



A G E N D A

PLANNING COMMISSION

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

Wednesday, November 17, 2021 at 6:30 pm
Virtual Meeting via ZOOM
6000 Main St. SW, Lakewood WA 98499

Per the Lakewood City Council, the Planning Commission will meet virtually. Residents can virtually attend Planning Commission meetings by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215- 8782 and by entering meeting ID: 92235752480

To Submit in Public Comment and/or Public Hearing Testimony Prior to Meeting: Send comments by mail or email to Karen Devereaux, Planning Commission Clerk, at kdevereaux@cityoflakewood.us or 6000 Main Street SW Lakewood, WA 98499. Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

Live Public Participation: To provide live Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 92235752480 or by going online at <https://us06web.zoom.us/j/92235752480>. Each speaker will be allowed (3) three minutes to speak during the Public comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

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

Online: For those using the ZOOM link <https://us06web.zoom.us/j/92235752480> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

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|-----------|--|
| 1. | Call to Order |
| 2. | Roll Call |
| 3. | Approval of Minutes from November 3, 2021 |
| 4. | Agenda Updates |
| 5. | Public Comments |
| 6. | Public Hearings <ul style="list-style-type: none">• None |
| 7. | Unfinished Business <ul style="list-style-type: none">• Continue discussion on 5-Year Energy & Climate Change Implementation Plan |
| 8. | New Business <ul style="list-style-type: none">• Introduction to Development Agreements |
| 9. | Reports from Staff & Commission Members & Council Liaison <ul style="list-style-type: none">• City Council Updates/Actions• Written Communications• Future Agenda Topics<ul style="list-style-type: none">• 12/1: Tree Preservation |

Enclosures

1. Draft Meeting Minutes from November 3, 2021
2. Staff Report: 5-Year Energy & Climate Change Implementation Plan
3. Staff Report: Introduction to Development Agreements

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, November 16, 2021 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
November 3, 2021
Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Connie Coleman-Lacadie, Ryan Pearson, Linn Larsen, Paul Wagemann and Brian Parsons.

Planning Commission Members Excused: None

Commission Members Absent: Phillip Combs

Staff Present: David Bugher, Assistant City Manager, Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant
Council Liaison: Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on October 20, 2021 were approved as written by voice vote M/S/C Wagemann/Larsen. The motion passed unanimously, 6 - 0.

Agenda Updates

None

Public Comments

This meeting was held as a virtual-only meeting. Citizens were encouraged to attend and/or to provide written comments prior to the meeting. No virtual public comments or written comments were received.

Public Hearings

None

Other

Mr. Don Daniels, Chair, introduced the newly appointed commissioner, Mr. Brian Parsons, to the members. Mr. Parsons expressed his desire to serve the Lakewood community and his call to civic duty.

Unfinished Business

Continued Discussion on 5-Year Energy & Climate Change Implementation Plan

Commissioners were assigned the task of choosing the top 10 action items from the complete list of 89 items. Mr. David Bugher tallied the choices into a table form and discussed each item and the number of votes received with commissioners. It was explained how each of the top 10 ties into other items and will facilitate the completion of all the items in the list. Mr. Parsons agreed to complete the same assignment with his choices to be added to the tally. After review of the current voting table commissioners discussed items and were given opportunity to make adjustments.

Mr. Bugher will complete an analysis of the top 10 based on the categories of timeframe, effort and need. Timeframes will be length of completion of less than one year, one to three years, or three plus years. Effort would be considered low if no or nominal cost, medium may require some funding, and high would be the need to hire consultants to complete the work of sequestration for example. Mr. Bugher spoke about the fact that Lakewood has a lot of stored

carbon and he has a future plan for reducing the footprint through open streets regulations and tree preservation program to help build credits. The third category of need would be considered low if there is no significant urgency, medium addresses importance and warrants some urgency, or high addressing the highest priority and most urgent issues in the region.

Next steps would be to prioritize the top10 choices for final selection and categorize. Opportunity to edit the language and make a detailed work plan will be provided prior to the public hearing tentatively scheduled for January 5, 2022. Recommendations would then be forwarded to City Council for consideration.

New Business

None

Report from Council Liaison

None

Reports from Commission Members and Staff

Mr. Bugher shared that City Council is discussing the Tree Preservation Plan and are considering hiring Berk Consulting Group to perform the work needed.

Ms. Tiffany Speir shared that the ARPA funds are moving forward with Council having decided to start with programs to fill the gaps for Lakewood residents. Half of the \$13.77 million dollars has been allocated.

Future Planning Commission Agenda Topics

11/17/21: Continue 5 Year Energy & Climate Change Implementation Plan recommendations, Introduction to Development Agreements

12/01/2021: Introduction to Tree Preservation Code

12/15/2021: Planning Commission Meeting Cancelled

Next Regular Meeting The next regular meeting would be held on November 17, 2021.

Meeting Adjourned at 7:10 p.m.

Don Daniels, Chair
Planning Commission 11/17/2021

Karen Devereaux, Recording Secretary
Planning Commission 11/17/2021



MEMORANDUM

TO: Lakewood Planning Commission

FROM: Dave Bugher, Assistant City Manager/Community & Economic Development Director

MEETING DATE: November 17, 2021

SUBJECT: Developing a Two-Year Work Plan on Climate Change, Part 3

INTRODUCTION: Attached to this memorandum is a matrix. The purpose of the matrix is to further define a work plan regarding climate change.

In the upper left-hand corner of the matrix are three basic categories: Timeframe; Effort; and Need. These are divided into subcategories. For Timeframe the categories are short, medium, and long. For both Effort and Need, low, medium, and high. The categories and subcategories look like this:

Timeframe

- Short < 1 year
- Medium = 1-3 years
- Long = 3+ years

Effort

- Low - Implemented at no or nominal cost by CED staff
- Medium = May require city and/or grant funding & partner-driven implementation
- High = Consultants, one-time capital projects, an/or changes in city legislation

Need

- Low = "nice-to-have strategies without significant urgency
- Medium = Addresses important needs and warrants some urgency
- High = Highest priority and most urgent issue(s) in the region

Immediately below these descriptors, are the commission's top action items based on number of commission votes. These are expressed from highest to lowest. Six action items received six votes. Four action items received four votes. Seven action items received three votes. In sum, 17 action items were the commission's top choices. And 20 action items received two votes.

To the right of the action items are listed in separate columns Timeframe, Effort, and Need, along with each of their respective subcategories. It looks like this...

| Timeframe | | | | Effort | | | | Need | | |
|-----------|--------|------|--|--------|--------|------|--|------|--------|------|
| Short | Medium | Long | | Low | Medium | High | | Low | Medium | High |

Below each category/subcategory are three numbers, 1, 2, and 3. The numbers represent the degree of difficulty, with 1 being easy, 2 representing a medium level of difficulty, and 3, hard to do, may require additional resources and/or new or revised legislation. Again, it looks like this...

| Timeframe | | | | Effort | | | | Need | | |
|-----------|--------|------|--|--------|--------|------|--|------|--------|------|
| Short | Medium | Long | | Low | Medium | High | | Low | Medium | High |
| 1 | 2 | 3 | | 1 | 2 | 3 | | 1 | 2 | 3 |

Next, each action item was scored based on this point spread. The points were added up. The lesser number of points, the easier the assignment. The greater number of points, the higher level of difficulty. The lowest point score possible was 3. The highest point score, 9. Average score for the entire matrix, 5.3.

Personally, I was surprised by some of the vote tallies. Some action items which I had predetermined would be deemed fairly easy to do, came out with higher levels of difficulties than expected.

Planning Commission Assignment:

- 1) Review the two attachments to this report.
- 2) Do *individual* commissioners agree with the latest analysis and point spread?
- 3) Does the commission *collectively* agree with the analysis and point spread?
- 4) If not, what adjustments need to be made?
- 5) Are there low-priority action items that received two votes that need to be moved up?¹
- 6) Are there high-priority action items that need to be dropped?
- 7) Are there actions items that need to be combined?²
- 8) Did we miss something?

Commissioners should be prepared to address these questions (and others) at your next meeting. I am anticipating a robust discussion before the work plan is finalized.

Attachment:

Planning Commission Final Vote Tally
Climate Change Workplan Matrix

¹ One of the more difficult assignments with establishing emissions reduction targets for Lakewood is that we are a commuter city that generates a significant amount GHG via automobiles. A second issue is that we do not own or operate utilities. Developing short-term GHG reduction targets will be problematic. A possible way to address this is to move No. 7 up the list.

² Commission may want to consider combining Nos. 1e, and 2.

| | ADOPTED CLIMATE CHANGE ACTION ITEMS | Don Daniels | Connie Coleman-Lacadie | Ryan Pearson | Phillip Combs | Linn Larsen | Paul Wagemann | Brian Parsons |
|----|---|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| 1 | Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include five-main topics: <ul style="list-style-type: none"> ▪ Incorporation of an environmental justice assessment into the five (5)-year action plan; ▪ A comprehensive greenhouse gas emissions inventory and forecast; ▪ Emissions reduction target(s); ▪ Carbon sequestration targets; & ▪ A program for monitoring and reporting out the implementation tasks found in this document. <p>Since this is a new program for the city, start with easy-to-accomplish tasks, or easy to-solve problems.</p> | X | X | | X | X | X | X |
| 2 | Inform city residents and businesses, the city council, planning commission, staff, and other stakeholders of the city's emission reduction targets and overall progress. Add targets and progress to the Lakewood dashboard. | X | | | X | | | X |
| 3 | Where feasible, enter into formal interlocal cooperation agreements with utility providers to reduce waste, promote water conservation, and improve energy efficiencies. | | | | X | | | |
| 4 | Collaborate with Pierce Transit, Sound Transit, WSDOT Rail Division, Amtrak and major employers in Lakewood to promote greater transit opportunities and use. | | | | X | | | |
| 5 | Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change. | X | X | | | | | X |
| 6 | Collaborate with neighboring jurisdictions to share best practices and implement regional programs to help residents and businesses meet regional demand reduction targets. | | | | | | | |
| 7 | Work with energy providers (Puget Sound Energy, Lakeview Light & Power, and city of Tacoma Power) to develop strategies that will reduce energy demand and promote energy conservation. | | | X | | | X | |
| 8 | Collaborate with local workforce development programs so that city of Lakewood can lead Pierce County in green jobs. | | | | | | | |
| 9 | If warranted, if enabling legislation is in place, and as a means to meet carbon-cutting targets, participate in Washington State's cap-and-trade program. (Program does not go into effect until January 2023, and provided there is a new, approved transportation-spending funding package.) | | | | | | | |
| 10 | Develop a Request for Proposal whose primary objective is to raise the community's awareness about sources of greenhouse gas emissions and mitigation through climate change action identified in policy documents with the intended result of changing behaviors. Three primary tasks are envisioned: a) Identifying behavior solutions to reducing GHG emissions; b) development and implementation of a community education, engagement and activation guide; and c) development of public facing tools. Project to include an equity screening exercise. Successful engagement with historically under-served groups would be a priority. | | X | | | | | |
| 11 | Develop fleet electrification plan including necessary charging infrastructure and implement electric first policy when purchasing replacement vehicles and other fuel burning equipment. When electric vehicle options are inappropriate, hybrid vehicles should be the second choice. | | | X | | X | | |
| 12 | Work with Clover Park School District to promote an anti-idling program for school buses. Encourage the District to educate parents and transportation providers to avoid idling during pick-up/drop-off times. | | X | | | X | | |
| 13 | Continue to collaborate with Pierce Transit, Sound Transit, Washington Department of Transportation (WDOT), and major employers in Lakewood that provide shuttle services, to explore the potential for expanding transit in the evenings for people with special needs. This includes: <ul style="list-style-type: none"> ▪ Exploring the potential to enhance Lakewood's paratransit service. ▪ Collaborate with regional transportation agencies to maintain and enhance service within the city and region. | | X | | | | | |
| 14 | Explore strategies to address affordability, access and safety. Coordinate and partner with transit partners to develop an incentives program to expand transit use among residents and employees in Lakewood. This includes exploring the potential for supporting fare-free transit zones in major commercial areas, free or very low-cost bus passes for target groups, pre-tax passes, rebates to employees who give up use of employer parking facilities, and online tools for providing real time information to transit riders. Expand outreach and information programs to promote transit use. | | | | | | | |
| 15 | Coordinate with both Pierce Transit and Sound Transit to expand service, increase affordability and accessibility for seniors, youth, and low-income households. Ensure that all transit stations and routes to and from these stations are safe. | | | | | | | |

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|----|---|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| 16 | Coordinate with both Pierce Transit and Sound Transit to ensure public transit service connects major destinations in Lakewood including education institutions, community facilities, employment centers, regional open space areas, and major commercial corridors to serve a greater number of riders and reduce commuter vehicle miles. Encourage development of a bus rapid transit system that connects Downtown Tacoma to Lakewood. | | | | | | | |
| 17 | Work with both Pierce Transit and Sound Transit to develop a non-motorized connectivity study specific to Lakewood. | | | | | | | |
| 18 | Update the city's non-motorized transportation plan to make Lakewood a more pedestrian and bicycle-friendly city. This includes identifying gaps in the network and explore developing potential pedestrian and bicycle priority areas or districts. | X | X | X | | | | X |
| 19 | Collaborate with Pierce County, University Place, the Town of Steilacoom, Tacoma, and WSDOT to ensure links to a regional commuter trail network. | | | | X | | X | |
| 20 | As part of the non-motorized transportation plan update, explore bicycle-sharing programs. | X | | | | | | |
| 21 | Encourage new businesses, schools and residential developments, install and maintain secured bicycle parking facilities. | X | | | | X | | |
| 22 | As part of the non-motorized transportation plan update, review design guidelines and standards for bicycle and pedestrian facilities and amenities that meet local, state and federal standards. Include a uniform citywide signage plan and comply with all Americans with Disabilities Act (ADA) and Washington State accessibility requirements. | X | | | | | | |
| 23 | As feasible and appropriate, the city shall require new development and redevelopment to provide pedestrian connections and safety improvements to foster use of non-motorized transportation. This includes connections between retail, living, and working places and transit connections and facilities. It includes traffic calming and other safety-related improvements; development of new sidewalks and trails; and new pedestrian and bicycle amenities. | X | | X | | | X | X |
| 24 | Pursue grant funding to plan and construct missing pedestrian and bicycle connections between major destinations, such as, parks, opens spaces, civic facilities, employment centers, retail, and recreation areas. | X | | | | | | |
| 25 | Coordinate and partner with the Clover Park School District and Safe Routes to Schools to expand educational programs and events to encourage and promote walking and biking, including a Bike to School Day, walking school bus, and sidewalk painting for safe routes. | X | | X | | | | |
| 26 | Coordinate with Washington State Department of Transportation, Sound Transit, and Amtrak about adding an Amtrak Cascades stop within the city. | | | | | | | |
| 27 | Work with Sound Transit to provide for extended hours of operations at the Sound Transit Lakewood Station and to expand the existing parking garage. | | | | | X | | |
| 28 | Work with Sound Transit to require parking permits and associated fees for commuters who use the Lakewood Station parking garage, but who reside outside the Sound Transit district area boundary. | | | | | | | |
| 29 | Coordinate with Lakewood Chamber of Commerce to inform local employers on the options for and benefits of compressed work weeks, telecommuting, and other schedule adjustments that reduce commute trips. | | | | | | | |
| 30 | Encourage and support the generation, transmission and use of locally distributed renewable energy. Advocate at the regional and state level for upgrades to the existing power grid so that it can support renewable energy production and transmission. | | | | X | | | |
| 31 | Evaluate incentives that promote the inclusion of solar power with commercial, industrial, and residential development. | | | | | | | |
| 32 | Establish a Green Energy and Building Fund to provide incentives to increase building electrification conversions and battery storage. | | | | | | | |
| 33 | Reduce the City Hall footprint from three floors to two floors. | X | | | | | | |
| 34 | Work with all utility providers to raise awareness about existing rebate and assistance programs that will increase energy conservation. | | | | | | X | |
| 35 | Work with utilities to explore strategies to reduce GHG emissions in multifamily housing. | | | | | | | |
| 36 | If necessary, consider financially subsidizing the RHSP to promote energy conservation for rental properties. Alternatively, increase rental housing licensing fees. | | | | | | | |
| 37 | Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan. | | | | | | X | |
| 38 | Develop a comprehensive recycling and composting program for all city-owned facilities. | | | | | | | |
| 39 | Work with Pierce County Conservation District to provide residential and business education regarding composting and natural yard care. | | | | | | | |
| 40 | Continue to support neighborhood events such as garage sales and clean-up/recycling events. | X | | | | | | |
| 41 | Support tool libraries, repair cafes, and other collaborative consumption projects. | | | | | | | |
| 42 | Require that all commercial entities participate in recycling and a green waste program, once established. | | | | | | | |
| 43 | Implement water conservation efforts for households, businesses, industries and public infrastructure. Include measures such as the following: <ul style="list-style-type: none"> ▪ Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development; | | X | | | | X | X |

| | ADOPTED CLIMATE CHANGE ACTION ITEMS | Don Daniels | Connie Coleman-Lacadie | Ryan Pearson | Phillip Combs | Linn Larsen | Paul Wagemann | Brian Parsons |
|----|--|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| | <ul style="list-style-type: none"> ▪ Work with the Lakewood Water District to create an incentives program that encourages retrofitting existing development district-wide with low-flow water fixtures; ▪ Require new development and landscaped public areas to use state-of-the-art irrigation systems that reduce water consumption including graywater systems and rainwater catchment; and ▪ Encourage use of drought-tolerant and native vegetation. | | | | | | | |
| 44 | Install hydration stations in all municipal facilities to allow refills of reusable water. | | | | | | | |
| 45 | Require hydration stations all new development that includes private and public parks. | | | | | | | |
| 46 | Establish a trip reduction policy that includes a remote work strategy, and appropriate technology. | | | | | | | |
| 47 | Conduct a feasibility study on using treated greywater and rainwater harvesting for non-potable water needs at city facilities. | | | | | | X | |
| 48 | Work with energy partnerships to develop and implement an electrification action plan for all city facilities. In new and existing buildings, incorporate strategies to address electricity storage, and focus on highlighting any hurdles or solutions that would be applicable to the broader community. | | | | | | | |
| 49 | Develop a city-wide environmentally preferable purchasing policy (EPP). Consider life-cycle costing as one of the decision-making tools in the process and promote purchasing of local products. | | | | | | | |
| 50 | Replace all non-energy star office equipment and appliances at their end of their life cycle with energy and water efficiency as a primary consideration for all future purchasing decisions. | | | | | | | |
| 51 | Examine city practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system. | X | | | | | | |
| 52 | Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change. | | | | | | | |
| 53 | Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines. | | | X | X | X | | X |
| 54 | Continue to incentivize mixed-use and infill development (fee waivers, density bonuses, development impact fee, tax benefits, etc.) | X | X | | | X | | X |
| 55 | Continue to expand and enhance open space lands throughout the city through property acquisition. | X | | | | | | |
| 56 | Conduct a sustainability audit that evaluates existing plans, ordinances, and development standards to identify regulatory barriers to infill development. | | | | | | X | |
| 57 | Conduct a feasibility study to determine how best to allow alternative uses and designs within vacant low-density residential areas. Provide outreach in identified neighborhoods. | | | | | X | | |
| 58 | Consider the use of incentives for new construction projects that exceed energy efficiency standards with a focus on affordable and multifamily housing. | | | | X | | | |
| 59 | Using the data from the Carbon Sequestration Analysis, complete an analysis and findings of forested landscapes, ecological function and ecosystem processes, including carbon sequestration, into land use decisions. The city shall keep statistics from each land use decision for a biannual report. | | | | | | | |
| 60 | Review and if appropriate, update the city's street design standards so that they support public transit, and non-motorized transportation policies. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type. <ul style="list-style-type: none"> ▪ Update street design standards based on recommendation from the updated non-motorized transportation plan. ▪ Identify on a case-by-case basis priority thoroughfares for developing new green streets in the city to implement a natural systems approach for stormwater management and to expand urban greenery. | X | | | | X | | |
| 61 | Evaluate the feasibility of reducing the number or width of travel lanes on future, key mixed-use streets that may have excess capacity and using the capacity and/or regained width for wider sidewalks and bicycle lanes. | | | X | | | | |
| 62 | Ensure that roadway medians include native plants and trees and are wide enough to support their long-term viability with the least demand for irrigation and maintenance. | | | | | | | X |
| 63 | Continue to prioritize the use of locally propagated native drought-tolerant vegetation and discourage the use of invasive non-native species in home landscaping. | | | | | | X | |
| 64 | Develop and promote an urban forest management/master reforestation plan. | | | | | | | |
| 65 | Evaluate the feasibility of expanding tree planting within the city, including an evaluation of potential carbon sequestration as well as GHG emissions. Specific task includes providing information to the public, including landscape companies, gardeners, and nurseries, on carbon sequestration rates, drought tolerance, and fire resistance of different tree species. | | | | | | | |

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| 66 | Evaluate the benefits and tradeoffs of regulations that require all-electric buildings. Potential tools to require all-electric buildings include city mandates, building code updates, or ordinances. Ideally, these regulations would cover new construction and major renovations. | | | | | | | |
| 67 | Install energy efficient appliances; where appropriate consider the conversion of power to all electricity, and upgrade structures to improve energy conservation. | | | | | | | |
| 68 | Beginning in 2021, adopt and enforce the 2018 Washington State Energy Code. | | | | | | | |
| 69 | Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This section includes charging infrastructure for accessible parking spaces. | | X | X | | | | |
| 70 | Develop a new program to encourage the installation of public electric vehicle charging infrastructure in public spaces. | | | X | | | | |
| 71 | Consider local amendments to the building codes to allow for, encourage, or require integration of passive solar design, green roofs, active solar, and other renewable energy sources. | | | | | | | |
| 72 | Support the addition of performance-based alternatives to energy codes and appropriate sections of the building code. | | | | | | | |
| 73 | Evaluate the feasibility of incorporating Washington State Department of Commerce Incentivizing Low-impact Development report into the development code and as a resource for developers. | | | | | | | |
| 74 | Evaluate the feasibility of creating a sustainable site planning score to evaluate a development. | | | | | | | |
| 75 | <p>Assess opportunities for sustainable Urban Agriculture.</p> <p>Work with non-profits and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, orchards and farmers' markets. The assessment should explore the feasibility of implementing the following strategies:</p> <ul style="list-style-type: none"> ▪ Developing a site inventory and a management plan to administer the use of potential urban agricultural sites; ▪ Expanding the number and frequency of farmer's markets throughout Lakewood; ▪ Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship; ▪ Establishing a community-based support system for urban growers such as tool banks, shared processing facilities, farmers' markets, community supported agriculture ventures, funding streams and technical service providers; ▪ Offering locally grown food to local schools, hospitals, nursing homes, food banks, daycare centers, correction facilities and businesses such as restaurants, while creating economic opportunities for urban growers and related industries; ▪ Creating training programs for unemployed people to work in urban food-related businesses as a source of jobs; ▪ Working with representatives of community gardening and urban farming organizations to meet needs unique to urban farm enterprises; ▪ Ensuring long-term land commitment for community gardens, entrepreneurial farms and other urban agriculture ventures; ▪ Updating building codes to encourage rooftop gardening. | | | | X | | X | |
| 76 | Coordinate with Clover Park School District in developing school-based programs that integrate nutrition and gardening in order to raise awareness about the connection between healthy food choices and locally grown fresh produce and the environmental benefits of urban agriculture. | | | X | | | X | |
| 77 | Perform a climate change assessment report for the community's lakes. | | | | | | | |
| 78 | Develop a community wildfire protection plan using community assistance grants. | | | | | | | |
| 79 | Review, and as appropriate, update Lakewood Municipal Code based on Community Wildfire Protection Plan recommendations and best management practices. | | | | | | | |
| 80 | Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. | | | | | | | |
| 81 | Review, and as appropriate update the city's hazard mitigation plan to address climate change. | | | | | | | |
| 82 | Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change. | | X | | | | | |
| 83 | Analyze climate risks and benefits of resilience measures to property value and city revenue streams. | | | | | | | |
| 84 | Map vulnerable community assets and disadvantaged neighborhoods. | | | | | | | |
| 85 | Include resilience requirements in local building and zoning codes. | | | | | | | |
| 86 | Communicate climate risks and resilience activities to the public. | | | | | | | |
| 87 | Engage economic development organizations in city resilience planning efforts. | | | | | | | |
| 88 | Update city budget process to ensure equitable resource allocation. | | | | | | | |

| | ADOPTED CLIMATE CHANGE ACTION ITEMS | Don Daniels | Connie Coleman-Lacadie | Ryan Pearson | Phillip Combs | Linn Larsen | Paul Wagemann | Brian Parsons |
|----|---|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| 1 | Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include five-main topics: <ul style="list-style-type: none"> ▪ Incorporation of an environmental justice assessment into the five (5)-year action plan; ▪ A comprehensive greenhouse gas emissions inventory and forecast; ▪ Emissions reduction target(s); ▪ Carbon sequestration targets; & ▪ A program for monitoring and reporting out the implementation tasks found in this document. <p>Since this is a new program for the city, start with easy-to-accomplish tasks, or easy to-solve problems.</p> | X | X | | X | X | X | X |
| 2 | Inform city residents and businesses, the city council, planning commission, staff, and other stakeholders of the city's emission reduction targets and overall progress. Add targets and progress to the Lakewood dashboard. | X | | | X | | | X |
| 3 | Where feasible, enter into formal interlocal cooperation agreements with utility providers to reduce waste, promote water conservation, and improve energy efficiencies. | | | | X | | | |
| 4 | Collaborate with Pierce Transit, Sound Transit, WSDOT Rail Division, Amtrak and major employers in Lakewood to promote greater transit opportunities and use. | | | | X | | | |
| 5 | Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change. | X | X | | | | | X |
| 6 | Collaborate with neighboring jurisdictions to share best practices and implement regional programs to help residents and businesses meet regional demand reduction targets. | | | | | | | |
| 7 | Work with energy providers (Puget Sound Energy, Lakeview Light & Power, and city of Tacoma Power) to develop strategies that will reduce energy demand and promote energy conservation. | | | X | | | X | |
| 8 | Collaborate with local workforce development programs so that city of Lakewood can lead Pierce County in green jobs. | | | | | | | |
| 9 | If warranted, if enabling legislation is in place, and as a means to meet carbon-cutting targets, participate in Washington State's cap-and-trade program. (Program does not go into effect until January 2023, and provided there is a new, approved transportation-spending funding package.) | | | | | | | |
| 10 | Develop a Request for Proposal whose primary objective is to raise the community's awareness about sources of greenhouse gas emissions and mitigation through climate change action identified in policy documents with the intended result of changing behaviors. Three primary tasks are envisioned: a) Identifying behavior solutions to reducing GHG emissions; b) development and implementation of a community education, engagement and activation guide; and c) development of public facing tools. Project to include an equity screening exercise. Successful engagement with historically under-served groups would be a priority. | | X | | | | | |
| 11 | Develop fleet electrification plan including necessary charging infrastructure and implement electric first policy when purchasing replacement vehicles and other fuel burning equipment. When electric vehicle options are inappropriate, hybrid vehicles should be the second choice. | | | X | | X | | |
| 12 | Work with Clover Park School District to promote an anti-idling program for school buses. Encourage the District to educate parents and transportation providers to avoid idling during pick-up/drop-off times. | | X | | | X | | |
| 13 | Continue to collaborate with Pierce Transit, Sound Transit, Washington Department of Transportation (WDOT), and major employers in Lakewood that provide shuttle services, to explore the potential for expanding transit in the evenings for people with special needs. This includes: <ul style="list-style-type: none"> ▪ Exploring the potential to enhance Lakewood's paratransit service. ▪ Collaborate with regional transportation agencies to maintain and enhance service within the city and region. | | X | | | | | |
| 14 | Explore strategies to address affordability, access and safety. Coordinate and partner with transit partners to develop an incentives program to expand transit use among residents and employees in Lakewood. This includes exploring the potential for supporting fare-free transit zones in major commercial areas, free or very low-cost bus passes for target groups, pre-tax passes, rebates to employees who give up use of employer parking facilities, and online tools for providing real time information to transit riders. Expand outreach and information programs to promote transit use. | | | | | | | |
| 15 | Coordinate with both Pierce Transit and Sound Transit to expand service, increase affordability and accessibility for seniors, youth, and low-income households. Ensure that all transit stations and routes to and from these stations are safe. | | | | | | | |

| | ADOPTED CLIMATE CHANGE ACTION ITEMS | Don Daniels | Connie Coleman-Lacadie | Ryan Pearson | Phillip Combs | Linn Larsen | Paul Wagemann | Brian Parsons |
|----|---|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| 16 | Coordinate with both Pierce Transit and Sound Transit to ensure public transit service connects major destinations in Lakewood including education institutions, community facilities, employment centers, regional open space areas, and major commercial corridors to serve a greater number of riders and reduce commuter vehicle miles. Encourage development of a bus rapid transit system that connects Downtown Tacoma to Lakewood. | | | | | | | |
| 17 | Work with both Pierce Transit and Sound Transit to develop a non-motorized connectivity study specific to Lakewood. | | | | | | | |
| 18 | Update the city's non-motorized transportation plan to make Lakewood a more pedestrian and bicycle-friendly city. This includes identifying gaps in the network and explore developing potential pedestrian and bicycle priority areas or districts. | X | X | X | | | | X |
| 19 | Collaborate with Pierce County, University Place, the Town of Steilacoom, Tacoma, and WSDOT to ensure links to a regional commuter trail network. | | | | X | | X | |
| 20 | As part of the non-motorized transportation plan update, explore bicycle-sharing programs. | X | | | | | | |
| 21 | Encourage new businesses, schools and residential developments, install and maintain secured bicycle parking facilities. | X | | | | X | | |
| 22 | As part of the non-motorized transportation plan update, review design guidelines and standards for bicycle and pedestrian facilities and amenities that meet local, state and federal standards. Include a uniform citywide signage plan and comply with all Americans with Disabilities Act (ADA) and Washington State accessibility requirements. | X | | | | | | |
| 23 | As feasible and appropriate, the city shall require new development and redevelopment to provide pedestrian connections and safety improvements to foster use of non-motorized transportation. This includes connections between retail, living, and working places and transit connections and facilities. It includes traffic calming and other safety-related improvements; development of new sidewalks and trails; and new pedestrian and bicycle amenities. | X | | X | | | X | X |
| 24 | Pursue grant funding to plan and construct missing pedestrian and bicycle connections between major destinations, such as, parks, opens spaces, civic facilities, employment centers, retail, and recreation areas. | X | | | | | | |
| 25 | Coordinate and partner with the Clover Park School District and Safe Routes to Schools to expand educational programs and events to encourage and promote walking and biking, including a Bike to School Day, walking school bus, and sidewalk painting for safe routes. | X | | X | | | | |
| 26 | Coordinate with Washington State Department of Transportation, Sound Transit, and Amtrak about adding an Amtrak Cascades stop within the city. | | | | | | | |
| 27 | Work with Sound Transit to provide for extended hours of operations at the Sound Transit Lakewood Station and to expand the existing parking garage. | | | | | X | | |
| 28 | Work with Sound Transit to require parking permits and associated fees for commuters who use the Lakewood Station parking garage, but who reside outside the Sound Transit district area boundary. | | | | | | | |
| 29 | Coordinate with Lakewood Chamber of Commerce to inform local employers on the options for and benefits of compressed work weeks, telecommuting, and other schedule adjustments that reduce commute trips. | | | | | | | |
| 30 | Encourage and support the generation, transmission and use of locally distributed renewable energy. Advocate at the regional and state level for upgrades to the existing power grid so that it can support renewable energy production and transmission. | | | | X | | | |
| 31 | Evaluate incentives that promote the inclusion of solar power with commercial, industrial, and residential development. | | | | | | | |
| 32 | Establish a Green Energy and Building Fund to provide incentives to increase building electrification conversions and battery storage. | | | | | | | |
| 33 | Reduce the City Hall footprint from three floors to two floors. | X | | | | | | |
| 34 | Work with all utility providers to raise awareness about existing rebate and assistance programs that will increase energy conservation. | | | | | | X | |
| 35 | Work with utilities to explore strategies to reduce GHG emissions in multifamily housing. | | | | | | | |
| 36 | If necessary, consider financially subsidizing the RHSP to promote energy conservation for rental properties. Alternatively, increase rental housing licensing fees. | | | | | | | |
| 37 | Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan. | | | | | | X | |
| 38 | Develop a comprehensive recycling and composting program for all city-owned facilities. | | | | | | | |
| 39 | Work with Pierce County Conservation District to provide residential and business education regarding composting and natural yard care. | | | | | | | |
| 40 | Continue to support neighborhood events such as garage sales and clean-up/recycling events. | X | | | | | | |
| 41 | Support tool libraries, repair cafes, and other collaborative consumption projects. | | | | | | | |
| 42 | Require that all commercial entities participate in recycling and a green waste program, once established. | | | | | | | |
| 43 | Implement water conservation efforts for households, businesses, industries and public infrastructure. Include measures such as the following: <ul style="list-style-type: none"> ▪ Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development; | | X | | | | X | X |

