



# A G E N D A

## PLANNING COMMISSION

Don Daniels • Connie Coleman-Lacadie • James Guerrero  
Ryan Pearson • Paul Wagemann • Phillip Combs • Linn Larsen

**Wednesday, June 2, 2021 at 6:30 pm**

*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 extensions, in-person attendance by members of the public in the Council Chambers at 6000 Main St. SW, Lakewood, WA will not be permitted on May 5, 2021.*

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: 92680968444#

**To Submit in Public Comment and/or Public Hearing Testimony Prior to Meeting:** Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at [kdevereaux@cityoflakewood.us](mailto: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: 92680968444# or by going online at <https://us02web.zoom.us/j/92680968444>. 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 to testify, 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/92680968444>) to testify, 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.	<b>Call to Order</b>
2.	<b>Roll Call</b>
3.	<b>Approval of Minutes from May 5, 2021</b>
4.	<b>Agenda Updates</b>
5.	<b>Public Comments</b>
6.	<b>Public Hearings:</b> None
7.	<b>Unfinished Business:</b> None
8.	<b>New Business</b> <ul style="list-style-type: none"><li>- 2022-2027 6-Yr Transportation Improvement Plan (TIP)</li><li>- 2021 Annual Development Regulation Amendments</li></ul>
9.	<b>Reports from Staff &amp; Commission Members &amp; Council Liaison</b> <ul style="list-style-type: none"><li>• City Council Updates/Actions</li><li>• Written Communications</li><li>• Future Agenda Topics</li></ul>

### Enclosures

1. Draft Meeting Minutes from May 5, 2021
2. Staff Report: 2022-2027 6-Yr Transportation Improvement Plan (TIP)
3. Staff Report: 2021 Annual Development Regulation Amendments

### Members Only

Please email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or call Karen Devereaux at 253.983.7767 no later than Tuesday, June 1, 2021 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
May 5, 2021  
Zoom Meeting  
6000 Main Street SW  
Lakewood, WA 98499**

**Call to Order**

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

**Roll Call**

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

Planning Commission Members Excused: None

Commission Members Absent: Linn Larsen

Staff Present: Dave Bugher, Assistant City Manager for Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (not present)

**Approval of Minutes**

**The minutes of the meeting held on April 21, 2021 were approved as written by voice vote M/S/C Pearson/Wagemann. The motion carried, 5 ayes and 1 abstention.**

**Agenda Updates**

None

**Public Comments**

This meeting was held virtually 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 public comments were received.

**Public Hearings**

2021 Comprehensive Plan Amendment Package

Mr. Don Daniels, Chair, opened the floor for the continued public hearing for additional comments. No verbal comments were submitted. The following written comments were recognized as having been submitted and forwarded to commissioners prior to the start of the meeting:

- Anne Fritzel, Senior Planner, Growth Management Services, Washington State Department of Commerce;
- Lindsey Sehmel, Principal Planner, Pierce Transit;
- Kierra Phifer, Local Government Affairs and Public Policy Manager, Puget Sound Energy; and
- John DeVore, General Manager, Lakeview Light & Power

No additional verbal or written comments were submitted and Chair Daniels closed the public hearing.

Ms. Tiffany Speir and Mr. Dave Bugher reviewed the proposed Comprehensive Plan amendments 2021-01, -02, -03, -04, -05, -06, -08, -09, -10, and -11 and the CEDD recommendations for the Planning Commission.

**MOTION:** To recommend approval of Planning Commission Resolution 2021-02 regarding the Comprehensive Plan amendment cycle docket was approved M/S/P Combs/Pearson.

**AMENDMENT:** Mr. Phil Combs made a motion to amend the motion to provide the Planning Commission authority to review the goals, policies and implementation measures listed in proposed 2021-01 and to provide recommendations about them in the 2022 Comprehensive Plan amendment cycle. Mr. Ryan Pearson seconded the amendment. The amendment passed.

**AMENDED MOTION:** The amended motion to adopt Resolution 2021-02 was approved with 5 ayes and 1 abstention by Ms. Coleman-Lacadie.

#### **Unfinished Business**

None

#### **New Business**

None

#### **Report from Council Liaison**

None

#### **Reports from Commission Members and Staff**

##### Future Planning Commission Agenda Topics

May 19: No Planning Commission meeting.

May 24: Joint Planning Commission and City Council Meeting

June 2: Introduction of Annual Development Regulation amendments; 6 Year TIP presentation

#### **Regional Planning Land Use Updates**

##### Summary of 2021 State Legislative Session

Ms. Tiffany Speir informed commissioners the 2021-23 Capital Budget includes grants totaling over \$5M for the City of Lakewood programs. Ms. Speir explained SHB 1189 authorizes tax increment financing for local governments and HB1189 will be helpful in advancing the Lakewood Landing site identified within the boundaries of the Lakewood Station District Subarea Plan. SSB 5287 concerns affordable housing incentives. SSHB 1220 supports emergency shelters and housing through local planning and development regulations and updates the housing goals of the Growth Management Act to include planning for and accommodating affordable housing.

Lakewood will review bills SSB 1189, SSHB 1220, and SSB 5287 as signed by the Governor and propose updates to its Comprehensive Plan and Development Regulations as needed.

- 2021 and 2022 Annual Development Regulation amendment process
- 2022 Comprehensive Plan Amendment cycle

**Next Regular Meeting:** A Joint Council meeting will be held with the Planning Commission on Monday, May 24, 2021 at 7:00 PM. The next regular meeting would be held on June 2, 2021.

**Meeting Adjourned** at 7:36 p.m.

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Don Daniels, Chair  
Planning Commission 05/05/2021

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Karen Devereaux, Recording Secretary  
Planning Commission 05/05/2021

## PLANNING COMMISSION AGENDA ITEM

### CITY OF LAKEWOOD, WASHINGTON

<b>AGENDA TITLE:</b>	6-YEAR TIP (2022-2027) Transportation Improvement Program Proposed Revisions	
<b>DEPARTMENT:</b>	Public Works Engineering Department	
<b>PRESENTED BY:</b>	Charles Ted Hill, P.E., Public Works Engineering Capital Projects Division Manager	
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Study Session	<input type="checkbox"/> Recommendation
<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Update	<input type="checkbox"/> Other

#### **Background:**

Chapter 35.77.010 RCW requires that the City annually update its Six Year Comprehensive Transportation Improvement Program (6-Year TIP) and file a copy with the Secretary of the Washington State Department of Transportation within 30 days of adoption.

The primary objective of the Program is to produce a comprehensive program for the orderly development and preservation of the City's street system. Only those projects identified in the adopted Program are eligible for state or federal grant funding.

Adoption of the Program does not irreversibly commit the City of Lakewood to construct identified projects. The Program may also be revised by a majority of the City Council at any time, but only after a public hearing.

#### **Discussion:**

Attached are the proposed changes to the 2022-2027 6-year TIP. As the current 2021-2026 TIP the focus for the TIP is the additions, modifications, and completed projects.. Slight changes to the planning level estimates based upon the time value of money and slight wording changes in the descriptions, like changing "sharrows" to "bike facilities" are not included in the modification section.

The additions reflect projects that have been discussed with Council over the last 12 months, including at the Council retreat. The 6-Year TIP can be modified any time up to its final adoption which is tentatively scheduled for June 7, 2021. Two weeks have been provided between the Public Hearing and adoption date to allow comments received from the Public Hearing to be evaluated and may be incorporated into the final 2022-2027 6-Year TIP adopted by Council.

#### **Attachments:**

6-Year TIP (2022-2027): Additions, Modifications, Completions  
Map of Additions and Modifications





# City of Lakewood

## Transportation Improvement Program (TIP) 2022 - 2027

Charles "Ted" Hill & Weston Ott, P.E.  
Public Works Engineering

May 10, 2021

# Completed or Under Construction

2020/21

To be removed from TIP

- 111<sup>th</sup>/112<sup>th</sup> - Bridgeport to Kendrick, Roadway Reconstruction (15)
- 100<sup>th</sup> St & Lakewood Dr., Intersection Improvements (60)
- 108<sup>th</sup> - Bridgeport to Pacific Hwy, Overlay & ADA improvements (80)
- Lakewood Dr. – Steilacoom to Flett Creek, Roadway Improvements (119)
- Veterans Dr. SW – Gravelly Lake to VA Entrance, Roadway Improvements (134)
- Onyx Dr. Street Improvements – Roadway Improvements (138)  
(Project CIP Number, 302.0###)



# Onyx Drive Sidewalks

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalks
- Traffic calming
- Illumination
- ADA Compliance





# Veterans Drive SW – Gravelly Lake to VA Entrance

- Minor Road Widening
- Roundabouts
- Traffic calming
- Curb/Gutter
- Associated Storm
- Sidewalks
- Illumination
- ADA Compliance





# 111<sup>th</sup>/112<sup>th</sup> – Bridgeport to Kendrick, Roadway Rebuild

- Curb/Gutter
- Associated Storm
- Sidewalks
- ADA Compliance
- Illumination
- Est. Completion July 2021





# 100<sup>th</sup> St and Lakewood Dr. Signal Upgrade

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalks
- ADA Upgrades
- Illumination
- Est. Completion August 2021
- Project in suspension for pole fabrication/del.





