
Add new homes to this area in the form of condos, apartments, or townhouses.	30.26% 23	31.58% 24	28.95% 22	9.21% 7	76
Add new jobs in this area to maximize use of the Sounder Station.	36.99% 27	46.58% 34	10.96% 8	5.48% 4	73
Add sidewalks and pathways that make it easier and safer to walk in this area.	56.00% 42	34.67% 26	9.33% 7	0.00% 0	75
Add new retail, restaurant, and entertainment uses to this area.	42.67% 32	45.33% 34	9.33% 7	2.67% 2	75
Add a mix of new uses that include homes, jobs, retail, and services.	40.79% 31	35.53% 27	17.11% 13	6.58% 5	76
Create better transit, bicycle, and pedestrian connections to Downtown Lakewood.	42.11% 32	38.16% 29	15.79% 12	3.95% 3	76
Add new open spaces and parks.	37.33% 28	34.67% 26	25.33% 19	2.67% 2	75
Ensure the area is well designed and attractive.	66.23% 51	28.57% 22	3.90% 3	1.30% 1	77

Q3 What would you like to see in this area in the future?

Answered: 44 Skipped: 48

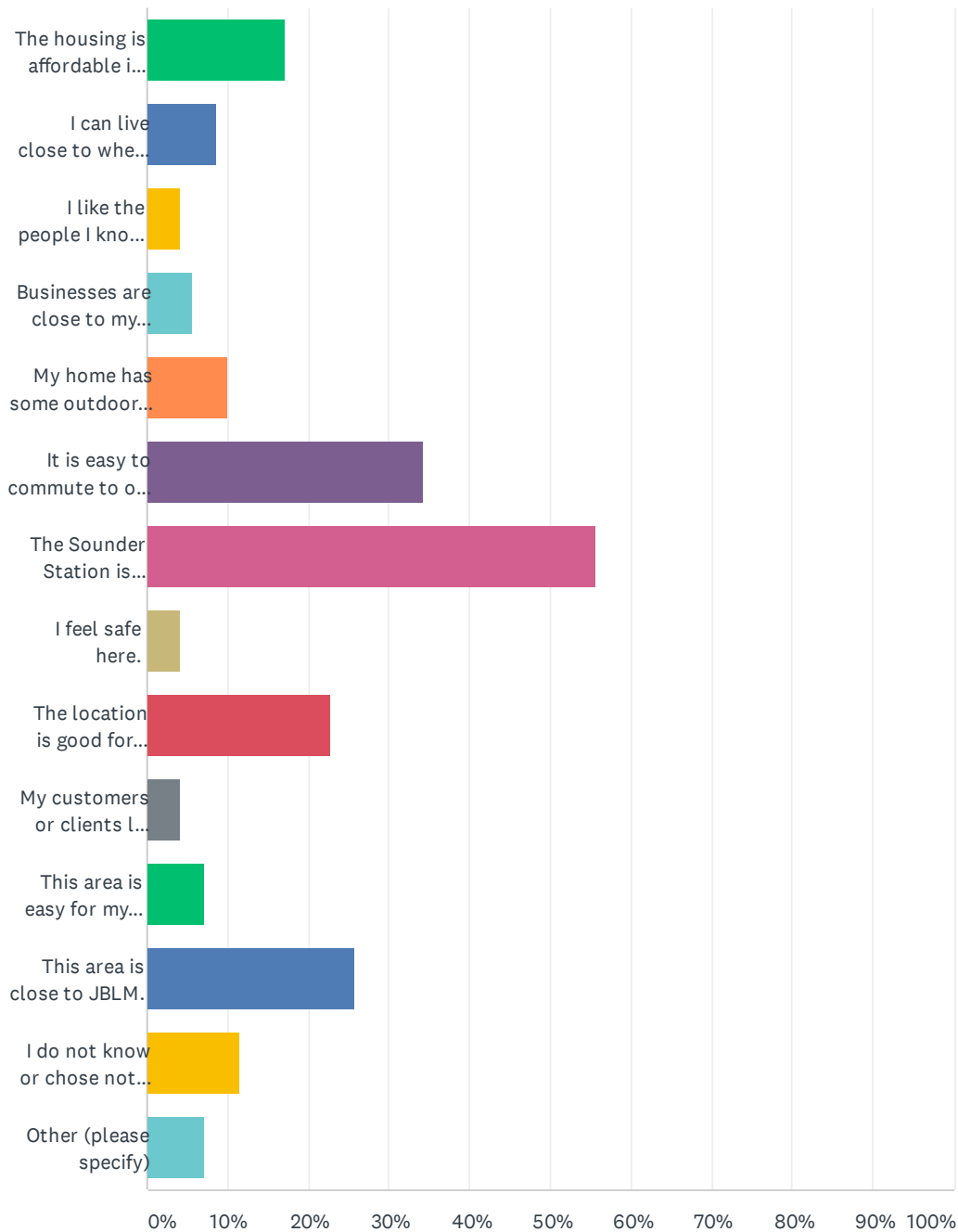
[See next page...](#)