| | ADOPTED CLIMATE CHANGE ACTION ITEMS | Don Daniels | Connie Coleman-Lacadie | Ryan Pearson | Phillip Combs | Linn Larsen | Paul Wagemann | Brian Parsons |
|----|--|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| | <ul style="list-style-type: none"> Work with the Lakewood Water District to create an incentives program that encourages retrofitting existing development district-wide with low-flow water fixtures; Require new development and landscaped public areas to use state-of-the-art irrigation systems that reduce water consumption including graywater systems and rainwater catchment; and Encourage use of drought-tolerant and native vegetation. | | | | | | | |
| 44 | Install hydration stations in all municipal facilities to allow refills of reusable water. | | | | | | | |
| 45 | Require hydration stations all new development that includes private and public parks. | | | | | | | |
| 46 | Establish a trip reduction policy that includes a remote work strategy, and appropriate technology. | | | | | | | |
| 47 | Conduct a feasibility study on using treated greywater and rainwater harvesting for non-potable water needs at city facilities. | | | | | | X | |
| 48 | Work with energy partnerships to develop and implement an electrification action plan for all city facilities. In new and existing buildings, incorporate strategies to address electricity storage, and focus on highlighting any hurdles or solutions that would be applicable to the broader community. | | | | | | | |
| 49 | Develop a city-wide environmentally preferable purchasing policy (EPP). Consider life-cycle costing as one of the decision-making tools in the process and promote purchasing of local products. | | | | | | | |
| 50 | Replace all non-energy star office equipment and appliances at their end of their life cycle with energy and water efficiency as a primary consideration for all future purchasing decisions. | | | | | | | |
| 51 | Examine city practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system. | X | | | | | | |
| 52 | Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change. | | | | | | | |
| 53 | Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines. | | | X | X | X | | X |
| 54 | Continue to incentivize mixed-use and infill development (fee waivers, density bonuses, development impact fee, tax benefits, etc.) | X | X | | | X | | X |
| 55 | Continue to expand and enhance open space lands throughout the city through property acquisition. | X | | | | | | |
| 56 | Conduct a sustainability audit that evaluates existing plans, ordinances, and development standards to identify regulatory barriers to infill development. | | | | | | X | |
| 57 | Conduct a feasibility study to determine how best to allow alternative uses and designs within vacant low-density residential areas. Provide outreach in identified neighborhoods. | | | | | X | | |
| 58 | Consider the use of incentives for new construction projects that exceed energy efficiency standards with a focus on affordable and multifamily housing. | | | | X | | | |
| 59 | Using the data from the Carbon Sequestration Analysis, complete an analysis and findings of forested landscapes, ecological function and ecosystem processes, including carbon sequestration, into land use decisions. The city shall keep statistics from each land use decision for a biannual report. | | | | | | | |
| 60 | Review and if appropriate, update the city's street design standards so that they support public transit, and non-motorized transportation policies. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type. <ul style="list-style-type: none"> Update street design standards based on recommendation from the updated non-motorized transportation plan. Identify on a case-by-case basis priority thoroughfares for developing new green streets in the city to implement a natural systems approach for stormwater management and to expand urban greenery. | X | | | | X | | |
| 61 | Evaluate the feasibility of reducing the number or width of travel lanes on future, key mixed-use streets that may have excess capacity and using the capacity and/or regained width for wider sidewalks and bicycle lanes. | | | X | | | | |
| 62 | Ensure that roadway medians include native plants and trees and are wide enough to support their long-term viability with the least demand for irrigation and maintenance. | | | | | | | X |
| 63 | Continue to prioritize the use of locally propagated native drought-tolerant vegetation and discourage the use of invasive non-native species in home landscaping. | | | | | | X | |
| 64 | Develop and promote an urban forest management/master reforestation plan. | | | | | | | |
| 65 | Evaluate the feasibility of expanding tree planting within the city, including an evaluation of potential carbon sequestration as well as GHG emissions. Specific task includes providing information to the public, including landscape companies, gardeners, and nurseries, on carbon sequestration rates, drought tolerance, and fire resistance of different tree species. | | | | | | | |

| | ADOPTED CLIMATE CHANGE ACTION ITEMS | Don Daniels | Connie Coleman-Lacadie | Ryan Pearson | Phillip Combs | Linn Larsen | Paul Wagemann | Brian Parsons |
|----|---|--------------------|-------------------------------|---------------------|----------------------|--------------------|----------------------|----------------------|
| 66 | Evaluate the benefits and tradeoffs of regulations that require all-electric buildings. Potential tools to require all-electric buildings include city mandates, building code updates, or ordinances. Ideally, these regulations would cover new construction and major renovations. | | | | | | | |
| 67 | Install energy efficient appliances; where appropriate consider the conversion of power to all electricity, and upgrade structures to improve energy conservation. | | | | | | | |
| 68 | Beginning in 2021, adopt and enforce the 2018 Washington State Energy Code. | | | | | | | |
| 69 | Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This section includes charging infrastructure for accessible parking spaces. | | X | X | | | | |
| 70 | Develop a new program to encourage the installation of public electric vehicle charging infrastructure in public spaces. | | | X | | | | |
| 71 | Consider local amendments to the building codes to allow for, encourage, or require integration of passive solar design, green roofs, active solar, and other renewable energy sources. | | | | | | | |
| 72 | Support the addition of performance-based alternatives to energy codes and appropriate sections of the building code. | | | | | | | |
| 73 | Evaluate the feasibility of incorporating Washington State Department of Commerce Incentivizing Low-impact Development report into the development code and as a resource for developers. | | | | | | | |
| 74 | Evaluate the feasibility of creating a sustainable site planning score to evaluate a development. | | | | | | | |
| 75 | <p>Assess opportunities for sustainable Urban Agriculture.</p> <p>Work with non-profits and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, orchards and farmers' markets. The assessment should explore the feasibility of implementing the following strategies:</p> <ul style="list-style-type: none"> ▪ Developing a site inventory and a management plan to administer the use of potential urban agricultural sites; ▪ Expanding the number and frequency of farmer's markets throughout Lakewood; ▪ Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship; ▪ Establishing a community-based support system for urban growers such as tool banks, shared processing facilities, farmers' markets, community supported agriculture ventures, funding streams and technical service providers; ▪ Offering locally grown food to local schools, hospitals, nursing homes, food banks, daycare centers, correction facilities and businesses such as restaurants, while creating economic opportunities for urban growers and related industries; ▪ Creating training programs for unemployed people to work in urban food-related businesses as a source of jobs; ▪ Working with representatives of community gardening and urban farming organizations to meet needs unique to urban farm enterprises; ▪ Ensuring long-term land commitment for community gardens, entrepreneurial farms and other urban agriculture ventures; ▪ Updating building codes to encourage rooftop gardening. | | | | X | | X | |
| 76 | Coordinate with Clover Park School District in developing school-based programs that integrate nutrition and gardening in order to raise awareness about the connection between healthy food choices and locally grown fresh produce and the environmental benefits of urban agriculture. | | | X | | | X | |
| 77 | Perform a climate change assessment report for the community's lakes. | | | | | | | |
| 78 | Develop a community wildfire protection plan using community assistance grants. | | | | | | | |
| 79 | Review, and as appropriate, update Lakewood Municipal Code based on Community Wildfire Protection Plan recommendations and best management practices. | | | | | | | |
| 80 | Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. | | | | | | | |
| 81 | Review, and as appropriate update the city's hazard mitigation plan to address climate change. | | | | | | | |
| 82 | Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change. | | X | | | | | |
| 83 | Analyze climate risks and benefits of resilience measures to property value and city revenue streams. | | | | | | | |
| 84 | Map vulnerable community assets and disadvantaged neighborhoods. | | | | | | | |
| 85 | Include resilience requirements in local building and zoning codes. | | | | | | | |
| 86 | Communicate climate risks and resilience activities to the public. | | | | | | | |
| 87 | Engage economic development organizations in city resilience planning efforts. | | | | | | | |
| 88 | Update city budget process to ensure equitable resource allocation. | | | | | | | |



TO: Lakewood Planning Commission

FROM: Ramon Rodriguez, Associate Planner

SUBJECT: LU-20-00206 Gravelly Lake Gardens Design Review request to utilize Lakewood Municipal Code (LMC) 18A.90 Housing Incentives Program

MEETING DATE: November 17, 2021

Purpose: The purpose of this memo is to introduce the Planning Commission to the Housing Incentives program, LMC 18A.90 and to review *LU-20-00206 Gravelly Lake Gardens Design Review* – (a 36 unit multifamily project).

Background: LMC 18A.90 Housing Incentives Program was most recently revised in 2019 per ordinance 726 § 2 (Exhibit B). Prior to LMC 18A.90 Housing Incentives Program the ordinance the Housing Incentives Program was regulated under 18A.50.700 as far back as 2002. The Housing Incentives Program has existed within the Lakewood Municipal Code for at least 20 years and the Gravelly Lake Gardens project is the first project which has requested to utilize its incentives.

Pursuant to LMC 18A.90.050 in order to qualify for the inclusionary density bonus the owner of the affected parcels shall deliver to the City a duly executed covenant running with the land, in a form approved by the City Attorney, requiring that the qualified dwellings created pursuant to this section shall remain as such for a period of at least twenty (20) years from the commencement date. The covenant shall form an enduring contractual agreement between the owner/applicant and the City.

The referenced covenant/ enduring contractual agreement is considered a Development Agreement.

Per LMC 18A.20.080 a Development Agreement is considered type V Legislative application. Type V legislative applications are subject to noticing requirements found in LMC 18A.20.310 and require the Community Development Director and Planning Commission to make recommendation to a High Review Authority. City Council will review the Planning Commission's recommendation and approve/deny the covenant via an adopted resolution.

Project Overview:

18A.90 Housing Incentives Program offers inclusionary density bonus, development standards modifications and fee reductions. The Gravelly Lake Gardens Design

Review is requesting to utilize the density bonus, and development standards modifications.

Density Bonus

The subject project is located at 8933 Gravelly Lake Drive SW within the Multifamily 2 (MF2) zoning district. The proposal includes a 36 unit multifamily development. Per LMC 18.60.030.A the density associated the MF2 zoning district is 35 dwelling units per acre.

LMC 18A.90.050 allows for a maximum density increase of twenty (20) percent of the MF2 base density. The site's area is 39,204 or 0.9 acres. In total, the max density permitted under LMC 18A.90.050 at this location is 38 units.

Additionally, LMC 18A.90.050.A permits 1.5 additional, on-site market rate dwelling units for each qualified extremely-low-income¹ dwelling unit provided. The applicant is proposing to provide four (4) extremely-low-income units as part of the development. $4 \times 1.5 = 6$ unit density bonus. 32 (allowed per base density) + 6 (density bonus) = 38 max density.

Development Standards.

Per LMC 18A.90.060 for multifamily developments containing qualified housing dedicated to extremely-low-income, the number of required parking stalls serving such units shall be reduced by fifty (50) percent. The applicant is proposing 4 extremely-low-income units. Acceptance of the Housing Incentives would allow the development to reduce its required parking stalls by 3² parking stalls. The applicant owns a multifamily development adjacent to the subject site at 8911 Gravelly Lake Drive SW with a surplus of approximately 20 parking stalls which will help fulfil parking compliance.

Application Summary and Status.

The applicant has submitted the following permit applications.

| Permit number | Permit Type | Status |
|----------------------|--------------------------|---|
| LU-20-00206 | Design Review | Under review |
| LU-20-00229 | SEPA | Mitigated Determination of non-significance issued on 3/17/2021 |
| LU-21-00065 | Boundary Line Adjustment | Approved and recorded on 7/6/2021 |

¹ Pursuant to LMC 18A.10.180 "Extremely low income" means an individual, family, or unrelated persons living together, regardless of age or ability, whose adjusted gross income is thirty (30) percent or less of the median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Tacoma Primary Metropolitan Statistical Area.

² Equation: $4 \times 1.5 = 6 \times 0.5 = 3$

| | | |
|-------------|--------------------------------|--|
| BP-21-00023 | New Commercial Building Permit | Pending design review approval |
| BP-21-00024 | Commercial Mechanical | Pending design review approval |
| BP-21-00025 | Commercial Plumbing | Pending design review approval |
| PW-21-00011 | Site Development Permit | Pending design review and building permit approval |

LU-20-00206 is currently under review however cannot be approved until the required Housing Incentive Covenant is accepted and recorded subject to LMC 18A.90.050.

The project is in substantial compliance with the development standards found in LMC 18A.

Next Steps:

1. December 1, 2021- Public Hearing before the Planning Commission
2. Planning Commission submits a recommendation via resolution to the City Council
3. January, 2022- Recommendation is reviewed by City Council

Attachments:

1. Gravelly Lake Gardens Housing Incentives Covenant
2. Project Development Plans

WHEN RECORDED, MAIL TO:

City of Lakewood
6000 Main Street SW
Lakewood, WA 98499-5027

ATTN: City Clerk
Assistant City Manager for Development Services

WASHINGTON STATE COUNTY AUDITOR/RECORDER/S INDEXING FORM

| |
|--|
| Document Title(s) <i>(or transactions contained therein):</i> HOUSING INCENTIVES COVENANT - |
| Reference Number(s) of Documents assigned or released: <input type="checkbox"/> Additional reference numbers on page ___ of document. |
| Grantor(s) <i>(Last name first, then first name and initials):</i> 1. <u>Gravelly Lake Gardens, LLC</u> <input type="checkbox"/> Additional names on page ___ of document. |
| Grantee(s) <i>(Last name first, then first name and initials):</i> 1. <u>CITY OF LAKEWOOD, WASHINGTON</u> <input type="checkbox"/> Additional names on page ___ of document. |
| Legal Description <i>(abbreviated form; i.e., lot, block, plat name, section-township-range):</i> <input checked="" type="checkbox"/> Additional legal on Exhibit "A" of document. |
| Assessor's Property Tax Parcel Account Number(s): <u>5130001870, 5130001880</u> |

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document.

HOUSING INCENTIVES COVENANT

"GRAVELLY LAKE GARDENS"

THIS HOUSING INCENTIVES COVENANT (the "Covenant") is made and entered into as of this 20th day of July, 2021, by and between the CITY OF LAKEWOOD, a Municipal Corporation of the State of Washington (the "City"); Gravelly Lake Gardens, LLC, a Washington limited liability company (the "Owner").

WHEREAS, the City has an interest in stimulating new construction of multi-family housing in order to reduce development pressure on single-family residential neighborhoods, increase and improve housing opportunities, provide affordable housing opportunities, and encourage development densities supportive of transit use; and

WHEREAS, the City is responsible for establishing regulations that will result in housing opportunities for all of its residents, no matter what their economic means; and

WHEREAS, the City desires to disperse low-income units throughout the City so as to avoid perpetuating existing concentrations of poverty; and

WHEREAS, as a means to promote housing opportunities, the City has established Lakewood Municipal Code (LMC), Chapter 18A.90, Housing Incentives Program, to allow for higher residential densities in exchange for building low-income housing units; and

WHEREAS, the Owner has made application to receive an inclusionary density bonus pursuant to LMC 18A.90.050; and

WHEREAS, the Owner submitted to the City a complete application for inclusionary density bonus outlining the proposed Project to be constructed on property located at 8931 and 8933 Gravelly Lake Dr. SW, Lakewood, WA 98499 in Lakewood, Washington ("Property") and legally described in **Exhibit A** of this Covenant; and

WHEREAS, in consideration of the City's approval of Permit No(s). LU 20-00206, the Owner accepts certain conditions affecting

the use of the Property and the improvements authorized by Permit No(s). LU 20-00206. It is the purpose of this Covenant to set forth those conditions and to impose enforceable restrictions on the use and occupancy of the residential portion of the Property; and

WHEREAS, on June 30, 2021, the assistant city manager for development services determined that the application met all the eligibility and procedural requirements to qualify for an inclusionary density bonus, with the exception of entering in to and recording this Covenant; and

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements of LMC 18A.90, Housing Incentives Program.

NOW, THEREFORE, for and in consideration of the mutual promises aforesaid and made and relied upon by the parties hereto, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the City mutually agree as follows:

SECTION 1 – DEFINITIONS

Unless otherwise expressly provided herein, the following terms shall have the respective meanings set forth below. If a term is not defined herein, then it shall be defined as provided in LMC 18A.10.180 or given its usual and customary meaning.

"Affordable Units" means the four (4) units in the Project designated by the Owner and approved by the City, as set forth in **Exhibit B**, and reserved for occupancy by Eligible Households with maximum rents pursuant to Section 3.

"Certificate of Occupancy" means a document issued by the City's Building Official certifying a building's compliance with applicable building codes and other laws, and indicating that the structure(s) are in a condition suitable for occupancy

"City's Designee" mean that individual(s) authorized by the City to administer this Covenant.

"Completion Date" means the date of the first certificate of occupancy issued by the City for the Project.

"Dwelling Unit" means a residential living facility, used, intended or designed to provide physically segregated complete independent living facilities for one or more persons, including living, sleeping, cooking and sanitation facilities.

"Eligible Household" means one or more adults and their dependents who meet the qualifications for eligibility set forth in Section 3.F. or Section 3.I.

"Extremely low income" means an individual, family, or unrelated persons living together, regardless of age or ability, whose adjusted gross income is thirty (30) percent or less of the median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development.

"Household Income" means gross annual income from all household members over the age of 18 residing in the household. Gross annual income consists of all wages, benefits (e.g. military, unemployment, welfare), interest, and other such income. Income of dependents over the age of 18 who reside within a household for less than three (3) months of the year will not be counted toward Household Income.

"Household Size" means all of the persons, related or unrelated, occupying an Affordable Unit. For the purpose of calculating maximum Housing Expenses, the following assumptions apply:

| <u>UNIT TYPE</u> | <u>ASSUMED HOUSEHOLD SIZE</u> |
|------------------|-------------------------------|
| Studio | 1 Person |
| Open 1-Bedroom | 1.5 Persons |
| 1 Bedroom | 1.5 Persons |
| 2 Bedroom | 3 Persons |
| 3 Bedroom | 4.5 Persons |

"Housing Expense" means a tenant's costs for rent, utilities or an equivalent utility allowance, and any recurring expenses required by the Owner as a condition of tenancy. Expenses that the Owner makes optional, such as pet rent, extra storage space or parking, are not considered Housing Expenses for the purpose of this Covenant.

"Median Income" means Pierce County, WA, median household income as determined by the United States Department of Housing

and Urban Development (HUD). In the event that HUD no longer publishes median family income figures, the City may estimate the Median Income applicable to the City in such manner as the City shall determine in its sole discretion.

"Very low-income" means an individual, family, or unrelated persons living together, regardless of age or ability, whose adjusted gross income is fifty (50) percent or less of the median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development.

"Property" means the real property, together with improvements, legally described in **Exhibit A**.

"Project" means the Owner's multi-family residential building containing thirty six(36) Dwelling Units also known as "Gravelly Lake Gardens."

"Compliance Period" means twenty (20) years from the date of initial occupancy of the Affordable Units.

"LMC" means the Lakewood Municipal Code, as it now exists or hereinafter amended.

"Utility" or "Utilities" means water, electricity, natural gas, sewer, and garbage collection but not including phone, internet service, or cable or satellite television.

"Utility Allowance" means that portion of Housing Expenses that the City determines, from time to time, is adequate for the reasonable Utility costs of Affordable Units in the event the Owner makes tenants responsible for payment for their own Utilities.

SECTION 2 – THE PROJECT

A. General Description. The Owner will construct the Project for purposes of providing multi-family rental housing, and the Owner shall own, manage, and operate (or cause the management and operation of) the Project. The Owner agrees to construct the Project in compliance with all applicable land use regulations and as approved and permitted by the City.

B. Conversion from Renter-Occupied to Owner-Occupied. In the event the Property is proposed for conversion to a condominium,

owner-occupied, or non-rental residential use during the Compliance Period, the Owner must submit to the City for its review a plan for preserving the Affordable Units. The City may consider options which would convert the Affordable Units to owner-occupancy by Eligible Households. The Owner must receive authorization from the City prior to conversion to condominium, owner-occupied, or non-rental residential use. This section does not waive the Owner's obligations to comply with any other law or regulations pertaining to conversion to ownership use.

SECTION 3 – AFFORDABLE UNITS FOR ELIGIBLE HOUSEHOLDS

A. Number of Affordable Units. The Project shall include the number and types of Affordable Units as set forth in the table below.

Dwelling Units in the Project

| Unit Type (Bedrooms) | Total Units | Very Low Income Units | Extremely Low Income Units |
|---------------------------------|--------------------|----------------------------------|---|
| Studio | 0 | 0 | 0 |
| Open 1-bedroom | 6 | 0 | 1 |
| 1-bedroom | 18 | 0 | 2 |
| 2-bedroom | 12 | 0 | 1 |
| Total | 36 | 0 | 4 |

B. Similar Quality Construction. All of the Dwelling Units in the Project shall be constructed of similar quality. The finish and quality of flooring, counters, appliances, and other interior features of the Affordable Unit(s) shall be comparable to or better than entry level market rate housing in Lakewood, Washington, as determined by the City and have substantially the same net square footage, equipment, and amenities as other Dwelling Units in the Project with a comparable number of rooms.

C. Designation of Affordable Units. Affordable Units shall be generally distributed throughout the Project. The Owner agrees to designate the Dwelling Units identified in **Exhibit B** as Affordable Units. The Owner, from time to time, may propose to change the specific Dwelling Units designated as Affordable Units herein, in which case the Owner shall notify the City of the proposed change in writing for the City's approval. The City will review the proposed changes and shall approve or deny the proposed changes based upon the criteria that at all times at least four

(4) of all of the Dwelling Units in the Project are designated as Affordable Units, and provided that at all times the same unit mix and affordability mix is retained.

D. Maximum Rents for Affordable Units.

(1) The Housing Expense of an Affordable Unit shall not exceed thirty percent (30%) of the Income Level with adjustments for assumed Household Size. An Affordable Unit's contract rent shall not exceed the tenant's maximum Housing Expense less a Utility Allowance, if applicable, and any other recurring expenses required by the Owner as a condition of rental.

(2) No Affordable Unit's tenant shall have more than one rent increase for the same Unit in any twelve (12)-month period; provided, however, that in the event an Affordable Unit's lease expires and said tenant elects to continue leasing the Affordable Unit on a month-to-month tenancy, and the tenant remains an Eligible Household, the Owner may increase the rent for that Affordable Unit up to once every thirty (30) days but no higher than the maximum contract rent as set forth in this section.

E. Renting Affordable Units to Eligible Households. During the Compliance Period, the Owner shall lease or rent, or make available for lease or rental, to Eligible Households all of the Affordable Units in the Project. Owner's compliance with this obligation may be established by Owner's participation, throughout the Compliance Period, in the HUD funded Housing Assistance Program (HAP) under Section 8 of the United States Housing Act of 1937, administered through the Pierce County Housing Authority. If at any time the Owner is unable to rent or lease an Affordable Unit, then the Affordable Unit shall remain vacant pending rental or lease to Eligible Households.

F. Income Qualifications for Eligible Households.

(1) To qualify as an Eligible Household for initial occupancy of an Affordable Unit, a household's Household Income may not exceed the applicable Percent of Median Income set forth in the table below, adjusted for Household Size.

(2) At time of recertification, as provided in Section I below, a tenant will remain an Eligible Household as long as said tenant's Household Income does not exceed the Maximum Income for Recertification.

G. Occupancy Limits for Affordable Units. The Owner shall utilize the following occupancy standards for Affordable Units:

| Unit Type | Minimum Occupants |
|---------------------|-------------------|
| Studio or 1 bedroom | 1 person |
| 2-bedroom | 2 persons |
| 3-bedroom | 3 persons |
| 4-bedroom | 4 persons |

H. Completion of Certificate of Household Eligibility. Prior to allowing any household to occupy any Affordable Unit, the Owner shall require the prospective tenant to complete a Certification of Household Eligibility ("COHE") that shall be substantially in the form set forth in **Exhibit C**. The Owner shall also undertake a good faith effort to verify the prospective tenant's Household Income, as reported on the completed COHE. The Owner's obligation to verify the reported Household Income shall be limited to requesting copies of and reviewing the prospective tenant's federal income tax returns, unless the Owner has actual knowledge, or reason to believe, that the information provided by the prospective tenant is materially inaccurate. In the event federal income tax returns are not available, the Owner shall verify Household Income using wage or salary statements, or other income records that the City may consider. Owner's obligations set forth in this Section H. may be satisfied by Owner's participation in the HUD funded Housing Assistance Program (HAP) under Section 8 of the United States Housing Act of 1937, administered through the Pierce County Housing Authority throughout the Compliance Period.

I. Household Eligibility Recertification. At each renewal of a lease for an Affordable Unit, and at least once each calendar year, the Owner shall require all tenants occupying Affordable Units to complete and return to the Owner an updated COHE. The Owner shall undertake a good faith effort to verify the reported Household Income as set forth in Section 3(H). If a tenant's Household Income exceeds the Maximum Income for Recertification set forth below when the tenant's lease expires, then within ninety (90) calendar days either (a) the Owner, after providing timely notice, may charge said tenant the current, applicable market rent for the Dwelling Unit and the Owner must designate and rent the next available comparable market rate Dwelling Unit as an

Affordable Unit, or (b) the tenant must vacate the Dwelling Unit, unless otherwise prohibited by law, so as to make it available for an Eligible Household. Equal Access to Common Facilities. Tenants in the Affordable Units shall have equal access to all amenities and facilities of the Project, such as parking, fitness centers, community rooms, and swimming pools. If a fee is charged for the use of an amenity or facility, then all tenants in the Project must be charged equally for such use.

SECTION 4 – ENFORCEMENT

A. Enforcement Provisions. The Owner shall exercise reasonable diligence to comply with the requirements of this Contract and shall correct any such noncompliance within sixty (60) calendar days after such noncompliance is first discovered by the Owner or would have been discovered by the exercise of reasonable diligence, or within 60 calendar days after the Owner receives notice of such noncompliance from the City, whichever is earliest; provided however, that such period for correction may be extended by the City if the Owner is exercising due diligence to correct the noncompliance. If such noncompliance remains uncured after such period, then the Owner shall be in default and the City on its own behalf may take any one or more of the following actions:

(1) By any suit, action or proceeding at law or in equity, require the Owner to perform its obligations under this Contract, or enjoin any acts or things which may be unlawful or in violation of the rights of the City hereunder; it being recognized that the beneficiaries of the Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of the Owner's default;

(2) Have access to, and inspect, examine and make copies of, all of the books and records of the Owner pertaining to the Project. Provided, however, the City shall not divulge such information to any third party unless required by law or unless the same is necessary to enforce the City's rights hereunder; and

(3) Take such other action at law or in equity as may appear necessary or desirable to enforce the obligations, Covenants, conditions and agreements of the Owner under this Contract.

SECTION 5 – REPORTING REQUIREMENTS

A. Notice of Occupancy Permit. The Owner shall notify the City's Designee of receipt of the first occupancy permit for the Project within thirty (30) calendar days of the permit's issuance.

B. Initial Project Certification. After the Completion Date and until ninety percent (90%) of all rental units in the Project are occupied, the Owner shall file with the City a Project Certification report, substantially in the form of **Exhibit D**, attached with copies of the COHE required under Section 3 of this Contract.

C. Annual Project Certification. The Owner shall file with the City Manager, within thirty (30) days following the first anniversary of the City's filing of the Final Certificate and each year thereafter for the duration of the Compliance Period, a report substantially in the form of **Exhibit D**, attached with copies of the COHE and which includes information from the preceding year providing:

(1) A statement of occupancy and vacancy of the newly constructed or rehabilitated Project during the past twelve (12) months ending with the anniversary date;

(2) A certification by the Owner that the Project has not changed use since the date the City approved the certificate of occupancy and that the Project conforms with affordable housing requirements of Chapter 18A.90 LMC; and

(3) A description of any subsequent changes or improvements constructed after issuance of the certificate of occupancy.

D. Maintain Complete Records. The Owner shall maintain complete and accurate records pertaining to the Affordable Units and shall, during regular business hours, permit any duly authorized representative of the City, including, without limitation, the City's Designee, to inspect the books and records of the Owner pertaining to the Affordable Units, including the Initial and Annual Project Certifications, and if applicable, income documentation of households residing in Affordable Units in the Project. The Owner's failure to maintain such records or failure to allow inspection by the City or any duly authorized representative shall constitute a material default hereunder. The

Owner shall retain all records pertaining to the Affordable Units for at least six (6) years.

E. Form of Certification. Notwithstanding anything in this Section to the contrary, the Owner shall submit all documentation required by this Section on the forms designated herein, which may be modified by the City from time to time. Changes to forms by the City shall not increase the Owner's obligations hereunder.

SECTION 5 – SUBSIDIZED TENANTS

The Owner shall accept as tenants for Affordable Units, on the same basis as all other prospective households, households who receive state or federal rent subsidies, such as Housing Choice Vouchers under Section 8 of the United States Housing Act of 1937, or other rent subsidies. The Owner shall not apply, or permit the application of, management policies or lease provisions with respect to the Project which have the effect of precluding occupancy of any Dwelling Units by rent subsidy recipients.

SECTION 6 – LEASE PROVISIONS

A. It is the Owner's responsibility to screen and select tenants for desirability and credit worthiness. Except as restricted in this Contract and under state and federal law, such selection is within the Owner's discretion. If written management policies exist, or exist in the future, with respect to the Project, the City may review such written policies and may require changes in such policies, if necessary, so that the policies comply with the requirements of this Contract.

B. All leases for Eligible Households shall contain clauses wherein each individual lessee: (i) certifies the accuracy of the statements made in the COHE, (ii) agrees that the Household Income and other eligibility requirements shall be deemed substantial and material obligations of the tenancy, and (iii) agrees that misrepresentation in the COHE is a material breach of the lease, entitling the Owner to immediately terminate tenant's lease for the Affordable Unit.

SECTION 7 – SALE OR TRANSFER OF THE PROJECT

The Owner hereby Covenants and agrees not to sell, transfer or otherwise dispose of the Project or any portion thereof without first providing a written statement executed by the purchaser that

the purchaser understands the Owner's duties and obligations under this Covenant and will enter into an agreement with the City for the continuation of those obligations. Such notice must be received by the City at least ten (10) working days prior to the close of escrow.

SECTION 8 – TERM

This Contract shall become effective upon its execution and shall continue in full force and effect throughout the Compliance Period.

SECTION 9 – NO DISCRIMINATION

The Owner shall not discriminate on the basis of race, creed, religion, color, sex, sexual orientation, age, national origin, marital status, or presence of any mental or physical handicap as set forth in RCW 49.60.030, as now existing and as may be amended, in the lease, use, or occupancy of the Project or in connection with the employment or application for employment of persons for the operation and management of the Project.

SECTION 10 – COVENANTS RUN WITH LAND

A. The City and Owner hereby declare their understanding and intent that the Covenants, conditions and restrictions set forth herein directly benefit the land (i) by enhancing and increasing the enjoyment and use of the Project by certain Eligible Households, and (ii) by furthering the public purposes of providing housing for Eligible Households.

B. The City and the Owner hereby declare that the Covenant and conditions contained herein shall bind and the benefits shall inure to, respectively, the Owner and all subsequent owners of the Project or any interest therein, and the City, all for the Compliance Period. Except as provided in Section 12 of this Contract, each and every contract, deed or other instrument hereafter executed conveying the Project or any portion thereof or interest therein shall contain an express provision making such conveyance subject to the Covenants and conditions of this Contract, provided however, that any such contract, deed or other instrument shall conclusively be held to have been executed, delivered and accepted subject to such Covenants and conditions, regardless of whether or not such Covenants and conditions are set

forth or incorporated by reference in such contract, deed or other instrument.