# 108<sup>th</sup> – Bridgeport to Pacific Hwy Overlay

- ADA Upgrades
- Associated storm
- Pavement Grind/Overlay
- Est. Completion July 2021





# Lakewood Dr. – Steilacoom to Flett Crk Sidewalk

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalks
- Pavement Grind/Overlay
- Est. Completion May 2021





# Projects Proposed to be Added to TIP

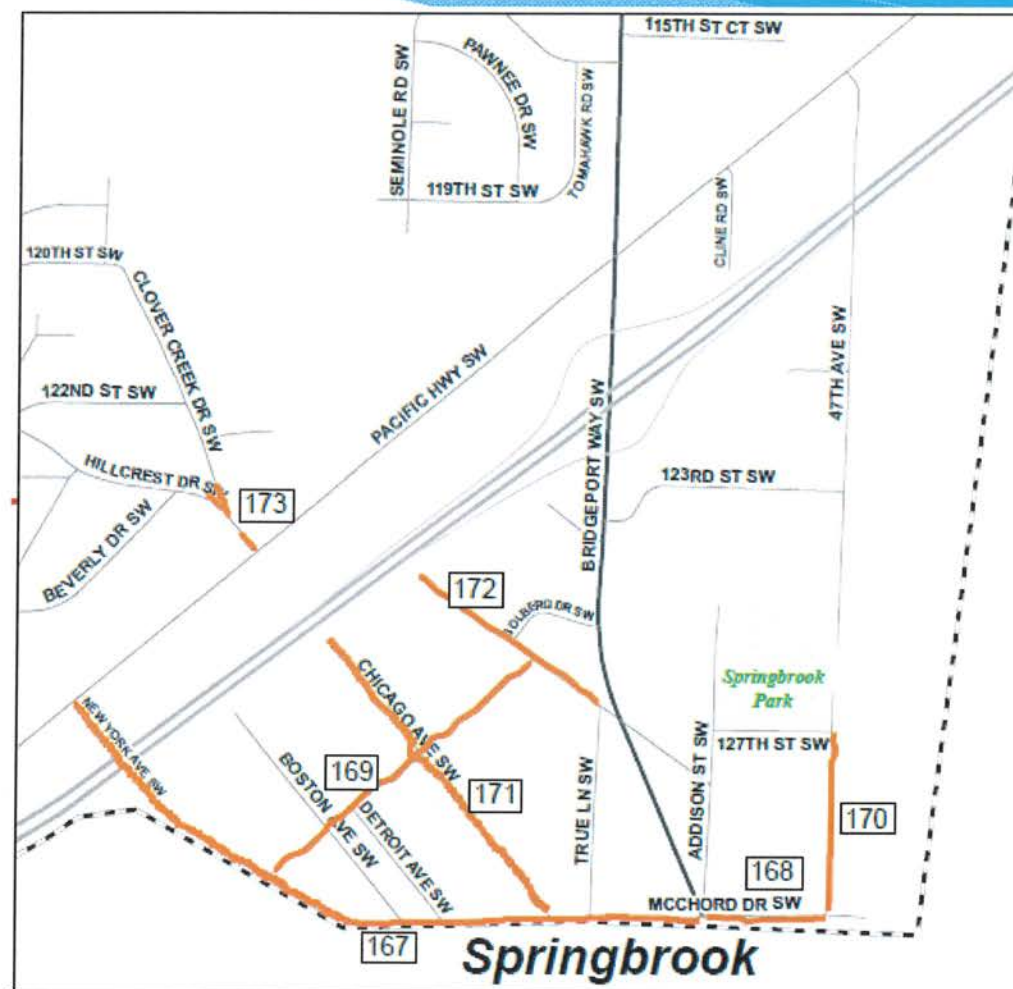
## Roadway Improvement Projects

- McChord Dr. SW – Pacific Hwy to Bridgeport (#167)
- McChord Dr. SW – Bridgeport to 47<sup>th</sup> Ave SW (#168)
- 47<sup>th</sup> Ave SW – McChord Dr. SW to 127<sup>th</sup> St SW (#169)
- Lincoln Ave. SW – McChord Dr. SW to San Francisco Ave SW (#170)
- Chicago Ave SW – Spring Brook Ln. SW to McChord Dr. SW (#171)
- San Francisco Ave SW – Spring Brook Ln SW to True Ln SW (#172)
- Clover Creek Dr. SW – Pacific Hwy to Hillcrest Dr. SW (#173)

## Traffic Signal Project

- Pacific Hwy SW/Sharondale SW (#174)  
(Project CIP Number, 302.0###)

# Roadway Improvement Projects



### Project CIP  
Number



# McChord Dr. SW – Pacific Hwy to Bridgeport

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalk (1-side)  
City side only
- Bike lanes
- Illumination
- ADA Compliance
- Estimated Cost  
\$1,460,000 ('21)





# McChord Dr. SW – Bridgeport to 47<sup>th</sup> Ave SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalk (1-side)  
City side only
- Illumination
- ADA Compliance
- Estimated Cost  
\$220,000 ('21)





# 47<sup>th</sup> Ave SW – McChord Dr. SW to 127<sup>th</sup> St SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalks
- Illumination
- ADA Compliance
- Estimated Cost \$400,000 ('21)





# Lincoln Ave SW – McChord Dr. SW to San Francisco Ave SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalks
- Illumination
- ADA Compliance
- Estimated Cost \$700,000 ('21)





# Chicago Ave SW – Spring Brook Ln SW to McChord Dr. SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalk
- Illumination
- ADA Compliance
- Estimated Cost  
\$740,000 ('21)





# San Francisco Ave SW – Spring Brook Ln SW to True Lane SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalk
- Illumination
- ADA Compliance
- Estimated Cost \$440,000 ('21)





# Clover Creek Dr. SW – Pacific Hwy to Hillcrest Dr. SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Sidewalks
- Illumination
- ADA Compliance
- Contingent on Coordination with Sound Transit
- Estimated Cost \$360,000 ('21)





# Traffic Signal

## Pacific Hwy & Sharondale ST SW

- Minor Road Widening
- Curb/Gutter
- Associated Storm
- Signal installation
- Illumination
- ADA Compliance
- Estimated Cost \$775,000 ('21)

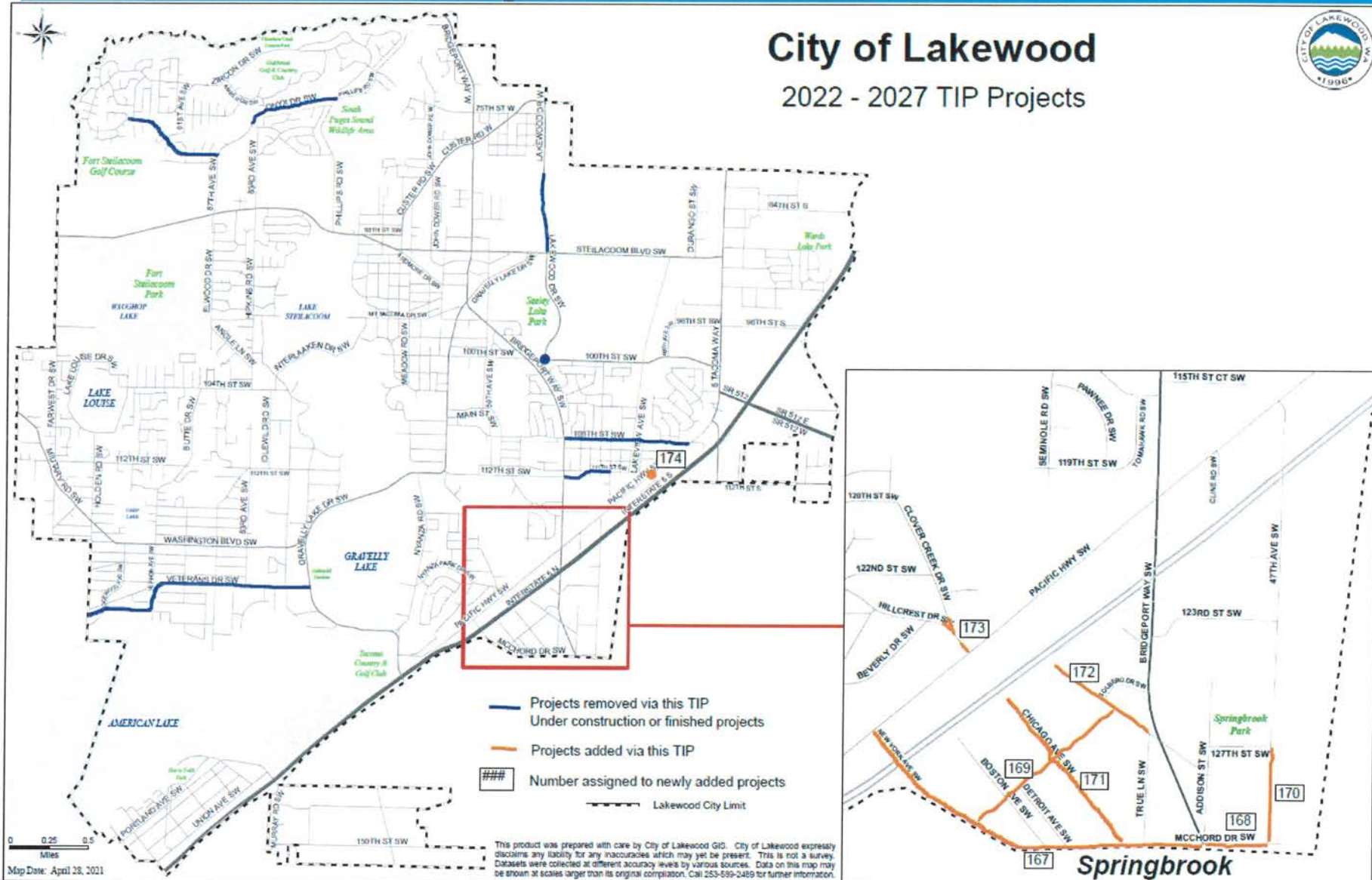




# Questions

## City of Lakewood

2022 - 2027 TIP Projects





**CITY OF LAKEWOOD**  
**AMENDED SIX-YEAR COMPREHENSIVE**  
**TRANSPORTATION IMPROVEMENT PROGRAM**  
**2022-2027**  
**-- Draft: 5/17/2021 --**

# PREFACE

Chapters 35.77.010 of the Revised Code of Washington (RCW) provide that each city shall annually update its Six-Year Comprehensive Transportation Program (Program) and file a copy of the adopted Program with the Secretary of the Washington State Department of Transportation (WSDOT) by July 1 of each year. The Program is necessary to allow cities and counties to obtain State and Federal funding. For a project to obtain funding, it must appear in the agency's current Program.

The Program is based upon anticipated revenues versus desirable projects. There are always more projects than available revenues. Therefore, a primary objective of the Program is to integrate the two to produce a comprehensive, realistic program for the orderly development and preservation of our street system. It is also important to note that the adoption of the Program does not irreversibly commit the City of Lakewood to construct the projects. The Program may at any time be revised by a majority of the City Council, but only after a public hearing.

## CONSISTENCY WITH LAND USE MANAGEMENT PLAN

The State's Growth Management Act (GMA) requires local governments to develop and adopt comprehensive plans covering land use, housing, capital facilities, utilities, and transportation. These comprehensive plans must balance the demands of growth with the provision of public facilities and services and, in particular, transportation facilities and services. The City of Lakewood was required to develop and adopt a comprehensive plan that is in conformance with the requirements of the GMA.

The City of Lakewood has, as part of its Comprehensive Plan, a Transportation Element with a Master Goal to "Ensure that the transportation and circulation system is safe, efficient and serves all segments of the population and reduces reliance on single-occupant vehicles and increase use of other modes of transportation."

Specific goals include the following.

1. To provide a safe, comfortable and reliable transportation system.
2. To reduce consumption of energy through an efficient and convenient transportation system.
3. To enhance options for future improvements to the transportation system by taking advantage of advances in technology and transportation research.
4. To keep travel times for people and goods as low as possible.