- I would like to see this area developed similar to what the city of Bellevue is doing with the old Safeway dairy plant property.
- A community park would be wonderful (maybe with a toddler water feature?). Upscale businesses and housing would be nice. Please don't put in anything that will attract crime or homeless encampments. Lakewood does a wonderful job of keeping crime low, supporting our wonderful police department, keeping out transients, junk properties, strip clubs, weed shops, etc; and has a wonderful level of community engagement (SummerFest, farmer's market, summer kids programs, etc) that makes Lakewood a wonderful place to call home. Please continue in this direction. I would also like to take this opportunity to say that I DO NOT WANT TO SEE OUR POLICE BUDGET CUT. Please continue to support our police department in keeping Lakewood residents safe and happy.
- A diverse community within a community. Design To include plans for affordable housing which will provide an opportunity for broader inclusion of community.
- I'd like to see the City of Lakewood offer the use of some vacant or undeveloped land in this area to local Native American tribes for use as a sweat lodge.
- retail stores, eateries etc
- clean up the area most of the businesses on Pacific Ave do not look inviting at all. The Sounder train station looks great have used it many times
- Monitor the riff-raff. Keep the area clean and manicured. Housing developments would be more preferable than apartments, etc.
- Lite industry
- A nice outdoor shopping dining entertaining area - like the Uptown area in Gig Harbor
- Make sure that any pathways, pedestrian ways, or bike ways are well lit!
- Better appearance of the area surrounding the station. Visitors exiting the trains see a poorly developed area and get a poor impression of Lakewood.
- Not be turned into a low cost high Low rent, high crime slum. Mixed use business on bottom Residential upper levels. SECURE place to leave as it is so close to the freeway which invites crime
- Mixed use and mixed value housing...not mono-income community but mixed, attractive, peaceful and community oriented. Transportation ease is obvious with the train/bus availability.
- condos and townhomes but not mixed-income. It never melds well.
- Jobs.
- Nice transitions from new area development to surrounding areas. Mature plants and landscaping. Bridge over railroad tracks.
- Parks, community activities (skating, ice skating,, shopping area, markets (like pike place)
- Podium buildings, some small stores, and a daycare.
- Dense, urban development with buffered bike lanes and lots of places to eat.
- I believe it is very important to provide for safe access to the area by bicycle and on foot. It's very difficult and risky to ride a bike in and around many areas of Lakewood due to vehicle speeds.
- All of the above.
- Sidewalks on all streets; green spaces; tree-lined streets

- Restaurants, Small Family owned to showcase Lakewood's diversity. Clean business (less junk yard look) Removal of some of the very old apartments and update for affordable housing that looks better.
- Townhomes
- Make the whole area worthless
- A clean up and more clean fun parks
- Protected natural space--a greenbelt or something similar that provides habitat for wildlife. Lakewood needs more large trees
- Eliminate strip mall, tawdry area and create a welcoming public space that connects the Town Center Area seamlessly to the residential area nearby. Walking and bike paths. Combine residential, like condos or townhouses with retail. Allow easy access with free customer parking. No drive thrust or fast food as it is available nearby. Trees like flowering cherry to identify with neighbors from Asia. No casino or strip club.
- While building housing is important, it needs to be affordable housing. This is an area in Lakewood where many of our struggling individuals and families call home and do their shopping. They must not be pushed out of our city for the sake of appealing to developers. These are our neighbors and the existing businesses provide vital services.
- No more used car lots, fast food places or the like.
- Affordable housing for Seniors and students of the lower middle class. Not upper class and priced as such posing as affordable . Almost all the rent in this county takes 3/4 to all of a Social Security check. College Students are in the same economic strata.
- Mixed use housing, more business expansion, and more recreation.
- A new shopping center
- Along with the added businesses and public open spaces, new, improved and easier access to and from I-5 and 512 is a must. Please do not neglect or underestimate this importance! Build it they will come but let's do it right!!
- More housing so people can take advantage of the train
- An IMAX movie theater and bus routes covering the entirety of pacific highway from gravelly lake Dr to 512 p&r while stopping at Lakewood Sounded.
- Any development near Lakewood Station must be Pedestrian/bike friendly. Thanks
- More police patrols and less crime. I am afraid to go to that area and would never catch the transit from there.
- Less homeless people and keep the cheap motels out. More restaurants and bar/grill type establishments, ie ruston way type establishments. I would love Lakewood to have at least one upscale restaurant.
- Mixed use!! And lots of retail!
- While this area would benefit from moving away from Auto orientated uses, the reality still remains that this was developed with the auto in mind. Keep parking requirements but have the parking hidden from major view corridors (I-5 and STW).
- A more urban, and vibrant place within Lakewood.
- Revitalization. The existing apartments are old and tired. The area needs to be spruced up; make it a place where people want to live.
- Restaurants and new retail options, some type of vibrant gathering space(s)

Q4 What do you like most about Lakewood Station District today? Please choose up to three.

Answered: 70 Skipped: 22



Lakewood Station District Survey 2020

ANSWER CHOICES	RESPONSES	
The housing is affordable in this area.	17.14%	12
I can live close to where I work.	8.57%	6
I like the people I know in this neighborhood.	4.29%	3
Businesses are close to my work or home.	5.71%	4
My home has some outdoor space.	10.00%	7
It is easy to commute to or from here.	34.29%	24
The Sounder Station is close by.	55.71%	39
I feel safe here.	4.29%	3
The location is good for business.	22.86%	16
My customers or clients live or work close by.	4.29%	3
This area is easy for my customers to get to.	7.14%	5
This area is close to JBLM.	25.71%	18
I do not know or chose not to answer.	11.43%	8
Other (please specify)	7.14%	5
Total Respondents: 70		

Has much potential

It is convenient to transportation, flat, some view of Mt Rainier in places, mostly quiet. Also, electricity is mutually owned.

Opportunity for a new well-thought out place in Lakewood.

Free parking

great access from I-5 or Hwy-512

Q5 Tell us your three favorite places in the station district. Please be as specific as possible. For example, if your favorite place is business, please name the business, such as El Mercado Latino, instead of entering grocery store.

