

LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, July 12, 2021 7:00 P.M. City of Lakewood Council Chambers 6000 Main Street SW Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel: <u>https://www.youtube.com/user/cityoflakewoodwa</u>

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373

Page No.

CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Joint Lodging Tax Advisory Committee meeting. (Work Plan)
- (9) 2. Review of Multifamily Tax Exemption Conditional Certificate for 112th Street Townhomes. (Memorandum)
- (43) 3. Review of Multifamily Tax Exemption Conditional Certification for TOTO Townhomes. – (Memorandum)
- (77) 4. Colonial Plaza Public Art Update. (Memorandum)
- (107) 5. Parks Capital Improvement Program Update. (Memorandum)
- (116) 6. Review of Body Worn Cameras Proposal. (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE JULY 19, 2021 REGULAR CITY COUNCIL MEETING:

- 1. Proclamation recognizing July as the anniversary month of the Americans with Disabilities Act.
- Authorizing the acceptance of a grant, in the amount of \$183,000, for the 2021-2023 Pollution Prevention Assistance Partnership. (Motion Consent Agenda)

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

- Authorizing the execution of an interlocal agreement with the State of Washington Department of Social and Health Services (DSHS), in the amount of \$90,000, for Western State Hospital Police Protection program. – (Motion – Consent Agenda)
- Authorizing the execution of an interlocal agreement with the State of Washington Department of Social and Health Services (DSHS), in the amount of \$621,000, for Western State Hospital Community Partnerships program. – (Motion – Consent Agenda)
- Authorizing the execution of an intergovernmental agreement for SSHA³P South Sound Housing Affordability Partners. – (Motion – Consent Agenda)
- Reappointing Peter Marsh to serve on the American Lake Lake
 Management District No. 1 Advisory Committee through June 2, 2024.
 (Motion Consent Agenda)
- Appointing Kerri Pedrick and Kyle Manglona to serve on the Lakewood's Promise Advisory Board through May 21, 2024. – (Motion – Consent Agenda)
- Authorizing the issuance of Conditional Certification of Acceptance of Tax Exemption within a Residential Target Area to One-12 Fund, LLC. – (Resolution – Regular Agenda)
- 9. Authorizing the issuance of Conditional Certification of Acceptance of Tax Exemption within a Residential Target Area to Lakeview Chapel, LLC.
 – (Resolution – Regular Agenda)
- 10. American Rescue Plan Act (ARPA) Community Engagement Status.
 (Reports by the City Manager)
- 11. Western State Hospital Master Plan Update. (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

CITY COUNCIL COMMENTS

ADJOURNMENT

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

http://www.cityoflakewood.us



То:	Mayor and City Councilmembers
From:	Tho Kraus, Deputy City Manager
Through:	John J. Caulfield, City Manager John & Cauffel
Date:	July 12, 2021
Subject:	Joint Lodging Tax Advisory Committee Meeting

Overview

As authorized under state law, the City of Lakewood has enacted a lodging tax. The City receives a 7% share of the taxes collected by Washington State from lodging-related businesses located within the City. The 7% breaks down into 4% which can be used for tourism promotion, or the acquisition and operation of tourism-related facilities. The additional 3% is restricted to the acquisition, construction, expansion, marketing, management, and financing of convention facilities, and facilities necessary to support major tourism destination attractions that serve a minimum of one million visitors per year.

This memo discusses the City's Lodging Tax Advisory Committee (LTAC), the estimated funds available, how the funds may be used and the upcoming 2022 grant allocation process.

Lodging Tax Advisory Committee

If a city collects lodging tax, state law requires the formation of a Lodging Tax Advisory Committee (LTAC). The committee must have at least five (5) members, each member must be appointed by the City Council and the committee membership must be comprised of the following:

- At least two members of the committee must represent businesses required to collect the tax; and
- At least two members of the committee must represent entities who are involved in activities authorized to be funded by the tax; and
- One elected official of the City, who serves as chairperson of the committee.

There is no maximum number of participants on the LTAC; however, there must be equal members representing businesses authorized to collect and entities authorized to receive funding. Mayor Don Anderson currently serves as Chair. Other committee members include:

<u>Represent Businesses Authorized to Collect Tax</u> Phillip Raschke, Lakewood Playhouse Board Member Chelene Potvin-Bird, Travel Tacoma - Mt. Rainier Tourism & Sports Jessica Christensen, Holiday Inn <u>Represent Entities Authorized to Receive Funding</u> Linda K. Smith, Lakewood Chamber of Commerce Asuka Ludden, Best Western Jarnail Singh, Comfort Inn & Suites

One role of the LTAC is to make recommendations to the City Council in regards to how the taxes are to be used. All applicants for awards of lodging tax must apply to the City through the LTAC.

The LTAC receives all applications for lodging tax revenue and recommends a list of candidates and funding levels to the City council for final determination. By state law, the City Council may choose only recipients from the list of candidates and recommended amounts provided by the LTAC. An August 2016 informal opinion from the Attorney General's Office interpreted this to mean that the legislative body may award amounts different from the LTAC's recommended amounts, but only after satisfying the procedural requirements which requires that the City submit its proposed change(s) to the LTAC for review and comment at least 45 days before final action is taken.

The objective of the LTAC process is to support projects which encourage eligible tourism and cultural activities that support tourism in Lakewood. The members of the committee will carefully consider each request based on the following criteria: funds available; past performance; ability to attract tourism, particularly from outside the 50 mile radius; strength of the applications; and the City's desire to retain dollars for future capital project(s).

The general, LTAC annual work plan is as follows:

- Jul: Joint LTAC meeting to review guidelines, past grants awarded and potential funding for the following year's grant allocation.
- Sep: Listen to applicant presentations and make fund recommendations.
- Nov: Present recommendations to the City Council.

Grant Awards Process, Estimated Available Funds and Reporting Requirements

Grant Application Process

Any organization, including businesses and the City, can use the funds to advertise and promote tourism through the media. The promotion must be designed to attract tourist to Lakewood with the goal of increasing the number of overnight stays in lodging facilities located within the City. Capital projects funding is limited to those under City ownership.

2021 LTAC Application Schedule for 2022 Grant Awards (subject to change):

- Monday, August 2, 2021 Application period opens (available on the City's Finance webpage).
- Wednesday, August 18, 2021 Notification of intent to apply and method of submittal.
- Monday, August 23, 2021 Applications due by 5:00pm.
- Friday, September 10, 2021 Application packet compiled and submitted to LTAC.
- Thursday, September 23, 2021 Applicant presentations to LTAC & LTAC makes funding recommendations.
- Monday, November 8, 2021 LTAC Funding recommendations presented to the City Council for consideration.
- Monday, November 15, 2021 Contracts issued for FY2022 LTAC grant awards.

Estimated Available Funds

The City estimates the 2021 projected revenue amount to be \$1,160,000 and the estimated ending fund balance to be \$2,146,783 on December 31, 2022.

In 2007, the City entered into an agreement with Clover Park Technical College to contribute 11% of the construction costs for the McGavick Center. The contribution is in equal installments of \$101,850 over 20 years. In return for the contribution, the City has use of the center for 18 days per year for a 30-year period to be used for tourism related activities. The City's practice has been to use the available restricted funds for this commitment.

The available balance for 2022 grant allocation, net of the required McGavick Center contribution is \$2,044,933.

	Restrictio	Restrictions on Use					
	4%	3% (Restricted)					
	Reserved for tourism, promotion,	Reserved for acquisition, construction,					
Total Estimated Funding Available	acquisition of tourism related facilities, or	expansion, marketing, and management					
for 2022 Grant Awards	operation of tourism related facilities.	of convention facilities.	Total				
Estimated Ending Balance, 12/31/2021	\$1,210,741	\$936,042	\$2,146,783				
Less Required for CPTC McGavick Center	\$0	(\$101,850)	(\$101,850)				
Total	\$1,210,741	\$834,192	\$2,044,933				

Note: The 3% is restricted to capital, however, the 4% is not restricted and may be used for capital as well.

		Sources 8	u Uses						
	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Estimate			
Revenues									
4% Revenue:									
Special Hotel/Motel Tax (2%)	\$ 216,390	\$ 217,771	\$ 306,901	\$ 309,868	\$ 247 <i>,</i> 803	\$ 331,429			
Transient Rental Income Tax (2%)	216,390	217,771	288,084	317,282	247,803	331,429			
	432,780	435,543	594,985	627,150	495,606	662,857			
3% Revenue:									
Special Hotel/Motel Tax (3%)	324,584	326,657	460,351	464,803	371,705	497,143			
	324,584	326,657	460,351	464,803	371,705	497,143			
Interest Income	4,900	13,389	22,883	22,666	7,693	-			
Total Revenues	\$ 762,264	\$ 775,589	\$ 1,078,219	\$ 1,114,619	\$ 875,004	\$ 1,160,000			
Tourism/Promotion	382,425	370,658	368,943	438,502	354,665	\$ 570,400			
•		-		,	· · · · ·	, ,			
Capital	205,771	338,898	1,057,311	280,686	421,943	101,850			
Total Expenditures	\$ 588,196	\$ 709,556	\$ 1,426,254	\$ 719,188	\$ 776,608	\$ 672,250			
Beginning Balance	\$ 1,273,141	\$ 1,447,209	\$ 1,513,242	\$ 1,165,207	\$ 1,560,638	\$ 1,659,034			
Ending Balance	\$ 1,447,209					. , ,			
Estimated Ending Fund Balance from the 4% Unrestricted Revenue =>									
	Estimated Endi	ng Fund Balance	e from the 3% Re	stricted (for Cap	ital) Revenue =>	\$ 936,042			

Note: 2020 ending fund balance includes unspent funds of \$205,735 due to program/event cancellations resulting from the COVID-19 pandemic.

Previous Grant Awards

The following table provides a 6-year history of grant awards.

Lodging Tax G	Lodging Tax Grant Award History (2016-2021)													
Applicant		2021		2020		2019	2018		2017			2016		
Asian Pacific Cultural Center	\$	15,000	\$	10,000	\$	5,000	\$	5,000	\$	10,000	\$	10,000		
CoL - Farmers Market		35,000		20,000		20,000		20,000		20,000		20,000		
CoL - Fort Steilacoom Park Angle Lane		-		-		209,870		-		-		-		
CoL - Fort Steilacoom Park Pavilion		-		-		-		403,490		450,000		-		
CoL - Gateway Improvements		-		150,000		80,000		-		42,941		50,000		
CoL - Harry Todd Park		-		-		200,000		-		-		-		
CoL - Media Production/Imaging Promotion		40,000		30,000		30,000		25,000		18,000		15,000		
CoL - Concert Series		20,000		20,000		6,000		2,500		-		-		
CoL - Sports Field Improvements		-		-		-		-		-		250,000		
CoL - SummerFEST		80,000		80,000		50,000		40,000		40,000		29,000		
CoL - Waughop Lake Trail		-		-		-		-		-		100,000		
Friends of Lakewold/Lakewold Gardens		50,000		50,000		30,000		45,000		40,000		40,000		
Grave Concerns		-		-		-		-		-		9,500		
Historic Fort Steilacoom Association		12,000		12,000		8,000		8,000		10,000		10,000		
Lakewood Arts Commission - Asian Film Festival		-		-		-		7,000		7,500		-		
Lakewood Arts Festival Assocation		19,500		19,500		17,500		5,000		-		-		
Lakewood Chamber of Commerce - Blue Lights		25,000		20,000		20,000		-		-		-		
Lakewood Chamber of Commerce - Tourism		90,000		90,000		90,000		80,000		80,000		80,000		
Lakewood Historical Society		35,000		42,000		20,000		25,000		35,000		39,500		
Lakewood Playhouse		25,000		23,000		23,000		21,000		21,000		49,000		
Lakewood Sister Cities Association		-		23,900		13,000		8,000		8,000		10,000		
Lakewood Sister Cities Association - Gimhae		16,350		-		-		-		-		-		
Lakewood Sister Cities Association - Internat'l Festival		7,550		-		-		-		-		-		
Travel Tacoma - Mt. Rainier Tourism & Sports		100,000		120,000		-		-		-		-		
Tacoma Pierce County Sports Commission		-		-		75,000		60,000		50,000		40,000		
Travel Tacoma + Pierce County		-		-		50,000		25,000		35,000		50,000		
	\$	570,400	\$	710,400	\$	947,370	\$	779,990	\$	867,441	\$	802,000		
CPTC McGavic Center (Committee, Annual Payment)		101,850		101,850		101,850		101,850		101,850		101,850		
	\$	672,250	\$	812,250	\$	1,049,220	\$	881,840	\$	969,291	\$	903,850		

Post-Funding Report:

JLARC (Joint Legislative Audit & Review Committee) requires post-funding reporting of predicted and actual number of people who attended and the method used to determine attendance for various categories including: overall attendance; 50+ miles from their residence; out of state and out of country; paid for overnight lodging; did not pay for overnight lodging; and number paid lodging nights. All entities receiving lodging tax funds must provide this information to the City. The City will then report this information annually to JLARC.

The information as reported to JLARC for the 2020 grant program is included as an attachment to this memo.

Background

The objective of the City of Lakewood Lodging Tax Advisory Committee process is to support projects, which encourage eligible tourism and cultural activities and support tourism facilities in Lakewood. The process is reviewed annually and the guidelines are updated in accordance with reported success of existing programs, potential for new programs and changes in state law. A calendar for the application process will be established but will allow for emerging opportunities as they arise.

Objectives for Hotel/Motel Tax Funds:

- Generate increased tourism in Lakewood resulting in over-night stays at local hotels.
- Generate maximum economic benefit through overnight lodging, sale of meals and goods, and construction of tourism-related facilities.
- Increase recognition of Lakewood throughout the region as a destination for tourism.
- Increase opportunities for tourism by developing new visitor activities.

Allocation Guidelines:

- The City shall seek proposals for funding on an annual basis from organizations seeking to use Hotel/Motel Tax funds for promoting tourism or for acquisition, construction or operation of tourism related facilities.
- Organizations seeking funding must complete an application form.
- The Lodging Tax Advisory Committee shall review the proposals and make recommendations to City Council as to which applications should receive funding.
- The final funding decision will be made by City Council in the form of approval or denial of the recommendation as recommended no amendments to recommendations will be made by the City Council.
- Once approved for funding an organization must enter into a contract and funding will be provided in quarterly installments or on a reimbursable basis.
- Organizations receiving funding must submit a report at the end of the calendar year.
- \$101,850 will be paid annually to the Sharon McGavick Student Center through 2027 pursuant to the City's agreement with Clover Park Technical College.
- 4% Can be used for tourism promotion, or the acquisition of tourism-related facilities, or operation of tourism-related facilities.
- 3%- Can only be used for the acquisition, construction, expansion, marketing, management, and financing of convention facilities, and facilities necessary to support major tourism destination attractions that serve a minimum of one million visitors per year.

City of Lakewood 2020 LTAC Awardees

(Reported to JLARC)

			Ove	rall	50 N	/liles	Out of	State	Over	Overnight		vernight	Paid Overnight	
Activity Name	Activity Type	Funds Awarded	Predicted	Actual	Predicted	Actual	Predicted	Actual	Predicted	Actual	Predicted	Actual	Predicted	Actual
Asia Pacific Cultural Center	Event/ Festival	10,000	5,000	-	1,000	-	500	-	200	-	4,000	-	100	-
Friends of Lakewold/Lakewold Gardens	Marketing	50,000	7,350	1,838	1,260	491	107	2	40	2	7,310	1,836	80	4
Historic Fort Steilacoom	Marketing	12,000	-	88	-	5	-	-	-	-	-	83	-	-
Lakewood Arts Film Festival Association	Event/Festi val	19,500	2,000	-	200	-	50	-	50	-	1,900	-	50	-
Lakewood Chamber of Commerce - Tourism	Marketing	90,000	6,000	2,000	3,000	1,000	3,500	1,000	3,750	1,250	2,500	1,000	9,500	5,000
Lakewood Chamber of Commerce - Night of Lights	Event/Festi val	20,000	2,000	2,000	200	50	25	20	25	20	850	300	50	20
Lakewood Historical Society & Museum	Marketing	42,000	1,000	57	20	-	20	-	20	-	10	-	20	-
Lakewood Playhouse	Marketing	23,000	13,000	2,875	240	50	24	5	120	2	12,880	2,873	120	2
Lakewood Sister Cities Association	Event/ Festival	23,900	15,000	-	1,700	-	500	-	300	-	14,700	-	300	-
Travel Tacoma - Mt. Rainier Tourism and Sports	Marketing	120,000	354,640	83,136	148,000	30,350	27,800	5 <i>,</i> 697	129,000	22,766	19,000	7,584	64,000	18 <i>,</i> 356
CoL - Farmers Market	Event/ Festival	20,000	-	3,000	-	-	-	-	-	-	-	-	-	-
CoL - Gateways	Facility	150,000	-	-	-	-	-	-	-	-	-	-	-	-
CoL - Lakewood Concert Series	Event/ Festival	20,000	-	-	-	-	-	-	-	-	-	-	-	-
CoL - Media Promotion	Marketing	30,000	28,000	38,710	560	1,050	-	-	112	140	27,888	38,570	112	140
Col - SummerFest	Event/ Festival	80,000	-	-	-	-	-	-	-	-	-	-	-	-
Clover Park Technical College McGavick Center	Facility	101,850	-	-	-	-	-	_	-	-	-	-	-	-
	Total	812,250	433,990	133,704	156,180	32,996	32,526	6,724	133,617	24,180	91,038	52 <i>,</i> 246	74,332	23,522



TO:	Mayor and City Councilmembers
FROM:	Courtney Brunell, Planning Manager & Dave Bugher, Assistant City Manager for Development Services
THROUGH:	Tho Kraus, Acting City Manager Are Kraus
DATE:	July 12, 2021 (City Council Study Session)
SUBJECT:	Multi Family Tax Exemption Conditional Certificate- 112th St
	Townhomes (4808 to 4812 112 th Street SW)

Purpose: The purpose of this memo is to present a project proposal for a multi-family tax exemption project located in the City's Residential Target Area.

Background: An application for an eight-year tax exemption was filed with the City of Lakewood on March 11, 2021. We have reviewed the application and made the following findings pursuant to LMC 3.64.020:

- 1. The proposed project is located within a designated Residential Target Area;
- 2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code;
- 3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy;
- 4. The construction is proposed to be completed within 3 years of the date of approval of the application;
- 5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
- 6. There are no existing dwelling units on-site.

Project Description: The applicant proposes to redevelop approximately .58 acres located at 4808 to 4812 112th St SW in the City of Lakewood, Washington; Pierce County Assessor's Parcel (APN) # 5080000396. The property is located North of the St. Claire Hospital campus, adjacent to 112th St SW to the North and West and Freiday St SW to the East. The proposed development use type, *Multi-Family, four or more residential units*, is a

primary permitted use in the applicable Multi-Family 3 (MF3) zoning district. The property is located in the Lakewood Station overlay district.

The project site is currently vacant. The new development will consist of 14, 2-bedroom upmarket dwelling units. Each unit will be over 1,270 sf, will full vertical separations, garage parking, and private decks. Each unit will have a private one or two-car garage. The total building square footage is approximately 19,500 square feet. The total project cost is estimated to be \$2,800,000.00. The project is not proposing to fulfill any specific affordable housing mandates.

Next Steps: The project meets all of the requirements for an eight year tax exemption. The Lakewood Municipal Code requires a signed contract between the applicant and the City which is to be approved by resolution.

- 1. It is recommend that the City Council review and provide comments regarding the project proposal and the "Agreement Regarding Residential Target Area Development" (attached).
- 2. On July 19, 2021, we will present a resolution to adopt a housing tax exemption contract for the proposed housing tax exemption between Alex Harman, One-12 Fund, LLC and the City of Lakewood.

Attachments:

- 1. Project Application
- 2. Project Plans
- 3. Draft Resolution
- 4. Draft Agreement Regarding Residential Target Area Development
- 5. Draft Conditional Certificate of Multi-Family Tax Exemption
- 6. Project PowerPoint Presentation



MD Designs

Residential – Commercial + Urban Planning 3220 North 26th St Tacoma, WA 98407 Ph 253.756.1652 Fx 253.756.2025

Project Location;

PARCEL #5080000396 4808-4812 112th St SW 112th Street Lakewood, WA

Project Owner:

Harman Construction 2100 N 30th Street Tacoma, WA 98403

Project Description:

This existing vacant, 25,395 square foot flat parcel located on the corner of 112th Street SW and 111th Street SW is abutting Saint Clare Hospital parking to the south and Freiday Street to the East. This is the proposed location of a 14 unit, multi-level multi-family townhouse development. Project consisting of 10 units, 1,275 square foot, 2-bedroom with bonus and 1 car rear load garage to be located on the front Northwest corner of the lot facing 112th Street SW. The remaining 4 units, 1,112 square foot, 2-bedroom, 2-car front load garage will be located on the Southeast portion of the property.





Application – Conditional Certificate of Tax Exemption for Multiple Family Units Located within a Residential Target Area

6000 Main Street SW. Lakewood, WA 98499 Telephone: (253) 512-2261

Application Fee: \$800.00

Number Required:	Description of Required Documents:	Required:
1	Conditional Certificate of Tax Exemption Application.	٨
2 sets	Preliminary floor and site plans of the proposed project	A
1	8 1/2" x 11" reduced copy of the preliminary floor and site plans.	A
1	A statement acknowledging the potential tax liability when the project ceases to be eligible for the tax exemption	A
1	submitted.	А
1	For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve (12) months prior to filing the application and shall secure from the City verification of property noncompliance with the City's minimum housing code.	A
1	If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020.	A

A = Always required.

M = May be required.



RECEIVED 07/07/2021

Application – Conditional Certificate of Tax Exemption for Multiple Family Units Located within a Residential Target Area

Program Requirements

Project must meet the following criteria for special valuation on multifamily property:

- 1. The project must be located within a Residential Target Area.
- 2. The project must not displace existing residential tenants of structures that are proposed for redevelopment. Existing dwelling units proposed for rehabilitation must have been unoccupied for a minimum of 12 months prior to submission of an application and must have one or more violations of the City's minimum housing code. Applications for new construction cannot be submitted for vacant property upon which an occupied residential rental structure previously stood, unless a minimum of 12 months has elapsed from the time of most recent occupancy.
- 3. The project must include at least four units of multi-family housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multi-family units must be added to existing occupied multi-family housing. Existing multi-family housing that has been vacant for twelve (12) months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multi-family housing.
- 4. At least fifty (50) percent of the space designated for multi-family housing must be provided for permanent residential occupancy.
- 5. Proposed Completion Date. New construction multi-family housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.
- 6. The project must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with the City's minimum housing code. New construction must comply with the International Building Code. The project must also comply with any other standards and guidelines adopted by the City Council for the Residential Target Area in which the project will be developed.

Once this application is approved, then:

1. The applicant and the City will execute a contract to be approved by the City Council under which the applicant agrees to implementation of the development on terms and conditions satisfactory to the City Council.

MFTE Conditional Certificate - Page | 2



- Once this contract is executed, the City will issue a Conditional Certificate of Acceptance of Tax Exemption based on the information provided by the applicant. The Conditional Certificate will be effective for not more than three years, but may be extended for an additional 24 months under certain circumstances.
- 3. Once the project is completed and all contract terms have been fulfilled, at the applicant's request, the applicant will receive an application for Final Certificate of Tax Exemption, which the applicant must complete and return to the City of Lakewood Community & Economic Development Department.
- 4. Upon approval of the application for Final Certificate of Tax Exemption, the City will within 40 days of application, file the Final Certificate of Tax Exemption with the Pierce County Assessor's Office.

Please Note: The Pierce County Assessor may require the applicant to submit pertinent data regarding the use of classified land.