C. Hold Harmless. The Owner shall defend, indemnify, and hold the City, its officers, officials, employees, volunteers and its Designee and any other party authorized hereunder to enforce the terms of this Contract, harmless from any and all claims, injuries, damages, losses, or suits, including attorney fees, arising out of or resulting from this Contract. This provision shall survive termination or expiration of this Contract.

D. No Third-Party Beneficiaries. The provisions of this Contract and of the documents to be executed and delivered in connection herewith are and will be for the benefit of the Owner and the City only and, are not for the benefit of any third party (including, without limitation, any tenants or tenant organizations), and accordingly, no third party shall have the right to enforce the provisions of this Contract or of the documents to be executed and delivered in connection herewith.

SECTION 11 – FORECLOSURE

In the case of any foreclosure, the immediate successor in interest in the Property pursuant to the foreclosure shall assume such interest subject to the lease(s) between the prior Owner and the tenant(s) and to this Contract for Affordable Units. This provision does not affect any state or local law that provides longer time periods or other additional protections for tenants.

SECTION 12 – ESTOPPEL CERTIFICATE

The City agrees, upon the request of the Owner or its successor in interest, to promptly execute and deliver to the Owner or its successor in interest or to any potential or actual purchaser, mortgagor, or encumbrancer of the Project, a written certificate stating, if such is true, that the City has no knowledge of any violation or default by the Owner of any of the Covenants or conditions of this Contract, or if there are such violations or defaults, the nature of the same.

SECTION 13 – BINDING EFFECT

The provisions, and conditions contained in this Covenant are binding upon the parties hereto and their legal heirs,

representatives, successors, assigns, and subsidiaries and are intended to run with the land.

SECTION 14 – AGREEMENT TO RECORD

The Owner shall cause this Contract to be recorded in the real property records of Pierce County, Washington. The Owner shall pay all fees and charges incurred in connection with such recording and shall provide the City with a copy of the recorded document.

SECTION 15 – RELIANCE

The City and the Owner hereby recognize and agree that the representations and Covenants set forth herein may be relied upon by City and the Owner. In performing its duties and obligations hereunder, the City may rely upon statements and certificates of the Owner and Eligible Households, and upon audits of the books and records of the Owner pertaining to occupancy of the Project. In performing its duties hereunder, the Owner may rely on the Certificates of Household Eligibility unless the Owner has actual knowledge or reason to believe that such Certificates are inaccurate.

SECTION 16 – GOVERNING LAW

This Contract shall be governed by the laws of the State of Washington, except to the extent such laws conflict with the laws of the United States or the regulations of federally insured depository institutions or would restrict activities otherwise permitted in relation to the operation of federally insured depository institutions. Venue for any legal actions shall be in Pierce County Superior Court or, if pertaining to federal laws, the U.S. District Court for Western Washington.

SECTION 17 – NO CONFLICT WITH OTHER DOCUMENTS

The Owner warrants that it has not executed and will not execute, any other agreement with provisions contradictory to, or in opposition to, the provisions hereof, and that in any event the requirements of this Contract are paramount and controlling as to the rights and obligations herein set forth and supersede any other requirements in conflict herewith.

SECTION 18 – AMENDMENTS

This Contract shall be amended only by a written instrument executed by the parties hereto or their respective successors in interest, and duly recorded in the real property records of Pierce County, Washington. Amendments to **Exhibit B** shall be considered approved in writing when the **Revised Exhibit B** is signed by the Owner and the City without the need for a further written document attaching the revised exhibit and striking prior versions of the exhibit. In the event of conflict between versions of **Exhibits B**, the version maintained by the City as the then-current version, signed by Owner and City, shall prevail.

SECTION 19 – NOTICE

A. Any notice or communication hereunder, except legal notices, shall be in writing and may be given by registered or certified mail. The notice or communication shall be deemed to have been given and received when deposited in the United States Mail, properly addressed with postage prepaid. If given otherwise, it shall be deemed to be given when delivered to and received by the party to whom addressed. Such notices and communications shall be given to the Parties' representatives hereto at their following addresses:

If to the City: City of Lakewood
6000 Main Street SW
Lakewood, WA 98499-5027
Attn: City Manager

With a copy to the City's Designee:
Assistant City Manager for Development
Services
6000 Main Street SW
Lakewood, WA 98499-5027

If to the Owner:
Gravelly Lake Gardens LLC
10609 Gravelly Lake Dr SW
Lakewood, WA 98499

Attn: ClaudeA. Remy

With a copy to: Christopher M. Huss
Attorney at Law

4224 Waller Road E.
Tacoma, WA 98443

Attn: Christopher M. Huss

B. Any party may change its identified representative and address for notices upon ten (10) calendar days prior written notice to the other parties. Legal counsel for a party may deliver notices on behalf of the represented party and such notice shall be deemed delivered by such party.

SECTION 20 - SEVERABILITY

If any provision of this Contract shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

SECTION 21 - CONSTRUCTION

Unless the context clearly requires otherwise, words of the singular number shall be construed to include the plural number, and vice versa, when appropriate. All the terms and provisions hereof shall be construed to effectuate the purposes set forth in this Contract and to sustain the validity hereof.

SECTION 22 - TITLES AND HEADINGS

The titles and headings of the sections of this Contract have been inserted for convenience of reference only, are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof or be considered or given any effect in the construing this document or any provision hereof or in ascertaining intent, if any question of intent shall arise.

SECTION 23 - COUNTERPART ORIGINALS

This Agreement may be executed in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one agreement. The execution of one counterpart by a Party shall have the same force and effect as if that Party had signed all other counterparts.

SECTION 24 - AUTHORITY TO EXECUTE

Each person executing this Agreement on behalf of a Party represents and warrants that he or she is fully authorized to execute and deliver this Agreement on behalf of the Party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein and that this Agreement is enforceable in accordance with its terms.

IN WITNESS WHEREOF, the Owner and City have each executed the Multi-Family Housing Limited Property Tax Exemption Contract on the Date first above written.[Signature page follows.]

Owner:
Gravelly Lake Gardens LLC

City:

By: _____
Its: Manager _____
Name: ___ Claude A. Remy

John Caulfield
City Manager

Approved as to Form:

Heidi Ann Wachter
City Attorney

STATE OF WASHINGTON }
 } ss.
COUNTY OF PIERCE }

On this _____ day of July, 2021, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____, known to me to be the _____ of the CITY OF LAKEWOOD, who executed the foregoing document on behalf of said City, and acknowledged the said document to be the free and voluntary act and deed of said City, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said document.

IN WITNESS WHEREOF I have given under my hand and official seal this ___ day of July, 2021.

Notary Public in and for the State of Washington.

Print Name _____

Residing at _____

My commission expires _____

STATE OF WASHINGTON }
 } ss.
COUNTY OF PIERCE }}

On this ___ day of July, 2021, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Claude Remy, to me known to be the Manager of Gravelly Lake Gardens LLC, a Washington limited liability company, who executed the foregoing instrument on behalf of the said company, and acknowledged the said document to be the free and voluntary act and deed of said company for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said document.

IN WITNESS WHEREOF I have given under my hand and official seal this ____ day of July, 2021.

Notary Public in and for the State
of Washington.

Print Name _____

Residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

GRAVELLY LAKE GARDENS:

PARCEL A:

LOTS 9 AND 10, BLOCK 43, LAKEWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGES 11, 12 AND 13, RECORDS OF PIERCE COUNTY, WASHINGTON; SITUATE IN THE CITY OF A LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

DRAFT

EXHIBIT B

DESIGNATION OF AFFORDABLE UNITS

| Unit Number | Unit Type | Unit Size (Square feet) |
|--------------------|------------------|------------------------------------|
| 201 | Unit A | 818 SF |
| 103 | Unit C | 453 SF |
| 303 | Unit C | 453 SF |
| 105 | Unit E | 527 SF |
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DRAFT

EXHIBIT C

FORM OF CERTIFICATE OF HOUSEHOLD ELIGIBILITY

CERTIFICATION OF HOUSEHOLD ELIGIBILITY

I, _____, and I, _____, as applicants for rental of the following Affordable Unit, do hereby represent and warrant that my/our adjusted annual income is \$ _____

Project: _____ Project Address: _____

Unit # _____ No. of Bedrooms: _____ Household size:1* _____ Disabled: Yes / No

The attached computation is \$ _____, and includes all income I/we received for the date I/we execute a rental agreement for an affordable unit, or the date on which I/we will initially occupy such unit, whichever is earlier.

This affidavit is made with the knowledge that it will be relied upon by the City to determine maximum income for eligibility. I/We warrant that all information set forth in this Certification of Household Eligibility is true, correct and complete based upon information I/We deem reliable, and that the estimate contained in the preceding paragraph is reasonable and based upon such investigation as the undersigned deemed necessary. I/we will assist the Owner in obtaining any information or documents required to verify the statements made in this Certification.

I/We acknowledge that I/we have been advised that the making of any misrepresentation or misstatement in this affidavit will constitute a material breach of my/our agreement with the Owner to lease the unit and will entitle the Owner to prevent or terminate my/our occupancy of this unit by institution of an action for eviction or other appropriate proceedings.

I/We do hereby swear under penalty of perjury that the foregoing statements are true and correct.

| | | | |
|-----------------|-------|-----------------|-------|
| Applicant | _____ | Applicant | _____ |
| Date | _____ | Date | _____ |
| Mailing Address | _____ | Mailing Address | _____ |
| E-mail Address | _____ | E-mail Address | _____ |
| Phone | _____ | Phone | _____ |

1 The number of people who will reside with you at least four (4) months of the year.

EXHIBIT C TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

HOUSEHOLD MEMBERS

| Name | Age | Name | Age |
|-------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

INCOME COMPUTATION

"Household income" includes all items listed below, from all household members over the age of 18. Income of dependents over 18, who reside in the unit for less than four (4) months of the year will not be counted toward household income.

For the previous 12-month period, indicate income received from the following sources:

- a) The full amount, before any payroll deductions, of wages, salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services, and payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay and any earned income tax credit to the extent that it exceeds tax liability. \$ _____
 - b) Net income from operations of a business or profession or net income of any kind from real or personal property. \$ _____
 - c) Interest and dividends; \$ _____
 - d) The full amount of periodic payments received from Social Security, pensions, retirement funds, annuities, insurance policies, disability or death benefits, alimony, child support, or any similar type of periodical payments, and any regular contributions or gifts from persons not residing in the unit. \$ _____
 - e) Public assistance payments. \$ _____
 - f) Regular and special allowances and pay of a member of the Armed Forces who is a spouse or head of the family. \$ _____
- TOTAL \$ _____

(NOTE: The following are not considered income: occasional, infrequent gifts of money; one-time payments from insurance policies or an inheritance settlement; scholarships or student loans for tuition, fees or books; foster child care payments; the value of Food Stamp coupons;

EXHIBIT C TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION
CONTRACT

hazardous duty pay to a member of the Armed Forces; relocation payments; assistance received under the Low-Income Home Energy Assistance Program or any similar program).

EXHIBIT D

FORM OF ANNUAL PROJECT CERTIFICATION

ANNUAL PROJECT CERTIFICATION

Project: _____

Address: _____

The undersigned hereby certifies that as of _____, 20____, _____ units in the Project were utilized as Affordable Units, as required in the Regulatory Agreement, in the following manner:

a) _____ units in the Project were rented to tenants who did not exceed the qualifying income for initial occupancy.

b) _____ units in the Project were rented to tenants who exceeded the qualifying income for initial occupancy but remained qualified under the income for recertification.

c) _____ units in the Project were rented to tenants who now exceed the qualifying income for recertification, and therefore can no longer be considered eligible for Affordable units.

d) _____ units in the Project are being held vacant for Eligible Households.

The above information and that on the attached sheet(s) has been verified as required by the Regulatory Agreement between the City of _____ and:

Owner (Company) Name: _____

Name of Owner (Print)

Signature of Owner

Date: _____, 20____

EXHIBIT D TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

AFFORDABLE UNIT SUMMARY

Count each Affordable Unit in every applicable category. (For example, a unit that was occupied at the beginning of the year, was vacated and refilled by a qualified new occupant should be counted under both “New Occupants” and “Vacated and Re-filled.”)

| Affordability | New Occupants | Recertified Occupants (refers to existing tenants who continue to occupy units after recertification) | Vacated and Re-filled Occupants (refers to a unit that has been vacated, and is now occupied by a new tenant) |
|---------------|---------------|---|---|
| 30% AMI | | | |
| 50% AMI | | | |
| Total | | | |

EXHIBIT D TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

ANNUAL PROJECT CERTIFICATION

PROJECT NAME _____

REPORTING PERIOD: _____ through _____.

| Does Contract Rent include: | | | | | | | | | | Are residents required to buy: | |
|--|-----------|----------------|-----------|----------|-----------|---------------------|-----------|--------------------|-----------|--------------------------------|-----------|
| Electricity & Gas? | Yes No | Water & Sewer? | Yes No | Garbage? | Yes No | Renter's insurance? | Yes No | One Parking Space? | Yes No | Renter's insurance? | Yes No |
| For each "No" enter the Allowance or Fee below (except Renter's Insurance, if it's not required). | | | | | | | | | | | |

| Unit # | Tenant Name | Family Size | Move-in Date | Current Lease Date | Current HH Income* | Unit Type (BRs) | Affrd Level | Max Housing Expense** | Electric & Gas Allowance | Water & Sewer Allowance *** | Garbage Allowance (or Fee) | Insurance Allowance | Parking Fee | Max Rent | Current Contract Rent |
|--------|-------------|-------------|--------------|--------------------|--------------------|-----------------|-------------|-----------------------|--------------------------|-----------------------------|----------------------------|---------------------|-------------|----------|-----------------------|
| | | | | | | | | | | | | | | | \$0 |
| | | | | | | | | | | | | | | | \$0 |
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* As of report date or when current lease was signed.

** Find on "Rental and Income Guidelines."

*** Maximum Housing Expenses also include water, sewer, and garbage. If these are paid for directly by the tenant (in addition to rent), the maximum rent must be reduced by the typical costs to the tenant of such utilities, or a set allowance established by the city (or ARCH).

ARCH Electric & Gas Allowances:

- Studio
- 1-bedroom
- 2-bedroom
- 3-bedroom
- 4-bedroom
- 5-bedroom

Water & Sewer Allowances:

- Studio
- 1-bedroom
- 2-bedroom
- 3-bedroom
- 4-bedroom
- 5-bedroom

Vacancy Status: The following units are vacant as of _____ and are being held vacant for eligible Tenants.

C:\Users\jmcann\OneDrive\Documents\2023_Gravelly Lake 55_jmcann15.rvt

GRAVELLY LAKE 55

LU-20-00206 REV #4

RECEIVED
APR 28, 2021
CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

LAKEWOOD, WA



PROJECT INFORMATION

PROJECT DESCRIPTION

NEWLY CONSTRUCTED 36 UNIT APARTMENT COMMUNITY. DEVELOPMENT INCLUDES TWO 18-UNIT BUILDINGS WITH CENTRALLY LOCATED OUTDOOR OPEN AND RECREATIONAL SPACES.

PROJECT TEAM

OWNER:
GRAVELLY LAKE TOWNHOMES
CONTACT: CLAUDE REMY
P.O. BOX 11145
GIG HARBOR, WA 98335
EMAIL: REMYAL@AOL.COM

LANDSCAPE ARCHITECTURE:
LYON LANDSCAPE ARCHITECTS
CONTACT: ERIC WILLIAMS, L.A.
1015 PACIFIC AVENUE
TACOMA, WA 98402
EMAIL: ERIC@LYONLA.COM

ARCHITECT:
GRAVES + ASSOCIATES
CONTACT: JOSHUA MCCANN
3110 RUSTON WAY #E
TACOMA, WA 98402
253-272-4214
EMAIL: JMCCANN@GRAVESASSOC.COM

STRUCTURAL ENGINEER:
SITTS & HILL ENGINEERS, INC.
CONTACT: ANDREW BOILEAU, P.E., S.E.
4815 CENTER STREET
TACOMA, WA 98409
253-474-9449 EXT. 322
EMAIL: ANDREW@SITTSBILL.COM

GEOTECHNICAL ENGINEER:
GEORESOURCES, LLC
KEITH SCHEMBS, DANA BIGGERSTAFF
5007 PACIFIC HWY E, SUITE 16
FIFE, WA 98424
253-896-1011

MECH., ELECT. & PLUMBING ENGINEER:
ROBISON ENGINEERING INC.
CONTACTS: PETER ROCKSTEAD
19401 40TH AVE. W. SUITE 302
LYNWOOD, WA 98036
206-364-3343
EMAIL: PROCKSTEAD@ROBISONENGINEERING.COM

SURVEYOR:
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FEDERAL WAY, WA 98033
253-539-1400
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PROJECT DATA

PROJECT ADDRESS: 8933 GRAVELLY LAKE DRIVE SW, LAKEWOOD WA 98499
A.P.N. / TAX / PARCEL: 5130001870 & 5130001880
ZONING DISTRICT: MF2
LOT SIZE: 0.43 ACRES + 0.47 ACRES = 0.9 ACRES (39,204 SF)
BUILDING COVERAGE: 5,205 (x2) = 10,410 SF / 39,204 = 26.5% (60% MAX)
TOTAL BUILDING STORIES: 3 STORIES
BUILDING HEIGHT: 39'-3" (65 FEET MAX)
OCCUPANCIES: R-2
CONSTRUCTION TYPE: VB
FIRE SPRINKLER: NFPA13R
RELATED SUBMITTALS: PRE-APPLICATION: LU-20-00178

APPLICABLE CODES

LAKEWOOD MUNICIPAL CODE
2015 INTERNATIONAL BUILDING CODE (IBC)
INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
WASHINGTON STATE ENERGY CODE
2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
NFPA 13, 14, 20, 70, 72
AMERICAN IRON & STEEL INSTITUTE (AISI), CURRENT EDITION

ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES, AS MODIFIED FOR THIS BUILDING ON RECORD AT THE CITY OF TACOMA. IN CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAW OR ORDINANCE SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS IN WRITING.



GRAVELLY LAKE GARDENS BUILDING 1

8933 GRAVELLY LAKE DRIVE SW,
LAKEWOOD, WA 98499

| DATE | YEAR/MODIFY | REVISIONS | DESCRIPTION |
|------|-------------|-----------|-------------|
| | | | |

PROJECT NUMBER: 2023
PM: JM
DESIGN REVIEW RESUB 04/16/2021

NOT FOR CONSTRUCTION

RE-USE OF DOCUMENTS
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COVER SHEET
DR 000

VICINITY MAP



ABBREVIATIONS

| | | | |
|----------|-----------------------|---------|-------------------------|
| ABC | AGGREGATE BASE COURSE | GWB | GYPSSUM WALL BOARD |
| AB | AIR BARRIER | HT | HEIGHT |
| ADJ. | ADJUSTABLE BOARD | HT | INSTALLATION |
| BD | BOARD | MANUF. | MANUFACTURER |
| BOT. | BOTTOM | MTL. | METAL |
| CLG. | CEILING | MTR. | MATERIAL |
| CL | CENTERLINE | MIN. | MINIMUM |
| CLR. | CLEAR | N.T.S. | NOT TO SCALE |
| CLO. | CLOSET | N.W. | NEW WORK |
| COL. | COLUMN | O.C. | ON CENTER |
| COMP. | COMPOSITION | O.T.S. | OPEN TO STRUCTURE |
| CONC. | CONCRETE | PT. | PAINT |
| CONC. | CONTINUOUS | PWD | PLYWOOD |
| CONT. | CONTROL JOINT | P.T. | PRESSURE TREATED |
| C.J. | DETAIL | R. | RANGE |
| DTL. | DISH WASHER | REF. | REFRIGERATOR |
| DW | DRYER | REINF. | REINFORCED |
| D | DOUBLE | R.O. | ROUGH OPENING |
| DBL. | DOWN | RM. | SIMILAR |
| DN | DOWNSPOUT | SG. FT. | SQUARE FEET |
| D.S. | EDGE OF SLAB | SSL | SEE STRUCTURAL DRAWINGS |
| E.O.S. | EQUAL | SSD | SEE STRUCTURAL DRAWINGS |
| EQ. | EQUIVALENT | TEXT | TEXTURE |
| EQUIV. | EXISTING TO REMAIN | T & G | TONGUE & GROOVE |
| EXT. | EXTERIOR | T.O. | TOP OF |
| F.D. | FLOOR DRAIN | TYP. | TYPICAL |
| F.F. | FOIL FACED | U.N.O. | UNLESS NOTED OTHERWISE |
| F.O.C. | FACE OF COLUMN | WC | WATER CLOSET |
| F.O.E.W. | FACE OF EXISTING WALL | WH | WATER HEATER |
| F.O.P. | FACE OF POST | WR | WATER RESISTANT |
| F.O.S. | FACE OF STUD | WD | WOOD WASHER |
| F.O.S.W. | FACE OF STEM WALL | W | WITH |

SYMBOL LEGEND

| | |
|--|----------------------|
| | DETAIL NO. OR LETTER |
| | SECTION |
| | INTERIOR ELEVATION |
| | DOOR I.D. SYMBOL |
| | ROOM I.D. SYMBOL |
| | WALL TYPE SYMBOL |
| | WINDOW TYPE SYMBOL |

PROJECT GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL REVIEW DESIGN INTENT AS SUBSTANTIATED IN THESE DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ISSUE REQUEST FOR INFORMATION (RFIs) INQUIRIES TO THE OWNER AND THE ARCHITECT WHERE DESIGN INTENT IS NOT SELF EVIDENT TO ELIMINATE DETRIMENTAL INTERPRETATIONS.
- THE CONTRACTOR SHALL SUBMIT PRODUCT SUBMITTALS, MATERIAL AND SYSTEM SHOP DRAWINGS, AND / OR SUBSTITUTION REQUESTS TO ADDRESS REQUIREMENTS AS SET FORTH BY PROJECT SPECIFICATIONS AND AS REQUIRED TO DEMONSTRATE FULL UNDERSTANDING AND CONTROL OF CONSTRUCTION MEANS AND METHODS. THE GENERAL CONTRACTOR SHALL PROCEED WITH CONSTRUCTION ACTIVITIES AT THEIR OWN RISK PRIOR TO RECEIVING OWNER / ARCHITECT ASSOCIATED APPROVALS.
- IN THE EVENT THE CONTRACTOR, (INCLUDING SUB-TRADE AFFILIATES), DOES NOT FOLLOW RFI, SUBMITTAL, SHOP DRAWING AND OR SUBSTITUTION PROTOCOL, COSTS AND BURDEN FOR CORRECTIVE WORK SHALL BE SOLELY BORNE BY THE CONTRACTOR.
- IN THE EVENT THE CONTRACTOR FINDS A CONFLICT OR DISCREPANCY WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING. SHOULD THE CONTRACTOR PROCEED WITHOUT NOTIFYING THE ARCHITECT OF SUCH CONFLICT, THE CONTRACTOR SHALL BE PROCEEDING AT THEIR OWN RISK & ASSOCIATED LIABILITY.
- THESE DRAWINGS SERVE TO REPRESENT DESIGN INTENT AS DIRECTED BY THE OWNER & COMPLIANT WITH GOVERNING JURISDICTIONAL LAW. IN NO WAY SHALL THESE DRAWINGS SERVE TO DICTATE METHODS OF CONSTRUCTION RELATIVE TO ADHERENCE TO EITHER. IT IS THE CONTRACTOR'S & OWNER'S RESPONSIBILITY TO WORK WITHIN THE PARAMETERS OF THE AGENCY APPROVED DOCUMENTS TO MAINTAIN THE INTEGRITY OF THE DESIGN INTENT AND AGENCY COMPLIANCE.
- DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT OR ENGINEER, STAMPED TO INDICATE THEY HAVE BEEN REVIEWED AND ARE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN, AND SHALL BE SUBMITTED TO THE CITY BY THE ARCHITECT OR ENGINEER AS PER IBC SECTION 107.3.4.1 AND THE CITY OF LAKEWOOD REQUIREMENTS

SHEET NUMBER

| SHEET NUMBER | SHEET NAME |
|---------------|---|
| DR 200 | COLORED EXTERIOR ELEVATIONS |
| DR 201 | COLORED EXTERIOR ELEVATIONS |
| DR 000 | COVER SHEET |
| DR 002 | SITE PLAN |
| DR 100 | TYPICAL FLOOR PLAN |
| DR 001 | LAND USE SUMMARY |
| LANDSCAPE | |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | PLANT IMAGES |
| L1.2 | PLANTING DETAILS |
| L2.0 | IRRIGATION PLAN |
| L2.1 | IRRIGATION DETAILS |
| TR1.0 | TREE RETENTION PLAN |
| SITE LIGHTING | |
| SL1.0 | NOTES, LUMINAIRE SCHEDULE & FIXTURE DETAILS |
| SL1.1 | SITE PLAN - LIGHTING |
| SURVEY | |
| 1 OF 1 | TOPOGRAPHIC SURVEY |

AGENCY APPROVAL STAMP

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24" x 36"

C:\Users\jmcocann\OneDrive\Documents\2023_Gravelly Lake 5E_inccomm15.rvt

LAND USE CODE ANALYSIS

Table with 3 columns: ZONING DISTRICT, HOUSING TYPE, LOT AREA, DENSITY CALCULATIONS, BUILDING FOOTPRINT AREA, BUILDING COVERAGE, IMPERVIOUS SURFACE.