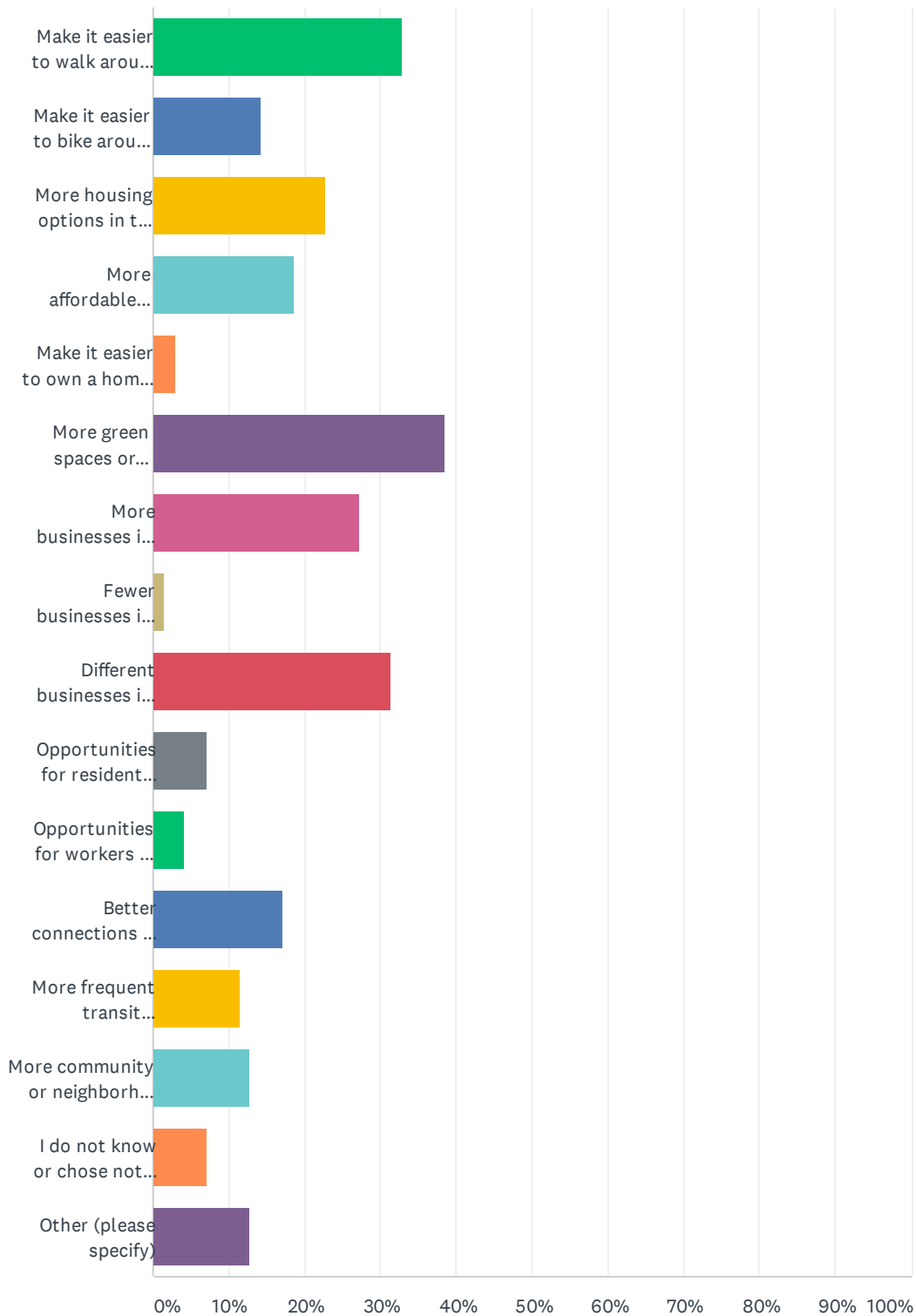
Answered: 37 Skipped: 55

ANSWER CHOICES	RESPONSES	
1)	100.00%	37
2)	86.49%	32
3)	75.68%	28

AA meats 1
 Asian Market 1
 Bad bath and beyond 1
 Brown Bear Car Wash 2
 Carr's Restuarant 3
 Century 21 Self Storage 1
 Cham Garden Korean bbq 2
 Chevron 1
 Church's Chicken 1
 Denny's Restaurant 1
 El Mercado Latino 2
 European Bakery 1
 Grocery Outlet 6
 H Mart 2
 Harbor Freight 2
 Hoagie's Sub Deli 2
 Kendrick street 1
 Kentucky Fried Chicken 2
 korean restaurants 1
 Lakewood Ford 2
 Lodging facilities 1
 Metro Bus Stop and Park and Ride 2
 Nisqually Market (gas station) 1
 O'Reilly's auto store 1
 Pet Doctor 3
 Pizza Casa 1
 safeway 1
 Shell gas station 1
 Shuck's 1
 Sounder Station 5
 Srarbucks 1
 St Clare hospital complex 2
 Taqueria El Sabroso 5
 The Keystone yard 1
 TownePlace Suites by Marriot 1
 Welchers Gun Shop 4
 Wendys 1

Q6 What would you like to see changed in the Lakewood Station District? Please choose up to three.

Answered: 70 Skipped: 22



Lakewood Station District Survey 2020

ANSWER CHOICES	RESPONSES	
Make it easier to walk around this area.	32.86%	23
Make it easier to bike around this area.	14.29%	10
More housing options in this area.	22.86%	16
More affordable housing in this area.	18.57%	13
Make it easier to own a home in this area.	2.86%	2
More green spaces or parks.	38.57%	27
More businesses in this area.	27.14%	19
Fewer businesses in this area.	1.43%	1
Different businesses in this area.	31.43%	22
Opportunities for residents to work nearby.	7.14%	5
Opportunities for workers or employees to live nearby.	4.29%	3
Better connections to get to Downtown Lakewood.	17.14%	12
More frequent transit service.	11.43%	8
More community or neighborhood events.	12.86%	9
I do not know or chose not to answer.	7.14%	5
Other (please specify)	12.86%	9
Total Respondents: 70		

better security

clean up the area doesn't look nice nor does it appear safe towalk around the area,

Double the parking at the Sounder Station

Good sit down restaurants

I'd like to see the whole area get a road diet with new sidewalks to maximize buildable area and slow traffic to safe speeds.