Application – Conditional Certificate of Tax Exemption for Multiple Family Units Located within a Residential Target Area

APPLICATION	INFORMATION

Date: 3/4/21 Name of Applicant: Alex Harman

Business Name of Applicant: One-12 Fund LLC

Mailing Address: 2100 N 30th St, Tacoma, WA 98403

Telephone: 253-301-3580

_____ Cell Phone: _____

Email: alex@harmanconstructionllc.com

PROJECT INFORMATION	
Property Description	
Name of Project: 112th St Townhomes	
Street Address of Project: 4808 112th St SW, L	akewood, WA 98499
County Assessor Parcel Number(s): 5080000396	
Term of Exemption Applying for:	
▶ 8 years □ 12 years	
Interest in Property:	г
Other (description):	
Type of Construction	
New Construction:	Messes 🗆 No
If rehabilitation/demolition, applicant must secure from t	he City verification of property

MFTE Conditional Certificate - Page | 4

RECEIVED
07/07/2021
CITY OF LAKEWOOD COMMUNITY DEVELOPMENT

Number & Type of Units		
Number of Units – New	Number of Ur	nits – Rehabilitated
Are the total numbers of units more than a Tax Exemption?	the number of units fo	or which you are requesting
Number of Units Proposed: Studio	_ One Bedroom	Two Bedroom
Other		
Number and percentage of affordable units	s (if any):	
Description of Building Use		
Required Preliminary Plans are Attached: Site Plan 🕞 Yes 🗌 No Floor p	plans 🗹 Yes 🗌 No	
Describe building use and square feet inter	nded for use:	
Residential rental.~	19,500 SF	
Identify square feet of commercial space (i	if any): N/A	
Cost of Construction Project cost of n Source of Cost Estimate: Contractor	new construction/rehat	pilitation: <u>\$2.8mm</u>
	uly 2021	
Expected Date to Complete Project: June	e/July 2022	
	oject and setting forth	the grounds for

The 112th St Town homes will provide fourteen upmarket dwelling units for the growing Lakewood community at a competitive market rate with additional amenities that lend to the establishment of more permanent residential housing. This project will provide a living space that is far more spacious and home like than the traditional apartment stock found locally. The future tenant will have walkable access to many of the City's retail services along with close proximity to major transportation routes including a short convenient walk to the Sounder Station. Additionally, the product type also provides structured parking, spacious areas for additional storage, generous living spaces at over 1270sf, and full vertical separation which provides a feeling of privacy and independent living. We have delivered this product type in multiple locations across the South Sound, including here in Lakewood, and have found that our tenants become residents and that a deeper pride of ownership and permanence follows. The building type and style lends to more permanent residential housing and all fourteen units will be built with such an expectation in mind. We feel that in this time of housing insecurity, severely depleted housing supply and limited available space to construct enough single family residences that this Town home community is the perfect solution for the missing middle. As such, the delivery of fourteen newly constructed units on around June/July of 2022 would be a major benefit for the City of Lakewood, current housing stock, and the rental community.

(Please attach additional information if necessary.)

AFFIRMATIONS

- I understand that the value of new housing construction, conversion, and rehabilitation improvements qualifying under this chapter is exempt from ad valorem property taxation for eight (8) successive years for market rate housing, and twelve (12) successive years for qualified affordable housing multi-family projects beginning January 1st of the year immediately following the calendar year of issuance of the Final Certificate of Tax Exemption eligibility. <u>AH</u> (initial)
- I understand that by December 15th of each year and/or within 30 days after the first anniversary of the date of filing the Final Certificate of tax Exemption and each year thereafter, I will be required to file a report with the City of Shoreline that provides detailed information concerning rental rates, occupancy, and tenant incomes during the year. <u>AH</u> (initial)



- I understand at the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.
- I am aware of the potential tax liability involved when the property ceases to be eligible for the tax exemption incentive. ______ (initial)
- I affirm that the submitted information is true and correct, subject to penalty of perjury under the law of the State of Washington.

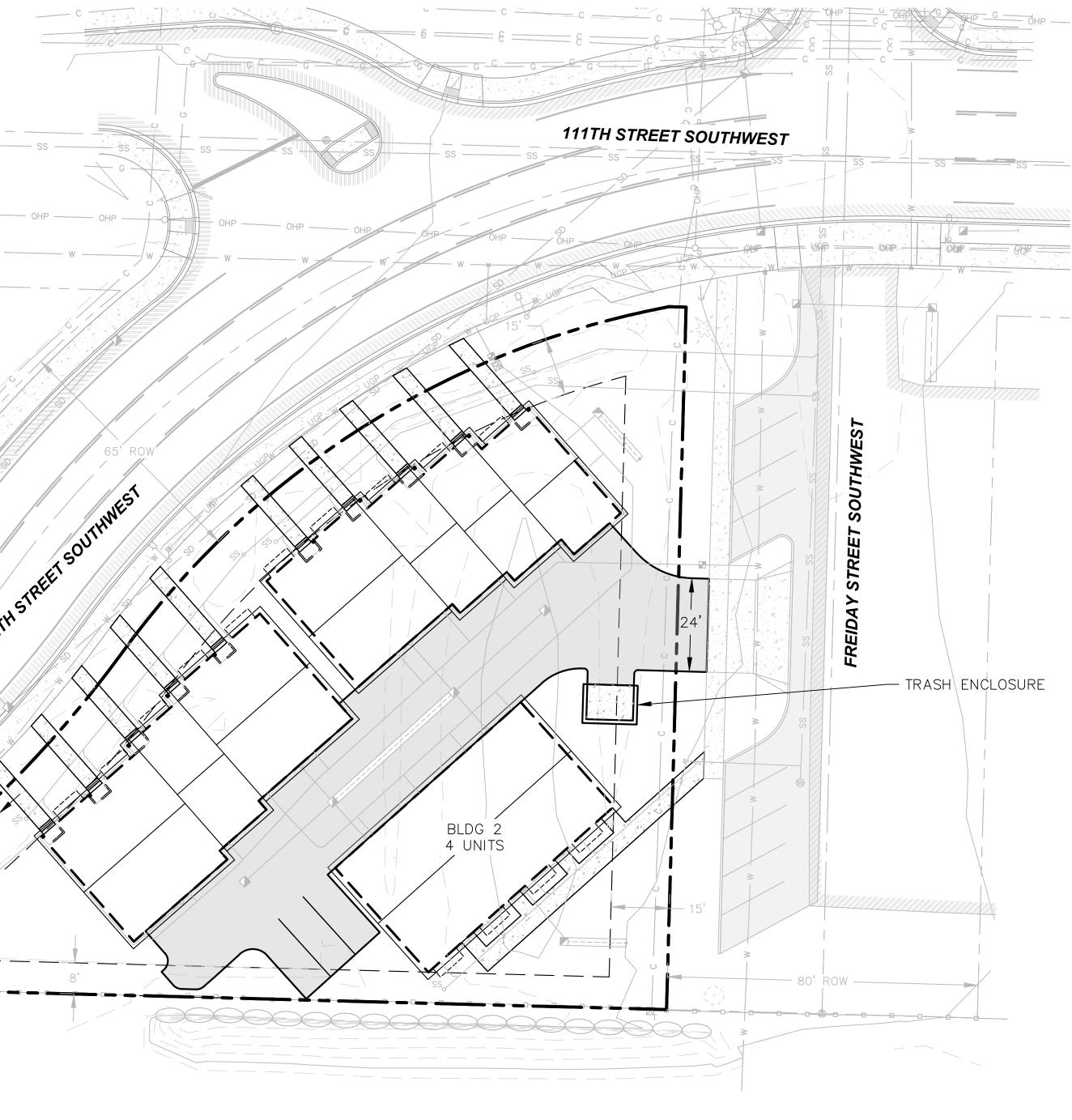
Signed the <u>S</u> day of <u>MARCH</u>, 20<u>21</u>. Applicant Signature:

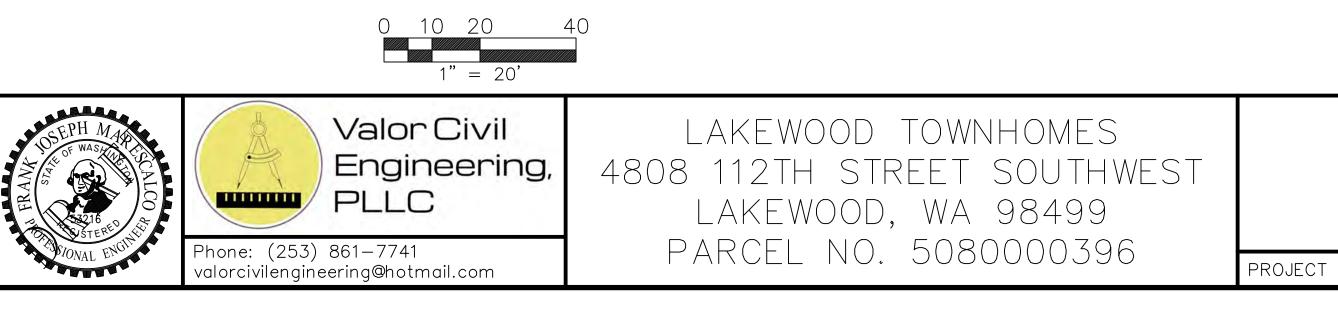
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DATE

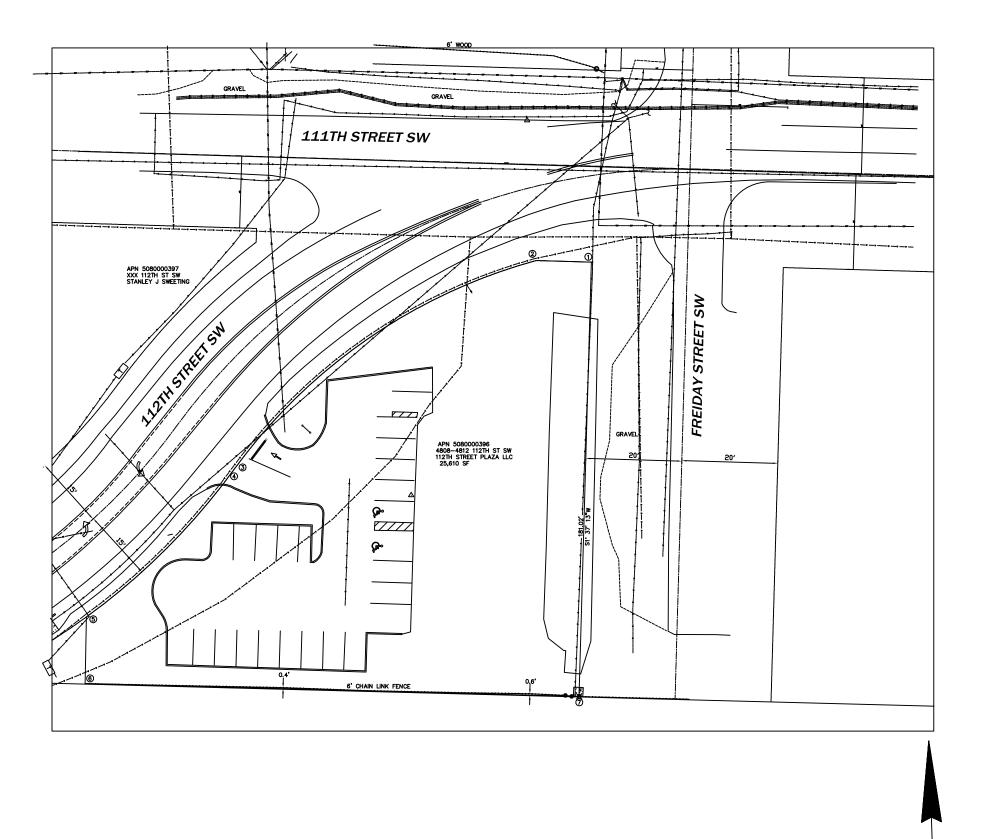
BY





		SHEET
SITE	PLAN	C-4
		4 OF 13
NO: 2021-037	DATE:JUNE 10, 2021	

19



EXISTING SITE PLAN

©2018 MD Designs

SCALE : 1"= 40'

PROJECT INFORMATION: SITE AREA 25,610 SQ FT

14 UNITS

1.5 PARKING PER UNIT = 21 STALLS 23 PROVIDED

14 UNITS @ 30 SQ FT PER UNIT RECREATION = 420 SQ FT

PROJECT NARATIVE:

THIS EXISTING, VACANT 25,395 SQUARE FOOT FLAT PARCEL LOCATED ON THE CORNER OF II2TH STREET SW AND IIITH STREET SW IS ABUTTING SAINT CLARE HOSPITAL PARKING TO THE SOUTH AND FREIDAY STREET TO THE EAST. THIS IS THE PROPOSED LOCATION FOR THE NEW CONSTRUCTION OF A 14 UNIT, MULTI-LEVEL MULTI-FAMILY TOWNHOUSE STYLE DEVELOPMENT. PROJECT CONSISTING OF 10 UNITS, WITH 1,215 SQUARE FEET, 2-BEDROOM WITH BONUS AND I CAR, REAR LOAD GARAGE TO BE LOCATED ON THE FRONT NORTHWEST CORNER OF THE LOT FACING II2TH STREET SW. THE REMAINING 4 UNITS, 1,112 SQUARE FOOT, 2-BEDROOM, 2-CAR FRONT LOAD GARAGE WILL BE LOCATED ON THE SOUTHEAST PORTION OF THE PROPERTY. ALL UNITS CONSTRUCTION TO BE TYPE 5 WOOD FRAMED AND SPRINKLERED PER NFPA 13D. EXTERIOR STYLE TO MEET THE NORTHWEST EXTERIOR FINISHES ALL THE WHILE THE BUILDING WILL HAVE HORIZONTAL AND VERTICAL ARTICULATION TO CREATE A MORE INTERESTING STREETSCAPE. DESIGN FEATURES SET FORTH IN LMC 18A.10. PART III, LANDSCAPING, SET FORTH IN LMC 18A.10. PART II, PARKING SET FORTH IN LMC 18A.80, AND SIGNAGE SET FORTH IN LMC 18A.80.100.

PROJECT DATA

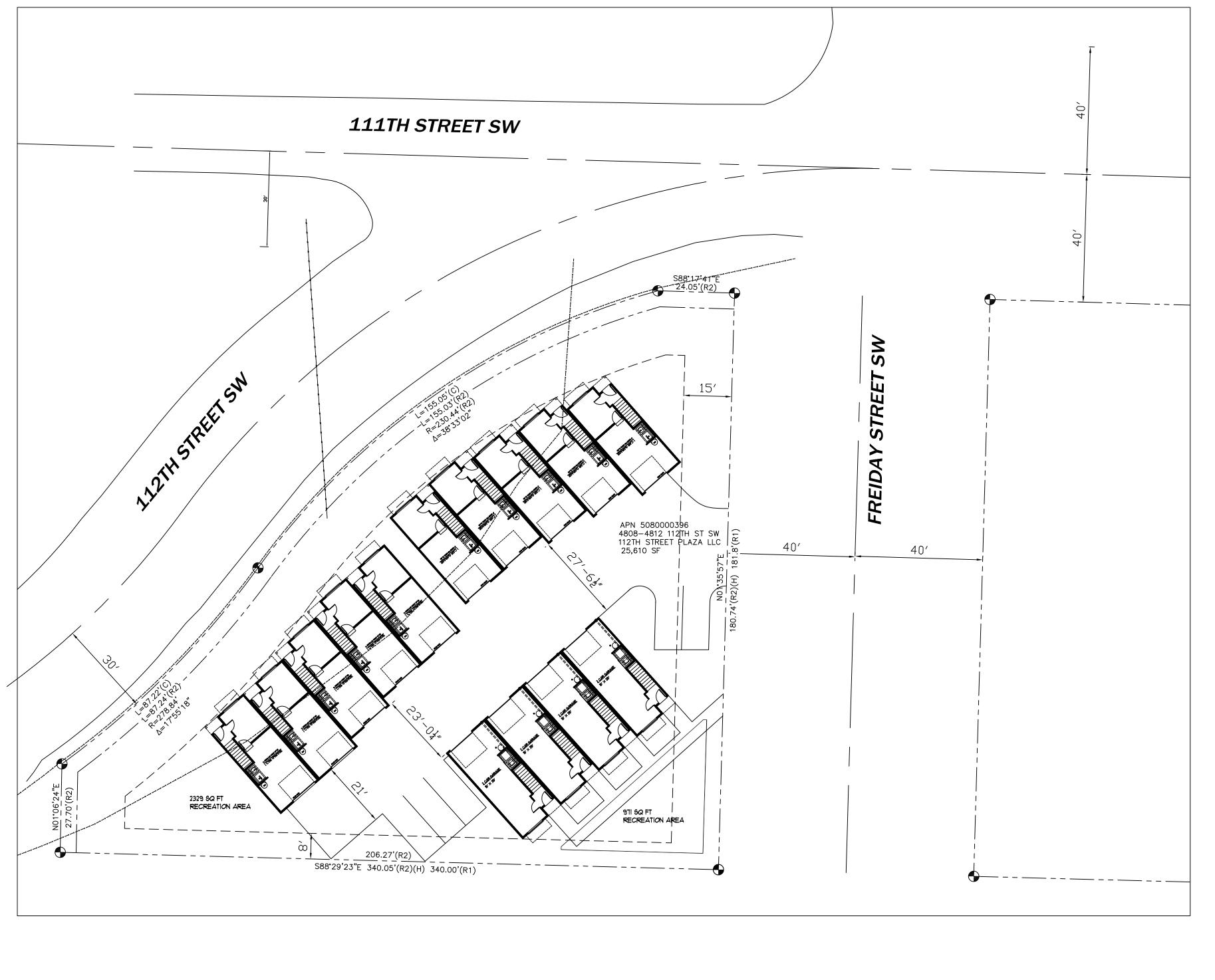
BUILDING CODE:

ZONE:

OCCUPANCY GROUP: CONSTRUCTION TYPE: SITE AREA: BUILDING FOOTPRINT AREA BUILDING GROSS AREA BUILDING SPRINKLERED

CONTRACTOR

HARMAN CONSTRUCTION 2100 N 30TH STREET TACOMA, WA 98403



PROPOSED SITE PLAN

©2018 MD Designs

2018 I.B.C. CITY OF LAKEWOOD MUNICIPAL CODE MF3 R2

V-A 25,610 SQ.FT. 8618 SQ.FT. 20,909 SQ.FT. YES

MONITORED FIRE ALARM SYSTEM YES NEPA 13D EACH UNIT

CLIENT DATA

PROJECT NAME: HARMAN

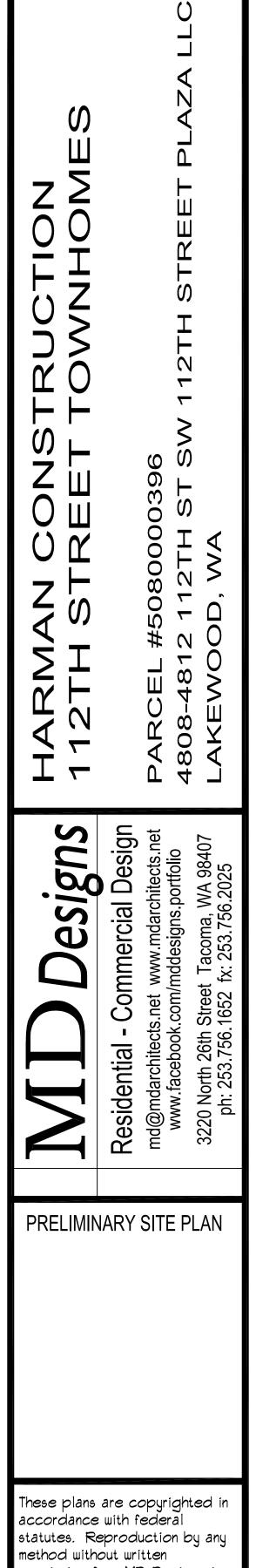
PARCEL NUMBER #5080000396

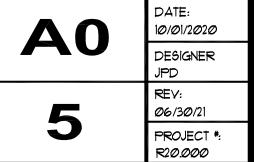
PROJECT LOCATION

4808-4812 112TH ST SW 112TH STREET LAKEWOOD, WA

LEGAL DESCRIPTION

SECTION ØI TOWNSHIP 19 RANGE Ø2 QUARTER 33 LAKE VIEW PIERCE CO L I THRU I ELY POR L 8 & 9 THRU II B 45 INCL VAC ALLEY LY SLY OF SLY R/W LI II2TH ST TRANSITION TO BRIDGEPORT WAY OUT OF Ø2-19-12-2-121, 2-128, 2-129, 2-130 & 508000-039-5 SEG L-0720 DS ES (DCJESEM65-4-81)





EXAMPLE 2 OF FRONT EXTERIOR VIEW OF BUILDING A





EXAMPLE 1 OF FRONT EXTERIOR VIEW OF BUILDING A



HARMAN CONSTRUCTION 112TH STREET TOWNHOMES EXAMPLE OF BUILDING A PARCEL #5080000396 4808-4812 112TH ST SW 112TH STREET PLAZA LLC LAKEWOOD, WA
ELEVATIONS





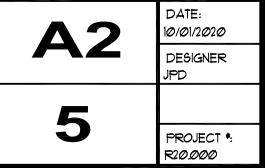
<u>112TH STREET FRONTAGE NORTHWEST BUILDING</u>



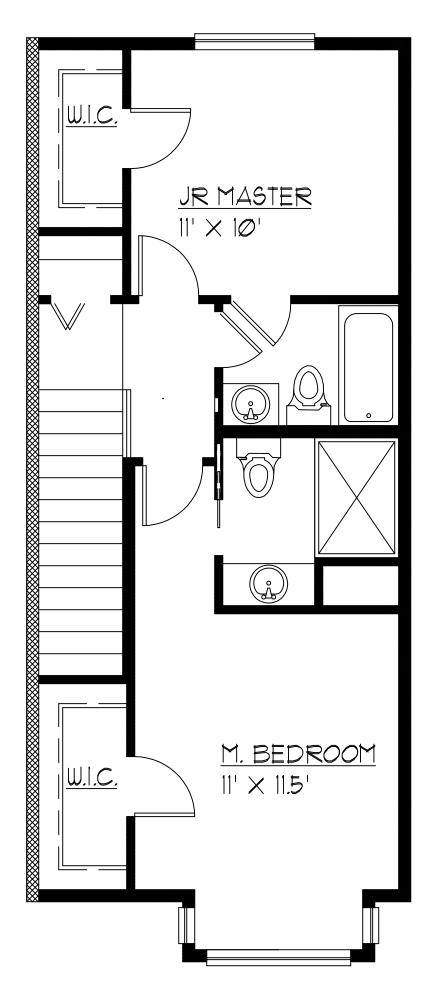


PROPOSED ELEVATIONS

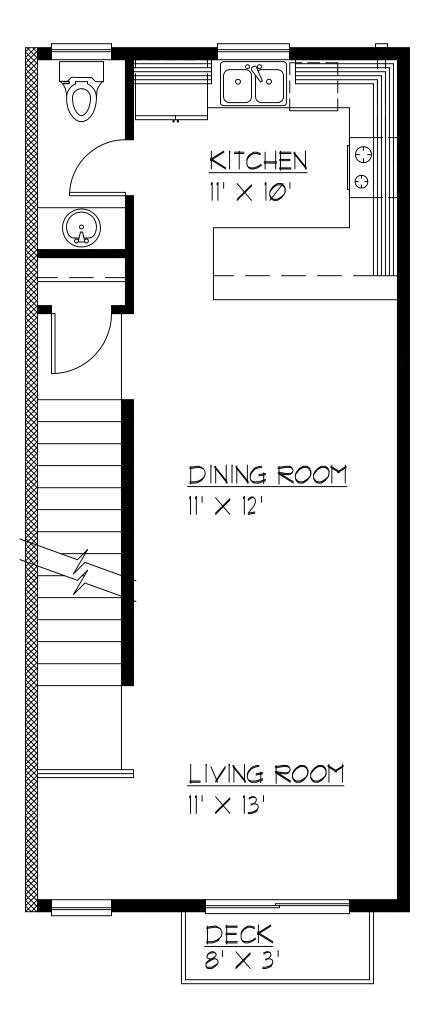
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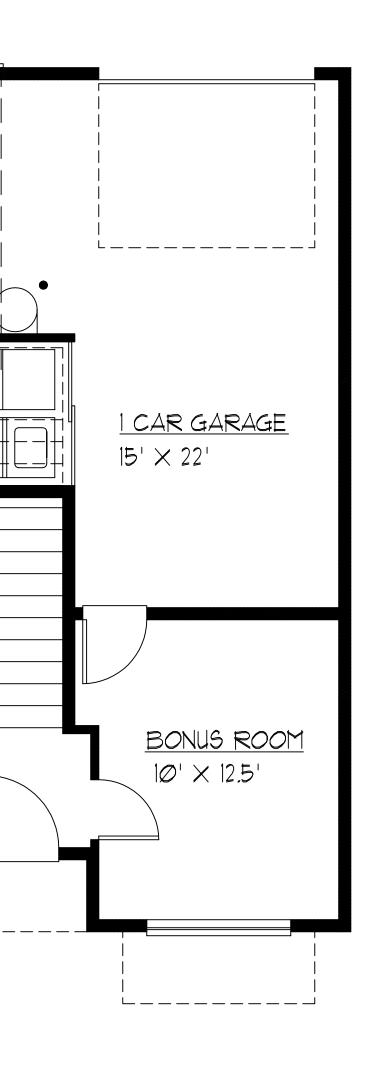


3RD LEVEL FLOOR PLAN





FLOOR AREA SUMMARY IST FLOOR AREA: 2ND FLOOR AREA: 3RD FLOOR AREA: TOTAL CONDITIONED SPACE COVR'D DECK/ENTRY AREA 15/40 GARAGE:



IST LEVEL FLOOR PLAN

181	SF.
576	SF,
 518	SF.
1275	SF.
55	SF.
341	SF.

5	A	These plans accordance Reproductic without writte Designs/Nor Designing, Ir	ND Designs	
	3	are copy with fed on by any en permis thwest Ho nc. (NHD) The own	Residential - Commercial Design	BUILDING A
PROJECT *: R20.000	DATE: 10/01/2020 DESIGNER JPD	eral statutes method sion from ME ome is expressly ership of the operty of	www.facebook.com/mddesigns.portfolio 3220 North 26th Street Tacoma, WA 98407 ph: 253.756.1652 fx: 253.756.2025	4808-4812 112TH ST SW 112TH STREET PLAZA LLC LAKEWOOD, WA