5. To emphasize the movement of people and goods, rather than vehicles, in order to obtain the most efficient use of transportation facilities.
6. To establish a minimum level of adequacy for transportation facilities through the use of consistent and uniform standards.
7. To protect the capital investment in the transportation system through adequate maintenance and preservation of facilities.

The projects in the Six-Year Comprehensive Transportation Program are intended to conform to the goals within the City's Comprehensive Plan.

## **GRANT APPLICATIONS AND LEVERAGING LOCAL DOLLARS**

The need to leverage local dollars through grant applications is very important to the City, especially in light of the decrease in funding available for transportation related capital improvements. The intent of this Program is not only to list and program projects for funding, but to establish City Council approval to submit grant applications on those projects contained in the Program.

## **FUNDING SOURCES**

### **A. Motor Vehicle Fuel Tax Funds**

The Motor Vehicle Fuel Tax Funds have been programmed to provide matching funds for federal aid and urban arterial projects and for projects to be implemented with Motor Vehicle Fuel Tax Funds only.

By law, each city receives a proportionate share of the total state motor vehicle fuel tax. Money received is a monthly allocation based on population. The dollars shown in this year's Program reflect the revenues from this source expected to be received by the City of Lakewood.

### **B. Federal Aid Funding Programs**

Each of the Federal aid programs listed below has specific requirements a project must meet to qualify for funding under the individual program. For a project to receive funding from any of these sources it must compete with other public agency projects.

On December 4, 2015, President Obama signed the Fixing America's Surface Transportation Act (FAST ACT). The Act authorizes \$305 billion over fiscal years 2016 through 2020 for the Department's highway, highway and motor vehicle safety, public transportation, motor carrier safety, hazardous materials safety, rail, and research, technology and statistics programs. The ACT essentially continues on with a number of specific funding programs that were funded under the previous Federal Transportation program (MAP 21). These include the following:

1. STP        Surface Transportation Program: This is a regionally competitive program.
2. CMAQ       Congestion Mitigation and Air Quality: This is a regionally competitive program intended for projects that significantly improve air quality.
3. HSIP        Highway Safety Improvement Program: Statewide competition for federal funds targeted at safety improvements at high accident locations.
4. TAP        Transportation Alternatives Program: This is a regionally competitive program and focuses on pedestrian and bicycle facilities (on and off road); safe-routes to schools, etc.; and other non-highway focused programs.

Much of the above said Federal grant funds are funneled thru the regional MPOs which for Lakewood that's Puget Sound Regional Council (PSRC). PSRC will have the next call for projects in 2022 where typically \$200,000,000 in grant funding is available throughout its four county region. Typically Lakewood projects are most competitive at County Wide level where we compete against all other Pierce County agencies for approximately \$15,000,000.

#### C. Washington State Transportation Improvement Board (TIB)

The TIB has a number of statewide competitive programs which use criteria developed by the TIB for prioritization of projects. The two TIB programs in which the City can compete are as follows:

1. UAP   Urban Arterial Program. This program is for arterial street construction with primary emphasis on safety and mobility.
2. SP   Sidewalk Program. This program is for the improvement of pedestrian safety, and to address pedestrian system continuity and connectivity.

3. Complete Streets. The Complete Streets Award is a funding opportunity for local governments that have an adopted complete streets ordinance. Board approved nominators may nominate an agency for showing practice of planning and building streets to accommodate all users, including pedestrians, access to transit, cyclists, and motorists of all ages and abilities.

#### D. Community Development Block Grants (CDBG)

This is a program to provide physical improvements within low-income census tracts or to promote economic development within the City. Through the years 2019-2024 it is anticipated that a minimum of \$250,000 (on average) per year will be made available for pavement preservation, street lighting, and pedestrian improvements in eligible neighborhoods.

#### E. City Funding Sources

1. Real Estate Excise Tax (REET). This funding source comes from the two ¼% REET's charged by the City on the sale of real estate within the City limits. The City's REET is restricted to funding capital, including transportation and related debt service. Revenue from REET has averaged \$2,000,000 between 2014 and 2018, the REET is estimated at \$1,700,000 annually.
2. General Fund Transfer In. This funding source comes from several different sources that make up the General Fund revenue including: property tax, sales tax, and utility tax and fees. The Street Capital Projects Fund is budgeted to receive approximately \$500,000 annually (on average) over the next 5 years in support of the pavement preservation program.
3. Transportation Benefit District (TBD). In 2014, the TBD Board implemented a \$20 per vehicle tab fee to provide funds toward a specific list of pavement preservation projects to be implemented between 2015 through 2020. The anticipated revenue is approximately \$815,000 per year.
4. General Obligation bonds: A general obligation bond (GO) is a municipal bond backed by the credit and taxing power of the issuing jurisdiction.
5. Downtown Plan Trip Mitigation Fee Policy: All businesses in the subarea plan that generate new PM Peak Hour trips as determined by the most recent edition of the ITE Trip Generation Manual, will be charged a Transportation Mitigation Fee (TMF).



F. Washington State Department of Transportation

1. Pedestrian and Bicycle Program: This is a statewide competitive program specifically oriented toward the elimination of hazards to the pedestrian and bicyclists. The recent call for projects has expanded the program's scope to emphasize "complete streets" – accommodation of all roadway users from vehicles to bicyclists to pedestrians. The programs focus for "complete streets" is for "Main Street" urban arterials and corridors. Historically, the city has not received much funding from this program. However, given the change in the grant scope, there may be opportunities from this source in the future.
2. Safe Routes to Schools Program: This is a statewide competitive program specifically oriented toward pedestrian and bicycle safety near schools.
3. Surface Water Management Program:

The City's Surface Water Management (SWM) Program pays for all drainage facilities constructed in conjunction with street improvements. The revenue from SWM is directly related to the amount of capital improvement projects constructed.

## PROJECT NUMBERING SYSTEM

Project numbers were revised to match the City's CIP Budget 2021/2022 using City's BARS numbering system for consistency. Most sections of the Program will have non-sequential project numbering, as projects are completed and removed from the list. Projects carried forward from previous year(s) retain the same project numbers from the previous year(s).

## BUDGET DOLLARS

Costs shown are planning level estimates and are reflected in each year as FY2021 dollars, with 3% inflation per year to year of anticipated expenditure.

