



LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, August 9, 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:

<https://www.youtube.com/user/cityoflakewoodwa>

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

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CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Joint Public Safety Advisory Committee meeting. – (Workplan)
- (4) 2. Review of proposed Capital Transportation Improvement Program projects for prioritization. – (Memorandum)
- (20) 3. Review of Multifamily Tax Exemption Conditional Certificate for TOTO Townhomes located at 4606 108th Street SW. – (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE AUGUST 16, 2021 REGULAR CITY COUNCIL MEETING:

1. Business Showcase. – *Lake City Pub, Ms. Lauren Lively, Owner and Morning Ale, Mr. Jason Metcalf, Owner*
2. Authorizing the execution of an interlocal agreement with the Clover Park School District for the purchase of fuel. – (Motion – Consent Agenda)
3. Approving the 2021 Annual Development Regulations. – (Ordinance – Regular Agenda)
4. Authorizing the issuance of a Conditional Certificate of Acceptance of Tax Exemption within a Residential Target Area to Lakeview Chapel, LLC. – (Resolution – Regular 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.

5. Information Technology Strategic Plan Update. – (Reports by the City Manager)
6. Abatement Program 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.

PSAC 2021

WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

Members:

| | |
|------------------|-----------------------|
| Chair Ken Witkoe | Vice Chair Mark Terry |
| James Hairston | Ray Dotson |
| Alan Hart | Tod Wolf |
| Mark Peila | Karen Ferreira |
| Teresa King | |

Council Liaison:

Councilmember Mike Brandstetter

City Staff Support:

Chief Michael Zaro
Admin Assistant Joanna Nichols

Meeting Schedule:

1st Wednesday, every other month, 5:15 p.m., Police Department

Accomplishments:

| Date | Topic(s) |
|---------------|---|
| June- July | Fireworks Education. Assisted Chief with ideas of how to best get the word out and this seems to be effective so far. |
| June 2021 | Clover Creek Railroad Crossing; Councilmember Brandstetter stated that this project had been added to the 2022/2023 project list. PSAC was definitely a part of this success. |
| July 2021 | City Council tasked PSAC with looking at the City website Public Safety Dashboard and give recommendations. Research was done and memo sent to City Council in July 2021. |
| June 2021 | Had Public Works presentation re: roundabouts and future projects in the City so we can help come up with ways to spread the word/raise awareness on how roundabouts work. |
| April 2021 | Had Public Works presentation re: the City Lighting Plan and gave some ideas of where lighting was needed. |

(Current Year) Work Plan:

| | |
|----|--|
| 1. | Recruitment |
| 2. | Road Structure and Roundabout Education Efforts and Updates |
| 3. | Fireworks Ordinance Education |
| 4. | Railroad Station/Clover Creek Crossing Updates |
| 5. | City Lighting Plan Update with Public Works |
| 6. | Review the Lakewood Dashboard Metrics related to Public Safety |



To: Mayor and City Councilmembers
From: Paul A Bucich, P.E., Public Works Engineering Director
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: August 9, 2021
Subject: Proposed Capital Projects for Prioritization

Public Works Engineering (PWE) is evaluating Transportation Improvement Program projects for prioritization of work for the next 5-10 years. Historically PWE will select projects to pursue grant funding based on our understanding of the grant requirements from the Transportation Improvement Board (TIB), Puget Sound Regional Council (PSRC), and others. PWE has been fairly successful in bringing in grant money to fund transportation projects and we are always looking for additional sources of revenue. It is our understanding that City Council are evaluating other means to fund transportation improvement projects. PWE has developed this memo to support City Council deliberations. The intent of this discussion is to establish a council approved priority list of projects for PWE to pursue for the next 5-10 years.

Selection of what projects to fund is not solely an engineering assessment, but a determination of what projects provide the greatest value to the citizens of Lakewood. PWE has developed evaluation criteria to aid Council in their consideration of projects, see below. As with any groupings of projects, some have greater value to the community than others, however all will lead to fulfilment of a greater council vision. At its core, this evaluation is a prioritization of work for transportation capital projects for the next 5 -10 years.

PWE can and has identified and quantified measures such as average daily traffic loadings (ADT), Pavement Condition Index (PCI), road classification, etc., and included those criteria in our assessment. What is more difficult are the intangibles: potential for future grants, connectivity across the community (neighborhood, area, city), impacts/benefits to non-motorized users, reduction in gas emissions (climate change), aesthetics, economic drivers for redevelopment, social equity, and how a project helps complete a Council/community vision.

PWE has taken a first look at potential projects and developed a list for Council consideration. Each project stands on its own merits but most importantly, each project contributes significantly to the sidewalk connectivity vision allowing free movement for non-motorized users of the City rights of way. The 2009 non-motorized plan is due to be updated in 2022, however, any changes to that plan are primarily going to be related to identifying those projects already completed, addition of new areas based on the Transportation Improvement Plan (TIP) updates, and relatively minor changes such as

recommendations for shared use paths or bike lanes vs. sharrows. There hasn't been, nor is there going to be, a significant number of new roadways as the City is essentially built out with the exception of minor residential development activities and land conversions from residential to industrial zonings.

As the City has an identified need for close to \$160M of transportation projects, PWE has historically used city revenues to leverage grant funds whenever possible. Any list of prioritized projects for the next 5-10 years would likely exceed any potential bond funds available but if used to leverage other funds, the list of potential projects can grow significantly.

Transportation Improvement Program:

In 2021, the Transportation Improvement Program identifies the following types and number of projects:

- Section 1: Roadway Improvements (56) (\$150.5M)
- Section 2: Traffic Signals (9 CIP) (\$5.6M)
- Section 3: Transportation Planning (1 – annual program, 2 planning documents) (varies)
- Section 4: Street lighting (1 – annual program through 2025) (~\$180k/yr)
- Section 5: Bridges (1 – annual inspection program, 1 CIP) (\$5k/yr - \$150k)
- Section 6: Roadway Restoration Projects (2 – annual programs, 3 CIP) (~\$640k/yr - \$2M)
- Section 7: Neighborhood Traffic Management (1 annual program) (\$27k/yr)

Based on the highest need, PWE looked at Section 1 and Section 2 for capital projects. The majority of the non-motorized improvements fall under the Section 1, Roadway Improvements.

Within Section 1, the TIP identifies fifty-six (56) projects in the amount of \$161M, however, accounting for projects recently funded and projects that overlap areas, the actual need is \$150.5M. Of the fifty-six projects, PWE has reduced the number to sixteen (16) for Council consideration for prioritization. The total funding needed for these sixteen projects is \$42M. The attached assessment is based on the 2022-2027 TIP adopted by Council in June, 2021. Collectively this list of recommended projects makes a significant stride forward towards the development of the non-motorized backbone across the City.

Within Section 2, the TIP identifies seven intersections for signal improvements. Of the seven, two are to improve signal safety, two are for upgrades to mast arm, two are for future development, one is for a new signal, ADA improvements, and pavement repairs. Of the two related to future development, the City's standard would be to install at the time of the development with contributions from the developer. The two new signals for safety are at Gravelly Lake Drive/Avondale and Holden/Military Rd. Both of these intersections are challenging to traverse in one direction but do not have a high number of accidents. Gravelly Lake Drive/Avondale is a secondary access into the Towne Center with signalized intersections north and south for access. Holden/Military will be addressed with funding of the Military Road project from Edgewood to 112th. Neither are recommended for prioritization at this time.

Two of the signals are due to be upgraded to mast arms, however grant funding is usually available for this work.

The one location that warrants a new signal at this time would be S. Tacoma Way and 92nd Street S. 92nd St. S. services a large residential area to the east. Exiting off of 92nd to the south is difficult as is turning left from S. Tacoma Way onto 92nd St. S.

Evaluation Criteria (walking shed of 1 mile):

When evaluating the list of potential projects, PWE used the following initial set of questions to narrow the list down from fifty-six to a more manageable number. Additionally, PWE established a one mile radius to help answer the questions.

- 1) Does the project result in corridor completion?
- 2) Does the project align with the larger sidewalk connectivity vision and Non-Motorized Plan?
- 3) Does the project support other city goals such as the Downtown Subarea Plan?
- 4) Does the project support lower income neighborhoods?
- 5) Will the project provide access to jobs/transit (Sound Transit/Pierce Transit)?
- 6) Will the project provide non-motorized access to retail/groceries/business?
- 7) Will the project provide better non-motorized access to medical provider(s)?
- 8) Is the project a highly used corridor? (Average Daily Traffic (ADT))
- 9) Is the roadway condition (PCI) worthy of repair/replacement?
- 10) Does the city expect/experience higher than normal maintenance?
- 11) What stage is the project in (planning, preliminary design, ROW, final design)?
- 12) What is the planned cost of the project?

Social Equity and Project Distribution:

As with any City in Washington State, Lakewood has areas of economic disparities. In order to ensure transportation projects are benefiting all residents of the City, PWE reviewed the Washington State Department of Health Disparities Map which relays a wide variety of social conditions across the state. The data on the map can be zoomed into each locale and includes 19 different indicators divided into four themes:

www.doh.wa.gov/DataandStatisticalReports/WashingtonTrackingNetworkWTN/InformationbyLocation/WashingtonEnvironmentalHealthDisparitiesMap

- ***Environmental Exposures*** (**NOx-diesel emissions**; ozone concentration; **PM2.5 Concentration**; **populations near heavy traffic roadways**; toxic release from facilities (RSEI model))
- ***Environmental Effects*** (lead risk from housing, proximity to hazardous waste treatment, storage, and disposal facilities; proximity to national Priorities List sites (Superfund Sites); proximity to Risk Management Plan (RMP) facilities; wastewater discharge)
- ***Sensitive Populations*** (death from cardiovascular disease; low birth weight)
- ***Socioeconomic Factors*** (**limited English**; **no high school diploma**; **poverty**; **race – people of color**; **transportation expense**; unaffordable housing; unemployed)

Based on a review of the information presented, PWE has identified that transportation facilities primarily benefit/affect two of the four themes: Environmental Exposures and Socioeconomic Factors. Within these two themes, we have highlighted the areas believed to be most pertinent to transportation systems.

Each area identified in the City is ranked from low (1) to high (10) based on degree of environmental health disparities. As an example, the Tillicum/Woodbrook area is ranked 10 on environmental health disparities which is derived from the four themes:

- 6 on environmental exposures,
- 8 for environmental effects,
- 10 on socioeconomic factors,
- 10 on Sensitive Populations.

Each of these rankings are based on a number of subset categories specific to each theme. A review of the information for each theme shows that the projects being considered will positively benefit those residents within high diesel emissions/PM2.5 concentrations/near heavy traffic roadways by reducing transit times through corridors across the City. Specific projects located in the Tillicum and Springbrook neighborhoods will provide non-motorized transportation options to access mass transit facilities (Sunder Station), medical facilities (St. Clare Hospital), jobs (downtown center, Sound Transit and Pierce Transit locations), and recreational facilities. The remainder of the projects under consideration are spread across the City and provide significant benefits to all users.

Environmental Exposures: NOx-Diesel emissions are directly affected by industrial uses, idling delivery trucks (semi's delivering to transportation hubs or stuck in traffic on main routes), and traffic delays due to overcapacity roadways/intersections. Similarly, PM2.5 concentrations are associated with industrial uses and diesel vehicles. Where populations are concentrated on heavy traffic used roadways, ensuring a consistent flow of traffic with little delays helps reduce the environmental exposures to residents and businesses. Projects located in the Tillicum, Springbrook, and 100th Street, 112th St, Nyanza, and Hipkins neighborhoods will help address these areas of Health Disparity. All of these areas rank 7-10 on a scale of 10.

Socioeconomic Factors: Typically, ESL and lower educated residents tend to be located in clusters based on economic ability to afford homes and rent. For these residents, effective transportation networks are vital to being able to afford/have a higher quality of life. Many residents rely on public transportation and effective (connected) non-motorized means of getting around. Projects in the Tillicum, Springbrook, 100th Street, 112th Street, Ardmore/Whitman/93rd, and Lake City neighborhoods will help alleviate these areas of Health Disparity. All of these areas rank 7-10 on a scale of 10.

Projects for Consideration:

PWE recommends the following projects for priority consideration:
(A map of the proposed projects is attached.)

1) 302.0135 JBLM North Access Improvement Project, Phase 2 Construction (\$5.1M funding needed)

This project will continue the city's vision for a complete corridor from I-5 and Gravelly Lake Drive west to the north entrance to North Fort along Northgate Road. The project will completely rebuild Washington Blvd from the end of Phase I construction, just west of the Interlaaken Drive roundabout west to Edgewood Drive then south to Northgate Road then west to the City limits at JBLM North Fort boundary.

Completion of this project will complete the larger JBLM North Access Improvement Project, will complete the corridor from the City limits to I-5 and to the City's Towne Center along Gravelly Lake Drive. This project will be a major contributor to the City's long range sidewalk connectivity plan by connecting a major east-west arterial to the Towne Center and Pacific Highway sidewalks. Future

expansion by WSDOT for the Thorne Lane Connector will enable non-motorized access to major features of the community like JBLM North Fort, American Lake Park, VA Hospital, Towne Center, Tillicum/Woodbrook, etc.

The project design is complete, permits almost complete, and approximately 55% of the funding needed is already secured. Overall road condition is fair to poor and most of the storm drainage system is in active failure mode. Replacement of the existing systems will decrease operational costs for roadway surfaces, stormwater system replacement and repair, and will significantly improve vehicular and pedestrian safety. Two traffic signals will be replaced with roundabouts and four additional unsignalized intersections will be improved with roundabouts.

This project is expected to be a viable contender for federal grant funds however was unsuccessful in the last round of grants based on both Phase 1 and 2 being pursued at that time under one project. This project is large and may be beyond the ability of state grants to fully fund but grant applications are still intended to be submitted for at least partial funding.

2) 302.0114 112th Street SW from Gravelly Lake Drive to Bridgeport Way SW (\$2.3M funding needed)

112th Street SW is a two lane arterial roadway with limited sidewalks or non-motorized paths. The current roadway condition is fair to poor. The project will construct curb, gutter, sidewalks, bike lanes, illumination, and limited landscaping between Gravelly Lake Drive and Bridgeport Way SW, approximately 3,990 lf. This project will rebuild 112th Street and overlay portions where the road surface is still in good repair. Extensive sidewalks, curb, gutter, and bike lanes will be constructed. The signal at Gravelly Lake Drive will be upgraded from a span wire to a mast arm system. Annual maintenance for this roadway is average for arterials.

112th Street SW fronts Clover Park High School and the main parking lots. Many students come from the surrounding community by foot and bike to the high school and currently have to walk alongside the roadway without adequate sidewalks or bike lanes. 112th Street SW is a major east-west corridor for traffic wishing to traverse across the City to the SR 512 interchange with I-5 and the back side of the Sounder Station. The City received a Safe Routes to Schools grant recently to build curb/gutter/sidewalk, illumination, drainage, and a bike lane on the north side of 112th from GLD to Highland Ave SW. The requested funding needs has been reduced accordingly.

Completion of this roadway will finish the non-motorized pathway from North Gate Road to the Sounder Station and Pacific Highway and will connect up with the soon to be constructed project of 112/111th Street improvements to Kendrick Road which directly ties into the Sounder Station through the pedestrian bridge build by the City in 2013. This project, coupled with the JBLM North Access Improvement Project, Phase 2, completes a major non-motorized corridor across the southern area of the city.

3) 302.0076 Nyanza Road SW: Gravelly Lake Drive to Gravelly Lake Drive (\$4.5M funding needed)

This project will finish the Gravelly Lake loop with approximately 5,400 lineal feet (lf) of new road surface, curb, gutter, sidewalks, shared use path, illumination, stormwater, and associated signal improvements for the north end of Nyanza. The improvements may include elimination of the signal and construction of a roundabout at Nyanza and Gravelly Lake Drive. This project finishes the sidewalk and shared use paths around Gravelly Lake and closes the loop from I-5 to the Lakewood Towne Center.

The existing roadway is in fair condition but is a constant maintenance challenge with potholes and surface cracking with increasing costs annually. One traffic signal will be evaluated for replacement with either a mast arm signal system or a complete reconstruction into a roundabout with signal elimination.

4) 302.0096 Union Ave SW: Berkley to Thorne (\$4.3M funding needed)

Union Ave SW between Berkley and Thorne Lane is a primary east-west arterial within the Tillicum neighborhood. It serves as the primary business corridor with a number of small shops located along its length. Recently, WSDOT upgraded both freeway on/off ramps and overpasses enhancing access to the historically lower income neighborhood. Construction of a new roadway with curb/gutter/sidewalks/road surface/street lighting will provide safe non-motorized means for residents to access these businesses and will connect to the future (2023) WSDOT Thorne/Gravelly Lake Drive connector shared use path. With Union Ave SW and the Thorne Connector path completed, residents will have non-motorized safe passage to commerce, recreation, medical, and employment within the downtown core.

5) 302.0169 McChord Dr SW: Pacific Hwy to Bridgeport Way SW (1.5M funding needed)

McChord Drive SW from Pacific Hwy SW to Bridgeport Way SW fronts one of the more economically disadvantaged neighborhoods in the City of Lakewood. This project will install sidewalk on the north side of the roadway, rebuild the road surface, install streetlights and drainage, and install bike lanes on both sides as ROW allows. No sidewalk is proposed on the south side as it abuts JBLM land with no access onto McChord Drive. One mid-block crossing may be warranted and installed to address a bus stop on the south side of the roadway. This project will provide safe non-motorized passage between Pacific Hwy and Bridgeport Way without having to use the heavily trafficked overpass on Bridgeport Way.

6) 302.0122 47th Ave SW Sidewalks: Clover Creek to Pacific Hwy SW (\$1.1M funding needed)

This project will rebuild 47th Ave SW from Clover Creek to Pacific Hwy SW to include sidewalks on the west side. This project connects to the pedestrian bridge across Clover Creek to Springbrook Park and the housing on the south side of Clover Creek. Curb/gutter/sidewalk, street lights, drainage, roadway reconstruction.

7) 302.0136 100th Street SW, Lakeview Ave SW to South Tacoma Way including a portion of 40th Avenue SW. (\$4.23M needed)

This roadway is a major entrance to the City proper, the Towne Center, the Lakewood Industrial Park, and the Clover Park Technical College. 100th Street is a major east-west connector arterial roadway with improvements westerly of Lakeview Drive. From Lakeview Drive east to South Tacoma Way, there are limited sidewalks, curb, gutter, or bike lanes. 100th Street is a five lane arterial with a center turn lane and one major street intersection at 40th Avenue SW. Current roadway condition is fair to poor. Completion of this segment of 100th Street SW will significantly improve the non-motorized connection between South Tacoma Way to the downtown core by ensuring sidewalk connectivity. The City is currently constructing roadway improvements at 100th St SW and Lakewood Drive that includes new sidewalk on the north boundary of the roadway between Bridgeport Way SW and Lakewood Drive and a new signal.

8) 302.0078 So. Tacoma Way and 92nd Street S Signal (\$800k funding needed)

This project will construct a new signal at So. Tacoma Way and 92nd Street S along with improvements to existing ADA ramps and roadway repairs. This is one of two primary access points into a large residential neighborhood east of South Tacoma Way. Traffic counts at this intersection are sufficient to warrant a signal at this location.

9) 302.0024 Steilacoom Blvd (\$2.3M)

- **Steilacoom Blvd: Weller Road SW to 83rd Avenue SW (\$1.3M funding needed)**

Steilacoom Blvd is one of three major east-west connector arterial roadways linking the city across Steilacoom and Gravelly Lakes. The City has been gradually improving the roadway with overlays and construction of sidewalks, curb, gutter, and signal improvements. With the recent award of grant funding for construction between 83rd Avenue SW and 87th Avenue SW, there is a remaining gap between Weller Road SW and 83rd Avenue SW. This project will close the gap by constructing curb, gutter, sidewalks, signal improvements and overlay between the two roadways.