SOUTHEAST REAR BUILDING ELEVATION

Ú Ν Ω STREET 2TH $\overline{}$ $\overline{}$ BUILDING B PARCEL #5080000396 4808-4812 112TH ST SW LAKEWOOD, WA

 Residential - Commercial Design

 md@mdarchitects.net

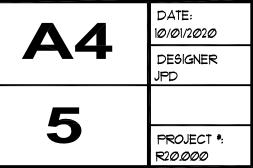
 www.facebook.com/mddesigns.portfolio

 3220 North 26th Street Tacoma, WA 98407

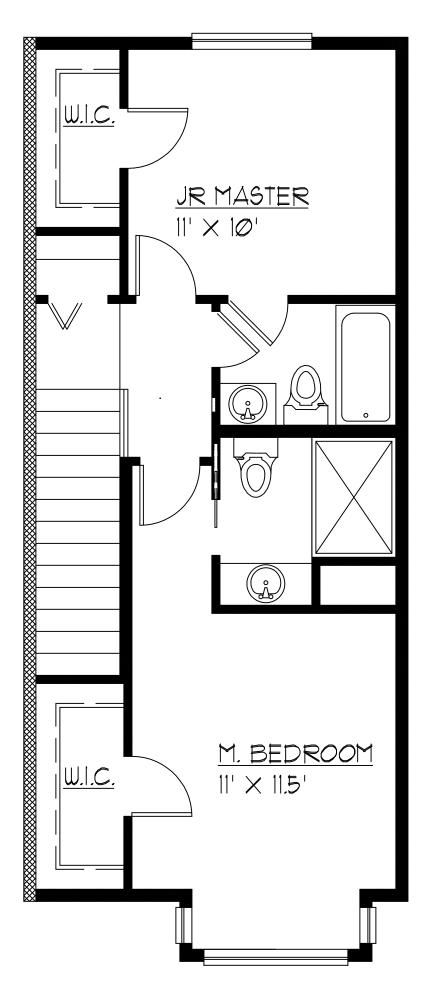
 ph: 253.756.1652 fx: 253.756.2025

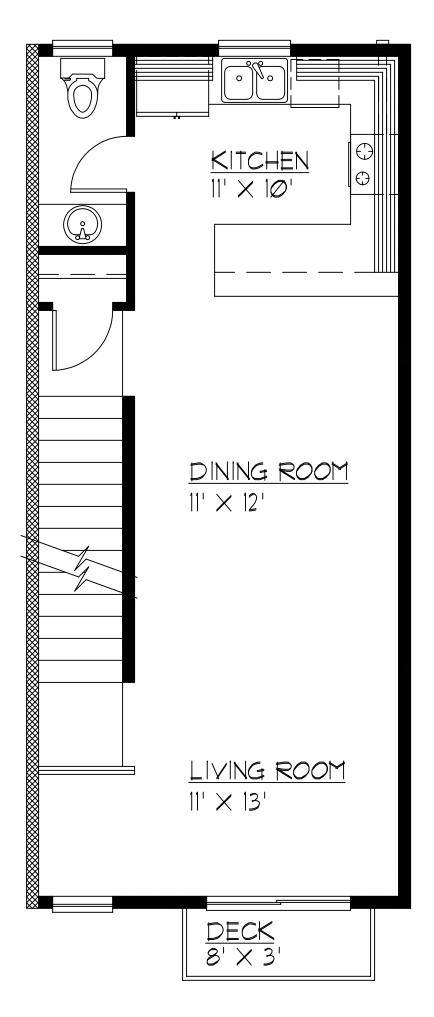
PROPOSED ELEVATIONS

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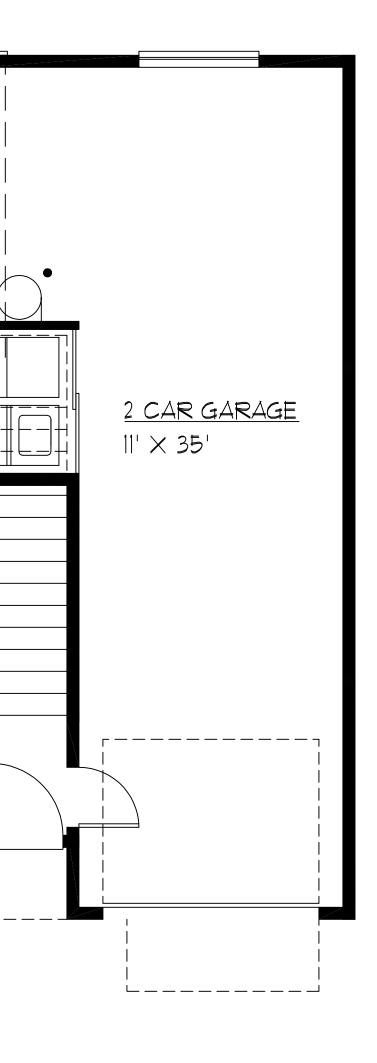






2ND LEVEL FLOOR PLAN

FLOOR AREA SUMMA IST FLOOR AREA: 2ND FLOOR AREA: 3RD FLOOR AREA: TOTAL CONDITIONED SPACE COVR'D DECK/ENTRY AREA 15/40 GARAGE:



197 LEVEL FLOOR PLAN

	18	SF.	
	576	SF.	
	518	SF.	
	1112	SF.	
Ø	55	SF.	
	465	SF.	
			1

Designs	Residential - Commercial Design BUILDING B	
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RESOLUTION NO. XX-XXXX

A RESOLUTION of the City Council of the City of Lakewood, Washington, authorizing the issuance of Conditional Certificate of Acceptance of Tax Exemption within a Residential Target Area to One-12 Fund, LLC.

WHEREAS, pursuant to chapter 84.14 RCW and chapter 3.64 of the Lakewood Municipal Code; municipalities may identify Residential Target Areas. Such areas are designed to spur economic development and developments within those areas may be allowed certain tax benefits; and

WHEREAS, the City of Lakewood has received an application from One-12 Fund, LLC proposing a project within a Residential Target Area.

WHEREAS, the project meets the requirements, relative to location, size, housing and compliance with other guidelines meriting conditional approval for tax purposes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, AS FOLLOWS:

<u>Section 1</u>: The City Council approves the application from One-12 Fund, LLC for a Conditional Certificate of Acceptance of Tax Exemption ("Conditional Certificate").

Section 2. The City Manager or designee is authorized to issue a Conditional Certificate of Acceptance of Tax Exemption and to execute any appropriate documents relative to the issuance of the Conditional Certificate, including the agreement in the form attached hereto as Exhibit A to this Resolution and incorporated by reference. This Conditional Certificate shall expire three years from the effective date of this resolution. The City Manager or designee is authorized to extend or revoke the Conditional Certificate as permitted in chapter 3.64 of the Lakewood Municipal Code.

<u>Section 3</u>. Any actions taken by the City Manager or designees to-date in connection with the Conditional Certificate of Acceptance of Tax Exemption be and hereby are ratified.

Section 4. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 19th day of July 2021.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney

AGREEMENT REGARDING RESIDENTIAL TARGET AREA DEVLOPMENT

THIS STIPULATED AGREEMENT is entered into on the date signed below between One-12 Fund, LLC, hereinafter referred to as "Applicant," and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as "City".

PROJECT DESCRIPTION

The applicant proposes to redevelop approximately .58 acres located at 4808 to 4812 112th St SW in the City of Lakewood, Washington; Pierce County Assessor's Parcel (APN) # 5080000396. The property is located north of the St. Claire Hospital campus, adjacent to 112th Street SW, to the north and west and Freiday Street SW, to the East. The proposed development use type, *Multi-Family, four or more residential units*, is a primary permitted use in the applicable Multi-Family 3 (MF3) zoning district. The property is located in the Lakewood Station overlay district.

The project site is currently vacant. The new development will consist of 14, 2-bedroom, upmarket dwelling units. Each unit will be over 1,270 sf, will full vertical separations, garage parking, and private decks. Each unit will have a private one or two-car garage. The total building square footage is approximately 19,500 square feet. The project is not proposing to fulfill any specific affordable housing mandates.

An application for tax exemption was filed with the City of Lakewood in March, 2021. The application supports the following determinations:

- 1. The proposed project is located within a designated Residential Target Area;
- 2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code
- 3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy
- 4. The construction is proposed to be completed within 3 years of the date of approval of the application
- 5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
- 6. There are no existing dwelling units on-site.

CONDITIONS OF TAX EXEMPTION APPROVAL

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption.

The request shall be in writing directed to the City Manager and be accompanied by the following:

- 1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
- 2. A description of completed work and a statement of qualification for the exemption; and
- 3. A statement that the work was completed within the required three-year period or any authorized extension.
- 4. In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations.
- 5. The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued.
- 6. The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

TAX EXEMPTION

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of eight successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the department of revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON CANCELLATION OF MULTI-FAMILY HOUSING EXEMPTION

If the exemption is canceled for noncompliance, an additional tax shall be imposed as follows:

- a. The difference between the tax actually paid and the tax which would have been due for the pro rata portion of the tax year following cancellation, and for each tax year thereafter, if the improvements had been valued without exemption, (not to exceed 3 years before discovery of the noncompliance); plus
- b. A penalty of 20 percent of the difference, plus
- c. Interest at the statutory rate provided for delinquent property taxes is due within the times provided by RCW 84.40.350-84.40.390.

The additional tax, penalty and interest constitute a lien by the City of Lakewood upon the land which attaches at the time the property is no longer eligible for exemption, and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

AGREEMENT REQUIRES APPROVAL OF CITY COUNCIL

In accordance with Lakewood Muni. Code 3.64.020 (H), this agreement is subject to approval by the Lakewood City Council. If this agreement is approved, the City of Lakewood shall issue a Conditional Certificate of Acceptance of Tax Administration. If this agreement is rejected by the City Council, both parties shall be discharged of their obligations under this agreement.

Signed at	_, Washington, this_	day of	, 20
Signature(s) of all Owner(s) and Contract	Purchaser(s)		
By:			
Alex Harman			
One-12 Fund, LLC			

This conditional certificate of tax exemption is hereby **approved**.

John Caulfield, City Manager	
City of Lakewood, Washington	

CONDITIONAL CERTIFICATE OF TAX EXEMPTION

THIS CONTRACT is entered into on the date signed below between One-12 Fund, LLC, hereinafter referred to as "Applicant," and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as "City".

This Conditional Certificate of Acceptance of Tax Exemption is being issued pursuant to Chapter 84.14 RCW, and Chapter 3.64 of the Lakewood Municipal Code, and is based on information provided by the applicant. The Conditional Certificate will be effective for not more than three (3) years from the time of issuance, and may be extended for up to twenty-four (24) additional months pursuant to LMC 3.64.020 (I). The City will issue a Final Certificate of Tax Exemption upon completion of the project, satisfactory fulfillment of all contract terms, final building inspection approval and issuance of a Certificate of Occupancy.

The Lakewood City Council authorized this limited tax exemption through Resolution No. 2006-18, effective June 5, 2006. For the purposes of vesting of rights under the application, this Conditional Certificate of Tax Exemption shall be considered to have vested under the rules applicable on June 5, 2006. Pursuant to RCW 84.14.020, subject to all other applicable limitations and conditions, this tax exemption shall be of an eight-year duration and is not dependent on the inclusion of affordable housing.

PROJECT DESCRIPTION

The applicant proposes to redevelop approximately .58 acres located at 4808 to 4812 112th St SW in the City of Lakewood, Washington; Pierce County Assessor's Parcel (APN) # 5080000396. The property is located North of the St. Claire Hospital campus, adjacent to 112th St SW to the North and West and Freiday St SW to the East. The proposed development use type, Multi-Family, four or more residential units, is a primary permitted use in the applicable Multi-Family 3 (MF3) zoning district. The property is located in the Lakewood Station overlay district.

The project site is currently vacant. The new development will consist of 14, 2-bedroom, upmarket dwelling units. Each unit will be over 1,270 sf, will full vertical separations, garage parking, and private decks. Each unit will have a private one or two-car garage. The total building square footage is approximately 19,500 square feet. The project is not proposing to fulfill any specific affordable housing mandates.

An application for tax exemption was filed with the City of Lakewood on March 11, 2021. On XX,XX,2021, the Lakewood City Council adopted Resolution 2021-XX authorizing the City Manager to enter into an agreement with the applicant certifying a eight-year property tax exemption pursuant to Chapter 84.14 RCW.

In adopting Resolution 2021-XX, the Lakewood City Council determined that the project satisfied the requirements for the multi-family tax exemption including:

- 1. The proposed project is located within a designated Residential Target Area;
- 2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code
- 3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy
- 4. The construction is proposed to be completed within 3 years of the date of approval of the application
- 5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
- 6. There are no existing dwelling units on-site.

CONDITIONS OF TAX EXEMPTION APPROVAL

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption. The request shall be in writing directed to the City Manager and be accompanied by the following.

- 1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
- 2. A description of completed work and a statement of qualification for the exemption; and
- 3. A statement that the work was completed within the required three-year period or any authorized extension.

In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations.

The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued.

The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

TAX EXEMPTION

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of eight successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the department of

revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON CANCELLATION OF MULTI-FAMILY HOUSING EXEMPTION

If the exemption is canceled for noncompliance, an additional tax shall be imposed as follows:

- a. The difference between the tax actually paid and the tax which would have been due for the pro rata portion of the tax year following cancellation, and for each tax year thereafter, if the improvements had been valued without exemption, (not to exceed 3 years before discovery of the noncompliance); plus
- b. A penalty of 20 percent of the difference, plus
- c. Interest at the statutory rate provided for delinquent property taxes is due within the times provided by RCW 84.40.350-84.40.390.

The additional tax, penalty and interest constitute a lien by the City of Lakewood upon the land which attaches at the time the property is no longer eligible for exemption, and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

Signed at		, Washington, this	day of	, 20

Signature(s) of all Owner(s) and Contract Purchaser(s)

Alex Harman One-12 Fund, LLC

This conditional certificate of tax exemption is hereby **approved**.

John Caulfield, City Manager City of Lakewood, Washington

Approved as to form:

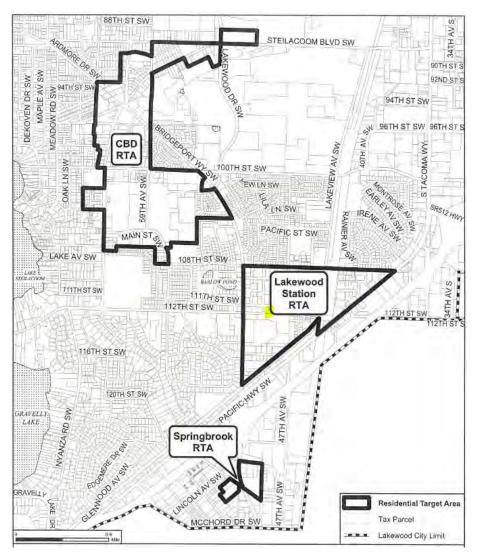
Eileen McCain, Assistant City Attorney

112th Street Townhomes

LAKEWOOD CITY COUNCIL JULY 12, 2021



Residential Target Area's in Lakewood



112th Street Townhomes Design Concept

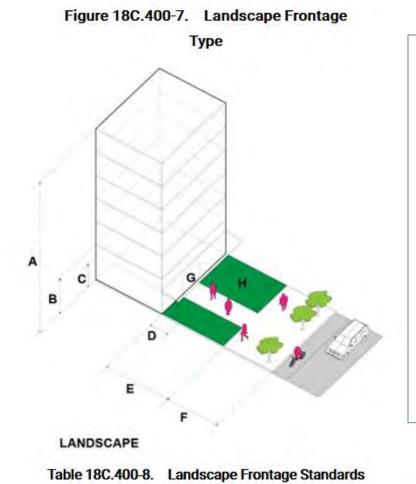
Proposal:

- 8 year exemption (no requirement for affordable housing)
- 14 new, 2-bedroom units
- Each unit over 1,100 s.f. with full vertical separation
- Separate utility hook-up's for each unit
- Walk-up style
- Garage parking & on-site guest parking



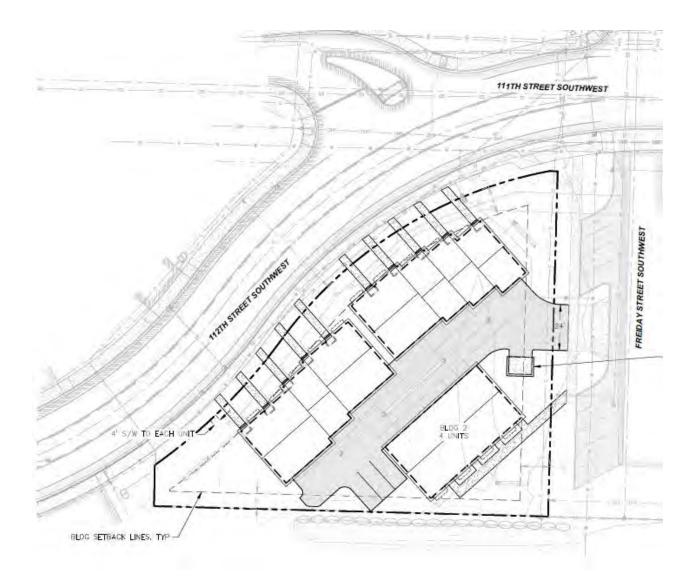
EXAMPLE 2 OF FRONT EXTERIOR VIEW OF BUILDING A

112th Street Townhomes Design Concept



- Majority compliance with 18C, side walk width only 6' v. 8'
- City recently completed frontage improvements on 112th, no additional improvements required for this project.
- Applicant to install frontage improvements on Freiday Street SW

112th Street Townhomes Site Plan



112th Street Townhomes Design Concept



SOUTHEAST REAR BUILDING ELEVATION

112th Street Townhomes MFTE Program Total Property Tax

\$250.00 Thousands \$200.00 Revenue w/Tax Exemption Taxes & Fees in -Revenue w/o Tax Exemption \$150.00 *Taxes and Fees include: permit fees, property taxes, surface \$100.00 water management fees, weed control fees, Pierce County conservation district fees, gas & electricity, solid waste, \$50.00 internet/landline costs, cell phone and individual sales tax. Beginning in 2024 fees are assumed to be based on full 50-**S**unit occupancy 10 11 12 2 3 5 8 9 13 1 4 6 7 14 15 Year

112th Street Townhomes MFTE Program 2021- 2035

112th Street Townhomes MFTE Program 2017- 2031 Total Property Tax

Year	Re	venue w/Tax	Revenue w/o	
		Exemption	Тах	k Exemption
2021	\$	3,710.69	\$	3,710.69
2022	\$	118,819.85	\$	3,819.85
2023	\$	4,074.42	\$	4,074.42
2024	\$	179,539.46	\$	4,278.14
2025	\$	175,261.32	\$	4,492.05
2026	\$	179,977.97	\$	4,716.65
2027	\$	180,213.80	\$	4,952.48
2028	\$	179,676.03	\$	4,414.71
2029	\$	180,721.43	\$	5,460.11
2030	\$	180,994.44	\$	5,733.12
2031	\$	181,281.09	\$	6,019.77
2032	\$	217,334.26	\$	6,320.76
2033	\$	218,555.53	\$	6,636.80



TO:	Mayor and City Councilmembers	
FROM:	Courtney Brunell, Planning Manager & Dave Bugher, Assistant City Manager for Development Services	
THROUGH:	Tho Kraus, Acting City Manager <i>The Kraus</i>	
DATE:	July 12, 2021 (City Council Study Session)	
SUBJECT:	Multi Family Tax Exemption Conditional Certificate- TOTO	
	Townhomes (4606 108 th St SW)	

Purpose: The purpose of this memo is to present a project proposal for a multi-family tax exemption project located in the City's Residential Target Area.

Background: An application for twelve-year tax exemption was filed with the City of Lakewood on February 26, 2021. We have reviewed the application and made the following findings related to LMC 3.64.020:

- 1. The proposed project is located within a designated Residential Target Area;
- 2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code;
- 3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy;
- 4. The construction is proposed to be completed within 3 years of the date of approval of the application;
- 5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
- 6. There are no existing dwelling units on-site;
- 7. The applicant has committed to renting at least 20% of the multifamily housing units as affordable housing units to low-and moderate-income households.

Project Description: The applicant proposes to redevelop approximately 1.575 acres located at 4606 108th St SW in the City of Lakewood, Washington; Pierce County

Assessor's Parcel (APN) # 5080000751 and #5080000752. The properties are located on the south side of 108th St SW between Kendrick ST SW & 47th Ave SW. The proposed development use type, *Multi-Family, four or more residential units*, is a primary permitted use in the applicable Multi-Family 3 (MF3) zoning district. The property is located in the Lakewood Station overlay district. The applicant has agreed to construct street frontages along Kendrick St SW, 47th St SW, and 109th St SW and landscaping along 108th St SW in compliance Chapter 18C of the Lakewood Municipal Code.

The project site currently has one structure, the Lakeview Chapel. Prior to construction the existing structure located on the property will be removed. The new development will consist of 50, two-bedroom townhomes, in (2) 6-plexes, (2) 9-plexes, and (2) 10-plex structures. Each unit will be three stories tall with accessory decks and private yard space. Each unit will have a private one or two-car garage. The total building square footage is approximately 84,000 square feet. The project is proposing to fulfill affordable housing mandates as outlined in Chapter 3.64 of the Lakewood Municipal Code and set aside 10% of all units for affordable housing.

Next Steps: The project meets all of the requirements for a twelve year tax exemption. The Lakewood Municipal Code requires a signed contract between the applicant and the City which is to be approved by resolution.

- 1. It is recommend that the City Council review and provide comments regarding the project proposal and the "Agreement Regarding Residential Target Area Development" (attached).
- 2. On July 19, 2021, we will present a resolution to adopt a housing tax exemption contract for the proposed housing tax exemption between Derek Edwards, Lakeview Chapel, LLC and the City of Lakewood.

Attachments:

- 1. Project Application
- 2. Proposed Project Site Plan
- 3. Design Elevations
- 4. Landscaping Plan
- 5. Draft Resolution
- 6. Draft Conditional Certificate of Multi-Family Tax Exemption
- 7. Draft Agreement Regarding Residential Target Area Development
- 8. Project PowerPoint Presentation



CITY OF LAKEWOOD 6000 Main St SW Lakewood, WA 98499 (253) 512-2261

Inspections must be called in by 4:00pm the current day in order to be processed for the next business day (253) 512-2266

Permit No.: LU-21-00037

Issued Date: Expiration Date:

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: 02/25/2024

Permit Type: Tax Exemption / Multi-Family

Site Address:	4606 108TH ST SW LAKEWOOD WA 98499	Parcel / APN:	5080000752
Applicant: Address;	4606 108TH ST LLC PO BOX 98316 LAKEWOOD, WA 98496	Phone:	(253) 318-7995
Owner: Address:	4606 108TH ST LLC PO BOX 98316 LAKEWOOD WA 98496	Phone:	(253) 318-7995
Contractor: Address:		Phone:	
Contact:		Business Lic#: Phone:	
Description:	TOTO TOWNHOMES - TEMF *EMAIL REQUEST: 12YR # 0F UNITS: 50	•	
SUPPLEMENTAL		un an	orrenter the contract of the c
	:		
FEES: Tax Exemption/Multi-	a na ana amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o amin'ny faritr'o		
			TOTAL FEES: 800.00

LU-21-00037 800.00

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Application – Conditional Certificate of Tax Exemption for Multiple Family Units Located within a Residential Target Area

6000 Main Street SW. Lakewood, WA 98499 Telephone: (253) 512-2261

Application Fee: \$800.00

Number Required:	Description of Required Documents:	Required:
1	Conditional Certificate of Tax Exemption Application.	Α
2 sets	Preliminary floor and site plans of the proposed project.	A
1	8 $1/2'' \times 11''$ reduced copy of the preliminary floor and site plans.	
1	A statement acknowledging the potential tax liability when the project ceases to be eligible for the tax exemption	A
1	Verification by oath or affirmation of the information submitted.	А
1	For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve (12) months prior to filing the application and shall secure from the City verification of property noncompliance with the City's minimum housing code.	A
1.	If applicable, a statement that the project meets the affordable housing requirements as described in RCW 84.14.020.	A

A = Always required.

M = May be required.



Application – Conditional Certificate of Tax Exemption for Multiple Family Units Located within a Residential Target Area

Program Requirements

Project must meet the following criteria for special valuation on multifamily property:

- 1. The project must be located within a Residential Target Area.
- 2. The project must not displace existing residential tenants of structures that are proposed for redevelopment. Existing dwelling units proposed for rehabilitation must have been unoccupied for a minimum of 12 months prior to submission of an application and must have one or more violations of the City's minimum housing code. Applications for new construction cannot be submitted for vacant property upon which an occupied residential rental structure previously stood, unless a minimum of 12 months has elapsed from the time of most recent occupancy.
- 3. The project must include at least four units of multi-family housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multi-family units must be added to existing occupied multi-family housing. Existing multi-family housing that has been vacant for twelve (12) months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multi-family housing.
- 4. At least fifty (50) percent of the space designated for multi-family housing must be provided for permanent residential occupancy.
- 5. Proposed Completion Date. New construction multi-family housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.
- 6. The project must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements must comply with the City's minimum housing code. New construction must comply with the International Building Code. The project must also comply with any other standards and guidelines adopted by the City Council for the Residential Target Area in which the project will be developed.