18A.70.040(C) ZONING CLASSIFICATIONS
MULTIFAMILY RESIDENTIAL USES AND ZONES. THESE STANDARDS ARE INTENDED TO CREATE AN ATTRACTIVE AND ENJOYABLE ENVIRONMENT FOR MULTIFAMILY RESIDENTIAL USES, IMPROVE VEHICULAR CIRCULATION AND UPGRADE THE CITY'S VISUAL APPEARANCE IN HIGH-DENSITY RESIDENTIAL AREAS.
1. REQUIRED MULTIFAMILY SITE DESIGN AND BUILDING DESIGN ELEMENTS. THESE STANDARDS ARE IN ADDITION TO OTHER DEVELOPMENT STANDARDS APPLICABLE UNDER THIS ARTICLE OR OTHER CHAPTERS OF THE CODE. EXTERIOR LIGHTING SHALL COMPLY WITH LMC 18A.60.095.
A. SIGNIFICANT TREES SHALL BE RETAINED WITHIN THE LANDSCAPE BUFFER PERIMETER AROUND THE SITE, PURSUANT TO ARTICLE III, TREE PRESERVATION, OF THIS CHAPTER. SIGNIFICANT TREES SHALL BE RETAINED AND INCORPORATED INTO THE LANDSCAPING AND OPEN SPACE AREAS ON THE SITE, WHENEVER POSSIBLE.
PROJECT NOTE: SEE LANDSCAPE SHET XXXX FOR TREE RETENTION PLAN.
B. BUILDINGS SHALL BE DESIGNED TO HAVE A DISTINCT "BASE," "MIDDLE," AND "TOP." THE BASE, TYPICALLY THE FIRST FLOOR, SHALL CONTAIN THE GREATEST NUMBER OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, MATERIALS, DETAILS, OVERHANGS, CORNICE LINES, AND MASONRY BELT COURSES. THE MIDDLE SECTION MAY BE SIMPLE, SINGLE-STORY BUILDINGS WITH NO MIDDLE, BUT DO HAVE A BASE AND A TOP. THE TOP SHALL AVOID THE APPEARANCE OF A FLAT ROOF AND INCLUDE DISTINCTIVE ROOF SHAPES INCLUDING BUT NOT LIMITED TO PITCHED, VAULTED OR TERRACED ROOF LINES, ETC. ROOFLINES SHALL BE VARIED ON INDIVIDUAL BUILDINGS AND AMONG BUILDINGS IN A MULTIFAMILY RESIDENTIAL COMPLEX.
PROJECT NOTE: EXTERIOR BUILDING DESIGN INCLUDES 4" STONE VENEER FOR A "BASE", FIBER CEMENT PANEL/LAP SIDING FOR A "MIDDLE", AND MODULATING ROOF ELEMENTS INCLUDING GABLES, PARAPETS, AND SHED ROOF LINES TO COMPLETE A "TOP". ADDITIONAL ELEMENTS INCLUDE DIFFERENT WINDOW TYPES, DIFFERENT WINDOW TRIM TRIM STYLES BASED ON SIDING, AND COVERED PATIOS/DECKS. SEE SHEETS A200 AND A201.
C. THE LONGEST DIMENSION OF ANY BUILDING SHALL NOT EXCEED ONE HUNDRED SIXTY (160) FEET. BUILDINGS ON THE SAME SITE MAY BE CONNECTED BY COVERED PEDESTRIAN WALKWAYS.
PROJECT NOTE: LONGEST BUILDING DIMENSION IS 74'-1". SEE SHEETS A100 TO A102.
D. HORIZONTAL BUILDING MODULATION. THE STEPPING BACK OR PROJECTING FORWARD OF PORTIONS OF A BUILDING FACADE WITHIN SPECIFIED INTERVALS OF A BUILDING WIDTH AND DEPTH LESSENS THE APPARENT BULK OF THE EXTERIOR WALL OF THE STRUCTURE. MULTIFAMILY RESIDENTIAL BUILDINGS SHALL MEET THE FOLLOWING DESIGN STANDARDS:
I. THE MAXIMUM WIDTH, AS MEASURED HORIZONTALLY ALONG THE BUILDING EXTERIOR, WITHOUT BUILDING MODULATION SHALL BE FIFTY (50) FEET.
II. THE FACADE MODULATION SHALL HAVE A MINIMUM DEPTH OF FIVE (5) FEET AND A MINIMUM WIDTH OF TEN (10) FEET.
PROJECT NOTE: THE LONGEST BUILDING FACADE BEFORE ARTICULATION OCCURS IS 31'. ARTICULATION RANGES FROM 1' IN DEPTH TO 4'-6" IN DEPTH. SEE SHEETS A100 TO A102.
V. ENHANCE BUILDING ARTICULATION WITH A CHANGE IN MATERIALS OR COLORS WITH EACH CHANGE IN BUILDING PLANE. EMPHASIZE TRIM DETAILS WITH COMPATIBLE CONTRASTING COLORS.
PROJECT NOTE: EVERY FACADE ARTICULATION OCCURS WITH A CHANGE IN MATERIAL AND COLOR. SEE SHEETS A200 AND A201.
E. MODULATED ROOF LINE. THE ROOFLINES SHALL BE MODULATED ACCORDING TO THE FOLLOWING STANDARDS:
I. PROVIDE GABLE, HIPPED OR SHED ROOFS WITH A SLOPE OF AT LEAST THREE (3) FEET VERTICAL TO TWELVE (12) FEET HORIZONTAL. CHANGE THE ROOFLINE BY ALTERNATING DORMERS, STEPPED ROOFS, GABLES, OR OTHER ROOF ELEMENTS TO REINFORCE THE MODULATION OR ARTICULATION INTERVAL.
PROJECT NOTE: ROOF FORMS INCLUDED IN THE BUILDING DESIGN INCLUDE GABLES, SHEDS, AND FLAT ROOF. ALL PITCHED ROOF CONDITIONS HAVE A MINIMUM SLOPE OF 3.5/12. FLAT ROOF HAS BEEN IMPLEMENTED AS VISUAL BREAK BETWEEN DIFFERENT ROOF FORMS. SEE SHEETS A103, A200 AND A201.
F. RESIDENTIAL DESIGN FEATURES, INCLUDING BUT NOT LIMITED TO ENTRY PORCHES, PROJECTING WINDOW BAYS, BALCONIES OR DECKS, INDIVIDUAL WINDOWS INSTEAD OF STRIP WINDOWS, OFFSETS AND CASCADING OR STEPPED ROOF FORMS, SHALL BE INCORPORATED INTO ALL BUILDINGS. WINDOW OPENINGS SHALL HAVE VISIBLE TRIM MATERIAL OR PAINTED DETAILING THAT RESEMBLES TRIM. USE DESIGN ELEMENTS IN THE FOLLOWING MANNER TO ACCENT BUILDING ARTICULATION, PROVIDING THE INTERVAL DOES NOT EXCEED SIXTY (60) FEET:
I. REPEAT DISTINCTIVE WINDOW PATTERNS AT INTERVALS LESS THAN OR EQUAL TO THE ARTICULATION INTERVAL.
II. PROVIDE A PORCH, PATIO, DECK, OR COVERED ENTRY FOR EACH INTERVAL.
III. PROVIDE A BALCONY OR BAY WINDOW FOR EACH INTERVAL.
IV. PROVIDE A LIGHTING FIXTURE, TRELIS, TREE OR OTHER LANDSCAPE FEATURE WITHIN EACH INTERVAL.
G. DWELLING UNITS ON THE GROUND FLOOR LEVEL SHALL HAVE PRIVATE OUTDOOR SPACES ADJACENT TO THEM TO ALLOW THOSE EXTERIOR PORTIONS OF THE SITE TO BE CONTROLLED BY INDIVIDUAL HOUSEHOLDS.
PROJECT NOTE: ALL UNITS ON THE GROUND LEVEL HAVE THEIR OWN COVERED PATIOS. SEE SHEET A100.
H. BUILDINGS IN THE DEVELOPMENT SHOULD BE ORIENTED TO PROVIDE FOR PRIVACY OF RESIDENTS.
I. DWELLING UNITS SHOULD BE CONSTRUCTED SO THAT WINDOWS ARE NOT LOCATED AT GROUND LEVEL, BELOW GRADE IN WINDOW WELLS OR BELOW ADJACENT SIDEWALKS, STAIRWAYS, LANDSCAPE AREAS OR PARKING AREAS.
PROJECT NOTE: NO WINDOWS ARE LOCATED AT GROUND LEVEL OR BELOW GRADE. SEE SHEETS A200 AND A201.
J. LIGHTING FIXTURES SHOULD NOT EXCEED FIFTEEN (15) FEET IN HEIGHT AND SHALL INCLUDE LUMINAIRE SHIELDS.
PROJECT NOTE: SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING SPECS.
K. PROVIDE SUBSTANTIAL LANDSCAPING AND/OR PEDESTRIAN-ORIENTED OPEN SPACES NEAR BUILDING ENTRANCES AND AROUND THE BUILDING FACADE. PRINCIPAL ENTRIES TO BUILDINGS SHALL BE HIGHLIGHTED WITH PLAZA OR GARDEN AREAS CONTAINING PLANTING, LIGHTING, SEATING, TRELISES AND OTHER FEATURES. SUCH AREAS SHOULD BE LOCATED AND DESIGNED SO WINDOWS OVERLOOK THEM.
PROJECT NOTE: THE 2 BUILDINGS ON THE SITE ARE SEPARATED BY A SHARED COURTYARD THAT CONTAINS PLANTING, LIGHTING, PLAY AREAS, & COMMUNITY PLANTING BEDS. SEE AS100, LANDSCAPE DRAWINGS, AND ELECTRICAL DRAWINGS.
M. THE SITE PLAN SHOULD ACCOMMODATE VEHICULAR ACCESS AND PARKING IN A MANNER WHICH IS CONVENIENT, YET DOES NOT ALLOW THE AUTOMOBILE TO DOMINATE THE SITE.
PROJECT NOTE: THE SITE HAS BEEN DESIGNED SO THAT ALL MOTOR VEHICLE TRAFFIC IS CONTAINED TO ONE HALF OF THE SITE WHILE THE OTHER HALF IS CONSISTS OF BUILDINGS, COURTYARDS, LANDSCAPING, AND ACCESSIBLE ROUTES. SEE SHEET AS100.
O. PROVIDE AN OPEN SPACE NETWORK THAT IS ACCESSIBLE TO ALL UNITS AND THAT WILL ACCOMMODATE A WIDE VARIETY OF ACTIVITIES, PUBLIC AND PRIVATE, IN THE FOLLOWING MANNER:
I. PROVIDE AT LEAST ONE HUNDRED (100) SQUARE FEET PER UNIT OF COMMON OPEN SPACE IN ADDITION TO INDIVIDUAL BALCONIES OR PATIOS AND THAT AREA REQUIRED BY LANDSCAPING, RECREATION, BUILDING SETBACKS, CRITICAL AREA BUFFERS AND OTHER CODE REQUIREMENTS.
PROJECT NOTE: 36 x 100 SF = 3600 SQUARE FEET OF REQUIRED OPEN SPACE. 3600 SQUARE FEET OF OPEN SPACE HAS BEEN PROVIDED. SEE SHEET AS100.
II. COMMON OPEN SPACE SHALL BE AN OPEN AIR AREA INTENDED FOR USE BY ALL RESIDENTS, GUESTS, EMPLOYEES OR PATRONS OF A SITE AND MAY INCLUDE LAWNS, GARDENS, SQUARES, PLAZAS, COURTYARDS, TERRACES, BARBEQUE AND PICNIC AREAS, GAMES COURT OR MULTITUDE RECREATIONAL AREAS, AND OTHER TYPES OF BUILT SPACE. COMMON OPEN SPACE SHALL MEET THE FOLLOWING STANDARDS:
(A) LINEAR DIMENSIONS OF NO LESS THAN TWENTY (20) FEET.
(B) NO MORE THAN THIRTY (30) PERCENT OF THE AREA COVERED BY A STRUCTURE.
(C) PROVIDE AMPLE EXPOSURE TO NATURAL SUNLIGHT AND FRESH AIR.
(D) PROVIDE DIRECT PEDESTRIAN CONNECTION TO OTHER PARTS OF THE SITE.
(E) MAY INCLUDE MULTI-USE STORM WATER DETENTION FACILITIES, IF THE COMMUNITY DEVELOPMENT DIRECTOR DETERMINES THAT THE FACILITIES ARE DESIGNED TO FUNCTION AS COMMON OPEN SPACE BY PROVIDING AN ENHANCED NATURE OR VISUALLY AESTHETIC DESIGN.
PROJECT NOTE: COMMON OPEN SPACE DESIGN ELEMENTS INCLUDE EXTERIOR SEATING, COMMUNITY GARDEN BEDS, ALL OPEN TO THE SKY WITH A LANDSCAPE DESIGN THAT PROMOTES A SENSE OF COMMUNITY. SEE AS100 AND LANDSCAPE DRAWINGS.
III. ENSURE THAT THE OPEN SPACE NETWORK PROVIDES PRIVACY FOR THE RESIDENTS WHILE ALLOWING FOR SECURITY AND SURVEILLANCE FROM RESIDENTIAL UNITS. COMMON RECREATIONAL SPACES SHALL BE LOCATED AND ARRANGED TO ALLOW WINDOWS TO OVERLOOK THEM.
IV. PROVIDE ADEQUATE LIGHTING IN THE OPEN SPACE NETWORK, BUT PLACE AND SHIELD LIGHTING SO THAT IT DOES NOT GLARE INTO HOUSING UNITS. EXTERIOR LIGHTING SHALL COMPLY WITH LMC 18A.60.095.
V. PROVIDE LANDSCAPING THAT DEFINES THE OPEN SPACE AND PROVIDES SHADE AND WIND PROTECTION WHERE NEEDED BUT PERMITS SURVEILLANCE FROM UNITS AND ROADS.
VI. DESIGN THE RESIDENTIAL OPEN SPACE NETWORK WITH SPECIFIC USES IN MIND. IN EACH MULTIFAMILY RESIDENTIAL OR COMBINED USES BUILDINGS, PRIVATE OPEN SPACE SHALL BE PROVIDED IN ADDITION TO COMMON OPEN SPACE AREAS.
(A) PRIVATE OPEN SPACE SHALL BE A PARTIALLY OR FULLY SCREENED OR ENCLOSED OPEN-AIR AREA THAT IS STRICTLY INTENDED FOR USE BY THE RESIDENTS OF THE DWELLING UNIT.
(B) PRIVATE OPEN SPACE MAY INCLUDE YARDS, GARDENS, PATIOS, COURTYARDS, PORCHES, BALCONIES, TERRACES, ROOFTOP GARDENS, DECKS OR VERANDAS. PRIVATE OPEN SPACE SHALL NOT HAVE A DIMENSION LESS THAN SIX (6) FEET IN LENGTH.
PROJECT NOTE: ALL UNITS HAVE THEIR OWN PRIVATE RESIDENTIAL OPEN SPACE THAT IS PARTIALLY SCREENED. ALL SPACES HAVE A MINIMUM LENGTH OF 7'-0". SEE SHEETS A100, A101 AND A102.

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24" x 36"

LAND USE CODE ANALYSIS CONTINUED

18A.70.040(C) ZONING CLASSIFICATIONS (CONTINUED)
P. PROVIDE ONE (1) OR MORE FURNISHED PLAY AREAS FOR CHILDREN. PROVIDE A MINIMUM OF TWO HUNDRED (200) SQUARE FEET OR FIFTY (50) SQUARE FEET PER UNIT, WHICHEVER IS GREATER. GAME COURTS, BIKE TRACKS AND OTHER RECREATIONAL FACILITIES MAY BE INCLUDED AS PLAY AREAS; PROVIDED, THAT AT LEAST ONE (1) PLAY AREA FOR CHILDREN AGES SEVEN (7) AND UNDER HAS BEEN PROVIDED. "ADULT ONLY" HOUSING THAT PROHIBITS CHILDREN AS RESIDENTS IS EXEMPT FROM PROVIDING A CHILDREN'S PLAY AREA BUT SHALL PROVIDE EQUAL AREA FOR RECREATIONAL USES APPROPRIATE TO THE AGE OF RESIDENTS.
PROJECT NOTE: 50 x 36 UNITS = 1800 SF REQUIRED REC SPACE. 1,983 SF OF RECREATIONAL SPACE HAS BEEN PROVIDED. SEE SHEET AS100.
Q. SAFE PEDESTRIAN ROUTES AND BARRIER FREE ACCESS MUST BE PROVIDED FROM THE BUILDING TO TRASH ENCLOSURES AND ADJACENT SIDEWALKS.
18A.80.030(F) ZONING DISTRICT PARKING REQUIREMENTS
USE UNIT MEASURE MINIMUM REQUIRED BICYCLE PARKING SPACES
MULTIFAMILY STRUCTURES PER DWELLING UNIT 1.5 1 PER 10 AUTO STALLS, 2 MINIMUM PER BUILDING
PARKING CALCULATION:
1.5 STALLS x 36 UNITS = 54 PARKING STALLS REQUIRED
18A.80.060 PARKING INCENTIVES
C. WHEN AFFORDABLE HOUSING IS CONSTRUCTED PURSUANT TO CHAPTER 18A.90 LMC, HOUSING INCENTIVES PROGRAM, THE PARKING SPACE REQUIREMENTS SHALL BE CALCULATED EMPLOYING ANY AVAILABLE MODIFICATIONS BASED UPON LMC 18A.90.060.
D. SHARED USE PARKING. JOINT USE OF REQUIRED PARKING SPACES MAY BE PERMITTED WHERE TWO (2) OR MORE USES ON THE SAME SITE OR SEPARATE SITES IN CLOSE PROXIMITY TO ONE ANOTHER ARE ABLE TO SHARE THE SAME PARKING SPACES BECAUSE THEIR PARKING USAGE DOES NOT MATERIALLY OVERLAP (E.G., USES PRIMARILY OF A DAYTIME VERSUS NIGHTTIME, OR WEEKDAY VERSUS WEEKEND NATURE). SHARED PARKING SHALL BE LEGALLY ENCUMBERED AND SHALL MEET ALL OF THE APPLICABLE STANDARDS OF THIS SECTION PURSUANT TO SUBSECTION (E) OF THIS SECTION, OFF-SITE PARKING.
E. OFF-SITE PARKING. JOINT USE OF REQUIRED PARKING SPACES MAY BE AUTHORIZED BY THE DIRECTOR IF THE FOLLOWING DOCUMENTATION IS SUBMITTED IN WRITING TO THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT:
1. THE NAMES AND ADDRESSES OF THE OWNERS AND/OR TENANTS THAT ARE SHARING THE PARKING.
2. THE USES THAT ARE INVOLVED IN THE SHARED PARKING.
3. THE LOCATION AND NUMBER OF PARKING SPACES THAT ARE BEING SHARED.
4. AN ANALYSIS SHOWING THAT THE PEAK PARKING TIMES OF THE USES OCCUR AT DIFFERENT TIMES AND/OR THAT THE PARKING AREA WILL BE LARGE ENOUGH FOR THE ANTICIPATED DEMANDS OF BOTH USES.
5. A LEGAL INSTRUMENT SUCH AS AN EASEMENT OR DEED RESTRICTION THAT GUARANTEES CONTINUING ACCESS TO THE PARKING FOR BOTH USES WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR.
G. ELECTRIC VEHICLE CHARGING PROVISIONS. FOR EVERY ELECTRIC VEHICLE CHARGING STATION PROVIDED, THE REQUIRED NUMBER OF PARKING SPACES MAY BE REDUCED BY AN EQUIVALENT NUMBER, PROVIDED THE TOTAL REDUCTION DOES NOT EXCEED FIVE (5) PERCENT OF THE TOTAL REQUIRED PARKING SPACES. FOR EXAMPLE, IF FORTY (40) PARKING SPACES ARE REQUIRED AND TWO (2) ELECTRIC VEHICLE CHARGING STATIONS ARE PROVIDED, THE TOTAL REQUIRED PARKING MAY BE REDUCED TO THIRTY-EIGHT (38) SPACES, YIELDING THIRTY-SIX (36) "REGULAR" PARKING SPACES AND TWO (2) ELECTRIC VEHICLE CHARGING PARKING SPACES. NOTE THAT IN THIS EXAMPLE THE TOTAL REDUCTION MAY NOT BE IN EXCESS OF TWO (2) SPACES (40 x 5% = 2), SO IF THREE (3) ELECTRIC VEHICLE CHARGING STATIONS WERE PROVIDED INSTEAD, THE TOTAL REDUCTION IN REQUIRED PARKING WOULD STILL BE TWO (2) SPACES, YIELDING THIRTY-FIVE (38) "REGULAR" PARKING SPACES AND THREE (3) ELECTRIC VEHICLE CHARGING PARKING SPACES.
PROJECT NOTE: 54 STALLS x 5% = 2.7 OR 3 STALLS.
-3 ELECTRIC VEHICLE CHARGING STATIONS TO BE PROVIDED
18A.90.050 INCLUSIONARY DENSITY BONUSES
A. RATE AND CALCULATION. IN RETURN FOR THE INCLUSION OF A NUMBER OF "QUALIFIED," AS DEFINED HEREIN, ON-SITE UNITS DEDICATED TO SERVING AND RESERVED FOR OCCUPANCY BY VERY-LOW- AND/OR EXTREMELY-LOW-INCOME, AS DEFINED HEREIN, PERSONS, FAMILIES, OR GROUPS, ONE (1) ADDITIONAL, ON-SITE MARKET-RATE UNIT IS PERMITTED AS A BONUS FOR EACH QUALIFIED VERY-LOW-INCOME UNIT PROVIDED, AND 1.5 ADDITIONAL, ON-SITE MARKET RATE UNITS ARE PERMITTED AS A BONUS FOR EACH QUALIFIED EXTREMELY-LOW-INCOME UNIT PROVIDED, UP TO A MAXIMUM PERCENTAGE ABOVE THE MAXIMUM DENSITY PERMITTED IN THE UNDERLYING ZONING DISTRICT AS SHOWN BELOW.
ZONING DISTRICT MF2: 20% MAXIMUM DENSITY INCREASE
PROJECT NOTE: 32 x 20% = 6.4 OR 6 UNITS + 32 = 38 UNITS MAX. 36 - 32 UNITS ALLOWED = 4 VERY-LOW-INCOME UNITS ARE TO BE PROVIDED.
18A.90.060 DEVELOPMENT STANDARD MODIFICATIONS
A. LOT COVERAGE. WHERE IT DOES NOT CONFLICT WITH SURFACE WATER MANAGEMENT REQUIREMENTS, THE MAXIMUM PERCENTAGE OF LOT COVERAGE MAY BE INCREASED BY UP TO FIVE (5) PERCENT OF THE TOTAL SQUARE FOOTAGE OVER THE MAXIMUM LOT COVERAGE PERMITTED BY THE UNDERLYING ZONING DISTRICT.
B. PARKING REQUIREMENTS. FOR MULTIFAMILY DEVELOPMENTS CONTAINING QUALIFIED HOUSING, THE PERCENTAGE OF COMPACT PARKING STALLS MAY BE INCREASED UP TO FIFTY (50) PERCENT OF THE TOTAL REQUIRED PARKING. IN ADDITION, FOR MULTIFAMILY DEVELOPMENTS CONTAINING QUALIFIED HOUSING DEDICATED TO EXTREMELY-LOW-INCOME, AS DEFINED HEREIN, PERSONS, FAMILIES, OR GROUPS, THE NUMBER OF REQUIRED PARKING STALLS SERVING SUCH UNITS SHALL BE REDUCED BY FIFTY (50) PERCENT.
PROJECT NOTE: NO EXTREMELY-LOW-INCOME UNITS ARE BEING PROVIDED. 4 VERY-LOW-INCOME UNITS ARE TO BE PROVIDED.
C. IN CIRCUMSTANCES WHERE HOUSING SERVING QUALIFIED POPULATIONS IS LOCATED WITHIN ONE QUARTER (1/4) MILE OF TRANSIT ROUTES AND CAN BE SHOWN TO GENERATE SIGNIFICANTLY LOWER-THAN-AVERAGE PARKING DEMAND, PARKING REQUIREMENTS MAY BE FURTHER REDUCED AT THE DIRECTOR'S DISCRETION. THE APPLICANT SHALL BE RESPONSIBLE FOR PREPARING ANY ADDITIONAL STUDIES OR EVALUATION APPROVED TO PROVIDE EVIDENCE OF DEMAND.
PROJECT NOTE: TRANSIT STOPS LOCATED AT GRAVELLY LAKE DR AND STEILACOOM BLVD ARE APPROXIMATELY 425 FEET AWAY OR LESS THAN 1/4 MILE(1,320 FEET).

LU-20-00206 REV #4



GRAVES + ASSOCIATES ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT 370 BASTION WAY, SUITE E TACOMA, WA 98402 PHONE: (252) 275-4294

GRAVELLY LAKE GARDENS BUILDING 1 8933 GRAVELLY LAKE DRIVE SW, LAKEWOOD, WA 98499

Table with columns: DATE, REVISIONS, DESCRIPTION. Includes a grid for tracking revisions.

PROJECT NUMBER: 2023 PM: JM DESIGN REVIEW RESUB 04/16/2021

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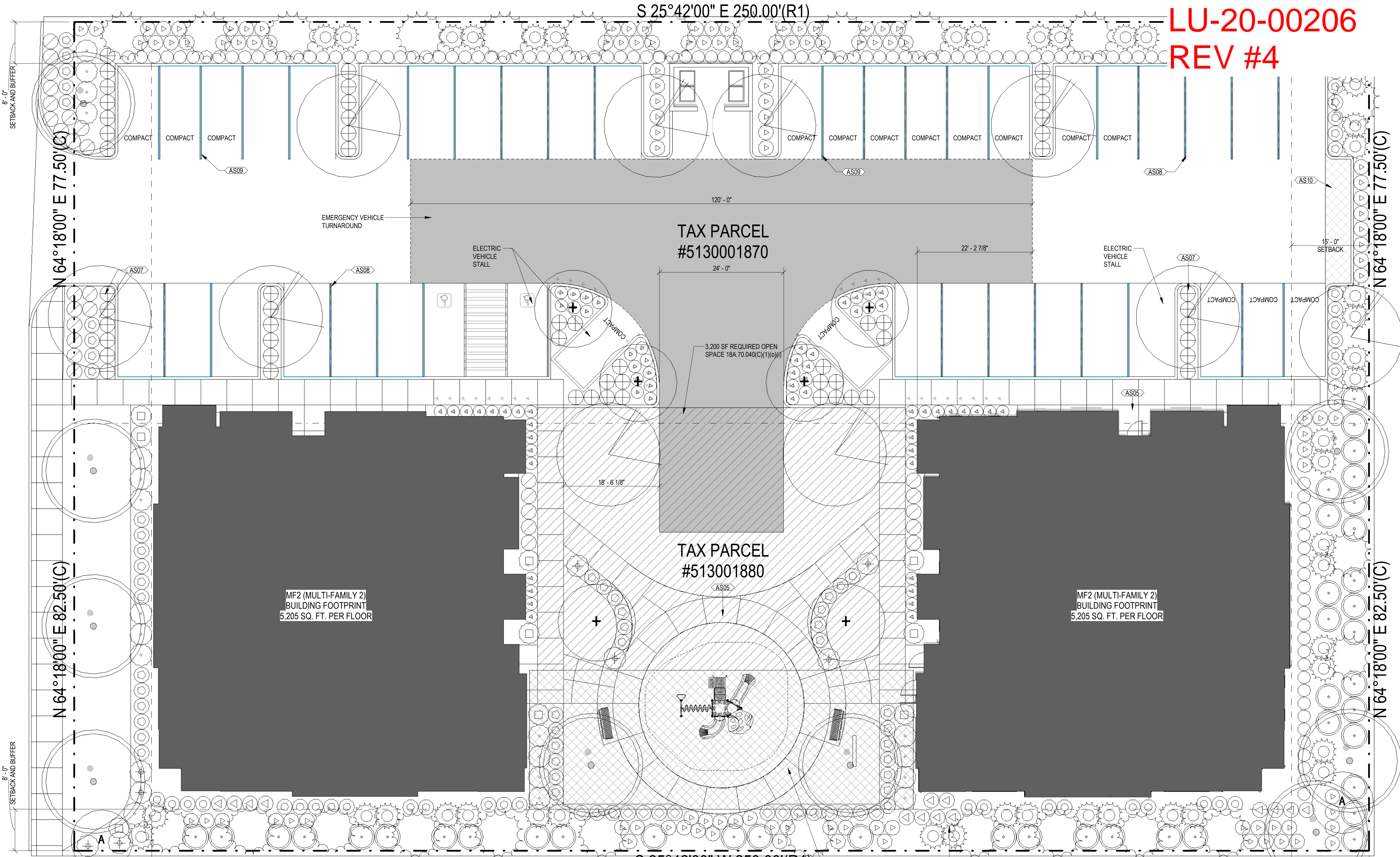
LAND USE SUMMARY DR 001

| REVISIONS | DATE | |
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| | YEAR/MO/DY | |
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PROJECT NUMBER: 2023
 PM: JM
 DESIGN REVIEW RESUB 04/16/2021

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SITE PLAN
DR 002

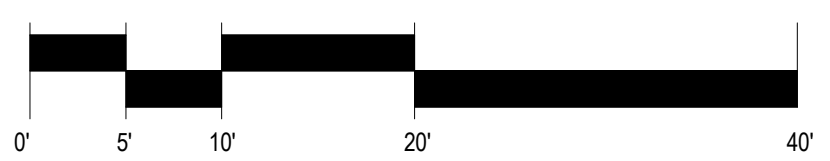


1 SITE PLAN-DESIGN REVIEW
 1" = 10'-0"

| | |
|------|---|
| AS05 | CONCRETE SIDEWALK WORK SHALL INCLUDE CONTROL JOINTS AT NO GREATER THAN 5'-0" O.C. |
| AS07 | LANDSCAPING - SEE LANDSCAPE DOCUMENTS FOR MORE INFO. |
| AS08 | 9'-0" x 18'-0" STANDARD PARKING STALL, TYP. |
| AS09 | 8'-0" x 18'-0" COMPACT PARKING STALL, TYP. |
| AS10 | GRASSCRETE PAVING, SEE LANDSCAPE DRAWINGS |

| | COMMON OPEN SPACE | ADDITIONAL RECREATIONAL SPACE |
|---|----------------------------------|--|
| 36 DWELLING UNITS x 100 SF = 3,600 SF REQUIRED OPEN SPACE | 3,600 SF COMMON OPEN SPACE | 1,983 SF ADDITIONAL RECREATIONAL SPACE |
| 36 DWELLING UNITS x 50 SF = 1,800 SF REQUIRED | | |
| TOTAL OPEN SPACE REQUIRED | 5,400 SF TOTAL OPEN SPACE | |
| TOTAL OPEN SPACE PROVIDED | 5,583 SF TOTAL OPEN SPACE | |

| REQUIRED STALLS | PROVIDED STALLS |
|---|---------------------------------|
| 36 DWELLING UNITS x 1.5 STALL PER UNIT = 54 STALLS REQUIRED | 16 COMPACTS (38% [50% MAX]) |
| EV CREDIT (UP TO 5% OF MAX): 54 x .05 = 2.7 OR 3 | 02 ADA |
| 54 - 3 = 51 STALLS | + 24 STANDARD |
| | 42 TOTAL STALLS PROVIDED |



LU-20-00206
REV #4

RECEIVED
APR 26, 2021
CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT



GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT
3110 RUSTON WAY, SUITE E TACOMA, WA 98402
PHONE: (253) 272-4234

GRAVELLY LAKE GARDENS
BUILDING 1
8933 GRAVELLY LAKE DRIVE SW,
LAKEWOOD, WA 98499

| REVISIONS | DESCRIPTION | DATE | |
|-----------|-------------|------|-------|
| | | YEAR | MO/DY |
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PROJECT NUMBER: 2023
PM: JM

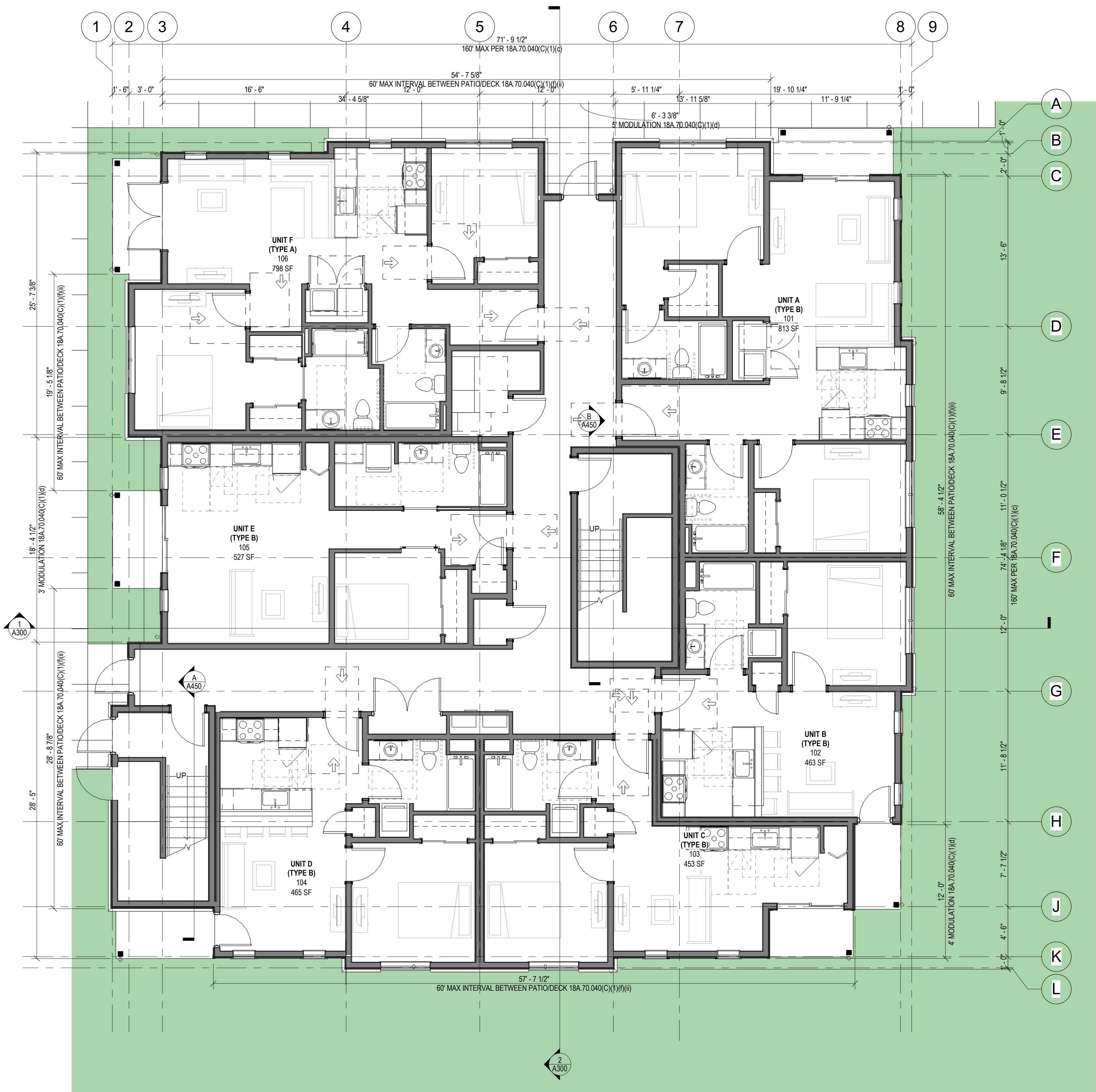
DESIGN REVIEW RESUB 04/16/2021

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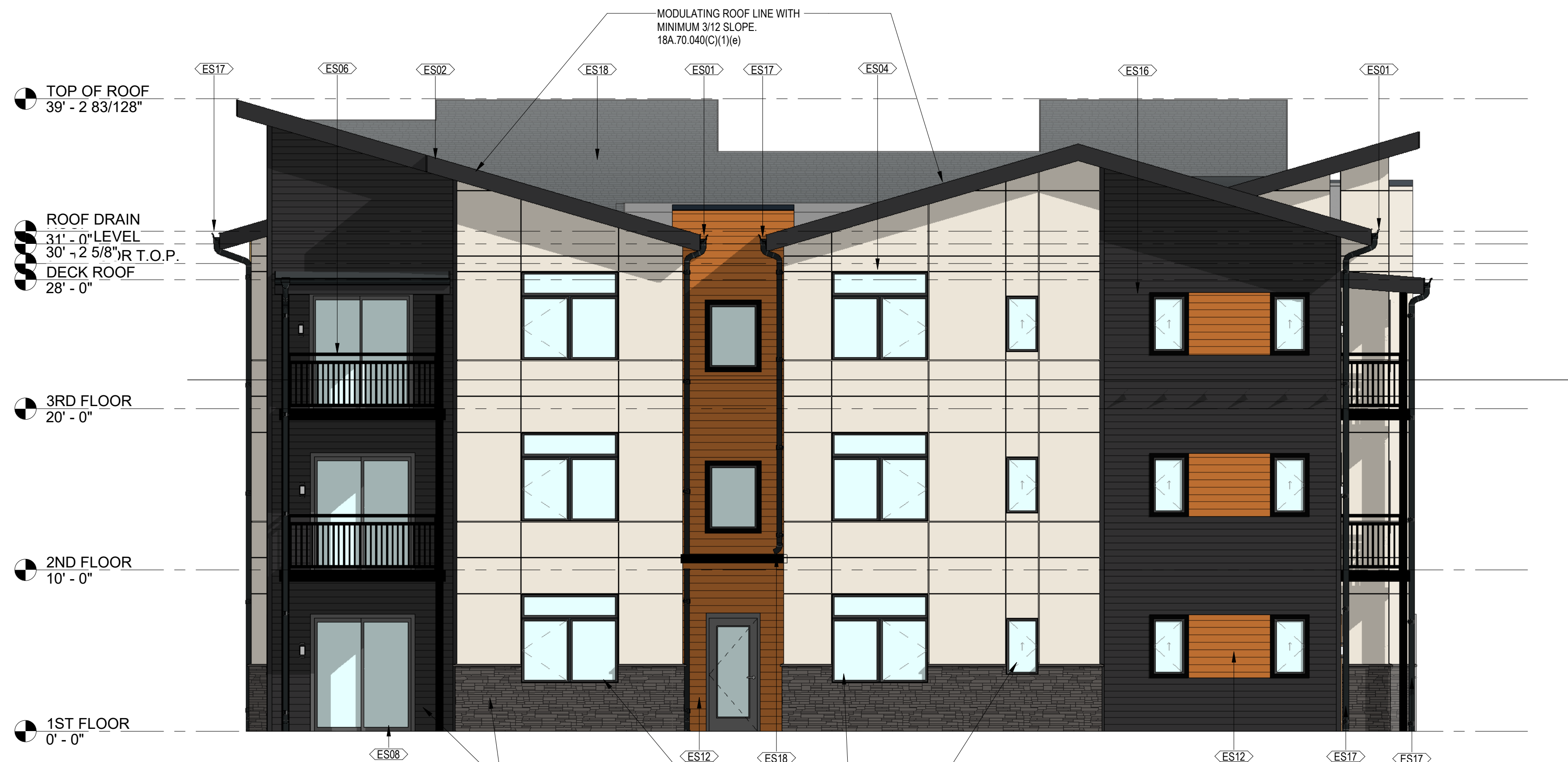
TYPICAL FLOOR PLAN