- **Steilacoom Blvd: 87th to Farwest Drive sidewalk (\$1M funding needed)**

With the recent award of grant funding for construction between 83rd Avenue SW and 87th Avenue SW, there is a final gap between 87th Ave SW and Farwest Drive. This project will close the gap by constructing curb, gutter, and sidewalk on the north boundary of Steilacoom Blvd.

10) 302.0142/0153/0162 Ardmore/Whitman/93rd St. (\$3.375M funding needed)

This project will complete Ardmore/Whitman/93rd Streets with curb, gutter, and sidewalks and a new driving surface where appropriate. This will connect the Steilacoom Boulevard corridor to the new Colonial Plaza and Towne Center shopping complex. This will improve pedestrian and non-motorized access through the corridor and improve the ride quality. The reconstruction of this roadway will be accomplished by bringing the infrastructure up to current standards by completing the street lighting system along the corridor, curb, gutter and sidewalks, pavement milling of the existing roadway and an overlay to improve mobility and ride quality and remove the alligator cracking and asphalt spalling that is apparent throughout the project limits.

Existing traffic signals will be upgraded with cameras for vehicle detection, and improved storm drain facilities will be installed.

11) 302.0116 Custer from Bridgeport to 75th St W (\$3.2M funding needed)

This project will complete Custer Road with curb, gutter, and sidewalks and a new driving surface where appropriate. This will support the numerous retail and industrial businesses along the corridor and improve pedestrian and non-motorized access through the corridor and improve the ride quality for the motoring public that utilize this road. The reconstruction of this roadway will be accomplished by bringing the infrastructure up to current urban standards through the installation of street lighting, curb, gutter and sidewalks, pavement milling of the existing roadway and an overlay to improve mobility and ride quality and remove the alligator cracking and asphalt spalling that is apparent throughout the project limits.

Existing traffic signals will be upgraded with cameras for vehicle detection, and improved storm drain facilities will be installed by placing a new enhanced water quality facility prior to discharge into Flett Creek.

12) 302.0113 Military Road SW: Edgewood Dr. SW to Farwest Dr SW (\$2.8M funding needed)

This project will complete the reconstruction of Washington Blvd/Military Road SW from 112th Street to Gravelly Lake Drive. Washington/Military is one of the three primary east-west arterials within the City and is a major connector road through the City to the downtown core, Souder Station, Pierce Transit Hub, and retail shopping. It is also the primary roadway connecting to I-5 through the Gravelly Lake

Drive SW reconstructed corridor. The project will rebuild the roadway, install curb/gutter/sidewalks/bike lanes, drainage, illumination, landscaping, and a roundabout or signal at Holden Road SW. This will finish the corridor connecting the west side of the City to the downtown core.

13) 302.0083 Hipkins Road SW from Steilacoom Blvd to 104th St. SW (\$3.64M funding needed)

This project will complete Hipkins Road SW with curb, gutter, and sidewalks. This will complete the roadway improvements between Steilacoom Blvd SW and 104th St SW initiated over 20 years ago as a means to slow traffic on Hipkins Road SW. This will improve pedestrian and non-motorized access through the corridor by connecting to existing and recently built sidewalks.

14) 302.0159 Idlewild Rd. SW: Idlewild School to 112th SW (\$520k funding needed)

This project will complete the sidewalk on the west side of Idlewild Rd SW from the school south to 112th St SW. Curb/gutter/sidewalk, overlay, drainage, streetlights. This is recommended as a part of supporting the connection across the City from Steilacoom Blvd to Washington Blvd using Hipkins/Idlewild/112th/Interlaaken. This will also include intersection improvements on two legs of the Idlewild/112th Street intersection.

15) 302.0160 112th St SW: Idlewild Rd. SW to Interlaaken Dr. SW (\$490k funding needed)

This project will construct sidewalks along 112th Street SW between Idlewild and Interlaaken. Curb/gutter/sidewalk, overlay (full), street lights, raised crosswalk at Idlewild/112th, and drainage. This is recommended as a part of supporting the connection across the City from Steilacoom Blvd to Washington Blvd using Hipkins/Idlewild/112th/Interlaaken.

16) 302.0158 Interlaaken from 112th to WA Blvd (\$1.9M funding needed)

This project will construct sidewalks on Interlaaken from 112th Street SW to the new roundabout at Washington Blvd. Curb/gutter/sidewalk, drainage, overlay, street lights. Coupled with the Hipkins/Idlewild/112th street improvements, this project will complete the mid-city north-south non-motorized corridor. This is recommended as a part of supporting the connection across the City from Steilacoom Blvd to Washington Blvd using Hipkins/Idlewild/112th/Interlaaken.

Current Grant Standing:

At this time, PWE has submitted for Defense Community Infrastructure Program (DCIP) funding on the 302.0135 JBLM North Access Improvement Project in the amount of \$5.1M with a city match of \$5.1M. Should that not be successful, PWE will be submitting for a \$4M grant from Transportation Improvement Board (TIB) (lower due to available funding in TIB) which would leave a gap of \$1.1M to cover.

The City has been discussing a number of projects with Sound Transit to improve access to the Sounder Station in Lakewood. At this time, it looks like three of the proposed projects are being strongly considered by Sound Transit for funding:

- 302.0168 McChord Dr. SW: Bridgeport Way SW to 47th Ave SW; (\$1.5M)
- 302.0122 47th Ave SW Sidewalks: Clover Creek to Pacific Hwy. SW; (\$1.1M)
- 302.0114 112th Sidewalks: Gravelly Lake Dr SW to Bridgeport Way SW (\$2.3M)

- Additionally, ST is evaluating construction of the Clover Creek crossing sidewalks, 302.0173 Clover Creek DR SW: Pacific Hwy SW to Hillcrest Dr SW.

Development Contributions:

Development is often called upon to complete roadside frontage improvements. Within the list of projects, the City can anticipate participation from:

- Western State Hospital for the sidewalk along the north side of Steilacoom Blvd SW (a condition of development)
- Along 93rd and Whitman where the former QFC property is proposed for redevelopment
- Varying properties along 47th street SW between Pacific Highway and Clover Creek.

Typically this type of work is in-fill work but due to the nature of the large parcels of land proposed for development/redevelopment, this will be a sizable quantity of frontage improvements.

Total Funding Need:

- For sixteen projects: \$42M (assumes no grants awarded, no Sound Transit funding)
- For fifteen projects: \$36.9M (assumes JBLM North Access funded through DCIP)
- For twelve projects: \$31.9M (assumes DCIP and Sound Transit funding awarded)

Recommended Project Priorities:

After reviewing of all metrics, Public Works Engineering is recommending the following priority of projects for design and construction:

- 1) 302.0135 JBLM North Access Improvement Project (\$5.1 M)
- 2) 302.0114 112th Street SW Sidewalks (\$2.3M)
- 3) 302.0076 Nyanza Rd SW (\$4.5M)
- 4) 302.0096 Union Ave SW (\$4.3M)
- 5) 302.0169 McChord Drive SW (\$1.5M)
- 6) 302.0122 47th Ave SW (\$1.1M)
- 7) 302.0136 100th Street & 40th Ave SW (\$4.23M)
- 8) 302.0075 STW and 92nd St Signal (\$800k)
- 9) 302.0024 Steilacoom Blvd (\$2.3M)
- 10) 302.0142/0153/0162 Ardmore/Whitman/93rd St. (\$3.375M)
- 11) 302.0116 Custer from Bridgeport to 75th St W (\$3.2M)
- 12) 302.0113 Military Road SW: Edgewood Dr. SW to Farwest Dr SW (\$2.8M)
- 13) 302.0083 Hipkins Road SW from Steilacoom Blvd to 104th St. SW (\$3.64M)
- 14) 302.0159 Idlewild Rd. SW: Idlewild School to 112th SW (\$520k)
- 15) 302.0160 112th St SW: Idlewild Rd. SW to Interlaaken Dr. SW (\$490k)
- 16) 302.0158 Interlaaken from 112th to WA Blvd (\$1.9M)

Discussion:

- Does the City Council agree with the list of projects as presented?
- Does the City Council agree with the prioritization of the projects as presented?
- Does the City Council want PWE to evaluate a different list of projects than what was presented?
 - What additional projects does the City Council want evaluated?

- Are there other criteria the City Council would ask PWE to include in the evaluation?

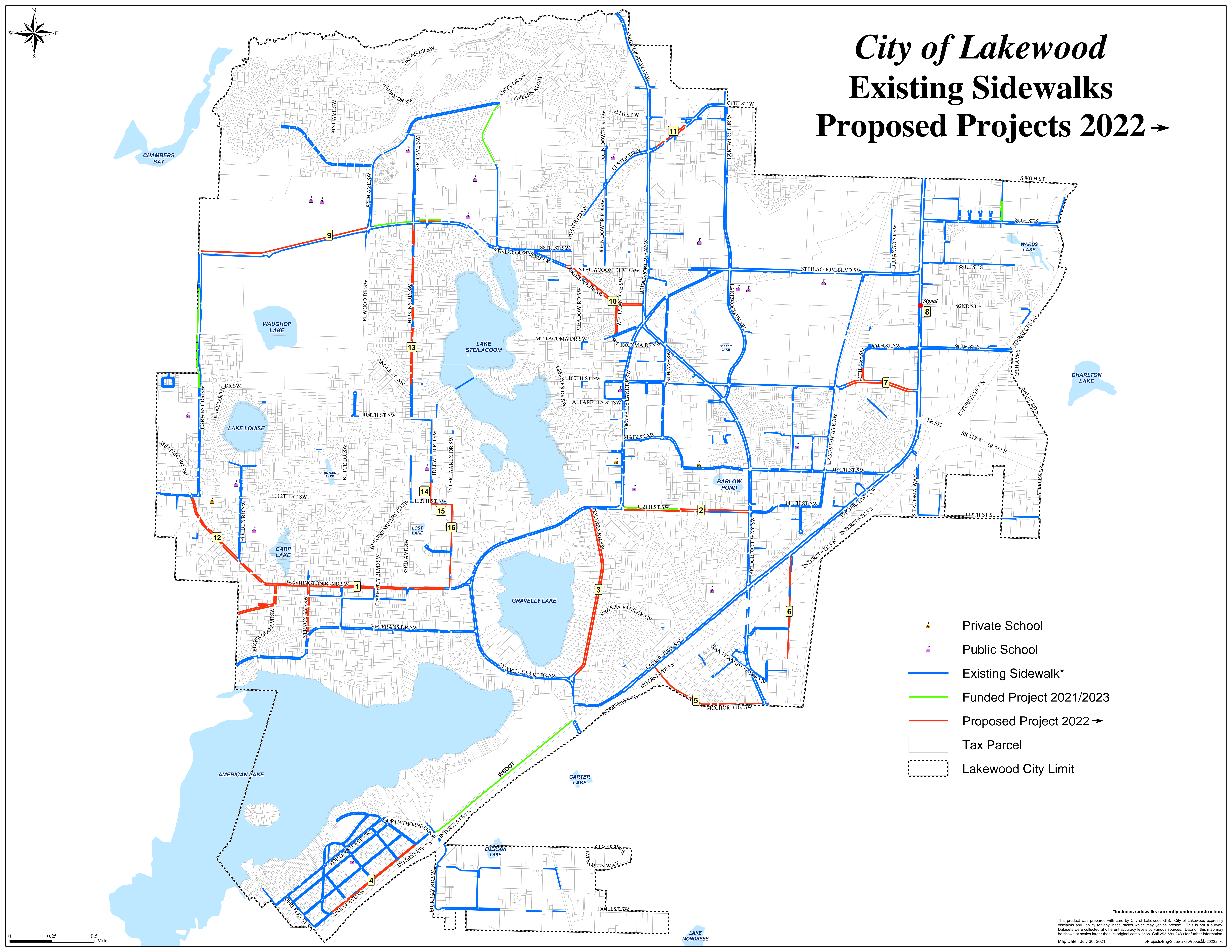
Next steps:


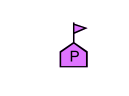





PWE will work with Finance to outline the fiscal opportunities of using existing funding, bond funding, and grant funding and Sound Transit funding once those are known. We expect to have a better understanding on Sound Transit proposed funded projects and the DCIP grant application later this year. We will return to Council on October 25th to outline the funding strategy based on information known at that time based on the prioritized list of projects. Should Council desire a different mix of projects or prioritized list, PWE will prepare a presentation and schedule it for October 25th instead of the fiscal discussion.

ATTACHMENTS

- Map of Projects for Consideration
- Assessment of projects, TIP Sections 1 & 2.

City of Lakewood Existing Sidewalks Proposed Projects 2022 →



-  Private School
-  Public School
-  Existing Sidewalk*
-  Funded Project 2021/2023
-  Proposed Project 2022 →
-  Tax Parcel
-  Lakewood City Limit

*Includes sidewalks currently under construction.

2021 Project Prioritization

TIP Section 1, Roadway Improvements Evaluation for Funding Prioritization

| SECTION 1 ROADWAY IMPROVEMENTS | Description | Funding Need (\$1,000) | Corridor Completion? | Align with Sidewalk Plan/Non-Motorized Plan? | Supports Sub-Area Plan? | Supports lower income neighborhood? | Provides access to jobs/transit hub? | Supports access to retail/grocery/business? | Supports access to medical provider(s)? | Average Daily Traffic (ADT) | PCI rating? | Higher than normal maintenance needs? | Project stage? | Recommended Project |
|--|---|------------------------|----------------------|--|-------------------------|-------------------------------------|--------------------------------------|---|---|-----------------------------|-------------|---------------------------------------|-------------------|---|
| 302.0024 Steilacoom Blvd - Farwest to Phillips <i>Design/ROW funded, \$2,400,000 construction unfunded.</i> <i>Note: project is tied to 302.0137 and 302.0133 ROW funds</i> | This project designs and acquires ROW to construct curb, gutter, sidewalks, bike lanes, turn lanes, street lighting, drainage, overlay. | 2,400 | Yes | Yes | No | Yes | Jobs | Yes | Yes | 31,400 | 78 | Yes | 90% Design | Yes - Weller- 83rd Yes - 83rd - 87th |
| 302.0072 59th Ave SW Sidewalk - 100th to Bridgeport Wy SW | Sidewalk east side of roadway, infill behind curb and gutter constructed in 2015. | 155 | Yes | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | 5,500 | 91 | No | Planning | |
| 302.0073 150th Street Corridor Capacity <i>(Improvements being constructed incrementally by development)</i> | Provide capacity for Woodbrook Industrial development; widening of 150th Street; bike/pedestrian facilities; structural pavement section improvements | 2,215 | Yes | No | No | No | Jobs | No | No | 8,500 | 87 | No | Planning | |
| 302.0074 South Tacoma Way - 88th to North City Limits <i>Design Funds Only</i> <i>Unfunded Construction: \$4,000,000</i> <i>total corridor cost \$4,507,000</i> | Curb, gutter, sidewalks, bike lanes, street lighting, signal at 84th, drainage, overlay. | 4,224 | Yes | Yes | No | Yes | Jobs | Yes | Yes | 26,200 | 68 | No | PreliminaryDesign | |
| 302.0075 Mt. Tacoma Dr. SW/Motor Ave. SW: Interlaaken to Motor Ave. SW | Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Mt. Tacoma Dr. SW and Motor Ave. SW. | 3,451 | No | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | 2,800 | 78 | Yes | Planning | |
| 302.0076 Gravelly Lake Non-Motorized Trail - Nyanza Rd. SW: GLD to GLD | Provide non-motorized path around Gravelly Lake along Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting. | 4,841 | Yes | Yes | No | No | Jobs/Transit | Yes | Yes | 9,200 | 79 | No | Planning | Yes |
| 302.0083 Hipkins Rd. - 104th to Steilacoom Blvd. | Curb, gutters, sidewalks, street lighting, drainage, traffic calming, and overlay. | 3,863 | No | Yes | No | No | Jobs | Yes | Yes | 9,700 | 75 | Yes | Planning | Yes |
| 302.0084 Interlaaken Drive SW Non-Motorized Improvements - Short Lane to Holly Hedge Ln. SW | Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Interlaaken Dr. | 5,562 | No | No | No | No | No | No | No | 6,400 | 63 | Yes | Planning | |
| 302.0085 Murray Road Corridor Capacity <i>Notes: Assume multiple phases; multiple years</i> | Provide capacity for Woodbrook Industrial development; widening of Murray Road; bike/pedestrian facilities; structural pavement section improvements | 1,700 | Yes | No | No | No | Jobs | No | No | 15,000 | 88 | No | Planning | |
| 302.0090 96th Street - 2-way left turn lane | Widen 96th St. from 500' east of So. Tac. Wy to I-5 underpass to provide 2-way left turn lane. Does not include sidewalks or HMA overlay. | 798 | No | No | No | No | No | No | No | 18,700 | 65 | No | Planning | |
| 302.0092 Steilacoom Blvd. - Custer Rd SW to Lakewood Dr SW | Curbs, gutters, sidewalks, street lighting on both sides from BPW to Fairlawn. Overlay BPW to GLD. | 4,249 | Yes | Yes | No | Yes | Jobs | Yes | Yes | 11,500 | 69 | No | Planning | |
| 302.0093 Gravelly Lake Dr. - Pacific Hwy to Nyanza (south) | Curb, gutter, sidewalk, bike way, street lighting, pavement rehab, west side | 1,854 | Yes | Yes | Yes | No | Jobs/Transit | Yes | Yes | 29,500 | | Yes | Planning | |