Once this application is approved, then:

1. The applicant and the City will execute a contract to be approved by the City Council under which the applicant agrees to implementation of the development on terms and conditions satisfactory to the City Council.

MFTE Conditional Certificate - Page | 2

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on course

- 2. Once this contract is executed, the City will issue a Conditional Certificate of Acceptance of Tax Exemption based on the information provided by the applicant. The Conditional Certificate will be effective for not more than three years, but may be extended for an additional 24 months under certain circumstances.
- 3. Once the project is completed and all contract terms have been fulfilled, at the applicant's request, the applicant will receive an application for Final Certificate of Tax Exemption, which the applicant must complete and return to the City of Lakewood Community & Economic Development Department.
 - 4. Upon approval of the application for Final Certificate of Tax Exemption, the City will within 40 days of application, file the Final Certificate of Tax Exemption with the Pierce County Assessor's Office.

Please Note: The Plerce County Assessor may require the applicant to submit pertinent data regarding the use of classified land.



Application – Conditional Certificate of Tax Exemption for Multiple Family Units Located within a Residential Target Area

APPLICATION INFORMATION
Date: 2021.02.16 Name of Applicant: Derek Edwards
Business Name of Applicant: Lakeview Chapel, LLC
Malling Address: P.O. Box 98316
Telephone: (253) 318-7995 Cell Phone: (253) 318-7995
Email: derek.edwards@nym.hush.com

PROJECT INFORMATION	
Property Description Name of Project. TOTO Townhomes	、
Street Address of Project: 4606 108th	StSW
County Assessor Parcel Number(s):	OT - 5080000751 SOUTH LOT - 5080000752
Term of Exemption Applying for:	
🗆 8 years - 🖾 12 years	
Interest in Property:	
Other (description):	
<u>Type of Construction</u>	
New Construction:	Xeites 🗆 ND
If rehabilitation/demolition, applicant must sec	ire from the City verification of property

MFTE Conditional Certificate - Page | 4

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noncompliance with applicable building codes. Intended Project Construction Timeline(s): 18 months (unsure)
Number & Type of Units
Number of Units – New 50 Number of Units – Rehabilitated n/a
Are the total numbers of units more than the number of units for which you are requesting a Tax Exemption? \Box Yes \boxtimes No
Number of Units Proposed: Studio 0 One Bedroom 0 Two Bedroom 50
Other
Number and percentage of affordable units (if any): 10 units, 20%
Description of Building Use
Required Preliminary Plans are Attached: Site Plan 🗵 Yes 🗌 No Floor plans 🖾 Yes 🗔 No
Describe building use and square feet intended for use:
Project includes six multi-family townhome buildings, proposed to be built in two phases. There (2) 6-plexes, (2) 9-plexes and (2) 10-plexes, with one of each proposed to be built in each phase. All townhomes are three stories tall, each with a level 2 deck and garages. The total building square footage is approximately 84,000 s.f.
Identify square feet of commercial space (if any):
Cost of ConstructionProject cost of new construction/rehabilitation:\$8,300,000.00Source of Cost Estimate:estimate
Expected Date to Start Project: Fall 2021
Provide a brief statement describing the project and setting forth the grounds for qualifications for tax exemptions in the space below (attach additional information if necessary):

- P		10
	 Project is located within the RTA (Residential Target Area). Project displaces a small private school/church. Project provides (50) two bedroom units in 6 buildings. Each unit has a garage, a d and a fenced, private yard space. 100% of the townhome units are provided for permanent residential occupancy. Proposed completion date is within 3 years from the date of application. Project is being designed to meet all of the City of Lakewood's building, zoning and comprehensive plan requirements in addition to the adopted standards and guidelines for the RTA. Buildings will also be designed to meet the 2018 International Building 	ł
	Code and the Washing State Energy Code. 7. Proposed street improvements include diagonal, on-street parking.	

(Please attach additional information if necessary.)

AFFIRMATIONS

- I understand that the value of new housing construction, conversion, and rehabilitation improvements qualifying under this chapter is exempt from ad valorem property taxation for eight (8) successive years for market rate housing, and twelve (12) successive years for qualified affordable housing multi-family projects beginning January 1st of the year immediately following the calendar year of issuance of the Final Certificate of Tax Exemption eligibility. ______ (initial)
- I understand that by December 15th of each year and/or within 30 days after the first anniversary of the date of filing the Final Certificate of tax Exemption and each year thereafter, I will be required to file a report with the City of Lakewood that provides detailed information concerning rental rates, occupancy, and tenant incomes during the year. ______(initial)

- I understand at the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.
 - I am aware of the potential tax liability involved when the property ceases to be eligible for the tax exemption incentive. ______ (initial)
 - I affirm that the submitted information is true and correct, subject to penalty of perjury under the law of the State of Washington.

Signed the d	February ay of	2021
olghea the a	ay 01/	<u>ک</u> ل ،
	Doau8igned by:	
Applicant Signature:	Durck Edwards	

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LAND USE SUMMARY

P/N: NORTH LOT - 5080000751 SOUTH LOT - 5080000752

TAX DESCRIPTION: Section 01 Township 19 Range 02 Quarter 34 LAKE VIEW PIERCE CO PARCEL B OF LOT COMB 2001-04-11-0218 DESC AS L 11 THRU 20 B 65 TOG/W S 1/2 OF E-W ALLEY & ALL OF N-S ALLEY ABUTT AS VAC BY RES 6233 OUT OF 075-0 SEG N-0637

JURISDICTION: CITY OF LAKEWOOD

ZONING DESIGNATION: MULTIFAMILY 3 (MF3); RESIDENTIAL TARGET AREA

PARCEL AREA: NORTH LOT - 33,688 SF (0.773 acres) SOUTH LOT - 34,925 SF (0.802 acres)

SURROUNDING PARCELS: MF3 ON ALL SIDES

USE: MULTIFAMILY - TOWNHOMES (PERMITTED) MINIMUM LOT AREA: NONE MINIMUM SETBACKS: 15 FT FRONT, 25 FT ARTERIAL, 15 FT REAR, 8 FT INTERIOR MAXIMUM SETBACK: NONE MAXIMUM HEIGHT: 80 FT UPPER STORY SETBACK: N/A MAXIMUM DENSITY: 54 DU / Ac 1.575/48

DESCRIPTION:

1. LOT COMBINATION 2. 3 STORY, TOWNHOMES WITH (2) CAR GARAGES (TANDEM)

PHASE 1 = BUILDINGS 1- 4 PHASE 2 = BUILDINGS 5-8

VEHICLE PARKING ANALYSIS

REQUIRED: 1.5 STALLS PER DWELLING UNIT 50 x 1.5 = 75 ON-SITE VEHICLE STALLS PROVIDED: 86

COMPACT MAX.: 30% MIN., 50% MAX COMPACT STALLS PROVIDED: N/A

ACCESSIBLE STALLS REQ'D: N/A ACCESSIBLE STALLS PROVIDED: N/A

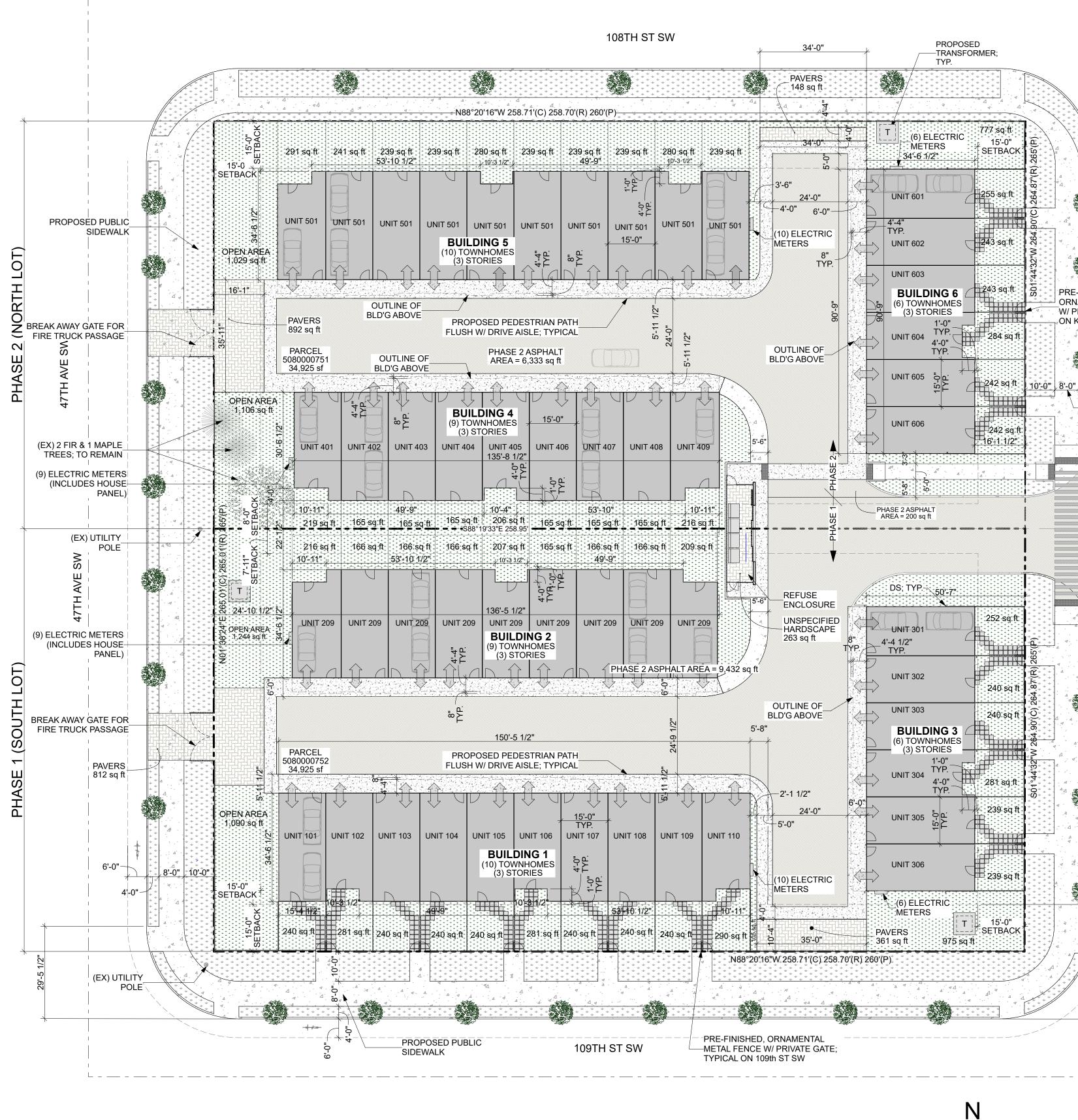
OFF-STREET PARKING STALLS PROVIDED: 38

OPEN AREA REQUIREMENTS ANALYSIS:

COMMON OPEN AREA REQUIREMENT: 100-sf PER UNIT (5,000-sf) FURNISHED CHILDREN PLAY AREA: 50-sf PER UNIT (2,500-sf)

PROVIDED: 7,547-sf

BUILDING SUMMARY PER 2018 IRC



SITE PLAN SCALE: 1" = 20' \square

LU-21-00037 REV #1 REV #1 <u>REEVED</u> JUNE 28, 2021

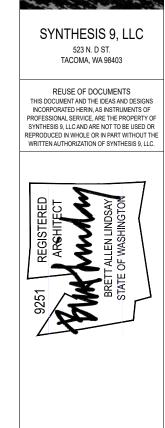


Figure 18C.300-3. Residential Street Typology – 80-Foot Right-of-Way



PRE-FINISHED, ORNAMENTAL METAL FENCE W/ PRIVATE GATE; TYPICAL ON KENDRICK AVE SW

-6'-0"

#4'-0'

PROPOSED -PUBLIC SIDEWALK

A. 4. *Landscape.* The landscape frontage has landscaping between the <u>building</u> and <u>street</u> edge. The landscape frontage is not <u>permitted</u> on retail <u>streets</u> and is appropriate for office and <u>residential uses</u> particularly when on the ground floor.

Street

Street

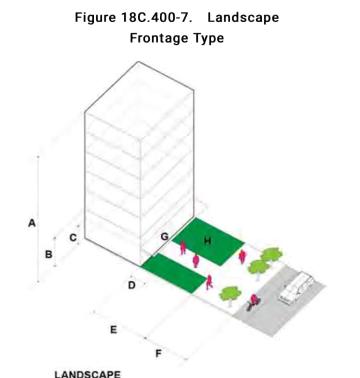
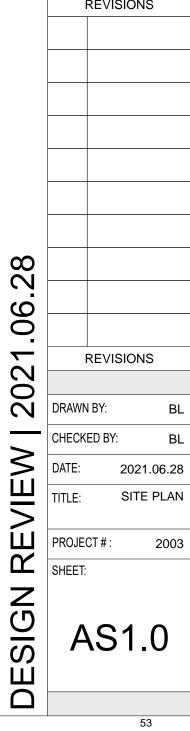


Table 18C.400-8. Landscape Frontage Standards

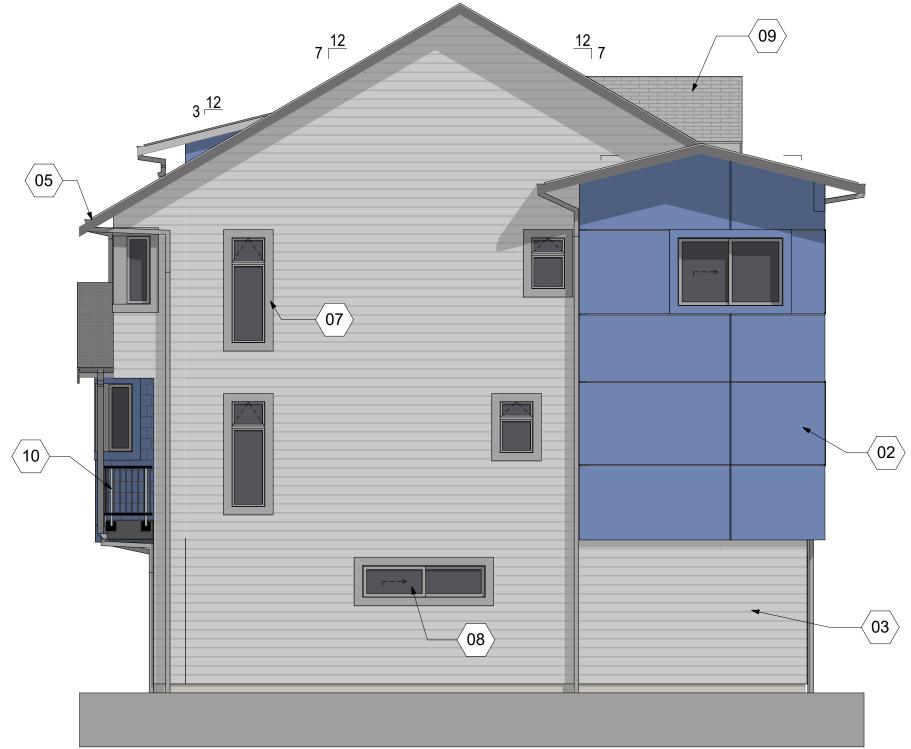
Standard	Mixed-Use Street/Plaza Street	Mixed-Use Arterial	Residential Street/Green Street
A. Building Height	Base Zone	Base Zone	Base Zone
B. First Floor Minimum Height for depth of 30 feet from street: Commercial Uses	16'	16'	n/a
C. Weather Protection Height	10'	10'	10'
D. Weather Protection Minimum Depth and Linear Frontage	5' minimum depth; required over primary entrance	5' minimum depth; required over primary entrance	5' minimum depth; required over primary entrance
E. Building Maximum Setback from Right-of-Way	20'	20'	20'
F. Building Setback Minimum	10'	10'	10'
G. Front Entrance	An entrance must be located along the primary <u>street</u> frontage	An entrance must be located along the primary street frontage	An entrance must be located along the primary <u>street</u> frontage
H. Landscape Requirements	The landscape area shall comply with the City's landscaping requirements.	The landscape area shall comply with the City's landscaping requirements.	The landscape area shall comply with the City's landscaping requirements.

5. *Porch/Stoop/Terrace.* This frontage type has the <u>building</u> set back from the <u>street</u> edge to accommodate a porch, stoop, or terrace to serve as the primary <u>access</u> to the <u>building</u>. This frontage type is applicable primarily to residential and nonretail commercial <u>uses</u> and is not <u>permitted</u> on retail <u>streets</u>.

TOTO TOWNHOMES MULTI-FAMILY DEVELOPMENT SITE PLAN 4606 108TH ST SW LAKEWOOD WA





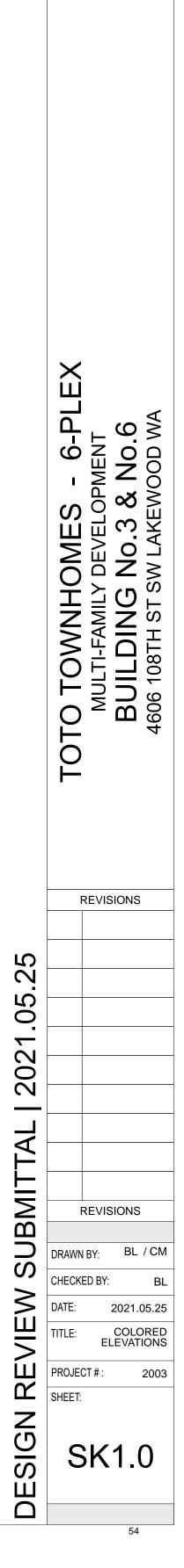




PRIMED FOR PAINT			
James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas. HARDIESHINGLE® SIDING STRAIGHTEDGE PANEL AVAILABLE SIZES			
	THICKNESS:	0.25"	
and the left is the second s	LENGTH:	48" boards	
NAMES OF A DESCRIPTION OF	WIDTHS: EXPOSURES:	15.25" 6.976"	
nader en enner en			

- 01 PAINTED, CEMENT FIBER BOARD PANEL & REVEAL TRIM ACCES MAXIMUM SIZE; COLOR #1
- 02 PAINTED, CEMENT FIBER BOARD PANEL & REVEAL TRIM ACCES MAXIMUM SIZE; COLOR #2

- $\langle 06 \rangle$ painted entry door; insulated; color per elevation
- $\langle 07
 angle$ painted window / door trim; color to match adjacent (
- 09 ASPHALT SHINGLE ROOFING; CLASS C RATED; FIRE RETARDAN SHEATHING WITHIN 4' OF DEMISING WALL; TYPICAL
- $\left< 12 \right>$ painted garage door with upper glazing; color per el



SYNTHESIS 9, LLC 523 N. D ST. TACOMA, WA 98403

REUSE OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HERIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.



	PRIMED	FUR PAINT	
your ance	James Hardie's primed for paint collection home's exterior. It's primed. It's ready for f ca HARDIESHINGLE® SIDING STRAIGHT EDGE PANEL		
		AVAILABLE SIZES	
	hand the second state of t	THICKNESS:	0.25"
	AND THE REAL PROPERTY OF A DESCRIPTION OF A	LENGTH:	48" boards
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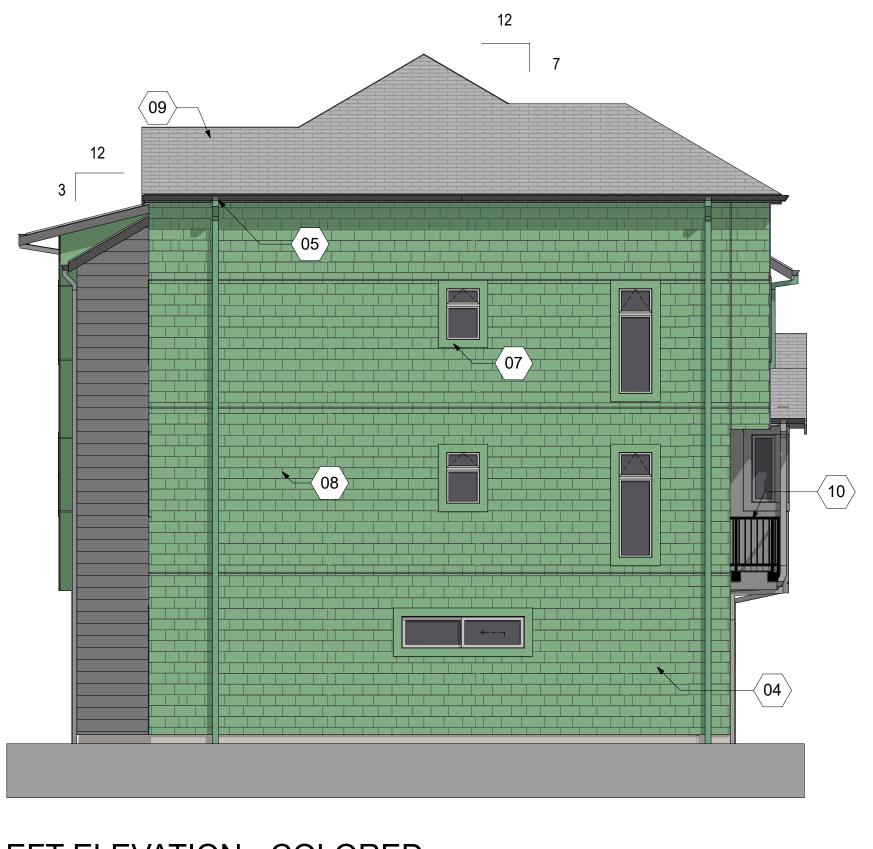
LU-21-00037 **REV #1** RECEIVED JUNE 28, 2021 CITY OF LAKEWOOD IMUNITY DEVELOPMENT DEPARTM ____(09) (08) (06) **~**01 **(03**) 1 BACK ELEVATION - COLORED SCALE: 3/16" = 1'-0" CLADDING TYPES -----HARDIE®

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.		James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.		PRIMED FOR PAINT James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas. HARDIESHINGLE® SIDING	
	THICKNESS: 0.312"		THICKNESS: 0.312"	THICKNESS: 0.25"	
			LENGTH: 144" boards	LENGTH: 48" boards	
	LENGTH: 108" 120" WIDTHS: 48" 48" 96" 48"		WIDTHS: 6.25" 8.25" EXPOSURES: 5" 7" 12" 5.25" 10.75" 4" 7.25" 9.25" 6" 8"	WIDTHS: 15.25" EXPOSURES: 6.976"	
	Warranty Information >		Warranty Information >	Warranty Information >	
	Request a Quote > Request a Sample >		Request a Quote > Request a Sample >	Request a Quote > Request a Sample >	



BUILDING REFERENCE NOTES

- $\langle 01 \rangle$ PAINTED, CEMENT FIBER BOARD PANEL & REVEAL TRIM ACCESSORY; 4 x 8 MAXIMUM SIZE; COLOR #1
- $\langle 02 \rangle$ PAINTED, CEMENT FIBER BOARD PANEL & REVEAL TRIM ACCESSORY; 4x 8 MAXIMUM SIZE; COLOR #2
- $\langle 03 \rangle$ PAINTED, LAP SIDING & MITERED, ALUMINUM CORNER CAP TRIM ACCESSORY; COLOR #3
- O4 PAINTED, STAGGERED SHINGLE STYLE, CEMENT FIBER BOARD PANEL; 4 x 8 MAXIMUM SIZE; COLOR #4 or #5, PER ELEVATION
- $\underbrace{\langle 05 \rangle}$ PAINTED, ALUMINUM GUTTER & 2 x 6 FASCIA; COLOR #5; GUTTER COLOR TO MATCH ADJACENT CLADDING
- $\langle 06 \rangle$ painted entry door; insulated; color per elevation
- $\langle 07
 angle$ painted window / door trim; color to match adjacent cladding -
- $\langle 08
 angle$ VINYL WINDOW or SLIDING DOOR; COLOR #5
- $\underbrace{(09)}$ Asphalt shingle roofing; class C rated; fire retardant treated sheathing within 4' of demising wall; typical
- $\langle 10
 angle$ PRE-FINISHED, FACE-MOUNTED, ALUMINUM 42" GUARDRAILS; COLOR #5
- $\langle 11 \rangle$ PAINTED BEAM; COLOR #2
- $\langle 12 \rangle$ PAINTED GARAGE DOOR WITH UPPER GLAZING; COLOR PER ELEVATION