DR 100



1 | TYPICAL FLOOR PLAN
3/16" = 1'-0"

C:\Users\jmcann\OneDrive\Documents\2023_Gravelly Lake 55_inccamm15.rvt



1 | DESIGN REVIEW - NORTH ELEVATION
3/16" = 1'-0"

CHANGES IN BUILDING MATERIAL WITH EACH PLANE 18A.70.040(C)(1)(d)(v)

DISTINCTIVE WINDOW PATTERNS EQUAL TO ARTICULATION INTERVAL 18A.70.040(C)(1)(g)(i)



2 | DESIGN REVIEW - EAST ELEVATION
3/16" = 1'-0"

CHANGES IN BUILDING MATERIAL WITH EACH PLANE 18A.70.040(C)(1)(d)(v)

DISTINCTIVE WINDOW PATTERNS EQUAL TO ARTICULATION INTERVAL 18A.70.040(C)(1)(g)(i)

Keynote Legend

| | |
|------|--|
| ES01 | CONTINUOUS K-LINE PRE-FINISHED MTL. GUTTER SYSTEM. |
| ES02 | PAINTED FASCIA/TRIM |
| ES04 | INSULATED VINYL WINDOW SYSTEM, BLACK. SEE WINDOW SCHEDULE FOR MORE INFO. |
| ES06 | 42" HIGH PRE-MAUNUFACTURED METAL GUARDRAIL SYSTEM, POWDER COATED BLACK |
| ES08 | INSULATED VINYL SLIDING GLASS DOOR. SEE DOOR SCHEDULE FOR MORE INFO. |
| ES12 | WOODTONE, RUSTIC SERIES PRE-FINISHED FIBER CEMENT LAP, 5" EXPOSURE |
| ES16 | FIBER CEMENT LAP SIDING, CAVIAR SW 6990, 5" EXPOSURE |
| ES17 | DOWNSPOUT, PRE-FINISHED |
| ES18 | ASPHALT SHINGLES, PEWTER GRAY |

LU-20-00206
REV #4



GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT
3710 RUSTON WAY, SUITE 1 TACOMA, WA 98402
PHONE: (253) 272-4284

GRAVELLY LAKE GARDENS
BUILDING 1
8933 GRAVELLY LAKE DRIVE SW,
LAKEWOOD, WA 98499

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24" x 36"

| DATE | YEAR/MO/DO |
|------|------------|
| | |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| | |

COLOR AND MATERIAL LEGEND

| | | |
|--|--|---|
| | | |
| FIBER CEMENT PANEL - SMOOTH - IVORY LACE SW 7013 | FIBER CEMENT LAP - CEDAR MILL - CAVIAR SW 6990 | FIBER CEMENT LAP - RUSTIC SERIES - MOUNTAIN CEDAR |
| | | |
| LEDGESTONE VENNER - DARK RUNDLE | TRIM/FASCIA BOARDS TRICORN BLACK SW 6258 | ASPHALT SHINGLES PEWTER GRAY |

PROJECT NUMBER: 2023
PM: JM

DESIGN REVIEW RESUB 04/16/2021

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COLORED EXTERIOR ELEVATIONS
DR 200



1 | DESIGN REVIEW - SOUTH ELEVATION
3/16" = 1'-0"

CHANGES IN BUILDING MATERIAL WITH EACH PLANE 18A.70.040(C)(1)(d)(v)

DISTINCTIVE WINDOW PATTERNS EQUAL TO ARTICULATION INTERVAL 18A.70.040(C)(1)(f)(i)



2 | DESIGN REVIEW - WEST ELEVATION
3/16" = 1'-0"

CHANGES IN BUILDING MATERIAL WITH EACH PLANE 18A.70.040(C)(1)(d)(v)

Keynote Legend

| | |
|------|--|
| ES01 | CONTINUOUS K-LINE PRE-FINISHED MTL. GUTTER SYSTEM. |
| ES02 | PAINTED FASCIA/TRIM |
| ES03 | FIBER CEMENT PANEL W/ ALUMINUM REGLETS |
| ES04 | INSULATED VINYL WINDOW SYSTEM, BLACK. SEE WINDOW SCHEDULE FOR MORE INFO. |
| ES06 | 42" HIGH PRE-MAUNUFACTURED METAL GUARDRAIL SYSTEM, POWDER COATED BLACK |
| ES08 | INSULATED VINYL SLIDING GLASS DOOR. SEE DOOR SCHEDULE FOR MORE INFO. |
| ES12 | WOODTONE, RUSTIC SERIES PRE-FINISHED FIBER CEMENT LAP, 5" EXPOSURE |
| ES14 | LEDGESTONE VENEER |
| ES16 | FIBER CEMENT LAP SIDING, CAVIAR SW 6990, 5" EXPOSURE |
| ES17 | DOWNSPOUT, PRE-FINISHED |
| ES18 | ASPHALT SHINGLES, PEWTER GRAY |

LU-20-00206
REV #4



GRAVELLY LAKE GARDENS
BUILDING 1
8933 GRAVELLY LAKE DRIVE SW,
LAKEWOOD, WA 98499

| REVISIONS | DATE | YEAR/MO/DY |
|-------------|------|------------|
| DESCRIPTION | | |

COLOR AND MATERIAL LEGEND

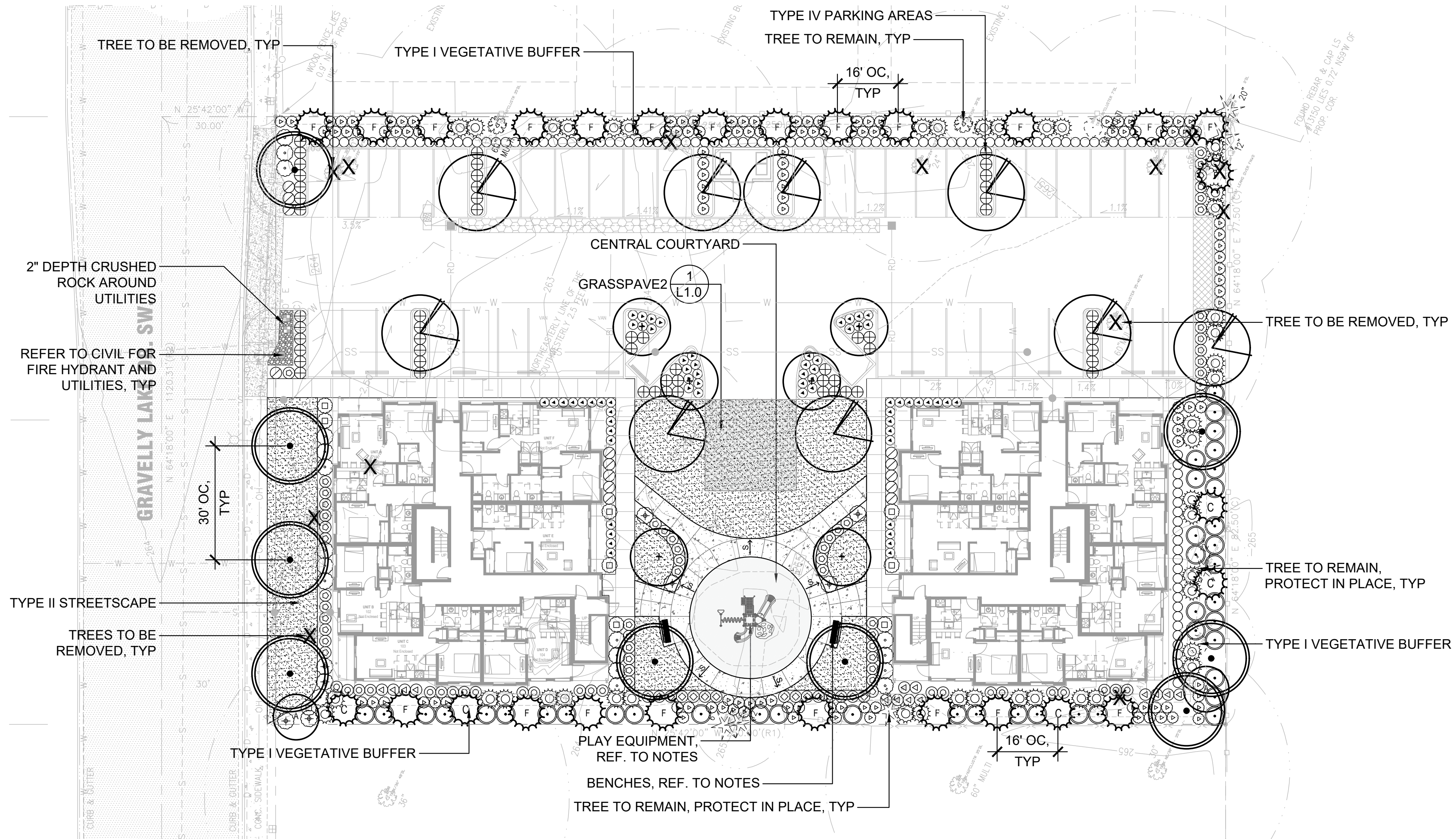
| | | |
|--|--|---|
| | | |
| FIBER CEMENT PANEL - SMOOTH - IVORY LACE SW 7013 | FIBER CEMENT LAP - CEDAR MILL - CAVIAR SW 6990 | FIBER CEMENT LAP - RUSTIC SERIES - MOUNTAIN CEDAR |
| | | |
| LEDGESTONE VENER - DARK RUNDLE | TRIM/FASCIA BOARDS TRICORN BLACK SW 6258 | ASPHALT SHINGLES PEWTER GRAY |

PROJECT NUMBER: 2023
PM: JM
DESIGN REVIEW RESUB 04/16/2021

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COLORED EXTERIOR ELEVATIONS
DR 201



LANDSCAPE NOTES AND SOIL QUALITY

- LANDSCAPE AREAS SHOULD BE DEEP-TILLED TO A DEPTH OF AT LEAST TWELVE (12) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION. PROVIDE SOIL AMENDMENTS ENCOURAGED TO IMPROVE WATER DRAINAGE, MOISTURE PENETRATION OR WATER-HOLDING CAPACITY. FOR ALL NEWLY LANDSCAPED AREAS ORGANIC MATTER SHOULD BE INCORPORATED TO A DEPTH OF FOUR (4) TO SIX (6) INCHES TO FACILITATE DEEP WATER PENETRATION AND SOIL OXYGENATION.
- CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING AREAS.
- COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.
- IMPORTED TOPSOIL SHALL BE 3-WAY MIX.
- CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR AFTER APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
- TREES PLANTED FIVE FEET OR LESS FROM PAVED SURFACES SHALL BE PLANTED WITH ROOT CONTROL BARRIER.

OPEN PLAY SPACE CALCULATIONS

| | |
|---|--------------------------------------|
| 18A.70.C.1.p OPEN PLAY SPACE REQUIREMENT | = 50 SF / UNIT |
| OPEN PLAY SPACE REQUIRED (50 SF) X 36 UNITS | = 1,800 SF OPEN PLAY SPACE REQUIRED* |
| OPEN PLAY SPACE PROPOSED | = 4,650 SF |

THE OPEN PLAY SPACE HAS BEEN PROVIDED AND **EXCEEDS** THE REQUIREMENT AMOUNT.

PLAY SYSTEM: PLAYWORLD SYSTEMS MODEL #350-1000e (AGES 5-12)
FALL SURFACING SHALL BE ENGINEERED WOOD FIBER (EWF), MEETING OR EXCEEDING REQUIRED DEPTH FOR FALL HEIGHTS OF SELECTED EQUIPMENT, OR APPROVED EQUAL BY OWNER

EQUIPMENT ABOVE AVAILABLE FROM NORTHWEST PLAYGROUND EQUIPMENT. CONTACT ERIC ARNESON 206-920-2660 FOR INFORMATION ON PURCHASING OR SUBSTITUTION REQUESTS

TREE LEGEND

- TREES TO REMAIN
- TREES TO BE REMOVED

SITE FURNISHINGS LEGEND

PLAYWORLD SYSTEMS MODEL #350-1000e (AGES 5-12)
FALL SURFACING SHALL BE ENGINEERED WOOD FIBER, MEETING REQUIRED DEPTH FOR FALL HEIGHTS OF SELECTED EQUIPMENT, OR APPROVED EQUAL BY OWNER

AVAILABLE FROM NORTHWEST PLAYGROUND EQUIPMENT. CONTACT ERIC ARNESON 206-920-2660 FOR INFORMATION ON PURCHASING OR SUBSTITUTION REQUESTS

6' BENCH WITH (3) BACKRESTS.
VECTOR SEATING SYSTEM BY FORMS + SURFACES (412-781-9003), OR APPROVED EQUAL BY OWNER

SEAT MATERIAL: ALUMINUM SLATS. BENCHES: POWDER COATED, SILVER TEXTURE

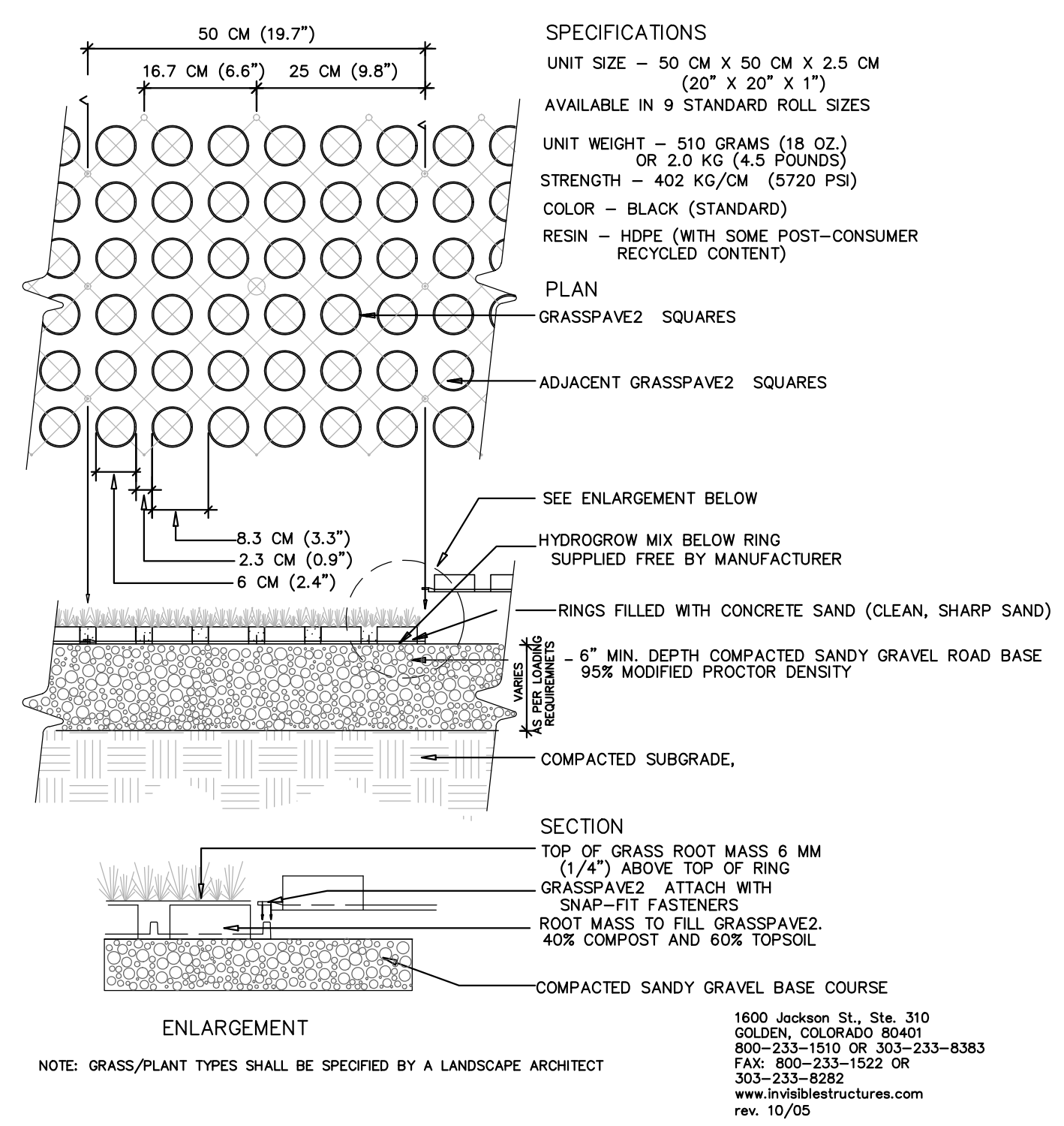
BENCHES: SURFACE MOUNTED TO CONCRETE PAVING. PROVIDE NEOPRENE GASKETS AT SEPARATION BETWEEN CONCRETE PAVING AND BENCH.

CONFIRM COLOR, MATERIALS AND EXACT LOCATION W/ OWNER PRIOR TO INSTALLATION.

SLOPE = 1/8" / FT. SLOPE AWAY FROM PLAY EQUIPMENT

PLANT SCHEDULE

| QTY | BOTANICAL NAME | COMMON NAME | SIZE / SPACING | COMMENTS |
|-----------------------------|-------------------------------------|--|--------------------------|----------------------------|
| TREES / DECIDUOUS | | | | |
| 9 | Acer x freemanii 'Jeffersred' | Autumn Blaze Maple | 3" cal, spacing per plan | Fully branched and uniform |
| 9 | Cercidiphyllum japonicum | Katsura | 3" cal, spacing per plan | Fully branched and uniform |
| 6 | Cornus x 'Eddies White Wonder' | Eddies White Wonder Dogwood | 3" cal, spacing per plan | Fully branched and uniform |
| 2 | Acer circinatum | Vine Maple | 8-10' ht. , 3 stem mini | Fully branched and uniform |
| TREES/ EVERGREEN | | | | |
| 5 | Thuja plicata | Western Cedar | 6'-8' ht. min / 16' OC | Fully branched and uniform |
| 22 | Pseudotsuga menziesii | Douglas Fir | 6'-8' ht. min / 16' OC | Fully branched and uniform |
| SHRUBS | | | | |
| 124 | Lonicera pileata | Box Honeysuckle | 3 gal / 3'OC | min 12" ht. / spread |
| 15 | Deutzia gracilis 'Duncan' | Chardonay Pearls Deutzia | 3 gal / 3' OC | min 16" ht. / spread |
| 18 | Rhododendron 'PJM' | PJM Elite Rhododendron | 3 gal / 4' OC | min 16" ht. / spread |
| 9 | Hydrangea m. 'Endless Summer' | Endless Summer Mophead Hydrangea | 5 gal / 4' OC | min 16" ht. / spread |
| 44 | Cornus alba 'Bailhala' | Ivory Halo Dogwood | 5 gal / 7' OC | min 24" ht. / spread |
| 44 | Viburnum davidii | David's Viburnum | 3 gal / 3'OC | min 16" ht. / spread |
| 57 | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy Barberry | 3 gal / 3' OC | min 12" ht / spread |
| 41 | Myrica californica | Pacific Wax Myrtle | 5 gal / 7' OC | min 24" ht / spread |
| 8 | Rhododendron 'Christmas Cheer' | Christmas Cheer Rhododendron | 3 gal / 4' OC | min 12" ht / spread |
| 14 | Gaultheria shallon | Salal | 3 gal / 3' OC | min 12" ht / spread |
| PERENNIALS / GRASSES | | | | |
| 64 | Pennisetum orientale | Fountain grass | #1 / 30" OC | |
| 23 | Polystichum munitum | Western Sword Fern | #1 / 3'OC | |
| 17 | Helictotrichon sempervirens | Blue Oat Grass | #1 / 3' OC | |
| GROUND COVER | | | | |
| 118 | Arctostaphylos uva-ursi | Kinnikinnick | #1 / 30" OC | |
| | | 3,700 sf Lawn | | |
| | | Turf hydroseed | | |
| | | Special Sun Mixture | | |
| | | Country Green Turf Farms specified mix | | |

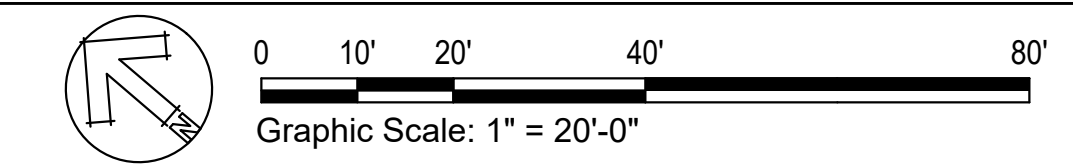


1 GRASSPAVE2 DETAIL
SCALE: 1" = 1'-0"

LU-20-00206
REV #4



SEE SHEET L1.1 FOR PLANT IMAGES
SEE SHEET L1.2 FOR PLANTING DETAILS



BUILDING PERMIT SET



Gravelly Lake Gardens
Gravelly Lake Drive SW
Lakewood, WA

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com

Landscape Plan

| | | | |
|---------------------------|------------------|---|--------|
| L1.0 | OF | 6 | SHEETS |
| SCALE: 1" = 20'-0" | DESIGN: ML | | |
| DATE: January 8, 2020 | DRAWN: ML | | |
| PROJECT: Gravelly Lake MF | CHECKED: EW | | |
| NO: LLA0227.20 | REVISION NUMBER: | | |

PLANT IMAGES

LU-20-00206
REV #4

RECEIVED
APR 26, 2021
CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT

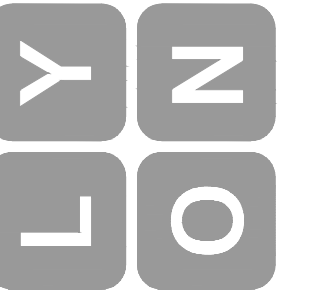


BUILDING PERMIT SET

Gravelly Lake Gardens
Gravelly Lake Drive SW
Lakewood, WA

PROJECT

Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com



TREES / DECIDUOUS



AUTUMN BLAZE MAPLE



KATSURA



EDDIE'S WHITE WONDER
DOGWOOD



VINE MAPLE

TREES / EVERGREEN



WESTERN CEDAR



DOUGLAS FIR

SHRUBS



BOX HONEYSUCKLE



CHARDONNAY PEARLS DEUTZIA



PJM RHODODENDRON



ENDLESS SUMMER HYDRANGEA



IVORY HALO DOGWOOD



DAVID'S VIBURNUM



CRIMSON PYGMY BARBERRY



PACIFIC WAX MYRTLE



CHRISTMAS CHEER
RHODODENDRON



SALAL

PERENNIALS / ORNAMENTAL GRASSES



FOUNTAIN GRASS

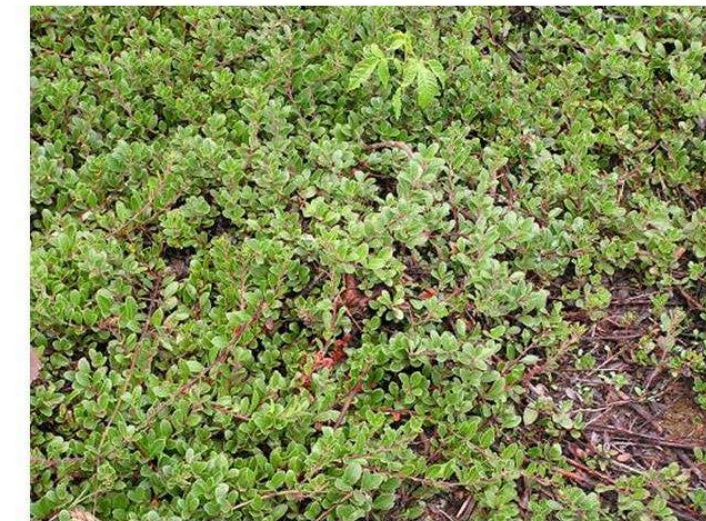


WESTERN SWORD FERN



BLUE OAT GRASS

GROUNDCOVER



KINNIKINNICK

Plant Images

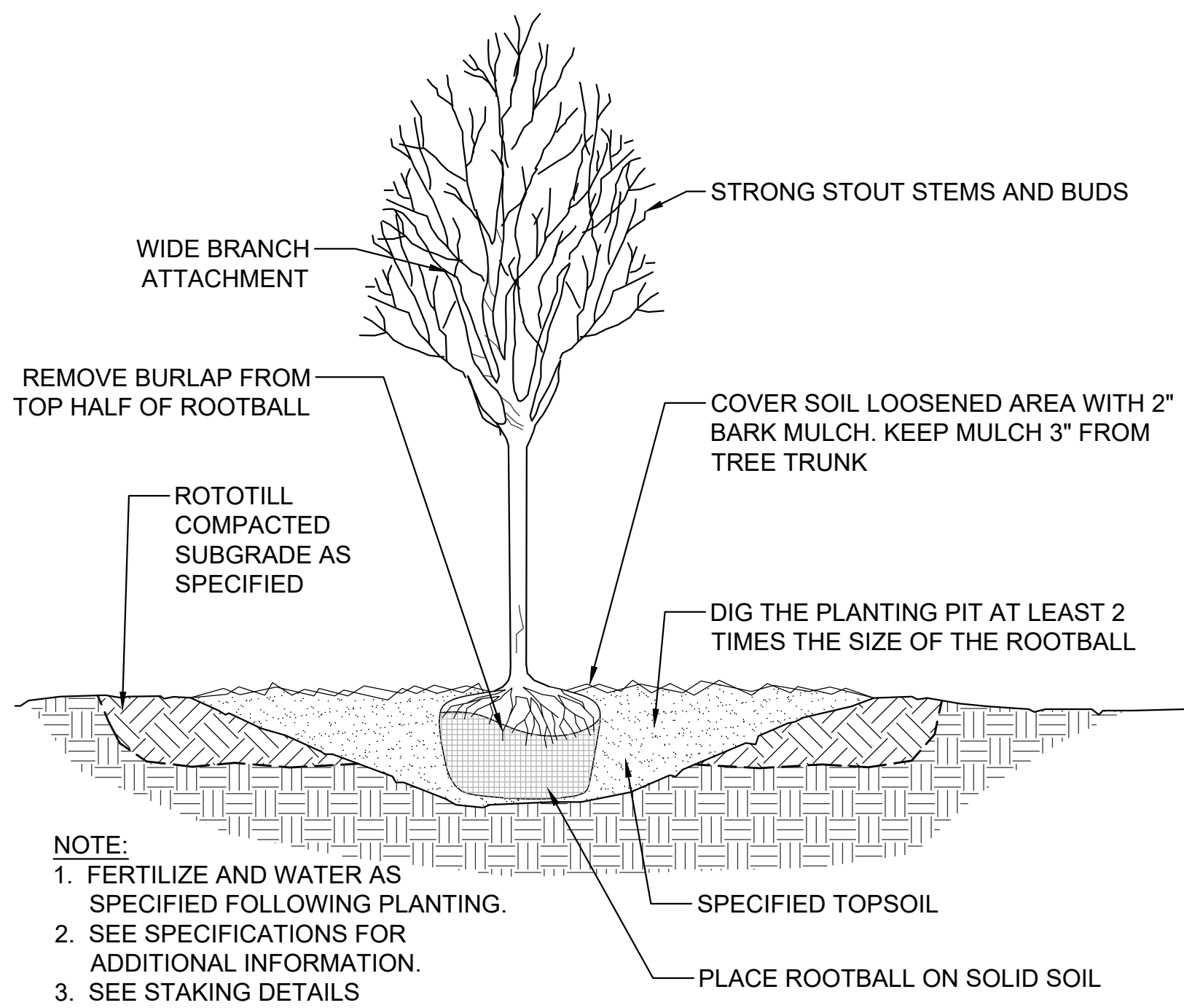
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|---------------------------|------------------|---|--------|
| L1.1 | OF | 6 | SHEETS |
| SCALE: NTS | DESIGN: ML | | |
| DATE: January 8, 2020 | DRAWN: ML | | |
| PROJECT: Gravelly Lake MF | CHECKED: EW | | |
| NO: LLA0227.20 | REVISION NUMBER: | | APPD. |

| | |
|--|-----------|
| | REVISIONS |
| | APPD. |

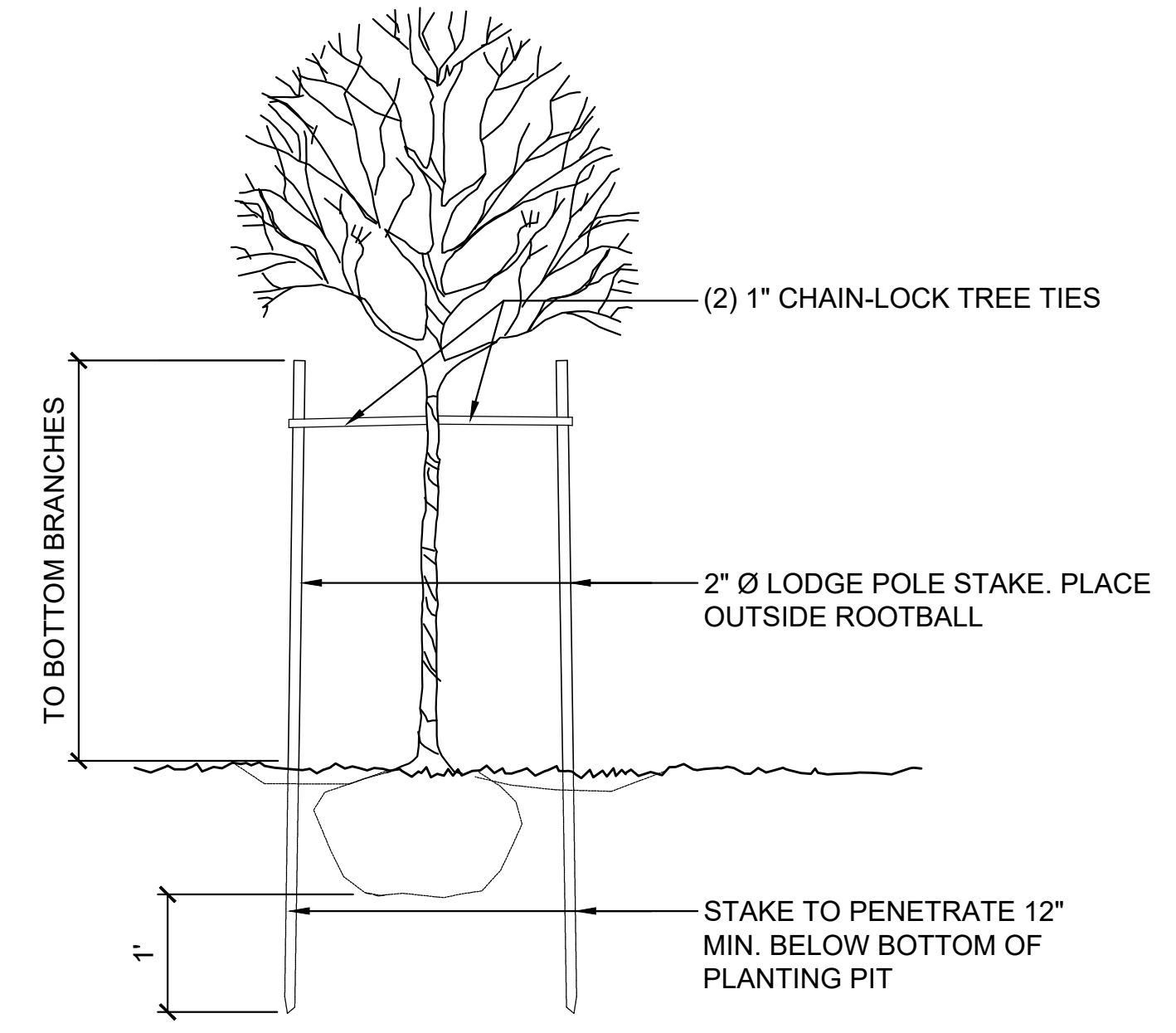
BUILDING PERMIT SET

Gravelly Lake Gardens
Gravelly Lake Drive SW
Lakewood, WA

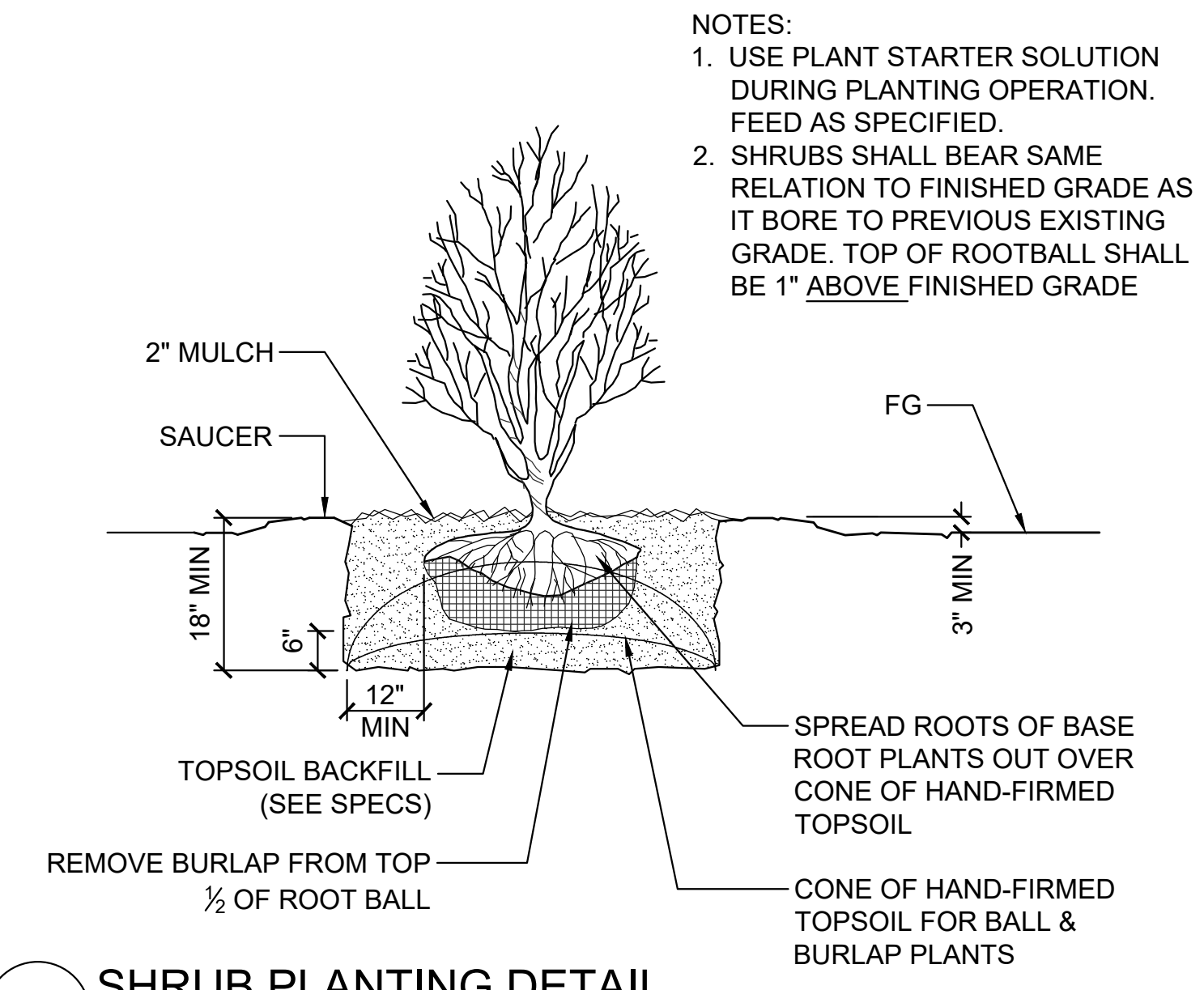
PROJECT



- NOTE:
1. FERTILIZE AND WATER AS SPECIFIED FOLLOWING PLANTING.
2. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. SEE STAKING DETAILS.