2021 Project Prioritization

TIP Section 1, Roadway Improvements Evaluation for Funding Prioritization

| SECTION 1 ROADWAY IMPROVEMENTS | Description | Funding Need (\$1,000) | Corridor Completion? | Align with Sidewalk Plan/Non-Motorized Plan? | Supports Sub-Area Plan? | Supports lower income neighborhood? | Provides access to jobs/transit hub? | Supports access to retail/grocery/business? | Supports access to medical provider(s)? | Average Daily Traffic (ADT) | PCI rating? | Higher than normal maintenance needs? | Project stage? | Recommended Project |
|--|--|------------------------|----------------------|--|-------------------------|-------------------------------------|--------------------------------------|---|---|-----------------------------|-------------|---------------------------------------|----------------|---------------------|
| 302.0096 Union Avenue - W. Thorne Ln. to Spruce St. | Widen to add turn lane, shared bike/travel lane, sidewalks, street lighting, Intersection improvements. | 4,249 | Yes | Yes | No | Yes | Jobs | Yes | No | 6,400 | 88 | No | Planning | Yes |
| <i>Notes: Limits revised to reflect recent improvements at Berkeley/Union.</i> | | | | | | | | | | | | | | |
| 302.0097 Lakewood Station - Non-Motorized Access Improvements (115th Ct. SW to Pedestrian Crossing at Kendrick St. SW) | Curb, gutters, sidewalks, and street lighting improvements per Lakewood's 2009 Non-Motorized Transportation Plan and Sound Transit Access Improvement Study. | 1,288 | No | Yes | Yes | Yes | Jobs/Transit | No | No | Not Avail. | N/A | No | Planning | |
| 302.0109 Phillips Rd. Sidewalks and Bike Lanes Agate to Steilacoom Blvd. (east side of roadway) | Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement overlay. | 2,292 | Yes | Yes | No | Yes | Jobs | Yes | Yes | 8,000 | 72 | No | Planning | |
| 302.0111 Kendrick from 111th St. SW to 108th St. SW Roadway Improvements | Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement rebuild. | 953 | Yes | Yes | Yes | Yes | Jobs/Transit | No | No | Not Avail. | 70 | No | Planning | |
| 302.0113 Military Rd. SW: Edgewood Dr. SW to Farwest Dr. SW | curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. This connects Military Rd. to sidewalks constructed as part of development on Military Rd. and Far West. | 2,833 | Yes | Yes | No | Yes | Jobs/Transit | Yes | No | 17,000 | 72 | No | Planning | Yes |
| 302.0114 112th Sidewalks: Gravelly Lk. Dr. SW to Bridgeport Way SW Partially funded | curb, gutter, sidewalks, bike lanes, street lighting, drainage | 2,300 | Yes | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | 7,500 | 73 | No | Planning | Yes |
| 302.0115 Davisson Rd. SW and Highland Ave SW: 112th St. SW to 108th St. SW | curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay | 1,494 | No | Yes | Yes | Yes | Jobs/Transit | Yes | No | Not Avail. | 71 | No | Planning | |
| 302.0116 Custer Rd. SW: Bridgeport Way - 75th SW | curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, utility relocation | 3,193 | Yes | Yes | No | Yes | Jobs | Yes | Yes | 24,500 | 75 | Yes | Planning | Yes |
| 302.0117 Round-a-Bout 87th Ave. SW, Dresden Ln., and Ft. Steilacoom Park Entrance and sidewalks 87th Ave. SW Dresden Ln. to Steilacoom Blvd. | round-a-bout, curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, and signage | 1,082 | No | Yes | No | No | No | No | No | Not Avail. | 85 | No | Planning | |
| 302.0118 Lakewood Drive - Custer/74th to N. City Limits | Traffic signal replacement, ADA upgrades, new sidewalk, storm drainage upgrades, and hot mix asphalt paving | 983 | Yes | Yes | No | Yes | No | Yes | Yes | 21,600 | 71 | No | Planning | |
| 302.0120 Tyee Park School Sidewalks - Seminole Rd. SW | Intersection upgrades and sidewalks to school | 489 | No | No | No | Yes | No | No | No | Not Avail. | 72 | No | Planning | |
| 302.0121 112th Sidewalks: Farwest Dr. SW to Butte Dr. SW | curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay | 3,193 | No | Yes | No | No | No | No | No | 2,300 | 72 | No | Planning | |
| Pacific Hwy. SW | curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay | 1,133 | Yes | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | Not Avail. | 61 | Yes | Planning | Yes |

2021 Project Prioritization

TIP Section 1, Roadway Improvements Evaluation for Funding Prioritization

| SECTION 1 ROADWAY IMPROVEMENTS | Description | Funding Need (\$1,000) | Corridor Completion? | Align with Sidewalk Plan/Non-Motorized Plan? | Supports Sub-Area Plan? | Supports lower income neighborhood? | Provides access to jobs/transit hub? | Supports access to retail/grocery business? | Supports access to medical provider(s)? | Average Daily Traffic (ADT) | PCI rating? | Higher than normal maintenance needs? | Project stage? | Recommended Project |
|---|---|------------------------|----------------------|--|-------------------------|-------------------------------------|--------------------------------------|---|---|-----------------------------|-------------|---------------------------------------|----------------|---------------------|
| 302.0131 Custer Rd. SW: Bridgeport Way SW to Stellacoom Blvd. SW | Curb, gutter, sidewalk, roadway widening, turn pockets, pedestrian ramps, signage, and striping | 2,833 | Yes | Yes | No | No | Jobs | No | No | 19,600 | 89 | No | Planning | |
| 302.0135 Washington Blvd/North Gate Rd/Edgewood Ave SW - North Gate Rd. SW to Gravelly Lake Dr. SW Vernon Ave. SW: Wash. Blvd. SW to Veterans Dr. SW (JBLM North Access Project) | Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay. | 10,200 | Yes | Yes | No | Yes | Jobs/Transit | Yes | Yes | 16,400 | 86 | No | Final Design | |
| 302.0136 100th - 59th Ave. to South Tacoma Way | Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. | 12,772 | Yes | Yes | Yes | Yes | Jobs | Yes | No | 19,000 | 76 | No | Planning | |
| 302.0141 104th St. SW - Short Ln. to Lake Louise Dr. | Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. | 3,713 | No | Yes | No | No | No | No | No | 6,300 | 72 | No | Planning | |
| 302.0142 Ardmore Dr. SW: Stellacoom Blvd. SW to Whitman Ave. SW - Complete Street Improvements | Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay. | 2,122 | No | Yes | Yes | Yes | Jobs | Yes | No | 10,000 | 74 | Yes | Planning | Yes |
| 302.0144 146th St. SW: Woodbrook Dr. SW to Murray Rd. SW Industrial Road Section Design is funded. | Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. | 2,472 | Yes | No | No | Yes | Jobs | No | No | 6,100 | 88 | No | Planning | |
| 302.0146 Downtown Plan - Green Street Loop: Gravelly Lake Dr., 59th Ave., Main St., Mt. Tacoma Dr., and Bridgeport Way | Downtown loop with full Green Street Amenities | 20,085 | Yes | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | 8,800 | 87 | No | Planning | |
| 302.0147 59th Ave. SW and Towne Center Blvd. SW | Curb, gutter, sidewalks, street lighting, drainage, and paving | 2,575 | Yes | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | 8,700 | 87 | No | Planning | |
| 302.0148 100th St. SW / Bridgeport Way SW: add westbound right turn pocket | Curb, gutter, sidewalks, drainage, and paving | 670 | No | No | No | No | No | No | No | 10,400 | 78 | No | Planning | |
| 302.0150 Lake Louise Loop Patching and Road Restoration Lake Louise Dr. SW and 101st St. SW | Roadway patching and repair, signage, markings, and striping. | 154 | No | No | No | No | No | No | No | 670 | 59 | Yes | Planning | |
| 302.0152 Oakbrook Non-Motorized Loop - Onyx Dr. SW/97th Ave SW to Zircon Dr. SW Zircon Dr. SW to Onyx Dr. SW/Phillips Rd. SW Coral Ln. SW/Amber Dr. SW: Onyx Dr. SW and Zircon Dr. SW | Curb, gutter, sidewalks, shared use path, turn lanes, street lighting, drainage, overlay. Total length 3.3 miles. | 12,360 | Yes | Yes | No | No | Jobs | Yes | Yes | 1,400 | 71 | No | Planning | |
| 302.0153 Whitman Ave. SW: Ardmore Dr. SW/93rd St. SW to Motor Ave. SW(Colonial Plaza) | Curb, gutter, sidewalks, bike facilities, street lighting, drainage, pavement rebuild and widening. Total length 0.2 miles. | 798 | No | Yes | Yes | Yes | Jobs/Transit | Yes | Yes | 6,900 | 62 | No | Planning | Yes |

2021 Project Prioritization

TIP Section 1, Roadway Improvements Evaluation for Funding Prioritization

| SECTION 1 ROADWAY IMPROVEMENTS | Description | Funding Need (\$1,000) | Corridor Completion? | Align with Sidewalk Plan/Non-Motorized Plan? | Supports Sub- Area Plan? | Supports lower income neighborhood? | Provides access to jobs/transit hub? | Supports access to retail/grocery/ business? | Supports access to medical provider(s)? | Average Daily Traffic (ADT) | PCI rating? | Higher than normal maintenance needs? | Project stage? | Recommended Project |
|---|---|---------------------------|-------------------------|--|-----------------------------|---|---|---|--|--------------------------------|----------------|--|----------------|------------------------|
| 302.0155 Edgewater Dr./Waverly Dr. SW: Stellacoom Blvd. SW to Mt. Tacoma Dr. SW | Curb, gutter, sidewalks, bike facilities, parking, street lighting, drainage, road rebuild. Total length 0.6 miles. | 2,575 | No | Yes | No | Yes | No | No | No | Not Avail. | 76 | No | Planning | |
| 302.0156 Elwood Dr. SW and Angle Lane SW - Dresden Ln. SW to Hipkins Rd. SW | Curb, gutter, sidewalk, shared use path, street lighting, drainage, pavement overlay and widening. Total length 1.0 miles. | 3,605 | Yes | Yes | No | Yes | Jobs | Yes | Yes | 2,700 | 85 | No | Planning | |
| 302.0158 Interlaaken Dr. SW: 112th St. SW to Washington Blvd. SW | Curb, gutter, sidewalks, shared use path, street lighting, drainage, pavement overlay and widening. Total length 0.5 miles. | 1,854 | No | Yes | No | No | No | No | No | 4,400 | 73 | No | Planning | Yes |
| 302.0159 Idlewild Rd. SW: Idlewild School to 112th St. SW | Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles. | 515 | No | Yes | No | No | No | No | No | 2,400 | 70 | No | Planning | Yes |
| 302.0160 112th St. SW: Idlewild Rd. SW to Interlaaken Dr. SW | Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles. | 489 | No | Yes | No | No | No | No | No | 1,600 | 33 | No | Planning | Yes |
| 302.0161: N. Thorne Ln.: Union Ave. SW to Portland Ave. SW | Curb, gutter, sidewalks, bike lanes, street lighting, drainage, pavement rebuild and widening. Total length 0.3 miles. | 927 | Yes | Yes | No | Yes | Jobs | Yes | No | 2,600 | 72 | No | Planning | |
| 302.0162 93rd St. SW: Whitman Ave. SW/Ardmore Dr. SW to Bridgeport Way SW | Curb, gutter, sidewalks, bike facilities, street lighting, drainage, pavement rebuild and widening. Total length 0.15 miles. | 618 | No | Yes | Yes | Yes | Jobs | Yes | Yes | 5,600 | 83 | No | Planning | Yes |
| 302.0163 Butte Dr. SW-Vernon: 104th St. SW to Washington Blvd. SW | Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Total length 1.1 miles. | 4,069 | No | Yes | No | No | Jobs | Yes | No | 4,900 | 73 | No | Planning | |
| 302.0167 McChord Dr. SW-New York Ave SW: Pacific Hwy. SW to Bridgeport Way SW | Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.73 miles. Park amenities at Pac. Hwy | 1,460 | Yes | Yes | Yes | Yes | Jobs/Transit | No | No | 2,000 | 55 | Yes | Planning | Yes |
| 302.0168 McChord Dr. SW: Bridgeport Way SW to 47th Ave. SW | Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.11 miles | 220 | No | Yes | No | Yes | No | No | No | Not Avail. | 48 | Yes | Planning | |
| 302.0169 47th Ave. SW: McChord Dr SW to 127th St. SW | Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.20 miles | 400 | No | Yes | No | Yes | No | No | No | Not Avail. | 67 | Yes | Planning | |
| 302.0170 Lincoln Ave. SW: McChord Dr. SW to San Francisco Ave. SW | Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.35 miles. | 700 | No | Yes | No | Yes | No | No | No | Not Avail. | 72 | No | Planning | |


2021 Project Prioritization

TIP Section 1, Roadway Improvements Evaluation for Funding Prioritization

| | Description | Funding Need (\$1,000) | Corridor Completion? | Align with Sidewalk Plan/Non-Motorized Plan? | Supports Sub-Area Plan? | Supports lower income neighborhood? | Provides access to jobs/transit hub? | Supports access to retail/grocery business? | Supports access to medical provider(s)? | Average Daily Traffic (ADT) | PCI rating? | Higher than normal maintenance needs? | Project stage? | Recommended Project |
|--|---|------------------------|----------------------|--|-------------------------|-------------------------------------|--------------------------------------|---|---|-----------------------------|-------------|---------------------------------------|----------------|---------------------|
| SECTION 1 ROADWAY IMPROVEMENTS | | | | | | | | | | | | | | |
| 302.0171 Chicago Ave. SW: Spring Brook Ln. SW to McChord Dr. SW | Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.37 miles. | 740 | No | Yes | No | Yes | No | No | No | Not Avail. | 70 | No | Planning | |
| 302.0172 San Francisco Ave. SW: Spring Brook Ln. SW to True Ln. SW | Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.22 miles. | 440 | Yes | Yes | No | Yes | Transit | No | No | Not Avail. | 51 | No | Planning | |
| 302.0173 Clover Creek Dr. SW: Pacific Hwy. SW to Hillcrest Dr. SW | Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.06 miles. | 360 | No | No | No | No | No | Yes | No | 1,500 | 73 | No | Planning | |
| *This does not include the work within the Sound Transit ROW | | | | | | | | | | | | | | |

Unfunded Need: 150,520



TO: Mayor and City Councilmembers
FROM: Courtney Brunell, Planning Manager & Dave Bugher, Assistant City Manager for Development Services
THROUGH: John Caulfield, City Manager 
DATE: August 9, 2021 (City Council Study Session)
SUBJECT: Multi Family Tax Exemption Conditional Certificate- TOTO
Townhomes (4606 108th 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: On July 12, 2021, the City Council reviewed an application for a twelve-year tax exemption (LU-21-00037) submitted on February 25, 2021. The proposed development consists of 50, two-bedroom townhomes with 20% set aside for affordable housingⁱ as outlined in LMC 3.64.010. During the study session, the Council expressed concern regarding the proposed design of a 50-unit complex with all garaged parking, and no additional parking for visitors. In response, the applicant has provided two alternative designs in addition to the first submittal for the Council to review.

Option One: The same design that was presented to the City Council on July 12, 2021. This proposal is in full compliance with the recently adopted Lakewood Station District Subarea Plan. It does not provide for guest parking on site, all parking is located in one and two car garages attached to the units.

Option Two: Provides 15, on street parking spaces on 47th Ave SW and 109th St SW. In order to accommodate the on-street parking and maintain other frontage details, including a bike lane, landscaping and sidewalk, the applicant proposes a shared use path of 15' along 47th Ave SW and 109th St SW. This proposal will create inconsistent frontages in this area, as the proposed shared use path and on-street parking design is not a permitted design option in LMC 18C. Additionally, because the parking will be located in the public right-of-way it will not be reserved for this development.

Option Three (Preferred Alternative): Provides 13, on-site parking spaces. In order to accommodate the spaces the applicant proposes decreasing the open space and setbacks along 47th Ave SW and Kendrick Ave SW, reducing the setback from the standard 15' required under the subarea plan to 5'. This alternative maintains full compliance with 18C landscape style frontage. When the landscaping and setbacks are combined, the buildings remain 15' from the edge of the sidewalk and 27' from most traffic aisles.

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 20% 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 design alternatives.
2. On August 16, 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. Proposed Design Option One
2. Proposed Design Option Two
3. Proposed Design Option Three
4. Draft Resolution
5. Draft Conditional Certificate of Multi-Family Tax Exemption
6. Draft Agreement Regarding Residential Target Area Development
7. PowerPoint Presentation

^{i i} Affordable housing includes low-and moderate income households. These terms are defined in RCW 84.14.010 as: " 'Low-income household' means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, 'low-income household' means a household that has an income at or below one hundred percent of the median family income adjusted for family size, for the county where the project is located. 'Moderate-income household' means a single person, family, or unrelated persons living together whose adjusted income is more than eighty percent but is at or below one hundred fifteen percent of the median family income adjusted for family size, for the county where the project is located, as reported by the United States department of housing and urban development. For cities located in high-cost areas, 'moderate-income household' means a household that has an income that is more than one hundred percent, but at or below one hundred fifty percent, of the median family income adjusted for family size, for the county where the project is located.

According to the United States Department of Housing and Urban Development, Pierce County is part of the Tacoma, WA HUD Metro Area, as published on the *2021 Income Limits Summary*, prepared by the Program and Parameters Research Division, HUD, the Median Family Income for a family of 4 is \$91,100. Low to moderate-income would range from \$72,880- \$104,765 for a family of 4.

OPTION # 1

LU-21-00037
REV #1

S9
SYNTHESIS 9, LLC
5214 D ST
TACOMA, WA 98403

REUSE OF DOCUMENTS
THIS DOCUMENT AND THE DESIGNATIONS INCORPORATED HEREIN AS PERMITTED BY PROFESSIONAL SERVICES 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.

REGISTERED ARCHITECT
BRETT W. MALLEN
BRETT W. MALLEN LANDSCAPE ARCHITECTURE
STATE OF WASHINGTON

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

RECEIVED
JUNE 28, 2021
CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

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

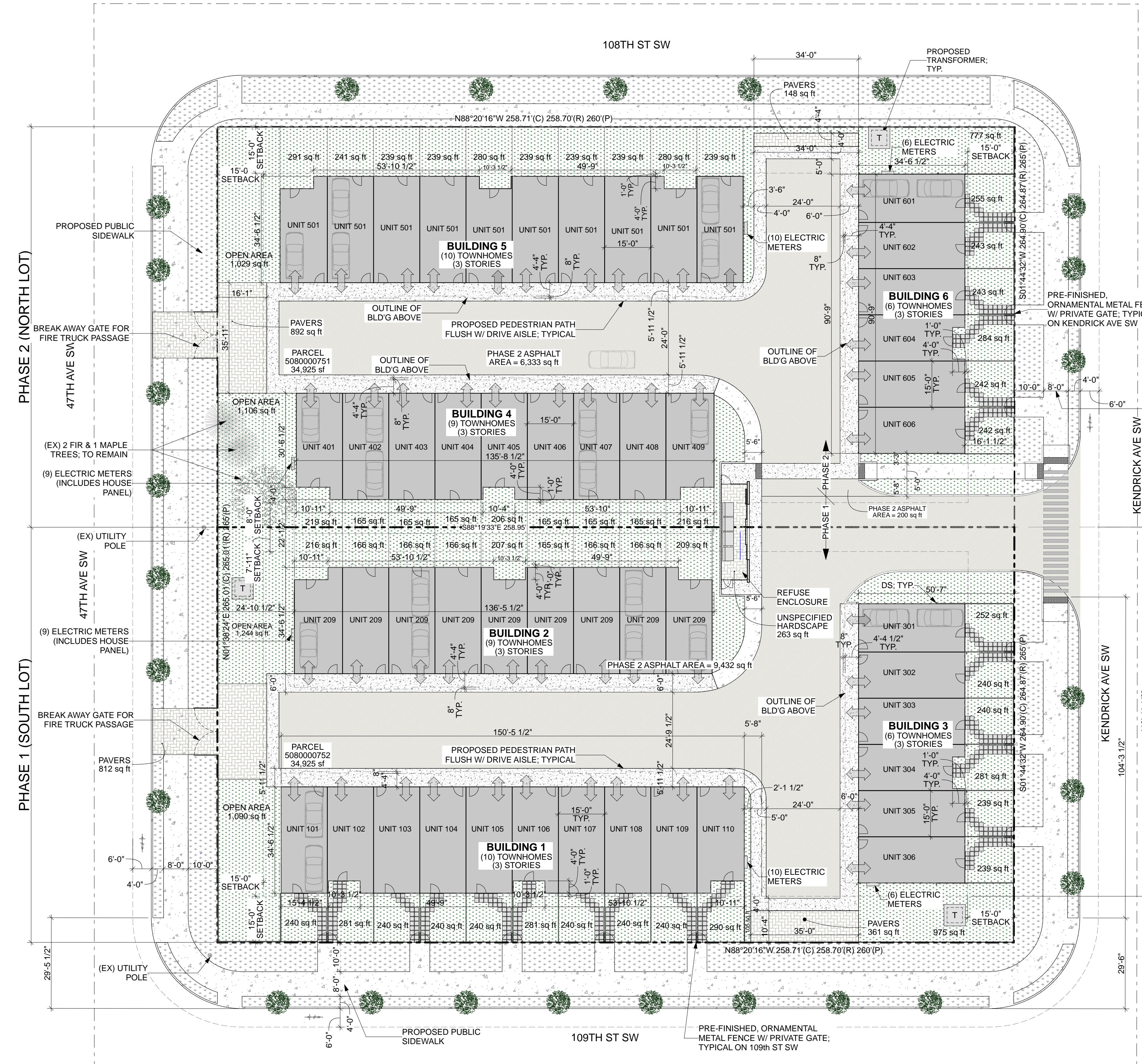
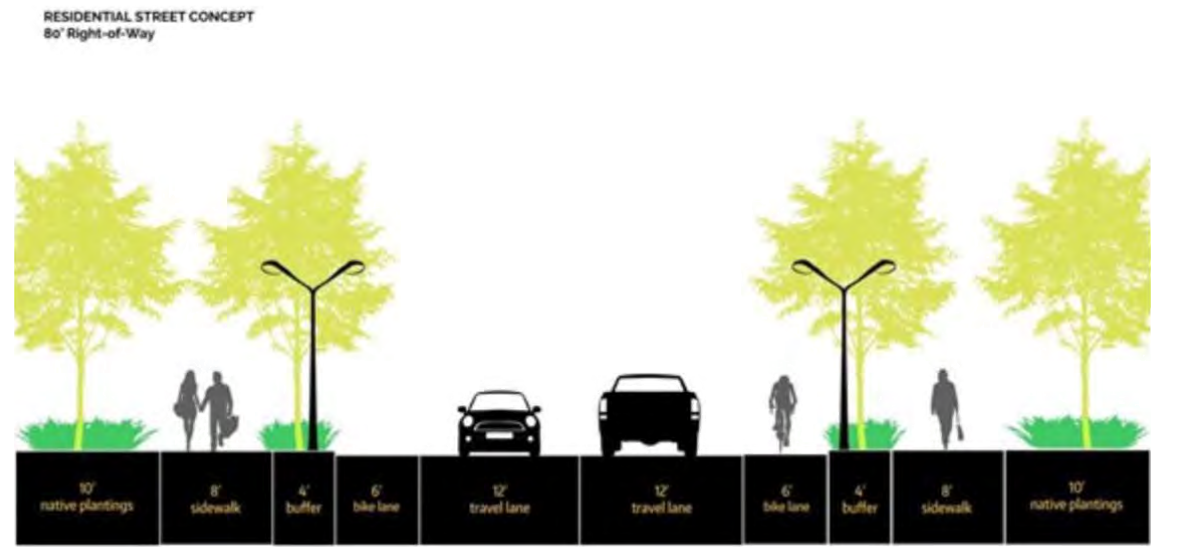