LU-21-00037 REV #1



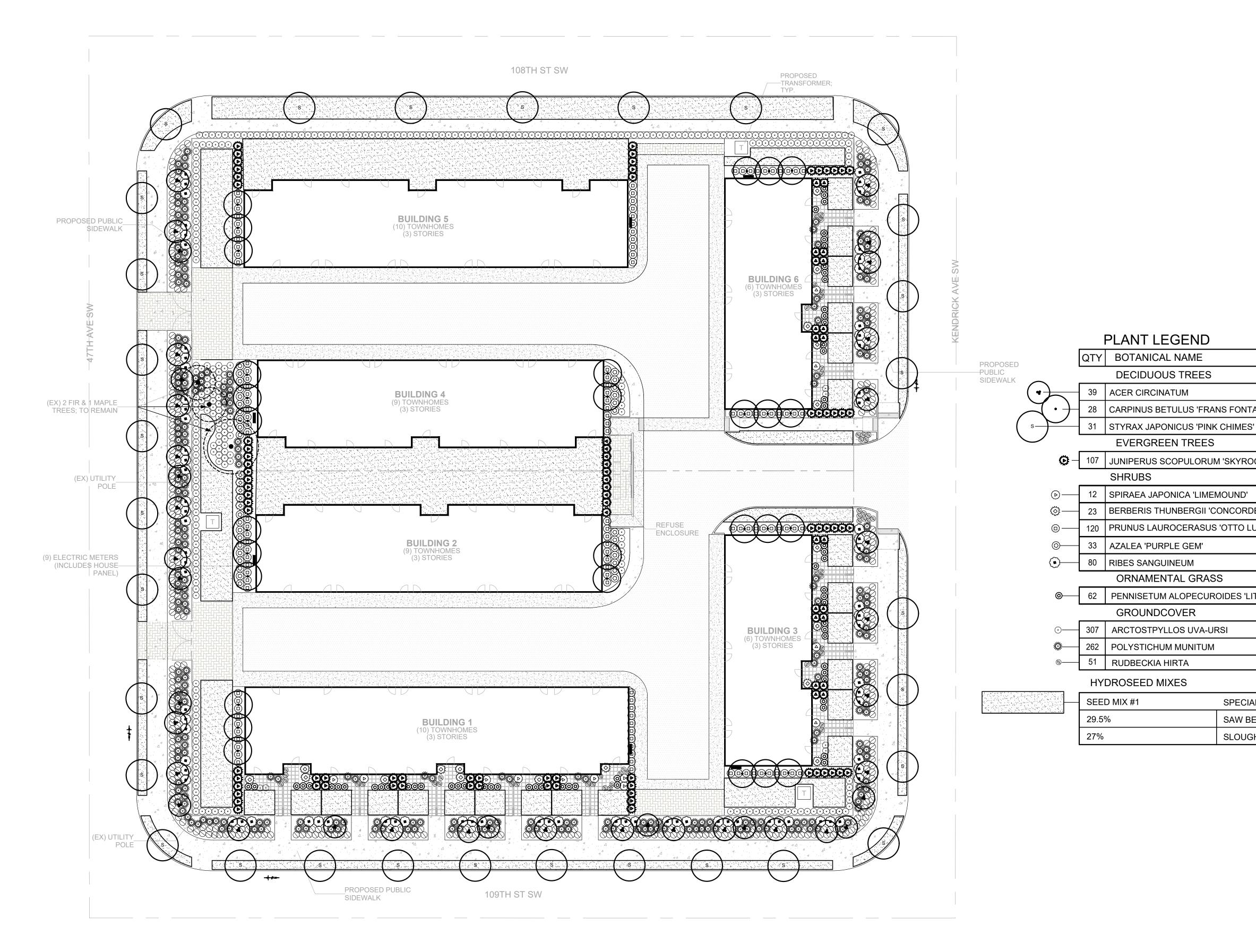
hardie® panels SMOOTH					
	AVAILABLE SIZES				
	THICKNESS:	0.312"			
	LENGTH: WIDTHS:	108" 120" 48" 48" 96"			
		48"			

_	-	-	-	

AVAILABLE SIZES		
THICKNESS:	0.312"	
LENGTH:	144" boa	ırds
WIDTHS: EXPOSURES:	6.25" 5" 12" 10.75"	8.25" 7" 5.25" 4"
	7.25" 6"	9.25" 8"

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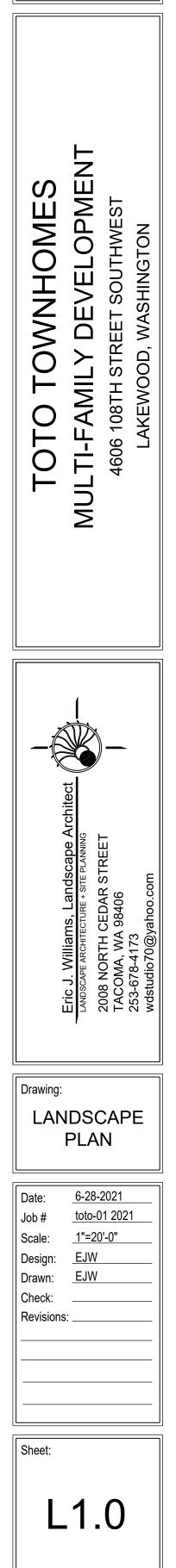


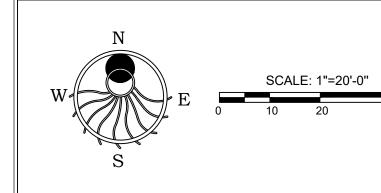




	COMMON NAME	SIZE & SPACING
	VINE MAPLE	8-10' HEIGHT, 3-STEM MIN.
AINE'	COLUMNAR HORNBEAM	10-12' HEIGHT, SINGLE STEM
)	PINK CHIMES JAPANESE SNOWBELL	2" CALIPER, SPACING PER PLAN
DCKET'	SKYROCKET JUNIPER	6' HEIGHT, SPACING PER PLAN
	LIMEMOUND SPIREA	3 GALLON, 3' O.C. SPACING
)E'	CONCORDE JAPANESE BARBERRY	3 GALLON, 3' O.C. SPACING
UYKEN'	OTTO LUYKEN LAUREL	2 GALLON, 3' O.C. SPACING
	PURPLE GEM AZALEA	3 GALLON, 3' O.C. SPACING
	RED FLOWERING CURRANT	3 GALLON, 4' O.C. SPACING
		•
ITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GALLON, 30" O.C. SPACING
	KINNIKINNICK	1 GALLON, 30" O.C. SPACING
	SWORD FERN	1 GALLON, 30" O.C. SPACING
	BLACK EYED SUSAN	1 GALLON, 2' O.C. SPACING

AL SUN MIXTURE	COUNTRY GREEN TURF FARMS
EAKED SEDGE	
GH SEDGE	





RESOLUTION NO. XX-XXXX

A RESOLUTION of the City Council of the City of Lakewood, Washington, authorizing the issuance of Conditional Certificate of Acceptance of Tax Exemption within a Residential Target Area to Lakeview Chapel, LLC.

WHEREAS, pursuant to chapter 84.14 RCW and chapter 3.64 of the Lakewood Municipal Code; municipalities may identify Residential Target Areas. Such areas are designed to spur economic development and developments within those areas may be allowed certain tax benefits; and

WHEREAS, the City of Lakewood has received an application from Lakeview Chapel, LLC proposing a project within a Residential Target Area.

WHEREAS, the project meets the requirements, relative to location, size, housing and compliance with other guidelines meriting conditional approval for tax purposes;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, AS FOLLOWS:

<u>Section 1</u>: The City Council approves the application from Lakeview Chapel, LLC for a Conditional Certificate of Acceptance of Tax Exemption ("Conditional Certificate").

Section 2. The City Manager or designee is authorized to issue a Conditional Certificate of Acceptance of Tax Exemption and to execute any appropriate documents relative to the issuance of the Conditional Certificate, including the agreement in the form attached hereto as Exhibit A to this Resolution and incorporated by reference. This Conditional Certificate shall expire three years from the effective date of this resolution. The City Manager or designee is authorized to extend or revoke the Conditional Certificate as permitted in chapter 3.64 of the Lakewood Municipal Code.

<u>Section 3</u>. Any actions taken by the City Manager or designees to-date in connection with the Conditional Certificate of Acceptance of Tax Exemption be and hereby are ratified.

Section 4. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 19th day of July 2021.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi A. Wachter City Attorney

CONDITIONAL CERTIFICATE OF TAX EXEMPTION

THIS CONTRACT is entered into on the date signed below between Lakeview Chapel, LLC, hereinafter referred to as "Applicant," and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as "City".

This Conditional Certificate of Acceptance of Tax Exemption is being issued pursuant to Chapter 84.14 RCW, and Chapter 3.64 of the Lakewood Municipal Code, and is based on information provided by the applicant. The Conditional Certificate will be effective for not more than three (3) years from the time of issuance, and may be extended for up to twenty-four (24) additional months pursuant to LMC 3.64.020 (I). The City will issue a Final Certificate of Tax Exemption upon completion of the project, satisfactory fulfillment of all contract terms, final building inspection approval and issuance of a Certificate of Occupancy.

The Lakewood City Council authorized this limited tax exemption through Resolution No. 2006-18, effective June 5, 2006. For the purposes of vesting of rights under the application, this Conditional Certificate of Tax Exemption shall be considered to have vested under the rules applicable on June 5, 2006. Pursuant to RCW 84.14.020, subject to all other applicable limitations and conditions, this tax exemption shall be of a twelve-year duration and is dependent on the inclusion of 20% percent of the multifamily housing units as affordable housing units to low- and moderate-income households.

PROJECT DESCRIPTION

The applicant is proposing to construct a 50 unit multi-family residential development on approximately 1.575 acres located at 4606 108th St SW in the City of Lakewood, Washington Pierce County Assessor's Parcel (APN) # 5080000751 and #5080000752. The properties are located on the south side of 108th St SW between Kendrick ST SW & 47th Ave SW. The proposed development use type, *Multi-Family, four or more residential units*, is a primary permitted use in the applicable Multi-Family 3 (MF3) zoning district. The property is located in the Lakewood Station overlay district. The applicant has agreed to construct street frontages along Kendrick St SW, 47th St SW, and 109th St SW and landscaping along 108th St SW in compliance Chapter 18C of the Lakewood Municipal Code.

The project site currently has one structure, the Lakeview Chapel. Prior to construction the existing structure located on the property will be removed. The new development will consist of 50, two-bedroom townhomes, in (2) 6-plexes, (2) 9-plexes, and (2) 10-plex structures. Each unit will be three stories tall with accessory decks and private yard space. Each unit will have a private one or two-car garage. The total building square footage is approximately 84,000 square feet. The project is proposing to fulfill affordable housing mandates as outlined in Chapter 3.64 of the Lakewood Municipal Code and set aside 10% of all units for affordable housing.

An application for tax exemption was filed with the City of Lakewood in February 23, 2021. On XX,XX,2021, the Lakewood City Council adopted Resolution 2021-XX authorizing the City

Manager to enter into an agreement with the applicant certifying a twelve-year property tax exemption pursuant to Chapter 84.14 RCW.

In adopting Resolution 2021-XX, the Lakewood City Council determined that the project satisfied the requirements for the multi-family tax exemption including:

- 1. The proposed project is located within a designated Residential Target Area;
- 2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code.
- 3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy
- 4. The construction is proposed to be completed within 3 years of the date of approval of the application
- 5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
- 6. There are no existing dwelling units on-site.
- 7. The applicant has committed to renting at least 20% of the multifamily housing units as affordable housing units to low-and moderate-income households.

CONDITIONS OF TAX EXEMPTION APPROVAL

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption. The request shall be in writing directed to the City Manager and be accompanied by the following.

- 1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
- 2. A description of completed work and a statement of qualification for the exemption; and
- 3. A statement that the work was completed within the required three-year period or any authorized extension.
- 4. A statement that the project meets the affordable housing requirements and set aside at least 20% of the multifamily housing units as affordable housing units to low-and moderate-income households.

In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations.

The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued.

The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

TAX EXEMPTION

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of twelve successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the department of revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON CANCELLATION OF MULTI-FAMILY HOUSING EXEMPTION

If the exemption is canceled for noncompliance, an additional tax shall be imposed as follows:

- a. The difference between the tax actually paid and the tax which would have been due for the pro rata portion of the tax year following cancellation, and for each tax year thereafter, if the improvements had been valued without exemption, (not to exceed 3 years before discovery of the noncompliance); plus
- b. A penalty of 20 percent of the difference, plus
- c. Interest at the statutory rate provided for delinquent property taxes is due within the times provided by RCW 84.40.350-84.40.390.

The additional tax, penalty and interest constitute a lien by the City of Lakewood upon the land which attaches at the time the property is no longer eligible for exemption, and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

Signed at	, Washington, this	day of	, 20
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Signature(s) of all Owner(s) and Contract Purchaser(s)

Derek Edwards Lakeview Chapel, LLC

This conditional certificate of tax exemption is hereby **approved**.

John Caulfield, City Manager City of Lakewood, Washington

Approved as to form:

Eileen McCain, Assistant City Attorney

AGREEMENT REGARDING RESIDENTIAL TARGET AREA CENTER DEVLOPMENT

THIS STIPULATED AGREEMENT is entered into on the date signed below between Lakeview Chapel, LLC, hereinafter referred to as "Applicant," and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as "City".

PROJECT DESCRIPTION

The applicant is proposing to construct a 50 unit multi-family residential development on approximately 1.575 acres located at 4606 108th St SW in the City of Lakewood, Washington Pierce County Assessor's Parcel (APN) # 5080000751 and #5080000752. The properties are located on the south side of 108th St SW between Kendrick ST SW & 47th Ave SW. The proposed development use type, *Multi-Family, four or more residential units*, is a primary permitted use in the applicable Multi-Family 3 (MF3) zoning district. The property is located in the Lakewood Station overlay district. The applicant has agreed to construct street frontages along Kendrick St SW, 47th St SW, and 109th St SW and landscaping along 108th St SW in compliance Chapter 18C of the Lakewood Municipal Code.

The project site currently has one structure, the Lakeview Chapel. Prior to construction the existing structure located on the property will be removed. The new development will consist of 50, two-bedroom townhomes, in (2) 6-plexes, (2) 9-plexes, and (2) 10-plex structures. Each unit will be three stories tall with accessory decks and private yard space. Each unit will have a private one or two-car garage. The total building square footage is approximately 84,000 square feet. The project is proposing to fulfill affordable housing mandates as outlined in Chapter 3.64 of the Lakewood Municipal Code and set aside 10% of all units for affordable housing.

An application for tax exemption was filed with the City of Lakewood in February, 2021. The application supports the following determinations:

- 1. The proposed project is located within a designated Residential Target Area;
- 2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code.
- 3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy
- 4. The construction is proposed to be completed within 3 years of the date of approval of the application
- 5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
- 6. There are no existing dwelling units on-site.
- 7. The applicant has committed to renting at least 20% of the multifamily housing units as affordable housing units to low-and moderate-income households.

CONDITIONS OF TAX EXEMPTION APPROVAL

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption. The request shall be in writing directed to the City Manager and be accompanied by the following:

- 1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
- 2. A description of completed work and a statement of qualification for the exemption; and
- 3. A statement that the work was completed within the required three-year period or any authorized extension.
- 2. A a statement that the project meets the affordable housing requirements as described in subsection LMC 3.64.020 (F).
- 1. In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations.
- 2. The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued.
- 3. The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

TAX EXEMPTION

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of twelve successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the department of revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

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AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

AGREEMENT REQUIRES APPROVAL OF CITY COUNCIL

In accordance with Lakewood Muni. Code 3.64.020 (H), this agreement is subject to approval by the Lakewood City Council. If this agreement is approved, the City of Lakewood shall issue a Conditional Certificate of Acceptance of Tax Administration. If this agreement is rejected by the City Council, both parties shall be discharged of their obligations under this agreement.

Signed at,	, Washington, this	_day of	_, 20
Signature(s) of all Owner(s) and Contract Pu	rchaser(s)		
By: Derek Edwards Lakeview Chapel, LLC			
This conditional certificate of tax exemption	is hereby approved .		

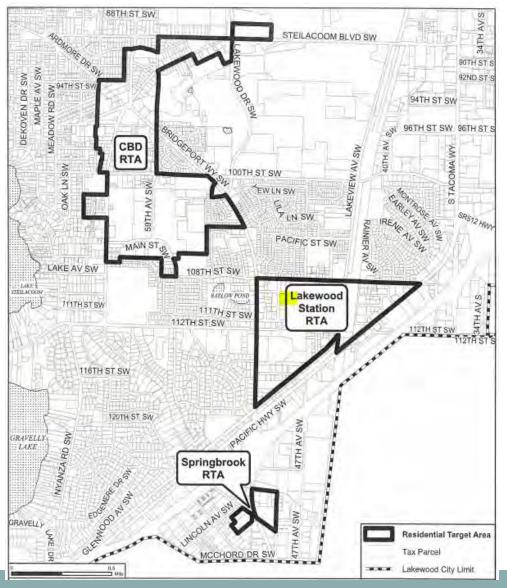
John Caulfield, City Manager City of Lakewood, Washington

TOTO Townhomes

LAKEWOOD CITY COUNCIL JULY 12, 2021



Residential Target Area's in Lakewood



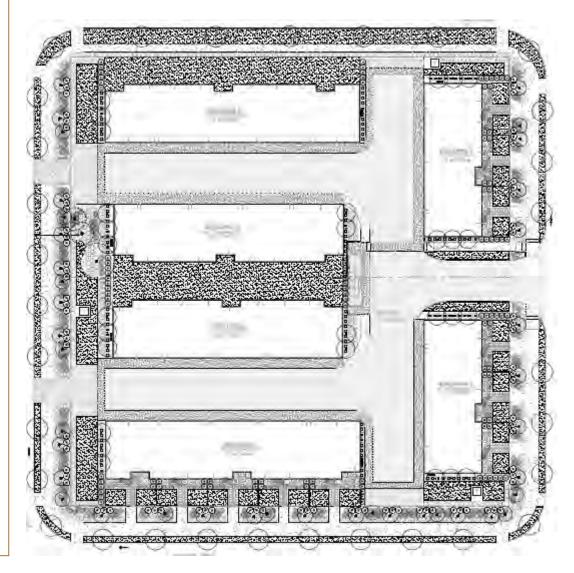
TOTO Townhomes Design Concept



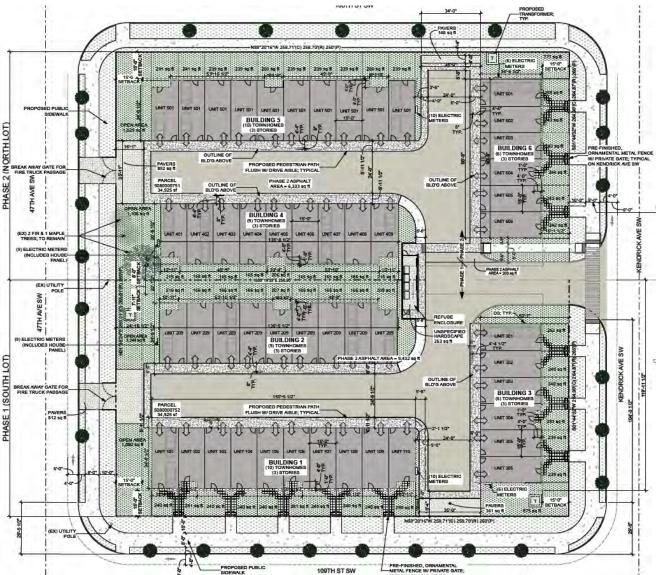


TOTO Townhomes Proposal

- 12 year exemption
- 20% of units set aside for low to moderately-low income housing
- 50, 2-bedroom units (10 dedicated for low to moderately-low income housing)
- Garage parking
- Private balconies and separate yards
- Walk-up units with private gate
- Separate utility hook-up's for each unit



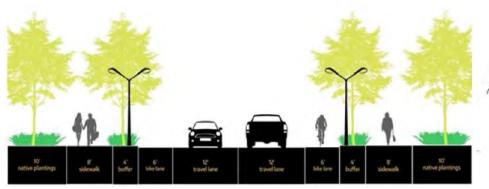
TOTO Townhomes Site Plan



TOTO Townhomes Frontages

Figure 18C.300-3. Residential Street Typology – 80-Foot Right-of-Way

RESIDENTIAL STREET CONCEPT 80' Right-of-Way



Street Street

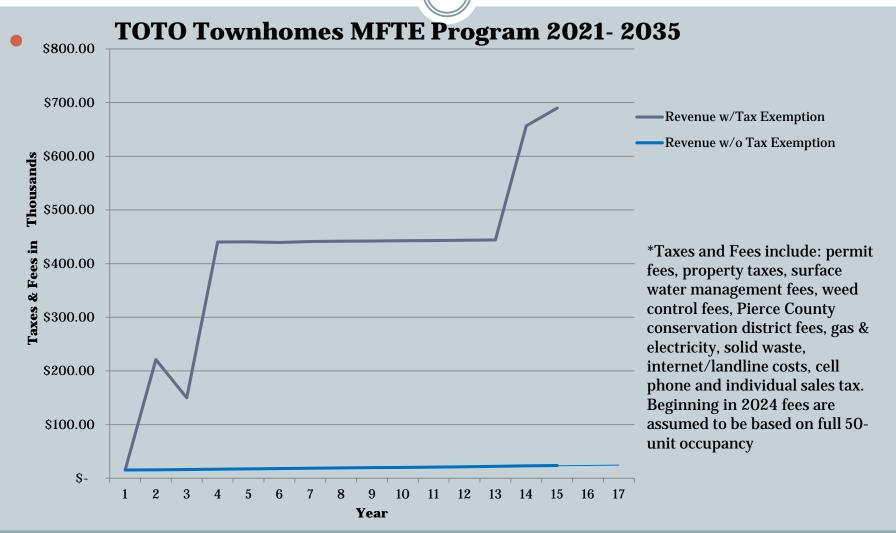
A. 4. Landscape. The landscape frontage has landscaping between the building and street edge. The landscape frontage is not permitted on retail streets and is appropriate for office and residential uses particularly when on the ground floor.

> Figure 18C.400-7. Landscape Frontage Type

LANDSCAPE

Table 18C.400-8 Landscape Frontage Standards

TOTO Townhomes MFTE Program Total Property Tax



TOTO Townhomes MFTE Program 2017- 2031 Total Property Tax

Year	Revenue w/Tax			evenue w/o
		Exemption	Ta	x Exemption
2021	\$	15,385.90	\$	15,385.90
2022	\$	221,060.56	\$	15,840.64
2023	\$	149,850.50	\$	16,345.45
2024	\$	440,158.33	\$	16,872.23
2025	\$	440,516.03	\$	17,422.01
2026	\$	439,376.92	\$	17,995.84
2027	\$	441,285.97	\$	18,594.84
2028	\$	441,700.05	\$	19,220.19
2029	\$	442,134.84	\$	19,873.12
2030	\$	442,591.36	\$	20,076.37
2031	\$	443,070.70	\$	20,776.40
2032	\$	443,574.02	\$	21,507.75
2033	\$	444,102.50	\$	22,271.89
2034	\$	656,875.07	\$	23,070.38
2035	\$	689,718.82	\$	23,904.83



TO:	Mayor and City Council
FROM:	Sally Martinez, Recreation Coordinator
THROUGH:	Tho Kraus, Deputy City Manager The Kraus
DATE:	July 12, 2021
SUBJECT:	Colonial Plaza Public Art Update
ATTACHMENTS:	Powerpoint

Summary Colonial Plaza Public Art:

At the December 14, 2020 study session, City Council gave direction to select a new artist for the Colonial Plaza public art project. A process was approved that included using established public art rosters of professional artists and creating a short list of potential candidates to develop proposals appropriate for the site. A new selection panel was developed, the Public Art Subcommittee, which is comprised of members of the Arts Commission, including one Youth Council member and two City Council members. In May, City Council increased the budget to \$150,000 to cover all costs associated with the project to include the art and the cost of installation, engineering and restoration.

Twenty artists were selected for the short list. Of those, twelve artist opted-in. Six finalists were selected and invited to an on-site orientation at the Colonial Plaza. Those artists were interviewed by the Public Art Subcommittee and three finalists were selected. The three finalists were John Fleming, Haddad/Drugan, and Peter Reiquam. The finalists were given six weeks to develop two design concepts for which they were paid a \$1,500 stipend. The design concepts were submitted June 23rd. Before developing their designs the artists visited the site and the Lakewood Historical Society.

The artists each met individually with the Public Art Subcommittee for one hour the last week in June to present their two designs and discuss how their work met the following criteria:

- The budget must be no greater than \$150k. This includes *everything* and is not to exceed this amount.
- Research that influenced the concept

- Visit to the Lakewood Historical Society & History Museum
- Two Design Concept(s)
- Artwork location description (visual or written)
- Materials under consideration
- General fabrication methods
- Possible protective finishes
- Possible installation methods
- Use/incorporation of lighting
- Imagery (drawings, sketches, any visual representation)
- A draft budget that breaks down the cost of the art itself, and the cost of the installation & engineering.
- Timeline for completion

The Public Art Subcommittee made a recommendation to the Arts Commission at the July 6 meeting of their top selection. There was consensus at the meeting that artist John Fleming's design titled "Gateway Arcs" was the top selection. The Arts Commission is now forwarding this recommendation to City Council for approval to enter into a contract for the Colonial Plaza Art with artist John Fleming.