2021	2022	2023	2024	2025	2026	2027
1.000	1.030	1.061	1.093	1.126	1.159	1.194

**Note: Compounded Inflation Multiplier does not apply to grant amounts, these are fixed based upon the grant award.**

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
<b>302.0024 Steilacoom Blvd - Farwest to Phillips</b> <b>Design/ROW funded, \$5,587,000 construction unfunded.</b> <i>Note: project is tied to 302.0137 and 302.0133 ROW funds</i>	This project designs and acquires ROW to construct curb, gutter, sidewalks, bike lanes, turn lanes, street lighting, drainage, overlay.	150	City	155						155
		935	Grant	<b>935</b>						<b>935</b>
			Other							0
		7,030	Total	1,090	0	0	0	0	0	1,090
<b>302.0015 112th / 111th - Bridgeport to Kendrick</b>	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							0
			Grant	<b>Completed in 2021</b>						<b>0</b>
			Other							0
			Total	0	0	0	0	0	0	0
<b>302.0071 Phillips Road West Side - Agate Dr. SW to Onyx Dr. SW (west side of the road)</b>	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement overlay.		City							0
			Grant							0
			Other							0
		1,159	Total	0	0	0	0	0	0	0
<b>302.0072 59th Ave SW Sidewalk - 100th to Bridgeport Wy SW</b>	Sidewalk east side of roadway. Infill behind new curb and gutter constructed in 2015.		City							0
			Grant							0
			Other							0
		155	Total	0	0	0	0	0	0	0
<b>302.0073 150th Street Corridor Capacity</b>	Provide capacity for Woodbrook Industrial development: widening of 150th Street; bike/pedestrian facilities; structural pavement section improvements		City							0
			Grant							0
			Other							0
		2,215	Total	0	0	0	0	0	0	0
<b>302.0074 South Tacoma Way - 88th to North City Limits</b> <b>Design Funds Only</b> <b>Unfunded Construction: \$4,000,000</b> <b>total corridor cost \$4,507,000</b>	Curb, gutter, sidewalks, bike lanes, street lighting, signal at 84th, drainage, overlay.	140	City	140						140
		375	Grant	<b>375</b>						<b>375</b>
		4,224	Other							0
		4,739	Total	515	0	0	0	0	0	515
<b>302.0075 Mt. Tacoma Dr. SW/Motor Ave. SW: S 80th St. Road Restoration Improvements</b>	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Mt. Tacoma Dr. SW and Motor Ave. SW.		City							0
			Grant							0
			Other							0
		3,451	Total	0	0	0	0	0	0	0
<b>302.0076 Gravelly Lake Non-Motorized Trail - Phase 2 (Nyanza Rd. SW: GLD to GLD)</b>	Provide non-motorized path around Gravelly Lake along Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.		City							0
			Grant							0
			Other							0
		4,841	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
<del>302.0077 Gravelly Lake Non-Motorized Trail - Phase 3</del> <del>(GLD - Nyanza Rd. SW to Washington Blvd. SW)</del>	<del>Provide non-motorized path around Gravelly Lake along Gravelly Lake Drive and Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.</del>	<del>_____</del>	City	<b>Combined with 302.0135</b>						0
			Grant							0
			Other							0
			Total	0	0	0	0	0	0	0
302.0083 Hipkins Rd. - 104th to Steilacoom Blvd.	Curb, gutters, sidewalks, street lighting, drainage, traffic calming, and overlay.		City							0
			Grant							0
			Other							0
		3,863	Total	0	0	0	0	0	0	0
302.0084 Interlaaken Drive SW Non-Motorized Improvements - Short Lane to Holly Hedge Ln. SW	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Interlaaken Dr.		City							0
			Grant							0
			Other							0
		5,562	Total	0	0	0	0	0	0	0
302.0085 Murray Road Corridor Capacity	Provide capacity for Woodbrook Industrial development: widening of Murray Road; bike/pedestrian facilities; structural pavement section improvements		City							0
Notes: Assume multiple phases; multiple years			Grant							0
			Other							0
		1,700	Total	0	0	0	0	0	0	0
302.0090 96th Street - 2-way left turn lane	Widen 96th St. from 500' east of So. Tac. Wy to I-5 underpass to provide 2-way left turn lane. Does not include sidewalks or HMA overlay.		City							0
			Grant							0
			Other							0
		798	Total	0	0	0	0	0	0	0
302.0092 Steilacoom Blvd. - Custer Rd SW to Lakewood Dr SW	Curbs, gutters, sidewalks, street lighting on both sides from BPW to Fairlawn. Overlay BPW to GLD.		City							0
			Grant							0
			Other							0
		4,249	Total	0	0	0	0	0	0	0
302.0093 Gravelly Lake Dr. - Pacific Hwy to Nyanza (south)	Curb, gutter, sidewalk, bike way, street lighting, pavement rehab		City							0
			Grant							0
			Other							0
		1,854	Total	0	0	0	0	0	0	0
302.0096 Union Avenue - W. Thorne Ln. to Spruce St.	Widen to add turn lane, shared bike/travel lane, sidewalks, street lighting. Intersection improvements.		City							0
Notes: Limits revised to reflect recent improvements at Berkeley/Union.			Grant							0
			Other							0
		4,249	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0097 Lakewood Station - Non-Motorized Access Improvements (115th Ct. SW to Pedestrian Crossing at Kendrick St. SW)	Curb, gutters, sidewalks, and street lighting improvements per Lakewood's 2009 Non-Motorized Transportation Plan and Sound Transit Access Improvement Study.		City							0
			Grant							0
			Other							0
		1,288	Total	0	0	0	0	0	0	0
302.0109 Phillips Rd. Sidewalks and Bike Lanes Agate to Steilacoom Blvd. (east side of roadway)	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement overlay.		City							0
			Grant							0
			Other							0
		2,292	Total	0	0	0	0	0	0	0
302.0111 Kendrick from 111th St. SW to 108th St. SW Roadway Improvements	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement rebuild.		City							0
			Grant							0
			Other							0
		953	Total	0	0	0	0	0	0	0
302.0113 Military Rd. SW: Edgewood Dr. SW to Farwest Dr.	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. This connect Military Rd. to sidewalks constructed as part of development on Military Rd. and far west.		City							0
			Grant							0
			Other							0
		2,833	Total	0	0	0	0	0	0	0
302.0114 112th Sidewalks: Gravelly Lk. Dr. SW to Bridgeport Way SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay		City							0
			Grant							0
			Other							0
		3,090	Total	0	0	0	0	0	0	0
302.0115 Davisson Rd. SW and Highland Ave SW: 112th St. SW to 108th St. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay		City							0
			Grant							0
			Other							0
		1,494	Total	0	0	0	0	0	0	0
302.0116 Custer Rd. SW: Bridgeport Way - Lakewood Dr. SW (East City Limits/74th St.)	curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, utility relocation		City							0
			Grant							0
			Other							0
		3,193	Total	0	0	0	0	0	0	0
302.0117 Round-a-Bout 87th Ave. SW, Dresden Ln., and Ft. Steilacoom Park Entrance and sidewalks 87th Ave. SW Dresden Ln. to Steilacoom Blvd.	round-a-bout, curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, and signage		City							0
			Grant							0
			Other							0
		1,082	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0118 Lakewood Drive - Custer/74th to N. City Limits	Traffic signal replacement, ADA upgrades, new sidewalk, storm drainage upgrades, and hot mix asphalt paving		City Grant Other							0 0 0
		983	Total	0	0	0	0	0	0	0
302.0119 Lakewood Drive - Steilacoom Blvd. to Flett Creek	curb, gutter, sidewalks, street lighting, drainage, overlay		City Grant Other	Completed in 2021						0 0 0
		-	Total	0	0	0	0	0	0	0
302.0120 Tyee Park School Sidewalks - Seminole Rd. SW	Intersection upgrades and sidewalks to school		City Grant Other							0 0 0
		489	Total	0	0	0	0	0	0	0
302.0121 112th Sidewalks: Farwest Dr. SW to Butte Dr. SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay		City Grant Other							0 0 0
		3,193	Total	0	0	0	0	0	0	0
302.0122 47th Ave. SW Sidewalks: Clover Creek to Pacific Hwy. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay		City Grant Other							0 0 0
		1,133	Total	0	0	0	0	0	0	0
302.0131 Custer Rd. SW: Bridgeport Way SW to Steilacoom Blvd. SW	Curb, gutter, sidewalk, roadway widening, turn pockets, pedestrian ramps, signage, and striping.		City Grant Other			240	600			840 0 0
		2,833	Total	0	0	240	600	0	0	840
302.0134 Veterans Drive SW-Gravelly Lake Dr. to American Lake Park	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay		City Grant Other	Completed						0 0 0
		-	Total	0	0	0	0	0	0	0
302.0135 Washington Blvd/North Gate Rd/Edgewood Ave SW - North Gate Rd. SW to Gravelly Lake Dr. SW	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	9,351	City	3,000						3,000
Vernon Ave. SW: Wash. Blvd. SW to Veterans Dr. SW		7,274	Grant	4,274						4,274
(JBLM North Access Project)			Other							0
		16,625	Total	7,274	0	0	0	0	0	7,274

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0136 100th - 59th Ave. to South Tacoma Way	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							0
			Grant							0
			Other							0
		12,772	Total	0	0	0	0	0	0	0
302.0137 Steilacoom Blvd/88th - Weller Road to Custer Rd.	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	2,110	City							0
		450	Grant							0
			Other							0
		2,560	Total	0	0	0	0	0	0	0
302.0138 Oakbrook Sidewalks & Street Lighting Onyx Dr SW (Garnet to Phillips)	Curb, gutter, sidewalks, bike facilities, turn lanes, street lighting, drainage, overlay.		City							0
			Grant							0
			Other							0
		-	Total	0	0	0	0	0	0	0
302.0141 104th St. SW - Short Ln. to Lake Louise Dr.	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							0
			Grant							0
			Other							0
		3,713	Total	0	0	0	0	0	0	0
302.0142 Ardmore Dr. SW: Steilacoom Blvd. SW to Whitman Ave. SW - Complete Street Improvements	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.		City							0
			Grant							0
			Other							0
		2,122	Total	0	0	0	0	0	0	0
302.0144 146th St. SW: Woodbrook Dr. SW to Murray Rd. SW Industrial Road Section	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							
			Grant							
			Other							
		2472	Total							
302.0145 Custer Rd. SW: Bridgeport Way SW to Lakewood Dr. SW - Complete Street	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City							
			Grant							
			Other							
			Total							
302.0146 Downtown Plan - Green Street Loop: Gravelly Lake Dr., 59th Ave., Main St., Mt. Tacoma Dr., and Bridgeport Way	Downtown loop with full Green Street Amenities		City							
			Grant							
			Other							
		20085	Total							

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0147 59th Ave. SW and Towne Center Blvd. SW	Curb, gutter, sidewalks, street lighting, drainage, and paving		City Grant Other							
		2575	Total							
302.0148 100th St. SW / Bridgeport Way SW: add westbound right turn pocket	Curb, gutter, sidewalks, drainage, and paving		City Grant Other							
		669.5	Total							
302.0150 Lake Louise Loop Patching and Road Restoration Lake Louise Dr. SW and 101st St. SW	Roadway patching and repair, sidewalk, signage, markings, and striping.		City Grant Other							
		154.5	Total							
302.0152 Oakbrook Non-Motorized Loop - Onyx Dr. SW/97th Ave SW to Zircon Dr. SW Zircon Dr. SW to Onyx Dr. SW/Phillips Rd. SW Coral Ln. SW/Amber Dr. SW: Onyx Dr. SW and Zircon Dr. SW	Curb, gutter, sidewalks, shared use path, turn lanes, street lighting, drainage, overlay. Total length 3.3 miles.		City Grant Other							
		12,360	Total							
302.0153 Whitman Ave. SW: Ardmore Dr. SW/93rd St. SW to Motor Ave. SW(Colonial Plaza)	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, pavement rebuild and widening. Total length 0.2 miles.		City Grant Other							
		798.25	Total							
302.0155 Edgewater Dr. SW/Waverly Dr. SW: Steadfast Blvd. SW to Mt. Tacoma Dr. SW	Curb, gutter, sidewalks, bike facilities, parking, street lighting, drainage, road rebuild. Total length 0.6 miles.		City Grant Other							
		2,575	Total							
302.0156 Elwood Dr. SW and Angle Lane SW - Dresden Ln. SW to Hipkins Rd. SW	Curb, gutter, sidewalk, shared use path, street lighting, drainage, pavement overlay and widening. Total length 1.0 miles.		City Grant Other							
		3,605	Total							
302.0158 Interlaaken Dr. SW: 112th St. SW to Washington Blvd. SW	Curb, gutter, sidewalks, shared use path, street lighting, drainage, pavement overlay and widening. Total length 0.5 miles.		City Grant Other							
		1,854	Total							

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0159 Idlewild Rd. SW: Idlewild School to 112th St. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles.		City Grant Other							
		515	Total							
302.0160 112th St. SW: Idlewild Rd. SW to Interlaaken Dr. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles.		City Grant Other							
		489	Total							
302.0161: N. Thorne Ln.: Union Ave. SW to Portland Ave. SW	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, pavement rebuild and widening. Total length 0.3 miles.		City Grant Other							
		927	Total							
302.0162 93rd St. SW: Whitman Ave. SW/Ardmore Dr. SW to Bridgeport Way SW	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, pavement rebuild and widening. Total length 0.15 miles.		City Grant Other							
		618	Total							
302.0163 Butte Dr. SW-Vernon: 104th St. SW to Washington Blvd. SW	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Total length 1.1 miles.		City Grant Other							
		4,069	Total							
302.0164 Sidewalk fill-in on Farwest Dr. from 112th to Lakes High School, and 100th St. Ct. SW to Steilacoom Blvd. SW	Fill-in of missing sidewalks.		City Grant Other							
		669.5	Total							
302.0165 Pine St. SW: 84th St. SW to 80th St. SW(City Limits)	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.2 miles.		City Grant Other							
		824	Total							



PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0167 McChord Dr. SW-New York Ave SW: Pacific Hwy. SW to Bridgeport Way SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.73 miles. Park amenities at Pac. Hwy		City Grant Other	New TIP Project						
		1,460	Total							
302.0168 McChord Dr. SW: Bridgeport Way SW to 47th Ave. SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.11 miles		City Grant Other	New TIP Project						
		220	Total							
302.0169 47th Ave. SW: McChord Dr SW to 127th St. SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.20 miles		City Grant Other	New TIP Project						
		400	Total							
302.0170 Lincoln Ave. SW: McChord Dr. SW to San Francisco Ave. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.35 miles.		City Grant Other	New TIP Project						
		700	Total							
302.0171 Chicago Ave. SW: Spring Brook Ln. SW to McChord Dr. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.37 miles.		City Grant Other	New TIP Project						
		740	Total							
302.0172 San Francisco Ave. SW: Spring Brook Ln. SW to True Ln. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.22 miles.		City Grant Other	New TIP Project						
		440	Total							
302.0173 Clover Creek Dr. SW: Pacific Hwy. SW to Hillcrest Dr. SW *This does not include the work within the Sound Transit ROW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.06 miles.		City Grant Other	New TIP Project						
		360	Total							
TOTALS		11,751	City	3,295	0	240	600	0	0	4,135
		9,034	Grant		0	0	0	0	0	5,584
		4,224	Other	0	0	0	0	0	0	0
		168,087.15	Total	8,879	0	240	600	0	0	9,719