Figure 18C.300-3. Residential Street Typology – 80-Foot Right-of-Way



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

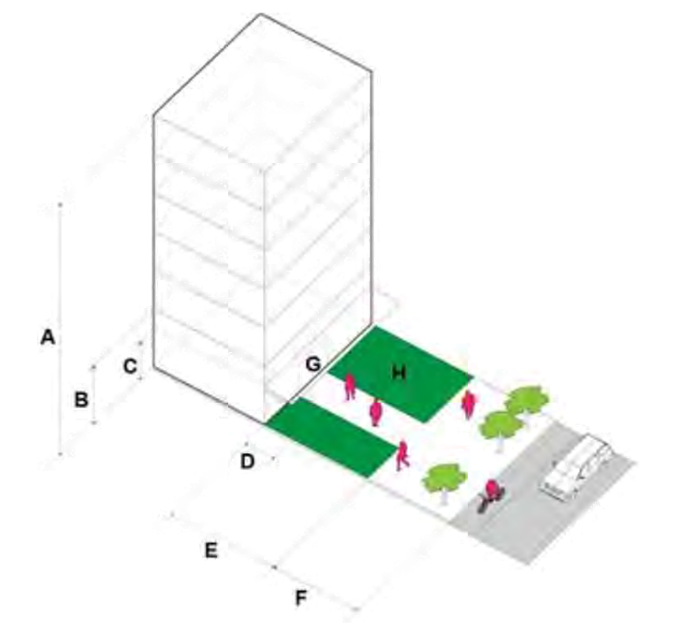
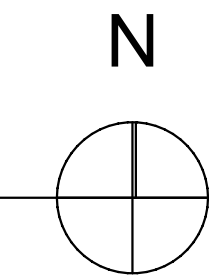


Table 18C.400-8. Landscape Frontage Standards

| Standard | Mixed-Use Street/Plaza Street | Mixed-Use Arterial Street | 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 street frontage | An entrance must be located along the primary street frontage | An entrance must be located along the primary street 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 building set back from the street edge to accommodate a porch, stoop, or terrace to serve as the primary access to the building. This frontage type is applicable primarily to residential and nonretail commercial uses and is not permitted on retail streets.

1 SITE PLAN
SCALE: 1" = 20'



DESIGN REVIEW | 2021.06.28

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DATE: 2021.06.28
TITLE: SITE PLAN
PROJECT #: 2003
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OPTION #2

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

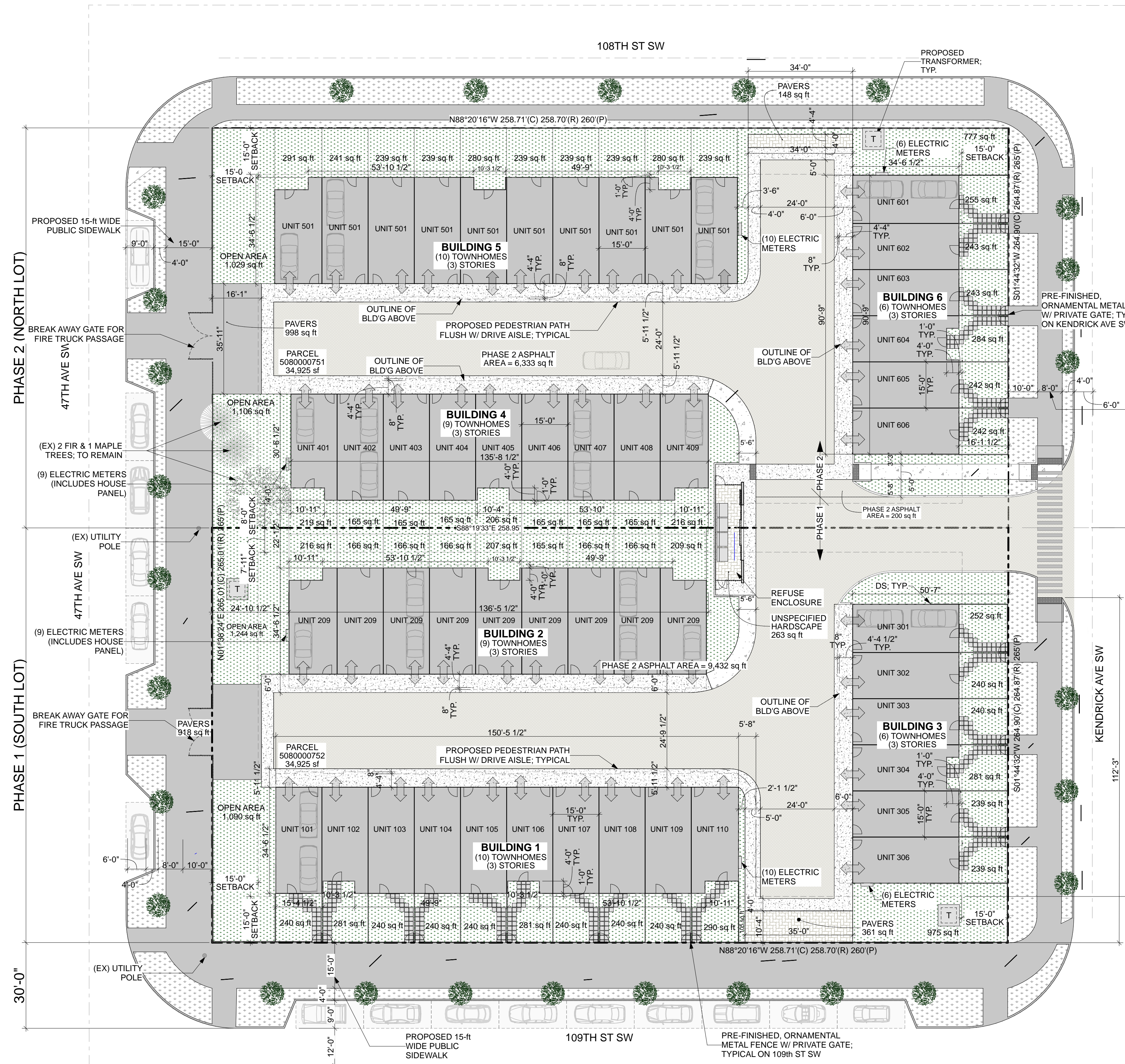
OFF-STREET PARKING STALLS PROVIDED: 38

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

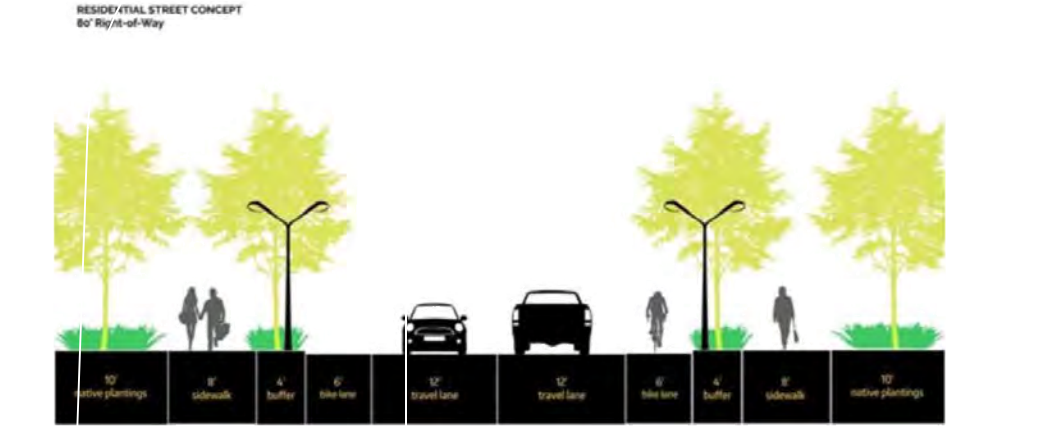
BUILDING SUMMARY

PER 2018 IRC



1 SITE PLAN
 SCALE: 1" = 20'

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



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

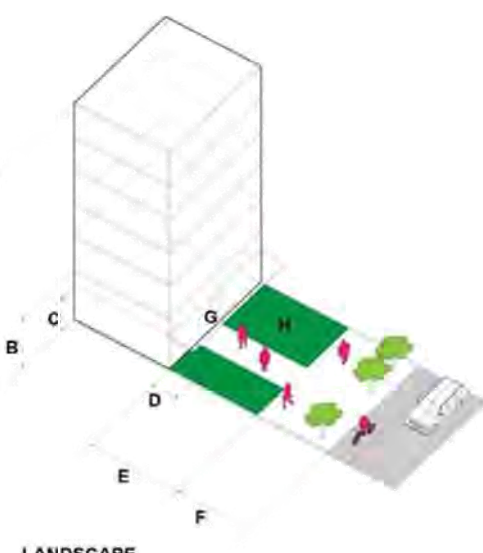


Table 18C.400-8. Landscape Frontage Standards

| Standard | Mixed-Use Street/Plaza Street | Mixed-Use Arterial Street | Residential Street/Green Street |
|---|---|---|---|
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| C. Weather Protection Height | 10' | 10' | 10' |
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| E. Building Maximum Setback from Right-of-Way | 20' | 20' | 20' |
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| G. Front Entrance | An entrance must be located along the primary street frontage | An entrance must be located along the primary street frontage | An entrance must be located along the primary street frontage |
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5. *Porch/Stoop/Terrace*. This frontage type has the building set back from the street edge to accommodate a porch, stoop, or terrace to serve as the primary access to the building. This frontage type is applicable primarily to residential and nonretail commercial uses and is not permitted on retail streets.

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

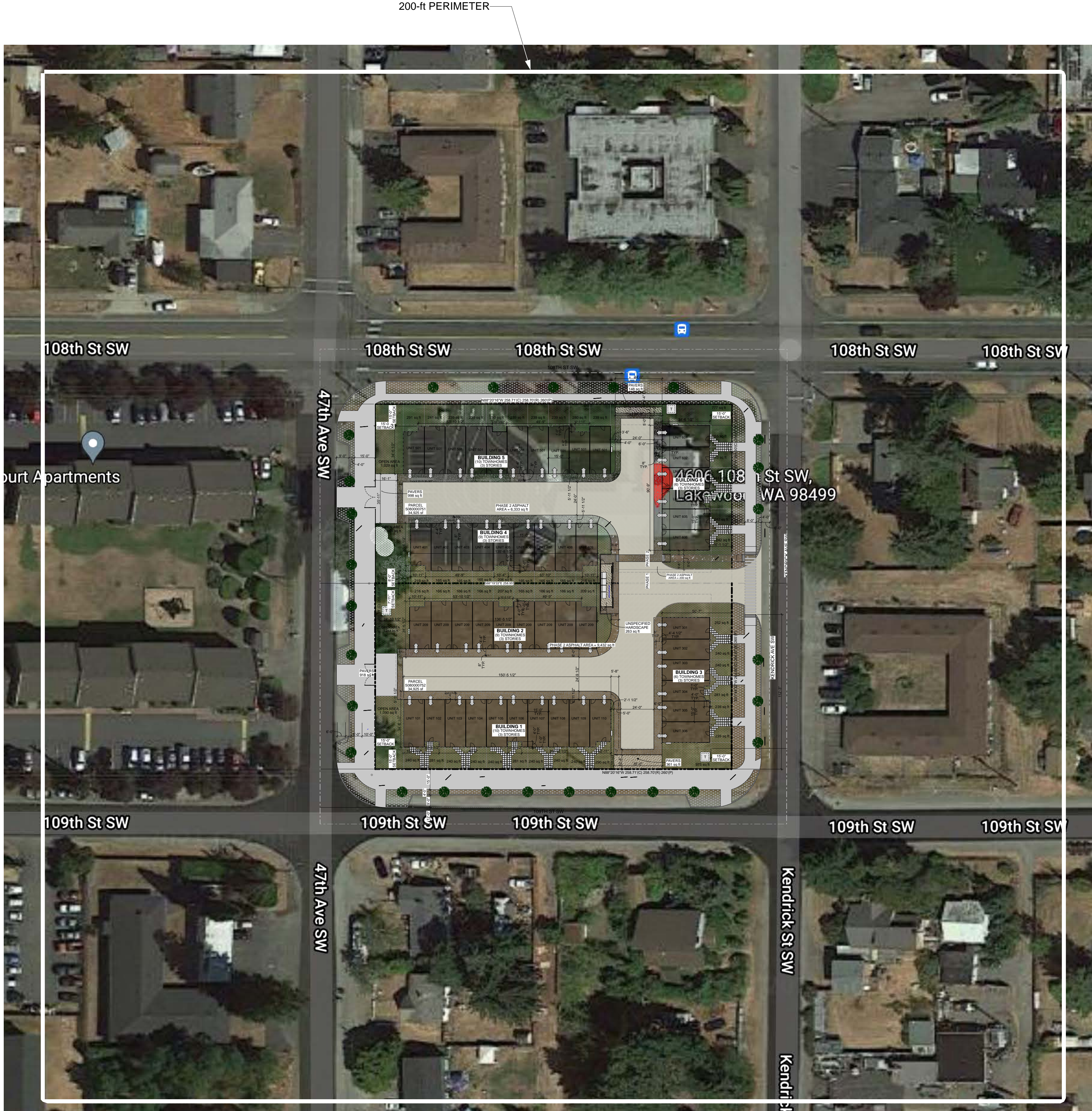
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REUSE OF DOCUMENTS
 THE DOCUMENT AND THE DESIGNATIONS
 INCORPORATED HEREIN AS INSTRUMENTS OF
 PROFESSIONAL SERVICE ARE THE PROPERTY OF
 SYNTHESIS 9, LLC AND ARE NOT TO BE USED OR
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 WRITTEN AUTHORIZATION OF SYNTHESIS 9, LLC.

TOTO TOWNHOMES - OPTION No.2
 MULTI-FAMILY DEVELOPMENT
 4606 108TH ST SW LAKEWOOD WA



200-ft PERIMETER

108th St SW

108th St SW

108th St SW

108th St SW

108th St SW

109th St SW

109th St SW

109th St SW

109th St SW

47th Ave SW

47th Ave SW

Kendrick St SW

Kendrick St SW

4606 108th St SW, Lakewood, WA 98499

4606 108th St SW, Lakewood, WA 98499

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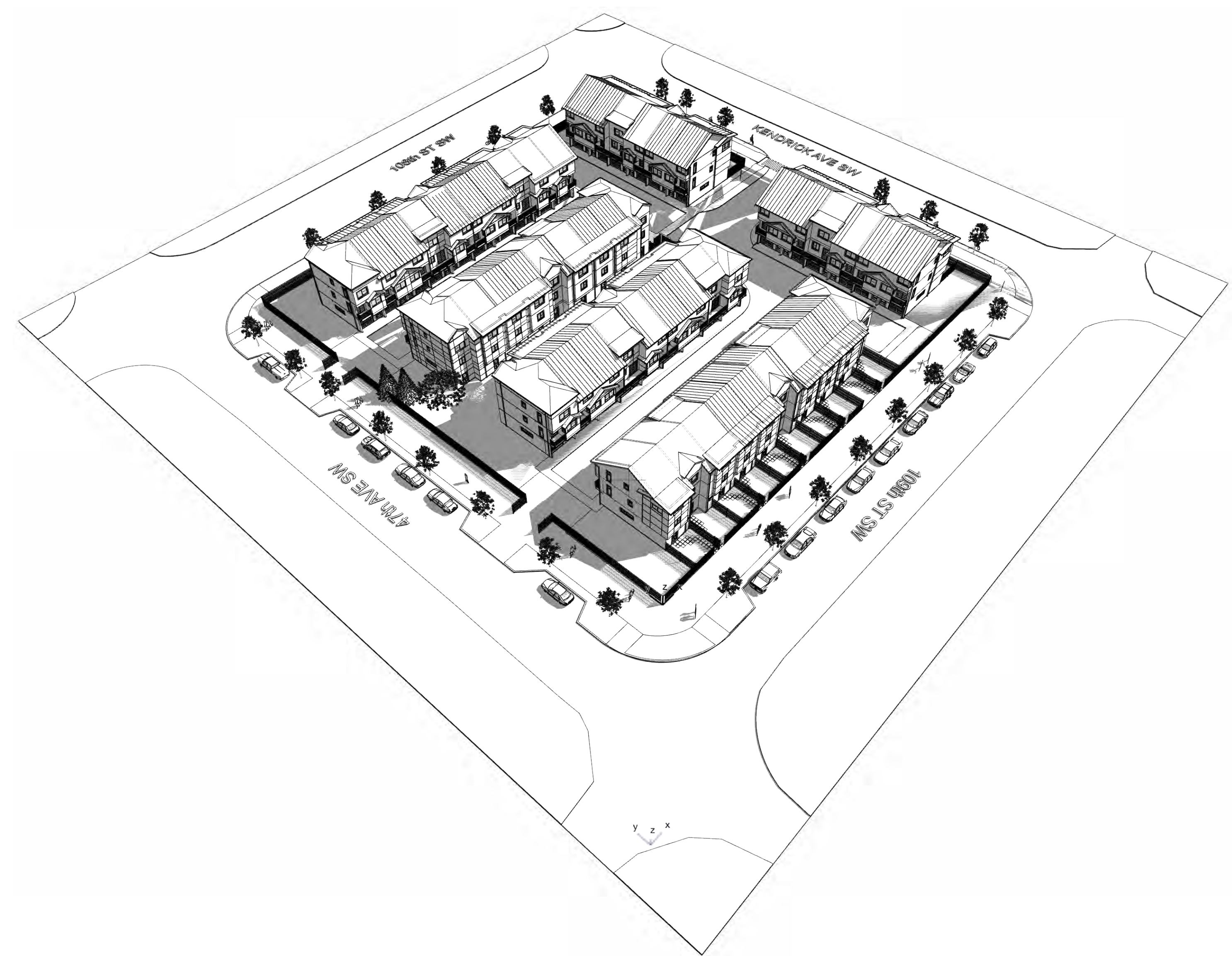
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2 SITE PLAN with AERIAL
 SCALE: 1" = 40'