improved safety

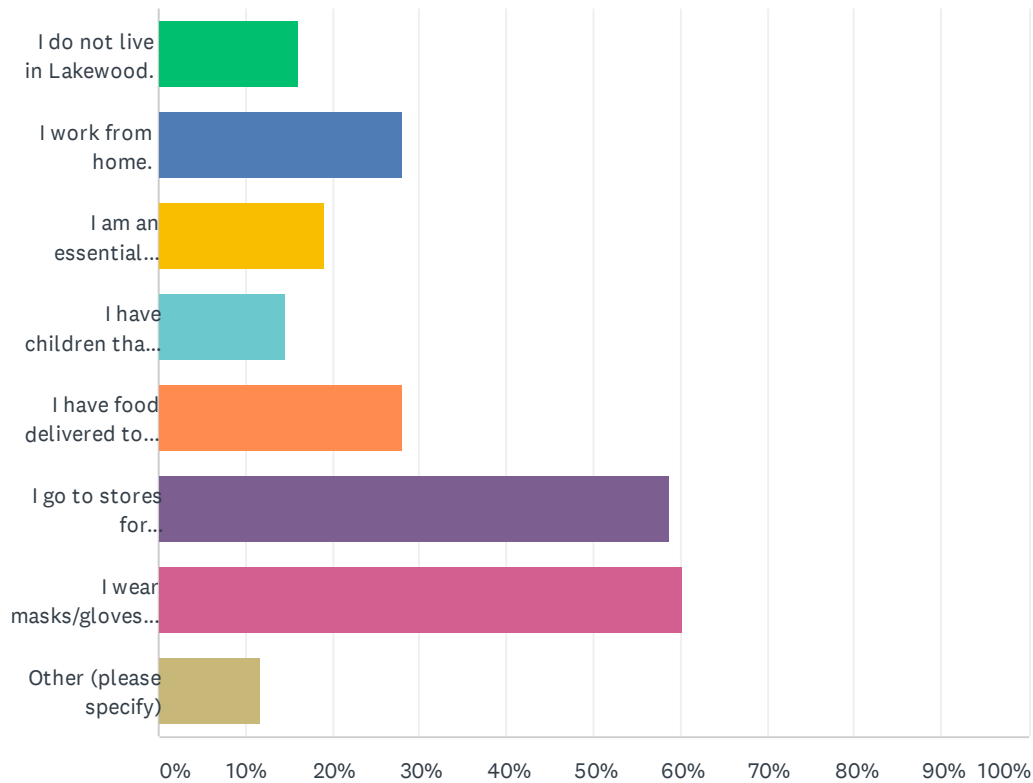
Less homeless people

More reasons to visit this area

Police substation

Q7 If you live in Lakewood, how have you adapted to the COVID-19 pandemic? Please choose all that apply.

Answered: 68 Skipped: 24

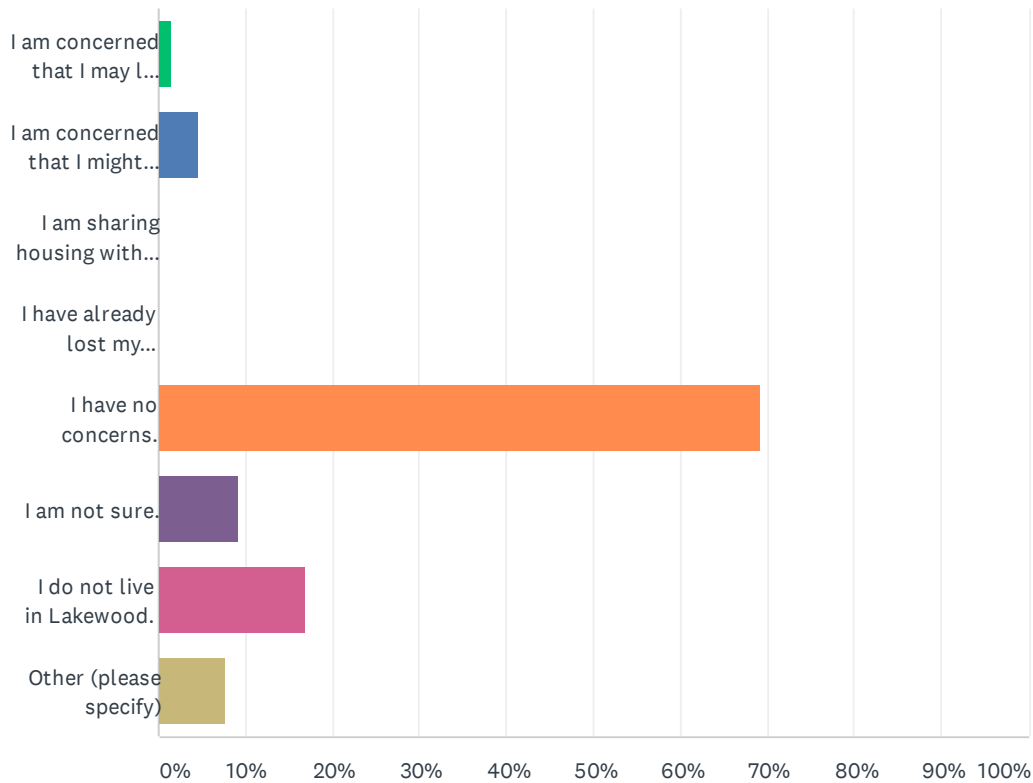


ANSWER CHOICES	RESPONSES	
I do not live in Lakewood.	16.18%	11
I work from home.	27.94%	19
I am an essential worker and continue to go to my work.	19.12%	13
I have children that are doing school remotely from home.	14.71%	10
I have food delivered to my home.	27.94%	19
I go to stores for necessities.	58.82%	40
I wear masks/gloves and social distance to go shopping or to recreate or conduct other necessary activities.	60.29%	41
Other (please specify)	11.76%	8
Total Respondents: 68		

Grocery shop every 2 weeks now. Increased on-line shopping.
 High risk household. Have been @ home since end of March. Family provides groceries
 I continue just as before. Let's get back to work. This is overkill
 I order and pick up groceries.
 I work in Lakewood and have been working from home in West Pierce County.
 Inslee is making this entire situation worse. It's time to open up businesses.
 More walks and exercise outdoor
 only leaving home fro groceries

Q8 If you live in Lakewood, what concerns do you have about the stability of your housing due to the COVID-19 pandemic?

Answered: 65 Skipped: 27



ANSWER CHOICES	RESPONSES	
I am concerned that I may lose my housing in the next few months.	1.54%	1
I am concerned that I might lose my housing before the end of the year.	4.62%	3
I am sharing housing with friends or family that I do not normally live with.	0.00%	0
I have already lost my housing.	0.00%	0
I have no concerns.	69.23%	45
I am not sure.	9.23%	6
I do not live in Lakewood.	16.92%	11
Other (please specify)	7.69%	5
Total Respondents: 65		

Concern for our community re apt turnovers for pandemic reasons and who will apply? School impacts for McKeeney-Vento requirements to stabilize our youth, social service fatigue for workers and donors
 I am concerned Lakewood retail may not recover in the short term from the quarantine.
 Increase in property tax assessed was hard to swallow.
 Taxes are high!
 The stress is over whelming

Q9 If you live in Lakewood, what resources or measures do you think are needed to assist you or your neighborhood in recovering from the COVID-19 pandemic?