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 2 TRAFFIC SIGNALS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022-2027
302.0059 Steilacoom / Durango New Traffic Signal	Intersection meets warrants for traffic signal. Signal needed with new development in area. Special concern with adjacent train crossing becoming active.	798.25	City							0
			Grant							0
			Other							0
		798	Total	0	0	0	0	0	0	0
302.0060 100th Street & Lakewood Drive SW Traffic Signal Replacement	Replace 100th/Lakewood signal, street lighting, drainage, overlay.	551	City	400						400
			Grant							0
			Other							0
		551	Total	400	0	0	0	0	0	400
302.0078 So. Tacoma Way / 92nd Street	New warranted signal, improvements include associated ADA upgrades and pavement patching.		City							0
			Grant							0
			Other							0
		721	Total	0	0	0	0	0	0	0
302.0082 City-Wide Traffic Signal Management System	City-hall based Traffic Management Center. Fiber optic interconnect. PTZ major corridors. Active traffic management including web based info.		City							0
			Grant							0
			Other							0
		324	Total	0	0	0	0	0	0	0
302.0094 Gravelly Lake Drive / Avondale Traffic Signal	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.		City							0
			Grant							0
			Other							0
		798	Total	0	0	0	0	0	0	0
302.0098 84th St. Pedestrian Crossing Signal at Pine St	Install pedestrian signal, connection to Pine street intersects Tacoma's Water Ditch Trail and Wards Lake Park.		City							0
			Grant							0
			Other							0
		268	Total	0	0	0	0	0	0	0
302.0123 Holden/Military Rd. New Traffic Signal S 80th St. Road Restoration	Intersection meets warrants for traffic signal. Increased volumes in and around Mann Middle School.		City							0
			Grant							0
			Other							0
		567	Total	0	0	0	0	0	0	0
302.0126 Custer Rd. and 88th Traffic Signal Replacement	Replace existing traffic signal with pole and mast arm signal.		City							0
			Grant							0
			Other							0
		567	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold &amp; Italicized numbers denote grant secured</i>										
SECTION 2 TRAFFIC SIGNALS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022-2027
302.0166 Gravelly Lake Dr./112th St. SW Traffic Signal Replacement	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.		City							0
			Grant							0
			Other							0
		798	Total	0	0	0	0	0	0	0
302.0174 Pacific Hwy. SW/Sharondale SW New Traffic Signal for Lakewood Station District Plan	Traffic signal for future increased volumes related to the Lakewood Station District Plan. Will include pedestrian ramp modifications and minor roadway patching.		City							0
			Grant							0
			Other							0
		775	Total	0	0	0	0	0	0	0
TOTALS		798	City	0	0	0	0	0	0	0
		0	Grant	0	0	0	0	0	0	0
		0	Other	0	0	0	0	0	0	0
		5,616	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold &amp; Italicized numbers denote grant secured</i>										
SECTION 3 TRANSPORTATION PLANNING	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
<b>101.0000 Pavement Management System Pavement Condition Index Rating</b>	Semi-Annual evaluation of pavement condition	30/5/yr	City Grant Other	15	5	33	6	35	6	99 0 0
		30/yr	Total	15	5	33	6	35	6	99
<b>302.0132 Non-Motorized Transportation Plan Update</b>	Update NMTP to include relevant policy updates and capital improvement projects. (original plan adopted June 2009)	50/yr	City Grant Other	50						50 0 0
		50/yr	Total	50	0	0	0	0	0	50
<b>302.0000 ADA Transition Plan Update</b>	Update ADA transition plan to address ADA deficiencies of existing curb ramps; signal access / operations; etc.	5/yr	City Grant Other	5	5	5	6	6	6	33 0 0
		5/yr	Total	5	5	5	6	6	6	33
<b>TOTALS</b>		85/yr	City	70	11	38	11	41	12	183
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		85	Total	70	11	38	11	41	12	183

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold &amp; Italicized numbers denote grant secured</i>										
SECTION 4 STREET LIGHTING	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022- 2027
302.0002 New Street Lighting	Install street lighting per identified Street Lighting plan map (Yearly)	170/yr	City	175	180	180	185	0	0	720
			Grant							0
			Other							0
		170/yr	Total	175	180	180	185	0	0	720
TOTALS		170/yr	City	175	180	180	185	0	0	720
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		170	Total	175	180	180	185	0	0	720

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold &amp; Italicized numbers denote grant secured</i>										
SECTION 5 BRIDGES	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022-2027
101.0000 Bridge Inspection	On-going biennial bridge inspection.	5	City Grant Other		5		6		6	17 0 0
		5	Total	0	5	0	6	0	6	17
302.0130 Structural guardrail replacement Clover Creek Gravelly Lake Drive: 112th to Nyanza Includes structural analysis of the box culvert.	Design and replace the existing guard rail over the south side of the roadway where Gravelly Lake Drive crosses Clover Creek between Nyanza and 112th.		City Grant Other							0 0 0
		150	Total	0	0	0	0	0	0	0
TOTALS		5	City	0	5	0	6	0	6	17
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		155	Total	0	5	0	6	0	6	17



PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
NOTE: Bold & Italicized numbers denote grant secured										
SECTION 6 ROADWAY RESTORATION PROJECTS	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022-2027
<b>302.0004 Minor Capital Improvements</b> <b>Total Estimated Cost \$250</b> One time \$1,250,000 in 2020	Roadway patching and repair, sidewalk, signage, markings, and striping.	250	City	1,250	260	260	270	270	270	2,580
			Grant							0
			Other							0
		250	Total	1,250	260	260	270	270	270	2,580
<b>302.0005 Chip Seal Resurfacing Program</b>	Projects in various locations may include pavement preservation contribution to planned utility projects to facilitate full roadway overlays.	360	City	360	360	380	380	390	390	2,260
			Grant							0
			Other							0
		360	Total	360	380	380	390	390	390	2,260
<b>302.0068 Pacific Hwy - 108th to SR512</b>	Roadway patching, overlay, markings, and striping.	115	City		31	94		0		125
		612	Grant		<b>26</b>	<b>585</b>				<b>611</b>
			Other							0
		727	Total	0	57	679	0	0	0	736
<b>302.0080 108th - Bridgeport Way to Pacific Hwy</b>	Roadway patching, overlay, markings, and striping.		City							0
			Grant							0
			Other							0
		-	Total	0	0	0	0	0	0	0
<b>302.0145 150th St. SW: East City Limits to Woodbrook Dr. SW Road Restoration</b>	Roadway patching and repair, sidewalk, signage, markings, and striping.		City							
			Grant							
			Other							
		360.5	Total							
<b>302.0151 S. Tacoma Way: 96th St. S to S 84th St. Road Restoration</b>	Roadway patching and repair, overlay, signage, markings, and striping.		City							
			Grant							
			Other							
		927	Total							
<b>TOTALS</b>		725	City	1,610	651	734	650	660	660	4,965
		612	Grant	#####	26	585	0	0	0	611
		-	Other	0	0	0	0	0	0	0
		2,625	Total	1,610	697	1,319	660	660	660	5,576

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold &amp; Italicized numbers denote grant secured</i>										
SECTION 7 NEIGHBORHOOD TRAFFIC MANAGEMENT	Description	Base Cost 2021	Sources	2022	2023	2024	2025	2026	2027	2022-2027
302.0003 Neighborhood Traffic Safety Traffic Calming Various Locations	May include speed humps, traffic circles, signage, radar feedback signs, etc.	25	City Grant Other	25	27	27	30	30	30	169
		25	Total	25	27	27	30	30	30	169
TOTALS		25	City Grant	25	27	27	30	30	30	169
			Other	0	0	0	0	0	0	0
		25	Total	25	27	27	30	30	30	169



Completed/Removed and Added Projects										
302.0015 112th / 111th - Bridgeport to Kendrick	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City	Completed in 2021						0
		Grant								0
			Other							0
			Total	0	0	0	0	0	0	0
302.0119 Lakewood Drive - Steilacoom Blvd. to Flett Creek	curb, gutter, sidewalks, street lighting, drainage, overlay		City	Completed in 2021						0
		Grant								0
			Other							0
		-	Total	0	0	0	0	0	0	0
302.0134 Veterans Drive SW- Lake Park	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay		City	Completed in 2021						0
		Grant								0
			Other							0
		-	Total	0	0	0	0	0	0	0
302.0138 Oakbrook Sidewalks & Streets Onyx Dr SW (Garnet to Phillips)	Curb, gutter, sidewalks, bike facilities, turn lanes, street lighting, drainage, overlay.		City	Completed in 2021						0
		Grant								0
			Other							0
		-	Total	0	0	0	0	0	0	0
302.0060 100th Street & Lakewood Drive SW Traffic Signal Replacement	Replace 100th/Lakewood signal, street lighting, drainage, overlay.		City	Completed in 2021						0
		Grant								0
			Other							0
			Total		0	0	0	0	0	0
302.0080 108th - Bridgeport Way to Pacific Hwy	Roadway patching, overlay, markings, and striping.		City	Completed in 2021						0
		Grant								0
			Other							0
		-	Total	0	0	0	0	0	0	0

Completed/Removed and Added Projects										
<b>302.0167 McChord Dr. SW: Pacific Hwy. SW to Bridgeport Way SW</b>	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.73 miles		City	<b>New TIP Project</b>						
		1,460	Grant							
<b>302.0168 McChord Dr. SW: Bridgeport Way SW to 47th Ave. SW</b>	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.11 miles		City	<b>New TIP Project</b>						
		220	Grant							
<b>302.0169 47th Ave. SW: McChord Dr SW to 127th St. SW</b>	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.20 miles		City	<b>New TIP Project</b>						
		400	Grant							
<b>302.0170 Lincoln Ave. SW: McChord Dr. SW to San Francisco Ave. SW</b>	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.35 miles.		City	<b>New TIP Project</b>						
		700	Grant							
<b>302.0171 Chicago Ave. SW: Spring Brook Ln. SW to McChord Dr. SW</b>	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.37 miles.		City	<b>New TIP Project</b>						
		740	Grant							
<b>302.0172 San Francisco Ave. SW: Spring Brook Ln. SW to True Ln. SW</b>	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.22 miles.		City	<b>New TIP Project</b>						
		440	Grant							
<b>302.0173 Clover Creek Dr. SW: Pacific Hwy. SW to Hillcrest Dr. SW</b> *This does not include the work within the Sound Transit ROW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.06 miles.		City	<b>New TIP Project</b>						
		360	Grant							
			Other							
			Total							