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TOTO TOWNHOMES - OPTION No.2
MULTI-FAMILY DEVELOPMENT
4606 108TH ST SW LAKEWOOD WA

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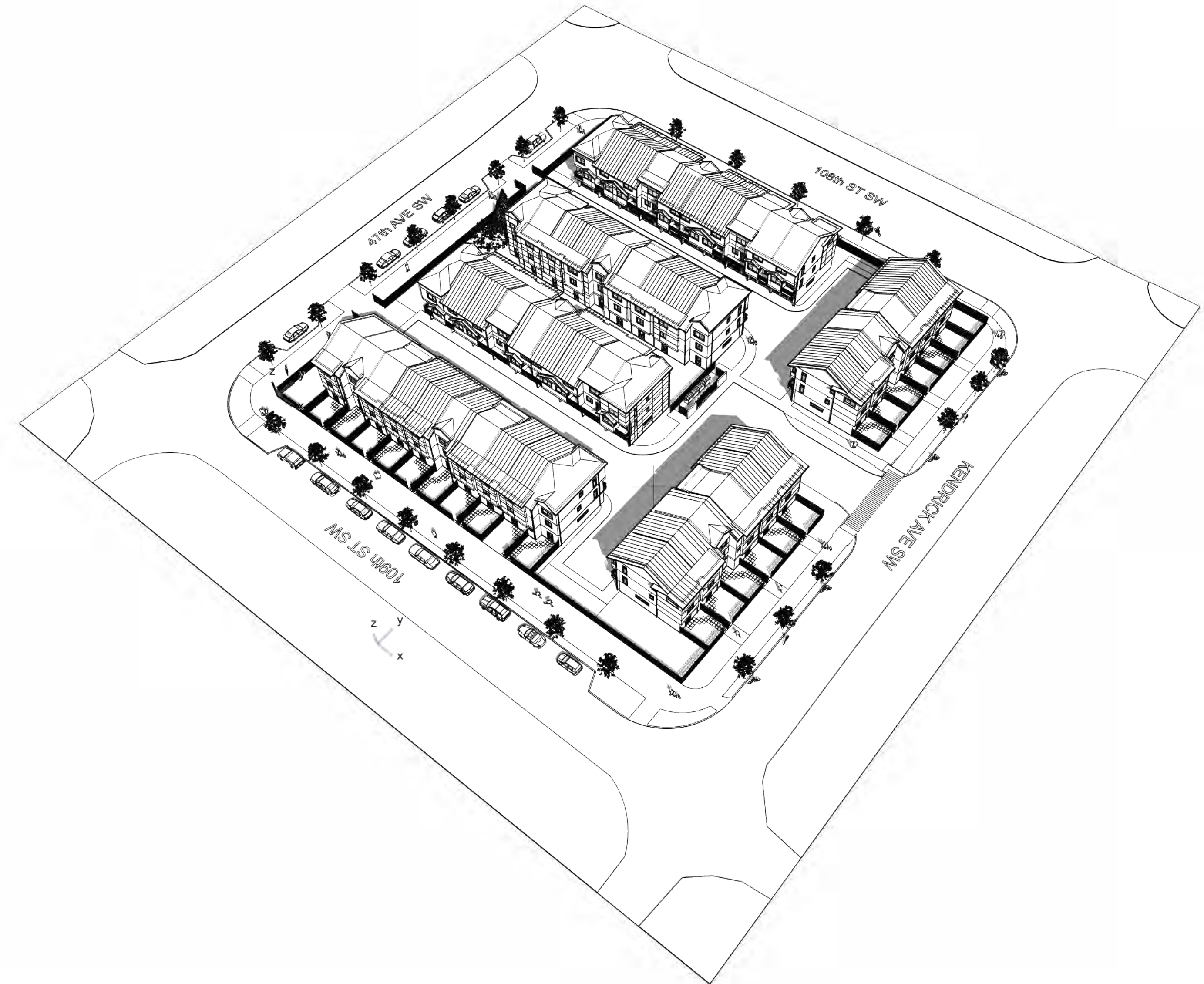
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TOTO TOWNHOMES - OPTION No.2
MULTI-FAMILY DEVELOPMENT
4606 108TH ST SW LAKEWOOD WA

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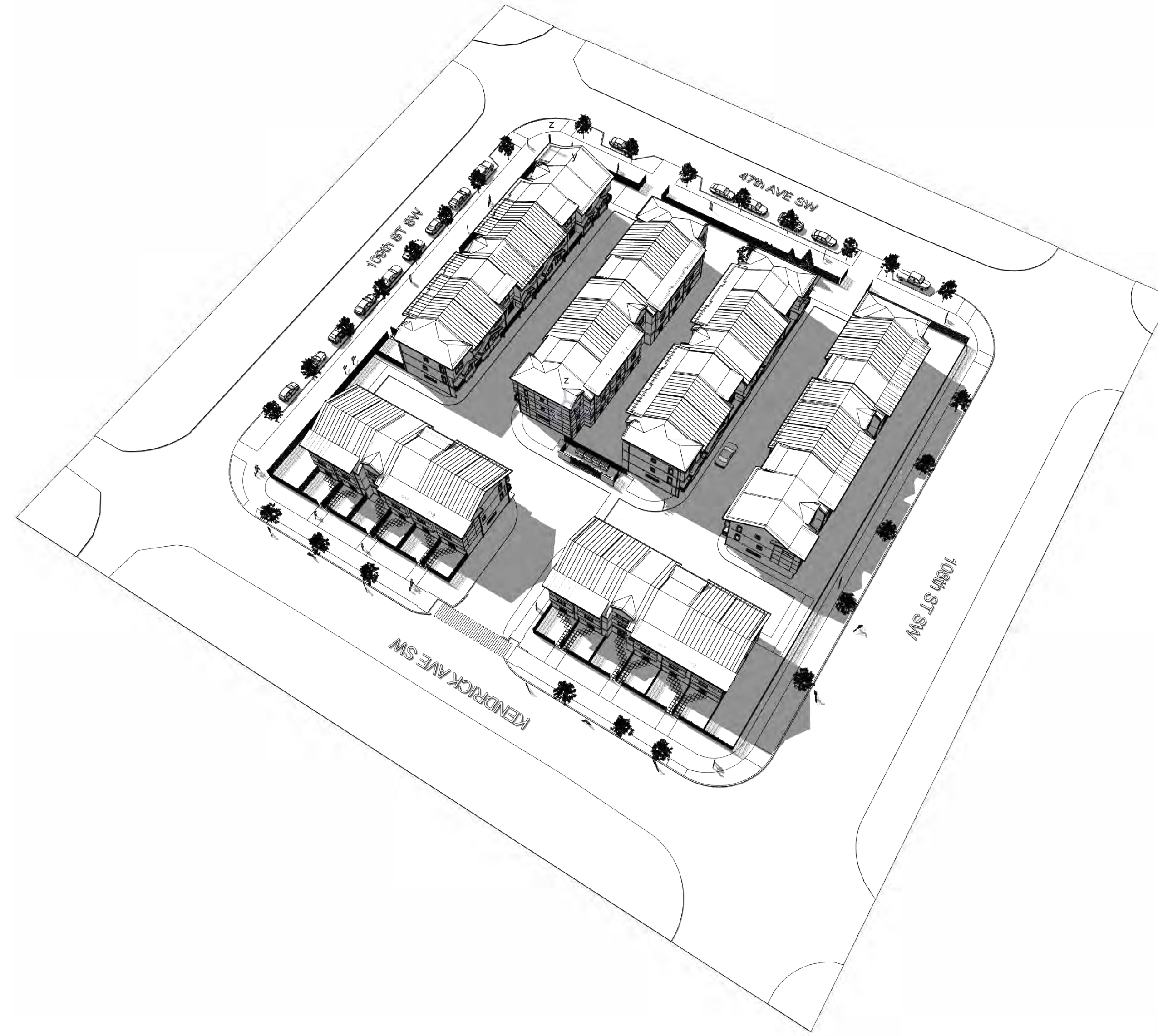
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TOTO TOWNHOMES - OPTION No.2
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4606 108TH ST SW LAKEWOOD WA

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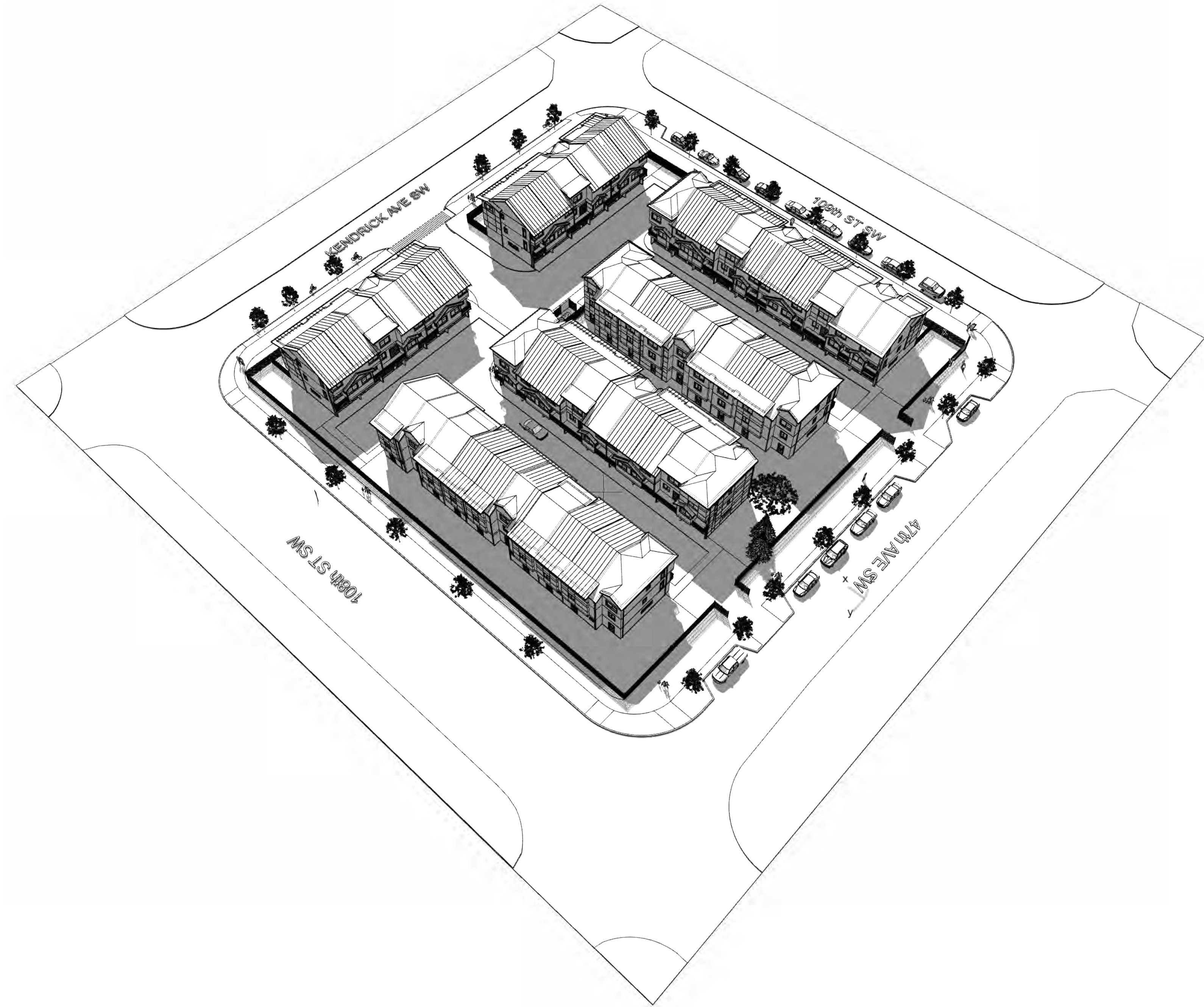
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TOTO TOWNHOMES - OPTION No.2
MULTI-FAMILY DEVELOPMENT
4606 108TH ST SW LAKEWOOD WA

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OPTION #3

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

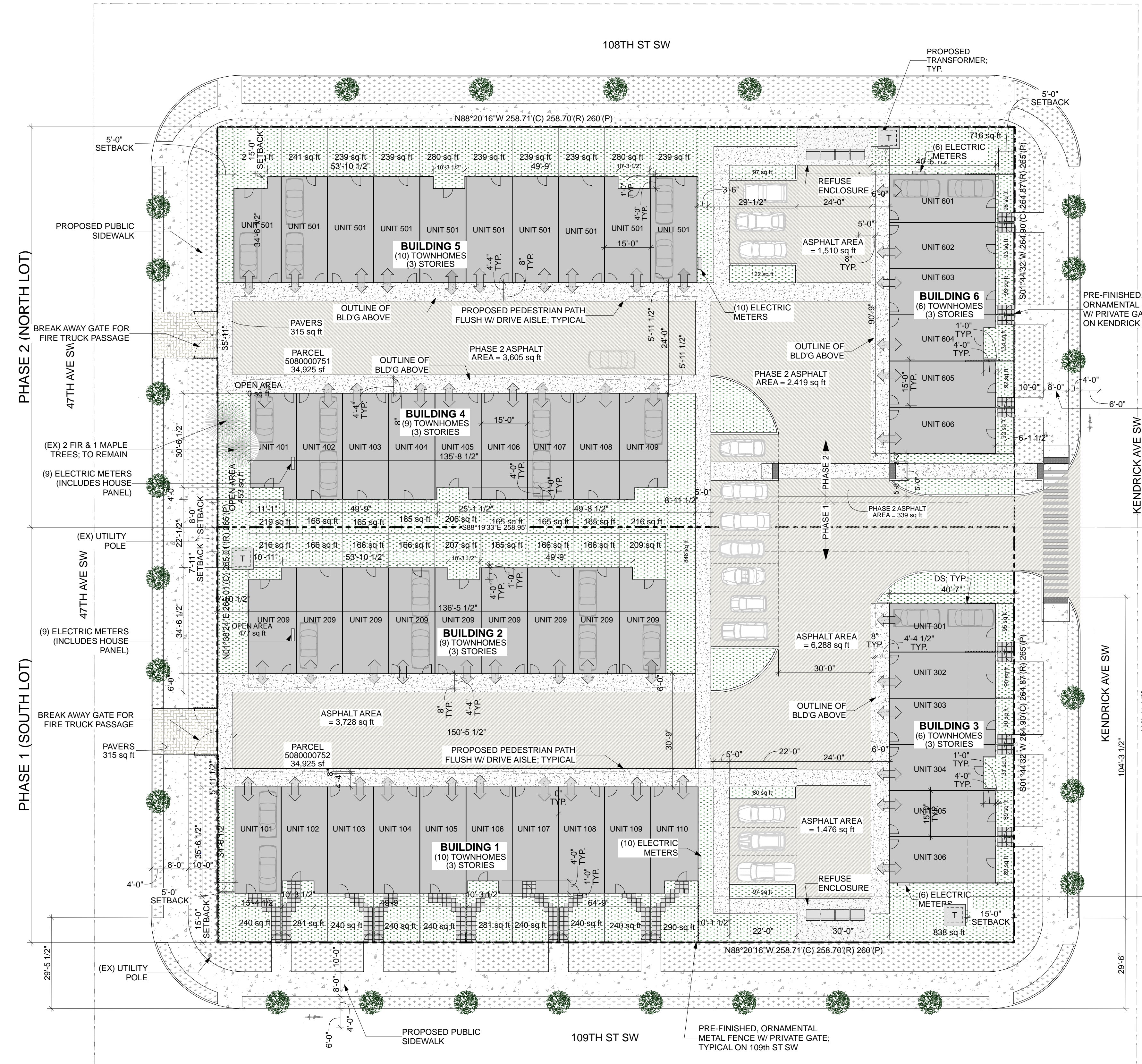
ACCESSIBLE STALLS REQ'D: N/A
ACCESSIBLE STALLS PROVIDED: N/A

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



1 SITE PLAN
SCALE: 1" = 20'

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

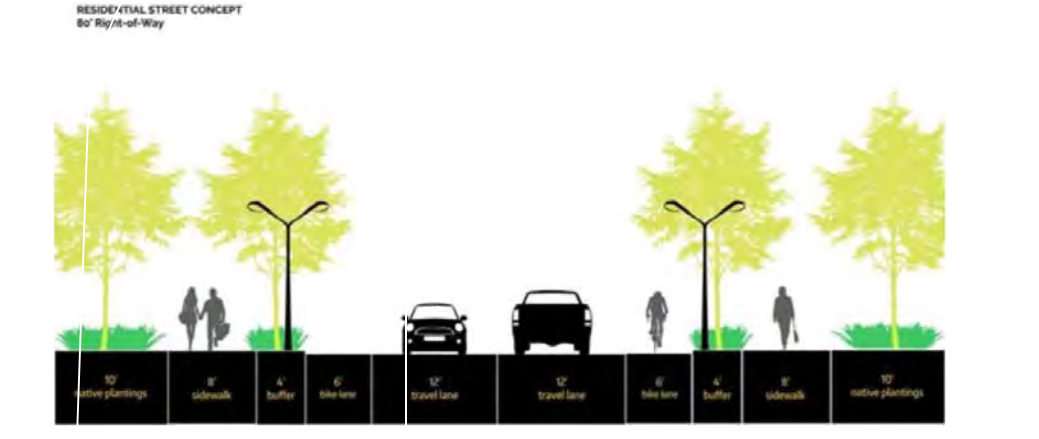


Figure 18C.400-7. Landscape Frontage Type

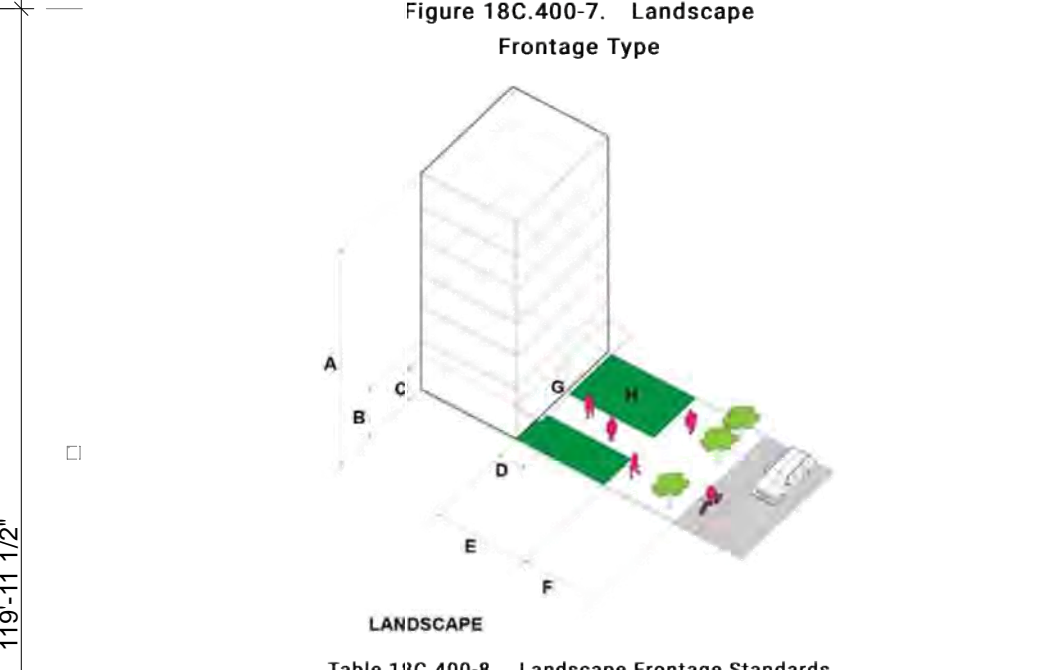


Table 18C.400-8. Landscape Frontage Standards

| Standard | Mixed-Use Street/Plaza Street | Mixed-Use Arterial Street | Residential Street/Green Street |
|---|---|---|---|
| A. Building Height | Base Zone | Base Zone | Base Zone |
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| C. Weather Protection Height | 10' | 10' | 10' |
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| 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 building set back from the street edge to accommodate a porch, stoop, or terrace to serve as the primary access to the building. This frontage type is applicable primarily to residential and nonretail commercial uses and is not permitted on retail streets.