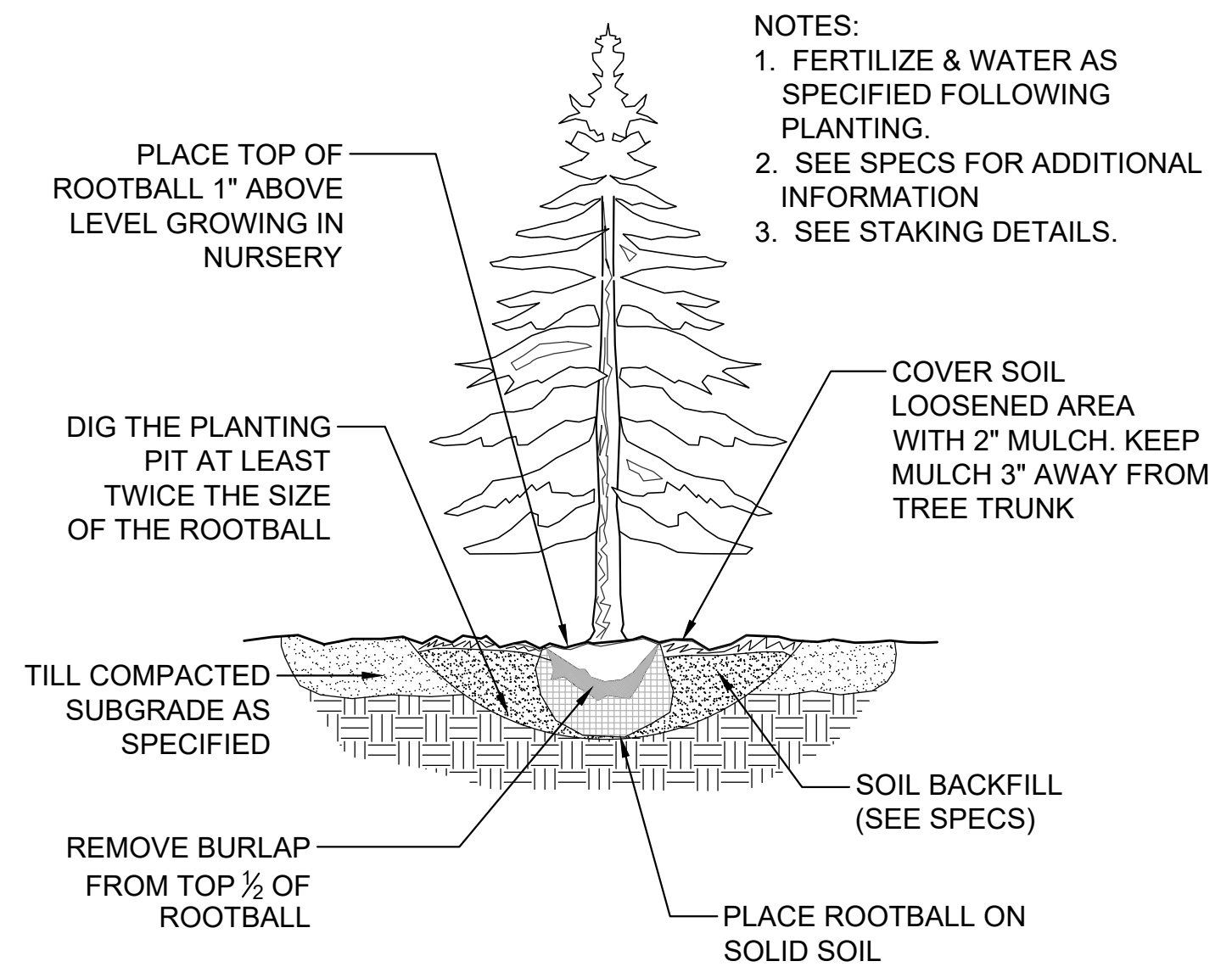


2 DECIDUOUS TREE STAKING DETAIL
SCALE: NTS

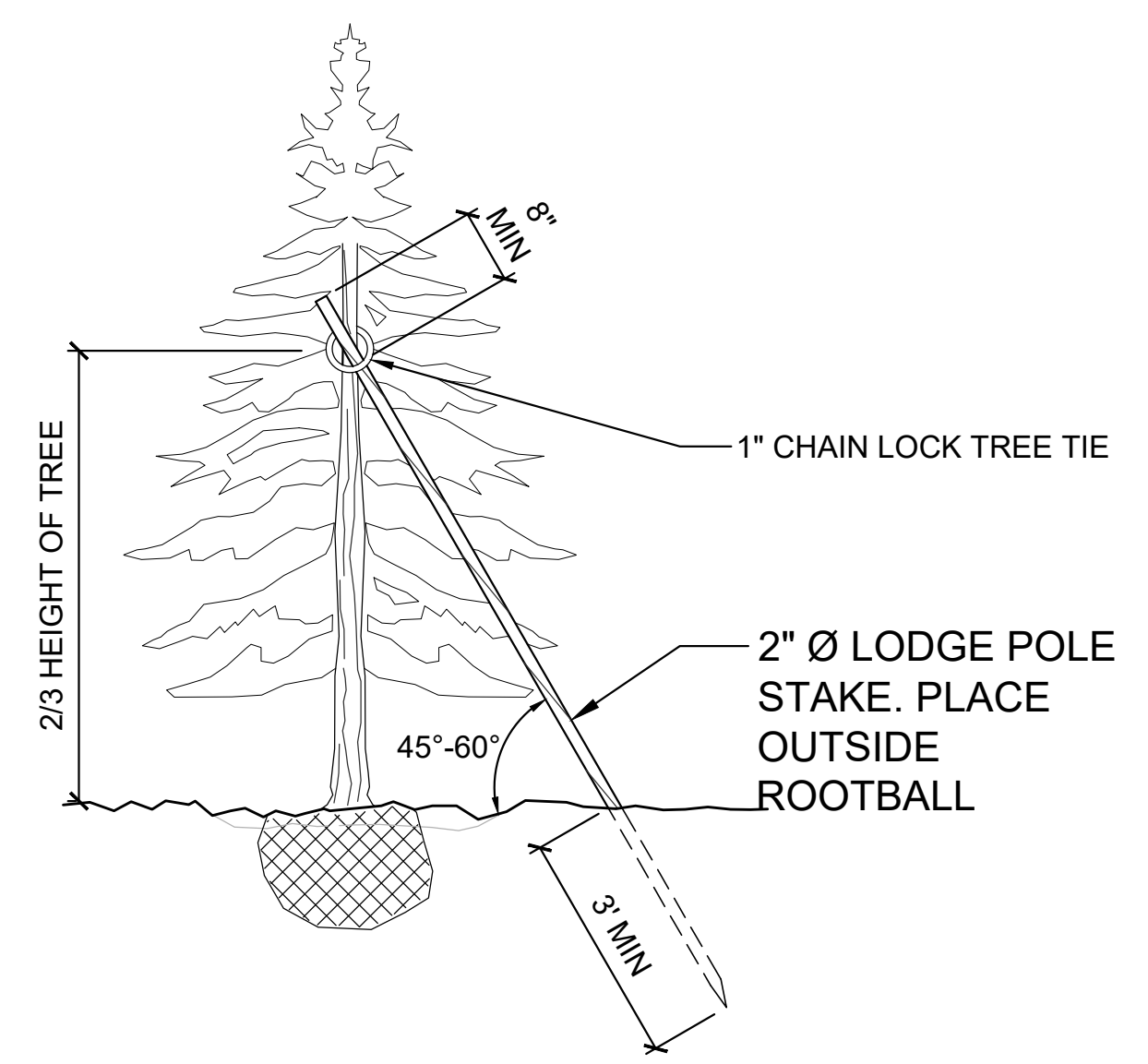


- NOTES:
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.
2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1\"/>

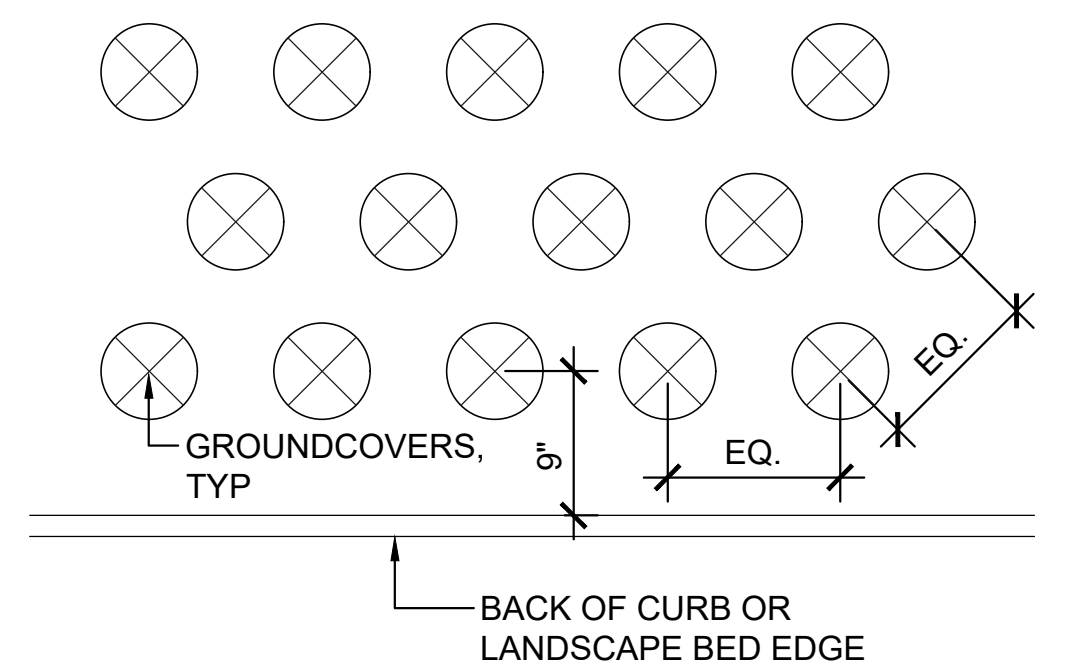
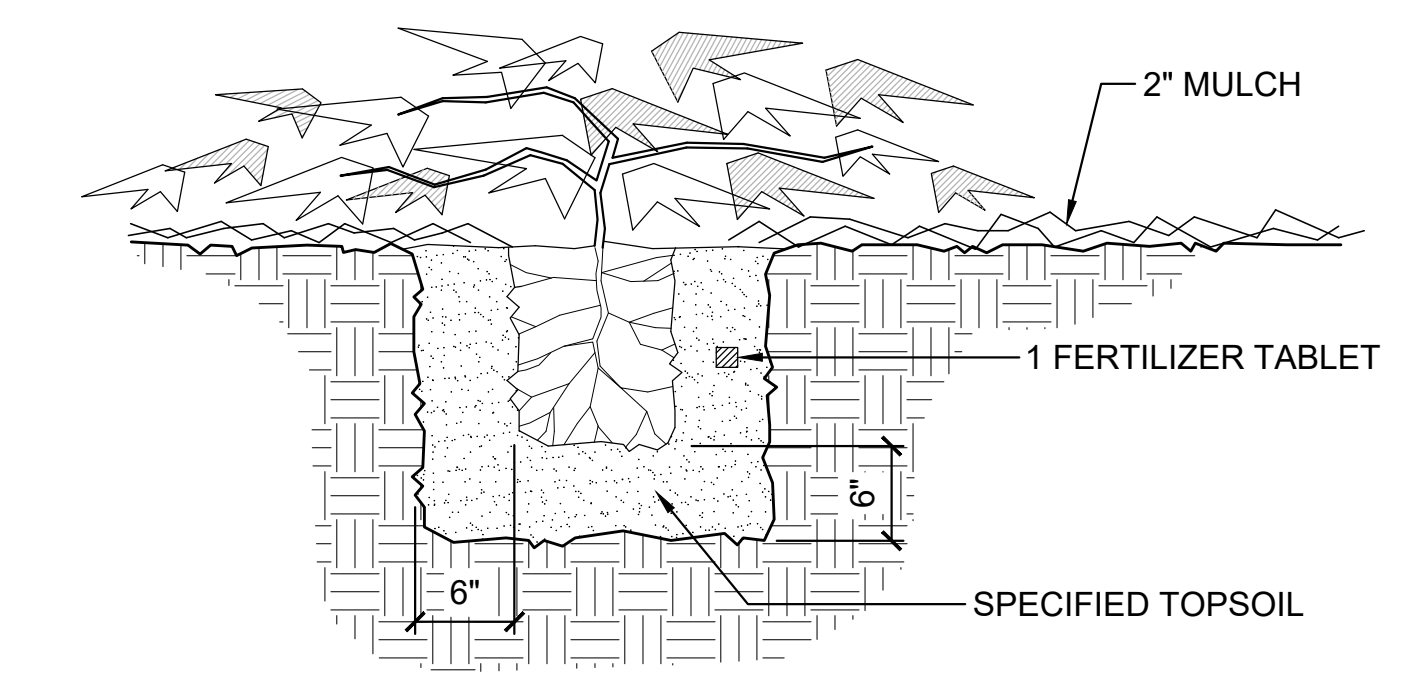
3 SHRUB PLANTING DETAIL
SCALE: NTS



- NOTES:
1. FERTILIZE & WATER AS SPECIFIED FOLLOWING PLANTING.
2. SEE SPECS FOR ADDITIONAL INFORMATION.
3. SEE STAKING DETAILS.



5 CONIFER TREE STAKING
SCALE: NTS



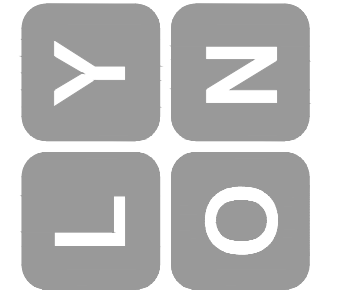
NOTE:
ALL GROUNDCOVER SHALL BE PLATED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE

6 GROUNDCOVER PLANTING DETAIL
SCALE: NTS

1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

4 CONIFER PLANTING DETAIL
SCALE: NTS

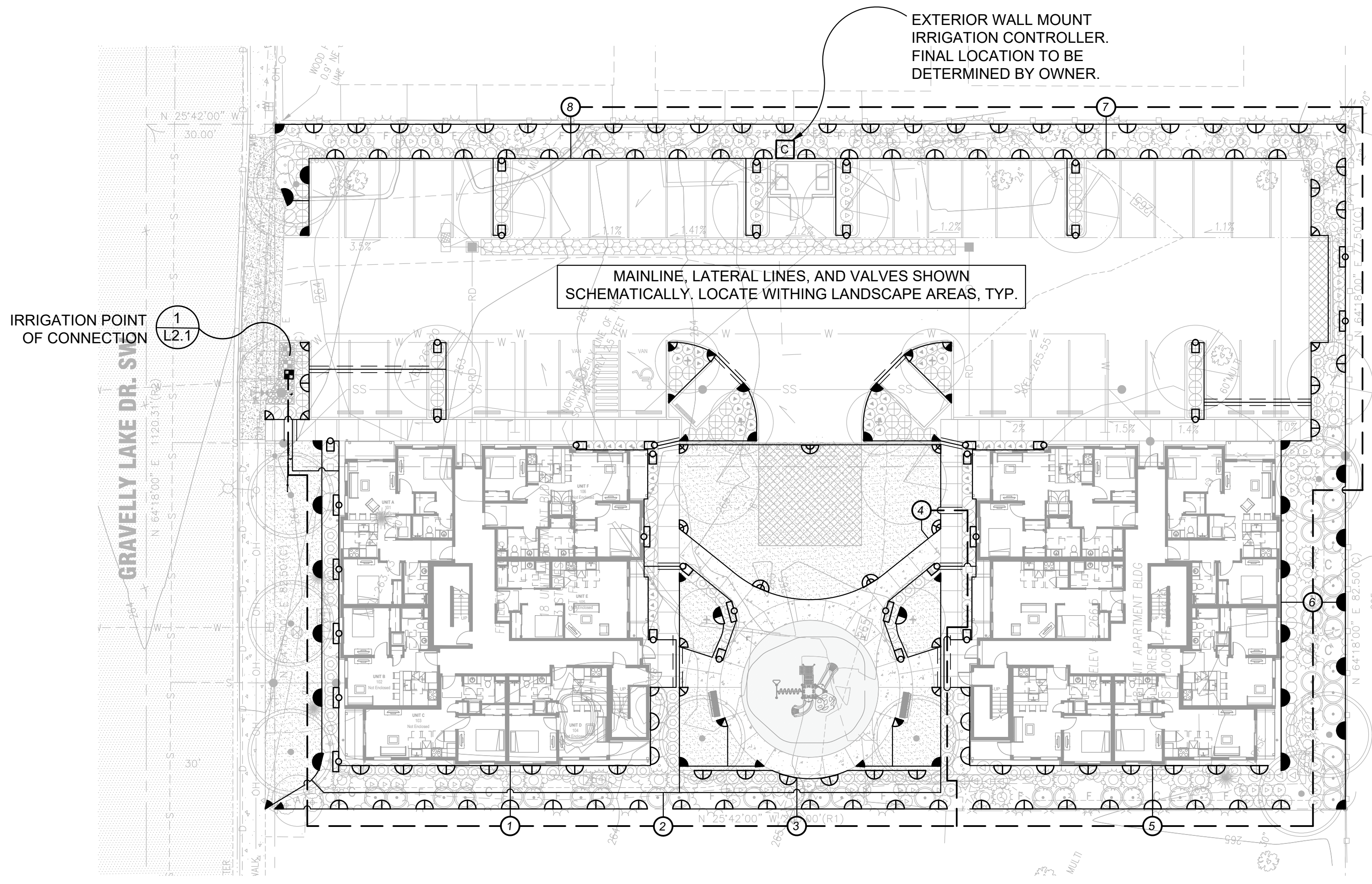
Lyon Landscape Architects
1015 Pacific Avenue, Suite 203
Tacoma, WA 98402
253-678-4173
Eric@LyonLA.com



Planting Details

| | | | |
|-----------------------|---------------------------|------------------------|------------------|
| L1.2 | OF | 6 | SHEETS |
| SCALE: As Shown | DESIGN: ML | DRAWN: ML | CHECKED: EW |
| DATE: January 8, 2020 | PROJECT: Gravelly Lake MF | PROJECT NO: LLA0227.20 | REVISION NUMBER: |

| REVISIONS | APPD. |
|-----------|-------|
| | |



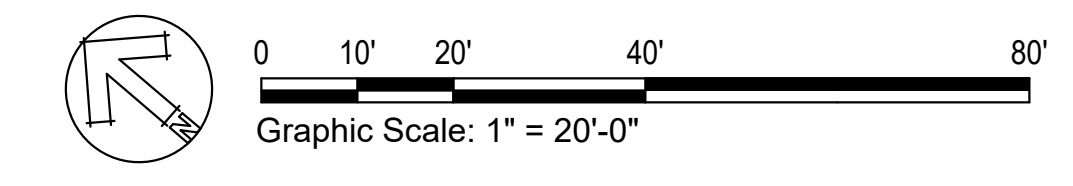
| IRRIGATION LEGEND | | | |
|-------------------|--|---------------|---|
| SYMBOL | MFG. | CATALOG NO. | DESCRIPTION |
| (X) | RAINBIRD | 100-PEB-PRS-D | 1" GLOBE PLASTIC BODY ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATING MODULE |
| ◀▶ | KENNEDY | 8561ASS | 2" RESILIENT SEATED GATE VALVE |
| (A) | RAINBIRD | 44-LRC | 1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER, SUPPLY W/ COUPLER KEY & LOCKING COVER KEY |
| (C) | RAINBIRD | ESP-MC12 | 12 STATION CONTROLLER, OUTDOOR MODEL, WITH WEATHER STATION, WALL MOUNT AT LOCATION DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. |
| (M) | RAINBIRD | 200-EFB-CP-R | 2" ELECTRIC REMOTE CONTROL MASTER VALVE |
| + | HUNTER | PASV-101 | 1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL |
| NOT SHOWN | STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS. REVIEW ADDITIONAL REQUIREMENTS FOR FLOW METER & MASTER VALVE IF NECESSARY | | |
| — | SCHEDULE 40 PVC MAINLINE (2" SIZE UNLESS NOTED OTHERWISE) @ 18" DEPTH | | |
| — | SCHEDULE 200 PVC LATERAL LINES, SIZE TO NOT EXCEED 7 FEET PER SECOND | | |
| — | CLASS 200 PVC SLEEVES @ 24" DEPTH, SIZE TO ACCOMMODATE ALL PIPE | | |

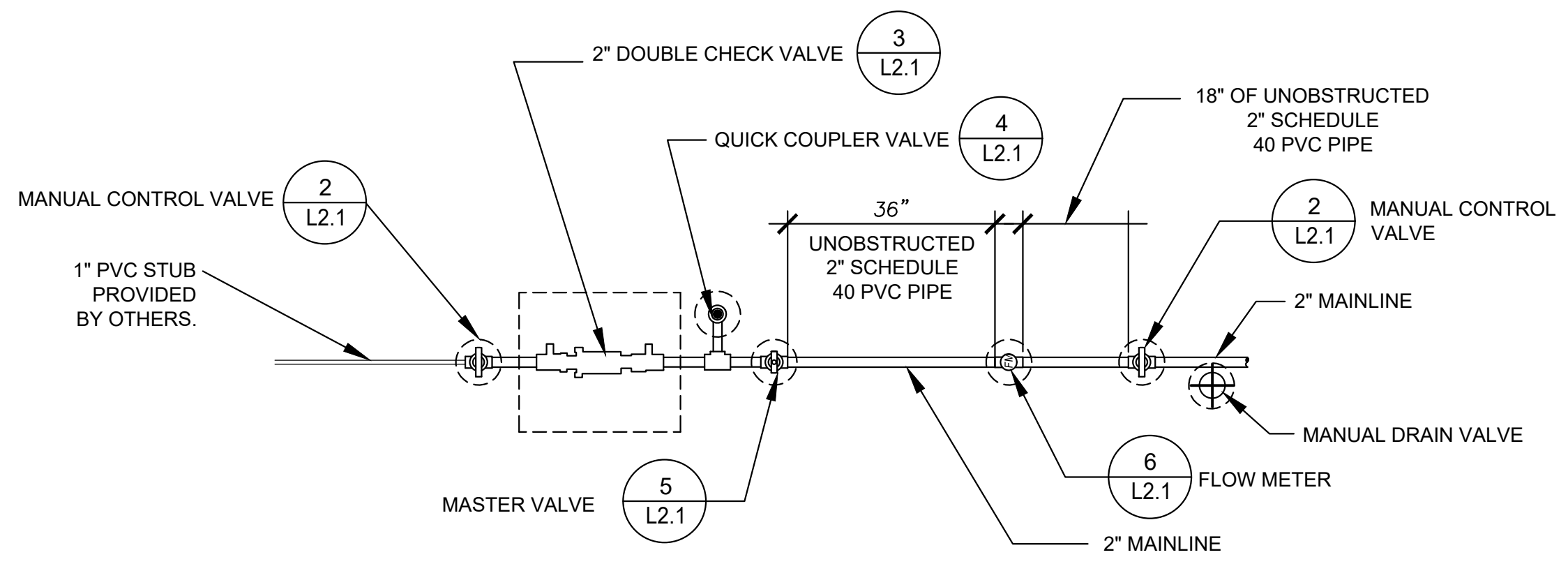
| IRRIGATION HEAD SCHEDULE | | | | |
|--------------------------|------------------------------|--------|------|-----|
| SYM. | CATALOG NUMBER | RADIUS | GPM | PSI |
| SPRAY HEADS | | | | |
| D | RAINBIRD 1800-MPR-8Q | 8 | 0.26 | 30 |
| D | RAINBIRD 1800-MPR-8H | 8 | 0.52 | 30 |
| D | RAINBIRD 1800-MPR-10Q | 10 | 0.39 | 30 |
| D | RAINBIRD 1800-MPR-10H | 10 | 0.79 | 30 |
| D | RAINBIRD 1800-VAR-10-270 | 10 | 1.30 | 30 |
| D | RAINBIRD 1800-MPR-12Q | 12 | 0.65 | 30 |
| D | RAINBIRD 1800-MPR-12H | 12 | 1.30 | 30 |
| D | RAINBIRD 1800-VAR-12-270 | 12 | 2.78 | 30 |
| D | RAINBIRD 1800-MPR-15Q | 15 | 0.95 | 30 |
| D | RAINBIRD 1800-MPR-15H | 15 | 1.85 | 30 |
| D | RAINBIRD 1800-MPR-15EST | 4'X15' | 0.61 | 30 |
| D | RAINBIRD 1800-MPR-15SST | 4'X30' | 1.21 | 30 |
| ROTOR HEADS | | | | |
| D | RAINBIRD 3500-2.0 NOZZLE-27Q | 27" | 1.69 | 35 |
| D | RAINBIRD 3500-2.0 NOZZLE-27H | 27" | 1.69 | 35 |
| D | RAINBIRD 3500-2.0 NOZZLE-27F | 27" | 1.69 | 35 |

| ZONE SCHEDULE | | | |
|---------------|-----------------------------|------------|-------|
| VALVE # | GPM | VALVE SIZE | TYPE |
| 1 | 32.58 | 1" | SHRUB |
| 2 | 21.68 | 1" | LAWN |
| 3 | 9.44 | 1" | SHRUB |
| 4 | 11.83 | 1" | LAWN |
| 5 | 22.63 | 1" | SHRUB |
| 6 | 29.02 | 1" | SHRUB |
| 7 | 20.06 | 1" | SHRUB |
| 8 | 24.53 | 1" | SHRUB |
| 9-12 | ZONES 9-12 ARE FUTURE ZONES | | |

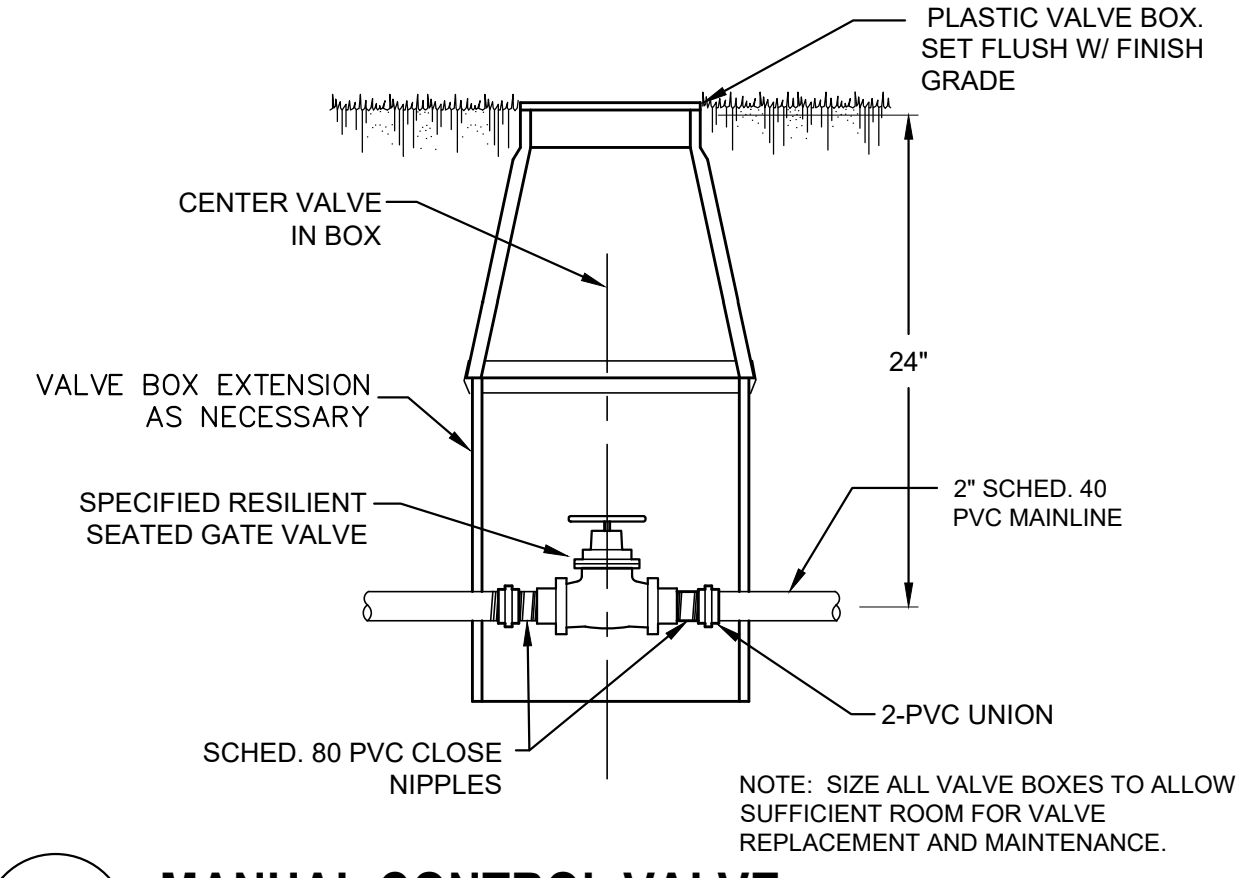
IRRIGATION - GENERAL NOTES

- CONFIRM WATER PRESSURE PRIOR TO STARTING OF WORK.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- ALL PIPING UNDER HARD SURFACES SHALL BE SLEEVED. CONTRACTOR IS REQUIRED TO INSTALL DUCTILE IRON PIPE FOR IRRIGATION PIPE SLEEVES UNDER PAVEMENTS. D.I. SLEEVE SHALL BE FOUR INCHES (4") LARGER THAN THE IRRIGATION MAINLINE PIPE SIZE. END OF SLEEVE SHALL EXTEND FOUR FEET (4') BEYOND EDGE OF PAVEMENT. MINIMUM DEPTH OF BURY FROM FIN. GRADE TO TOP OF SLEEVE SHALL BE ONE FOOT (12").
- ALL CONTROL WIRING NOT IN MAINLINE TRENCH SHALL BE BURIED WITHIN METAL CONDUIT. CONDUIT SHALL BE PLACED 18" BELOW FINISH GRADE. ALL CONDUIT AND FITTINGS SHALL BE INTERMEDIATE METALLIC OR BETTER.
- PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES. PIPE SHALL REMAIN CONSTANT BETWEEN PIPE SIZE CALLOUTS. 3/4" CLASS 200 PVC SHALL BE THE SMALLEST LATERAL LINE USED.
- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT A 90 DEGREE ANGLE.
- IRRIGATION SITE PLAN IS SCHEMATIC. IRRIGATION PLUMBING AND EQUIPMENT SHALL BE INSTALLED IN TURF OR LANDSCAPE BED AREAS AND WITHIN PROPERTY BOUNDARIES. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL IRRIGATION EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. FIELD VERIFY ALL EXISTING EQUIPMENT LOCATIONS AND REPORT ANY INCONSISTENCIES TO CONSTRUCTION OBSERVER/OWNER'S REPRESENTATIVE.
- SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND MINIMIZE OVERSPRAY ONTO PAVEMENT.