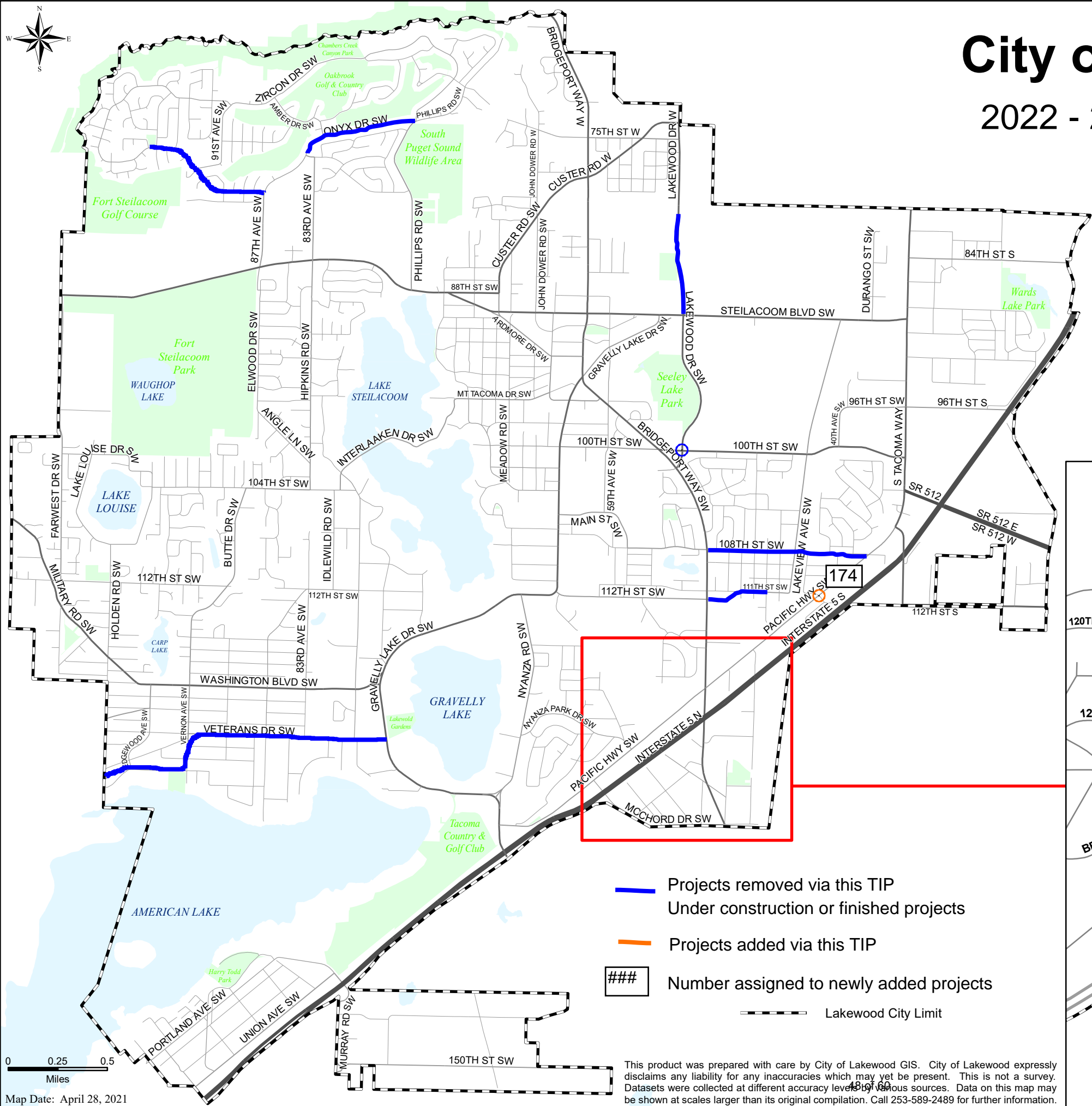
Completed/Removed and Added Projects									
<b>302.0077 Gravelly Lake Non-Motorized Trail - Phase 3 (GLD - Nyanza Rd. SW to Washington Blvd. SW)</b>	Provide non-motorized path around Gravelly Lake along Gravelly Lake Drive and Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.		City						0
			Grant	Combined into 302.0135 below					0
			Other						0
			Total	0	0	0	0	0	0
<b>302.0135 Washington Blvd/North Gate Rd/Edgewood Ave SW - North Gate Rd. SW to Gravelly Lake Vernon Ave. SW: Wash. Blvd. SW to Veterans Dr. SW (JBLM North Access Project)</b>	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	9,351	City	3,000					3,000
		7,274	Grant	4,274	Added 302.0077 Scope & Budget				4,274
			Other						0
		16,625	Total	7,274	0	0	0	0	7,274
<b>302.0145 Custer Rd. SW: Bridgeport Way SW to Lakewood Dr. SW - Complete Street</b>	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City						
			Grant	Duplicate of 302.0116 Removed					
			Other						
			Total						





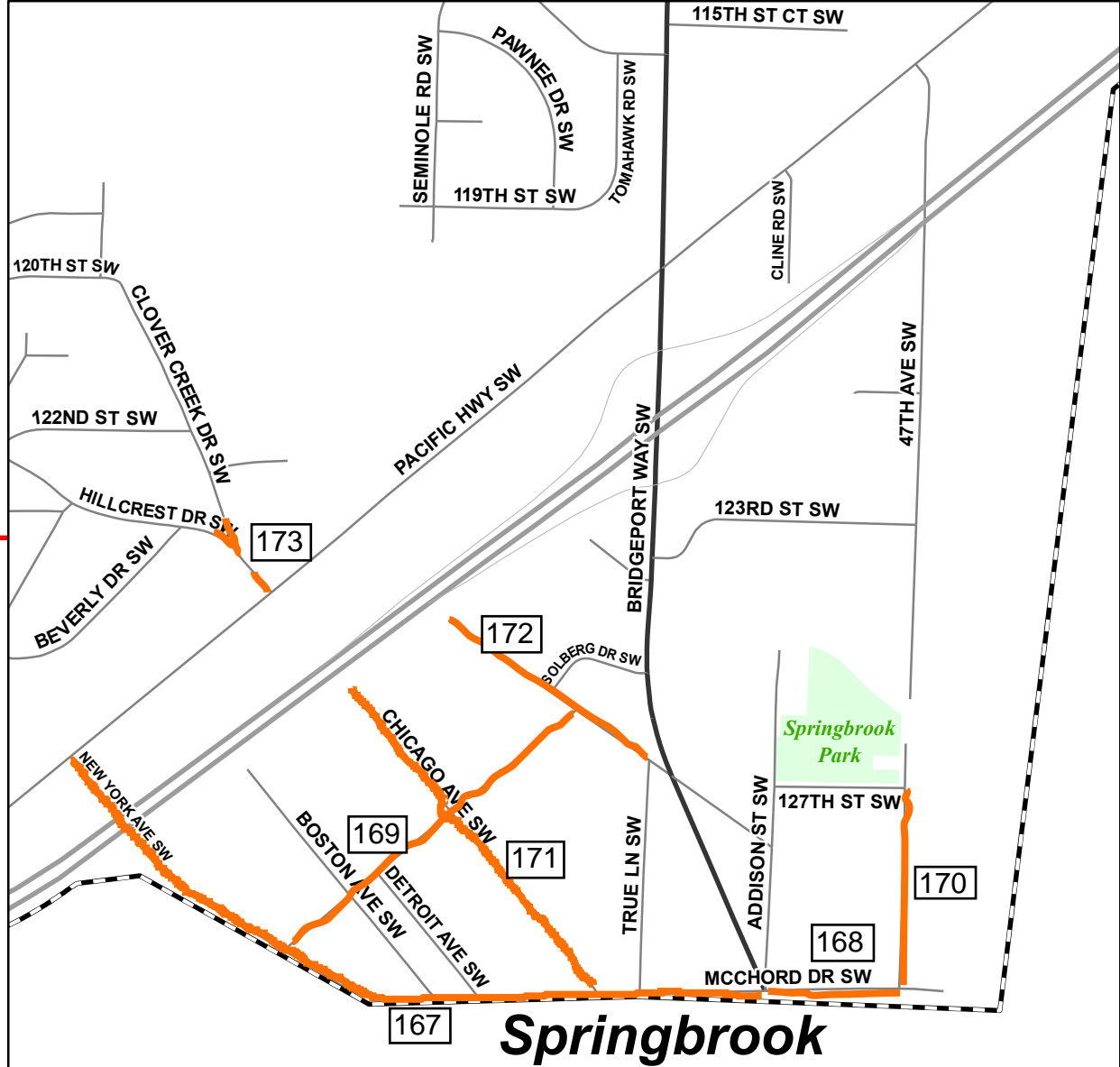
# City of Lakewood

## 2022 - 2027 TIP Projects



- Projects removed via this TIP
- Under construction or finished projects
- Projects added via this TIP
- Number assigned to newly added projects
- Lakewood City Limit

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels from various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.





TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: June 2, 2021  
SUBJECT: 2021 Annual Development Regulation Amendments

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#### **BACKGROUND**

Per LMC 18A.30.100, the CEDD Director shall provide the Assessor of Pierce County by July 31 of each year a copy of the City's Comprehensive Plan and development regulations in effect on July 1 of each year.

#### **Development Regulations**

This staff report contains amendments to various Lakewood Municipal Code (LMC) development regulation text and maps. The amendments are based on legislative updates, staff experience and interaction with the City code, and customer feedback.