TOTO TOWNHOMES - OPTION No.3
MULTI-FAMILY DEVELOPMENT
4606 108TH ST SW LAKEWOOD WA

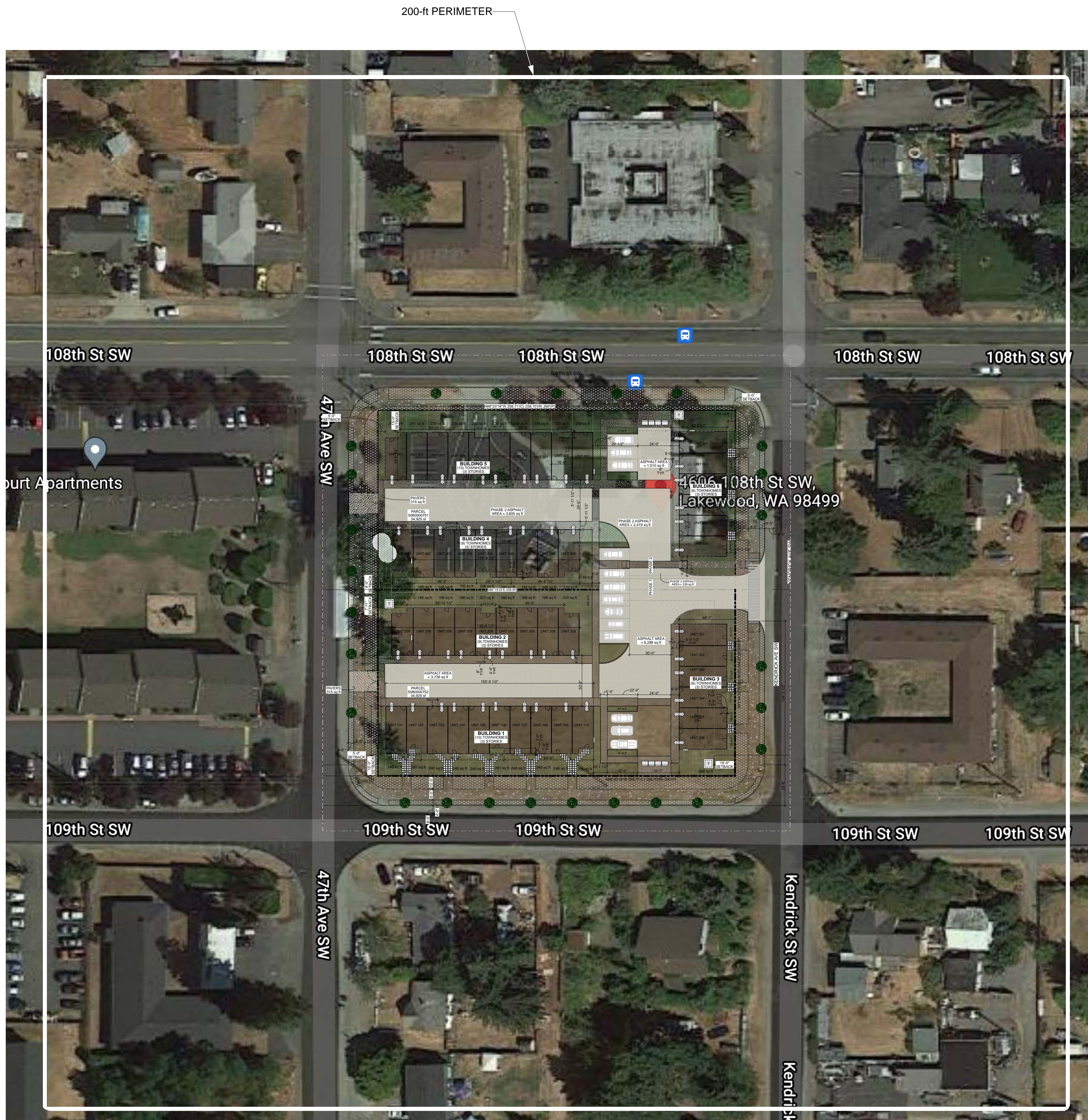
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2 SITE PLAN with AERIAL

SCALE: 1" = 40'

TOTO TOWNHOMES - OPTION No.3
MULTI-FAMILY DEVELOPMENT
4606 108TH ST SW LAKEWOOD WA

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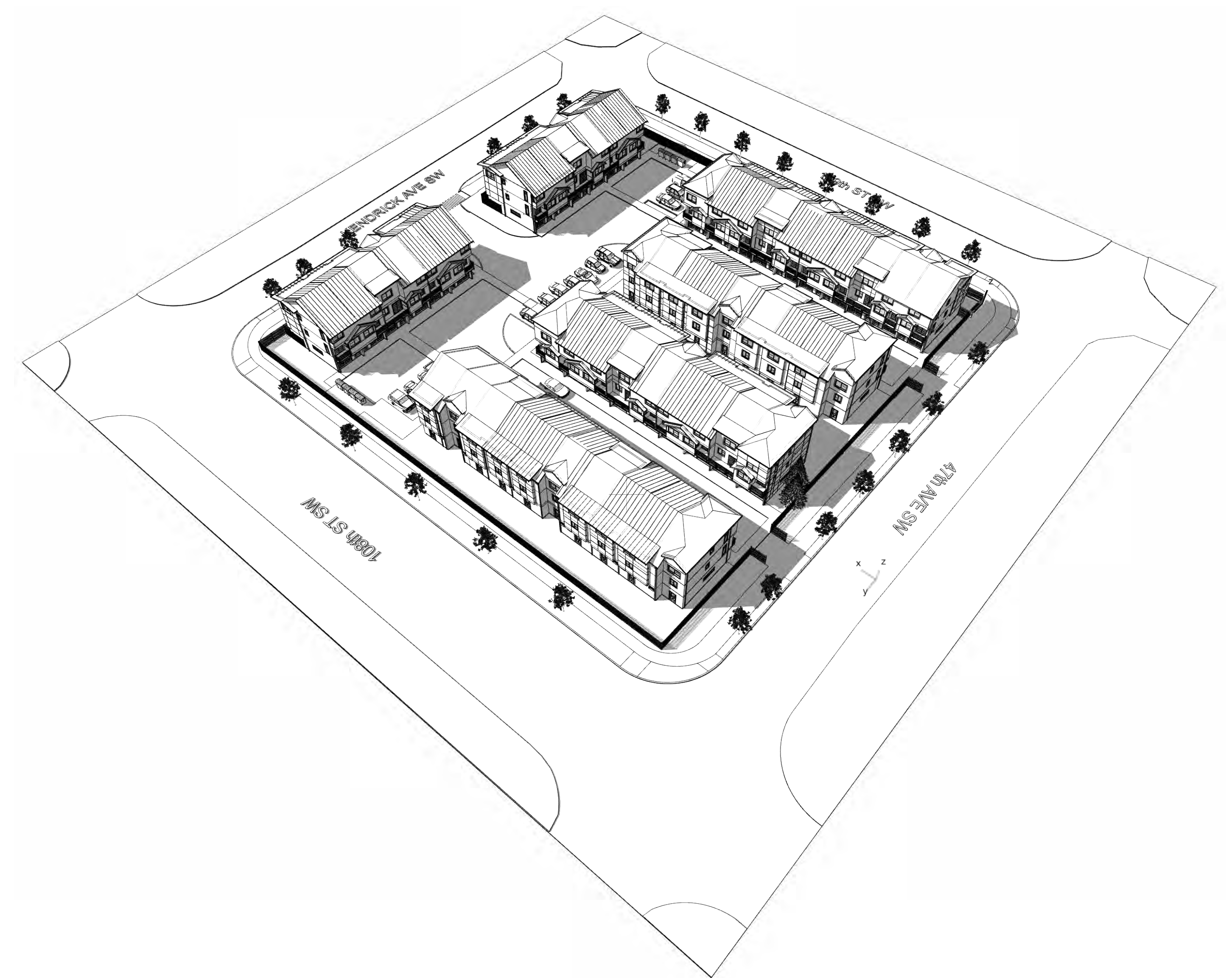
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TOTO TOWNHOMES - OPTION No.3
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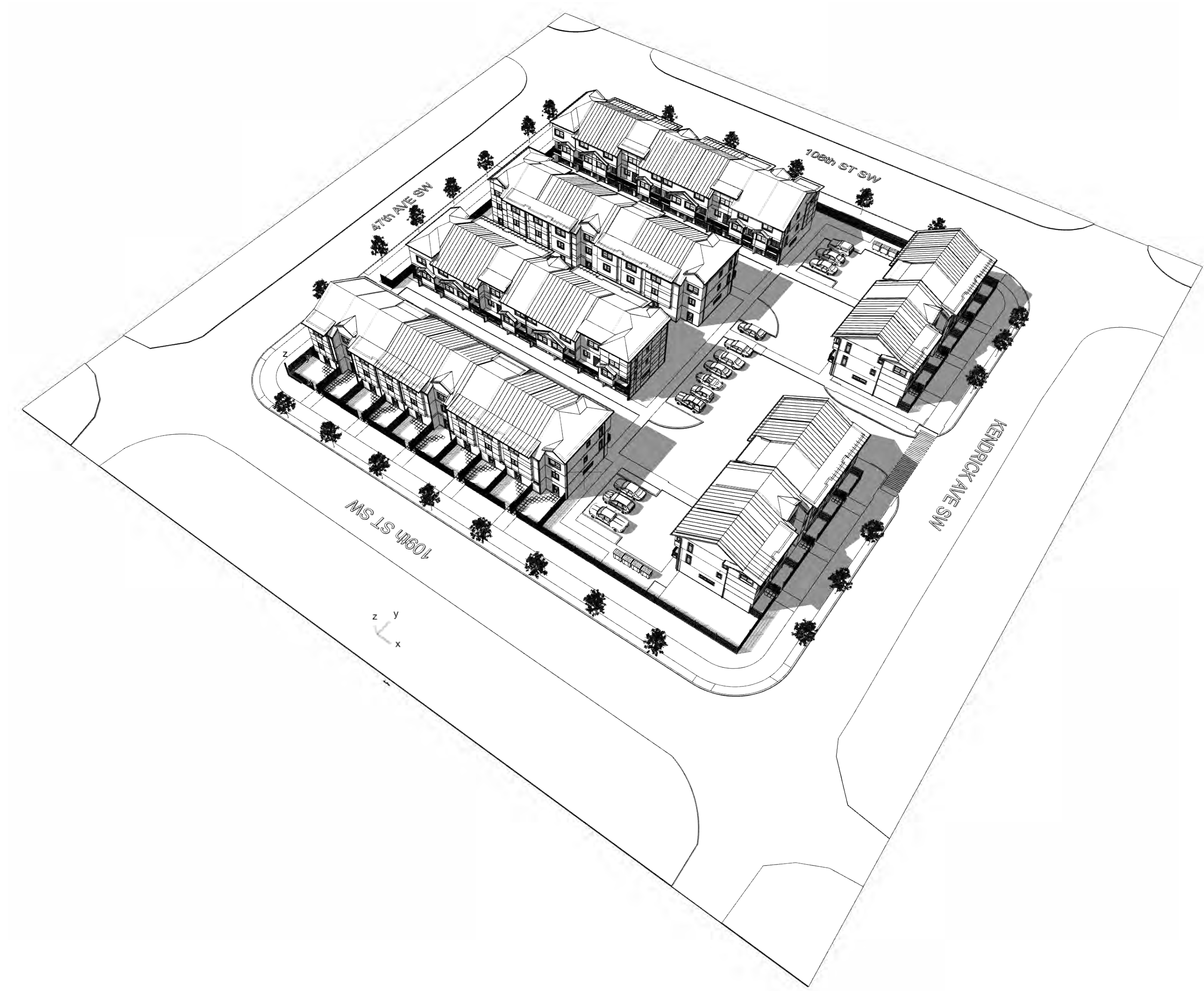
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TOTO TOWNHOMES - OPTION No.3
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4606 108TH ST SW LAKEWOOD WA

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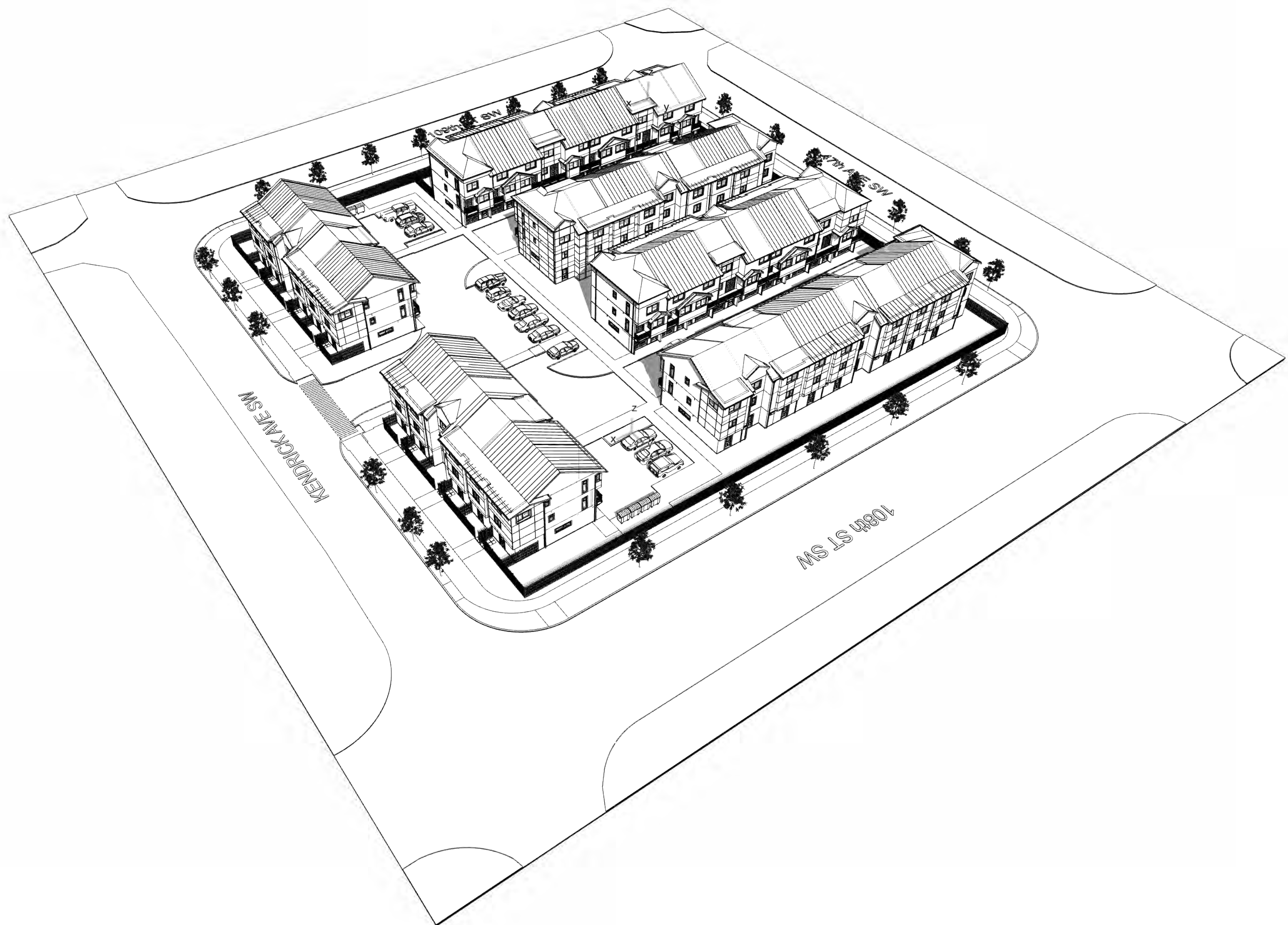
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TOTO TOWNHOMES - OPTION No.3
MULTI-FAMILY DEVELOPMENT
4606 108TH ST SW LAKEWOOD WA