Answered: 30 Skipped: 62

Access to more testing in more easily accessed locations.

All my needs are being met.

Allow all businesses to reopen, including gyms and theaters. Vulnerable people know how to protect themselves.

Clear messaging on what is allowed and recommended especially if we have a second phase.

Convenient Testing Sites with User-Friendly Testing

Everyone needs to do their best in following the mandates.

Food and housing assistance, protective equipment, financial assistance to business for operating, lease, and utilities

For people and businesses to get back to "normal". Maybe we could open up but require people to wear masks and run at reduced capacity to maintain appropriate social distancing.

Free advertising for local small businesses? I don't know the stores around me very well
get the businesses open

I do not live in Lakewood

I do not live in Lakewood, I just work there.

It's time to open up the economy.

Leaders should set a good example by following the guidance and openly encouraging all to do so.

More affordable delivery services.

More Communication as to what is open and can be done

more protective equipment and communication

Neighborhood clean up due to local dump closed. Need to reschedule that free spring dump ASAP

None

none! I don't know anyone that does either

Not really a need, but an idea- I saw a news article about a town in WA that was doing wooden money and giving it to residents of their town. The wooden money could be used ONLY at businesses in the town. They gave \$300 to each person or family or something. They have less than 2,000 people, so I'm not sure if Lakewood would be able to do something comparable, but I thought it was a really neat idea that helps residents of the town and businesses of the town.

Open and maintain Parks

Open the hair dressers and pedicurists, barber shops.

Open up business to people under 50.

Proactive Policing. Harrassing the known drug dealers and criminals walking this neighborhood. Mountain bike patrols are great because they catch the miscreants in the act sometimes.

retired

Some need rental assistance. Also, everyone in stores should be required to wear masks!!!

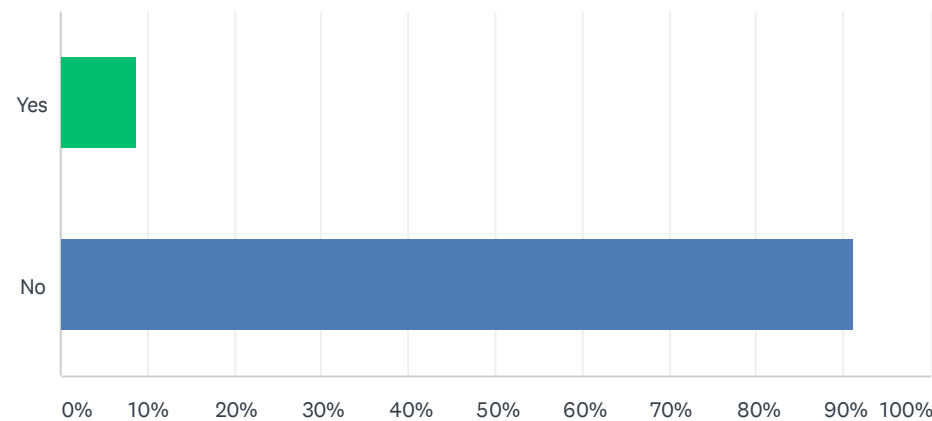
Stop the businesses for charging 5 times what a product used to cost ..price gouging

We need to open back up.

wearing masks, washing hands, social distancing

Q10 Do you own a business in the study area?

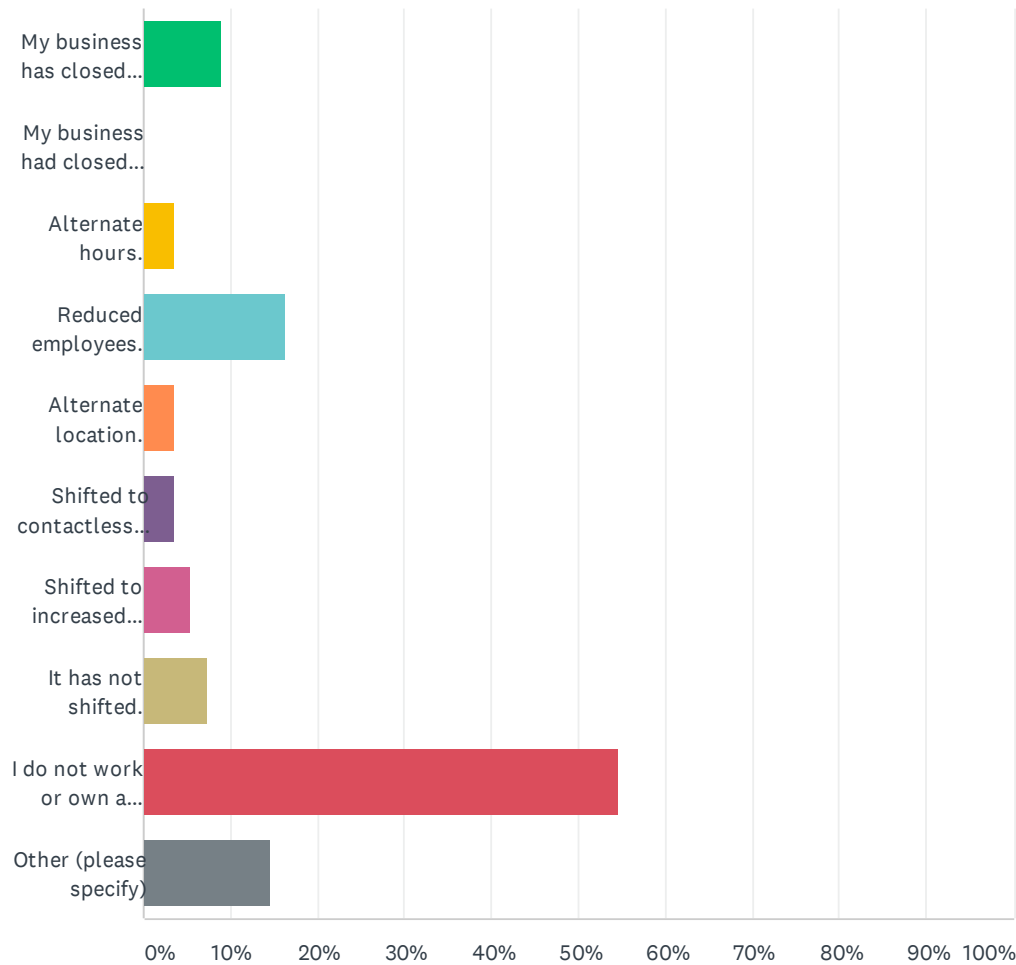
Answered: 68 Skipped: 24



ANSWER CHOICES	RESPONSES	
Yes	8.82%	6
No	91.18%	62
TOTAL		68

Q11 If you work or own a business in Lakewood, how has your business responded to the COVID-19 pandemic? Please choose all that apply.