Proposed Public Art

Why did the Subcommittee select John Flemings Gateway Arcs? His design provides two very large, noticeable, iconic gateway arcs at the entrance to the Colonial Plaza. He described them as "Guides that greet you." One is 40 feet long and the other 32 feet long made of 1 inch thick stainless steel.

The committee valued that he effectively distilled down the "essence" of Lakewood to the "lakes" and "diversity/belonging", both of which are incorporated into his art. The lakes are seen on the front of each sculpture. Cultural diversity is addressed in a meaningful way by engaging the community members of all ages and backgrounds in workshops to create art that tells their particular stories and those stories are then etched onto stainless steel plates and inset in the mosaic patterns of the gateways. This genuine engagement of the community will both make the community feel part of the art, highlight the sense of belonging, and bring people out to the site to see the art.

John is known for using recycled materials and being very frugal. The Subcommittee felt that of all the artists, John maximized the available budget without needing any footings. This design saved the time and money that would have been needed for that part of the structure. Also his art is not just one, but two substantial Gateway Arcs.

Lighting is an important aspect of the art and John proposed a unique way to bring both light and movement to the art without artificial light. The flickering movement of the inset pieces and materials will give off color and light when the sun or headlights hit them. That said, the Subcommittee is interested in seeing John incorporate more lighting into the art as he flushes out the final designs.

The Gateway Arc's budget is \$140,000 leaving \$10,000 to possibly use for unknown conditions or to up-light the Gary Oaks that are situated just behind the largest of the Arc's.

Next Steps

If Council concurs with the Arts Commission recommendation to contract with John Fleming, a contract with milestones will be created for Council review and approval at the August 2, 2021 meeting. Once contracted, the artist will be given feedback to hone the final design which will include specific site needs and installation requirements. City Council will review and approve a final design in October, 2021 and then the art production will begin.

Timeline and Milestones

The Public Art Committee is currently on track for the timeline originally proposed.

Month 1 (March 2021)

The Public Art Process was confirmed by Council and Council members were designated for selection panel. The 20 selected artists were invited to opt in or out. The 13 artists who opted in submitted the required documents (10 slides of past work, resume and list of work with descriptions and price) and had their portfolios reviewed by the Public Art Subcommittee. The top 6 artists were selected (Mary Coss, John Fleming, Haddad/Drugan, Peter Reiquam, Preston Singletary & Paul Sorey).

Month 2 (April 2021)

The six selected artists met for an onsite orientation at Colonial Plaza to include site constraints and design criteria. Selected artists gave a presentation and had an interview with the Public Art Committee.

Months 3-4 (May – June, 2021)

Three finalists were selected: John Fleming, Peter Reiquam, & Haddad/Drugan. These artists were asked to create two design concepts. The artists presented their two designs to the Public Art Subcommittee.

Months 5-12 (July, 2021 – September, 2021)

The Public Art Subcommittee will make a recommendation for the final artist, to the Arts Commission at the July meeting. Following consensus, the Arts Commission will forward a recommendation to City Council which will include the selected artist, design, project budget and timeline. A contract for public art will be created. The selected artist is given feedback to hone the final design including site needs and installation requirements.

Months (September - October 2021)

Final design is reviewed and approved by Council.

(October 2021– July 2022)

Artwork is produced and installed.

Best practices show that from the beginning of the process to installation of the sculpture/s will take approximately one year to complete.

Representatives from the Public Art Subcommittee will assist in presenting the design concepts at the July 12th Study Session.

LAKEWOOD PUBLIC ART PROGRAM **COLONIAL PLAZA ART**

ARTS COMMISSION RECOMMENDATION July 12, 2021



Final 3 Artists Were: Haddad/Drugan Peter Reiquam John Fleming

Following are their 2 designs

Haddad/Drugan Design 1: Prairie Bouquet



Design 2 Gary Oak



Leaf Network

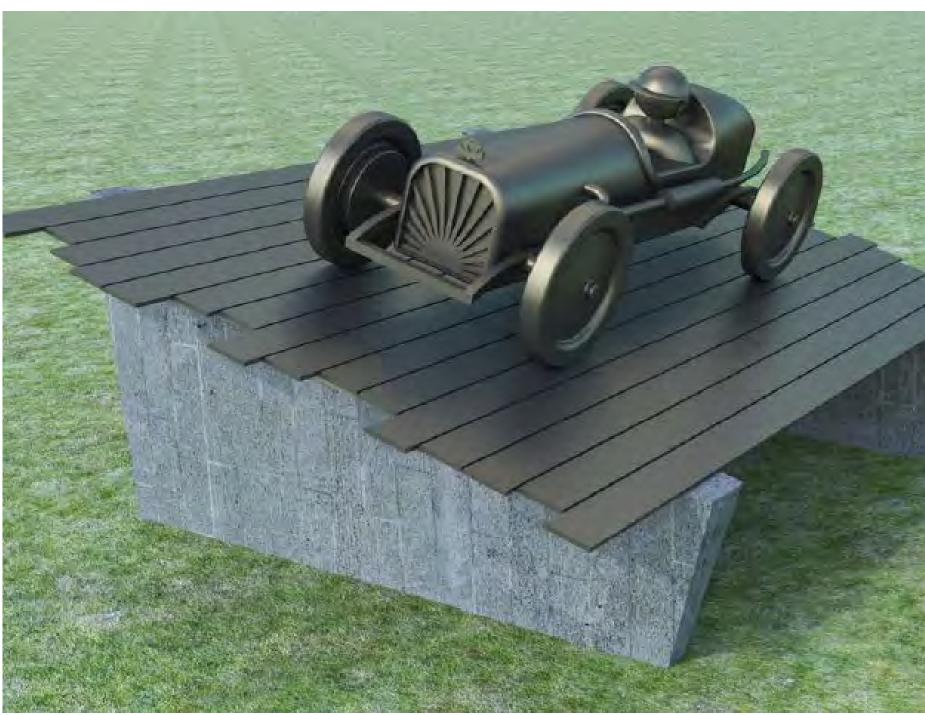
Design 3: Lantern Tree





Lantern Tree (Hands and Other Lakewood Specific Icons)

Peter Reiquam Design 1: Speedway





Peter Reiquam Design 2: Stage Set





Renderings



RECOMMENDED ARTIST JOHN FLEMING



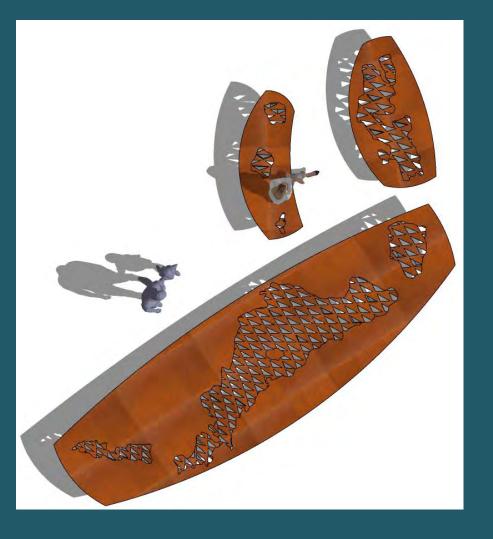
ESSENCE OF LAKEWOOD: The Lakes & Belonging

To Belong / Lakewood, Washington

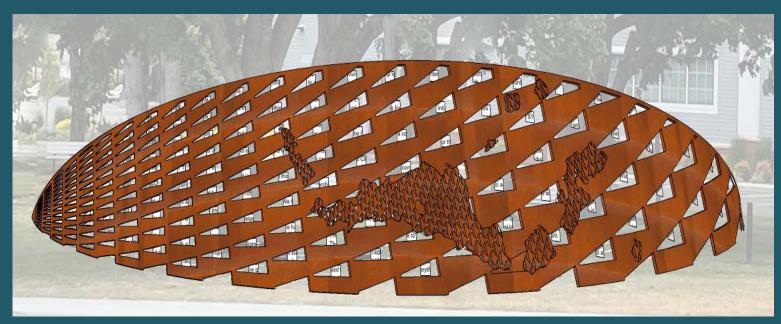
John Fleming / Artist

Each design uses the *Lakes* of Lakewood to give shape to the artwork

Design 1: Plaza Benches



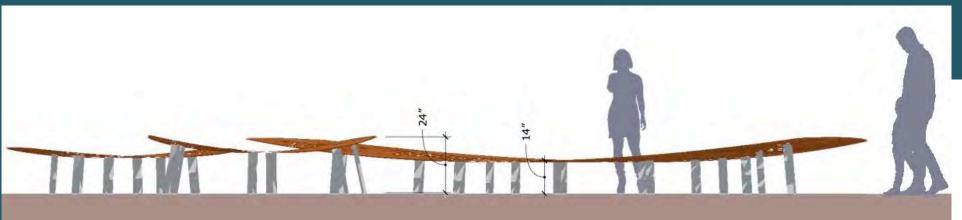
Design 2: Gateway Arcs





Design 1: Plaza Benches



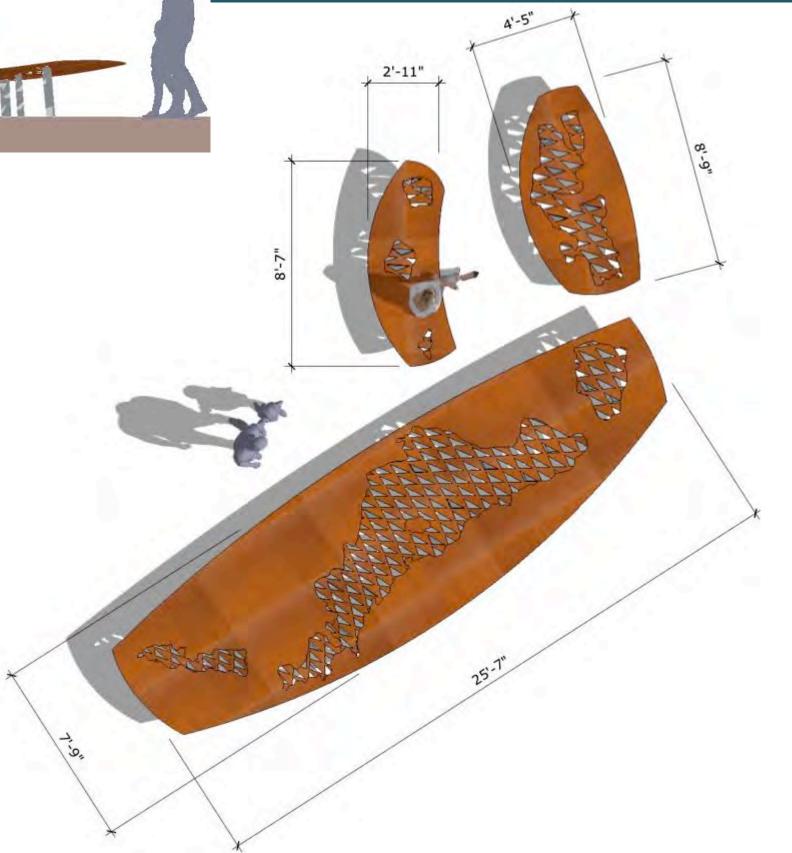


Plaza Benches, fabricated from large plates of metal, with bronze top surface.

An 1/8 thick bronze top surface is bonded to 1/2" thick stainless steel or aluminum. Multiple stainless or aluminum legs spread the load.

Each foot has an eased bottom surface to prevent any damage to the pavers.

The benches set in place with a forklift.



The Bench positions maintain the correct orientation of the Lakes



The artwork accomplishes two things. First, it defines where we are, "Place". Secondly the art is esthetically pleasing and graceful.



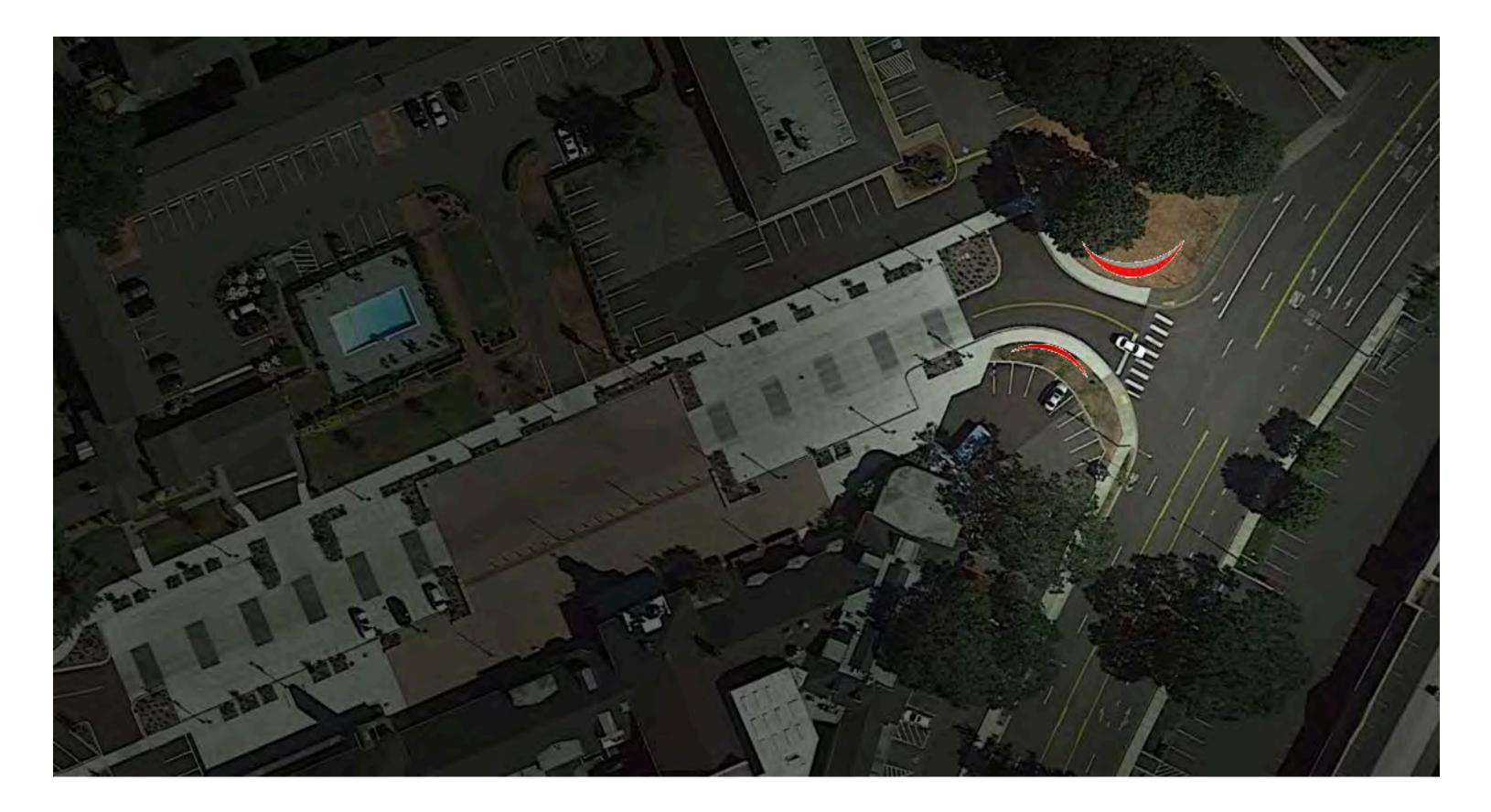






The graceful curve includes the pattern of the Lakes in the design. The overall design from early raku ceramic work.

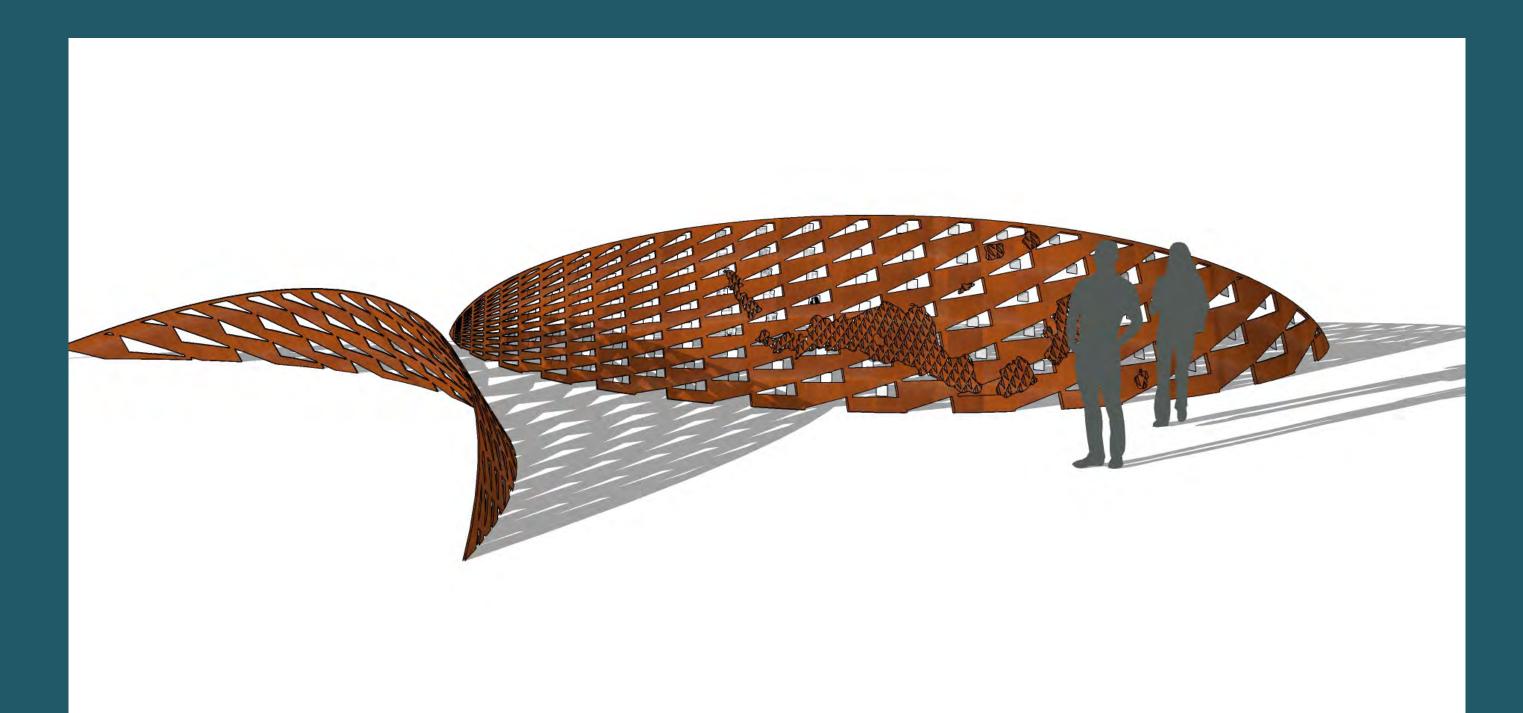




Two arcing shapes, 'bookends' guide one into Colonial Plaza. Gateway Arcs



The smaller Arc on the south side is 32' long by 4' tall. The larger northern *Arc* is 40' x 7'-6". Each arc is rolled from 1-inch thick mild steel.



Gateway Arcs: the mosaic patterns are laser cut into 1" thick mild steel. The large plates are rolled into two graceful curves. The Arcs will be designed to be self-supporting on grade without concrete footings.



Multiplicity — Tukwila, Washington



Aspening of Vail --- Vail, Colorado



Wilderlines — San Francisco, California





Sculptures rolled from long narrow steel blades into graceful curves. Shop in Portland that can roll 3" thick steel plate



Multiplicity — Tukwila, Washington





Western Tapestry — Seattle, Washington



Aspening of Vail — Vail, Colorado

CULTURE – Engaging and uniting the diverse Lakewood community. Past projects that truly engaged with their communities. *Multiplicity* for Tukwila Library. Tukwila is considered the most

diverse city in the country. Public participation in workshops helped members of the community feel like they belong. People from ages three to eighty-three contributed their designs to the surface of the twenty-six curved steel blades²⁰



Portraits of Iowa — Cedar Rapids, Iowa

How to Engage the Diverse Lakewood Community:

The triangular openings or windows in the *Gateway Arcs* act as a framework for sharing the stories of individuals in the community.

Hold Lakewood workshops where these stories are written.

This process makes people feel like they are part of the art and belong!

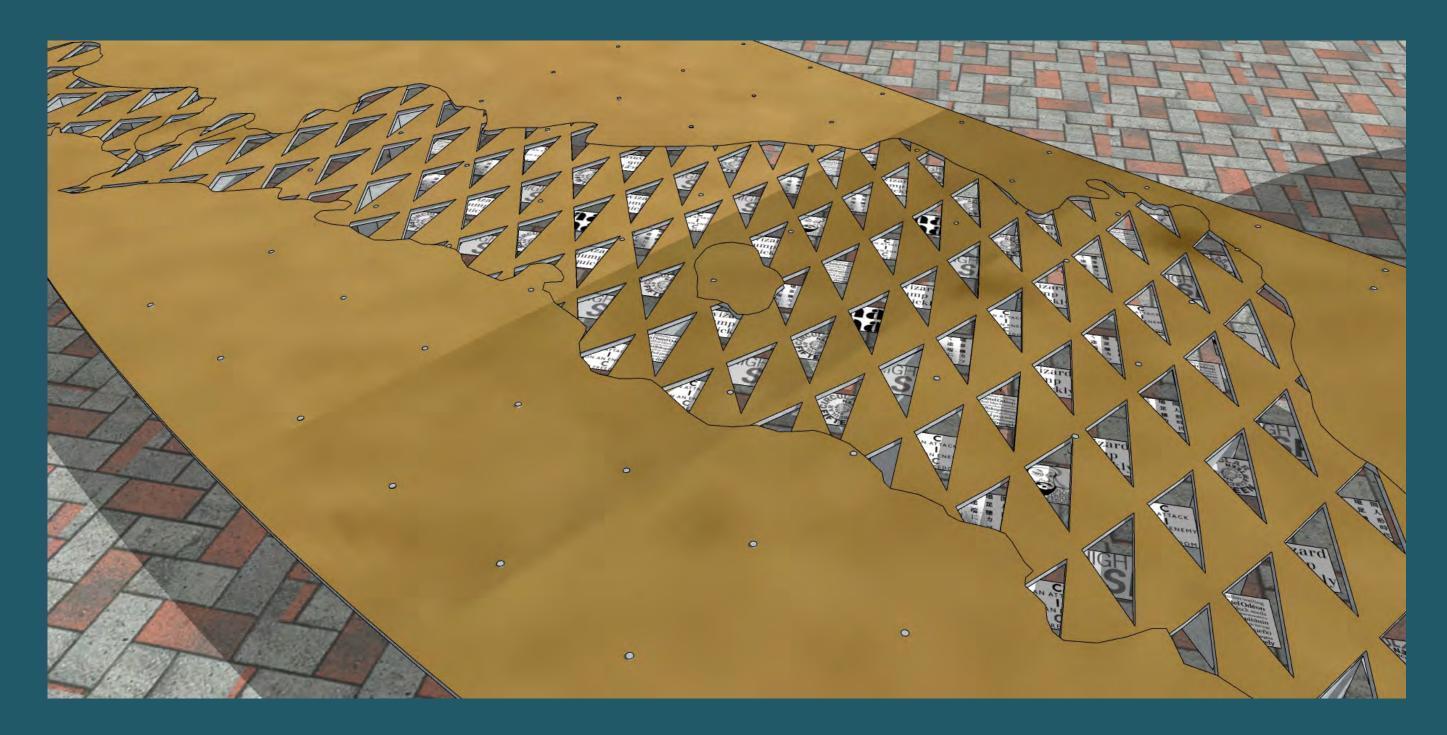
To belong means to feel like your are part of a community.

- To be seen.
- To tell your story.
- To say who you are.
- To belong means participation.
- Feeling wanted.



We all love looking in 2 ong book and seeing out fam hand mother It I could share My AUL My thiend & hice My cousin methical soon My People S2m Sth 2 he conner house. The place Banney old Field my 25 ahe scatte When I was Iwas How live I drive a red corvette Rosette Star

21



All these stories are digitized, rasterized and ultimately etched into stainless steel plates attached inside the triangular windows in the artwork.





"Festival Day

I imagined that after Covid-19, people from all over the world including Gimhae and Lakewood gather and hold a festival and enjoy fireworks erther

Jeong, A-in 2nd Grade



In celebration of the 25 years since Gimhae City, located in the western Gyeongnar region of Korea and Lakewood City, located in Ohio, the United States became the friendship cities. Let's overcome this hardship of Covid-19 pandemic with a united mind with love and have much more exchanges and cooperation in the future. Angelina Orellana 6th Grade Harrison Preparatory School

We Are One 2021

people of different races, sexuality, and genders can come together as one. Which is exactly what we need in 2021!