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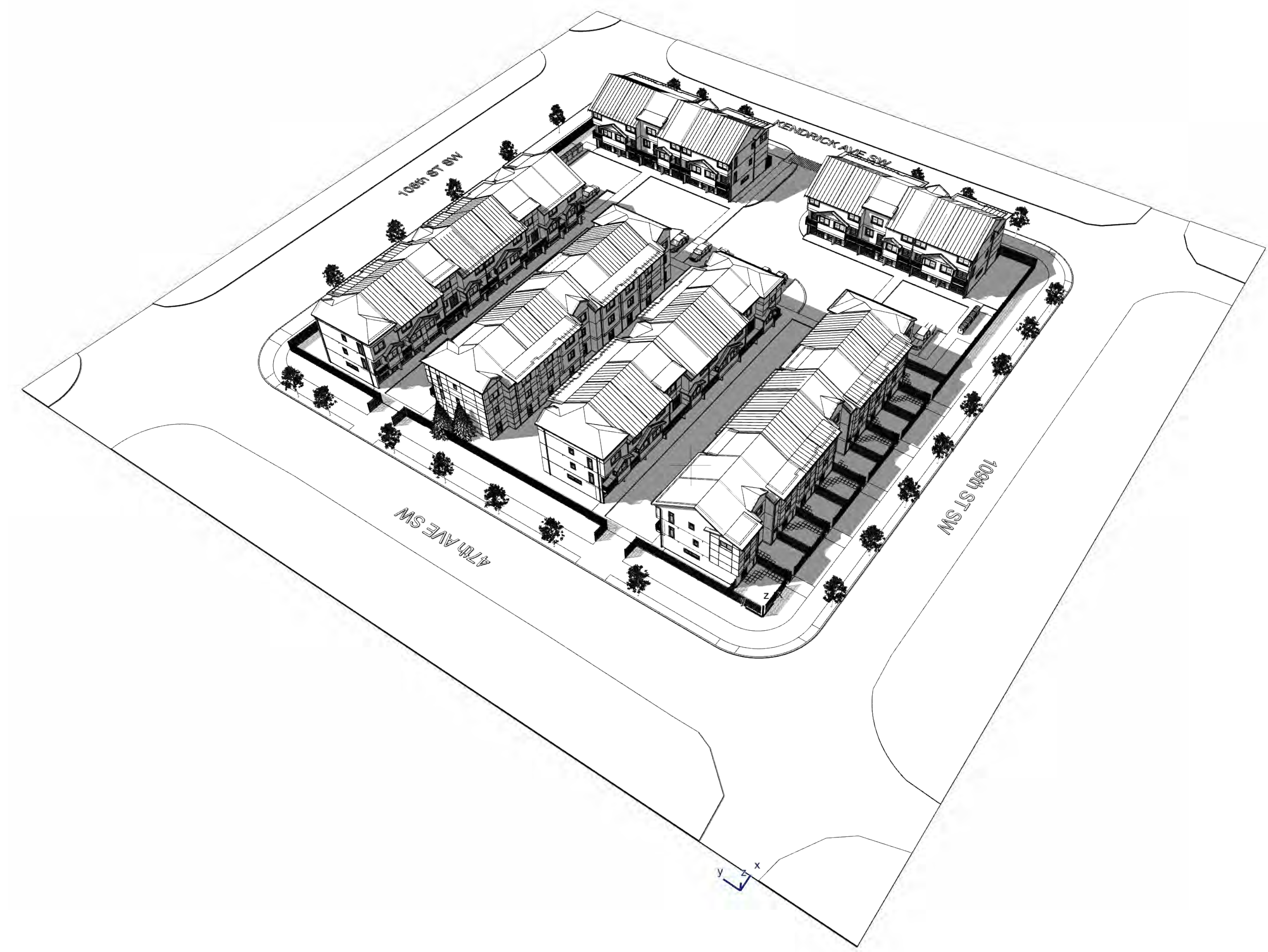
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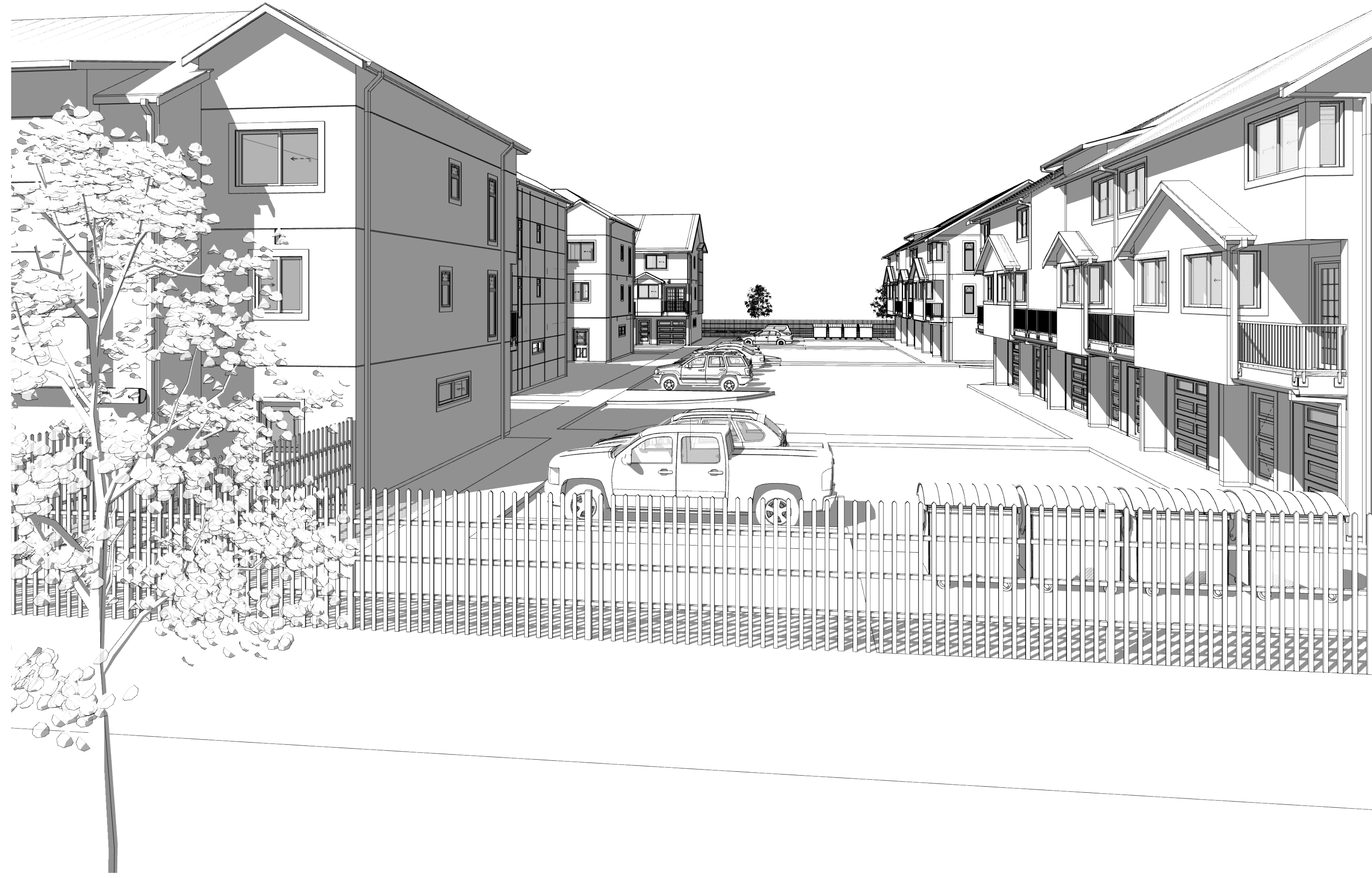
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RESOLUTION NO. 2021-XX

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:

Section 1: 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.

Section 3. 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 16th day of August, 2021.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann 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.

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__

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:

Heidi Ann Wachter, City Attorney

DRAFT

AGREEMENT REGARDING RESIDENTIAL TARGET AREA CENTER DEVELOPMENT

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.
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 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:

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- 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: _____

Derek Edwards
Lakeview Chapel, LLC

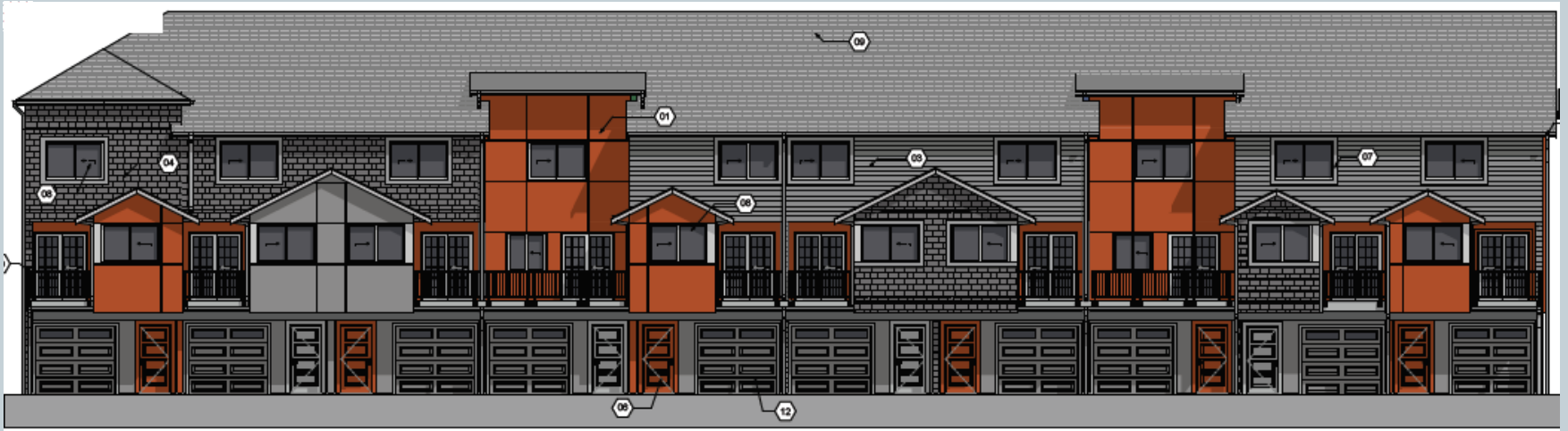
This conditional certificate of tax exemption is hereby **approved**.

John Caulfield, City Manager
City of Lakewood, Washington

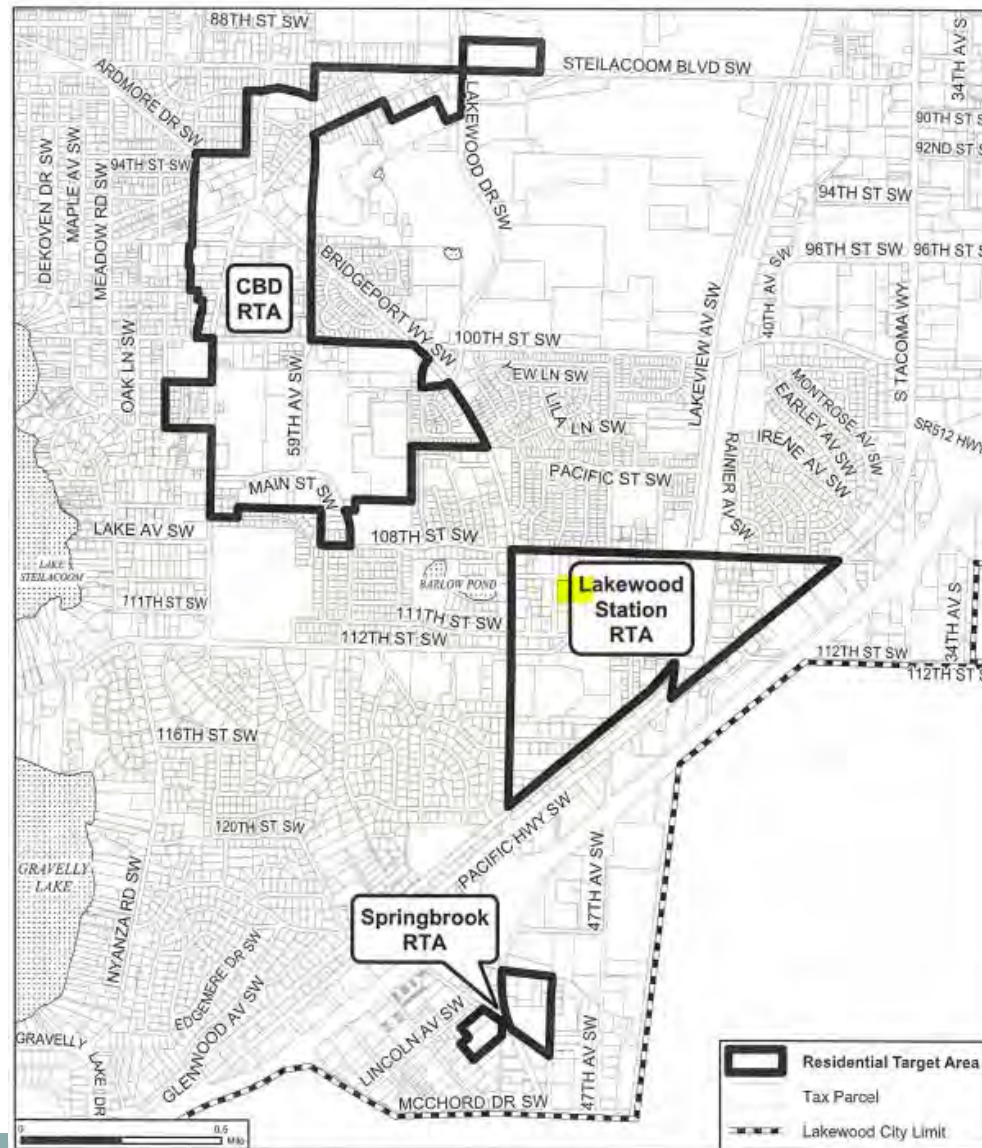
TOTO Townhomes



LAKEWOOD CITY COUNCIL
AUGUST 9, 2021

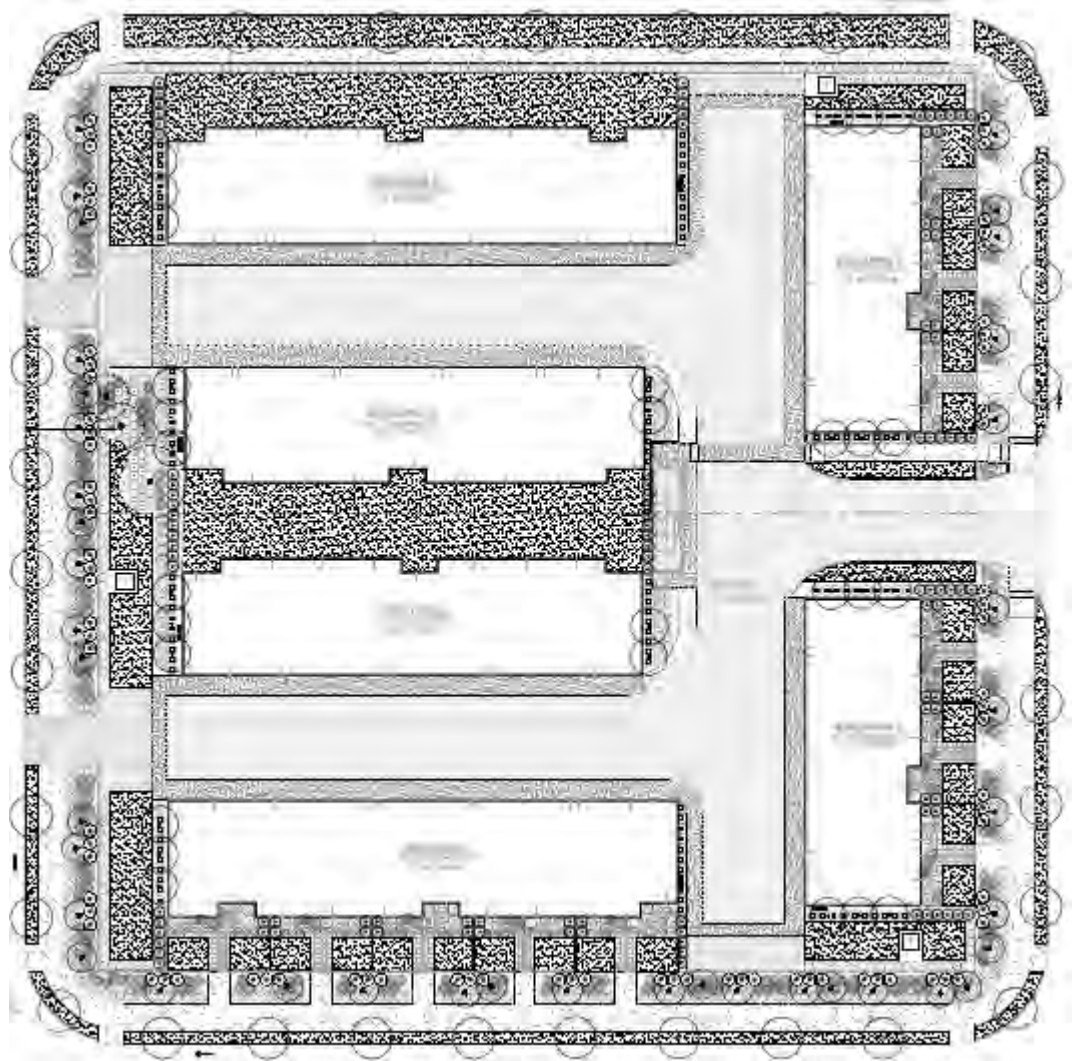


Residential Target Area's in Lakewood



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

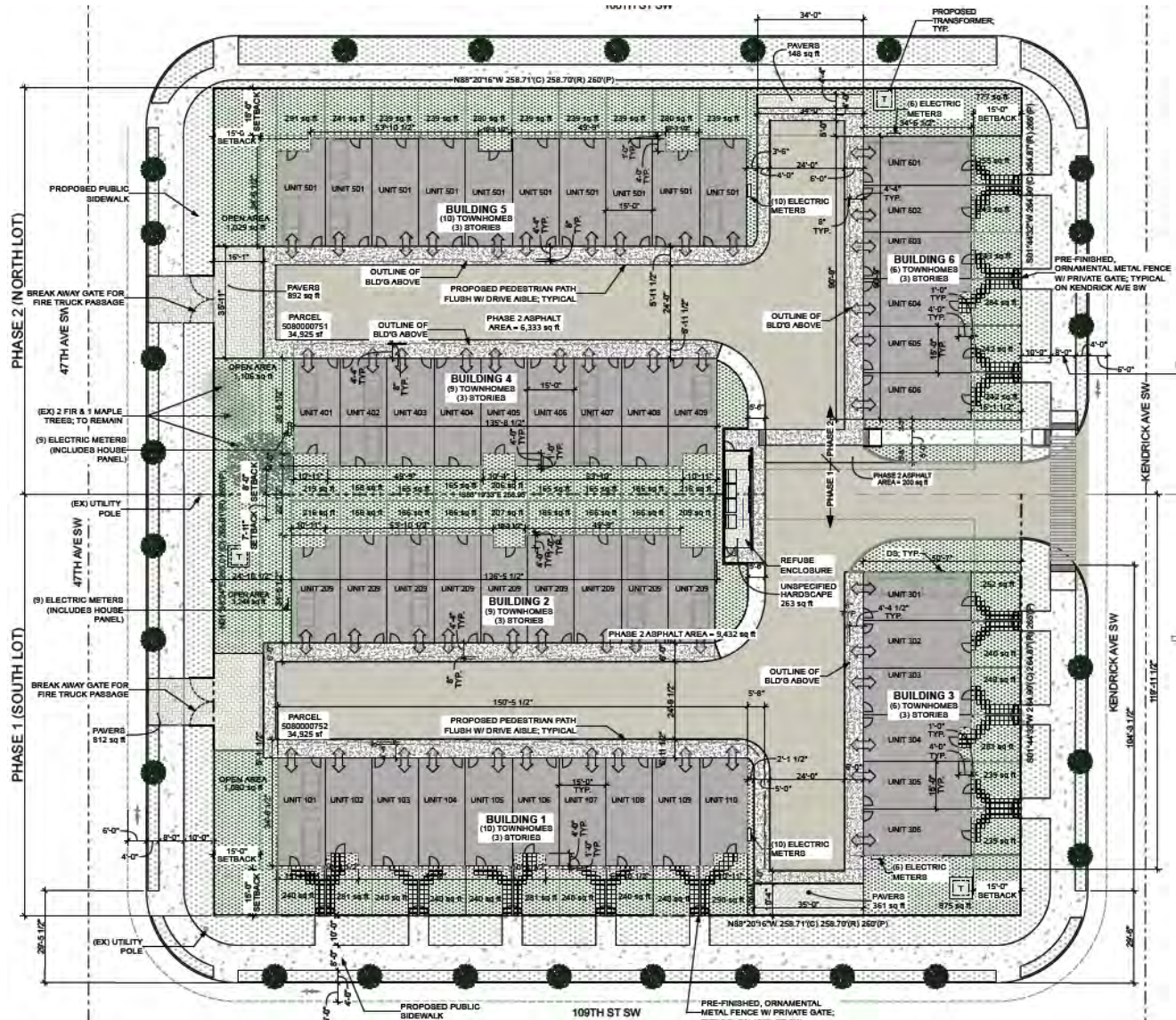


TOTO Townhomes Site Plan Option 1

First Presented to City Council on July 12

Pro:
1. Full compliance with 18C

Con:
1. No guest parking on site. All parking is found in garages attached to units.