Answered: 55 Skipped: 37



Lakewood Station District Survey 2020

ANSWER CHOICES	RESPONSES	
My business has closed temporarily.	9.09%	5
My business had closed permanently.	0.00%	0
Alternate hours.	3.64%	2
Reduced employees.	16.36%	9
Alternate location.	3.64%	2
Shifted to contactless delivery at current site.	3.64%	2
Shifted to increased delivery at home.	5.45%	3
It has not shifted.	7.27%	4
I do not work or own a business in Lakewood.	54.55%	30
Other (please specify)	14.55%	8
Total Respondents: 55		

Closed initially but open now with restrictions and 80-90% reduction in business.
 essential worker, continue to work full time, but we are closed to the public
 Lowered rent for tenants until Nov 1st
 My business has all staff working remotely
 Offered telecommuting for a while, but now all employees are back to working on premises. Lobby and drive-up window are still closed to the public. Drive-up window will most likely reopen near the end of June. Lobby will reopen possibly by the end of July.
 operating
 Work from home
 Working from home and am not frequenting the usual lunch spots.

Q12 What resources or measures do you think are needed to assist in the economic recovery of affected businesses in Lakewood?

Answered: 32 Skipped: 60

Allow businesses to open

Assistance with utility and rent arrears, that can only be used for those specific expenses.

Businesses, especially small businesses, need financial assistance to continue to operate. Very low interest loans or grants would help.

Cities, including Lakewood, should forcefully lobby Inslee to change the current situation.

Community rally. A Taste of Lakewood where all of the restaurants can have a booth. restaurants get free space, attendees would pay an entrance fee.

competitive pricing that reflects the current market

Creativity, an on-line presence and listen to the businesses alongside the health experts. COVID-19 is the new normal for the foreseeable future. Keep calm, mask on and vote in elections!

Encourage patronage of local businesses

Free PPE, if needed. Advertising of reopenings. Support for new businesses especially where there are large numbers of vacancies.

Get people, those under 50 back to work.

Get us back to work ASAP. This is all overkill. If people are still scared, then they can stay home and do what they want. I want my friends to have jobs again.

Give the most monetary benefits possible, depending on the City's resources (without raising taxes), to local business retaining their employees and staying open. I'm suggesting sort of a "Local PPP".

Honestly we just need customers. We need people to get back to work. Maybe some incentive for businesses to keep employees working, so employees will have money to spend. Basically if people are working they will spend money and that will keep other people working, etc.

I'm really not sure except give them rent exemption's.

Incentives to get people spending money again

Increased education on how to do business on-line and with sending out deliveries to patrons.

Lakewood is suffering from "the broken window" Our town is full of roadside trash and garbage. We don't see pride in our community like before

Loans with priority towards small businesses, especially small Black-owned and POC-owned businesses.

low interest loans advertising

Low interest loans for all who apply.

Lower Tax Rates

More advertising for small businesses when they are able to reopen.

No opinion

PPE, & relax zoning and regulations if it makes sense and does not create a health and safety issue

provide masks for those that need them, show more cleaning of buses, bus stops etc praise people who follow the rules

Safety. People do not feel safe in Lakewood.

Same answer as above. I want to shop local and help the economy here but I don't know where to go

Signage as to hours, etc., subsidize rents, safety requirements for customers

Solid jobs, places for people to be able feel safe with their kids and elderly. Interested police force. If there are laws about cell phones, enforce them. If not take them off the books. speed limits are not enforced same with inoperative brake and tail lights.

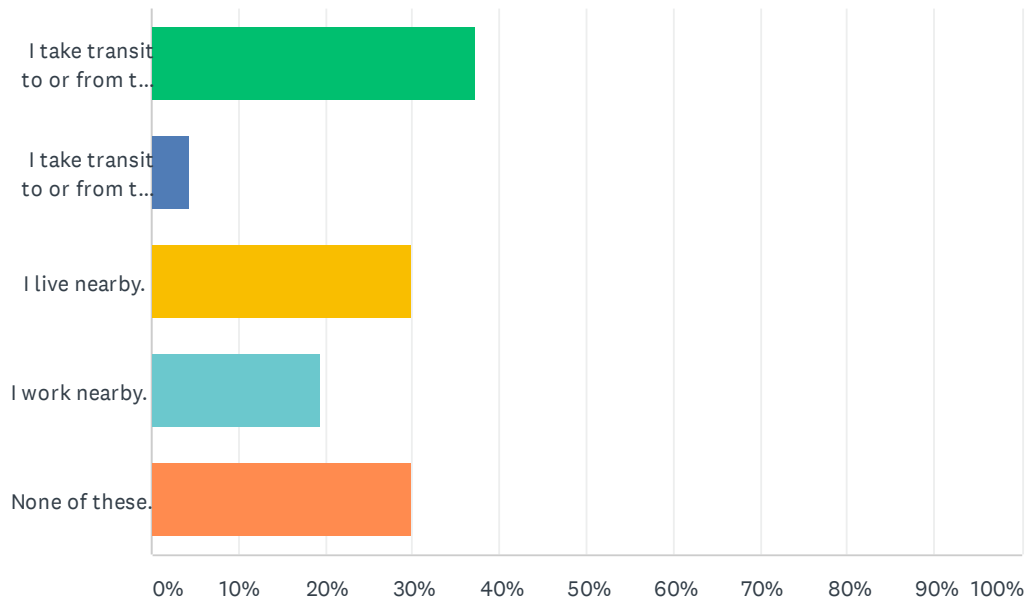
Support in accessing benefits and information.