"Adventures in Lakewood"



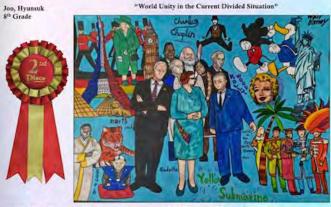
The painting shows a tourist looking at a map that shows some of the places Lakewood offers. Lakewood has many ent sites that are fun for everyo



The hand in the picture expresses the unity of mankind by bringing together the hands of

"The Hands of Unity and the 4-leaf Clover of Hope"

various races. A four-leaf clover is a symbol of good luck and hope. I wanted to express that it is a platform for unity and hope by placing it in the center of the gathered hands. The mountains and buildings around the painting symbolize the unity between countrie



First of all, I did a few parodies to express the theme of 'UNITY'. Overall, I referred to 'Lucy in the sky diamonds' of The Beatles, and many other celebrities from around the world were drawn in the work. Unity has been a dream of humanity since the formation of civilization, and countless thinkers have been this issue for thousands of years. I expressed this as a picture.



In my community of Lakewood City, it is so much fun to ride bikes around town and in the parks. There are a lot of trails to try and explore. On any sunny hot summer day my favorite thing to do is go bike riding and eat ice cream. It's so much fun!



Gimhae, South Korea

Lakewood, Washington

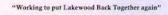
The artwork from the 25th anniversary art contest could be included.



Calypso Cruz 4th Grade "Together we are better" Delong lagether

Humans need humans. If we come together with kindness and unite as people no matter where we live and how we look, then we will be better people. It starts with you and where you live. I live in Lakewood and I will try my best and be kind.

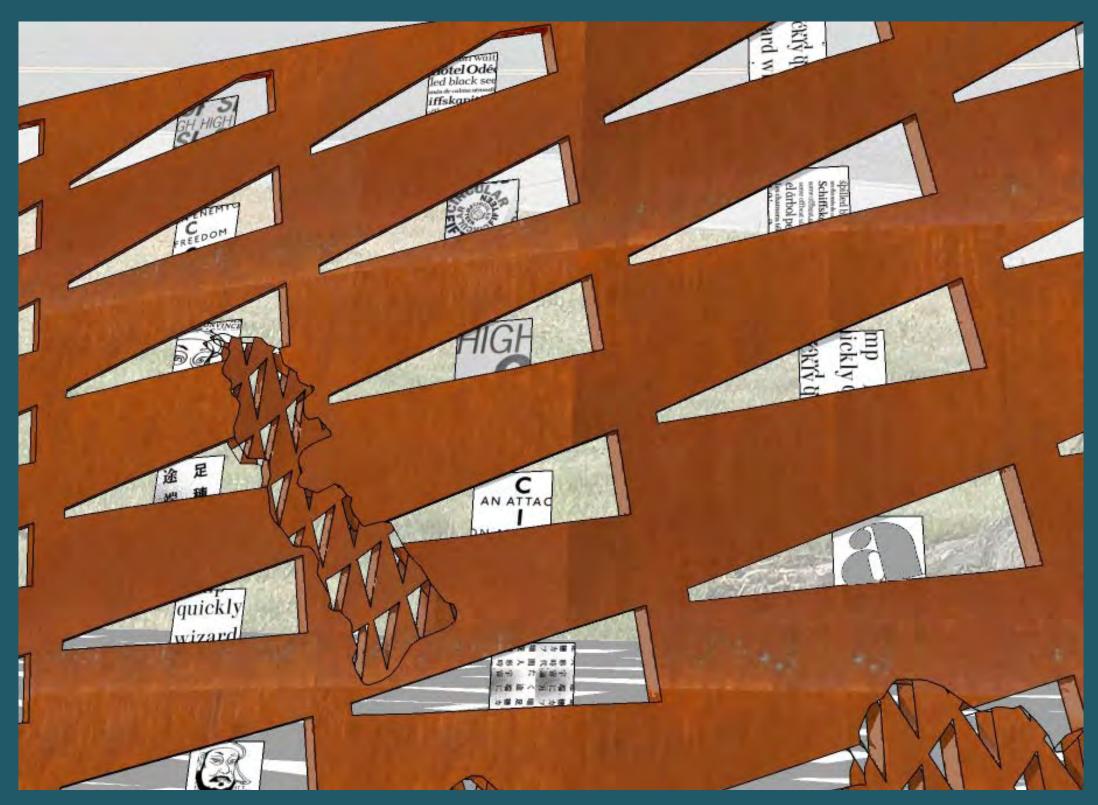
Kaitlyn Tenney 7th Grade





this drawing, you can see a iverse community enjoying a ay in the park, following urrent pandemic in the unity signifying their and concern for one nother. Workers are com ogether to fix a broken kewood sign symbolizin division within our ntry and communities er. The heart of the stor red here is the pe nunity coming ther for a common goa Il henefit en

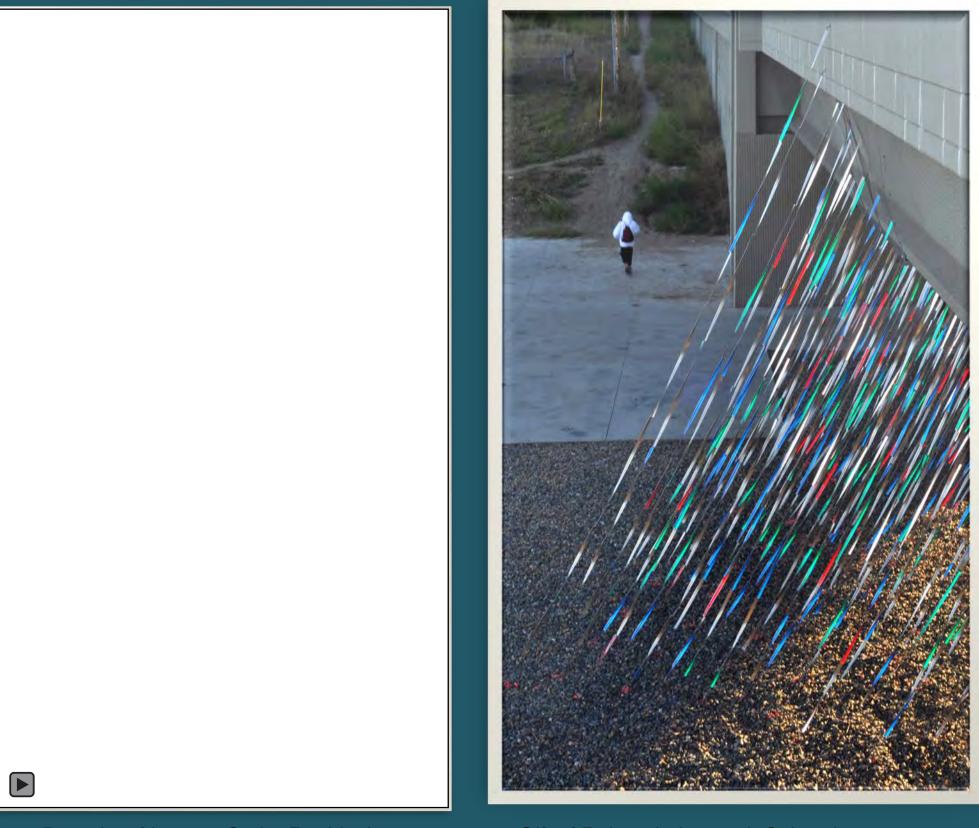




Inside the Gateway Arc these 'stories' can be attached in a way that allows movement.

The stainless steel plates flicker and dance when a breeze picks up.

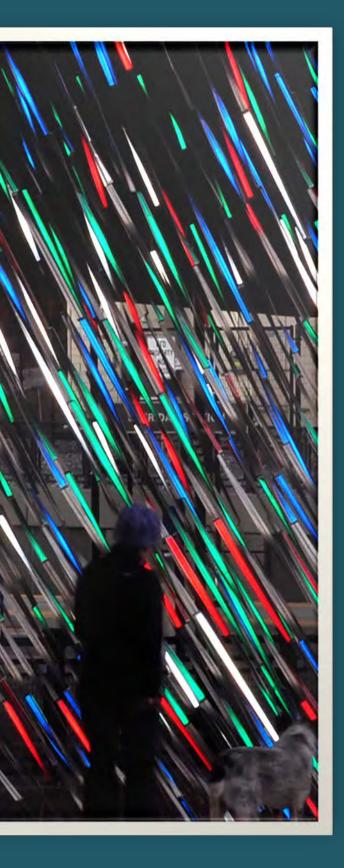




Portraits of Iowa — Cedar Rapids, Iowa

Gift of Rain — Lakewood, Colorado

Subtle flickering movement & natural light







Western Tapestry, Pike Place Market — Linear LED lights behind the



Pseudotsuga, Seattle — Reflective film on aluminum plates, (no lights) Lighting or illumination possibilities



Wilderlines, San Francisco — Linear LED up lights



Kipling Cascade, Lakewood, Colorado — Reflective film on aluminum strips, (no lights)

John Fleming—Art for Colonial Plaza		
Draft Budget June 24, 2021		
Project Budget — Plaza Concept		140,000
Design & management— John Fleming		40,000
Fabrication—A. Marks Metal Technology, Clackamas, Oregon		
B. Metalistics, Everett, Washington		
1/8 thick bronze tops, (7) 4' x 12' sheets	15,000	
1/2" thick stainless steel sub top and legs (4) 5' x 20' sheets	33,000	
Shop labor cutting, rolling, welding	40,000	
Medallion fabrication	3,000	
	91,000	91,000
Transport— Clackamas to Lakewood		2,000
Installation		2,000
12,000 lb. forklift		1,000
Community workshop (medallions)		2,000
Structural engineering		<u>2,000</u>
Project Total		140,000



John Fleming—Art for Colonial Plaza Draft Budget June 24, 2021 **Project Budget** — Gateway Concept Design & management— John Fleming Plaza Concept Fabrication—A. Marks Metal Technology, Clackamas, Oregon B. Metalistics, Everett, Washington 32,000 1" thick A36 steel, (5) 8' x 20' sheets 1/8" thick stainless 'medallions' (material and fabrication) 9,000 40,000 Shop labor cutting, rolling, welding 81,000 Transport-Clackamas to Lakewood Installation Base preparation, compaction, gravel, and finish topping. forklift and/or crane Community workshop (medallions) Structural engineering **Project Total**



Possible Timeline:

- Design— July to September 2021
- Fabrication— November 2021 to May 2022
- Community *story writing* workshop— January to March 2022
- Installation— June to August 2022

140,000	
40,000	
81,000	
3,000	
3,000	
5,000	
3,000	
2,000	
<u>3,000</u>	
140,000	





To: Mayor and City Councilmembers
From: Mary Dodsworth, Parks, Recreation & Community Services Director
Through: Tho Kraus, Deputy City Manager *Ho Kraus*Subject: Parks Capital Improvement Program Update
Date: July 12, 2021
Exhibits: American Lake Park Master Plan, Wards Lake Park Master Plan and Gateway Map

This memo is to provide City Council with an update on the City's park capital improvement projects as noted in the 2021/2022 Capital Budget. Included are projects that have been completed since the last update in early 2020; projects that are currently underway; and a status report and/or anticipated start dates of the remaining 2021/2022 work plan.

Completed Projects

301.0003 Harry Todd Park Waterfront Improvements

Harry Todd Park is the only public open space in the Tillicum neighborhood area. Site improvements included an ADA pathway to the shoreline, bulkhead replacement, shoreline and open space restoration, new finger docks, a fishing pier, new restroom and a playground. Multiple grants and funding sources were used to complete this project.

Project Cost: \$3,600,000

Funding Sources: Property Sale \$405K; RCO/ Water Access Grants, \$1,207,000; RCO/ALEA Grant, \$1,000,000; REET & SWM \$668K LTAC \$200K; General Fund, \$110K, CBRC \$10K **STATUS:** Completed

301.0006 Gateway Monument Signs

Continuing the work started in 2015 to improve 15 different gateways and create a positive first impression, the City worked with WSDOT to install two new signs identifying the Tillicum Neighborhood and the Woodbrook Business Park as part of the I-5 Upgrades at Berkley St SW and North Thorne Lane improvements. Landscaping and irrigation will be installed by WSDOT this fall. The City will be in charge of ongoing maintenance of these sites. **Project Cost:** \$116,095

Funding Source: LTAC \$64,000; General Fund \$52,095 STATUS: Substantially Complete

301.0012 Springbrook Park Acquisition

The final parcel adjacent to Springbrook Park was acquired in 2020 and dangerous buildings associated with the parcels have been removed from the properties.

Project Cost: \$308,500 **Funding Source:** REET, SWM and General Fund **STATUS:** Completed

301.0014 Fort Steilacoom Park/Angle Lane South Improvements

Fort Steilacoom Park is the most popular park in our system. Project improvements included the construction of a new parking lot, trail head and signage improvements, resurfacing Angle Lane from Elwood to Waughop Lake Road and a new restroom, plaza, and park amenities. Looking forward to seating area improvements provided by the Nisqually Tribe and a new park sign for the Elwood entrance. Project Cost \$1,525,000

Funding Source: REET \$390K; LTAC \$210K; RCO/WWRP \$500K; Nisqually, POP and Town of Steilacoom Donations \$30K; Tree Fund \$20K; City of Lakewood \$375K **STATUS**: Substantially complete

301.0025 Fort Steilacoom Park Playground Improvements

The playground at Fort Steilacoom Park is one of the most visited spaces at the park used by families and youth of all ages and abilities. In 2007 the community came together to build this amazing structure and various elements have been added over the years. This project replaced the toddler area with an accessible playground that will allow children with disabilities the opportunity to play and allow adults with disabilities to interact on the playground with their children.

Project Budget: \$150K

Funding Source: \$150K (REET)

STATUS: Playground Completed however, additional resources will be needed to update ADA access from parking lot.

301.0035 Fort Steilacoom Park Pavilion Phase II

The Pavilion in the Park was created to provide an area for community gatherings and celebrations. Two restrooms and a warming kitchen were added to make this space more functional and marketable. Project Budget: \$157,822

Funding Source: \$70K general fund; \$87,822 Carry-over from 301.0002 Pavilion construction **STATUS:** Completed

301.0036 Service Club Sign

As an alternative to placing numerous 'service club' signs on any of the gateway monument signs and along City ROW, an alternative standalone sign was developed recognizing and promoting the numerous service clubs and organizations within the City.

Project Budget: \$25,000 Funding Source: General Fund STATUS: Completed

301.0027 American Lake Park Shelter

A Pierce County grant allowed us to purchase and install a new shelter on the east side of the park to accommodate more people and to support future improvements at the park. Project Budget: \$60,000 Funding Source: \$35,000 Pierce County, \$25,000 REET STATUS: Completed

301.0039 American Lake Land Acquisition

The City purchased land along Veterans Drive adjacent to American Lake Park for overflow parking during the busy summer season. Improvements are being designed and are planned to begin during the last quarter, 2021.

Project Budget: Land Cost - \$226,000 Parking Lot Improvement Estimate: - \$247,750 **STATUS:** Purchase Completed

Projects Currently Underway

Fort Steilacoom Park Boundary Line Adjustment

On June 20, 2019 the City became the proud owner of Fort Steilacoom Park. The parcels, originally leased by Pierce County in the 1970's were transferred to the City. Pierce College is in the process of completing their portion of the land transaction so we can work on updating the park and college property lines to match the areas currently managed and maintained by the City. **STATUS:** Anticipate boundary line adjustment completed by fourth quarter, 2021.

301.0019 Edgewater Park Master Plan

This 1 acre linear park is relatively undeveloped. In 2006 the City replaced the boat launch at Edgewater Park but no additional improvements have been made for the past 15 years. The City met with neighbors and community members in 2018 to review site issues and concerns and brainstorm improvements. A DRAFT master plan was completed and dangerous trees removed, however, right of way issues were discovered which may affect future development and parking. An updated master plan will be shared with the public and brought back to Council for review and approval. In addition, the City anticipates applying for grants during the next 2022 State funding cycle to support improvements. **STATUS:** Project Pending

301.0005 Chambers Creek Trail Planning and Development

The Cities of Lakewood, University Place, and Pierce County have been working together on a Chambers Creek Trail Project. The land is owned by Pierce County with sections of the trail(s) and trailheads located in University Place and Lakewood. The completed trail is anticipated to be 2.5 miles long. Several grants have been received to offset project costs. An updated Interlocal Agreement was approved in 2019. All agencies anticipate financially supporting the phased trail projects.

Phase 1 – Trailhead and volunteer projects have occurred to improve access and a new connector bridge to connect Phillips Road trail to Kobayashi Park will be complete by 4th quarter, 2021.

Project Cost: \$335,000 (city share)

Funding Source: General Fund, land sale and fees \$190K SWM \$125K MVET Trails funds \$20K **STATUS:** Phase 2 – finalizing route and completing the 2.5 mile trail design with updated cost estimates

301.0020 Wards Lake Land Acquisition

A successful Pierce County Conservation Futures grant will provide 50% of the costs to expand the park by 10.75 acres. This will include the property adjacent to commercial property along 84th street and a residential lot on the south property boundary (end of 25th Ave). The residential lot has been purchased. Survey and lot line adjustments are needed to complete the project and add parcels. **Project Cost** \$187,000

Funding Source: Conservation Futures \$102,000; General Fund \$85,000

STATUS: All properties should be acquired by October, 2021

301.0032 Springbrook Park Clover Creek Restoration

This project continues City efforts to improve the quality of life for residents in the Springbrook neighborhood. This project will help us clean up approximately 660 linear feet of shoreline, improve water quality, and create a healthy place for Springbrook residents. Improvements include walking paths, viewpoints, picnic and open space areas, a dog park, basketball court, updated community garden, a bike pump track and park sign.

Project Cost: \$1,100,000

Funding Source: \$773,000 Department of Commerce grant and \$327,000 City funds. Due to increases in supplies and materials, additional funds may be requested to complete all improvements **STATUS**: master plan updated, construction to begin in first quarter, 2022.

301.0037 Seeley Lake Improvements

A cooperative project with Pierce County Parks to identify storm water conditions, safety upgrades and public access improvements at the Seeley Lake Conservation Resource Area. This site is located next to the Lakewood Community Center, which is owned and managed by Pierce County. It is also the location of the City's Senior Activity Center. A basin study and site master plan were created and phase one improvements were established to include improving the main trail head, removing hazardous waste materials, adding pedestrian access points and various restoration efforts along the trail by using a Pierce County stewardship work crew.

Project Budget: \$150,000 for study

Funding Source: \$100K (Pierce County), \$50K SWM

STATUS: Bidding to occur in 4th quarter with improvements completed in 2022. Additional resources may be needed and identified to complete project.

On Deck – Ready to Go!

301.0031 Fort Steilacoom Park Turf Infields

The baseball fields at Fort Steilacoom Park serve youth throughout Pierce, Thurston and South King Counties. Replacing dirt infields with synthetic turf material will make Fort Steilacoom Park a more desirable location for large tournaments. An increase in ballgames can generate economic impacts for businesses, restaurants, and hotels. The City is working with Pierce College to develop a collegiate sized home field on field #3 with additional amenities. Pierce College would cover all improvement costs over and above new turf. The City would have access to program the facility when not in use by the College. An Interlocal Agreement to move the project forward was approved in January, 2021. A second ILA will address the details of the City's ownership of improvements and Pierce College's rights to use, along with other details of the City and College's access, maintenance, operations, facility replacement and use of the updated fields and is anticipated in 4th quarter, 2021.

Project Cost: \$3,194,700 million (\$1,594,700 City / \$1.6 Pierce College funds)

City Funding Source: REET \$250,000; Commerce Grant, \$994,700, YAF grant \$350,000

STATUS: Anticipate the project going to bid in 4th quarter, 2021 with construction occurring in 2022.

301.0006 Gateway Monument Signs

The project will continue the work started in 2015 to provide up to 15 gateway monuments at all city entrances. We will take advantage and plan around various transportation improvements to utilize resources efficiently.

Project Cost: \$75,000 per sign

Funding Source: General Fund

STATUS: 2022 - 84th and Tacoma Mall Boulevard - Private/public partnership using local ROW.

- TBD North Gate Road and Edgewood Combine with JBLM North and Washington Blvd
- TBD South Tacoma Way (near B&I) limited ROW, will wait for area redevelopment
- TBD Thorne Lane (end / near connector path)

Oakbrook Park Improvements

Oakbrook Park is located in the northwest area of Lakewood. A small park was developed in 2002 and is the only neighborhood park in this housing area. In 2019 we replaced the playground. In 2022 we will work with neighborhood groups to determine needs and anticipate making park improvements which could include a small picnic shelter, fencing, picnic table pads and open space enhancements. **Project Cost:** \$50,000

Funding Source: General Fund **STATUS:** 2022 Project

301.0027 American Lake Improvements PHASE II

American Lake Park, although only 5 acres in size, is heavily used in the summer season due to limited waterfront access. An updated master plan was created to support a successful 2020 grant cycle. Improvements include making the park ADA accessible, replacing restroom, reconstructing deteriorated retaining walls, and adding a new group picnic shelter and interpretive information. Project Budget: \$1,728,500

Funding Source: \$500K (REET), \$500K RCO, \$500K ALEA \$228,500 general fund

STATUS: Design and permitting to begin in 4th quarter, 2021 Project completion anticipated in 2023.

301.0020 Wards Lake Improvements Phase I

Since incorporation, the City has utilized a variety of funding sources to purchase several parcels of contiguous land to make-up the current Wards Lake Park property. At over 26 acres, Wards Lake is an outstanding natural area in a densely populated area. A comprehensive master plan update was completed in 2019 in conjunction with the Legacy Plan and to prepare for 2020 state grant cycles. The master plan focused on increased access, environmental health, storm water function, improved safety and ways to discourage negative activities. The plan was divided into three phases with funding secured to support phase 1 elements.

Phase 1: Improvements include removing invasive plant species, new pathways and bridges, a dog park, bicycle pump track, enhanced open space areas, signage, site furnishings and a loop trail to provide pedestrian access and to allow the City easier access to maintain the site and clean-up area(s) when dumping or encampments are created.

Phase 2: Loop trail around the entire site with additional access points and parking, public art, viewpoints and wetland enhancements.

Phase 3: replace original park improvements to include restroom, play area, shelter and update parking. **Phase 1 Project Cost:** \$2 Million

Funding Source: \$190K (REET/SWM/GF); Anticipated RCO and LWCF Grants \$1.460M, YAF \$350K **STATUS**: Permitting and design to begin in fall, 2021. Construction to begin in 2022 with completion anticipated in 2023. Due to federal funding, additional studies and permitting will be required.

Fort Steilacoom Barn Removal

A small storage barn partially collapsed when a portion of a tree fell on the barn. The City is receiving quotes for abatement and demolition in advance of removal.

Project Cost: \$25,000

Funding Source: General Fund

STATUS: Project should be completed by 4th quarter, 2021

Park Sign Replacement Program

The City created a park sign program in 2002 to identify new and improved City park sites. The concrete monument signs were placed near the entrance of each park and included the park name and city logo. Eleven park signs will be updated over the next few years to provide a more modern design and impression of the park site.

Project Cost: Sign cost is approximately \$30,000 per sign.

2021 Sites - Fort Steilacoom Park, Harry Todd Park and American Lake Park

2022 Sites - Wards Lake Park, Active Park, Washington Park, Springbrook Park

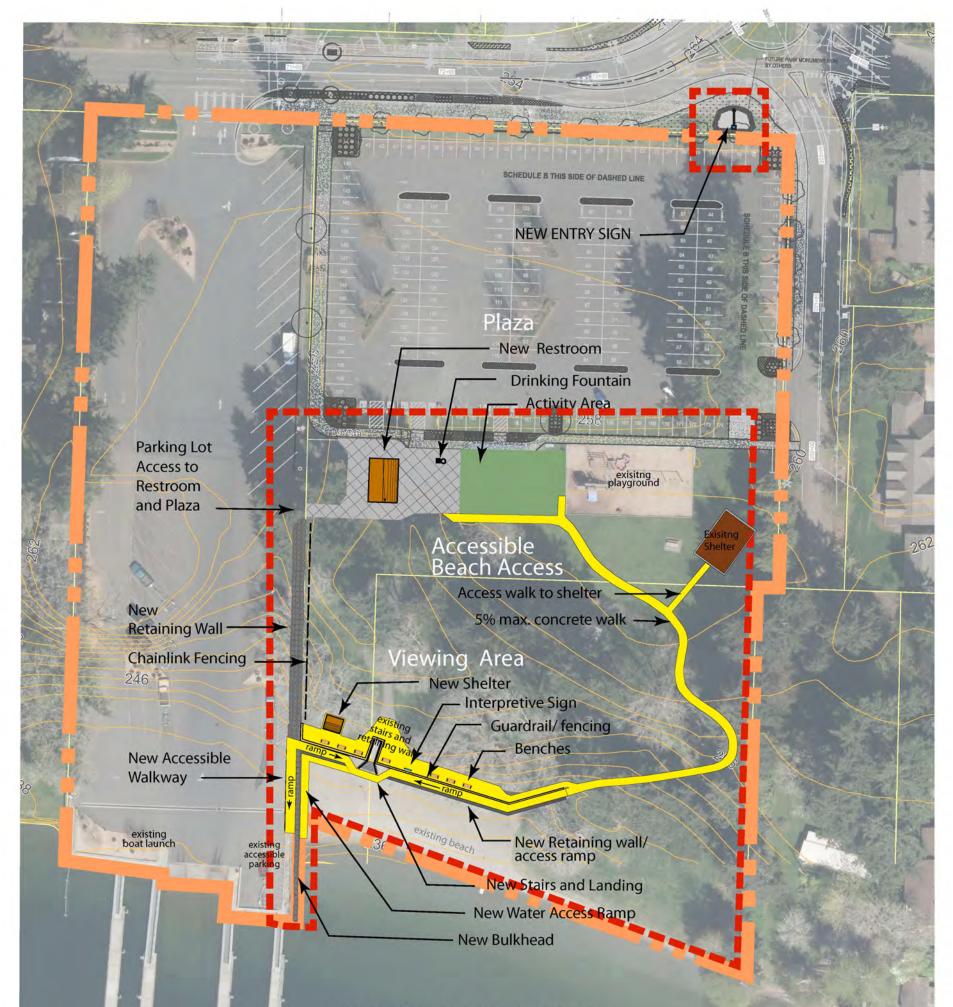
2023 Sites - Kiwanis and First Lions Skate Park, Oakbrook Park, Primely Park and Edgewater Park **STATUS:** Design criteria under review. May be included in citywide image campaign.