TOTO Townhomes Site Plan Option 2

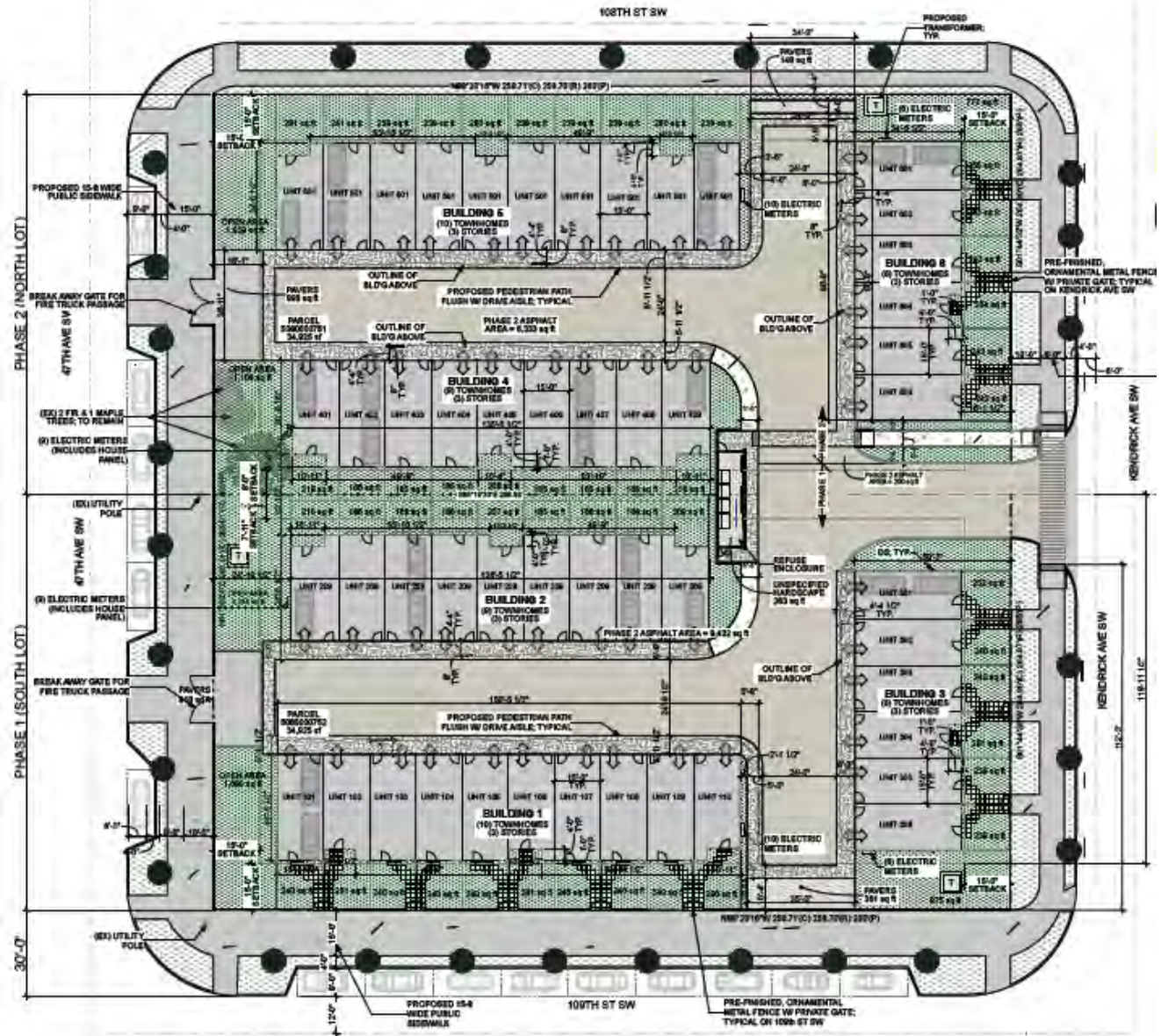
On Street Parking Option

Pros:

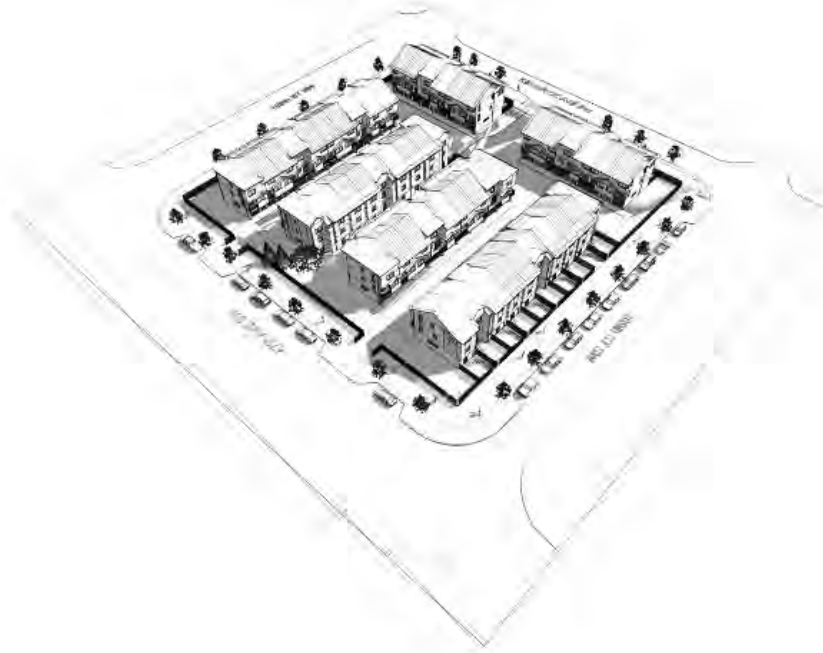
1. Provides guest parking on street, as Council requested at the July 12, 2021 meeting.
2. Accommodates bike and pedestrians via a shared use path on 109th & 47th Ave SW
3. Site maintains open space and setback requirements as outlined in 18C.

Cons:

1. Inconsistent frontages created in station district
2. On street parking not permitted under 18C
3. Parking will be public, not reserved for guests.



TOTO Townhomes Elevation Option 2



TOTO Townhomes Site Plan Option 3

Recommended Option- On site guest parking

Pros:

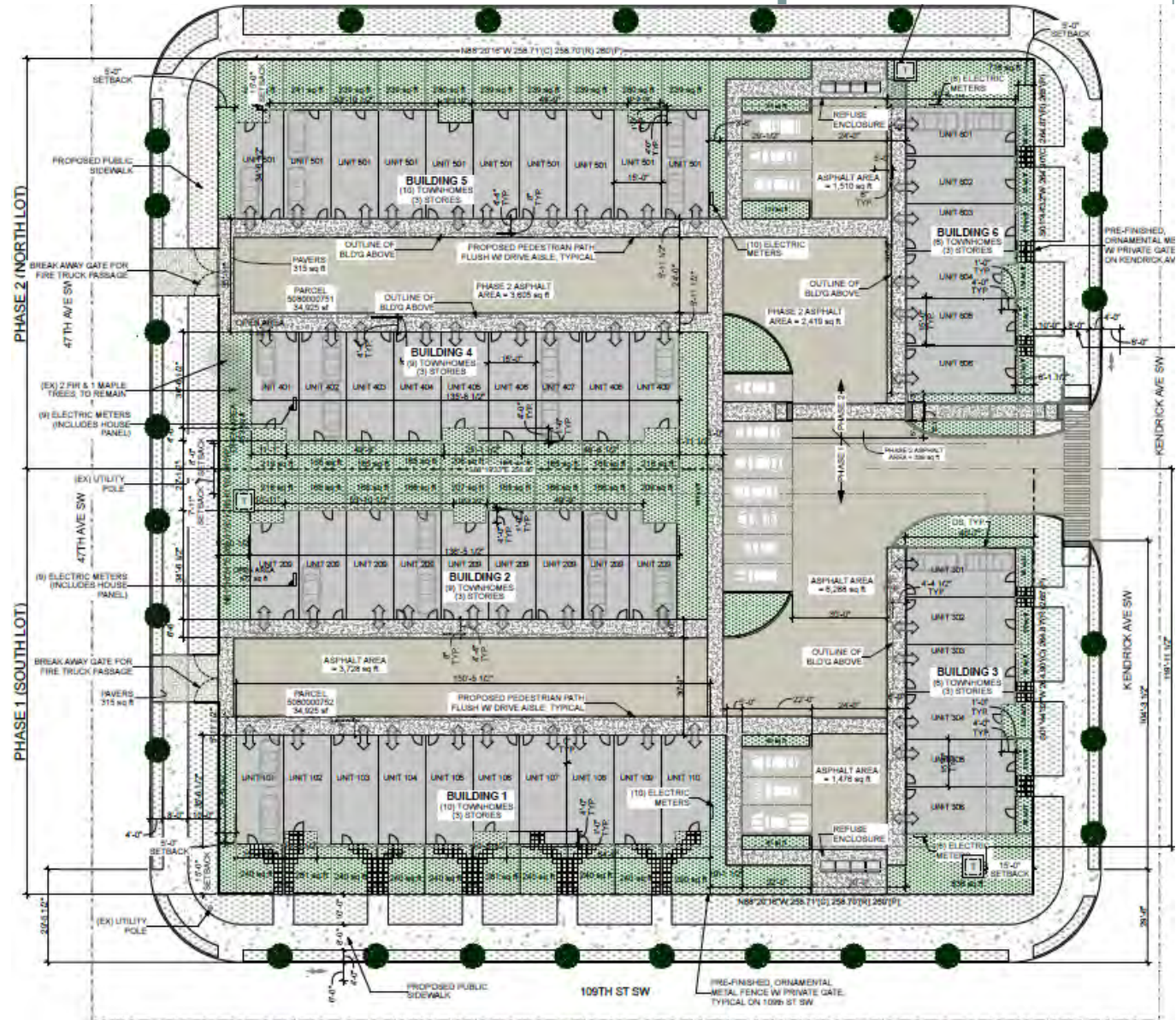
1. Provides guest parking on site.
2. Frontages are compliant with 18C

Cons:

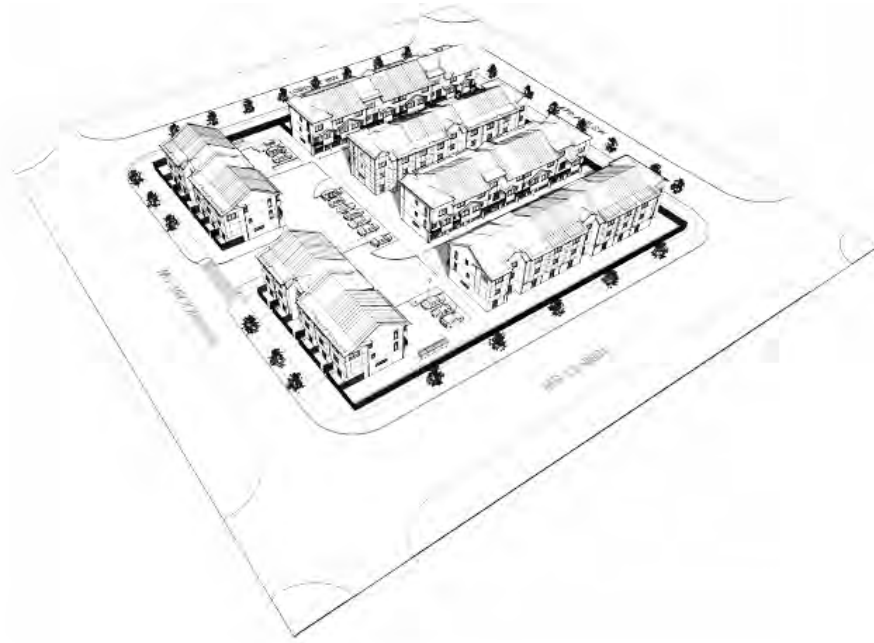
1. Open space and setbacks are decreased on 47th Ave SW & Kendrick Ave SW

Recommended option:

1. Although open space and setbacks are reduced from standard 15' setback, when it is combined with required landscaping in the ROW. The buildings are setback a total of 15' from sidewalks and 27' from most traffic aisles.



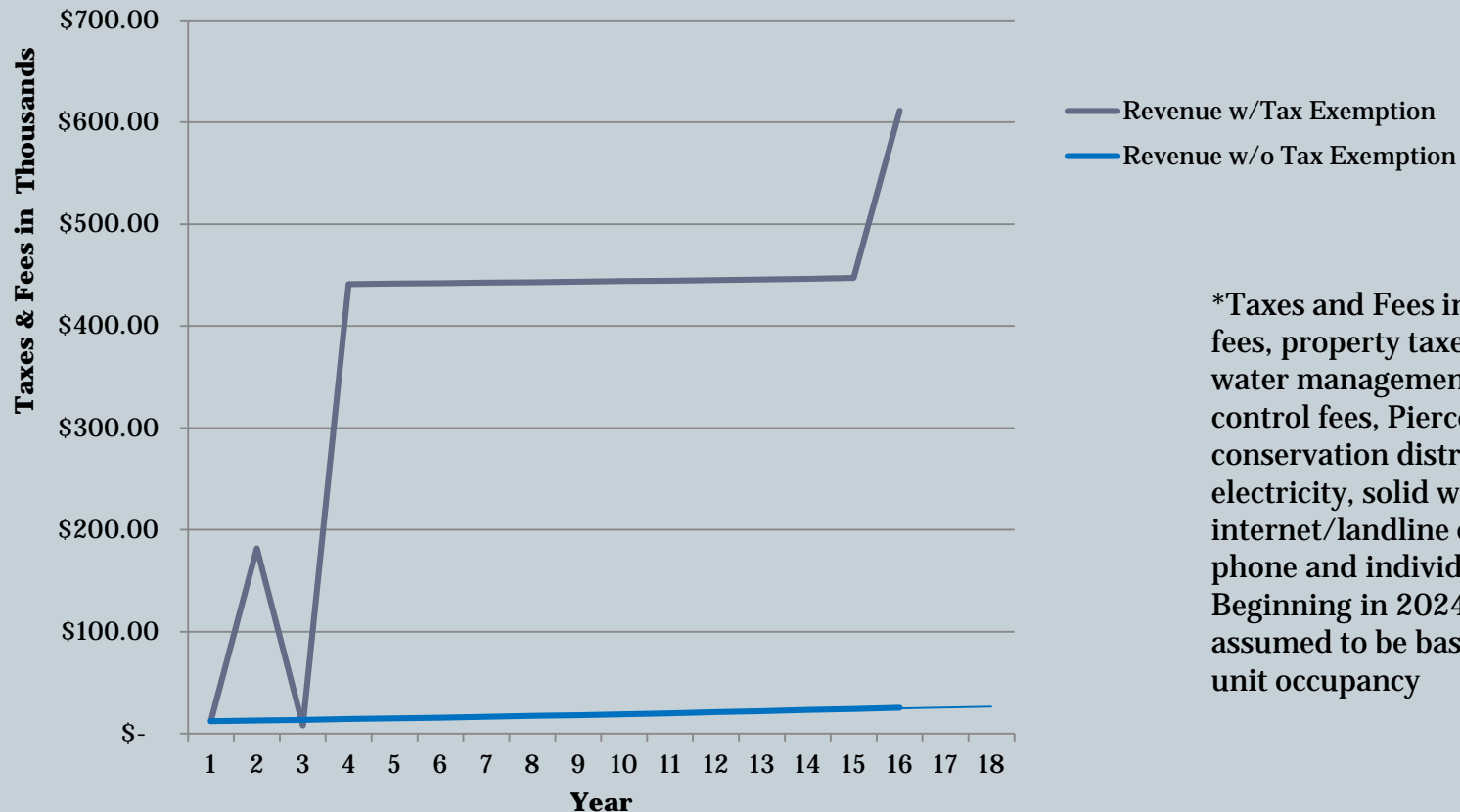
TOTO Townhomes Elevation Option 3



TOTO Townhomes MFTE Program Total Property Tax



TOTO Townhomes MFTE Program 2021- 2035



*Taxes and Fees include: permit fees, property taxes, surface water management fees, weed control fees, Pierce County conservation district fees, gas & electricity, solid waste, internet/landline costs, cell phone and individual sales tax. Beginning in 2024 fees are assumed to be based on full 50-unit occupancy

TOTO Townhomes MFTE Program 2017- 2031

Total Property Tax



| Year | Revenue w/Tax Exemption | Revenue w/o Tax Exemption |
|------|-------------------------|---------------------------|
| 2021 | \$ 12,253.90 | \$ 12,253.90 |
| 2022 | \$ 181,634.63 | \$ 12,836.08 |
| 2023 | \$ 7,857.81 | \$ 13,477.89 |
| 2024 | \$ 441,255.10 | \$ 14,151.78 |
| 2025 | \$ 441,667.63 | \$ 14,859.37 |
| 2026 | \$ 442,100.79 | \$ 15,602.34 |
| 2027 | \$ 442,555.61 | \$ 16,382.46 |
| 2028 | \$ 443,033.17 | \$ 17,201.58 |
| 2029 | \$ 443,534.61 | \$ 18,061.66 |
| 2030 | \$ 444,061.12 | \$ 18,964.74 |
| 2031 | \$ 444,613.96 | \$ 19,912.98 |
| 2032 | \$ 445,194.44 | \$ 20,908.63 |
| 2033 | \$ 445,803.94 | \$ 21,954.06 |
| 2034 | \$ 446,443.92 | \$ 23,051.76 |
| 2035 | \$ 447,115.89 | \$ 24,204.35 |
| 2036 | \$ 611,355.93 | \$ 25,414.57 |

TOTO Townhomes MFTE Program 2017- 2031

Total Property Tax



City of Lakewood Revenue ~ Proposed TOTO Townhomes

| | Year | Existing Use | Completed Project * | Tax Exempted | Other revenue** |
|-------------------------------------|------|--------------|---------------------|--------------|-----------------|
| Application and Project Development | 1 | \$ 884.60 | \$ 884.60 | \$ - | |
| | 2 | \$ 928.83 | \$ 174,692.52 | \$ - | |
| | 3 | \$ 975.27 | \$ 568.60 | \$ - | |
| Tax Exemption duration (12 years) | 4 | \$ 1,024.03 | \$ 8,182.68 | \$ 7,585.65 | \$ 211,604.40 |
| | 5 | \$ 1,075.23 | \$ 8,402.17 | \$ 7,775.29 | \$ 211,604.40 |
| | 6 | \$ 1,128.99 | \$ 8,627.90 | \$ 7,969.68 | \$ 211,604.40 |
| | 7 | \$ 1,185.44 | \$ 8,860.05 | \$ 8,168.92 | \$ 211,604.40 |
| | 8 | \$ 1,244.72 | \$ 9,098.83 | \$ 8,373.14 | \$ 211,604.40 |
| | 9 | \$ 1,306.95 | \$ 9,344.44 | \$ 8,582.47 | \$ 211,604.40 |
| | 10 | \$ 1,372.30 | \$ 9,597.10 | \$ 8,797.03 | \$ 211,604.40 |
| | 11 | \$ 1,440.91 | \$ 9,857.03 | \$ 9,016.96 | \$ 211,604.40 |
| | 12 | \$ 1,512.96 | \$ 10,124.46 | \$ 9,242.38 | \$ 211,604.40 |
| | 13 | \$ 1,588.61 | \$ 10,399.62 | \$ 9,473.44 | \$ 211,604.40 |
| | 14 | \$ 1,668.04 | \$ 10,682.77 | \$ 9,710.28 | \$ 211,604.40 |
| | 15 | \$ 1,751.44 | \$ 10,974.15 | \$ 9,953.03 | \$ 211,604.40 |
| Post-Exemption | 16 | \$ 1,839.01 | \$ 11,274.03 | \$ - | \$ 211,604.40 |

* Based on combined permit fees and property values. Permit fees for each townhome is d at \$3,483 per unit.

** Includes estimated value of local utility costs per household: gas & electricity, solid waste, internet, cellphone

Next Steps



1. City Council review options and select an alternative
2. Based on Council direction, amended agreement and resolution detailing the design option will be drafted
3. Resolution and agreements presented to City Council on August 16, 2021

