



A G E N D A

PLANNING COMMISSION

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

Meeting Wednesday, October 21, 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 and its addendums, in effect through November 9, 2020, in-person attendance by members of the public in the Council Chambers at 6000 Main St. SW, Lakewood, WA will not be permitted on October 21, 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: <https://us02web.zoom.us/j/81890063565#>.

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 and enter participant ID: 81890063565#** or by going online at <https://us02web.zoom.us/j/81890063565>. 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/81890063565>), 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 16, 2020**
4. **Agenda Updates**
5. **Public Comments**
6. **Unfinished Business: None**
7. **Public Hearings: None**
8. **New Business**
9.
 - Action on Proposed 2021 Comprehensive Plan and Zoning Map Amendments Recommendation
10. **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 16, 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, October 20, 2020 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
September 16, 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, and Connie Coleman-Lacadie

Planning Commission Members Excused: Nancy Hudson-Echols

Commission Members Absent: None

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

Council Liaison: Councilmember Mr. Paul Bocchi

Approval of Minutes

The minutes of the meeting held on September 2, 2020 were approved as written by voice vote M/S/C Wagemann/Pearson. The motion passed unanimously, 5 - 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 20-28 and its addendums. 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

Proposed 2021 Comprehensive Plan and Zoning Map Amendments

Ms. Tiffany Speir reviewed each of the seven city-initiated text amendments in detail. Ms. Speir explained there were no privately initiated amendments at this time.

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

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)

During the presentation a detailed map of the proposed new industrial Center of Local Importance was provided and discussion held regarding having the center designated a Countywide Industrial Growth Center.

Ms. Speir informed the Commission during Council's introduction to the 21CPA docket list it was asked if boundaries of Industrial CoLI including the International District along South Tacoma Way would negatively affect the district. Staff responded that CoLI designation would not change zoning of parcels or nature of International District unless Council took action to do so. Council made no additions or edits to the list during that introduction.

Next steps of the project include Planning Commission taking action on October 21 on 21CPA docket recommendation. November 23 City Council will review the Commission recommended 21CPA docket. City Council is scheduled to take action on 21 CPA docket Resolution with or without amendment.

Mr. Don Daniels opened the floor for public comment. No public were in attendance requesting to make live comments.

One written request was received via email from Mr. Tim Lynch, Tim Lynch Homes. Mr. Lynch is requesting the City to initiate a zoning map amendment in the Tillicum area, specifically in the areas of the Thorne Lane SW and Berkeley Ave SW off-ramp improvements. Mr. Lynch is asking for a block to be zoned as Neighborhood Commercial NC2. City staff requested opportunity to review the comment and prepare a recommendation for consideration at the October 21 meeting.

There were no members of the public logged in to the Zoom meeting to give comment. Chair Mr. Don Daniels closed the hearing.

New Business

None.

Report from Council Liaison

Councilmember Mr. Paul Bocchi shared that roadway construction projects are continuing. Mr. Bocchi noted the Onyx Dr. SW roadway paving will begin soon with completion targeted for the end of September. Mr. Bocchi added the Veterans Dr. SW project is coming along well and the first portion may be done in the late fall.

Mr. Bocchi informed commissioners the Farmer's Market will continue into October with social distancing being practiced because everyone enjoys the activity.

Reports from Commission Members and Staff

Lakewood Station District Subarea (LSDS) Plan Status

Ms. Tiffany Speir provided an update on the project which included a review of current drafting schedules and content of work product to date; a review of the public online survey results which were concluded July 15, 2020; and a review of outstanding policy issues.

With its proximity to I-5 and the Sounder regional commuter rail, Ms. Speir noted the LSDS is a good location for employment. Since there are few environmental constraints, this is an ideal place to explore housing types and densities that take advantage of the proximity to high capacity transit. In order to analyze transportation connections to Lakewood's Downtown, the transportation evaluation reviews an extended area north and west of the primary subarea. The extended study area looks at ways to enhance multi-modal transportation linkages.