Playground Equipment Replacement

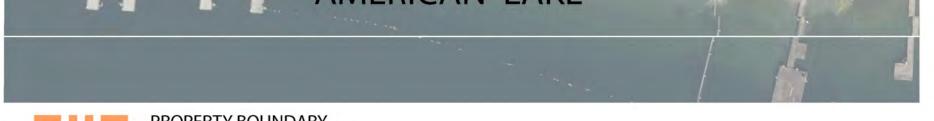
Playgrounds are an important amenity in city parks, especially neighborhood parks. Playgrounds are regularly inspected and repaired as needed. The life span of a playground is influenced by use, materials and environment but can typically last between 15-20 years. The Legacy Plan identified the following playground replacement program:

Funding Source: TBD

- 2021 Fort Steilacoom Park and Harry Todd Park playgrounds (updated with other projects)
- 2022 Primley Park \$55,000
- 2023 Active Park \$ 110,000
- 2024 Lake Louise School Park \$115,000 (partnership with CPSD)
- 2025 Washington Park \$115,000



AMERICAN LAKE

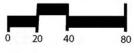


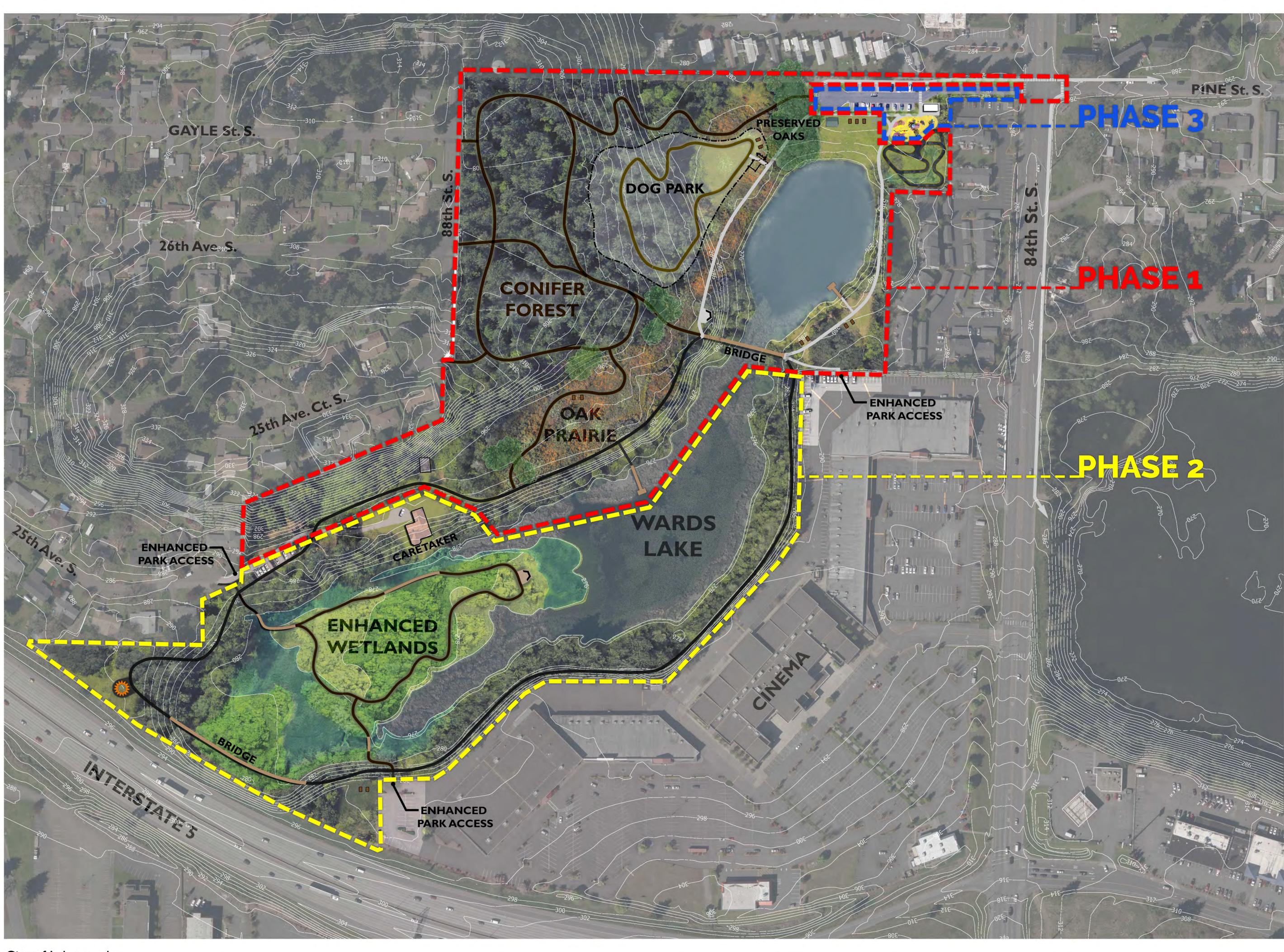
- PROPERTY BOUNDARY
- PROJECT AREA

American Lake Park- ALEA Project # 20-1760D

Site Plan







City of Lakewood Wards Lake Park MASTER PLAN UPDATE - PHASING PLAN December 23, 2019



PHASING PLAN

While development of the entire plan at once is most desirable, funding, site-activation, stormwater systems, property acquisition, and schedule requires that improvements must be accomplished in phases. Consideration for prioritizing phases included:

- Addressing key program elements
- Logical construction sequence
- Probability of funding

PHASE I

Phase I improvements would focus on the west portion of the site, where a majority of program elements can be addressed. Providing environmental education by improving existing trails, developing new trails, and adding interpretive signs in the Conifer Forest and Oak Prairie areas are a priority to the community.

Enhancing the main entry will also increase visibility from 84th Street South and improve access and safety with sidewalk and crosswalk improvements and provide a connection to the Skip Vaughn Trail and Flume Trail. Adding a pedestrian bridge capable of accommodating a gator will also improve access and provide a loop trail. New curb, gutter, and sidewalk along 88th Street South could be a part of improvements along with improved park access from the south. Development of art features and bird blinds will provide fun site amenities that will encourage people to move around and through the park.

A new 3-acre off leash dog park was a need expressed by several in the community.

PHASE 2

A loop trail around the entire park can be achieved when the City of Tacoma constructs improvements to the north side stormwater channel. The improvement will include maintenance access which could double as trail access around the lake. The expanded trail system would in effect create more accessible open space and afford access to the park from the parking on the east side. Additional parking and ADA access will be enhanced at the easternmost area of the park. Wetland and lake enhancements would be a part of this phase in order to create opportunities for viewing and learning about natural systems.

PHASE 3

A new restroom, re-developed parking, and new play area would be the primary program elements included in the last phase. These elements could be constructed at any time as funds become available.

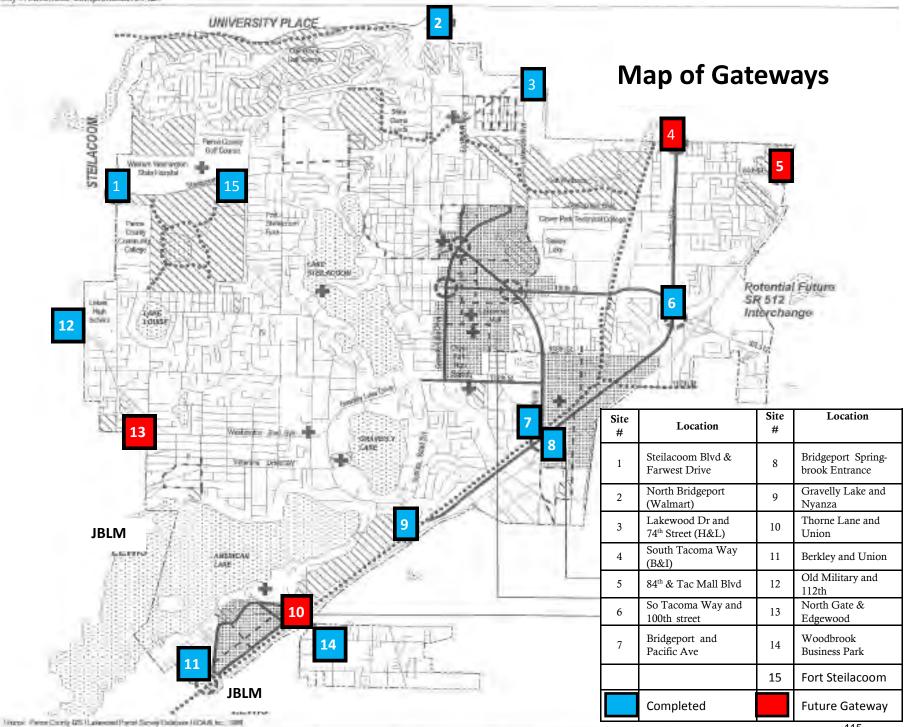
All of these improvements can be achieved at a relatively low cost compared to large infrastructure improvements and at the same time bring more people into the park. It is a fact that with more people present, illicit activity is reduced if not eliminated.

All park improvements will incorporate Crime Prevention Through Environmental Design (CPTED) strategies.









Adv (10) PARADON ANTA MARANE



TO:	Mayor and City Council
FROM:	Mike Zaro, Police Chief
THROUGH:	Tho Kraus, Deputy City Manager
DATE:	July 12, 2021
SUBJECT:	Body Worn Camera proposal
ATTACHMENTS:	Vendor Quotes from Xiologix (5-Year Support) & COBAN (Equipment)

Lakewood PD has long recognized the value associated with video evidence. It can provide clear documentation of criminal activity that occurs in the officer's presence and can support or refute allegations of misconduct by an officer. Several years ago we began the implementation of in-car video systems in all of our marked vehicles and just recently completed the program. The next logical step would be to add body worn cameras to provide multiple video perspectives and also record events that occur away from the purview of the patrol vehicle.

This proposal includes cost for equipment, annual replacement reserves, and the personnel needed to handle the associated workload. In helping to put this proposal together, I worked with our own IT and Legal Departments and the City of Kent Police Department (who has already implemented a body-worn camera system) to better understand the impacts a body-worn camera system can have on workloads. The overwhelming consensus was that additional personnel were needed to assist with review for public disclosure and also with prosecuting criminal cases. With that in mind, I have included costs for equipment (both cameras and video storage), one office assistant for public disclosure requests, and one additional prosecutor.

The equipment proposal is from COBAN, our in-car video provider, and would essentially be an expansion of our existing program so the integration would be seamless.

The potential funding sources include State assistance funds in implementing the recent police reform legislation (there is a new requirement for electronic recording) and ARPA (American Rescue Plan Act), and may be a combination thereof.

Equipment & Replacement Reserves:

- 80 cameras, docking stations, software with training and a five year service plan*: \$235,183 *service plan includes licensing, hardware warranty, and technical support
- Servers for video storage from Xiologix: \$101,121
- 5 year replacement fund: \$49,908 per year

Personnel (Salary & Benefits):

- 1.0 FTE Public Records and Legal Specialist \$96,912 per year
- 1.0 FTE Associate City Attorney \$135,150 per year

Total 5-Year Program Cost: \$1,732,764

- Total 1-time costs: \$336,304
- Total ongoing costs: \$1,396,460

	Year 1	Year 2	Year 3	Year 4	Year 5	5-Year
	2021	2022	2023	2024	2025	Total
1-Time Cost	\$ 336,304	\$ -	\$ -	\$ -	\$ -	\$ 336,304
80 Body Cameras ⁽¹⁾	235,183	-	-	-	-	235,183
Servers for Video Storage	101,121	-	-	-	-	101,121
Ongoing Cost	\$ 146,601	\$ 293,573	\$ 305,756	\$ 318,549	\$ 331,981	\$ 1,396,460
1.0 FTE Records Specialist ⁽²⁾	40,380	101,758	 106,845	 112,188	 117,797	478,968
1.0 FTE Associate City Attorney ⁽²⁾	 56,313	 141,908	 149,003	 156,453	 164,276	667,952
Replacement Reserves ⁽³⁾	49,908	49,908	49,908	49,908	49,908	249,540
Total Cost	\$ 482,905	\$ 293,573	\$ 305,756	\$ 318,549	\$ 331,981	\$1,732,764

(1) Include cameras, docking stations, software with training and five year service plan

(2) Office Assistant and City Prosecutor cost prorated at 5 months.

(3) Replacement reserves based on 5-year life, begin collections the year following equipment purchase.

However, for purposes of showing the 5-year cost, the first year's reserve is shown in 2021.

While the cost of the program is considerable, I believe implementation of body worn cameras will enhance our credibility with the public and may also result in long term savings through mitigation of civil liability.

Xiologix

8215 SW Tualatin-Sherwood Rd. Suite 200 Tualatin, OR 97062 (503) 691-4364

XIOLOGIX

We have prepared a quote for you

Unity arrays for Bodycam Project 5 Years Support QUOTE # JC009307 V1

PREPARED FOR
City of Lakewood

PREPARED BY

Jeff Cook

www.xiologix.com



Contract Buying Vehicle

Washington State - EMC Master Price Agreement No: MNWNC-109 State of Washington Participating State Contract # 05815-004

Primary array

Qty	Product Details	MSRP	Sell	Total				
Dell/EMC	C Unity 380 Hybrid							
- Dual Ad	ctive-Active Storage Processors							
- 48.97T	- 48.97TB usable							
- 2x400G	B flash drives for FAST Cache. 1 hot spare							
	TB 10k SAS drives for pool. 1 hot spare							
	NLSAS drives for pool. 1 hot spare							
- 4x10G	SFP+ optical ports, 2 per SP							
- 4x10G	Base-T ports, 2 per SP							
- 5 years	ProSupport Mission Critical Maintenance							
1	PROSUPPORT 4HR/MC HARDWARE SUPPORT	\$35,500.80	\$17,750.40	\$17,750.40				
1	UNITY 380 DPE 25 X 2.5 DELL FLD RCK	\$10,915.10	\$5,457.55	\$5,457.55				
1	UNITY 380 DPE INSTALL KIT	\$0.00	\$0.00	\$0.00				
1	D4 SYSPACK 4X1.2TB 10K SAS 25X2.5	\$4,285.56	\$2,142.78	\$2,142.78				
1	UNITY 2X5M ACTIVE TWINAX CBL 10G	\$1,021.09	\$510.55	\$510.55				
17	D4 1.2TB 10K SAS 25X2.5 DRIVE	\$1,071.39	\$535.70	\$9,106.90				
3	D4 400GB FAST CACHE 25X2.5 SSD	\$2,364.10	\$1,182.05	\$3,546.15				
9	D4 6TB NLSAS 15X3.5 DRIVE	\$1,830.92	\$915.46	\$8,239.14				
1	UNITY 3U 15X3.5 DAE FLD RCK	\$2,183.02	\$1,091.51	\$1,091.51				
1	UNITY HFA BASE SOFTWARE+ DARE=IC	\$0.00	\$0.00	\$0.00				
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00				
1	APPSYNC BSC FOR UNITY 300/380=IC	\$0.00	\$0.00	\$0.00				
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00				
1	STORAGE M+R FOR UNITYXT = IC	\$0.00	\$0.00	\$0.00				
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00				



Primary array

Qty	Product Details	MSRP	Sell	Total
1	RP BASIC FOR UNITY 380/480/680/880=IC	\$0.00	\$0.00	\$0.00
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00
			Subtotal	\$47,844.98

Secondary array

Qty	Product Details	MSRP	Sell	Total				
Dell/EMC	Unity 380 Hybrid							
- Dual Ac	tive-Active Storage Processors							
- 48.97TE	- 48.97TB usable							
- 20x1.2T	B 10k SAS drives for pool. 1 hot spare							
	NLSAS drives for pool. 1 hot spare							
	SFP+ optical ports, 2 per SP							
	Base-T ports, 2 per SP							
- 5 years	ProSupport NBD Maintenance							
1	PROSUPPORT W/NBD-HARDWARE SUPPORT	\$26,037.60	\$13,018.79	\$13,018.79				
9	D4 6TB NLSAS 15X3.5 DRIVE	\$1,830.92	\$915.46	\$8,239.14				
1	UNITY 3U 15X3.5 DAE FLD RCK	\$2,183.02	\$1,091.51	\$1,091.51				
1	UNITY 380 DPE 25 X 2.5 DELL FLD RCK	\$10,915.10	\$5,457.55	\$5,457.55				
1	UNITY 380 DPE INSTALL KIT	\$0.00	\$0.00	\$0.00				
1	D4 SYSPACK 4X1.2TB 10K SAS 25X2.5	\$4,285.56	\$2,142.78	\$2,142.78				
1	UNITY 2X5M ACTIVE TWINAX CBL 10G	\$1,021.09	\$510.55	\$510.55				
17	D4 1.2TB 10K SAS 25X2.5 DRIVE	\$1,071.39	\$535.70	\$9,106.90				
1	UNITY HFA BASE SOFTWARE+ DARE=IC	\$0.00	\$0.00	\$0.00				
1	PROSUPPORT W/NBD-SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00				
1	APPSYNC BSC FOR UNITY 300/380=IC	\$0.00	\$0.00	\$0.00				
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00				
1	STORAGE M+R FOR UNITYXT = IC	\$0.00	\$0.00	\$0.00				
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00				
1	RP BASIC FOR UNITY 380/480/680/880=IC	\$0.00	\$0.00	\$0.00				



(503) 691-4364 jcook@xiologix.com www.xiologix.com

Secondary array

Qty	Product Details	MSRP	Sell	Total
1	PROSUPPORT 4HR/MC SOFTWARE SUPPORT	\$0.00	\$0.00	\$0.00
			Subtotal:	\$39,567.22

Services

Description	Price	Qty	Ext. Price			
XIOLOGIX Professional Services - On site						
Primary site:						
- Installation and configuration of Unity storage.						
- Configuration of NFS share to VMware environment.						
- Configuration of file based replication to secondary array.						
Secondary site:						
- Installation and configuration of Unity storage.						
- Configuration of NFS share to VMware environment.						
XIO-PS XIOLOGIX Professional Services - On-Site	\$4,200.00	1	\$4,200.00			
	S	ubtotal:	\$4,200.00			



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Unity arrays for Bodycam Project 5 Years Support

Prepared by:

Xiologix

Jeff Cook (503) 691-4364 ext. 272 jcook@xiologix.com

Prepared for:

City of Lakewood

6000 Main St. SW Lakewood, WA 98499 Kenneth White (253) 983-7815 Kwhite@cityoflakewood.us

Quote Information:

Quote #: JC009307

Version: 1 Delivery Date: 05/25/2021 Expiration Date: 06/30/2021

Quote Summary

Description	Amount
Primary array	\$47,844.98
Secondary array	\$39,567.22
Services	\$4,200.00
Subtotal:	\$91,612.20
Shipping:	\$400.00
Estimated Tax:	\$9,109.20
Total:	\$101,121.40

Payment Options

Description	Payments	Interval	Amount
Term Options			
NET30	1	One-Time	\$101,121.40

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Xiologix

City of Lakewood

Signature:	Jeff Cook	Signature:		
Name:	Jeff Cook	Name:	Kenneth White	
Title:	Director of Enterprise Sales	Date:		
Date [.]	05/25/2021			



COBAN Technologies, Inc. SF Mobile-Vision, Inc. 11375 W. Sam Houston Pkwy S., Suite 800 Houston, Texas 77031-2348 United States

Ship To Jeff Alwine Lakewood Police Department (WA) 9401 Lakewood Dr. SW Lakewood, Washington 98499 United States (253) 830-5074 jalwine@cityoflakewood.us Quote:

Date: Expires On: 6/4/2021, 3:09 PM 9/6/2021

Phone: (281) 925-0488 Fax: (281) 925-0535 Email: SFLE-Sales@safefleet.net

Bill To Lakewood Police Department (WA) 9401 Lakewood Dr. SW Lakewood, Washington 98499 United States

SALESPERSON	EXT	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Daniel Muha	х	dan.muha@safefleet.net		Net 30

Body-Camera Hardware

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-0100519	FOCUS-11-00	FOCUS X2 BODY WORN CAMERA PACKAGE Includes: - FOCUS X2 Body Worn Camera - Single Office Dock & Power Supply - USB Cable - Magnetic Uniform Mount	USD 595.00	80	USD 47,600.00
QL-0100520	FOCUS-02-00	FOCUS BWC VEHICLE INTEGRATION DOCK Automatic vehicle trigger activation and temporary in-field charging Playback, tagging, and Wi-Fi upload through COBAN In-Car Video System	USD 475.00	64	USD 30,400.00
QL-0100527	FOCUS-03-00	FOCUS BWC 8-BAY DOCKING STATION PACKAGE Includes: • AC Adapter • Ethernet Cable	USD 1,200.00	6	USD 7,200.00
QL-0100532	LFEE-054	SHIPPING - Body Worn Camera / Office, Vehicle, or Partner Dock for BWC	USD 8.00	144	USD 1,152.00
QL-0100533	LFEE-053	SHIPPING - 8-Bay Docking Station for BWC	USD 25.00	6	USD 150.00
		USD 86 502 00			

Body-Camera Hardware TOTAL: USD 86,502.00

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-0103916	LSET-21	BACKOFFICE SETUP PACKAGE C Includes: - 3 Days on-site and remote project deployment New Command Center Setup (No data migration from DVMS) Existing Client Devices will be moved to Command, including the new X2 implementation. - Back office configuration and setup - Admin and User Training Project Implementation, Multi-Platform On-site / Remote Project Implementation.	USD 3,895.00	1	USD 3,895.00

Onsite Professional Services TOTAL:

USD 3,895.00

5YR HARDWARE WARRANTY & SOFTWARE MAINT. W/ HARDWARE REFRESH

5-Year Technology Service Plan

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-0100523	WARR-X1-TSP5	BODY WORN CAMERA 5-YEAR TECHNOLOGY SERVICE PLAN Includes: • 5-year Software Right To Use license, Maintenance, and Technical Support • 5-year Hardware Warranty and Technical Support • Replacement camera at the end of 24 and 48 months • 5% Spare Cameras (minimum purchase of 20 BWC)	USD 1,270.00	80	USD 101,600.00
QL-0100524	WARR-X1- ICADTSP5	BWC VEHICLE DOCK / BLUETOOTH TRANSMITTER BOX 5-YEAR TECHNOLOGY SERVICE PLAN 5-year hardware service plan with technology upgrade protection	USD 250.00	64	USD 16,000.00
QL-0100525	WARR-X1- 8BAYTSP5	FOCUS BWC 8-BAY DOCK 5-YEAR TECHNOLOGY SERVICE PLAN 5-year hardware service plan with technology upgrade protection	USD 1,000.00	6	USD 6,000.00

5YR HARDWARE WARRANTY & SOFTWARE MAINT. W/ HARDWARE REFRESH TOTAL: USD 123,600.00

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LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-0100535	LFEE-006	SALES TAX @ 9.9%	USD 21,185.70	1	USD 21,185.70
Tax TOTAL:			USD 21,185.70		

TOTAL: USD 235,182.70

Terms & Conditions

Applicable sales taxes are not reflected on this proposal, and will be included on the invoice. In the event Sales Tax is requested to be listed on the proposal, it will be the responsibility of the Agency to provide the current Tax rate and amount. Any purchases that are exempt from Sales Tax must be accompanied by a tax exemption and/ or re-seller certificate.

This quote is presented to the customer under the condition that it remains a valid quote for only 60 days after the stated Quote Date, after which the quote becomes null and void.

Please email or fax a signed copy of this quotation and other referenced documents to SFLE-Sales@safefleet.net or (281) 925-0535 Safe Fleet Law Enforcement order requests above \$2,500.00 require an Agency issued Purchase Order prior to processing.

COBAN Technologies, Inc. 11375 W. Sam Houston Pkwy S., Suite 800 Houston, Texas 77031-2348 IN WITNESS WHEREOF, the Parties have caused this Agreement to Purchase to be executed and delivered by their respective authorized representatives whose signatures appear below.

COBAN Technologies, Inc.		Lakewood Police Department (WA)		
Signature:		Signature:		
Printed Name:		Printed Name:		
Title:		Title:		
Dated:		Dated:		