#### **DEVELOPMENT REGULATIONS**

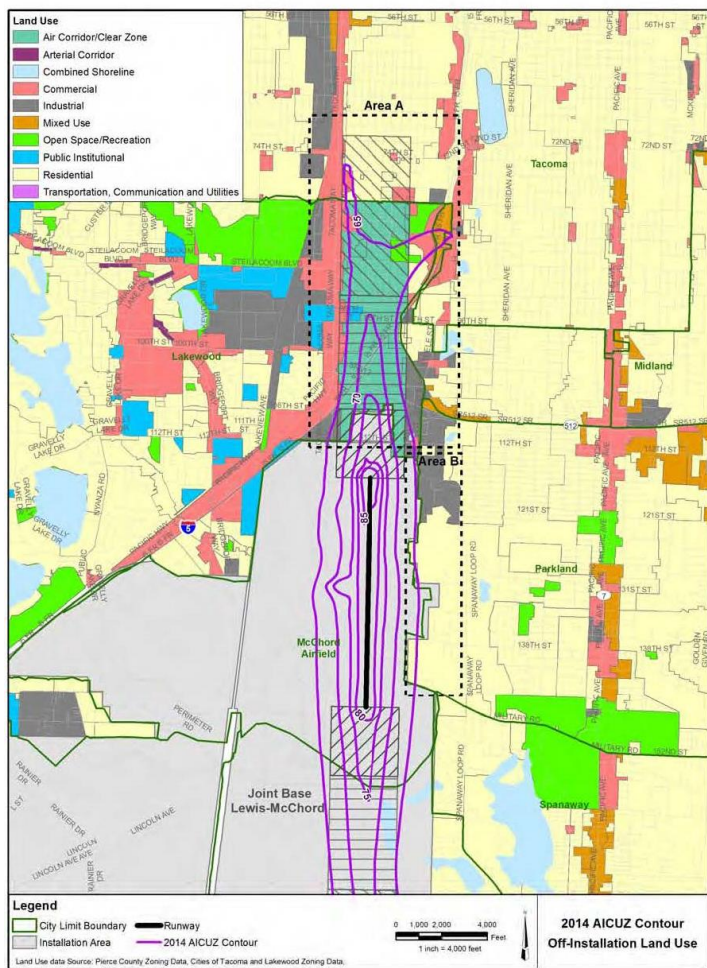
Where portions of code sections or chapters are included below, the remainder of those sections or chapters remain unchanged.

#### **Title 18A**

*[Insert new Section 18A.10.125 and Figure 3]*

**18A.10.125 JBLM AICUZ in relation to Land Use Zones.** The City of Lakewood is host City to Joint Base Lewis McChord, and portions of the JBLM flight patterns' Clear Zone (CZ) and Accident Potential Zones (APZs) are located within the City's boundaries. The City follows Department of Defense guidance and limits land use densities within the CZ and APZs. See Figure 3.

**Figure 3. 2014 AICUZ Contour & Off-Installation Land Use**



Source: 2015 JBLM Air Installation Compatible Use Zone (AICUZ) Study

#### 18A.10.070 Interpretations

A. The [Director](#) shall review and resolve any questions involving the proper interpretation or application of the provisions of this title and other City plans, codes, regulations and standards related to [project permits](#) that may be requested by any property [owner](#), tenant, government officer, department, board, council or commission affected. The [Director](#)'s decision shall be in keeping with the spirit and intent of this title and of the [comprehensive plan](#).



B. Classification of Use. Recognizing that there may be [uses](#) not specifically mentioned in this title, either because of advancing technology or any other reason, the [Director](#) may permit or condition such [use](#) if it is clearly evident that the [use](#) is in conformity with the designated [principal uses](#) of the district in which it is to be located.

[C. Interpretation of Land Use Tables. See 18A.40.020, interpretation of land use tables.](#)

D. Interpretation of Map Boundary. Where uncertainty exists as to any of the zone boundaries as shown on the [zoning](#) map, the following rules shall apply:

1. A boundary shown on the [zoning](#) map as approximately following a [lot line](#) or [parcel](#) boundary shall be construed as following the [lot line](#) or [parcel](#) boundary as it actually existed at the time the [zoning](#) boundary was established. If, subsequent to the establishment of the [zoning](#) boundary, a [lot line](#) should be moved as a result of a legally performed [boundary line adjustment](#) (including [right-of-way](#) dedications and vacations), the [zoning](#) boundary shall be construed as moving with the [lot line](#) if the [Director](#), in his sole discretion, determines that the [boundary line adjustment](#) is minor in nature and that the corresponding change in the [zoning](#) is consistent with goals, objectives and intent of the [comprehensive plan](#) and is consistent with the general [zoning](#) pattern in the area. In this case, the Community Development [Director](#) shall direct that the official [zoning](#) map be [amended](#).

If the [Director](#) determines that moving the [zoning](#) line as a result of a [boundary line adjustment](#) is not clearly minor, would have a material impact on the [zoning](#) pattern of the area, or would be contrary to the goals, objectives or intent of the [comprehensive plan](#), then the [zoning](#) boundary shall only be moved after approval through the formal [zoning amendment](#) process pursuant to Chapter [18A.20 LMC](#).

2. A boundary shown on the [zoning](#) map as approximately following a creek, lake, or other water course shall be construed as following the actual centerline of the water course. If, subsequent to establishment of the boundary, the centerline of the water course should move as a result of natural processes, the boundary shall be construed as moving with the centerline of the water course, as determined by the ordinary high water line.

3. A boundary shown on the [zoning](#) map as approximately following a ridge line or topographic contour line shall be construed as following the actual ridge or contour line. If, subsequent to the establishment of the boundary, the ridge or contour line should move as a result of natural processes, the boundary shall be construed as moving with the ridge or contour line.

4. A boundary shown on the [zoning](#) map as approximately following a [street](#) or railroad line shall be construed as following the centerline of the [street](#) or railroad [right-of-way](#). If, subsequent to the establishment of the boundary, the centerline of the [street](#) or railroad [right-of-way](#) should be moved as a result of its widening or minor realignment,

such as at an intersection, the boundary shall be construed as moving with the centerline.

5. Whenever any [street](#) or other [public right-of-way](#) is vacated in the manner prescribed by law, the [zoning](#) district adjoining each side of said [street](#) or other [public right-of-way](#) shall be automatically extended to the centerline of the former [street](#) or other [public right-of-way](#), unless determined otherwise pursuant to this section, and all of the area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.

6. An [Open Space](#) and Recreation (OSR) [zoning](#) district boundary shown on the [zoning](#) map as approximately following a wetland boundary line shall be construed as following the actual edge of the wetland. If, subsequent to the establishment of the [zoning](#) district boundary, a wetland delineation report is conducted by a qualified wetland biologist and said report is reviewed and accepted by the City, the boundary shall be construed as following the delineated wetland line. The appropriate wetland buffer shall not be included within the OSR zone boundary, rather the buffer area shall be included in [adjacent](#) upland [zoning](#) district, pursuant to [LMC 18A.60.110](#).

7. If the specific location of a [zoning](#) boundary line cannot be determined from application of the above rules to the [zoning](#) map, it shall be determined by the [use](#) of the [scale](#) designated on the [zoning](#) map.

8. Where questions still arise concerning the exact location of a district boundary, the [Director](#) shall interpret the zone boundaries.

E. Interpretation of Unlisted Words and Phrases. The definition of any word or phrase, not listed in this title, which is in question when administering this title, shall be defined from one of the following sources which are incorporated herein and adopted by reference. Said sources shall be utilized to find the desired definition in the order listed as follows:

1. [City of Lakewood Land Use](#) and Development Code.
2. [City of Lakewood Comprehensive Plan](#).
3. Any other portion of the Lakewood Municipal Code or other City resolution, ordinance, or regulations.
4. Any statute or regulation of the State of Washington, beginning with the most applicable first.
5. Legal determinations and definitions from applicable case law.
6. Legal definitions from the most recent edition of Black's Law Dictionary.
7. Definitions from Webster's Dictionary or other common dictionary.

F. Minimum Requirements. When interpreting and applying the regulations of this Development Code, its provisions shall be the minimum requirements, unless otherwise stated.

G. Easements and Private Agreements. This title is not intended to override any easement, covenant, or any other private agreement; provided, that where the provisions of this title are more restrictive or impose higher standards or regulations than such easements, covenants, or other private agreements, the requirements of this title shall govern.

H. Conflicts of Regulations. Except as otherwise specifically stated, where conflicts occur within this Development Code or between the provisions of this Development Code and the [Building](#) and Fire Codes or other regulations of the City, the more restrictive shall apply.

I. Conflicts with State Law. The provisions of this title shall not have the effect of authorizing any activities prohibited by state law or other ordinances of the [City of Lakewood](#).

J. Official Zoning Map – Conflicts with LMC 18A Text. If any conflict occurs between the [City of Lakewood Zoning](#) Map and the text of this title, then the text of this title shall prevail.

K. Requests for interpretations shall be made in writing and include cites to specific code section(s) needing interpretation as well as an explanation of the need for interpretation.

L. Record. A record shall be kept of all interpretations and rulings made by the [Director](#); such decisions shall be used for future administration. The [Director](#) shall report decisions to the Planning Commission when it appears desirable and necessary to [amend](#) this title.

M. Time Limitation. An interpretation of the provisions of this title remains in effect until rescinded in writing by the [Director](#), or until the subject text of this title has been [amended](#).

N. Interpretations of the Director shall be appealable to the Hearing Examiner as set forth in Chapter 18A.20 LMC, Part IV.

#### **18A.10.180 Definitions**

~~Affordable housing” and “affordable unit” mean a dwelling unit(s) reserved for occupancy by eligible households and having monthly housing expenses to the occupant no greater than thirty (30) percent of a given monthly household income, adjusted for household size, as follows:~~

- ~~1. Moderate Income. For owner-occupied housing, eighty (80) percent of the area median income, and for renter-occupied housing, sixty (60) percent of the area median income.~~



~~2. Pursuant to the authority of RCW 36.70A.540, the City finds that the higher income levels specified in the definition of affordable housing in this title, rather than those stated in the definition of "low income households" in RCW 36.70A.540, are needed to address local housing market conditions in the City.~~

~~3. For Chapter 3.64 LMC, "affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty (30) percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low- or moderate income households.~~

"Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low or moderate income households.

"Antenna" means

- means ~~any exterior apparatus designed for telephonic, radio, data, Internet, or television communications through the sending and/or receiving of electromagnetic waves, and includes equipment attached to a tower or building for the purpose of providing telecommunications services.~~ an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under 47 CFR Part 15; and
- an apparatus designed for the purpose of emitting radiofrequency (RF) radiation, to be operated or operating from a fixed location pursuant to FCC authorization, for the provision of personal wireless service and any commingled information services. For purposes of this definition, the term antenna does not include an unintentional radiator, mobile station, or device authorized under 47 CFR Part 15.

"Campus facilities master plan" means the area that is defined by the University of Washington as necessary for the future growth and development of its campus facilities for campuses authorized under RCW 28B.45.020.

"Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty (80) percent of the median family income adjusted for family size, for the county, city, or metropolitan statistical area, where the project is located, as ~~determined by the United States Department of Housing and Urban Development for the Tacoma Primary Metropolitan Statistical Area.~~ reported by the United States department of housing and urban development.

"Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is more than eighty (80) percent but is at or below one

hundred fifteen (115) percent of the median family income adjusted for family size, for the county, city, metropolitan statistical, where the project is located, as reported by the United States department of housing and urban development. ~~For cities located in high-cost areas, "moderate income household" means a household that has an income that is more than one hundred (100) percent, but at or below one hundred fifty (150) percent, of the median family income adjusted for family size, for the county where the project is located.~~

~~"Multifamily housing" or "multifamily" means building(s) having four (4) or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.~~

"Multiple-unit housing" means a building or a group of buildings having four (4) or more dwelling units for permanent residential occupancy, not designed or used as transient accommodations and not including hotels and motels. Multifamily units may result from new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings to multifamily housing.

~~Permanent residential occupancy" means multifamily housing that provides either rental or owner occupancy for a period of at least one (1) month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.~~

~~"Permanent residential occupancy" means multiunit housing that provides either rental or owner occupancy on a nontransient basis. This includes owner-occupied or rental accommodation that is leased for a period of at least one (1) month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.~~

"Residential target area" ("RTA") means an area that has been designated by the City Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public. With respect to designations after July 1, 2007, "residential targeted area" may not include a campus facilities master plan. See Chapter 3.64 LMC.

"Substantial compliance" means compliance with local building or housing code requirements that are typically required for rehabilitation as opposed to new construction.

"Urban center" means a compact identifiable district where urban residents may obtain a variety of products and services. An urban center must contain (a) Several existing or previous, or both, business establishments that may include but are not limited to shops, offices, banks, restaurants, governmental agencies; (b) Adequate public facilities including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and (c) A mixture of uses and activities that may include housing, recreation, and cultural activities in association with either commercial or office, or both, use.

**18A.20.080 Review Authorities**

Applications	Public Notice of Application	Director	HE	PC	CC
<b>TYPE I ADMINISTRATIVE</b>					
<a href="#">Form Based Code Review &amp; Decision</a>	<u>N</u>	<u>D</u>	<u>O/Appeal</u>	<u>N</u>	<u>N</u>

[NOTE: Proposed for clarification. Currently, the term zoning certification is used for form based code review; this would use the terminology found in LMC 18B.700.710 (F.)]

**18A.40.020 Interpretation of land use tables.**

A. The [land use](#) tables in this chapter determine whether a specific [use](#) is allowed in a [zone classification](#). Specific [uses](#) are divided among fourteen (14) tables, each of which represents a broad category of [land use](#). The tables are arranged in alphabetical order by [land use](#) category, as listed at the beginning of this chapter. Within each table, [zone classifications](#) are located in vertical columns and specific [uses](#) are arranged alphabetically in horizontal rows. See [LMC 18A.10.120\(D\)](#) for the purpose and applicability of [zoning](#) districts.

B. If no symbol appears in the box at the intersection of a column and a row, the [use](#) is not allowed in that [zoning classification](#).

C. If the letter “P,” for “[Permitted](#),” appears in the box at the intersection of a column and a row, the [use](#) is allowed in that classification, subject to the development and operational requirements of this and other applicable titles. The conduct or development of a [permitted use](#) may require approvals including but not limited to land clearing, grading, plumbing, mechanical and [building](#) permits. The procedures for applying for such approvals shall be as set forth in [LMC 18A.30.070](#).

D. If the letter “C,” for “Conditional,” appears in the box at the intersection of a column and a row, the [use](#) is allowed subject to [conditional use](#) permit procedures and requirements and other development and operational requirements of this and other applicable titles. The conduct or development of a [conditional use](#) shall require approval of a [conditional use](#) permit in addition to other approvals as set forth in subsection (C) of this section. Procedures for applying for a [conditional use](#) permit shall be as set forth in Chapter [18A.30 LMC](#), Article II, and [LMC 18A.20.258](#).

E. If the symbol “–,” appears in the box at the intersection of a column and a row, the [use](#) is not allowed.

F. If a number “(B)(\_)” appears in the box describing the [use](#), or in the box at the intersection of a column and a row, the [use](#) is subject to specific development and/or



operational requirements which may be in addition to or in place of general requirements of this and other applicable titles. Such [use](#)-specific requirements typically follow the table and correspond to the number in the table, although some such requirements, such as those for [specialized senior housing](#), are set forth in separate chapters.

G. Any proposed [use](#) not listed in the [land use](#) table(s) shall be classified by the [Director](#) as [permitted](#), conditional, or not [permitted](#), based on the listed [uses](#) to which the proposed [use](#) is most similar. ~~The Director shall make the determination according to the characteristics of the operation of the proposed use and based upon the Director's interpretation of the Land-Based Classification Standards ("LBCS") of the American Planning Association. The use shall be considered materially similar if it falls within the same LBCS classification. Where there is a question regarding the inclusion or exclusion of a particular proposed use within a particular zoning district, use category, or use type, the Director shall have the authority to make the final determination. If the Director determines that the proposed use is not similar to any use in the land use table(s), the proposed use shall not be permitted.~~

The determination of the [Director](#) shall be appealable to the [Hearing Examiner](#) as set forth in Chapter [18A.20 LMC](#), Part IV.

~~The Director shall report interpretation decisions to the Planning Commission when it appears desirable and necessary to amend this title.~~

H. [Permitted uses](#) as established by this chapter may be modified by [subarea](#) regulations.

I. [Nonconforming uses](#) are governed by Chapter [18A.20 LMC](#), Article II.

#### 18A.40.040 Commercial and industrial uses

A. *Commercial and Industrial Land Use Table.* See LMC 18A.10.120(D) for the purpose and applicability of zoning districts.

[Note: The remainder of the current table remains unchanged.]

		<a href="#">Zoning Classifications</a>																				
Commercial and Industrial	R 1	R 2	R 3	R 4	M R 1	M R 2	M F 1	M F 2	M F 3	M F3 (B) (1)	A R C	N C 1	N C 2	T O C	C B D	C 1	C 2	C 3	I B P	I 1	I 2	P I
<a href="#">Personal services</a>	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	<u>P</u>	P	—	—	—	—	—

#### 18A.60.090.A.4.

The minimum width for all lots shall be fifty (50) feet except for lots created within the MR2 zoning district, which are governed by LMC 18A.60.030 (A).

#### 18A.60.100.

E. When calculations result in a fraction, the fraction shall be rounded down to the nearest whole number as follows:

1. Fractions of 0.50 or above shall be **rounded down**; and
2. Fractions below 0.50 shall be **rounded down**.

### 18A.80 Parking

#### 18A.80.020 General requirements.

G. Location. Off-street parking facilities shall be located on the same property as the use they are required to serve ~~and within three hundred (300) feet of the use,~~ except as provided below. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.

1. For a nursing home, assisted living facility, convalescent home, or group home, the parking facilities shall be located within one hundred (100) feet of the building they are required to serve.
2. For multifamily dwellings where the lot cannot accommodate all the required parking on site for its needs, up to forty (40) percent of the required parking may be located on a lot adjacent to the development ~~;~~ ~~provided, that the lot is legally encumbered pursuant to LMC 18A.80.060.~~
3. For all nonresidential uses where the lot cannot accommodate all the required parking on-site for its needs, parking facilities shall be located not farther than seven hundred fifty (750) feet from the facility. ~~;~~ ~~provided, that the lot is legally encumbered pursuant to LMC 18A.80.060.~~ Parking shall not be permitted on properties zoned single-family residential (R1, R2, R3, R4) or open space (OSR1 and OSR2) unless the parking is being provided for a use that is permitted in said district.

4. For subsections G.1., G.2., and G. 3., off-site parking lots must be legally encumbered pursuant to LMC 18A.89.060.

I. Mechanical Parking Lifts. In commercial zones and multi-family developments, by approving a mechanical lift permit, mechanical parking lifts may be used to satisfy all or a portion of vehicle parking requirements. Additional surface parking up to twenty-five percent (25-percent) of the required minimum amount of spaces may be required for lift systems unable to accommodate a range of vehicles including trucks, vans, SUV's, or large

sedans. Applications submittals shall include any information deemed necessary by the Director to determine parking can adequately and feasibly be provided and that the following performance standards can be met and the following findings for approval can be made:

1. The use of mechanical lift parking results in superior design and implementation of City goals and policies for infill development.
2. In existing developments and established neighborhoods, mechanical lift parking will be adequately screened and compatible with the character of surrounding development; and, in new developments, mechanical lift parking be compatible and appropriately considered with overall building and site design.
3. Mechanical lift parking systems shall comply with all development standards including but not limited to height and setback requirements, and parking and driveway standards with the exception of minimum parking stall sizes which are established by lift specifications.
4. There exists adequate agreement running with the land that mechanical parking systems will be safely operated and maintained in continual operation with the exception of limited periods of maintenance.
5. There are no circumstances of the site or development, or particular model or type of mechanical lift system which could result in significant impacts to those living or working on the site or in the vicinity.

#### 18A.80.025 Maintenance

- A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area.
- B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.
- C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or, in areas where curb exists, the curb may be painted red in lieu of signs.



## 18A.95 Wireless Service Facilities

*NOTE: Currently, LMC 18A.95.180 states that design standards are the equivalent of “concealment” features and that a small cell couldn’t be expanded beyond its definitional size by an EFR. In its order 20.75 at paragraphs 35 et seq., the FCC specifically referenced the position of local governments and rejected it.*

### 18A.95.180 Review Criteria

#### C. Eligible Facilities Requests.

Small wireless facilities may be expanded pursuant to an eligible facilities request so long as the expansion (i) does not defeat design elements specifically designated as concealment techniques and b) incorporates the aesthetic elements and design criteria set forth in this chapter in a manner consistent with the rights granted an eligible facility.

The design approved in a small wireless facility permit shall be considered concealment elements and such facilities may only be expanded upon submittal of an eligible facilities request described in LMC 18A.95.160, when the modification does not defeat the concealment elements of the small wireless facility.

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Various scrivener corrections to reflect recodified or broken/eliminated RCW and WAC sections, including but not limited to:

State Citation	LMC Section	Status
<a href="#">RCW 7.48A.010(iii)</a>	<a href="#">18A.10.180</a>	Broken
<a href="#">RCW 36.70A.040(12)</a>	<a href="#">18A.10.180</a>	Broken
<a href="#">RCW 36.70A.040(13)</a>	<a href="#">18A.10.180</a>	Broken
<a href="#">Chapter 51-21 WAC</a>	<a href="#">15.05.020</a>	Broken
<a href="#">WAC 197-11-315(a)</a>	<a href="#">14.02.060</a>	Broken
<a href="#">RCW 70.94.524</a>	<a href="#">18A.80.020</a> <a href="#">18A.80.040</a>	Recodified to <a href="#">70A.15.4010</a>
<a href="#">Chapter 70.96A RCW</a>	<a href="#">5.32.070</a>	Recodified to 71.24.510 et seq.
Chapter 70.105 RCW	<a href="#">14.165.010</a> <a href="#">18A.40.025</a>	Recodified to RCW 70.300