Support small businesses that employ less than 20 via financial incentives. Gift cards for future use, small business loans and investments in POC owned businesses.

Tax breaks...or leniency on things like occupancy permits for streets (to allow seating on city owned streets or sidewalks)

Q13 How do you interact with Lakewood Station? Please choose all that apply.

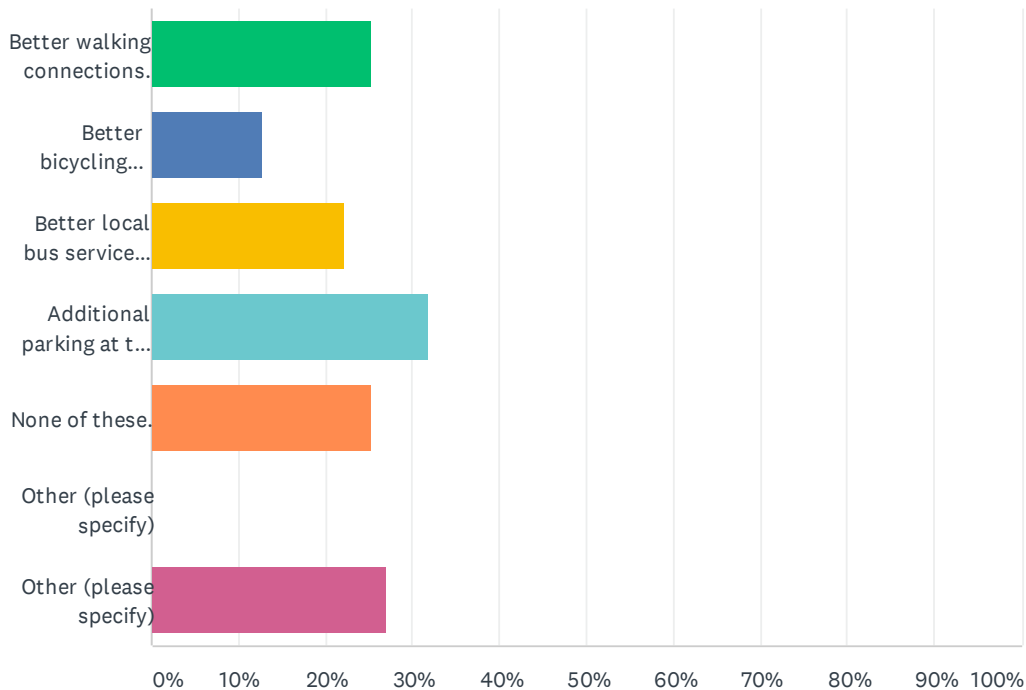
Answered: 67 Skipped: 25



ANSWER CHOICES	RESPONSES	
I take transit to or from the station occasionally.	37.31%	25
I take transit to or from the station regularly (once a week or more).	4.48%	3
I live nearby.	29.85%	20
I work nearby.	19.40%	13
None of these.	29.85%	20
Total Respondents: 67		

Q14 Would any of the following changes make you more likely to use Lakewood Station? Please choose all that apply.

Answered: 63 Skipped: 29



ANSWER CHOICES	RESPONSES	
Better walking connections.	25.40%	16
Better bicycling connections.	12.70%	8
Better local bus service connections to the station.	22.22%	14
Additional parking at the station.	31.75%	20
None of these.	25.40%	16
Other (please specify)	0.00%	0
Other (please specify)	26.98%	17
Total Respondents: 63		

activities or businesses that would prompt me to ride the train to Lakewood from Tacoma

better safety

Better Service

Businesses like restaurants or bars that would draw me hear more often.

Feeling of total SAFETY while there. More "security" 24/7.

get the bums out of the parking lot. I'm seeing lot of needles.

Have mid-day schedules.

ample SAFE parking at my departure point, and for the route to end at/ near where I was trying to go.

More dining options near the station.

More frequent or faster service.

More frequent service.

Move the 512 park and ride to the transit station and improve security

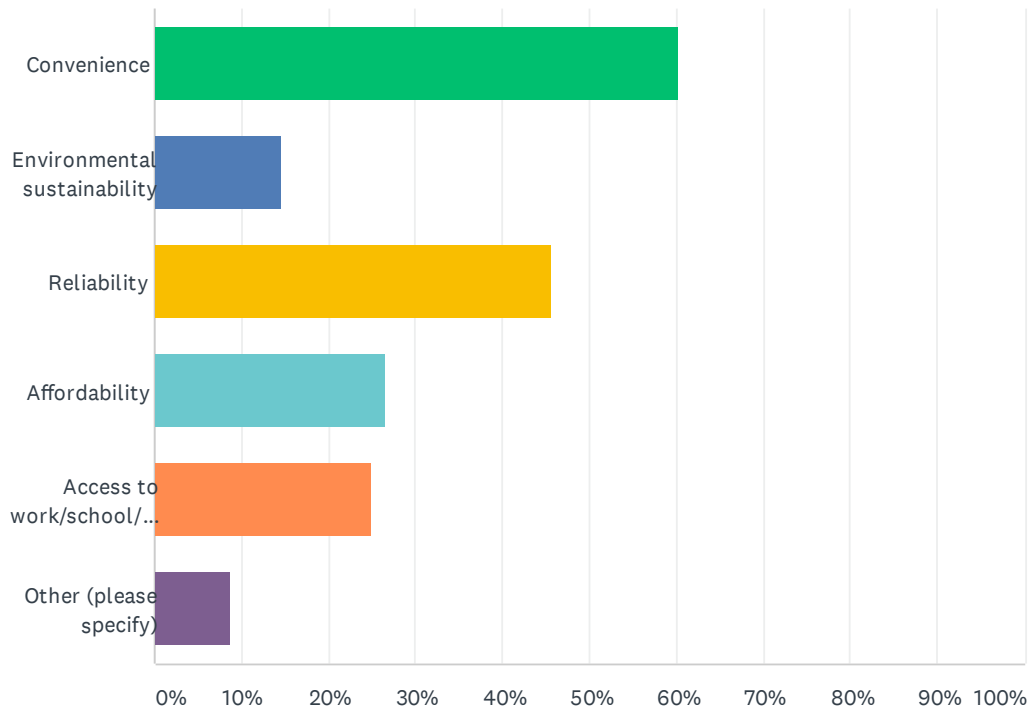
Remove Tacoma stops.

Safety

Week days lot is full. Many commuters live outside of ST3 taxing district

Q15 What do you value most in a transit system. Please choose your top two from the list.

Answered: 68 Skipped: 24



ANSWER CHOICES	RESPONSES	
Convenience	60.29%	41
Environmental sustainability	14.71%	10
Reliability	45.59%	31
Affordability	26.47%	18
Access to work/school/home/other destination	25.00%	17
Other (please specify)	8.82%	6
Total Respondents: 68		

I don't have to find or pay for parking.

I'm a PT & ST operator.

personal safety (which I don't feel is there at the moment)

Safety

safety

Safety and security

Q16 What is your age?

Answered: 64 Skipped: 28

30-39	11
40-49	9
50-59	11
60-69	15
70-79	11
80+	5

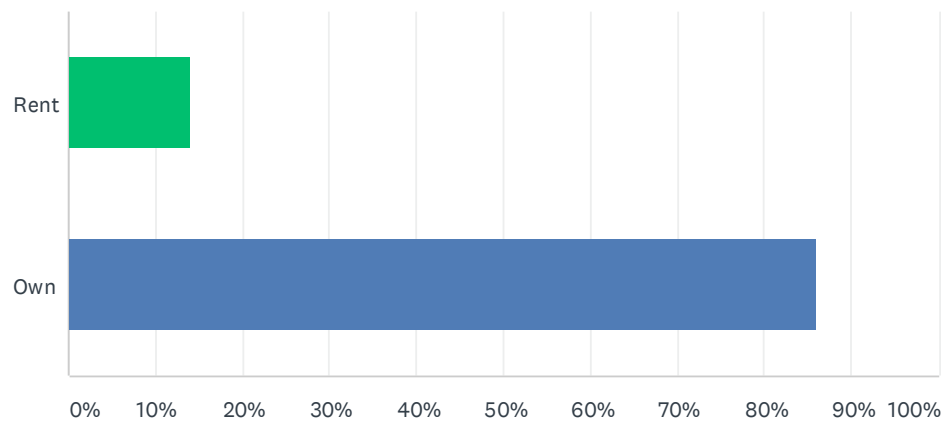
Q17 Please share your cultural or ethnic identity. Use the term you feel most comfortable with. Examples might be: African-American, Latino, White, Native, Korean, or Asian-American.

Answered: 54 Skipped: 38

1 African American
3 American
1 Asian white
1 Black
1 Blue-collar white guy
6 caucasian
1 doesn't matter. Loose the labels
1 European-American
1 Human
1 korean
1 Latino, Native; Military Veteran; LGBTQ+
1 Native
1 Pacific Islander
1 Pennsylvania Dutch
34 White

Q18 Do you rent or own your home?

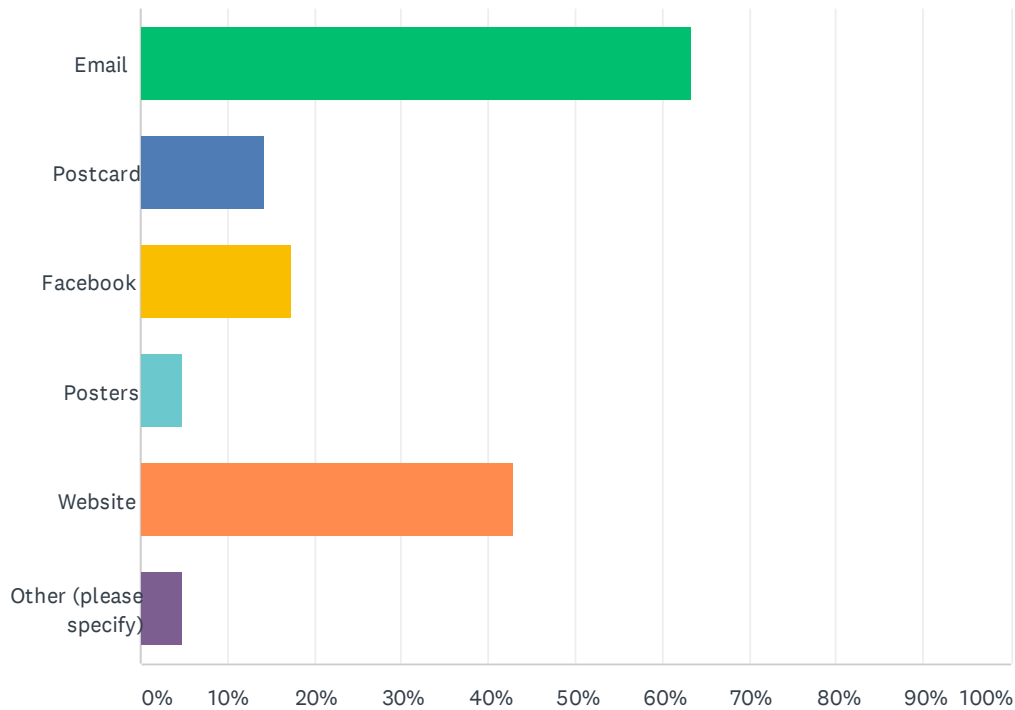
Answered: 64 Skipped: 28



ANSWER CHOICES	RESPONSES	
Rent	14.06%	9
Own	85.94%	55
TOTAL		64

Q19 What is the best way to let you know about the plan as it is developed? Please choose all the apply.

Answered: 63 Skipped: 29



ANSWER CHOICES	RESPONSES	
Email	63.49%	40
Postcard	14.29%	9
Facebook	17.46%	11
Posters	4.76%	3
Website	42.86%	27
Other (please specify)	4.76%	3
Total Respondents: 63		

Suburban times 2
city website

Q20 Would you be interested in sharing more experiences and ideas with us about this area? If so, please enter your email address below or contact Tiffany Speir at tspeir@cityoflakewood.us or 253.983.7702. Email:

Answered: 7 Skipped: 85