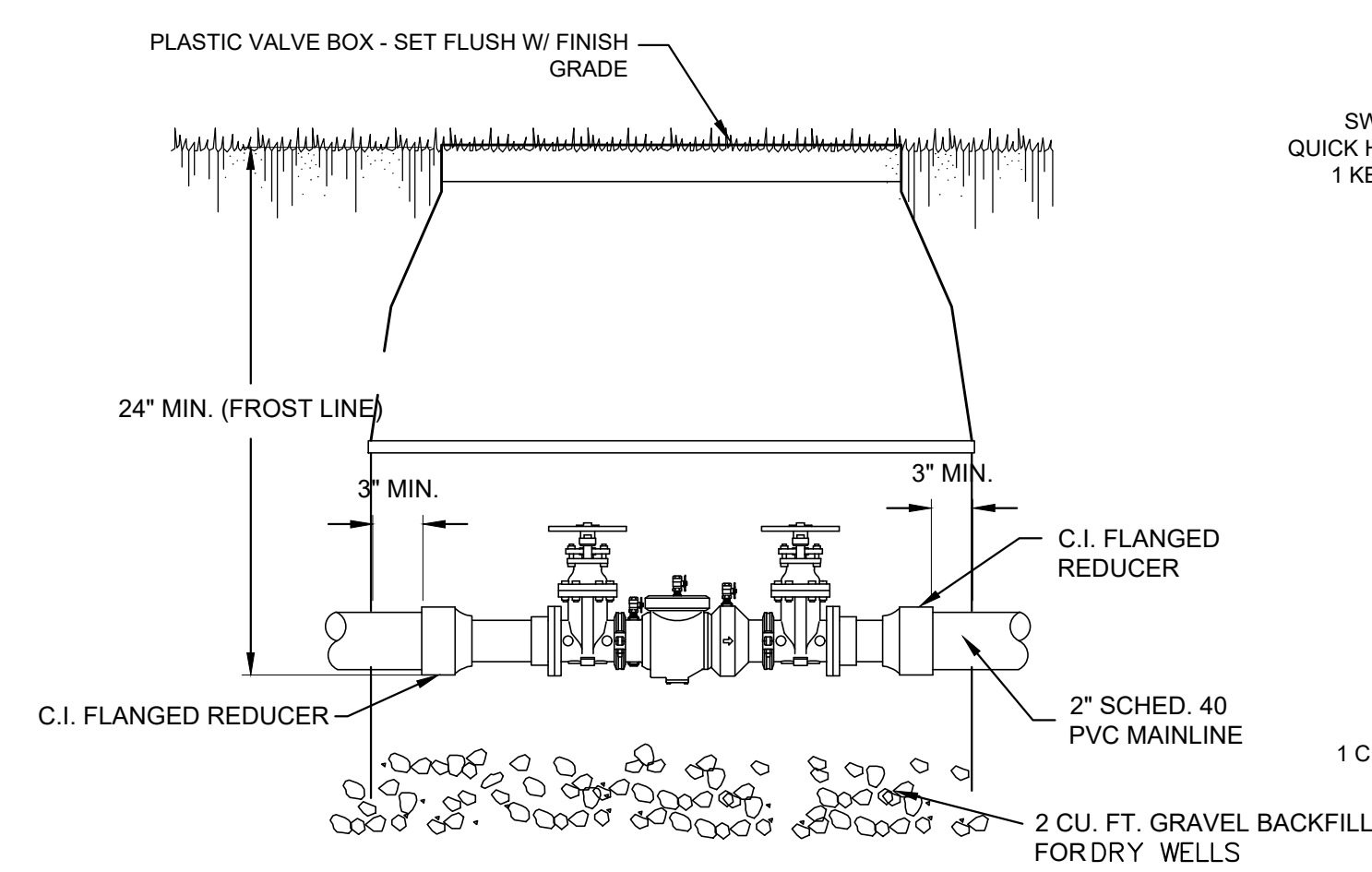




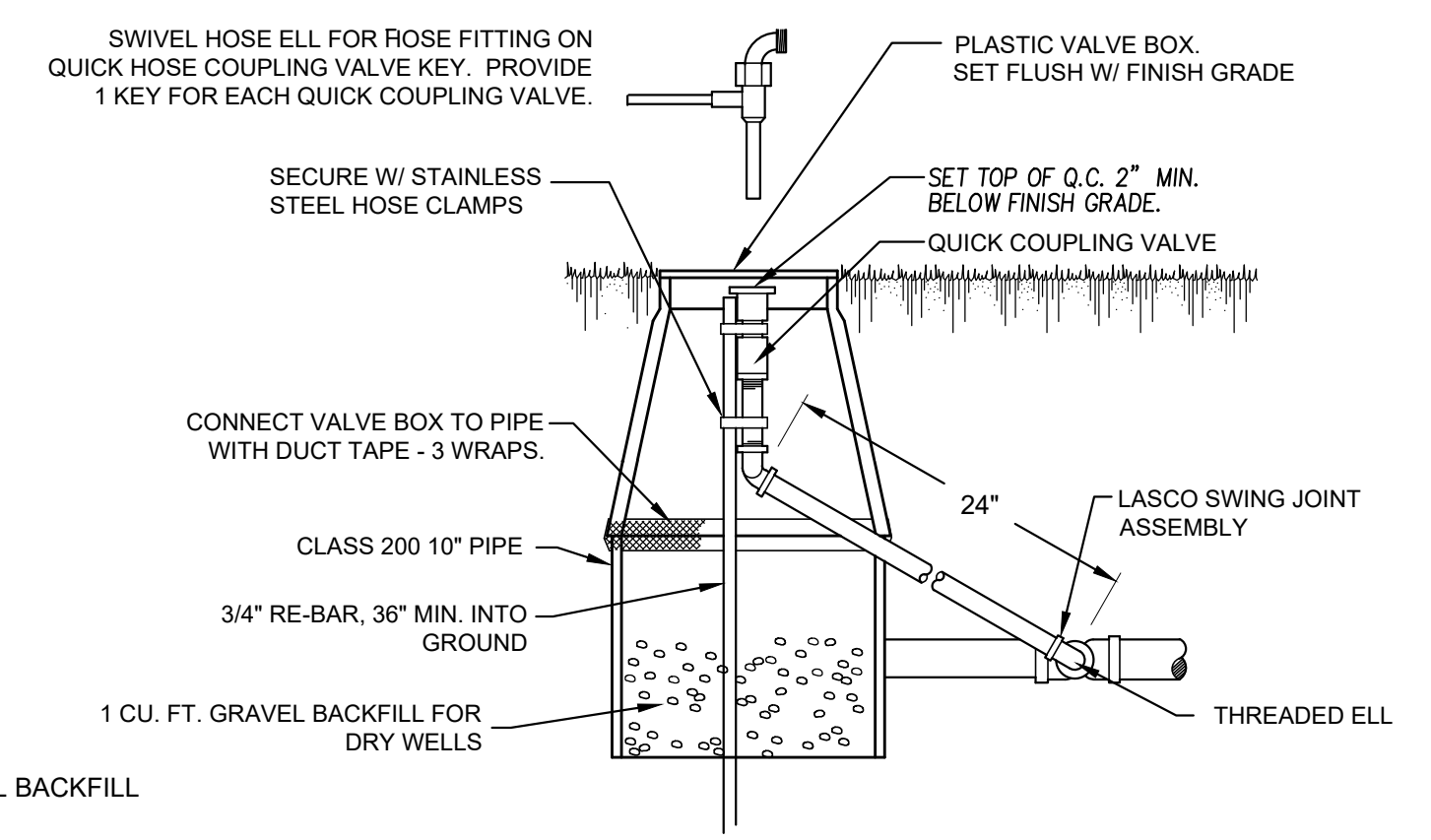
1 POINT OF CONNECTION LAYOUT
NOT TO SCALE



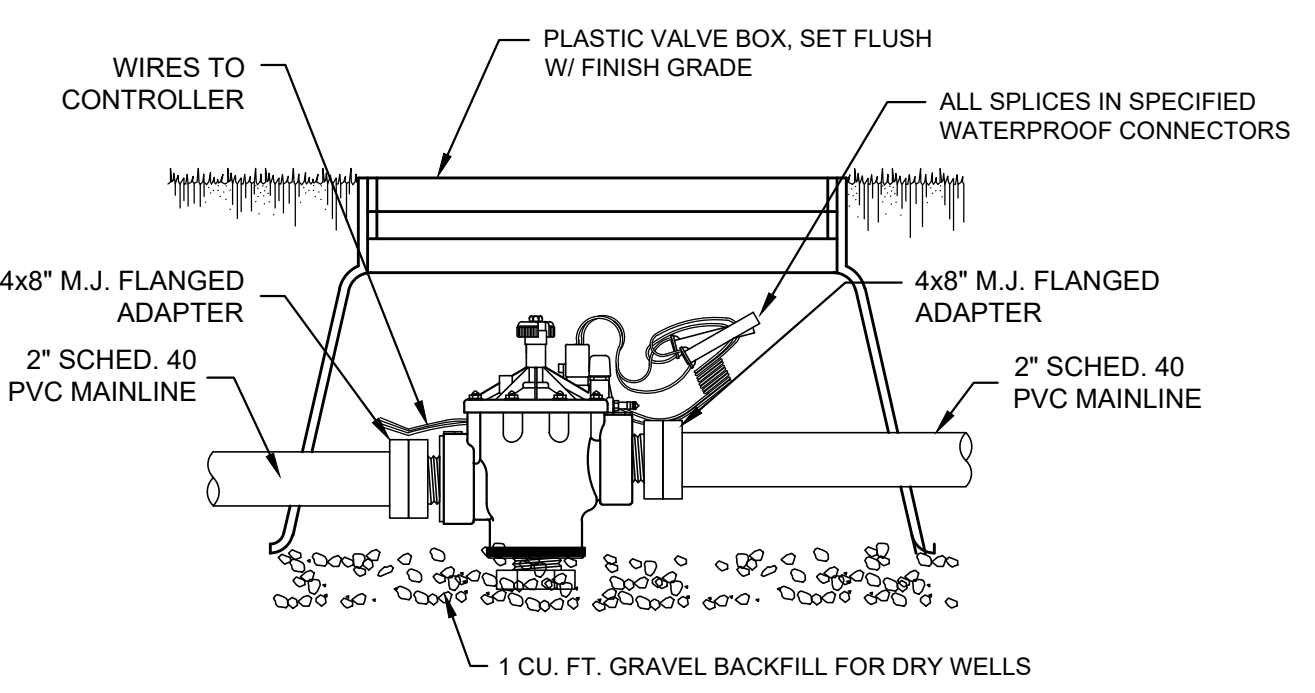
2 MANUAL CONTROL VALVE
NOT TO SCALE



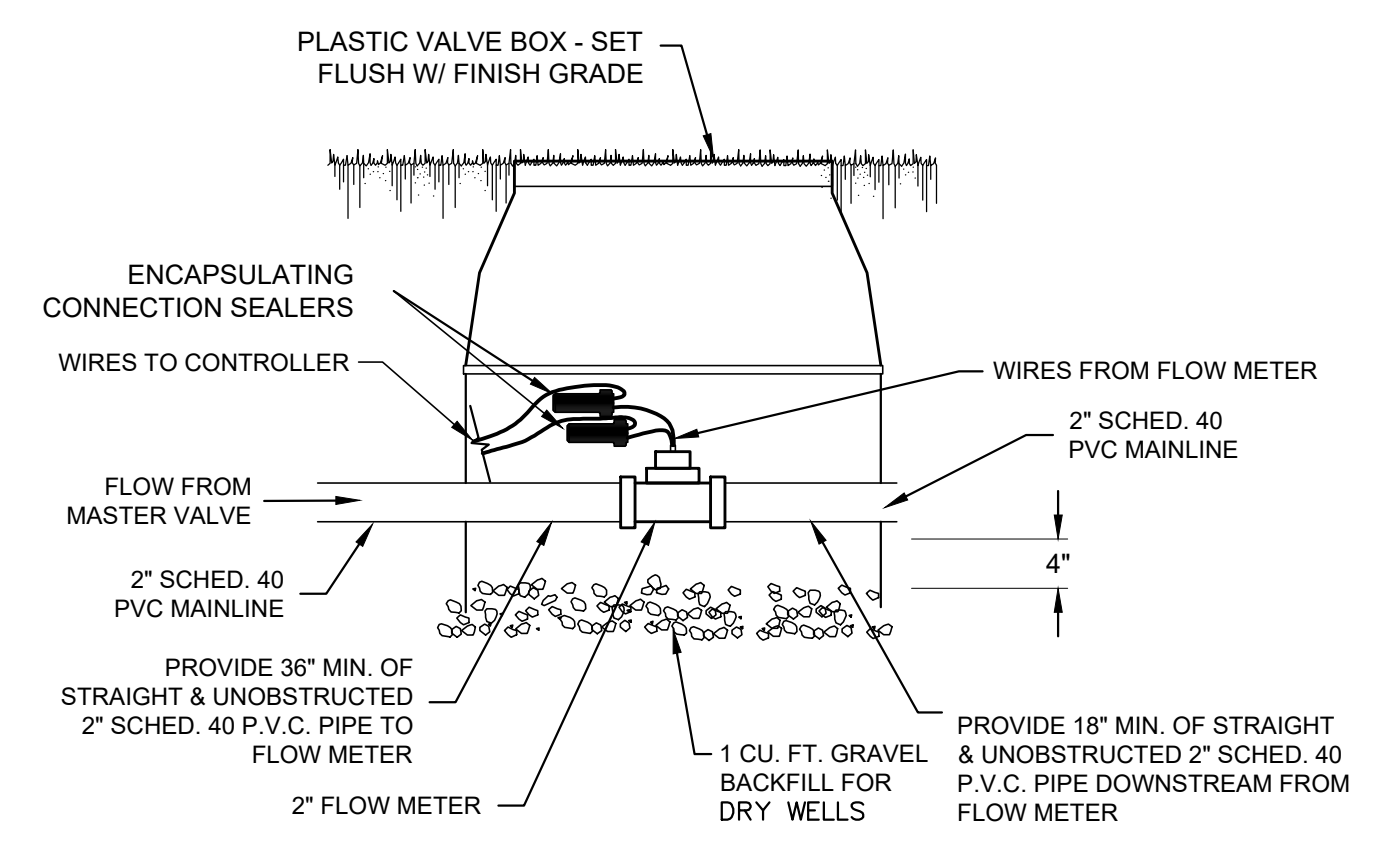
3 DOUBLE CHECK VALVE (DCV) INSTALLATION
NOT TO SCALE



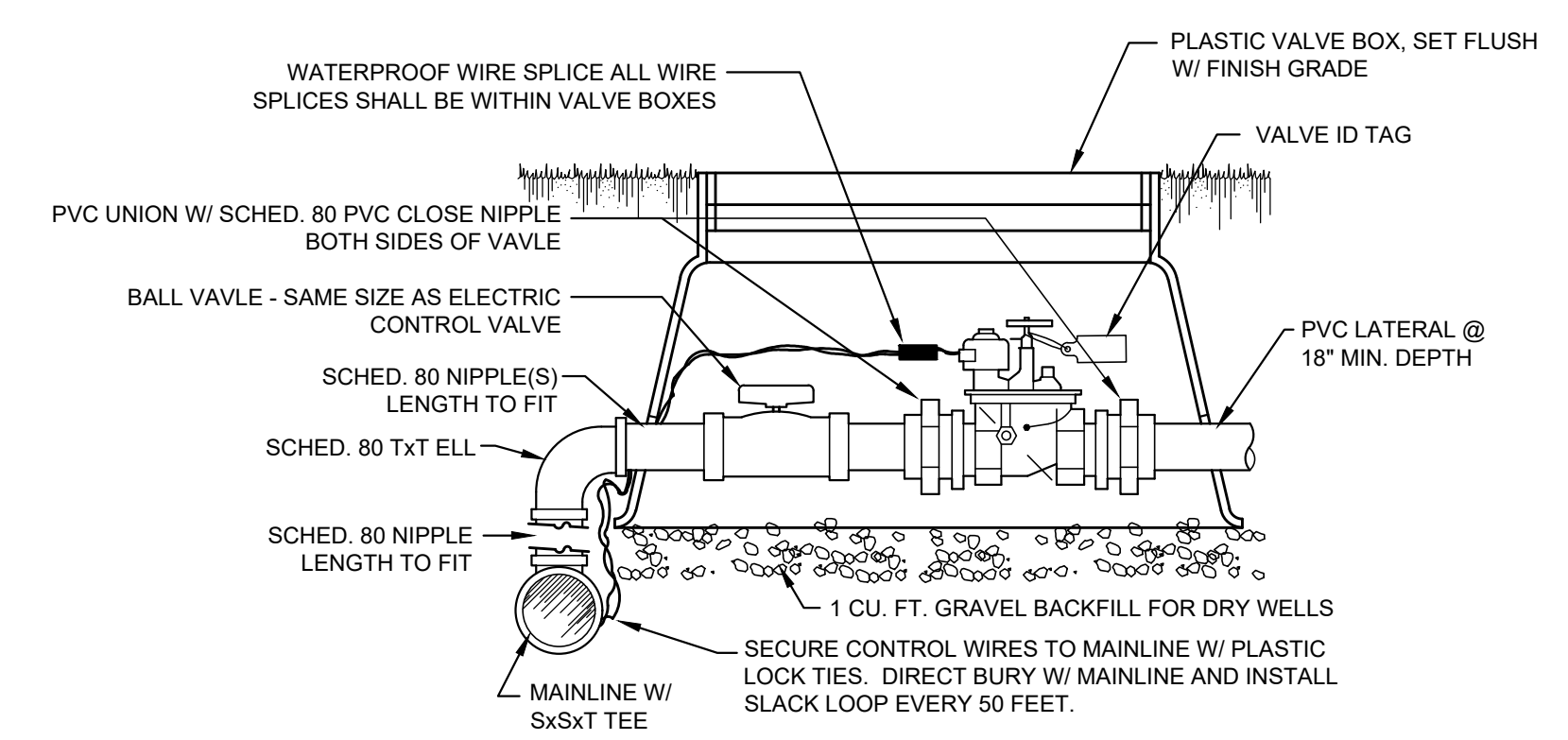
4 QUICK COUPLER VALVE (QCV)
NOT TO SCALE



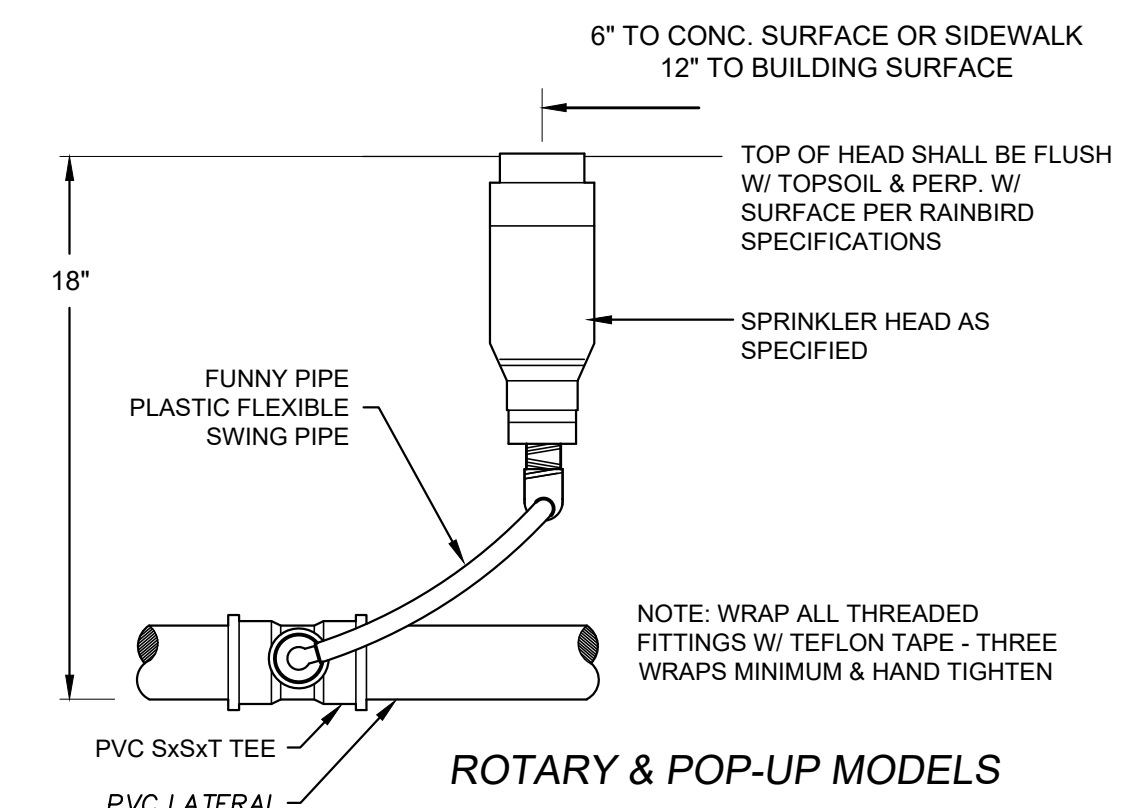
5 MASTER VALVE INSTALLATION TYP.
NOT TO SCALE



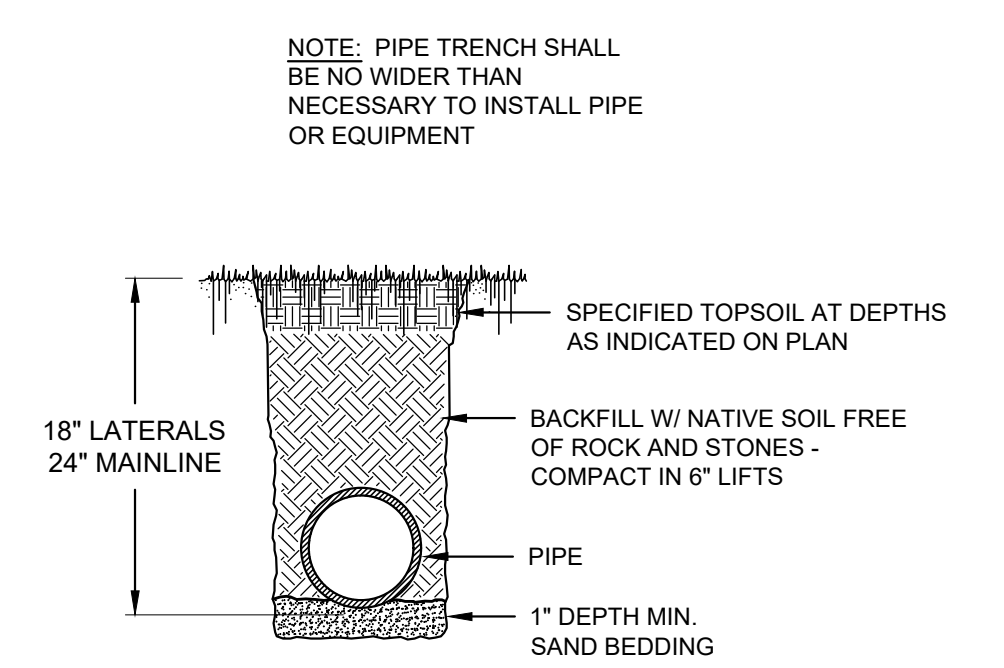
6 FLOW METER
NOT TO SCALE



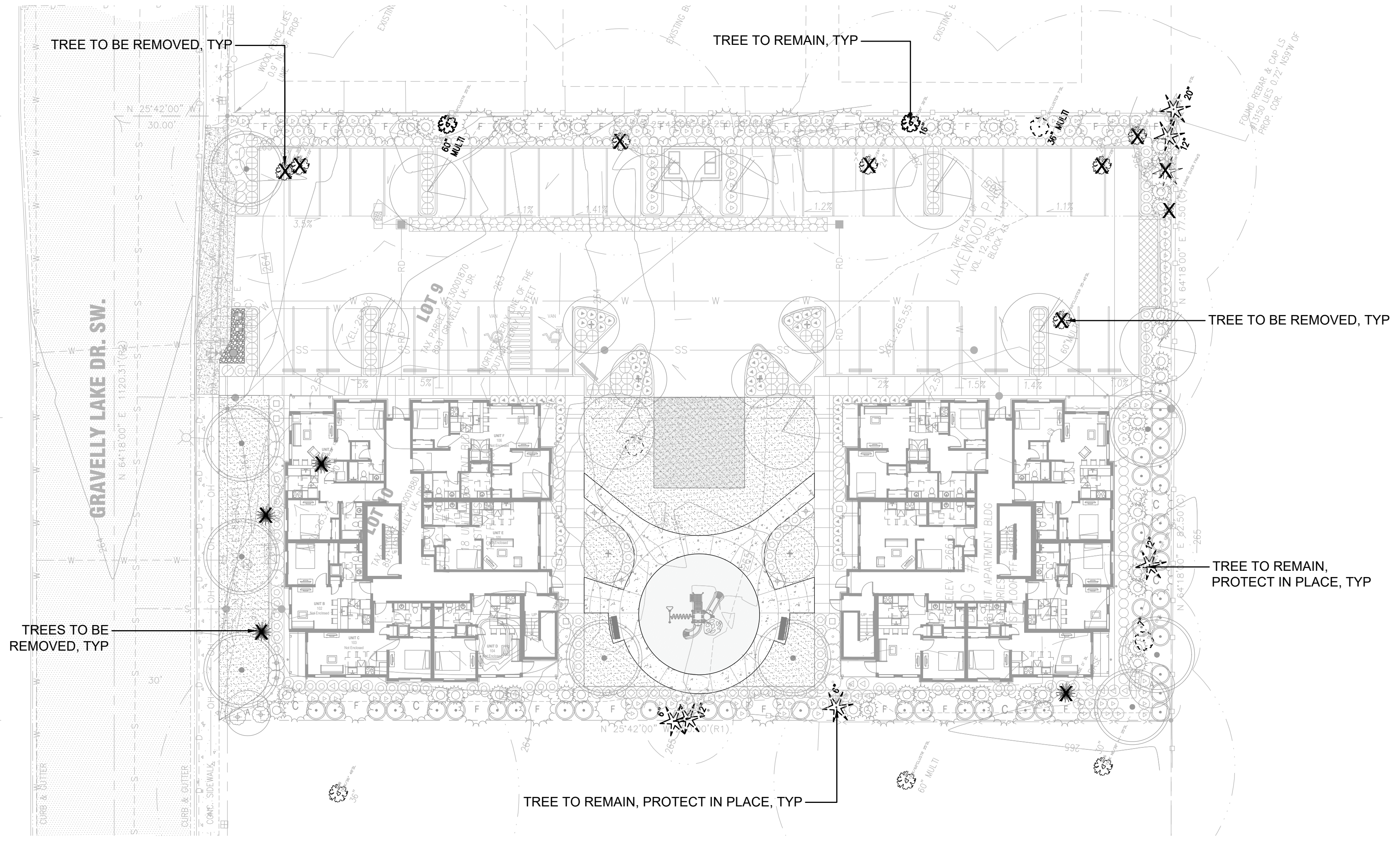
7 ELECTRIC CONTROL VALVE
NOT TO SCALE



8 SPRINKLER HEAD INSTALLATION - TYPICAL
NOT TO SCALE



9 PIPE TRENCH - LANDSCAPE
NOT TO SCALE



TREE LEGEND

- TREES TO REMAIN
- TREES TO BE REMOVED

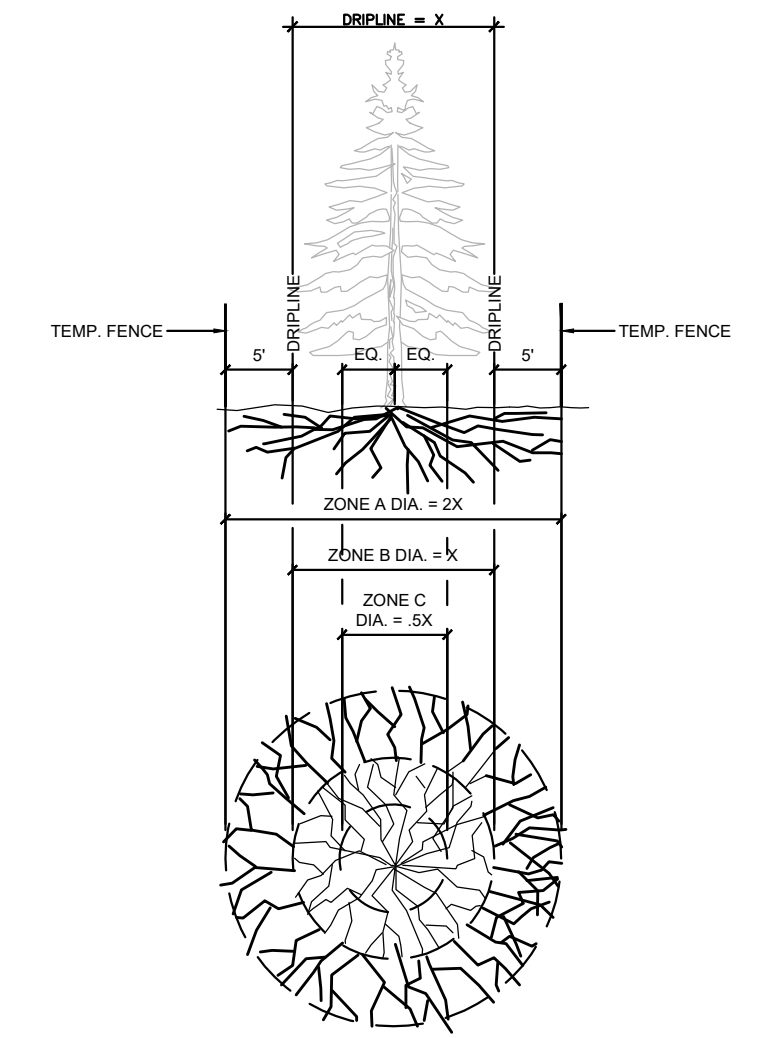
SIGNIFICANT TREE TABLE

| TREE TYP | SIZE (dbh) | RETAIN / REMOVE |
|-------------|-----------------|-------------------------|
| DEC - FRUIT | 20" | REMOVE - POOR CONDITION |
| DEC - FRUIT | 18" multi-trunk | REMOVE - POOR CONDITION |
| DEC - FRUIT | 9" | REMOVE - POOR CONDITION |
| DEC - FRUIT | 7" | REMOVE - POOR CONDITION |
| DECIDUOUS | 36" multi-trunk | RETAIN |
| DECIDUOUS | 7" | RETAIN |
| DECIDUOUS | 16" | REMOVE |
| DEC - OAK | 60" multi-trunk | REMOVE |
| DEC - OAK | 20" | REMOVE |
| DEC - OAK | 20" | REMOVE |
| DEC - OAK | 20" | REMOVE |
| DEC - OAK | 28" | REMOVE |
| DEC - OAK | 24" | REMOVE |
| DEC - OAK | 22" | REMOVE |
| DEC - OAK | 16" | RETAIN |
| DEC - OAK | 60" multi-trunk | RETAIN |
| EVERGREEN | 16" | REMOVE |
| EVERGREEN | 12" | RETAIN |
| EVERGREEN | 12" | RETAIN |
| EVERGREEN | 12" | RETAIN |
| EVERGREEN | 6" | RETAIN |
| EVERGREEN | 6" | RETAIN |

SIGNIFICANT TREES TO BE REMOVED 9 TREES (226 INCHES)
SIGNIFICANT TREES TO BE RETAINED 9 TREES (167 INCHES)
50% OF SIGNIFICANT TREES TO BE RETAINED

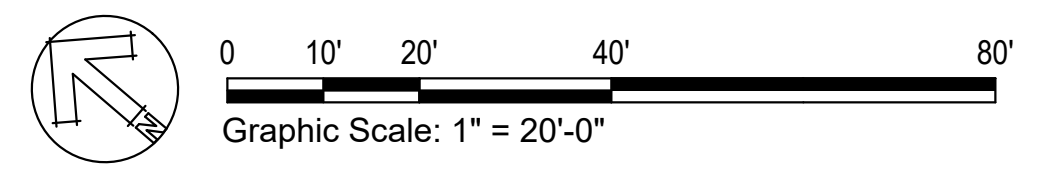
SIGNIFICANT TREE REPLACEMENT REQUIREMENTS

| | |
|--|--------------------------------|
| SIGNIFICANT TREES INCHES TO BE REMOVED | 226 INCHES |
| REQUIRED REPLACEMENT RATIO OF INCHES | 452 INCHES |
| EXIST. SIGNIFICANT TREES TO BE RETAINED | 167 INCHES |
| REQUIRED TREE INCHES FOR NEW TREES | 285 INCHES |
| TOTAL PROPOSED TREE INCHES | 156 INCHES (52 trees x 3" cal) |
| TOTAL TREE INCHES REMAINING | 129 INCHES SHORT |
| ** 129 INCHES OF TREE REPLACEMENT FEE IN LIEU OF PROVIDED ** | |



- NOTES:
- FENCING/ROOT PROTECTION**
1. PROVIDE A 4' HT. MIN. TEMPORARY CHAIN LINK FENCING OR POLYETHYLENE SAFETY FENCE, OR SIMILAR AND MAINTAIN 5' OUTSIDE OF TREE DRIPLINE.
- TRENCHING AND EXCAVATION**
ZONE A - CRITICAL ROOT ZONE
1. NO DISTURBANCE ALLOWED WITHOUT SITE INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
2. SEVERANCE OF ROOTS LARGER THAN 2" IN DIAMETER REQUIRES APPROVAL FROM COUNTY.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.
- ZONE B - DRIPLINE
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. SURFACE PROTECTION MEASURES REQUIRED
TRENCHING ALLOWED AS FOLLOWS:
A. EXCAVATION BY HAND OR WITH HAND OPERATED TRENCHER MAY BE REQUIRED.
B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.
- ZONE C - FEEDER ROOT ZONE
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
A. MINIMIZE TRENCH WIDTH.
B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.
- SURFACE PROTECTION MEASURES
1. 6-8" DEPTH OF WOOD CHIP MULCH.
2. 3/4" THICK PLYWOOD SHEETS OR STEEL PLATES.