Next Steps: Draft Plan, Planned Action, and Form-Based Code are scheduled to be completed by end of September 2020. Additional stakeholder meetings and public outreach will continue through October with a mailer to businesses and residents and a virtual/website open house and stakeholder meeting. Planning Commission will begin their review on November 4 and action is scheduled by December 16, 2020. City Council will begin their review on February 22 and take action by May 24, 2021.

Future Agenda Topics

October 21 Planning Commission: Action on 21 CPA Docket Recommendation

Other

None

Next Regular Meeting: The next regular meeting will be held on October 21, 2020. (The October 7, 2020 meeting has been cancelled).

Meeting Adjourned at 7:16 p.m.

Don Daniels, Chair
Planning Commission 10/21/2020

Karen Devereaux, Recording Secretary
Planning Commission 10/21/2020



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: September 21, 2020
SUBJECT: 2021 Comprehensive Plan Amendment Cycle Docket List

BACKGROUND

On September 16, the Planning Commission held a public hearing on the initial list of 2021 Comprehensive Plan text and map amendments (21CPAs.) One public comment letter was received that requested the addition of an amendment to rezone three (3) parcels near the Berkeley/I-5 interchange from Residential 3 (R3) to Neighborhood Commercial 2 (NC2.)

The Planning Commission is scheduled to make a recommendation on the 21CPA docket list to the City Council on October 21.

DISCUSSION

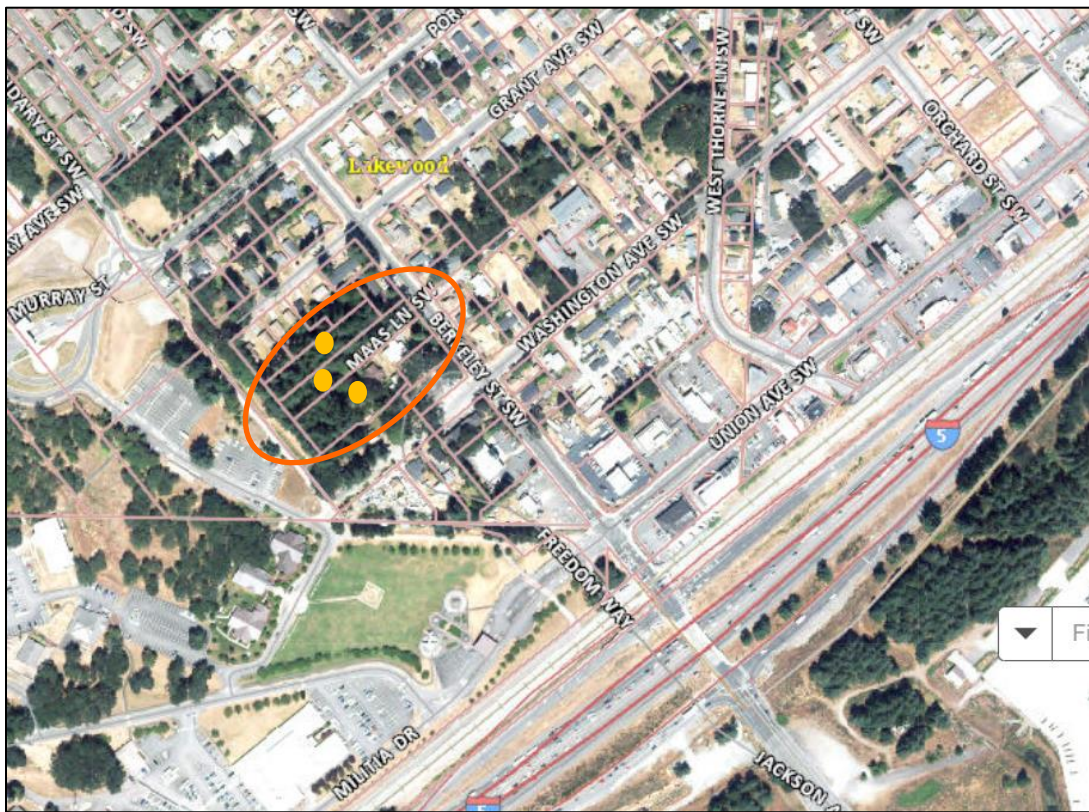
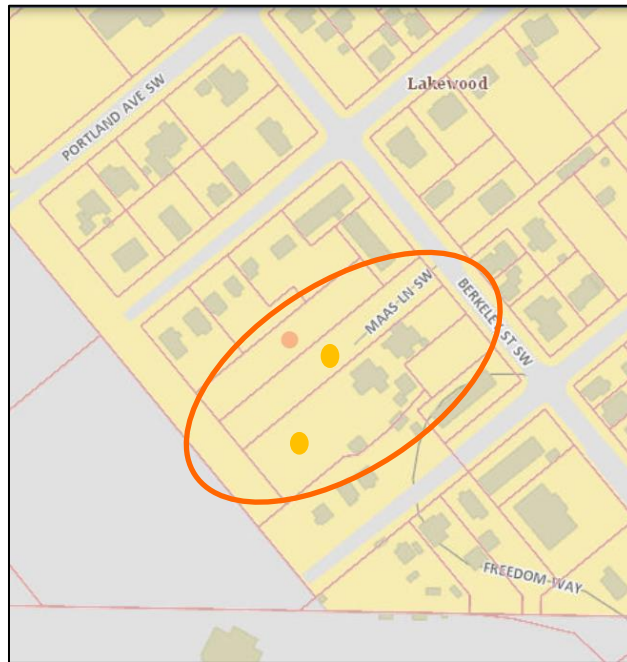
As considered during the public hearing, the proposed 2021 Comprehensive Plan and Zoning Map amendment cycle docket includes:

- **7 City-Initiated Text Applications** (*Text for each being prepared*)
 - 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
 - 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)

Public-Requested CPA

Mr. Tim Lynch of Tim Lynch Homes submitted a letter during the public hearing requesting that three (3) parcels (parcel numbers 2200000172, 2200000173, and

2200000192) near the Berkeley/I-5 interchange in Lillicum be rezoned from R3 to NC2. The Commission asked that staff provide more details regarding the amendment requested by Mr. Tim Lynch. The two maps below identify the parcels in question:

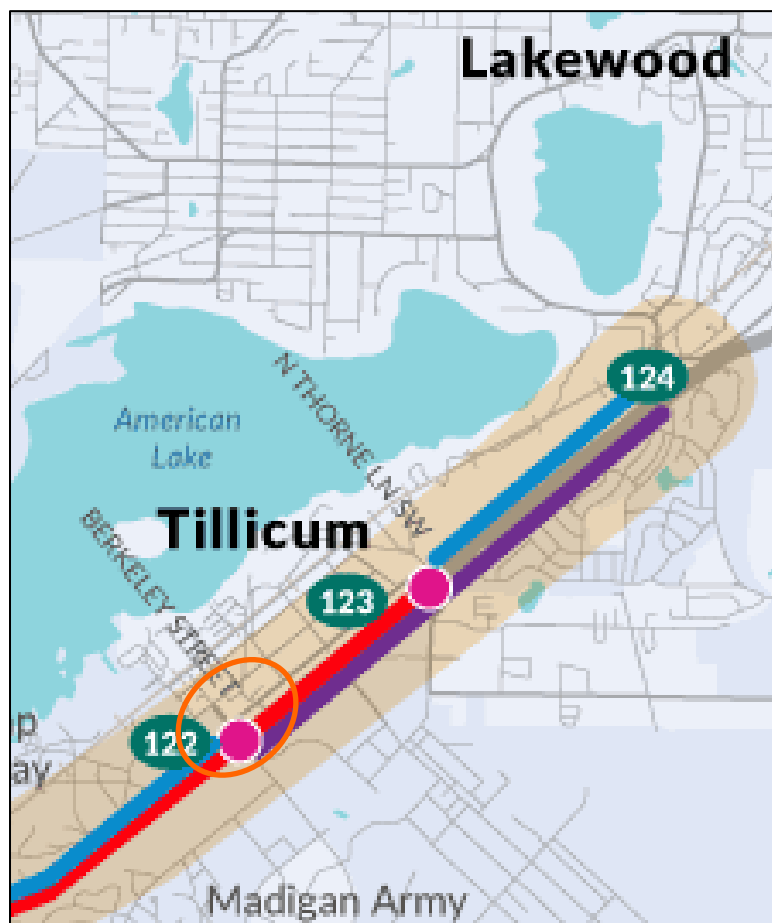


The impetus for the requested rezone is the improvements to the I-5 corridor and replacement of the Berkeley and Thorne Lane interchanges near JBLM. The parcels Mr. Lynch has requested be rezoned are very close to the Berkeley interchange.

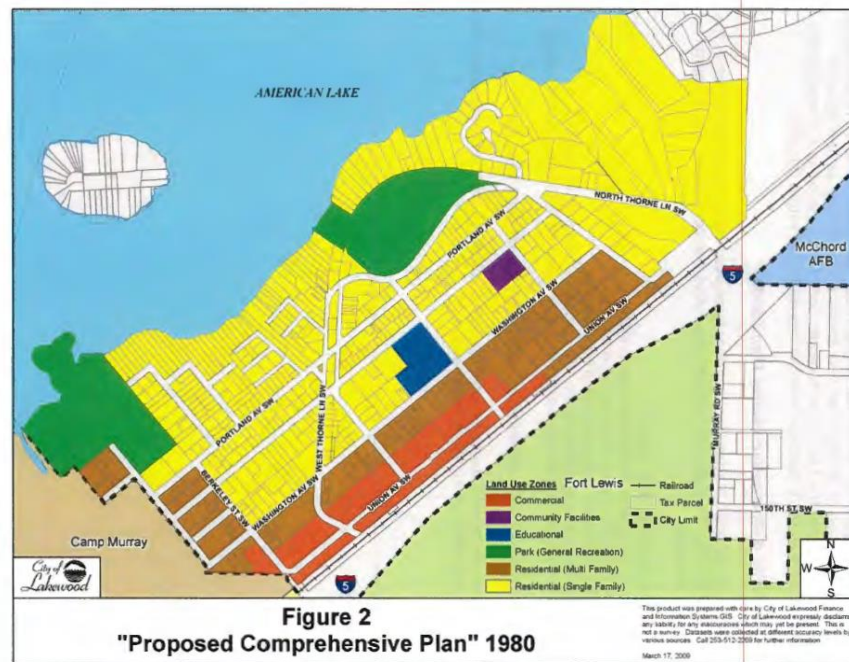
The first of 2 new bridges at the Thorne Lane interchange is scheduled to open the week of Oct. 12. The second step to raising I-5 by 14 feet at Berkeley Street is scheduled to occur overnight on Oct. 23 or Oct. 24. The new interchanges are grade-separated from the existing rail line, reducing conflicts with trains. Auxiliary lanes are being added on northbound I-5 between Berkeley Street and Gravelly Lake Drive, and on southbound I-5 from Gravelly Lake Drive to Thorne Lane, and from Berkeley Street to JBLM Main Gate, providing a supplemental lane for vehicles entering and exiting I-5.

Timeline:

- Winter 2020 - new Berkeley Street interchange opens.
- Summer 2020 - new Thorne Lane interchange opens.
- Fall 2020 - traffic in final configuration
- Summer 2021 - final paving and striping, construction ends.



The Tillicum area community has planned for redevelopment for many years. The 2011 Tillicum Neighborhood Plan includes discussion of a 1980 planning process; a map from that earlier effort is included below:



The 2011 Tillicum Neighborhood Plan discusses zoning of the area:

Land Use, Zoning & Transportation

Zoning

The focus of Tillicum's commercial district is changing. With sewers and other improvements expected over the next two years, the potential for investment is improving. Sanitary sewer allows for commercial business expansion which for years has been stagnant. Thus, the future direction set by the comprehensive plan and the current zoning may not represent emerging market demands. City staff has conceptualized around the creation of two new commercial zoning classifications along Union Avenue SW to better reflect the market demands and redevelopment potential post-sewers.

Generally, the future land-use designation and zoning on the southeast side of Union Avenue SW – the lots fronting onto Union with the ST line and I-5 at the rear – could be modified to create a freeway commercial zone that accommodates businesses that typically serve the military installations, I-5 traffic, and tourists. The mitigating factor would be limited lot depths because of the public rights of way along both the front and rear of the strip.

Meanwhile, the opposite side of Union Avenue SW could lend itself to creation of a neighborhood commercial zone tailored for Tillicum (as opposed to the current NC2 zone that is applied citywide). This would focus commercial uses more toward serving the residents of Tillicum and create a step-down or separation between more intensive business activity and the neighborhood to the northwest. Mixed-use development with upper-story residential use seems most promising in this location as the area evolves and redevelops into a more conducive and positive living environment.

It is not the purpose of this plan to arrive at specific zoning regulations, but to create a basis for them to be further developed. It is likely these two primary concepts would be followed in designing new zoning for Union Avenue SW frontages.

The City's current Comprehensive Plan identifies Tillicum as a Center of Local Importance (CoLI) and reaffirms the 2011 Neighborhood Plan:

2.5.1 Tillicum

The community of Tillicum, Figure 2.4, is designated as a CoLI based on its characteristics as a compact, walkable community with its own unique identity and character. The area is located just outside the main gates of both Joint Base Lewis-McChord (JBLM) and Camp Murray National Guard Base ("Camp Murray"). The area is geographically isolated from the rest of Lakewood because of inadequate street connections. The only practical access to the area is provided by I-5. This center provides a sense of place and serves as a gathering point for both neighborhood residents and the larger region with regard to the resources it provides for Camp Murray, JBLM, and access to American Lake.

The Tillicum area includes many of the design features for a Center of Local Importance (CoLI) as described in CWPP UGA-50, including:

- § Civic services including the Tillicum Community Center, Tillicum Elementary School, a fire station, JBLM and Camp Murray, the Tillicum Youth and Family Center, and several veterans service providers;
 - § Commercial properties along Union Ave. SW that serve highway traffic from I-5, personnel from JBLM and Camp Murray, and local residents;
 - § Recreational facilities including Harry Todd Park, Bills Boathouse Marina, the Commencement Bay Rowing Club, and a WDFW boat launch facility that attracts boaters from around the region;
 - § Historic resources including Thornewood Castle. Much of the area was developed between 1908 and the 1940s. The street pattern around Harry Todd Park reflects the alignment of a trolley line that served the area in the early 1900's;
 - § Approximately 62 acres partially developed with, and zoned for, multi-family residential uses; and
 - § The Tillicum area is subject to specific treatment in the Comprehensive Plan (Section 3.10, Goal LU-52, LU-53 and Policies LU-53.1 through LU-53.4.)
- Additionally, the City adopted the Tillicum Neighborhood Plan in June 2011.

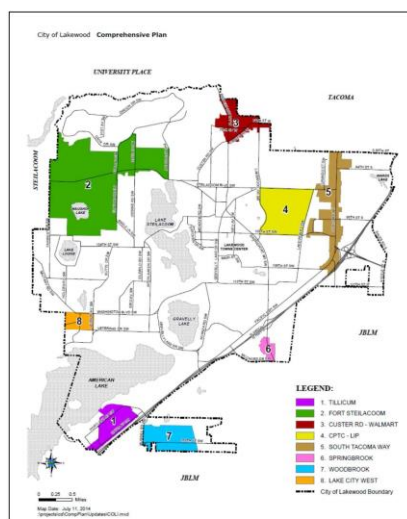


Figure 2.3
City-Wide CoLI



Figure 2.4
Tillicum Center of Local Importance

The table below compares the uses allowed in the R3 and NC2 zones, the current and requested zones for the parcels Mr. Lynch has proposed be rezoned in the 2021 CPA cycle:

Type of Use	Use	R3 4.8 dua	NC2 35 dua
Commercial and Industrial	Accessory commercial	-	P
	Accessory Industrial	-	-
	Accessory retail or services	-	P
	Artisan shop	-	P
	Auto and vehicle sales/rental	-	C
	Auto parts sales	-	P
	Bank, financial services	-	P
	Brewery – production	-	C
	Building and landscape materials sales	-	P
	Building contractor, light	-	-
	Building contractor, heavy	-	-
	Business support service	-	P
	Catering service	-	P
	Cemetery, mausoleum, columbarium	-	-
	Club, lodge, private meeting hall	C	P
	Commercial recreation facility – indoor	-	P
	Commercial recreation facility – outdoor	-	-
	Community center	-	P
	Construction/heavy equipment sales and rental	-	-
	Convenience store	-	P
	Equipment rental	-	P
	Flex Space	-	-
	Fuel dealer	-	-
	Furniture/fixtures manufacturing, cabinet shop	-	-
	Furniture, furnishings, appliance/ equipment store	-	P
	Gas station	-	P
	General retail	-	P
	Golf course, country club	-	-
	Grocery store, large	-	P
	Grocery store, small	-	P
	Handcraft industries, small-scale manufacturing	-	P
	Health/fitness facility, commercial	-	P
	Health/fitness facility, quasi-public	-	-
	Kennel, animal boarding B(3)	-	C
	Laboratory – Medical/Analytical	-	P
	Laundry, dry cleaning plant	-	-
	Library, museum	-	P
	Live/work and work/live units	-	C
	Maintenance service, client site services	-	-

	Manufacturing, Assembling and Packaging - Light	-	-
	Manufacturing, Assembling and Packaging - Medium	-	-
	Manufacturing, Assembling and Packaging - Heavy	-	-
	Metal Products Fabrication, Machine and Welding – American Direct	-	-
	Medical Services - Lab		P
	Mixed use	-	P
	Mobile home, RV, and boat sales	-	-
	Mortuary, funeral homes and parlors	-	P
	Motion Picture Production Studios	-	-
	Office – business services	-	P
	Office – processing	-	C
	Office – professional	-	P
	Outdoor storage	-	-
	Pawn Brokers and Second Hand Dealers	-	-
	Personal services	-	P
	Personal services – restricted	-	-
	Petroleum product storage and distribution	-	-
	Places of assembly	P	P
	Printing and publishing	-	P
	Produce stand	-	P
	Recycling facility – processing facility	-	-
	Repair service - equipment, large appliances	-	-
	Research and development	-	-
	Recycling Facility - Scrap and dismantling yards	-	-
	Second hand store	-	-
	Shelter, animal B(3), B(4)	-	P
	Shopping center	-	P
	Social service organization	-	C
	Solid waste transfer station	-	C
	Small craft distillery	-	P
	Sports and active recreation facility	-	-
	Storage - personal storage facility	-	-
	Studio - art, dance, martial arts, music, etc.	-	P
	Swap meet	-	-
	Theater, auditorium	-	P
	Veterinary clinic B(3)	-	P
	Vehicle services – major repair/body work	-	C
	Vehicle services – minor maintenance/repair	-	P
	Vehicle storage	-	-
	Warehouse	-	-
	Warehouse retail	-	-
	Wholesaling and distribution	-	-
	Wildlife preserve or sanctuary	-	-

	Wine production facility	-	-
Eating and Drinking Establishments	Bar/tavern	-	-
	Brewery - brew pub	-	P
	Microbrewery	-	P
	Mobile food vending facility	-	P
	Night club	-	C
	Restaurant, café, coffee shop – counter ordering	-	P
	Restaurant, café, coffee shop –drive-through services	-	C
	Restaurant, café, coffee shop –table service	-	P
	Restaurant, café, coffee shop – outdoor dining	-	P
	Restaurant, café, coffee shop – serving alcohol	-	P
	Tasting room	-	P
	Vendor stand	-	P
Health and Social Services	Day care center in existing and new schools	-	-
	Day care center in existing or new churches	C	C
	Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site	-	C
	Day care center providing care for children and/or adult relatives of employees of a separate business establishment located on the same site B(2), B(3)	-	-
	Day care center, independent	-	P
	Human service agency offices	-	P
	Medical service - clinic, urgent care	-	P
	Medical service - doctor office	-	P
	Medical service – hospital	-	-
	Medical service - integrated medical health center	-	P
	Medical service – lab	-	P
	Pharmacy	-	P
	Preschool/nursery school	C	P
Lodging	Bed and breakfast guest houses	C	-
	Hostels	-	-
	Hotels and motels	-	-
	Short term vacation rentals	P	P
Residential Uses	Accessory caretaker's unit	-	P
	Accessory dwelling unit	P	-
	Babysitting care	P	P
	Boarding house	C	-
	Cottage housing	P	-
	Co-housing (dormitories, fraternities and sororities)	-	P
	Detached single family	P	-
	Two family residential, attached or detached dwelling units	-	P
	Three family residential, attached or detached dwelling units	-	-

	Multifamily, four or more residential units	-	P
	Mixed use	-	P
	Family daycare	P	P
	Home agriculture	P	-
	Home occupation	P	-
	Mobile home parks	C	-
	Mobile and/or manufactured homes, in mobile/manufactured home parks	C	P
	Residential accessory building	P	P
	Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	-
	Small craft distillery	P	P
	Specialized senior housing	-	P
	Accessory residential uses	P	P
Special Needs Housing	Assisted Living Facility	-	P
	Confidential Shelter	P	P
	Continuing Care Retirement Community	-	P
	Enhanced Services Facility	-	C
	Hospice Care Center	C	-
	Nursing Home	-	P
	Type 1 Group Home – Adult Family Home	P	P
	Type 2 Group Home, Level 1	P	P
	Type 2 Group Home, Level 2	C	-
	Type 2 Group Home, Level 3	-	C
	Type 3 Group Home, Level 1	-	C
	Type 3 Group Home, Level 2	-	C
	Type 3 Group Home, Level 3	-	C
	Type 4 Group Home	-	-
	Type 5 Group Home	-	C

STAFF RECOMMENDATION IN PUBLICLY REQUESTED ZONING MAP AMENDMENT:

The CED staff recommends that the Planning Commission include a proposed Comprehensive Plan Zoning Map Amendment, 2021-08, to explore rezoning parcels to the SW of Berkeley Street and SE of Portland Avenue from R3 to NC2 as well as rezoning parcels to the NE of Berkeley Street to incorporate transitional uses and densities. This would allow for analysis of not only the specific parcels identified by Mr. Lynch, but also adjacent and nearby parcels to ensure that the entire area is zoned in a logical manner.

SUMMARY OF PROPOSED 21CPA DOCKET:

The following list of amendments are proposed and recommended by CED for the 2021 Comprehensive Plan and Zoning Map amendment cycle:

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

2021-08: Rezoning certain parcels (2200000172, 2200000173, 2200000192, and potentially others) near the Berkeley interchange in Tillicum from R3 to NC2 and rezoning certain other nearby parcels (zones and parcels to be identified later) to provide logical transitions between densities and uses.