1 TREE PROTECTION DETAIL
SCALE: 1/2" = 1'-0"



EXTERIOR LUMINAIRE SCHEDULE

| CALLOUT | SYMBOL | MOUNTING | DESCRIPTION | MODEL | VOLTAGE | DIMMING TYPE | LAMPING | W ATTAGE |
|---------|--------|-----------|--|--|----------|---------------|-------------|----------|
| SB1 | ○ | SURFACE | BOLLARD – TYPE V – 4000K – B1 UO G1 – MH 34" | AAL: UNIVERSE BOLLARD / UCB XX 12LED-NW XX | MULTIPLE | 0-10V DIMMING | (1) 33W LED | 33 |
| SP1 | ○ | POLE | POLE LIGHT – TYPE V – 4000K – BX UO GX – MH 16' | HADCO: HAGERSTOWN / TX03C 140 G1 [FINISHES] 5 E R7 740 A 11 SRD SP1 | MULTIPLE | NON-DIMMING | (1) 52W LED | 52 |
| SSL | □ | RECESSED | STEP LIGHT – MH 2' ABOVE GRADE | WE-EF: STI259 LED / 615-1320 | 120 | NON-DIMMING | (1) 6W LED | 6 |
| SU1 | ◀ | TREE BAND | UPLIGHT – ACCENT – WITH HOOD – 400LM | HK LIGHTING: ZXL 16i A GSA 120V 5W 40K 010 / TMS120 TS – WATER TIGHT FITTING – CORD & PLUG BY ELECTRICAL | MULTIPLE | 0-10V DIMMING | (1) 5W LED | 5 |
| SW1 | ◐ | SURFACE | EXTERIOR WALL SCONCE – 4000K – DARK SKY FRIENDLY – MH 7' | MODERN FORMS: VESSEL / WS W9101 40 [FINISH] | MULTIPLE | ELV DIMMING | (1) 17W LED | 17 |
| WP | ◑ | SURFACE | WALL PACK – INTEGRAL PHOTOCONTROL & MOTION SENSOR DIM TO 50% – B1 UO GO – MH 8'-6" | SIGNIFY – GARDCO: 106L 16L 530 NW-G1 2 UNV PCB/IMR13 – WH | MULTIPLE | 0-10V DIMMING | (1) 28W LED | 28 |

- CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES.
- FIXTURE FINISHES TO BE COORDINATED WITH ARCHITECT/ID.

SHEET INDEX

| DRAWING | DESCRIPTION |
|---------|---|
| SLO.0 | COVER SHEET, NOTES, LUMINAIRE SCHEDULE, & FIXTURE DETAILS |
| SL1.0 | SITE PLAN – PHOTOMETRICS |

- ### GENERAL NOTES
- MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE AT GRADE TO BOTTOM OF COMPLETE EXPOSED FIXTURE.
 - ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING.
 - ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FROM LAKEWOOD MUNICIPAL CODE 18A.60.095 TABLE 2.
 - DURING EMERGENCY CONDITIONS EMERGENCY LIGHTING CIRCUITS SHALL BYPASS ALL LIGHTING CONTROLS IN ORDER TO ENERGIZE ALL CONNECTED LUMINAIRES AT FULL CAPACITY. PROVIDE UL924 RELAYS AS REQUIRED TO BYPASS AREA CONTROLS.
 - EMERGENCY PATHWAY EGRESS LIGHTING: EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE. (IBC 1008.3.5)

- ### PHOTOMETRIC NOTES
- PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE IES FILE FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT CANDLE LEVELS.
 - PHOTOMETRIC CALCULATIONS MEASURED AT GRADE LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.

Wall Mount
LED Wall Sconce

106L

Project: _____
Location: _____
City: _____

Gardco 106 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 106L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

| Ordering guide | example: 106L-320-700-01-3-120-IMR12-BZ | | | | | | | | | | | | | | | | |
|--|---|---------------|---------------|-------------|-------------|----------|--------|-------|------|--------------------------------|-----|-------|------|-------|----|--|--|
| <table border="1"> <tr> <th>Part</th> <th>Order Part #</th> <th>Order Current</th> <th>LED Color</th> <th>Beam Spread</th> <th>Mounting</th> <th>Finish</th> <th>Notes</th> </tr> <tr> <td>106L</td> <td>106L-320-700-01-3-120-IMR12-BZ</td> <td>320</td> <td>3000K</td> <td>120°</td> <td>IMR12</td> <td>BZ</td> <td></td> </tr> </table> | Part | Order Part # | Order Current | LED Color | Beam Spread | Mounting | Finish | Notes | 106L | 106L-320-700-01-3-120-IMR12-BZ | 320 | 3000K | 120° | IMR12 | BZ | | |
| Part | Order Part # | Order Current | LED Color | Beam Spread | Mounting | Finish | Notes | | | | | | | | | | |
| 106L | 106L-320-700-01-3-120-IMR12-BZ | 320 | 3000K | 120° | IMR12 | BZ | | | | | | | | | | | |

1. 106L not available with Emergency Battery Backup. 2. 106L not available with 120V/277V. 3. Available for use with SL and SL3 in 3000K only. 4. Available in 120V or 277V only. 5. Not available with Dimmed Control (DC) option. 6. EPC is not available with DC. 7. Not available with Emergency Over (EO) option.

8. Available in 120V with 2700K. Consult technical support center for use with photo and CLS/CMC/DA. 9. Available in 120V/277V only. 10. Not available with 400K. 11. Not available with 400K. 12. Must specify target voltage. 13. Not available with DC/CL/CC. 14. UL1253 listed for outdoor use with PCB, IMR, C/CMC/DA. Ship with UL1253 accessory photo sensor module. Not for use with LED accessories.

ZXL16i
LED Area Accent - ZXL16 Series

Product Features

- Area accent lighting for architectural and landscape applications.
- ETL outdoor wet location listed, IP67 standard.
- Mounted from solid black anodized, 705 corrosion resistant aluminum.
- 180° vertical and 360° horizontal adjustment via unique swivel stem design.
- Modular components - field changeable LED module & beam spread reflectors.
- Line voltage input with integral step-down transformer in fixture housing.

Specification

Material: Finish from table apply for corrosion resistant. ETL outdoor wet location listed, IP67 standard. Mounted from solid black anodized, 705 corrosion resistant aluminum.

Light Source: CRI 85. Available in 3000K only. The standard color temperature is 3000K. 4000K, 5000K, and 6000K are available with special order.

Beam Spread: Available hood options to suit any application. Optional glass shades (not long angled) to complement each hood choice. See page for details.

Wattage: 7.2 to 14W LED.

Voltage: 120, 230 or 277V AC.

Dimming: Phase dimming at 120V or 0-10V dimming at 230-277V.

Mounting Method: Mounts using 1/2"-14 NPS male fitting compatible with all HK Lighting Group mounting devices.

Urban
Hagerstown

TX03-C Post top w/comfort optic

Hadco's Hagerstown LED post top gives you the ability to create a unique style through our modular post top concepts to blend into any residential and historic urban settings. With the latest LED technology you can seamlessly replace traditional HID technology to maximize energy savings and significantly reduce total cost of ownership. The Hagerstown luminaire provides excellent uniformity, traditional customizable look, with the benefits of modern technology. These post tops are now available with comfort optics, providing a low glare solution for pedestrian applications.

| Ordering guide | example: TX03C-M0-G1-B-C-HQ-A1-A-N-730-A-6-N-S-P1 | | | | | | | | | | | | | | | | | | | | |
|---|---|------|------|------|----------|----------|--------|----------------|----------------|-------|-------------------------------|----|----|---|---|----|---|---|---|------|--|
| <table border="1"> <tr> <th>Series</th> <th>LEDs</th> <th>Gen</th> <th>Post</th> <th>Roof</th> <th>Can/Body</th> <th>Finish</th> <th>Optics</th> <th>Photo Controls</th> <th>Notes</th> </tr> <tr> <td>TX03C Hagerstown LED Post Top</td> <td>M0</td> <td>G1</td> <td>B</td> <td>C</td> <td>M0</td> <td>A</td> <td>1</td> <td>1</td> <td>None</td> </tr> </table> | Series | LEDs | Gen | Post | Roof | Can/Body | Finish | Optics | Photo Controls | Notes | TX03C Hagerstown LED Post Top | M0 | G1 | B | C | M0 | A | 1 | 1 | None | |
| Series | LEDs | Gen | Post | Roof | Can/Body | Finish | Optics | Photo Controls | Notes | | | | | | | | | | | | |
| TX03C Hagerstown LED Post Top | M0 | G1 | B | C | M0 | A | 1 | 1 | None | | | | | | | | | | | | |

Ordering guide continued

| Color Temp | Voltage | Current | Integral Controls | Step Protection |
|------------|----------|-----------|----------------------|-----------------|
| 3000K | 120-277V | 4-6500mA | Compatible with DALI | 100V/120V/277V |
| 3000K | 120-277V | 18-1900mA | SP1 | 277V/277V |
| 3000K | 120-277V | 18-1900mA | SP2 | 277V/277V |
| 3000K | 120-277V | 18-1900mA | SP3 | 277V/277V |

1. Not available with 0-10V dimming. 2. Not available with 0-10V dimming and 0-10V dimming controls. 3. IP is located on top of the post. N/A: Finish is required.

SW1

PRODUCT DESCRIPTION

A sleek, minimalist profile supported by precision engineering using advanced proprietary LED technology, integral reflectors ensure high performance optics for accent and wash lighting, pathway and facade illumination and building security.

FEATURES

- Up & down light
- ADA compliant, low profile design
- ETL & ETL wet location listed, IP66 rated
- WS-W9101 is Dark Sky Friendly
- Down located inside fixture
- Universal driver (120V-277V)
- 50,000-hour rated life
- Color Temp: 3000K, 3000K/4000K, available special order
- CRI: 90

ORDER NUMBER

| Type | Model | Wattage | LED Lumens | Delivered Lumens | Finish |
|-----------------|----------|---------|------------|------------------|----------------|
| Down Light | WS-W9101 | 7.5W | 1167 | 867 | AL, BK, BZ, WT |
| Up & Down Light | WS-W9102 | 28W | 2334 | 1613 | AL, BK, BZ, WT |

Example: WS-W9101-AL
For 2700K add "-27-4000K add "-407" before the finish: WS-W9102-40-BZ

modernforms.com | Headquarters: Eastern Distribution Center | Central Distribution Center | Western Distribution Center

SSL we-ef

Description

IP66. Recessed LED spotlight for orientation. Shaded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional insulation blockout.

Beam Type: asymmetric, forward throw (AG)

Light Source: LED-18/4W-4000K

CRI: 75

Gear Type: electronic gear

Nominal Luminous Flux (lm)

LED Lumens: 44.4 lm
LEDs: 19
Total Lumens: 850 lm
Tj: 1 °C

Delivered Lumens Flux (lm)

LED Lumens: 10.7 lm
Total Lumens: 192.4 lm
Ta: 25 °C

Rated Input Power: 5.6 W

HK USA Lighting Group | 3529 Old Conrod Road #118 Newbury Park, CA 91320 | TEL: 805.482.4881 | FAX: 805.482.4811 | sales@hklightinggroup.com

SB1

Modular system offers two hood options for customization to complement site design.

Glass reflector lens, E5 Type S distribution.

SPECIFICATIONS

| HOOD | HEIGHT | WEIGHT |
|----------------|----------------|-------------------|
| STRAIGHT HOOD | 45.7" (1143mm) | 14.33 lb (6.48kg) |
| CONCEALED HOOD | 45.7" (1143mm) | 14.33 lb (6.48kg) |

ORDERING CODE

1. MODEL: UCB, UCB-LAM, UCB-LB, UCB-MD, UCB-VL, UCB-WL

2. HOOD: S1A, S1B, S1C, S1D, S1E, S1F, S1G, S1H, S1I, S1J, S1K, S1L, S1M, S1N, S1O, S1P, S1Q, S1R, S1S, S1T, S1U, S1V, S1W, S1X, S1Y, S1Z

3. FINISH: BLS, BLS-S, BLS-L, BLS-M, BLS-W, BLS-X, BLS-Y, BLS-Z

4. OPTIONS: SLC, SLC-L, SLC-M, SLC-W, SLC-X, SLC-Y, SLC-Z

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| NO. | DATE | DESCRIPTION | REVISIONS |
| | | | |

DRAWN: _____

DESIGNED: _____

CHECKED: _____

APPROVED: _____

PROJECT: GRAVELLY LAKE 55 APARTMENTS LAKEWOOD, WA

19401 40TH AVE NW, SUITE 302 LYNNWOOD, WA 98036
PHONE: (206) 364-3343
CONTACT: PETER ROCKSTAD

ROBINSON ENGINEERING, INC

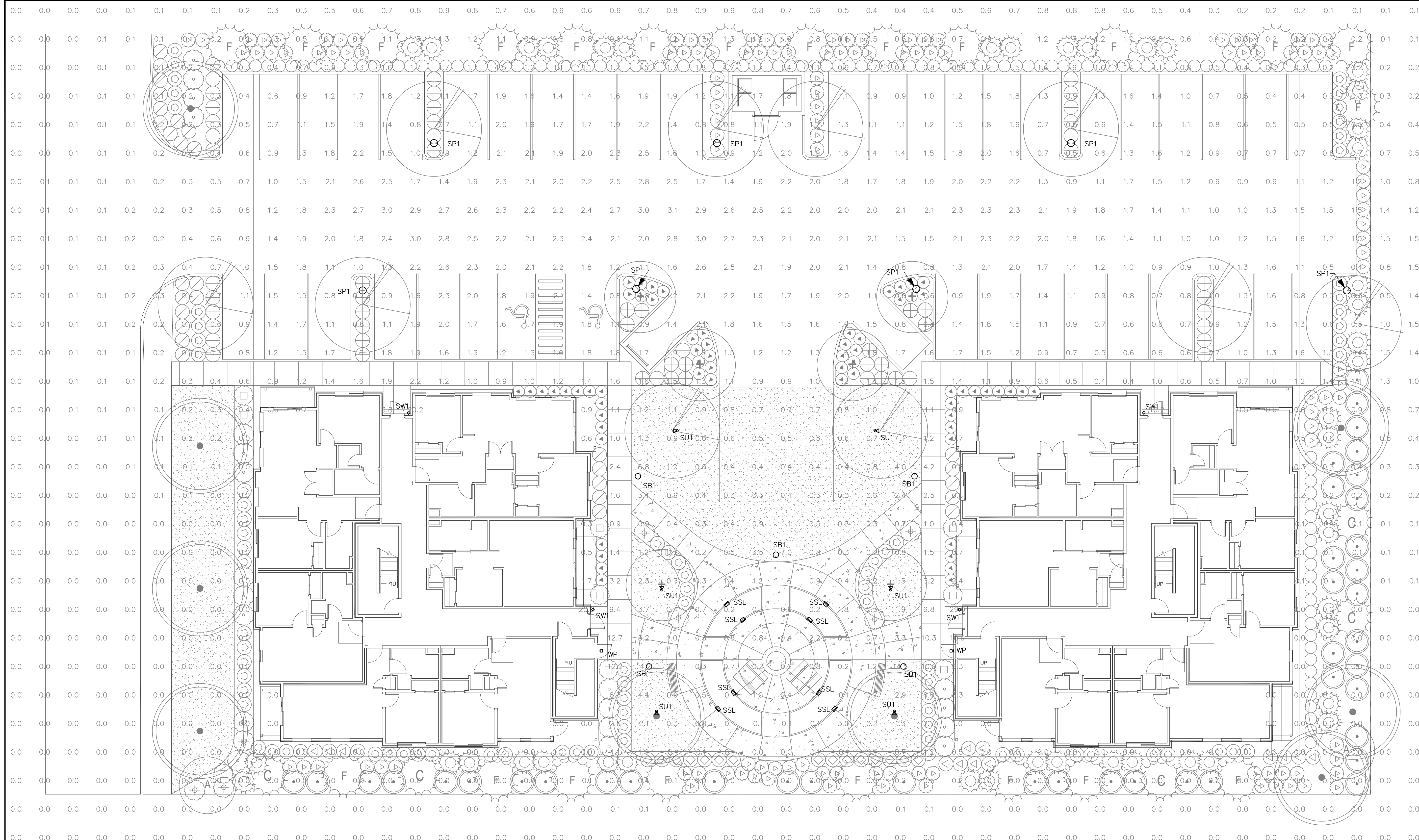
DATE: 11-20-2020

SHEET TITLE: COVER SHEET, NOTES, LUMINAIRE SCHEDULE, & FIXTURE DETAILS

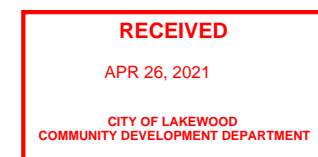
SHEET NO. SLO.0

LU-20-00206
REV #4

RECEIVED
APR 26, 2021
CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT



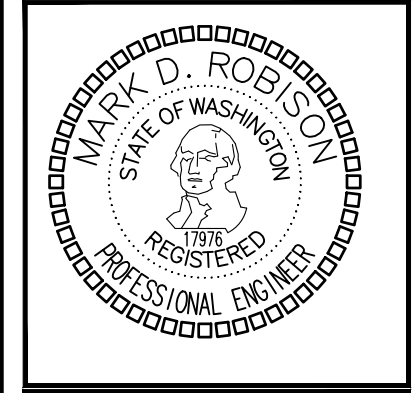
LU-20-00206
REV #4



SITE PLAN - LIGHTING
SCALE: 1" = 10'



| NO. | DATE | DESCRIPTION | REVISIONS |
|-----|------|-------------|-----------|
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| DRAWN: | DESIGNED: | CHECKED: | APPROVED: |
| | | | |

PROJECT: GRAVELLY LAKE 55 APARTMENTS
LAKEWOOD, WA

19401 140TH AVE, SUITE 302
LYNNWOOD, WA 98036
PHONE: (206) 364-3343
CONTACT: PETER ROCKSTEAD

ROBISON
ENGINEERING, INC

DATE: 11-20-2020

SHEET TITLE: SITE PLAN - LIGHTING

SHEET NO.

SL1.0

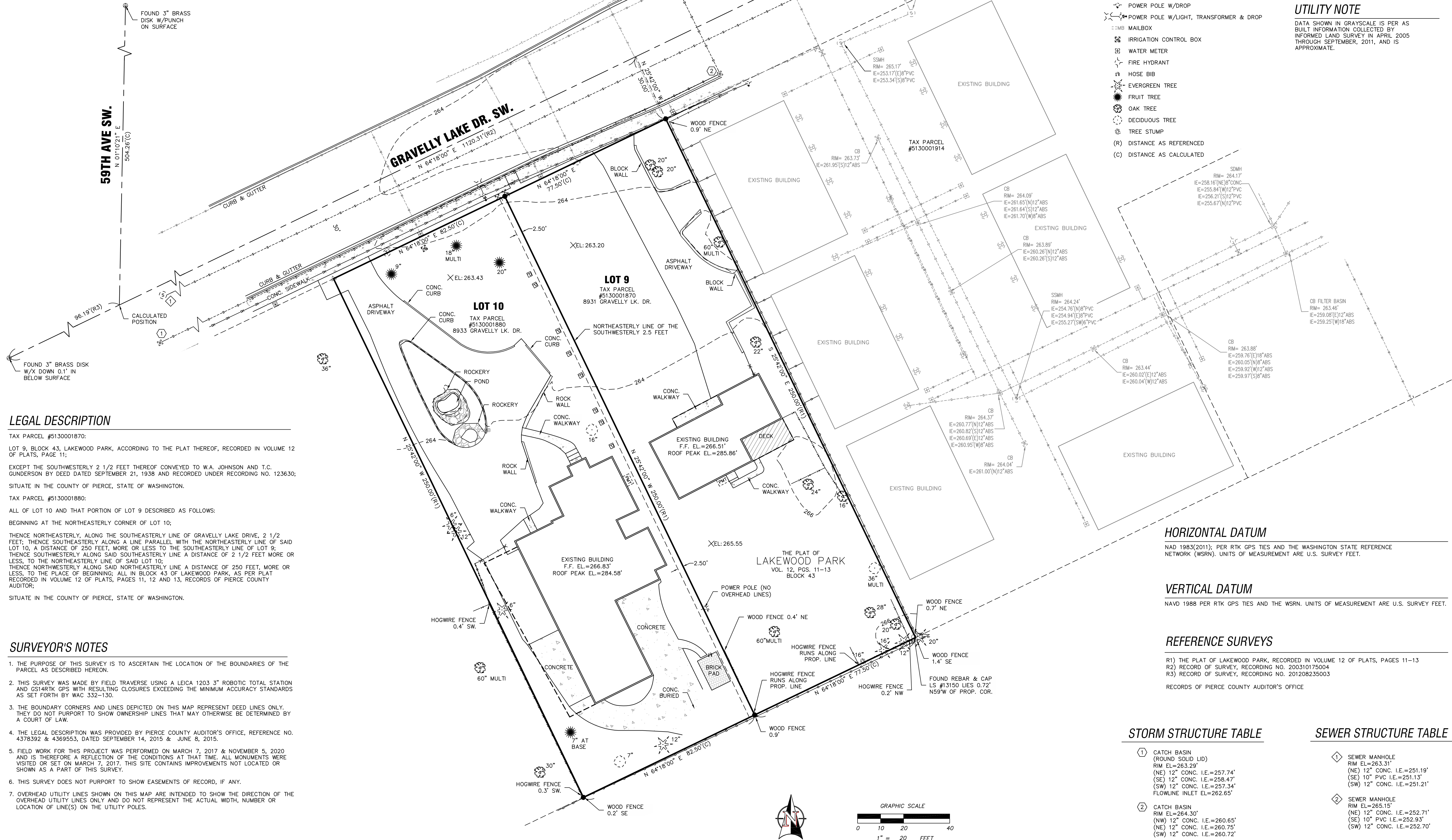
NOTE:
THE EXISTING UTILITIES AS SHOWN
ARE ONLY APPROXIMATE AND ARE
BASED ON THE BEST AVAILABLE
INFORMATION. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE SIZE, TYPE, LOCATION,
AND DEPTH OF ALL EXISTING UTILITIES
PRIOR TO STARTING CONSTRUCTION,
AND INFORM THE DESIGN ENGINEER
OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

TOPOGRAPHIC SURVEY

LU-20-00206
REV #4

RECEIVED
APR 26, 2021
CITY OF LAKEWOOD
COMMUNITY DEVELOPMENT DEPARTMENT



LEGEND

- SET REBAR & CAP EMW LS #44651
- △ SET NAIL & WASHER EMW LS #44651
- FOUND REBAR & CAP (AS SHOWN)
- FOUND BRASS DISK (AS SHOWN)
- ⊖ CLEANOUT
- ⊖ SEWER MANHOLE
- ⊖ STORM DRAIN CATCH BASIN
- ⊖ STORM DRAIN MANHOLE
- ⊖ COMMUNICATION MANHOLE
- ⊖ COMMUNICATION PEDESTAL
- ⊖ POWER METER
- ⊖ POWER OUTLET
- ⊖ POWER POLE
- ⊖ POWER POLE W/DROP
- ⊖ POWER POLE W/LIGHT, TRANSFORMER & DROP
- ⊖ MAILBOX
- ⊖ IRRIGATION CONTROL BOX
- ⊖ WATER METER
- ⊖ FIRE HYDRANT
- ⊖ HOSE BIB
- ⊖ EVERGREEN TREE
- ⊖ FRUIT TREE
- ⊖ OAK TREE
- ⊖ DECIDUOUS TREE
- ⊖ TREE STUMP
- (R) DISTANCE AS REFERENCED
- (C) DISTANCE AS CALCULATED

LINE TYPE LEGEND

- STORM DRAIN LINE
- SEWER LINE
- APPROX. WATER LINE
- OVERHEAD POWER LINE
- APPROX. SUB SURFACE POWER LINE
- APPROX. SUB SURFACE COMMUNICATIONS LINE
- WOOD FENCE
- HOGWIRE FENCE
- CHAINLINK FENCE
- BUILDING OVERHANG

UTILITY NOTE

DATA SHOWN IN GRAYSCALE IS PER AS BUILT INFORMATION COLLECTED BY INFORMED LAND SURVEY IN APRIL 2005 THROUGH SEPTEMBER, 2011, AND IS APPROXIMATE.

LEGAL DESCRIPTION

TAX PARCEL #5130001870:
LOT 9, BLOCK 43, LAKEWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 11;
EXCEPT THE SOUTHWESTERLY 2 1/2 FEET THEREOF CONVEYED TO W.A. JOHNSON AND T.C. GUNDERSON BY DEED DATED SEPTEMBER 21, 1938 AND RECORDED UNDER RECORDING NO. 123630;
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL #5130001880:
ALL OF LOT 10 AND THAT PORTION OF LOT 9 DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 10;
THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF GRAVELLY LAKE DRIVE, 2 1/2 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 250 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF LOT 9;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 2 1/2 FEET MORE OR LESS, TO THE NORTHEASTERLY LINE OF SAID LOT 10;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 250 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; ALL IN BLOCK 43 OF LAKEWOOD PARK, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGES 11, 12 AND 13, RECORDS OF PIERCE COUNTY AUDITOR;
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

- THE PURPOSE OF THIS SURVEY IS TO ASCERTAIN THE LOCATION OF THE BOUNDARIES OF THE PARCEL AS DESCRIBED HEREON.
- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE LEGAL DESCRIPTION WAS PROVIDED BY PIERCE COUNTY AUDITOR'S OFFICE, REFERENCE NO. 4378392 & 4369553, DATED SEPTEMBER 14, 2015 & JUNE 8, 2015.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON MARCH 7, 2017 & NOVEMBER 5, 2020 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON MARCH 7, 2017. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.

HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WSRN. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

- R1) THE PLAT OF LAKEWOOD PARK, RECORDED IN VOLUME 12 OF PLATS, PAGES 11-13
 - R2) RECORD OF SURVEY, RECORDING NO. 200310175004
 - R3) RECORD OF SURVEY, RECORDING NO. 201208235003
- RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE

STORM STRUCTURE TABLE

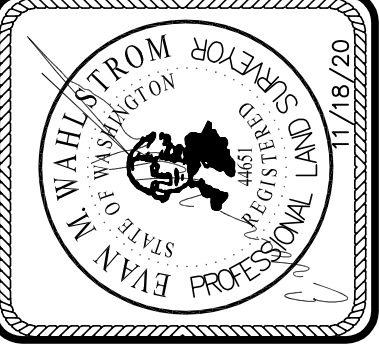
- CATCH BASIN (ROUND SOLID LID)
RIM EL.=263.29'
(NE) 12" CONC. I.E.=257.74'
(SE) 12" CONC. I.E.=258.47'
(SW) 12" CONC. I.E.=257.34'
FLOWLINE INLET EL.=262.65'
- CATCH BASIN
RIM EL.=264.30'
(NW) 12" CONC. I.E.=260.65'
(NE) 12" CONC. I.E.=260.75'
(SW) 12" CONC. I.E.=260.72'

SEWER STRUCTURE TABLE

- SEWER MANHOLE
RIM EL.=263.31'
(NE) 12" CONC. I.E.=251.19'
(SE) 10" PVC I.E.=251.13'
(SW) 12" CONC. I.E.=251.21'
- SEWER MANHOLE
RIM EL.=265.15'
(NE) 12" CONC. I.E.=252.71'
(SE) 10" PVC I.E.=252.93'
(SW) 12" CONC. I.E.=252.70'

SHT. 1 OF 1
LOCATED IN NW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 20 N, RANGE 2 E, W.M.
FOR: CLAUDE REMY
CITY OF LAKEWOOD, PIERCE COUNTY, WA

TOPOGRAPHIC SURVEY
CHECKED: EMW
JOB NO.: REMYC-160929
DATE: 11/18/2020
FIELD: GREV, AL, AG
SCALE: 1" = 20'



8931 & 8933
GRAVELLY LAKE DR., WA 98499
TAX PARCEL NO. 5130001870 & 5130001880

informed land survey
PO Box 5137
Tacoma, WA 98415-0137
Phone: 362.627.2070
adam@informedlandsurvey.com
www.informedlandsurvey.com
LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT