

LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, January 10, 2022 7:00 P.M. City of Lakewood Council Chambers 6000 Main Street SW Lakewood, WA 98499

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

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

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CALL TO ORDER

ITEMS FOR DISCUSSION:

- (3) 1. Lakewood Multicultural Coalition Update.
- (15) 2. Review of 2022 citizens' advisory board, committees and commissions work plans. (Work plan)
- (32) 3. Review of City Council liaisons to citizens' advisory board, committees and commissions. (Memorandum)
- (38) 4. Rental Housing Safety Program Update. (Memorandum)
- (64) 5. Review of Gravelly Lake Gardens request to the utilize Housing Incentives Program. (Memorandum)

ITEMS TENTATIVELY SCHEDULED FOR THE JANUARY 18, 2022 REGULAR CITY COUNCIL MEETING:

- 1. Police Commissioning and Awards Ceremony.
- 2. Presentation of the 2021 Larry Saunders Service Award.
- 3. Youth Council Report.
- 4. Approving the 2022 citizens' advisory board, committees and commissions work plans. (Motion Consent Agenda)

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

Page No.

- 5. Reappointing Glen Spieth to serve on the Landmarks and Heritage Advisory Board through December 15, 2024. (Motion Consent Agenda)
- 6. Authorizing the Inclusionary Housing Incentive Design Covenant for LU-20-0206 Gravelly Lake Gardens. (Resolution Regular Agenda)

REPORTS BY THE CITY MANAGER

CITY COUNCIL COMMENTS

ADJOURNMENT

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



LAKEWOOD MULTICULTURAL COALITION 2121 WORK ACCOMPLISHED 2022 Work Plan

Board Members: Committee Members:

Chair: Mary Moss

Vice: Chair: Kimi Irene Ginn Secretary: Kathy Lanning Treasurer: Mike Brandstetter

Ron Banner Grant Twyman Jim Rook Andrew Neiditz

Anthony Veliz

Chongsun Abbott Jeanne Ehlers

Mike Zaro Mary Green

Whitney Gunderman

Meeting Schedule:

Work Accomplished

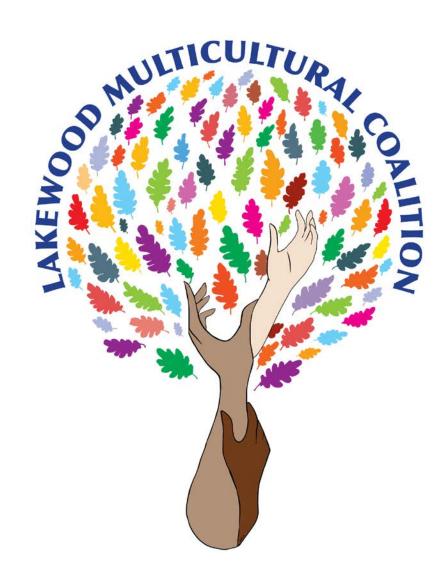
Date	Topic(s)
1/21	LMCC started Zoom meetings
	Participated in the MLK
	Provided \$2,500 in support of the Mural project with CPSD
2/21	We agreed to have Blue Scooter Media do our communication
3/21	Planning to participate in the City's 25 Anniversary
4/21	Plans to participate in the Farmers Market
6/21	We held a retreat with Kathy Lanning, the personal business
	trainer for Harborstone as our facilitator (it was very
	successful).
7/21	LMCC participated at the Farmers Market
8/21	LMCC again participated at the Farmers Market
9/21	LMCC participated in the City's 25 Anniversary
10/21	LMCC Team walked in Making Strides and was shown on TV

Work Plan for 2022:

1/22	Discuss training on voting rights for those that have been incarcerated
2/22	Discuss participating with the MLK program
3/22	Prepare to participate in the Farmers Market
4/22	Plan to participate in Making Strides / Relay for Life Preparing for Student Voice and Civic Engagement
5/22	Explore options for Holiday events
6/22	Participate with City event on diversity at the Colonial Center

LMCC 2021 Annual Report

Presented by the LMCC Board of Directors





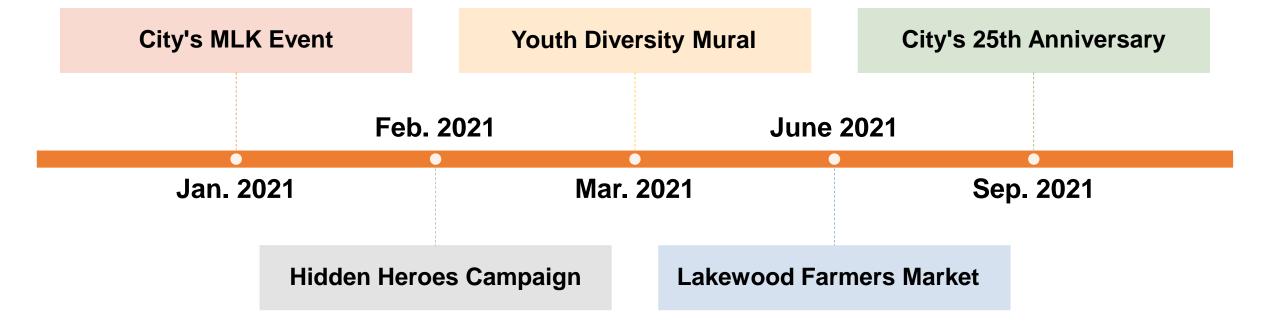
Mission & Vision

Our mission is to provide a voice to all people and communities through celebration, empowerment and inclusion.

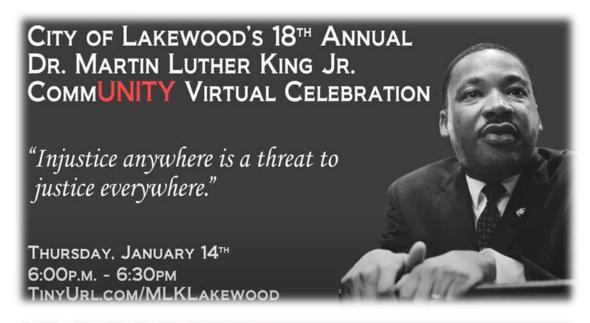
Building Community, Fostering Diversity, Together.







LMCC Support of Annual MLK Event



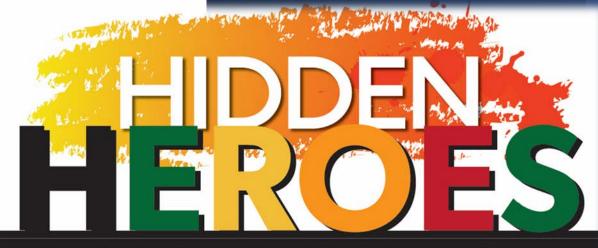




In partnership with the Clover Park School District, the City of Lakewood, and Pierce College we supported the development and promotion of the Hidden Heroes Campaign for Black History Month.

The Campaign featured 12 Hidden Heroes Locally and Nationally from the Black Community. The individuals included:

- > Small business owners
- ➤ Musicians
- > Government leaders
- > Athletes
- ➤ Non-profit leaders



Honoring local and national African American heroes, leaders and pioneers from our community.

February – May, 2021

Student Led Diversity Mural

LMCC partnered with the Clover Park School District, Pierce College, Clover Park Technical College, and the City of Lakewood to sponsor the vision, design, and funding of the "The World Lives In Lakewood" Mural led by CPSD Students.

The mural was a multi-agency partnership to honor and celebrate the diversity in Lakewood while elevating student voice!











The World Lives In Lakewood



LMCC at the 2021 Lakewood Farmer's Market







LMCC
participating in the Making
Strides of SW
Washington



On The Horizon for LMCC

Work Plan for 2022:

1/22 Discuss training on voting rights for those that have been incarcerated

2/22 Discuss participating with the MLK program

3/22 Prepare to participate in the Farmers Market

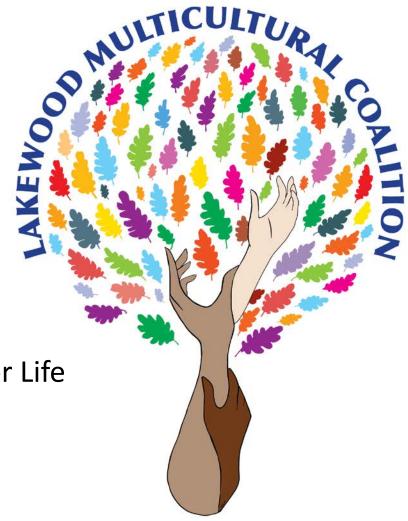
4/22 Plan to participate in Making Strides / Relay for Life

Preparing for Student Voice and Civic Engagement

5/22 Explore options for Holiday events

6/22 Participate with City event on diversity at the

Colonial Center



AMERICAN LAKE – LAKE MANAGEMENT DISTRICT NO. 1 ADVISORY COMMITTEE 2022 ANNUAL WORK PLAN, BUDGET, AND MEETING SCHEDULE

Members:

Chair: Mark Pfeiffer Vice-Chair: Peter Marsh

David Clouse Mary Dodsworth Richard Martinez Susan Vezeau

City Staff Support:

Paul Bucich, Public Works Engineering Director Weston Ott, Engineering Services Manager Diana Halar, Compliance Inspector

Meeting Schedule 2022:

February, May, September, and November

2022 Work Plan & Budget:

1.	Aquatic vegetation surveys	\$4,300
2.	Invasive aquatic vegetation control/treatment	\$12,500
3.	Annual report, treatment permit, meetings	\$2,500
4.	Public education & outreach efforts	\$2,000
5.	Supplies, equipment, annual meeting	\$500
6.	City administrative costs	\$6,600
	Total Estimated Costs	\$28,400

Date	Topic(s)	
Jan. 10	2022 work plan, budget, and schedule reviewed by City Council – chair and staff	
Feb.	Elect Advisory Committee Chair and Vice-Chair for 2022/2023 – committee	
March	Prepare member outreach postcard or newsletter – committee and staff	
May	Distribute member outreach postcard or newsletter – staff	
May	Conduct beginning of season aquatic vegetation survey – contractor	
June-Aug	Conduct invasive aquatic vegetation control activities or herbicide treatment –	
	contractor	
October	Conduct end of season aquatic vegetation survey – contractor	
November	Review control/treatment report – committee	
November	Develop 2023 work plan, budget, and schedule based on 2022 activities, LMD	
	needs, and available budget – committee	

Special Events:

Date	Event
September	Annual member meeting at American Lake Park

ARTS COMMISSION 2022 ANNUAL WORK PLAN AND MEETING SCHEDULE

Members:

Chair Linda McDermott
Vice-Chair: Earl Borgert
Adriana Bayer
Patti Belle
Darryl Owens
Phillip Raschke
Susan Warner
Lua Pritchard
Sylvi Johnson

Council Liaison:

Jason Whalen

City Staff Support:

Sally Martinez Nicolette York

Youth Council Liaison

Angel Lee Angel Calderon

Meeting Schedule:

First Monday of the month, 5:00-6:15 pm, American Lake Room

Note: For 2022 the Arts Commission will have two committees:

- 1. Public Art: Includes, Colonial Plaza Art, Utility Box wraps, Murals, Special Events, Rotating art
- 2. Performing Arts: Includes Film Competition, Colonial Plaza events, Summer Concert Series

1.	Special Events at Colonial Plaza and Summer Concerts
2.	Recruitment and Retention
3.	Rotating Artists at City Hall (depending on COVID)
4.	Colonial Plaza Art by John Fleming
5.	Mural
6.	Signal box wrap creation and installation
7.	REEL Life 96 Film Competition
8.	Arts Commission Retreat
9.	Ongoing Education
10.	Joint Commission Meeting

Date	Topic(s)
1.22	Officer Elections, Committee Formation, committee reports, Work Plan, Film
	Competition, utility box wraps, mural, Colonial Plaza event planning, summer concert planning
2.22	Committee reports, Film Competition, utility box wraps, special events. Ongoing education
3.22	Committee reports, Film Competition, utility box wraps, special events, Public Art Colonial Plaza
4.22	Committee reports, Film Competition, utility box wraps, Public Art Colonial Plaza, ongoing education
5.22	Committee reports, Film Competition, utility box wraps, Public Art Colonial Plaza

6.22	Committee reports, Film Competition, utility box wraps, Public Art Colonial
	Plaza, Film Festival planning, retreat planning
7.22	Committee reports, Film Competition, utility box wraps, film festival planning
8.22	Committee reports, Film Competition, Public Art Colonial Plaza, Lodging Tax
	Grant for Concert Series, Colonial Plaza events, and Film Festival, utility box
	wraps, retreat planning
9.22	Committee reports, utility box wraps, retreat planning, Joint Commission
	meeting talking points, Film Competition Planning.
10.22	Committee reports, Film Competition Planning , retreat, Joint Commission
	Meeting
11.22	Committee reports, work program development, Prep for Elections, Film
	Festival planning, Special events
12.22	Committee reports, Election prep, work program development, Film Festival
	Planning, special event planning

2022 Special Events:

Date	Event
January	MLK Event
March	Film Competition showing and awards ceremony
May-September	4 Saturday events at Colonial Plaza (Dancing in the Street, Carnival of
	Cultures, Jazz Night & Vintage Car Show, Fiesta de Familia
July-August	Summer Nights at the Pavilion Outdoor Concert Series
August	Colonial Plaza Public Art Unveiling
October	Arts Commission Retreat
December	Christmas Parade/Judging of Floats

COMMUNITY SERVICES ADVISORY BOARD 2022 WORK PLAN

Members:

Chair: Sarah Yamamoto Vice-Chair: Michael Lacadie

Edith Owen-Wallace Laurie Maus

Elisapeta Scanlan

City Council Liaison:

Councilmember: Linda Farmer

Youth Council Liaisons:

Sarah Wilton

City Staff Support:

Brian Humphreys, Human Services Coordinator Jeff Gumm, CDBG/HOME Program Manager Martha Larkin, CDBG/HOME Program Coordinator

Meeting Schedule:

Third Wednesday of the Month, 5:30pm, American Lake Conference Room

Work Plan:

1.	2022 human services contract performance
2.	2023-24 human services allocations process and funding recommendations
3.	Approve FY 2021 CAPER
4.	Public hearing on community development, housing and services needs
5.	FY 2022 CDBG/HOME funding strategies

Date	Topic(s)
1/19	Elect Chair and Vice-chair
	Establish ad hoc committee for reviewing application materials and process
	Review 2021 contract performance
2/16	CDBG – Review draft Consolidated Plan and 2022 Action Plan
3/16	Review human services funding priorities
4/20	Joint session with Planning Commission regarding housing strategies
5/18	Review draft application materials and rating criteria
6/15	Finalize human services funding application and rating criteria
7/6	Conduct a virtual workshop for human services applications
9/7	Review submitted human services applications and ratings
9/21	Conducted virtual interviews with human services applicants
	CDBG – review and approve CAPER and CDBG/HOME policies and strategies
10/12	CDBG – adopt FY 2023 policies and funding strategies
	Conduct human services funding deliberations
10/24	MONDAY – Joint session with City Council
	Present 2022 human services funding recommendations
11/16	Review feedback from City Council regarding human services funding
	recommendations
12/21	Review 2023 annual work plan

LAKEWOOD'S PROMISE ADVISORY BOARD 2022 WORK PLAN

Members:

Chair: Ellie Wilson, Community Member & CISL Founder Vice-Chair: Dr. Joyce Loveday, Clover Park Technical College

Ron Banner, Clover Park School District
Mary Dodsworth, City of Lakewood
Dr. Michele Johnson, Pierce College
Dr. Wanda Elder, Community Member

Elise Bodell, Lakewood Library
Kerri Pedrick, Communities in Schools
Beverly Howe, Common Spirit Hospital
Kyle Mangloña, Community Member

Council Liaison:

Councilmember: Mary Moss

City Staff Support:

Brian Humphreys

Youth Council Liaisons:

Sarah Wilton Brandon Elliott

Hank Jones

Meeting Schedule:

First Thursday of the Month, 7:30am, American Lake Conference Room

Accomplishments:

Date	Topic(s)
1/6	• Elected 2022 officers
	 Review status of workforce development and youth mental health initiatives
2/3	Review Youth Summit plans and how Promise can support
3/3	In depth review of youth mental health initiative
	 Invite Clover Park School District Youth Mental Health Coordinator to present
	Youth Summit update
4/7	 In depth review of "Lakewood Thrives" Workforce Development initiative
	Invite Career Team to present
	Youth Summit update
5/5	Your Summit planning and preparation
6/2	Review Youth Summit
	Strategic initiatives update
9/1	 Review status of youth mental health and workforce development initiatives
	• Discuss communications strategy for Lakewood's Promise (sharing information with youth and elevating youth voices)
10/6	Prepare for joint session with City Council
10/24	Joint meeting with City Council
11/3	Review feedback from the City Council
	Identify strategic goals for 2023
12/1	Review the 2023 draft work plan
	Began planning 2023 strategic initiatives

Current Year Work Plan:

1.	Oversee Youth Mental Health initiative with Clover Park School District
2.	Oversee Workforce Development initiative with Career Team
3.	Create a plan to increase the Lakewood's Promise communications capacity
4.	Coordinate with the Youth Council on a Youth Summit
5.	Review format and agenda for the Community Collaboration

City of Lakewood Landmarks and Heritage Advisory Board (LHAB) 2022 WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

Members

Glen Spieth
Joan Cooley
Beth Campbell
Christina Manetti

Council Liaison

Patti Belle

Staff Support

Planning Manager, Courtney Brunell

Administrative Support

Community Development Administrative Assistant, Karen Devereaux

Meeting Schedule

Fourth Thursday of every month at 6:00 PM in City Hall, American Lake Room

Background

The mission of the City of Lakewood Landmarks and Heritage Advisory Board is to preserve, protect and promote the unique heritage and historic resources of the City of Lakewood. The Landmarks and Heritage Advisory Board advises the City Council, the City Manager and City staff in connection with protection and preservation of historical landmarks in Lakewood and establishing procedures for designation and preservation of landmarks.

2021 Accomplishments

- Implemented a historic street sign recognition program.
- Completed the first draft of edits for the Lakewood Touring Map.
- Updated the "History of Lakewood" City website to include information on types of historical designations and FAQ's.

2022 Work Plan

Ongoing Projects

The Landmarks and Heritage Advisory Board has provided no specific timelines for the completion of the following work plan items since this Board is often dependent on the follow-through of other public agencies or private property owners.

- Look for opportunities to expand the historic streets recognition program.
- Continue to work with Clover Park School District to incorporate local Lakewood History into the Curriculum.
- Research grant opportunities to fund additional historic markers throughout the City of Lakewood.

- Update the Lakewood Touring map to include historic streets identified through the recognition program
- Work with Pretty Gritty Tours to develop a walking tour program for the City of Lakewood.
- Explore the use of the Community Landmark designation for the Colonial Center; Western State Hospital; Rhodesleigh House; Villa Carman (Madera); the Flett House; Little Church on the Prairie; Thornewood Castle; Mueller-Harkins Hangar; Tacoma Country and Golf Club; the "H" barn at Fort Steilacoom Park; Bowlero Lanes, Dennys, House of Donuts, and the Alan Liddle House.
- Work on recruitment of new members to serve on the LHAB.
- Actively engage with the City of Lakewood Youth Council.
- Create short, "History of Lakewood" videos to post online to engage with youth and online viewers. Consider a partnership with Clover Park School District to create the videos or offer them as a resource for students to learn more about local history.

Lodging Tax Advisory Committee (LTAC) 2022 Annual Work Plan and Meeting Schedule

Members:

Mayor Don Anderson, Chair

Represent Businesses Authorized to Collect

Jarnail Singh, Comfort Inn & Suites
Jessica Christensen, Holiday Inn
Vacant

Represent Businesses Authorized to Receive

Phil Raschke, Lakewood Playhouse Linda K. Smith, Lakewood Chamber of Commerce Chelene Potvin-Bird, Travel Tacoma + Pierce County, WA

City Council Liaison: Not Applicable

City Staff:

Tho Kraus, Deputy City Manager Vacant

Meeting Schedule:

July - Joint Lodging Tax Advisory Committee Meeting.

September - Listen to presentations, rate and make funding recommendations.

November - Present recommendations to the City Council.

2022 Work Plan (tentative dates provided):

- Attend the Joint Lodging Tax Advisory Committee meeting to discuss the LTAC in general, review guidelines, past grants awarded, and potential funding available for 2023 grant awards.
 (July 11, 2022)
- Review lodging tax grant applications in advance of day-long presentations. The LTAC shall receive the applications at least 45-days before final action on or passage of proposals by the City Council. (Mid-September)
- Listen to presentations from potential lodging tax grant recipients. Review, rate, and make funding recommendations that are forwarded to the Lakewood City Council for their deliberations. (Late September)
- Meet on an as needed basis to review lodging tax grant applications for the next year and provide funding recommendations to the Lakewood City Council for their consideration and deliberations.
- Present recommendations to the Lakewood City Council.
 (November 14, 2022)
- Follow up with further review and recommendations as requested by the Lakewood City Council.
- City Council makes decision on LTAC recommendations. (November 21, 2022)



LAKEWOOD PLANNING COMMISSION 2022 ANNUAL WORK PLAN AND MEETING SCHEDULE

Prepared by Dave Bugher, November 29, 2021

2021 Members:

Don Daniels
Brian Parsons
Linn Larson
Ryan Pearson
Paul Wagemann
Phillip Combs
Connie Coleman-Lacadie

(May have one vacancy beginning in 2022.)

City Council Liaison:

2021: Paul Bocchi For 2022, unknown at this time.

City Staff Support:

Dave Bugher, Assistant City Manager for Development Services Tiffany Speir, Long Range & Strategic Planning Manager Karen Devereaux, Administrative Assistant

Meeting Schedule:

First and third Wednesdays, 6:30 PM

Overview:

The role of the Planning Commission is to assist the City Council in the following areas:

General Planning Issues:

- Review and provide recommendation to the City Council on the Draft CDBG 5-Year Consolidated Plan (2020-2025) and Annual Action Plan;
- Receipt of Annual Housing Report;
- Recommend Comprehensive Plan updates for the City in accordance with state law to be submitted to the City Council for consideration of adoption.
- Recommends new and amended land use and zoning regulations and other development regulations as deemed necessary and/or appropriate;
- Act as the research and fact finding agency of the City in regard to land uses, housing, capital facilities, utilities, transportation, and in regard to classification of lands as agriculture, forest, mineral lands, critical areas, wetlands and geologically hazardous areas;
- Undertakes surveys, analyses, research and reports as may be generally authorized or requested by the City Council;
- Cooperates with planning agencies of other cities and counties, to include regional planning agencies, in furtherance of such research and planning; and

 Annually provides to the City Council a report on progress made in implementing the goals and requirements of State law and on the status of land use policies and procedures within the city.

Redevelopment:

- Work with City of Lakewood staff, City Council, City boards and other City/community based groups, as directed by the City Council, on relevant issues and projects:
- Assist in data base development for the creation and maintenance of a community profile;
- Encourage the construction of townhouses, condominiums, and rental units affordable to moderate income households in residential and mixed-use developments and redevelopment - <u>without unnecessarily impacting established</u> <u>residential neighborhoods</u>;
- Continue to provide technical assistance for the redevelopment of land located in the City's Residential Target Areas (RTAs) and senior overlay; Includes both the Downtown and the Lakewood Station District Sub-Area Plans;
- 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; Use corridor planning concepts to promote the infill of vacant lands, redevelopment of underutilized sites, and intensification of existing sites;

Transportation:

- Facilitate cooperation and coordination with the Public Works Department of the City on street, public works and transportation and infrastructure related projects and plans;
- Identify, evaluate and recommend to the City Council, City Manager and/or City staff policies and projects for the City, annual update of its Six-Year Transportation Plan, and for other transportation and infrastructure planning purpose of the City;
- Recommend ways and means of obtaining private, local county, state or federal funds for promotion of transportation and infrastructure facilities of the City;
- Advise the City Council on acquisition, replacement and maintenance of transportation and infrastructure facilities of the City;
- Advise the City as to the manner that public information on street related projects can best be disseminated, given the nature and/or scope of the projects; and
- Advise the City Council regarding transportation related facilities, needs and programs of the City, as may be referred by the City Council.

2022 Planning Commission Work Plan

Wo	Work Plan Topic		2 nd	3 rd	4 th
			Qtr	Qtr	Qtr
1	Election of 2022 Chair and Vice-Chair.	Χ			
2	Review of City Council Strategic Plan and CED work plan.	Х			
3	Receipt of Annual Housing Report.	Х			
4	Public hearing, review and recommendations on a three-year climate change action plan.	х			

Wo	rk Plan Topic	1 st	2 nd	3 rd	4 th
	•		Qtr	Qtr	Qtr
	(Note: Action plan to be forwarded to the Council for				
	adoption. If adopted, land use & development code				
	amendments will follow in 2022 & 2023.)				
5	Report on implementation of VISION 2050 and	X			
	Countywide Planning Policies.				
6	Report on the Pierce County Buildable Lands Report.	Х			
7	General overview of 2044 population, housing and employment growth target projections	Х			
8	2022 Shoreline Management Plan (SMP) restoration activities and general discussion.	Х			
9	Discussion on any needed SMP updates.	Х			
10	Downtown Subarea Plan, Regulations and EIS Biennial Review.	Х			
11	Initiate 2022 Comprehensive Plan Amendment (CPA) discussion on seven applications ¹ .	Х			
12	Joint meeting with the Community Services Advisory Board (CSAB) regarding City's affordable and attainable housing needs.		Х		
13	Potential public hearing on any needed Downtown Subarea Plan updates.		Х		
14	Public hearing on any needed SMP updates.		Х		
15	Continued review of 2022 CPAs.		Х		
16	Public hearing, review, development of recommendations on the 2023-2028 6-year Transportation Improvement Plan (TIP).		Х	X	
17	Public hearing, review and development of recommendations on Tree Preservation Code update.		X (?→)		
18	Public hearing, review and development of recommendations on 2022 Annual Development Regulation (ADR) amendment package (technical edits to LMC Titles 18A – 18C, etc.). (May include comprehensive review of the City's housing policies & programs, & climate change action work plan in relation to current development regulations.)		X	Х	

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¹ 2022-01 Redesignate and rezone parcels hosting Garry Oaks near St. Clare Hospital from Public Institutional (PI) to Open Space & Recreation 1 (OSR1).

²⁰²²⁻⁰² Update Tillicum 2011 Neighborhood Plan and Tillicum Center of Local Importance (CoLI).

²⁰²²⁻⁰⁴ Review Comprehensive Plan Zoning and Policies and Municipal Code related to Adult Family Homes (AFHs) to determine whether to allow AFHs in Air Corridor 1 (AC1) and Air Corridor 2 (AC2) zones).

²⁰²²⁻⁰⁵ Update sections of the Comprehensive Plan to reflect the adoption of VISION 2050 by the Puget Sound Regional Council.

²⁰²²⁻⁰⁶ Update Comprehensive Plan Figures 3-5, 3-6, and 3-8 to reflect adoption of the 2020 Parks Legacy Plan; update Figure 4.1 with an updated Urban Focus Area map depicting the Downtown and Lakewood Station District Subareas, the Tillicum Neighborhood, and the City Landmarks listed in Section 4.4 text.

²⁰²²⁻⁰⁷ Parking requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan).

Wo	rk Plan Topic	1 st	2 nd	3 rd	4 th
	•	Qtr	Qtr	Qtr	Qtr
19	Public hearing, review and development of recommendations on the 2022 Comprehensive Plan Amendment (22 CPA) docket.		Х	X	
20	Periodic review of Comprehensive Plan Map and Text items in anticipation of 2024 statutory update.			Х	X (→)
21	Public hearing, review, development of recommendations on the 2023 CPA docket.			X (→)	
22	Informational purposes only - review of City's RHSP, public nuisance and abatement programs, & housing programs.			X (→)	

PARKS AND RECREATION ADVISORY BOARD 2022 ANNUAL WORK PLAN AND MEETING SCHEDULE

Members:

Jason Gerwen, ChairAlan BillingsleyVito Iacobazzi, Vice-ChairMichael LacadieSylvia AllenFred Ramey

Youth Council Liaison:

Brandon Elliot

Council Liaison:

Councilmember Linda Farmer

City Staff Support:

Mary Dodsworth, Director Parks, Recreation & Community Services Nikki York, Office Assistant

Meeting Schedule:

Fourth Tuesday of Each Month, 5:30 p.m. American Lake Room, Lakewood City Hall

Overview: The role of the Parks and Recreation Advisory Board is to assist the City Council in the following areas:

- A. The Parks and Recreation Advisory Board shall advise the Mayor, the City Council and City staff or officials administering parks, regarding the general operation and development of all parks and recreational facilities and programs of Lakewood. The Parks and Recreation Advisory Board shall advise and make recommendations regarding: the development of park and/or recreation facilities, programs, long range park planning, needs assessment, program evaluation, acquisition, construction, development, concessions or privileges in parks and/or playgrounds, sports fields, recreation grounds, and/or other municipally owned recreational facilities, including community buildings, and improvements to the same. The Parks and Recreation Advisory Board shall also work with neighborhood groups and ad-hoc committees to formulate recommendations to the City Council.
- B. The Parks and Recreation Advisory Board shall recommend rules and regulations for the government, management, operation, supervision, and control of City parks and recreational facilities and programs.
- C. The Parks and Recreation Advisory Board shall advise the City Council in connection with parks and recreation issues as may be referred to the Parks and Recreation Advisory Board by the City Council which may include, but is not limited to, the following:
 - 1. Facilitate cooperation and coordination with City staff, citizens' groups and other entities, agencies and organizations on parks and recreation issues;
 - 2. Recommend to the City Council strategies to enhance awareness of, and interest in, Parks and Recreation facilities and programs of the City, which may be in cooperation with any appropriate private, civic or public agency of the City, county, state or of the federal government;
 - 3. Recommend ways and means of obtaining private, local, county, state or federal funds for the promotion of parks and recreation programs and projects within the City;
 - 4. Advise the City Council on acquisition of parks and recreation facilities and properties; and
 - 5. Represent the community and the City of Lakewood as requested by the City Council to address parks and recreation related issues.

2022 Work Plan:

2.	Parks Capital Improvement Plan (CIP) Update
3.	Diversity, Equity & Inclusion in Parks and Recreation
4.	Outdoor Adventure Programming
5.	Special Event Update
6.	Street End Update
7.	Park Code Updates (as needed)
8.	Climate Change initiatives and Tree Preservation Ordinance
9.	Naming Policy and Process Review

Date	Topic(s)
January 25	Elect Chair / Vice-Chair, Review 2022 Work Plan, 2022 PRCS Budget,
	Naming Process Review
February 22	Outdoor Adventure Programming, Special Event Updates
March 22	Diversity, Equity & Inclusion, FSP Boundary Line Adjustment
	Prepare for Parks Appreciation Day, Prepare for Joint Council Meeting
April 26	Joint City Council and Parks and Recreation Advisory Board Meeting
May 24	Fort Steilacoom Park Turf Field Update,
June 28	Parks CIP update – Wards Lake, American Lake,
July 26	Climate Change initiatives and Tree Preservation Ordinance Update
September 27	Edgewater Park Improvements; Street End Update
October 25	Street End Updates; South Sound Wildlife Area Update
November 22	Year End Review, 2023 Budget Update

Special Events:

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Date	Event
January 14	Virtual Martin Luther King, Jr. Celebration
March 19	Reel Life 96 Film Festival
April 23	Parks Appreciation Day
June – Sept	Farmers Market – Tuesday's at Fort Steilacoom Park
May – October	Monthly events at Motor Ave
July – August	Summer Nights at the Pavilion
	Tuesday's at Fort Steilacoom Park
July 23	SummerFEST
October TBD	Truck and Tractor Day
December TBD	Tree Lighting and Holiday Parade

Public Safety Advisory Committee (PSAC) 2022 ANNUAL WORK PLAN AND MEETING SCHEDULE

Members:

Chair Alan Hart Vice Chair Terese King

James HairstonRay DotsonMark PeilaTod WolfKen WitkoeKaren Ferreira

Mark Terry

Council Liaison:

Councilmember Mike Brandstetter

City Staff Support:

Police Chief Michael Zaro Administrative Assistant Joanna LaVergne

Meeting Schedule:

1st Wednesday of every other month, 5:15 p.m., Lakewood Police Station or Virtual (Covid mandates dependent)

2022 Work Plan:

1.	Recruitment- Minority focused
2.	Railroad/Clover Creek Crossing Updates
3.	Municipal Courts Role in Public Safety
4.	City Parks- design for public safety
5.	Red light and School speed cameras
6.	Trash Issue throughout City
7.	Public Safety Promotion (Social Media presence)
8.	Adult/Group Family Homes/Western State Plans

Date	Topic(s)
2/2	City Parks- ask a Parks Rep to speak and SummerFest Planning
4/6	Red Light/School Speed Cameras- Speaker?
6/1	Trash Issue-Public Works Speaker
8/3	City Communications Manager re: Public Safety Promotion
10/5	Adult/Group Family Homes/Western State Plans – Speaker? And 2023 Work Plan
12/7	Municipal Courts- Someone from Courts and Finalize 2023 Work Plan

Special Events:

Date	Event
August 8	City Council/PSAC Joint Study Session
July 23rd	SummerFest
November 30th?	Fallen Officer Food and Blood Drive

Lakewood Youth Council 2021 - 2022 ANNUAL WORK PLAN AND MEETING SCHEDULE

Members:

Angel Calderon RamirezBrianna NorrisTriccie ElizagaAngel LeeHank JonesSarah WiltonAreli Arauja RuizJosaphine KaiserViolet Johnson

Arianie Esperon Kera Buckmaster Brandon Elliott Mayumi Remedios

Council Liaison:

Councilmember Paul Bocchi

City Staff Support:

Brian Humphreys, Human Services Coordinator Cameron Fairfield, Recreation Services Coordinator

Meeting Schedule:

First Monday of Each Month at 5:30pm / Present to Council at 7:00pm 2^{nd} meeting of the month as needed

Overview: The role of the Youth Council is to convey to the Lakewood City Council issues having city-wide impact to youth. Members are responsible for a monthly report to City Council and may participate on a variety of city committees, study groups and task forces.

2021/2022 Work Plan:

2021			
Date	Topic(s)		
9/13/21	Regular Meeting		
(2 nd Monday)	First Meeting / Introductions / Purpose of the Board / Meeting Expectations		
	Choose Advisory Board Youth Council Representatives		
9/18/21	City of Lakewood 25 th Anniversary		
	Colonial Plaza		
10/4/21	Regular Meeting		
10/9/21	Truck and Tractor Day Volunteering (Requirement)		
	Fort Steilacoom Park		
	12:00 – 3:00pm		
10/23/21	Make-A-Difference Day		
Saturday			
11/1/21	Regular Meeting		
11/22/21	Joint Meeting with Council		
12/4/21	Holiday Tree Lighting & Parade		
12/6/21	Regular Meeting		
	2022		
Date	Topic(s)		
1/10/22	Regular Meeting		
(2 nd Monday)			
2/7/22	Regular Meeting		
3/7/22	Regular Meeting		
4/4/22	Regular Meeting		
1/10/22 (2 nd Monday) 2/7/22 3/7/22	Regular Meeting Regular Meeting Regular Meeting		

5/2/22	Regular Meeting
5/21/22	Tentative date for the 2022 Youth Summit
Saturday	Youth mental health resources
	Career/College resources
	Other services and resources that youth need
	Virtual and in-person options for attendance
6/6/22	Regular Meeting

Additional Topics of Interest: (Carried over from 2021)

- Mental Health/Suicide Prevention
- Income Disparities
- Black Lives Matter/Social Injustices
- Virtual Learning
- Environmentalism
- Relationships with Police
- Youth Summit (annual conference)
- Importance of Education
- Transportation
- Safety

Potential Partnerships and Presentations (2021)

- Lakewood's CHOICE
- New City of Lakewood Equity, Diversity and Inclusion Manager Update
- Grant Twyman, Equity, Diversity, Inclusion Specialist: Clover Park School District
- Warriors of Change
- Lakewood's Promise Advisory Board
- Communities in Schools



To: Mayor and City Councilmembers

From: Briana Schumacher, City Clerk

Through: John J. Caulfield, City Manager

Date: January 11, 2022

Subject: 2022 City Council Liaisons to Citizens' Advisory Boards, Committees

and Commissions and representation to external Committees and

Boards

Annually, the City Council has reviewed its Council liaison assignments to its citizens' advisory boards, committees and commissions. Attached is a list of Council liaison assignments should the Council wish to make any adjustments for 2022. Also included is a list of external committees and boards that Councilmembers are currently serving and a tentative schedule for rotating Councilmember attendance at School Board and Neighborhood Association meetings.



CITIZENS ADVISORY BOARDS, COMMITTEES, & COMMISSIONS (CABC)

Committee/Board	Council Liaison	Legislation	Meeting Time	Meeting Location
American Lake – Lake Management District No. 1	N/A	Resolution No. 2019-15	As needed	City Hall
Civil Service Commission	N/A	Appointed by the City Manager	1 st Thursday, 9:30 a.m.	City Hall
Community Services Advisory Board	Linda Farmer	Ordinance No. 594	As needed	City Hall
Lakewood Arts Commission	Jason Whalen	Ordinance No. 421	1 st Monday, 5:00 p.m.	City Hall
Lakewood's Promise Advisory Board	Mary Moss	Ordinance No. 619	2 nd Thursday, 7:30 a.m.	City Hall
Landmarks Heritage & Advisory Board	Patti Belle	Ordinance No. 578	4 th Thursday, 6:00 p.m.	City Hall
Lodging Tax Advisory Committee	Don Anderson	Ordinance No. 133	As needed	City Hall
Parks & Recreation Advisory Board	Linda Farmer	Ordinance No. 240	4 th Tuesday, 5:30 p.m.	City Hall
Planning Commission	Paul Bocchi	Ordinance No. 594	1 st & 3 rd Wednesday, 6:30 p.m.	City Hall
Public Safety Advisory Committee	Mike Brandstetter	Ordinance No. 413	1st Wednesday, every other month 5:15 p.m.	Police Station
Youth Council	Paul Bocchi	Resolution No. 2002-16	1 st & 3 rd Monday, 4:00 p.m.	City Hall

Committee/Board	Council Member	Appointed by	Term of Office	Term Expires	Meeting time	Meeting location
Greater Tacoma Convention Center Public Facilities Board	Mike Brandstetter	City Council	1/1/2020	12/31/2023	3 rd Thursday, Quarterly	Greater Tacoma Regional Convention Center
Pierce County Conservation Futures Citizens Advisory Board	Citizen appointment Susan Potter	Pierce County Council	10/1/2017	10/1/2021	Varies	Pierce County
Pierce County Regional Council	Jason Whalen and Linda Farmer	City Council	Ongoing	Ongoing	3 rd Thursday, 6:00 p.m.	Pierce County Annex
Pierce Transit Board	Jason Whalen	City Council	1/1/2020	12/31/2022	2 nd Monday, 4:00 p.m.	Pierce Transit Training Center
Pierce Transit (Public Transportation Benefit Area)		City Council	3/16/2020 (last review)	Board of Commissioners composition review once every four years	As needed	Pierce Transit Training Center
Puget Sound Regional Council General Assembly	Mayor and City Council	Board elected by General Assembly constituents	Ongoing	Ongoing	Varies	
South Sound Housing Affordability Partners (SSHA ³ P)	Linda Farmer (Member) and Jason Whalen (Alternate)	City Council	Ongoing	Ongoing	Monthly	
South Sound Military Community Partnership Elected Officials Council (EOC)	Mayor, Co-Chair and City Council	Pursuant to SSMCP MOA	Ongoing	Ongoing	Twice annually, typically May and November	Varies
South Sound 911 Policy Board	Mike Brandstetter	City Council	Ongoing	Ongoing	4th Wednesday, 9:00 a.m.	
Tacoma Tideflats Subarea Plan Advisory Group	Mike Brandstetter and Tiffany Speir (alt.)	N/A	N/A	N/A	First meeting on February 20, 2020	

OTHER AFFILIATED COMMITTEES AND BOARDS

Committee/Board	Council Representative	Meeting Time	Meeting
			Location
Lakewood Multicultural	Councilmember Moss and	2 nd Thursday, 9:00 a.m.	City Hall
Coalition	Councilmember Brandstetter		
Lakewood Sister Cities	Councilmember Brandstetter	2 nd Thursday, 6:00 p.m.	City Hall
Association			

Clover Park School District School Board Meetings 6:00 p.m.

Meeting Date:	Councilmember Attending:
January 10, 2022	Bocchi
February 14, 2022	Brandstetter
March 14, 2022	Farmer
April 11, 2022	Moss
May 9, 2022	Whalen
June 13, 2022	Anderson
July 11, 2022	Belle
August 8, 2022	Bocchi
September 12, 2022	Brandstetter
October 10, 2022	Farmer
November 14, 2022	Moss
December 12, 2022	Whalen

3

Lakewood Community Collaboration 9:00 a.m.

Meeting Date:	Councilmember Attending:
January 12, 2022	Anderson
February 9, 2022	Belle
March 9, 2022	Bocchi
April 13, 2022	Brandstetter
May 11, 2022	Farmer
June 8, 2022	Moss
September 14, 2022	Whalen
October 12, 2022	Anderson
November 9, 2022	Belle
December 14, 2022	Bocchi

Lake City Neighborhood 7:00 p.m.

Meeting Date:	Councilmember Attending:
January 13, 2022	Brandstetter
February 10, 2022	Farmer
March 10, 2022	Moss
April 14, 2022	Whalen
May 12, 2022	Anderson
June 9, 2022	Belle
July 14, 2022	Bocchi
August 11, 2022	Brandstetter
September 8, 2022	Farmer
October 13, 2022	Moss
November 10, 2022	Whalen

North Lakewood Neighborhood 7:00 p.m.

Meeting Date:	Councilmember Attending:	
January 25, 2022	Anderson	
March 22, 2022	Belle	
May 24, 2022	Bocchi	
July 26, 2022	Brandstetter	
September 27, 2022	Farmer	
November 22, 2022	Moss	

Northeast Neighborhood

Meeting: No meetings until further notice.

Pacific Neighborhood

Meeting: No meetings until further notice.

Tillicum/Woodbrook Neighborhood Meeting: No meetings until further notice.

5



TO: Mayor and City Councilmembers

FROM: Jeff Gumm, Program Manager

THROUGH: John J. Caulfield, City Manager

DATE: January 10, 2022 (Council Study Session)

SUBJECT: Rental Housing Safety Program Update

ATTACHMENTS: PowerPoint Presentation

Background: This memorandum provides the City Council with an update of the status of the Rental Housing Safety Program (RHSP) for year-end 2021. It is accompanied by a PowerPoint presentation which includes the following elements:

- Recap of 2021 activities;
- Year-end program registration numbers;
- Property registration breakdown;
- Inspection/re-inspection results;
- Common inspection items failed;
- Inspection Quick Facts/Insights
- Images of RHSP property inspections and improvements; and
- Program challenges 2020 & 2021.

Community Development staff will be present to answer questions regarding the Rental Housing Safety Program progress and recent developments.

Rental Housing Safety Program Year-End Report 2021

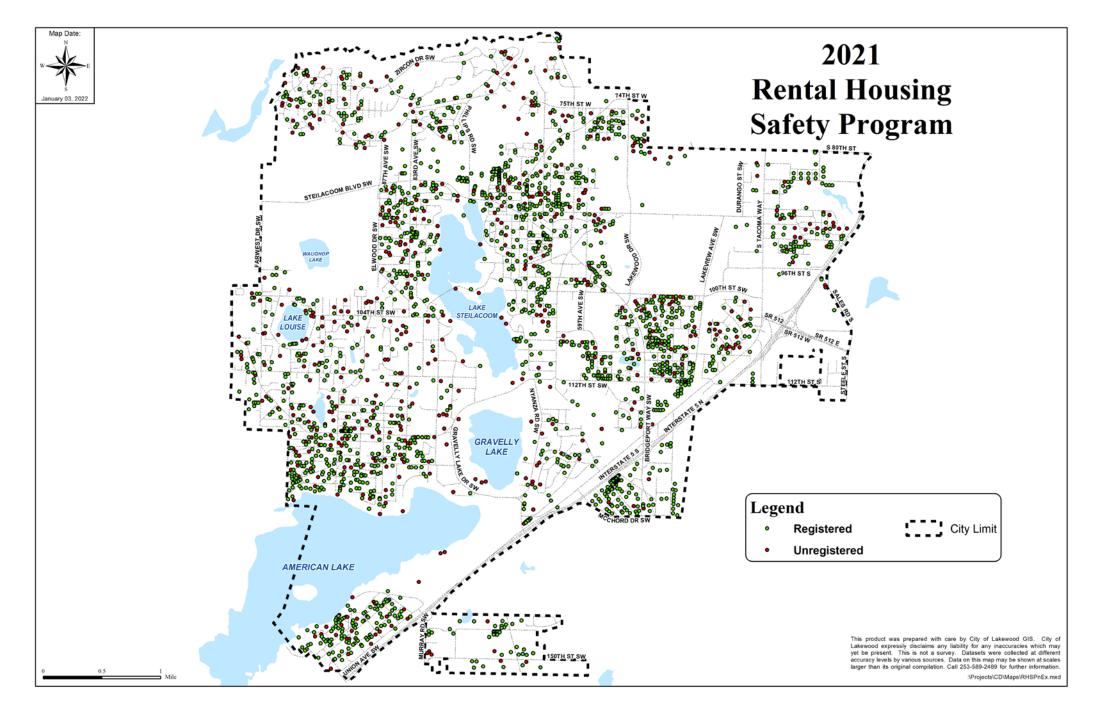


January 10, 2022

Overview

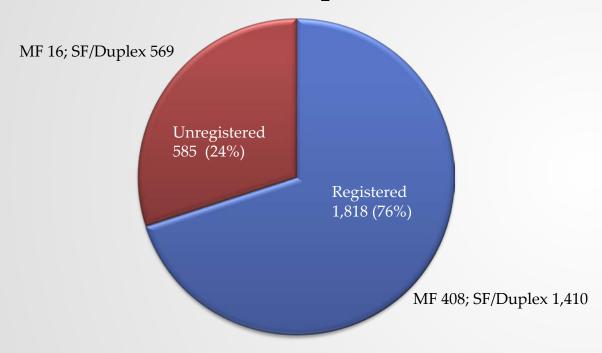
- Property Map
- Registered Properties at a Glance
- Year-end Registration 2021
- Inspection/Re-Inspection By Property Type
- Common Inspection Items Failed
- Inspection Quick Facts/Insights
- RHSP Property Inspections
- RHSP Property Improvements
- Challenges Experienced 2020 & 2021



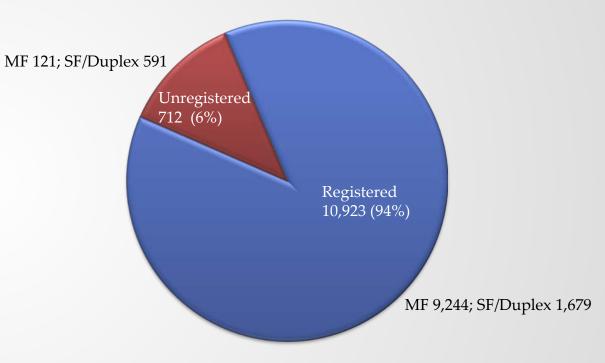


Year-end Registration - 2021

Rental Properties



Rental Units



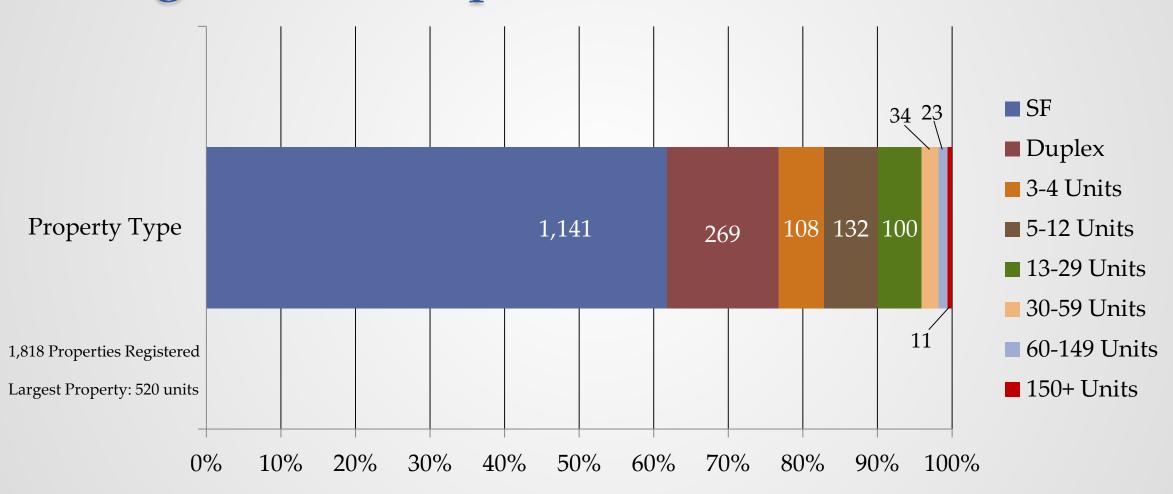
Year-end Registration - 2020

Properties

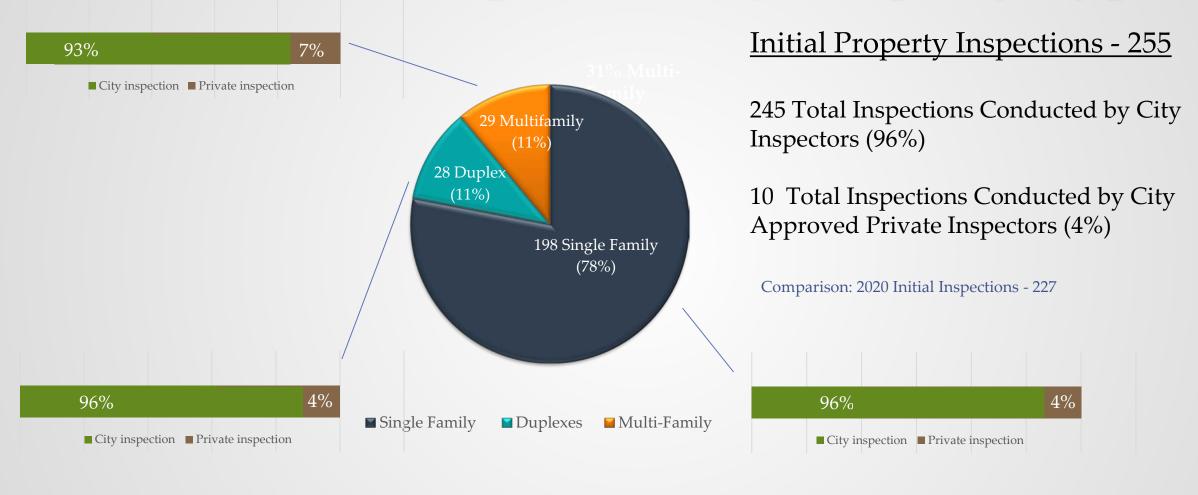
Unregistered: 982 (36%) Registered: 1,765 (64%) Units

Unregistered: 1,438 (8%) Registered: 10,487 (92%)

Registered Properties at a Glance - 2021



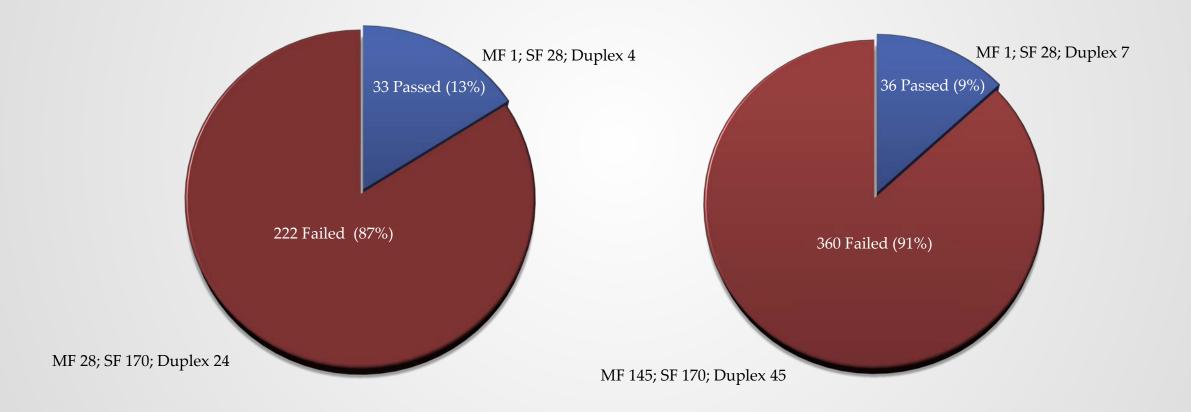
2021 Initial Inspections by Property Type



Initial Inspection Results - 2021

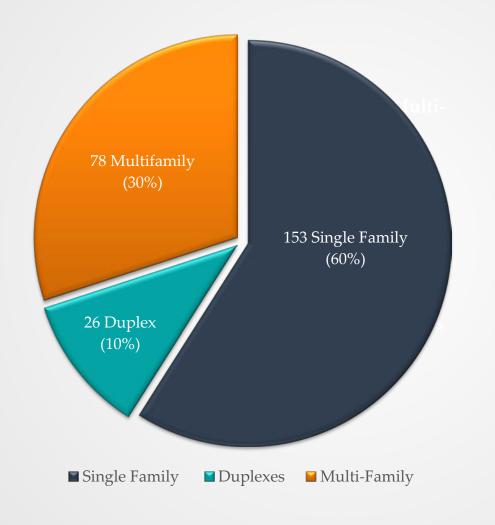
255 Total Properties Initially Inspected

396 Total Units Initially Inspected



Comparison: 2020 Failed – 85% 2020 Failed – 91%

2021 Re-Inspections by Property Type



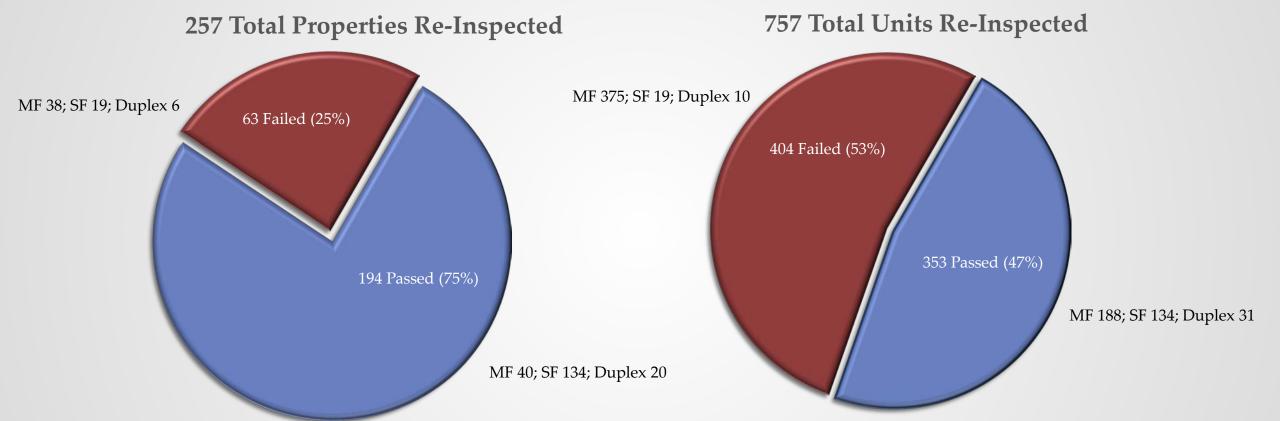
Property Re-Inspections – 257

All Re-Inspections Completed By City of Lakewood.

Comparison: 2020 Re-Inspections - 297

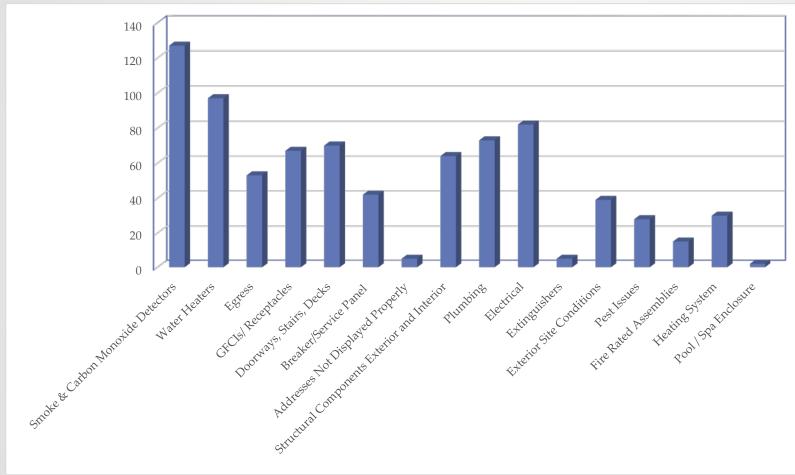
73 % 27%

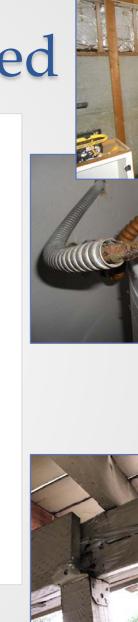
Re-Inspection Results - 2021



Comparison: 2020 Passed – 35% 2020 Passed – 35%

Common Inspection Items Failed





Comparison:

2020 Common Items Failed - 1) Smoke & CO Detectors; 2) Electrical; 3) Plumbing and 4) GFCIs / Receptacles

Inspection Quick Facts - 2021

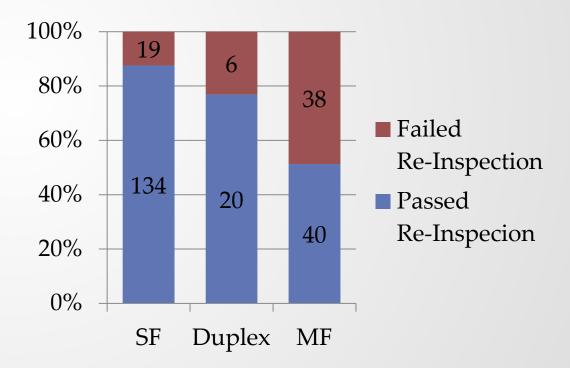
- Largest property that passed initial inspection:
 8 units (11920 Nyanza Rd SW, A & B; 9214 to 9216 Winona St SW; 5218 108th St Ct SW, A & B; & 9017 & 9018 112th St SW- 4 duplexes) City Inspector.
- Largest property that failed initial inspection:
 254 units (Echelon Apartments; 5101 88th ST Ct SW) Private Inspector
- Largest property that passed re-inspection:
 198 units (Arbor Point Apartments; 11402 to 11432 105th Ave S) City Inspector
- Largest property that failed re-inspection:
 254 units (Echelon Apartments; 5101 88th ST Ct SW) City Inspector
- All multi-family rentals have been inspected at least once through year 4 of inspections.

Inspection Insights - 2021

<u>Initial Inspection Results – By Property</u>



Re-Inspection Results – By Property



RHSP Property Inspections – Illegal Boarding Houses

- 2624 92nd St. S & 11002 Briar Rd. SW
- Both operated by Domatac Housing, LLC





• 8601-8603 Steilacoom Blvd. SW - (2 units)





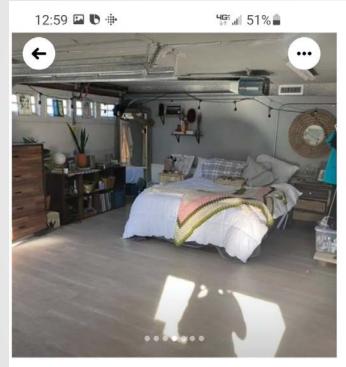


• 7116 146th St. SW (2 units)





7609 64th Ave. W (Single-family)



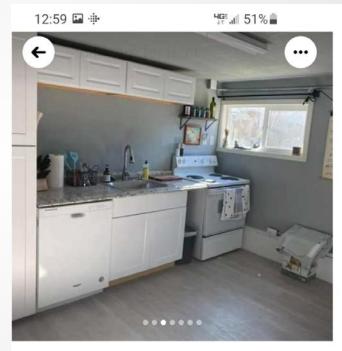
Studio Apt for Rent

\$875

See Other Rentals You May Like

Filter by price, location and more.

See All



Studio Apt for Rent

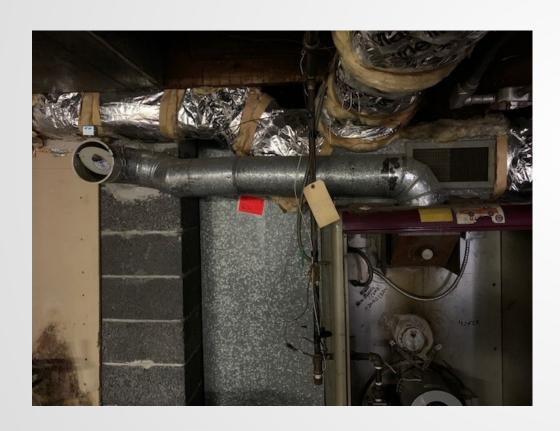
\$875

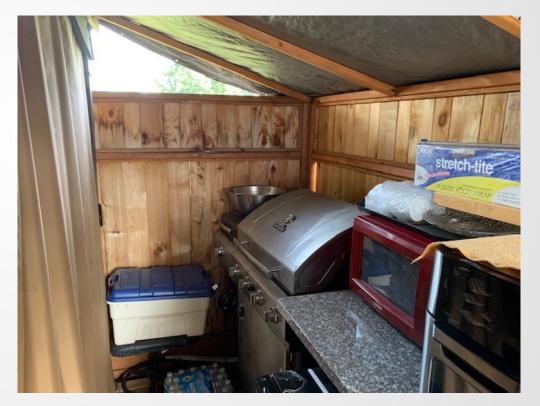
See Other Rentals You May Like

Like See All Filter by price, location and more.

Send seller a message

• 6715 Steilacoom Blvd. SW (Single-family)





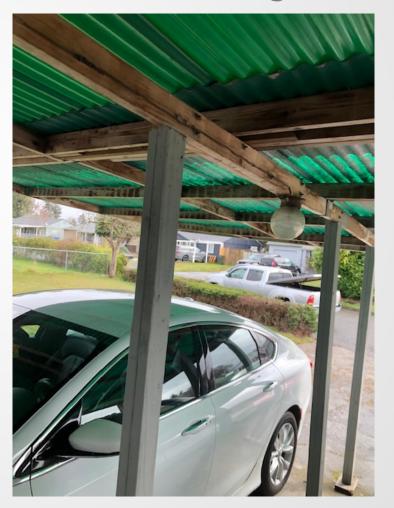
• 12816 Naomilawn Dr. SW (Single-family)





• 8809 Meadow Rd. SW (left) & 10514 Addison St. SW (right)





• 3718 Steilacoom Blvd SW (22 Units)





• 3718 Steilacoom Blvd SW (22 Units)

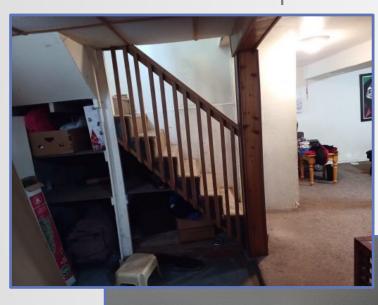




• 12721 47th Ave. SW - (Carlyle Apts. - 18 units)



Common Repairs









Challenges Experienced – 2020 & 2021

- COVID 19 continued to impact inspection timelines and pace of repair to failed units due to problems with contractor scheduling and material shortages & delays.
- Landlord and tenants continue to be fearful of inspections during the pandemic.
- Working with remaining properties to complete reinspection of units which failed between 2018 and 2021.
- Enforcement of unregistered properties.

QUESTIONS?



TO: Mayor and City Council

FROM: Ramon Rodriguez, Associate Planner & Courtney Brunell, Planning

Manager

THROUGH: John Caulfield, City Manager

DATE: January 10, 2022

SUBJECT: LU-20-00206 Gravelly Lake Gardens request utilize Housing

Incentives Program

Purpose: The purpose of this memo is to provide a project overview of LU-20-00206 Gravelly Lake Gardens, a 36 unit multifamily project proposal, which requires approval via Lakewood Municipal Code (LMC) 18A.90 Housing Incentives Program.

Background: LMC 18A.90 Housing Incentives Program was most recently revised in 2019 per ordinance 726 § 2 (Exhibit B). Looking back, the Housing Incentives Program has existed within the Lakewood Municipal Code for at least 20 years. The Gravelly Lake Gardens project is the first project proposed to utilize its incentives.

Pursuant to LMC 18A.90.050 a project may be authorized development standard deviations, including a density bonus, in exchange for inclusionary affordable housing. In order to qualify for the inclusionary density bonus the owner of the affected parcels must record a covenant that requires the qualified dwellings 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 a 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 the City Council. The applications are then reviewed and approved by the City Council via resolution.

On December 1, 2021 the City of Lakewood Planning Commission held a public hearing and voted, via Resolution 2021-05, to approve Gravelly Lake Gardens, LLC's request to utilize Lakewood Municipal Code 18A.90 Housing Incentives Program.

Project Overview: The project is located at 8933 Gravelly Lake Drive SW within the Multifamily 2 (MF2) zoning district. Per LMC 18.60.030.A, the density associated the MF2 zoning district is 35 dwelling units per acre. The sites area is 39,204sf or .9 acres allowing for 31.5 dwelling units outright. The applicant is proposing a total of 36 dwelling units, four (4) of which are extremely-low-income¹ units as part of the development.

LMC 18A.90.060 allows for number of required parking stalls serving extremely-low-income units to be reduced by fifty (50) percent. Acceptance of the Housing Incentives would allow the development to reduce its required parking stalls by a total of 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 fulfill parking compliance. A covenant will be recorded to ensure that this parking is provided in perpetuity.

Planning Commission Review: On December 1, 2021 the City of Lakewood Planning Commission held a public hearing and voted to approve Gravelly Lake Gardens, LLC's request to utilize Lakewood Municipal Code 18A.90 Housing Incentives Program via Resolution 2021-03.

Public Comments

A Notice of Public Hearing was published consistent with LMC 18A.20.340 on November 16, 2021. The notice included a 14-day comment period and was posted on the property, mailed to owners of properties within 300 feet of the project site, and published on the City's website. The City received nine (9) public comments in opposition to Gravelly Lake

HUD Income Limits Effective: June 1, 2021

Family	30% of Median Income
Size	Limit
1	\$19,100
2	21,800
3	24,550
4	27,250
5	29,450
6	31,650
7	33,800
8	36,000

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

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.

Gardens LLC request to utilize LMC 18A.90 Housing Incentives Program. The public comments include the following themes;

- Accused City Staff of not properly publishing the notice of application onsite for project's associated SEPA checklist application LU-20-00229.
- Concerns that approval of applicants request to utilize LMC 18A.90 Housing Incentives Program will result in the removal of the existing oak trees.
- Claim the design review permit (LU-20-00206) is expired.
- Expressed concerns that public funds from Lakewood tax payers will be used to for the destruction of Lakewood's environment (Oak tree removal).
- Are concerned how the affordable units will remain affordable for 20 years.
- Suggested there is enough multifamily development in area and the development of more multifamily will negatively impact the neighborhood's character.

City Response

- A notice of application was published consistent with LMC 18A.20.330 on January 12, 2021. The City received one public comment from Thomas Mitchell on January 22, 2021 within the comment period.
- The subject site is located within the Multifamily 2 (MF2) zoning district. The subject site would permit up to 32 multifamily dwelling units outright. The scope of this review is to allow 4 additional units, which is subject to the housing density bonus and Council's review and approval. Additionally, the project is subject to LMC 18A.70 article III *Tree Preservation* and will need to have a tree removal permit approval prior to any significant tree removal.
- The design review application LU-20-00206 has received two correction letters and five resubmittals, is pending approval of the Housing Incentives Program as a condition of approval. The application has not expired.
- The request to utilize the 18A.90 Housing Incentives Program will not use any public funds as the applicant is requesting to utilize 18A.90 Housing Incentives for a density bonus and a parking reduction.
- The project will require an affordability covenant, which will be recorded against the property for a duration of 20 years.
- The property is located within the MF2 zoning district and is intended to be developed as multifamily per the City's zoning code and Comprehensive Plan.

Recommendation: The application is in compliance with the standards found in the Lakewood Municipal Code. It is recommended that the City Council approve the applicants request to utilize the Housing Incentives Program and allow four (4) additional units, all of which will be extremely-low-income, and three (3) fewer parking spaces than it traditionally allowed in the MF2 zoning district.

Attachments:

- 1. Gravelly Lake Gardens Housing Incentives Covenant
- 2. Project Development Plans
- 3. Public Hearing Notice
- 4. Public comments received for December 1, 2021 Public Hearing
- 5. Planning Commission Resolution- 2021-05
- 6. Draft City Council Resolution

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) (or transactions contained therein):	
HOUSING INCENTIVES COVENANT -	
Reference Number(s) of Documents assigned or released:	
\square Additional reference numbers on page of document.	
Grantor(s) (Last name first, then first name and initials):	
1. Gravelly Lake Gardens, LLC	
\square Additional names on page $__$ of document.	
Grantee(s) (Last name first, then first name and initials):	
1. CITY OF LAKEWOOD, WASHINGTON	
\square Additional names on page $\underline{}$ of document.	
Legal Description (abbreviated form; i.e., lot, block, plat name, section-township-range):	
oxtimes Additional legal on Exhibit "A" of document.	
Assessor's Property Tax Parcel Account Number(s):	
5130001870, 5130001880	

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 CONVENANT (the "Covenant")is made and entered into as of this $20^{\rm th}$ 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 $\underline{\text{four }(4)}$ 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:

UNIT TYPE	ASSUMED HOUSEHOLD SIZE
Studio	1 Person
Open 1-Bedroo	m 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. <u>General Description</u>. 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. <u>Number of Affordable Units</u>. The Project shall include the number and types of Affordable Units as set forth in the table below.

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

Dwelling Units in the Project

- B. <u>Similar Quality Construction</u>. 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 <u>four (4)</u> 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:

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

- 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.
- 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. 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 available comparable market rate Dwelling Unit 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. <u>Notice of Occupancy Permit.</u> 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. <u>Initial Project Certification</u>. 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.
- 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, 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.
- 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. <u>Hold Harmless</u>. 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

Today craverry mane br

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 Washin	ngton, duly commissioned and sworn,
personally appeared	, known to me to be the
of the (CITY OF LAKEWOOD, who executed the
foregoing document on behalf o	of said City, and acknowledged the
said document to be the free a	and voluntary act and deed of said
City, for the uses and purpose	es therein mentioned, and on oath
stated that he or she was auth	norized to execute said document.
IN WITNESS WHEREOF I have give	en 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 Pu	ıblic	in	and	for	the	State
of Washin	ngton.					
Print Nam	ne					
Residing	at					
My commis	sion	exp	oires	S		

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.

EXHIBIT BDESIGNATION OF AFFORDABLE UNITS

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

EXHIBIT C

FORM OF CERTIFICATE OF HOUSEHOLD ELIGIBILITY

CERTIFICATION OF HOUSEHOLD ELIGIBILITY

I,	, and I ,	, as applicants
	following Affordable Unit, do hereby represen	t and warrant that my/our adjusted
Project:	Project Address:	
Unit #	No. of Bedrooms: Household size: 1*	* Disabled: Yes / No
date I/we execute	nputation is \$, and include a rental agreement for an affordable unit, or the property of the property o	
maximum incom of Household Eli and that the estin investigation as t	made with the knowledge that it will be reliate for eligibility. I/We warrant that all inform gibility is true, correct and complete based upon mate contained in the preceding paragraph is the undersigned deemed necessary. I/we will occuments required to verify the statements made	ation set forth in this Certification on information I/We deem reliable, s reasonable and based upon such assist the Owner in obtaining any
misstatement in Owner to lease t	lge that I/we have been advised that the mal this affidavit will constitute a material brea the unit and will entitle the Owner to preven- nstitution of an action for eviction or other a	ch of my/our agreement with the t or terminate my/our occupancy
I/We do hereby s	swear under penalty of perjury that the foregoing	ng 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

Naı	me Ag	ge	Name	Age
	INCOMI	E CON	MPUTATION	
18.	usehold income" includes all items listed Income of dependents over 18, who rest not be counted toward household income	side in		_
For t	the previous 12-month period, indicate	incom	ne received from the followin	g sources:
a)	The full amount, before any payro overtime pay, commissions, fees, tips for personal services, and payment unemployment and disability compenseverance pay and any earned inconexceeds tax liability.	s, bonu nts in nsation	uses and other compensation lieu of earnings, such as , worker's compensation and	\$
b)	Net income from operations of a busing any kind from real or personal proper		r profession or net income of	\$
c)	Interest and dividends;			\$
d)	The full amount of periodic paymer pensions, retirement funds, annuities death benefits, alimony, child suppor payments, and any regular contributes in the unit.	s, insu t, or a	rance policies, disability or ny similar type of periodical	\$
e)	Public assistance payments.			\$
f)	Regular and special allowances and Forces who is a spouse or head of the			\$
	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	,	
units in the Pro	ject were utilized as a	Affordable Units, as requir	ed in the Regulatory
Agreement, in the following	manner:		
a) units in the P	roject were rented to te	enants who did not exceed t	he qualifying income
for initial occupancy.			
b) units in the P	roject were rented to	tenants who exceeded the q	ualifying income for
initial occupancy but remain	ed qualified under the	e income for recertification	
c) units in the F	Project were rented to	tenants who now exceed the	ne qualifying income
for recertification, and there	fore can no longer be	considered eligible for Affe	ordable units.
d) units in the F	roject are being held	vacant for Eligible Househ	olds.
The above information and			d as required by the
Regulatory Agreement betw	een 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

REPORTING I	PERIOD: _		through			.•			
			Does	Contract Rent i	nclude:			Are residents red	quired to buy:
Electricity	Yes	Water &	Yes	Garbage?	Yes	Renter's Yes	One Parking Yes	Renter's	Yes
& Gas?	No	Sewer?	No		No	insurance? No	Space? No	insurance?	No

For each "No" enter the Allowance or Fee below (except Renter's Insurance, if it's not required).

										Water &					
				Current	Current			Max	Electric &	Sewer	Garbage				Current
	Tenant	Family	Move-in	Lease	нн	Unit Type	Affrd	Housing	Gas	Allowance	Allowance	Insurance	Parking		Contract
Unit#	Name	Size	Date	Date	Income*	(BRs)	Level	Expense**	Allowance	***	(or Fee)	Allowance	Fee	Max Rent	Rent
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	
														\$0	

^{*} As of report date or when current lease was signed.

PROJECT NAME

^{***} 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:	Water & Sewer Allowances:
Studio	Studio
1-bedroom	1-bedroom
2-bedroom	2-bedroom
3-bedroom	3-bedroom
4-bedroom	4-bedroom
5-bedroom	5-bedroom
Vacancy Status: The following units are vacant as of	and are being held vacant for eligible Tenants.

^{**} Find on "Rental and Income Guidelines."



LAKEWOOD, WA

3110 RUSTON WAY #E TACOMA, WA 98402 253-272-4214 FIFE, WA 98424 253-896-1011 INFORMED LAND SURVEY CONTACT: LAURA WAHLSTROM

PROJECT INFORMATION

PROJECT DESCRIPTION

NEWLY CONSTRUCTED 36 UNIT APARTMENT COMMUNITY. DEVELOPMENT INCLUDES TWO 18-UNIT BUILDINGS WITH CENTRALLY LOCATED

LANDSCAPE ARCHITECTURE

EMAIL: ERIC@LYONLA.COM

ROBISON ENGINEERING INC.

CONTACTS: PETER ROCKSTEAD

EMAIL: PROCKSTEAD@ROBISONENGINEERING.COM

19401 40TH AVE. W. SUITE 302

LYNWOOD, WA 98036

TACOMA, WA 98402

PROJECT TEAM

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

SITTS & HILL ENGINEERS, INC. CONTACT: JOSHUA MCCANN CONTACT: ANDREW BOILEAU, P.E., S.E. **4815 CENTER STREET** TACOMA, WA 98409 253-474-9449 EXT. 322 EMAIL: JMCCANN@GRAVESASSOC.COM EMAIL: ANDREWB@SITTSHILL.COM

GEORESOURCES, LLC KEITH SCHEMBS, DANA BIGGERSTAFF 5007 PACIFIC HWY E, SUITE 16

TACOMA, WA 98405

CONTACT: JOHN KNOWLES 31620 23RD AVENUE S SUITE 307 FEDERAL WAY, WA 98033 EMAIL: JKACIVIL@COMCAST.NET

PROJECT DATA

PROJECT ADDRESS: 8933 GRAVELLY LAKE DRIVE SW. LAKEWOOD WA 98499

A.P.N. / TAX / PARCEL 5130001870 & 5130001880

ZONING DISTRICT:

0.43 ACRES + 0.47 ACRES = 0.9 ACRES (39,204 SF)

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

SHEET NAME

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

GRAVES + ASSOCIATES

GARDENS

DESIGN REVIEW RESUB 04/16/2021

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES + ASSOCIATES AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES + ASSOCIATES

COVER SHEET

VICINITY MAP -8933 GRAVELLY LAKE DR SW LAKEWOOD WA, 98499 88th St Ct SW

N.T.S.

ABBREVIATIONS AIR BARRIER **ADJUSTABLE** BOARD BOTTOM CLG. CEILING CENTERLINE CLEAR CLR. CLOSET CLO. COLUMN COL. COMP. COMPOSITION CONC. CONCRETE CONT. CONTINUOUS CONTROL JOINT DTL. DETAIL DISH WASHER DOUBLE

GYPSUM WALL BOARD HEIGHT INSTAL. INSTALLATION SSD TEXT

MANUFACTURER METAL MATERIAL MINIMUM NOT TO SCALE **NEW WORK** ON CENTER OPEN TO STRUCTURE PLYWOOD PRESSURE TREATED RANGE REFRIGERATOR REINFORCED SIMILAR TEXTURE T & G TOP OF TYPICAL

DETAIL SYMBOL \ A.XX /-------SHEET

SECTION SYMBOL

-DRAWING NO.

DOOR I.D. SYMBOL (001) → DOOR NUMBER

ROOM I.D. SYMBOL #100 ROOM NUMBER 1-BED TYPE (X)——ROOM TYPE WALL TYPE SYMBOL

PROJECT GENERAL NOTES

. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELF WITH THE CONTENT OF THESE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. 2. THE CONTRACTOR SHALL REVIEW DESIGN INTENT AS SUBSTANTIATED IN THESE DOCUMENTS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ISSUE REQUEST FOR INFORMATION (RFI'S)

INQUIRIES TO THE OWNER AND THE ARCHITECT WHERE DESIGN INTENT IS NOT SELF EVIDENT TO ELIMINATE 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.

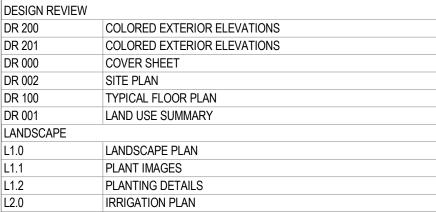
THE GENERAL CONTRACTOR SHALL PROCEED WITH CONSTRUCTION ACTIVITIES AT THEIR OWN RISK PRIOR TO

RECEIVING OWNER / ARCHITECT ASSOCIATED APPROVALS. 4. 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.

5. 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

6. 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.

7. 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



IRRIGATION DETAILS TREE RETENTION PLAN SITE LIGHTING NOTES, LUMINAIRE SCHEDULE & FIXTURE DETAILS SITE PLAN - LIGHTING

TOPOGRAPHIC SURVEY

SHEET

AGENCY APPROVAL STAMP

DOWNSPOUT EDGE OF SLAB E.O.S. EQUAL **EQUIVALENT** EQUIV. E.T.R. EXISTING TO REMAIN EXTERIOR FLOOR DRAIN FOIL FACED FACE OF COLUMN

FACE OF POST

FACE OF STUD

FACE OF STEM WALL

F.O.S.W.

ROUGH OPENING SQUARE FEET SEE STRUCTURAL DRAWINGS TONGUE & GROOVE UNLESS NOTED OTHERWISE WATER CLOSET FACE OF EXISTING WALL WATER HEATER

WD

WATER RESISTANT

WOOD

WASHER

SYMBOL LEGEND

X DETAIL NO. OR LETTER

SIM DETAIL NO. OR LETTER

INTERIOR ELEVATION SYMBOL 2

SPECIFIC DETAIL NO.

X → WALL TYPE NO. WINDOW TYPE SYMBOL X > → WINDOW TYPE NO.

LAND USE	CODE ANALY	<u>rsis</u>	LAND US	E CODE ANALYSIS CONTINUED				
BA.60.030(A) ZONING LASSIFICATIONS	ZONING DISTRICT	MF2	18A.70.040(C) ZONING CLASSIFICATIONS	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;				
	HOUSING TYPE LOT AREA	MULTI-FAMILY APARTMENTS APPROX. 39,204 SF (.9 ACRES)	(CONTINUED)	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.				
	DENSITY CALCULATIONS	35 DUA (DWELLING UNTS PER ACRE) 35 x .90 = 31.5 OR 32 UNITS ALLOWED 32 x .2 (18A.90.050) = 6.4 +32 = 38.4 OR 38 UNITS MAX		PROJECT NOTE: 50 x 36 UNITS = 1800 SF REQUIRED REC SPACE. 1,983 SF OF RECREATIONAL SPACE HAS BEEN PROVIDED. SEE SHEET AS100.				
	BUILDING FOOTPRINT AREA BUILDING COVERAGE	FLOOR 1 GROSS SQUARE FEET: 5,122 SF 60% 39,204 x .6 = 23,522.4 SF ALLOWED 5,122 SF x 2 BUILDINGS = 10,244 SF (26.13%)	19A 90 020/E) 70NING	Q. SAFE PEDESTRIAN ROUTES AND BARRIER FREE ACCESS MUST BE PROVIDED FROM THE BUILDING TO TRASH ENCLOSURES AND ADJACENT SIDEWALKS USE UNIT MEASURE MINIMUM REQUIRED BICYCLE				
	IMPERVIOUS SURFACE	70% 39,204 x .7 = 27,442.8 SF ALLOWED	18A.80.030(F) ZONING DISTRICT PARKING REQUIREMENTS	MULTIFAMILY STRUCTURES PER DWELLING 1.5 1 PER 10 AUTO				
70.040(C) ZONING SSIFICATIONS		SES AND ZONES. THESE STANDARDS ARE INTENDED TO CREATE AN ATTRACTIVE AND ENJOYABLE ENVIRONMENT FOR MULTIFAMILY EVEHICULAR CIRCULATION AND UPGRADE THE CITY'S VISUAL APPEARANCE IN HIGH-DENSITY RESIDENTIAL AREAS.		UNIT STALLS, 2 MINIMUM PER BUILDING				
		Y SITE DESIGN AND BUILDING DESIGN ELEMENTS. THESE STANDARDS ARE IN ADDITION TO OTHER DEVELOPMENT STANDARDS RTICLE OR OTHER CHAPTERS OF THE CODE. EXTERIOR LIGHTING SHALL COMPLY WITH LMC 18A.60.095.		PARKING CALCULATION: 1.5 STALLS x 36 UNITS = 54 PARKING STALLS REQUIRED				
	PRESERVATION, OF TH	S SHALL BE RETAINED WITHIN THE LANDSCAPE BUFFER PERIMETER AROUND THE SITE, PURSUANT TO ARTICLE III, TREE HIS CHAPTER. SIGNIFICANT TREES SHALL BE RETAINED AND INCORPORATED INTO THE LANDSCAPING AND OPEN SPACE AREAS ON	18A.80.060 PARKING	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.				
	THE SITE, WHENEVER PROJECT NOTE: SEE LANI	POSSIBLE. DSCAPE SHET XXXX FOR TREE RETENTION PLAN.	INCENTIVES	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				
	GREATEST NUMBER OF COURSES. THE MIDSEC SHALL AVOID THE APP	E DESIGNED TO HAVE A DISTINCT "BASE," "MIDDLE," AND "TOP." THE BASE, TYPICALLY THE FIRST FLOOR, SHALL CONTAIN THE F ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, MATERIALS, DETAILS, OVERHANGS, CORNICE LINES, AND MASONRY BELT CTION BY COMPARISON MAY BE SIMPLE. SINGLE-STORY BUILDINGS HAVE NO MIDDLE, BUT DO HAVE A BASE AND A TOP. THE TOP FEARANCE OF A FLAT ROOF AND MARKED ON MIDDIAN ROOF BUILDING BUT NOT LIMITED TO RECEIVE OR TO STORE THE SOLUTION OF THE PROPERTY		IN CLOSE PROXIMITY TO ONE ANOTHER ARE ABLE TO SHARE THE SAME PARKING SPACES BECAUSE THEIR PARKING USAGE DOES NOT MATERIALLY OVERLAF USES PRIMARILY OF A DAYTIME VERSUS NIGHTTIME, OR WEEKDAY VERSUS WEEKEND NATURE). SHARED PARKING SHALL BE LEGALLY ENCUMBERED AND SH 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 SUBMITTE				
	COMPLEX. PROJECT NOTE: EXTERIOR ROOF ELEMENTS INCLUDI	R BUILDING DESIGN INCLUDES 4' STONE VENEER FOR A 'BASE', FIBER CEMENT PANEL/LAP SIDING FOR A 'MIDDLE', AND MODULATING ING GABLES, PARAPETS, AND SHED ROOF LINES TO COMPLETE A 'TOP. ADDITIONAL ELEMENTS INCLUDE DIFFERENT WINDOW		WRITING TO THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT: 1. THE NAMES AND ADDRESSES OF THE OWNERS AND/OR TENANTS THAT ARE SHARING THE PARKING.				
	C. THE LONGEST DIME	DW TRIM TRIM STYLES BASED ON SIDING, AND COVORED PATIOS/DECKS. SEE SHEETS A200 AND A201. INSION OF ANY BUILDING SHALL NOT EXCEED ONE HUNDRED SIXTY (160) FEET. BUILDINGS ON THE SAME SITE MAY BE CONNECTED BY		2. THE LOCATION AND NUMBER OF PARKING SPACES THAT ARE REING SHARED.				
	COVERED PEDESTRIAN PROJECT NOTE: LONGES	N WALKWAYS. T BUILDING DIMENSION IS 74'-1". SEE SHEETS A100 TO A102.		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.				
	INTERVALS OF A BUILD	ING MODULATION. THE STEPPING BACK OR PROJECTING FORWARD OF PORTIONS OF A BUILDING FACADE WITHIN SPECIFIED DING WIDTH AND DEPTH LESSENS THE APPARENT BULK OF THE EXTERIOR WALL OF THE STRUCTURE. MULTIFAMILY RESIDENTIAL		ENOUGH FOR THE ANTICIPATED DEMANDS OF BOTH USES.				
	BUILDINGS SHALL MEE	T THE FOLLOWING DESIGN STANDARDS: IDTH, AS MEASURED HORIZONTALLY ALONG THE BUILDING EXTERIOR, WITHOUT BUILDING MODULATION SHALL BE FIFTY (50) FEET.		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.				
	II. THE FACADE MOI	DULATION SHALL HAVE A MINIMUM DEPTH OF FIVE (5) FEET AND A MINIMUM WIDTH OF TEN (10) FEET. IGEST BUILDING FACADE BEFORE ARTICULATION OCCURS IS 31'. ARTICULATION RANGES FROM 1' IN DEPTH TO 4-6" IN DEPTH. SEE						
	V. ENHANCE BUILDI	ING ARTICULATION WITH A CHANGE IN MATERIALS OR COLORS WITH EACH CHANGE IN BUILDING PLANE. EMPHASIZE TRIM DETAILS						
		CONTRASTING COLORS. ACADE ARTICULATION OCCURS WITH A CHANGE IN MATERIAL AND COLOR. SEE SHEETS A200 AND A201.						
		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 FO	DRMS INCLUDED IN THE BUILDING DESIGN INCLUDE GABLES, SHEDS, AND FLAT ROOF. ALL PITCHED ROOF CONDITIONS HAVE A 2. FLAT ROOF HAS BEEN IMPLEMENTED AS VISUAL BREAK BETWEEN DIFFERENT ROOF FORMS. SEE SHEETS A103, A200 AND A201						
	WINDOWS INSTEAD OF OPENINGS SHALL HAVE	IN FEATURES, INCLUDING BUT NOT LIMITED TO ENTRY PORCHES, PROJECTING WINDOW BAYS, BALCONIES OR DECKS, INDIVIDUAL F STRIP WINDOWS, OFFSETS AND CASCADING OR STEPPED ROOF FORMS, SHALL BE INCORPORATED INTO ALL BUILDINGS. WINDOW IT VISIBLE TRIM MATERIAL OR PAINTED DETAILING THAT RESEMBLES TRIM. USE DESIGN ELEMENTS IN THE FOLLOWING MANNER TO TICULATION, PROVIDING THE INTERVAL DOES NOT EXCEED SIXTY (60) FEET:						
		TIVE 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, TRELLIS, 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.							
		DEVELOPMENT SHOULD BE ORIENTED TO PROVIDE FOR PRIVACY OF RESIDENTS. OULD BE CONSTRUCTED SO THAT WINDOWS ARE NOT LOCATED AT GROUND LEVEL, BELOW GRADE IN WINDOW WELLS OR BELOW		G. ELECTRIC VEHICLE CHARGING PARKING 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 × 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 (35) "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				
	ADJACENT SIDEWALKS PROJECT NOTE: NO WIND	S, STAIRWAYS, LANDSCAPE AREAS OR PARKING AREAS. OWS ARE LOCATED AT GROUND LEVEL OR BELOW GRADE. SEE SHEETS A200 AND A201.						
		SHOULD NOT EXCEED FIFTEEN (15) FEET IN HEIGHT AND SHALL INCLUDE LUMINAIRE SHIELDS. CTRICAL DRAWINGS FOR SITE LIGHTING SPECS.						
	PRINCIPAL ENTRIES TO	TIAL LANDSCAPING AND/OR PEDESTRIAN-ORIENTED OPEN SPACES NEAR BUILDING ENTRANCES AND ALONG THE BUILDING FACADE. D BUILDINGS SHALL BE HIGHLIGHTED WITH PLAZA OR GARDEN AREAS CONTAINING PLANTING, LIGHTING, SEATING, TRELLISES AND						
	PROJECT NOTE: THE 2 BU	ICH AREAS SHOULD BE LOCATED AND DESIGNED SO WINDOWS OVERLOOK THEM. JILDINGS ON THE SITE ARE SEPARATED BY A SHARED COURTYARD THAT CONTAINS PLANTING, LIGHTING, PLAY AREAS, & EDS. SEE AS100, LANDSCAPE DRAWINGS, AND ELECTRICAL DRAWINGS.	18A.90.050 INCLUSIONARY DENSITY BONUSES	RESERVED FOR OCCUPANCY BY VERY-LOW- AND/OR EXTREMELY-LOW-INCOME, AS DEFINED HEREIN, PERSONS, FAMILIES, OR GROUPS, ONE (1) ADDITIONAL, C				
	AUTOMOBILE TO DOMI 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		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.				
	O. PROVIDE AN OPEN S	, COURTYARDS, LANDSCAPING, AND ACCESSIBLE ROUTES. SEE SHEET AS100. SPACE NETWORK THAT IS ACCESSIBLE TO ALL UNITS AND THAT WILL ACCOMMODATE A WIDE VARIETY OF ACTIVITIES, PUBLIC AND	18A.90.060 DEVELOPMENT	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. A. LOT COVERAGE. WHERE IT DOES NOT CONFLICT WITH SURFACE WATER MANAGEMENT REQUIREMENTS, THE MAXIMUM PERCENTAGE OF LOT COVERAGE MAY E				
		ST ONE HUNDRED (100) SQUARE FEET PER UNIT OF COMMON OPEN SPACE IN ADDITION TO INDIVIDUAL BALCONIES OR PATIOS AND	STANDARD MODIFICATION					
	PROJECT NOTE: 36 x 100 S	RED BY LANDSCAPING, RECREATION, BUILDING SETBACKS, CRITICAL AREA BUFFERS AND OTHER CODE REQUIREMENTS. SF = 3600 SQUARE FEET OF REQUIRED OPEN SPACE. 3600 SQUARE FEET OF OPEN SPACE HAS BEEN PROVIDED. SEE SHEET AS100. SPACE SHALL BE AN OPEN AIR AREA INTENDED FOR USE BY ALL RESIDENTS, GUESTS, EMPLOYEES OR PATRONS OF A SITE AND MAY		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.				
	AREAS, AND OTHER	SARDENS, SQUARES, PLAZAS, COURTYARDS, TERRACES, BARBECUE AND PICNIC AREAS, GAMES COURT OR MULTIUSE RECREATIONAL R TYPES OF BUILT SPACE. COMMON OPEN SPACE SHALL MEET THE FOLLOWING STANDARDS: ENSIONS OF NO LESS THAN TWENTY (20) FEET.		C. IN CIRCUMSTANCES WHERE HOUSING SERVING QUALIFIED POPULATIONS IS LOCATED WITHIN ONE QUARTER (1/4) MILE OF TRANSIT ROUTES AND CAN BE SHOW TO GENERATE SIGNIFICANTLY LOWER-THAN-AVERAGE PARKING DEMAND, PARKING REQUIREMENTS MAY BE FURTHER REDUCED AT THE DIRECTOR'S DISCRETION				
		HAN THIRTY (30) PERCENT OF THE AREA COVERED BY A STRUCTURE.		THE APPLICANT SHALL BE RESPONSIBLE FOR PREPARING ANY ADDITIONAL STUDIES OR EVALUATION REQUIRED 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).				
	(C) PROVIDE AM	IPLE EXPOSURE TO NATURAL SUNLIGHT AND FRESH AIR.						
		RECT PEDESTRIAN CONNECTION TO OTHER PARTS OF THE SITE.						
	ÀRE DESIGNED PROJECT NOTE: COMMON	DE MULTI-USE STORM WATER DETENTION FACILITIES, IF THE COMMUNITY DEVELOPMENT DIRECTOR DETERMINES THAT THE FACILITIES TO FUNCTION AS COMMON OPEN SPACE BY PROVIDING AN ENHANCED NATURE OR VISUALLY AESTHETIC DESIGN. NOPEN SPACE DESIGN ELEMENTS INCLUDE EXTERIOR SEATING, COMMUNITY GARDEN BEDS, ALL OPEN TO THE SKY WITH A T PROMOTES A SENSE OF COMMUNITY. SEE AS100 AND LANDSCAPE DRAWINGS.						
		THE OPEN SPACE NETWORK PROVIDES PRIVACY FOR THE RESIDENTS WHILE ALLOWING FOR SECURITY AND SURVEILLANCE FROM S. COMMON RECREATIONAL SPACES SHALL BE LOCATED AND ARRANGED TO ALLOW WINDOWS TO OVERLOOK THEM.						
		UATE LIGHTING IN THE OPEN SPACE NETWORK, BUT PLACE AND SHIELD LIGHTING SO THAT IT DOES NOT GLARE INTO HOUSING UNITS. IG SHALL COMPLY WITH LMC 18A.60.095.						
	V. PROVIDE LANDS	CAPING THAT DEFINES THE OPEN SPACE AND PROVIDES SHADE AND WIND PROTECTION WHERE NEEDED BUT PERMITS OM UNITS AND ROADS.						
	VI. DESIGN THE RES	SIDENTIAL OPEN SPACE NETWORK WITH SPECIFIC USES IN MIND. IN EACH MULTIFAMILY RESIDENTIAL OR COMBINED USES BUILDINGS, ACE SHALL BE PROVIDED IN ADDITION TO COMMON OPEN SPACE AREAS.						
	(A) PRIVATE OPI	EN SPACE SHALL BE A PARTIALLY OR FULLY SCREENED OR ENCLOSED OPEN-AIR AREA THAT IS STRICTLY INTENDED FOR USE BY THE						
	(B) PRIVATE OPI	THE DWELLING UNIT. EN SPACE MAY INCLUDE YARDS, GARDENS, PATIOS, COURTYARDS, PORCHES, BALCONIES, TERRACES, ROOFTOP GARDENS, DECKS						
		S. 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.

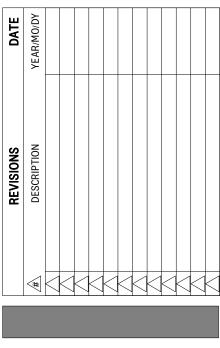
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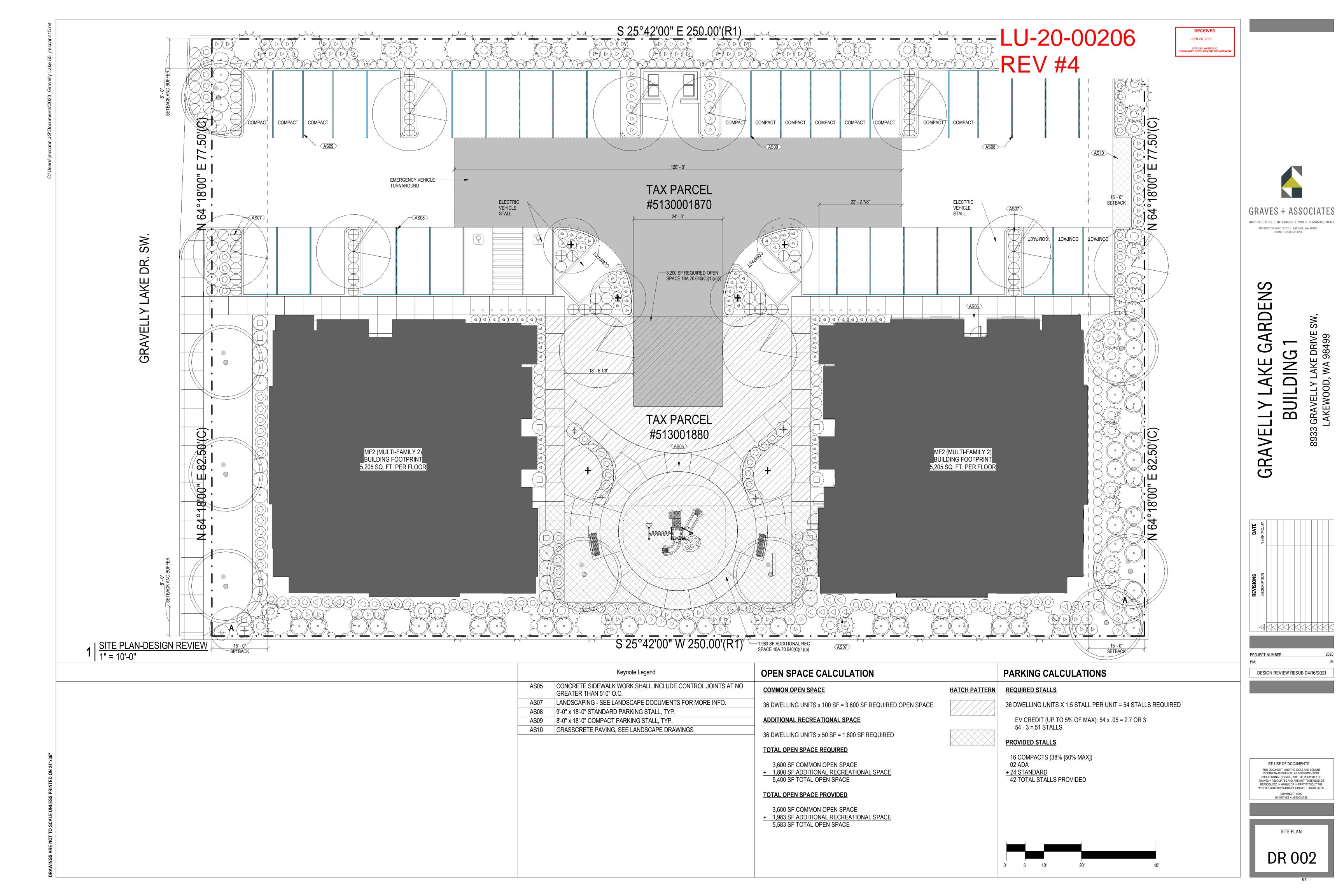
AKE GARDENS



DESIGN REVIEW RESUB 04/16/2021

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LAND USE SUMMARY

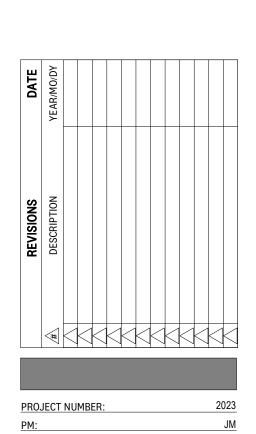






AKE GARDENS

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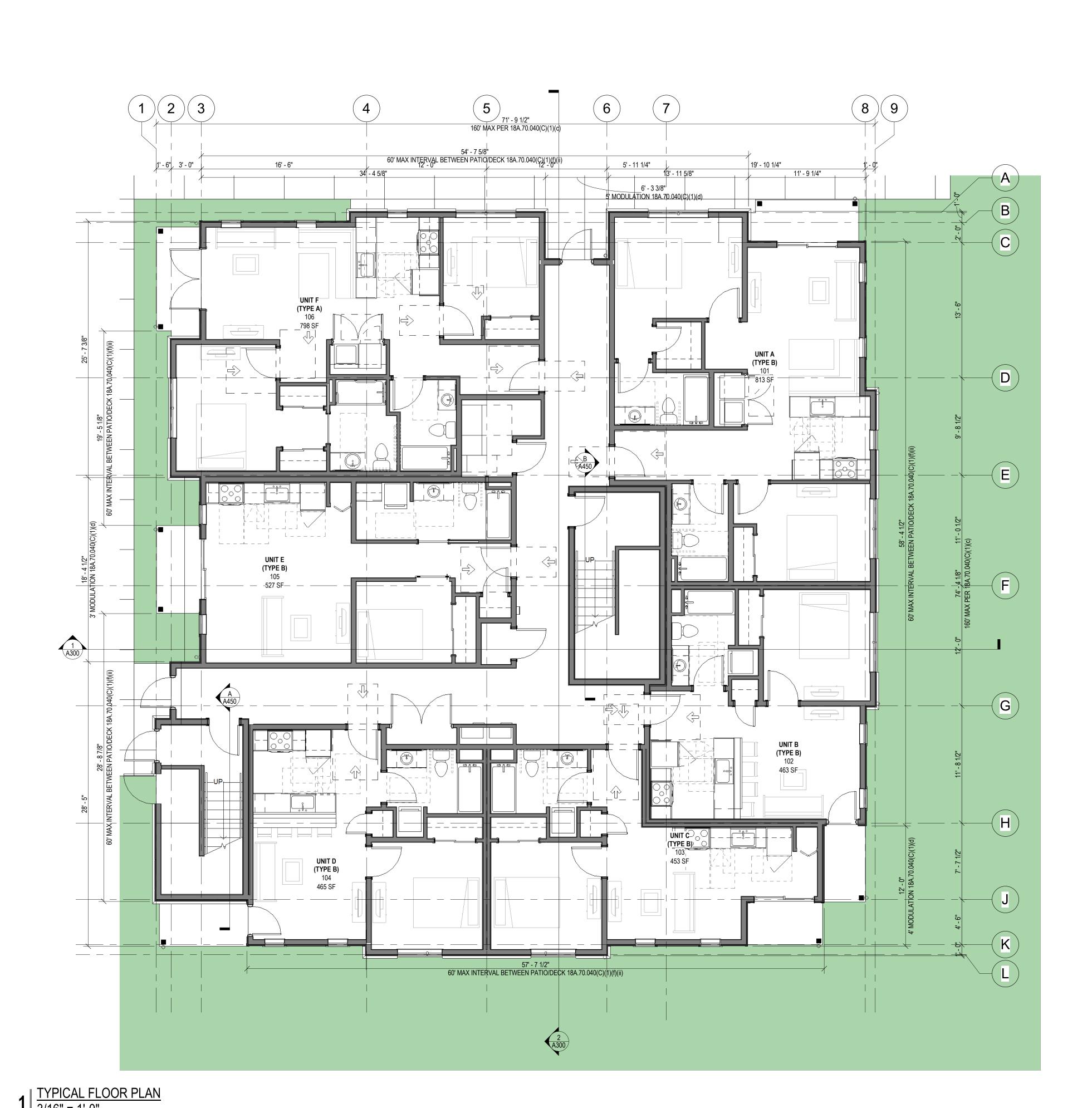


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TYPICAL FLOOR PLAN





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

LU-20-00206 **REV #4**

COLOR AND MATERIAL LEGEND

FIBER CEMENT LAP - CEDAR

MILL - CAVIAR SW 6990

TRIM/FASCIA BOARDS

TRICORN BLACK SW 6258

FIBER CEMENT LAP - RUSTIC

SERIES - MOUNTAIN CEDAR

ASPHALT SHINGLES

PEWTER GRAY

FIBER CEMENT PANEL -

SMOOTH - IVORY LACE SW 7013

LEDGESTONE VENNER - DARK

APR 26, 2021



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

3110 RUSTON WAY, SUITE E TACOMA, WA 98402 PHONE : (253) 272-4214

AKE GARDENS RAVELLY 5

GRAVELLY LAKE DRIVE SW LAKEWOOD, WA 98499

*

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BY GRAVES + ASSOCIATES

COLORED EXTERIOR **ELEVATIONS**

2 | $\frac{\text{DESIGN REVIEW - EAST ELEVATION}}{3/16" = 1'-0"}$ CHANGES IN BUILDING MATERIAL -WITH EACH PLANE 18A.70.040(C)(1)(d)(v) 18A.70.040(C)(1)(f)(i)



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

LU-20-00206 **REV #4**

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AKE GARDENS

GRAVELLY LAKE DRIVE SW LAKEWOOD, WA 98499 BUILDING

RAVELLY

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4

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> COLORED EXTERIOR **ELEVATIONS**

COLOR AND MATERIAL LEGEND





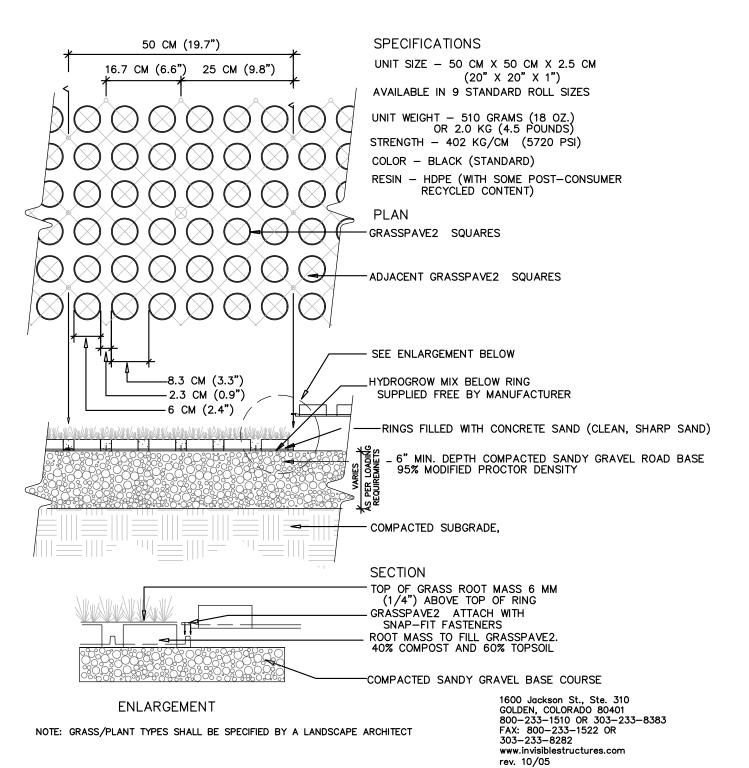


TRIM/FASCIA BOARDS TRICORN BLACK SW 6258

ASPHALT SHINGLES PEWTER GRAY

FIBER CEMENT LAP - RUSTIC

SERIES - MOUNTAIN CEDAR



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

LANDSCAPE NOTES AND SOIL QUALITY

1. 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.

2. CONTRACTOR SHALL PROVIDE 4" DEPTH IMPORTED TOPSOIL AT SEED MIX AREAS AND 9" DEPTH IMPORTED TOPSOIL AT ALL LANDSCAPE PLANTING

3. COMPACT ALL SEED MIX AREAS IN TWO DIRECTIONS WITH ROLLER PRIOR TO HYDROSEEDING.

4. IMPORTED TOPSOIL SHALL BE 3-WAY MIX.

5. CONTRACTOR SHALL PROVIDE 2" DEPTH FINE COMPOST MULCH THROUGHOUT LANDSCAPE PLANTING AREAS.

6. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF (1) ONE YEAR AFTER APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.

7. 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

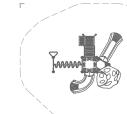
TREE LEGEND

TREES TO REMAIN



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

QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS
TRE	ES / 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
REE	ES/ EVERGREEN			
5	Thuja plicata	Western Cedar	6'-8' ht. min / 16' OC	Fully branched and uniform
22	Psueduotsuga menzesii	Douglas Fir	6'-8' ht. min / 16' OC	Fully branched and uniform
SHR	UBS			
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 'Bailhalo'	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
PER	ENNIALS / 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	
GRC	UNDCOVER			
118	Arctostaphyllos uva-ursi	Kinnikinnick	#1 / 30" OC	



Turf hydroseed

RECEIVED

APR 26, 2021

Special Sun Mixture

Country Green Turf Farms specified mix

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





Architects Le, Suite 203





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TREES / DECIDUOUS



TREES / EVERGREEN



WESTERN CEDAR
SHRUBS











DAVIDII VIBURNUM









PERENNIALS / ORNAMENTAL GRASSES







GROUNDCOVER



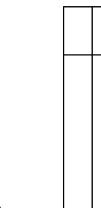
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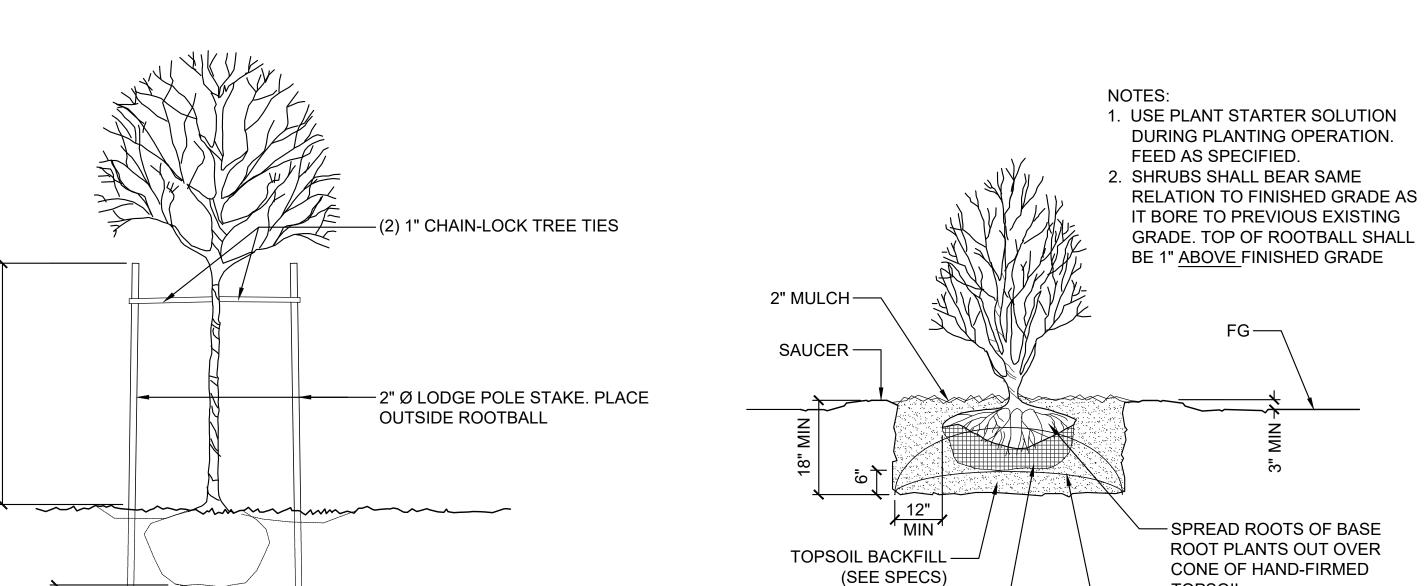
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Gravelly Lagrands Caravelly Lake I

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Details

Planting



REMOVE BURLAP FROM TOP-

SCALE: NTS

½ OF ROOT BALL

SHRUB PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL SCALE: NTS

WIDE BRANCH-

ATTACHMENT

-ROTOTILL COMPACTED

SUBGRADE AS

SPECIFIED

1. FERTILIZE AND WATER AS

2. SEE SPECIFICATIONS FOR

3. SEE STAKING DETAILS

ADDITIONAL INFORMATION.

SPECIFIED FOLLOWING PLANTING.

REMOVE BURLAP FROM—

TOP HALF OF ROOTBALL

1. FERTILIZE & WATER AS SPECIFIED FOLLOWING PLANTING. PLACE TOP OF -2. SEE SPECS FOR ADDITIONAL **ROOTBALL 1" ABOVE** INFORMATION LEVEL GROWING IN 3. SEE STAKING DETAILS. NURSERY -COVER SOIL LOOSENED AREA DIG THE PLANTING -WITH 2" MULCH. KEEP PIT AT LEAST MULCH 3" AWAY FROM TWICE THE SIZE TREE TRUNK OF THE ROOTBALL SUBGRADE AS SPECIFIED SOIL BACKFILL (SEE SPECS)

- STRONG STOUT STEMS AND BUDS

- COVER SOIL LOOSENED AREA WITH 2"

BARK MULCH. KEEP MULCH 3" FROM

—DIG THE PLANTING PIT AT LEAST 2

TIMES THE SIZE OF THE ROOTBALL

TREE TRUNK

- SPECIFIED TOPSOIL

— PLACE ROOTBALL ON SOLID SOIL

-1" CHAIN LOCK TREE TIE 2" Ø LODGE POLE STAKE. PLACE OUTSIDE 45°-60° _ROOTBALL

DECIDUOUS TREE STAKING DETAIL

SCALE: NTS

__ 2" MULCH -1 FERTILIZER TABLET -SPECIFIED TOPSOIL

-GROUNDCOVERS, TYP -BACK OF CURB OR LANDSCAPE BED EDGE

ALL GROUNDCOVER SHALL BE PLATED AT EQUAL TRIANGULAR

CONIFER TREE STAKING SCALE: NTS

STAKE TO PENETRATE 12"

MIN. BELOW BOTTOM OF

PLANTING PIT

GROUNDCOVER PLANTING DETAIL

TILL COMPACTED

REMOVE BURLAP

FROM TOP ½ OF -PLACE ROOTBALL ON ROOTBALL SOLID SOIL

CONIFER PLANTING DETAIL

SCALE: NTS

TOPSOIL

-CONE OF HAND-FIRMED

TOPSOIL FOR BALL &

BURLAP PLANTS

SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE

RMIT

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Gravelly Gravelly Lak Lakewood, V

scape Architects
Avenue, Suite 203
, 98402

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IRRIGATION LEGEND MFG. CATALOG NO. DESCRIPTION SYMBOL 1" GLOBE PLASTIC BODY ELECTRIC REMOTE CON RAINBIRD 100-PEB-PRS-D WTIH PRESSURE REGULATING MODULE KENNEDY 8561ASS 2" RESILIENT SEATED GATE VALVE \triangleright 1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCK RAINBIRD 44-LRC SUPPLY W/ COUPLER KEY & LOCKING COVER KEY 12 STATION CONTROLLER, OUTDOOR MODEL, WI RAINBIRD ESP-MC12 WALL MOUNT AT LOCATION DETERMINED BY OWI REPRESENTATIVE. 2" ELECTRIC REMOTE CONTROL MASTER VALVE RAINBIRD 200-EFB-CP-R PASV-101 1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL HUNTER STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE NOT SHOWN ALL IRRIGATION ZONE WIRE RUNS. REVIEW ADDITIONAL REQUIREMENTS FOR FL 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

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

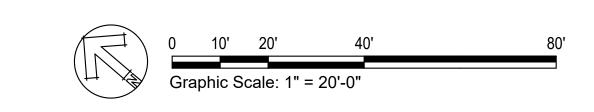
ZONE SCHEDULE						
VALVE#	GPM	VALVE SIZE	TYPE			
1	32.58	1"	SHRUB			
2	21.68	1"	LAWN			
3	9.44	1"	SHRUB			
4	11.83	1"	LAWN			
5	22.63	1"	SHRUB			
6	29.02	1"	SHRUB			
7	20.06	1"	SHRUB			
8	24.53	1"	SHRUB			
9-12 ZONES 9-12 ARE FUTURE ZONES						

	<u> </u>	
	1.	CONFI
NTROL VALVE	2.	THE COLORST
KING RUBBER COVER,		1-800-4
ITH WEATHER STATION. VNER OR OWNER'S	3.	CONTRIMPRO CONTRI
		AT NO
-	4.	CONTR
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ZONE SCHEDULE							
VALVE#	GPM	VALVE SIZE	TYPE				
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2	21.68	1"	LAWN				
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5	22.63	1"	SHRUB				
6	29.02	1"	SHRUB				
7	20.06	1"	SHRUB				
8	24.53	1"	SHRUB				

IRRIGATION - GENERAL NOTES

- IRM WATER PRESSURE PRIOR TO STARTING OF WORK.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE TION AND PROTECTION OF ALL EXISTING UTILITIES. THE RACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO TRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT -424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- RACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING OVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE RACTOR SHALL BE REPAIRED OR REPLACED BY THE FRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE HE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND COST TO THE OWNER.
- FRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL FRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT HE ATTENTION OF THE GENERAL CONTRACTOR AND STRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- 5. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- 6. 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").
- 7. 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.
- 8. 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.
- 9. FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- 10. 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.
- 11. 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.
- 12. 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.



3.5%		77.
MAINLINE, LATERAL LINES, AND VALVES SHOW	/N	00" E
SCHEMATICALLY, LOCATE WITHING LANDSCAPE ARE	AS, TYP.	4.18,
IRRIGATION POINT (1) OF CONNECTION (12.1)	W S I I I I I I I I I I I I I I I I I I	9 Z
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EXTERIOR WALL MOUNT

FINAL LOCATION TO BE

DETERMINED BY OWNER.

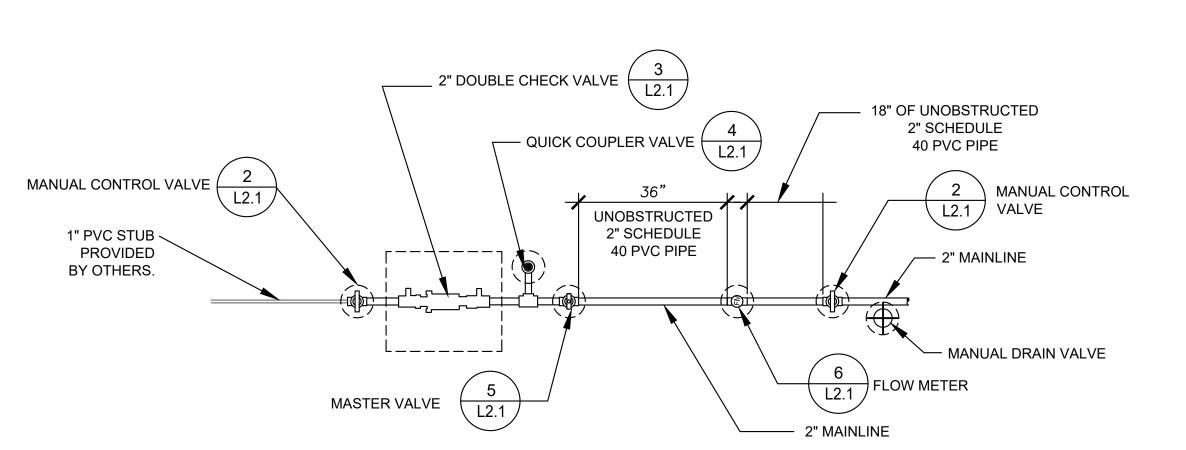
IRRIGATION CONTROLLER.

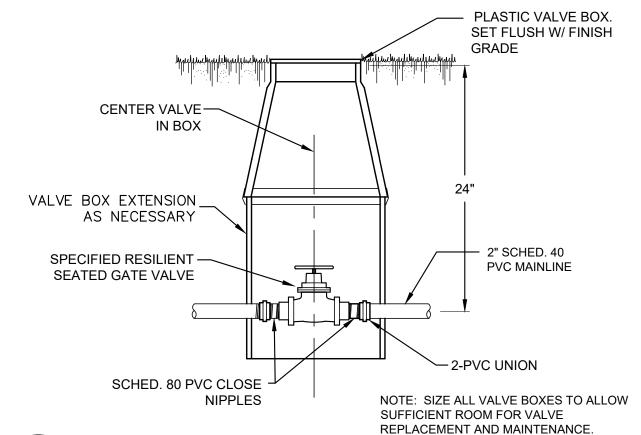
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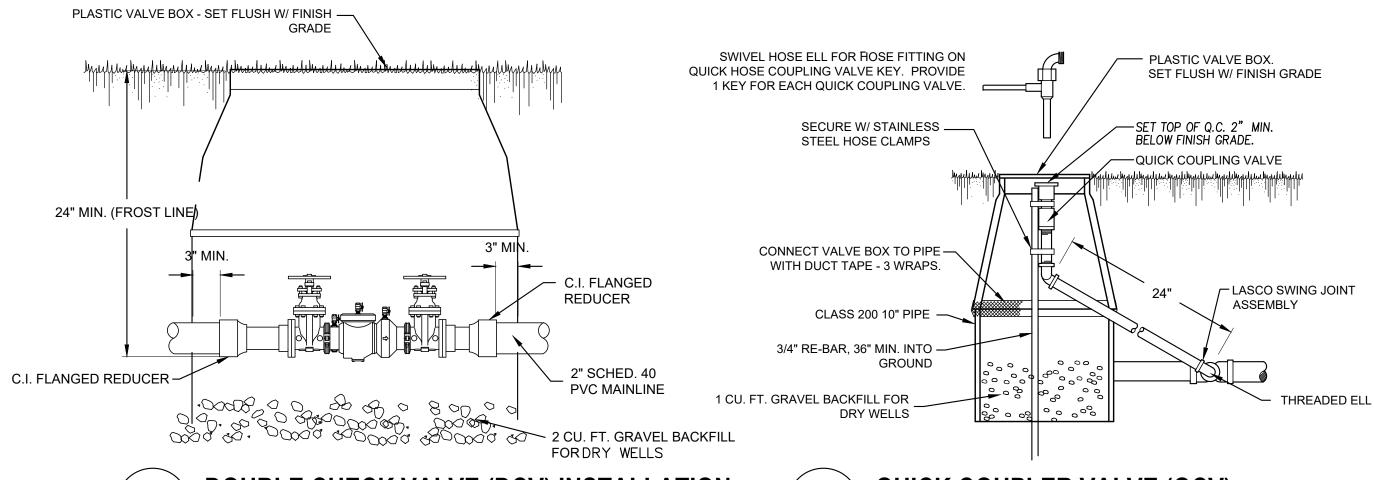


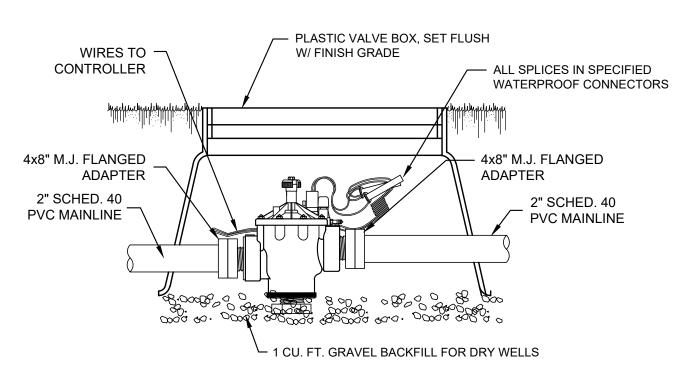


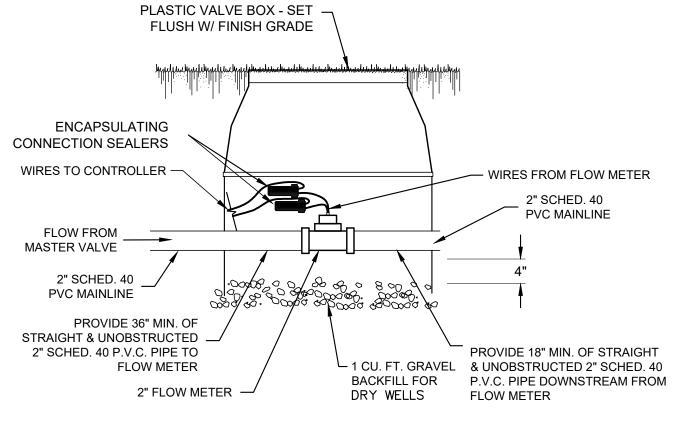


POINT OF CONNECTION LAYOUT NOT TO SCALE

MANUAL CONTROL VALVE





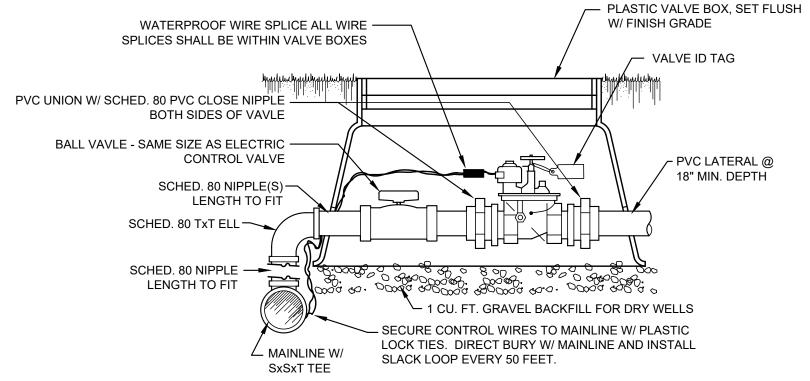


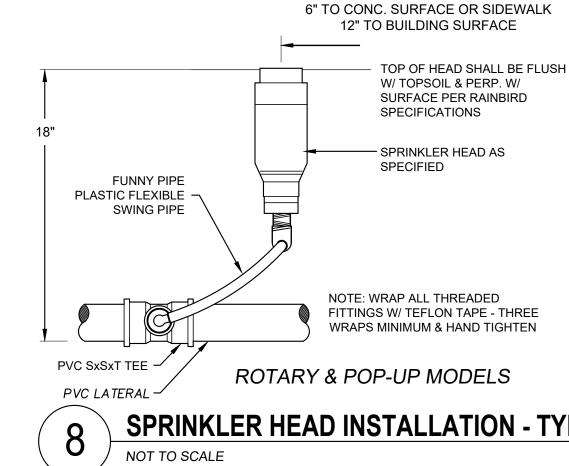


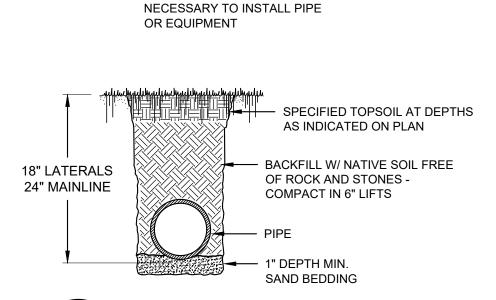




6	FLOW METER
O	NOT TO SCALE







NOTE: PIPE TRENCH SHALL BE NO WIDER THAN

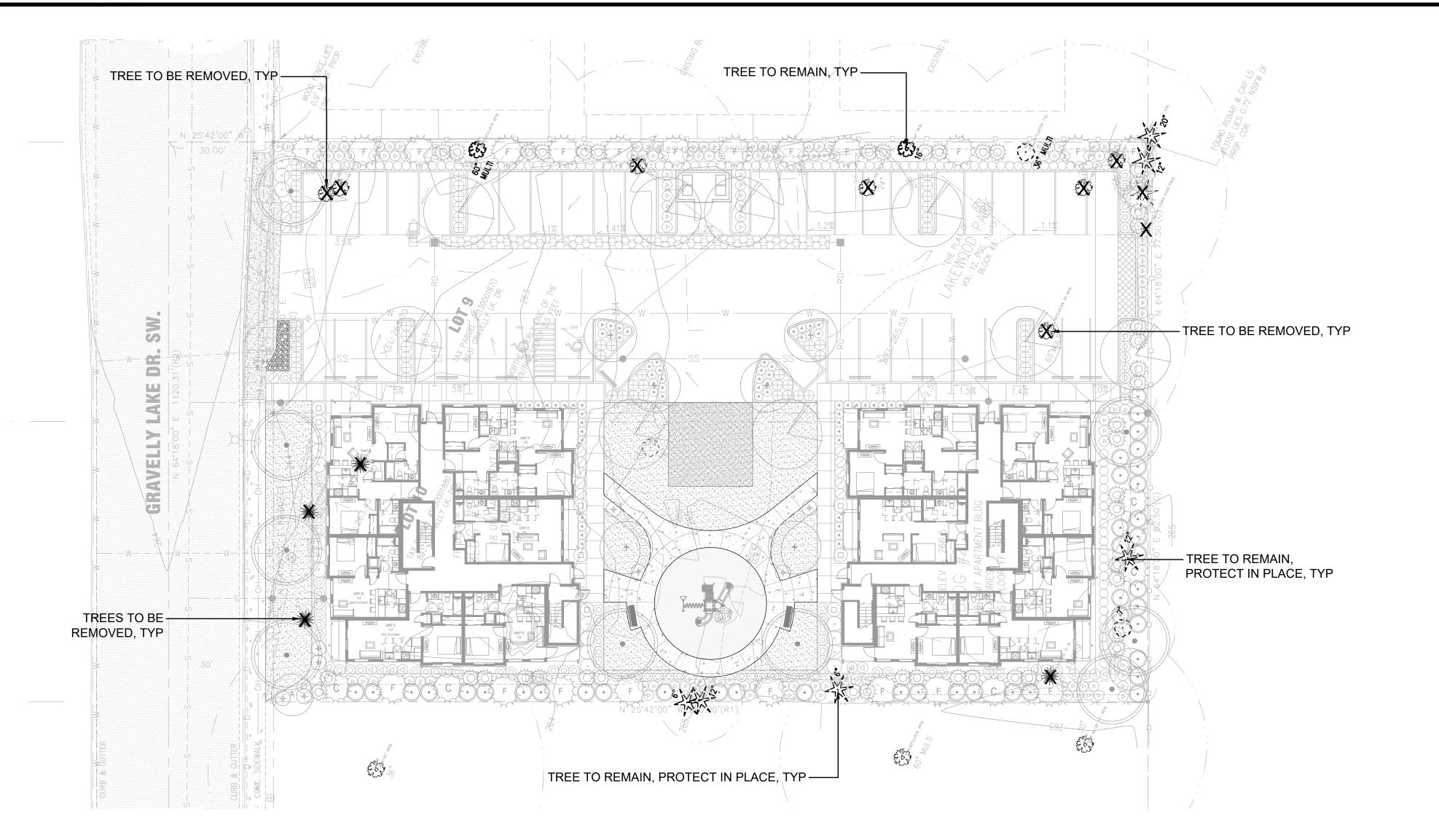
7	ELECTRIC CONTROL VALVE
	NOT TO SCALE

SPRINKLER HEAD INSTALLATION - TYPICAL

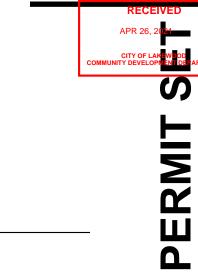
PIPE TRENCH - LANDSCAPE NOT TO SCALE

Irrigation Details			
SHEETS			
9	ML	ML	į

	L 2.1	OF	0	SHEETS
SCALE: NTS	NTS	DESIGN:	ML	
DATE:	January 8, 2020	DRAWN:	ML	
PROJECT:	PROJECT: Gravelly Lake MF	CHECKED:	EW	
PROJECT NO:	LLA0227.20	REVISION NUMBER:		



LU-20-00206 **REV #4**



DING

TREE LEGEND



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

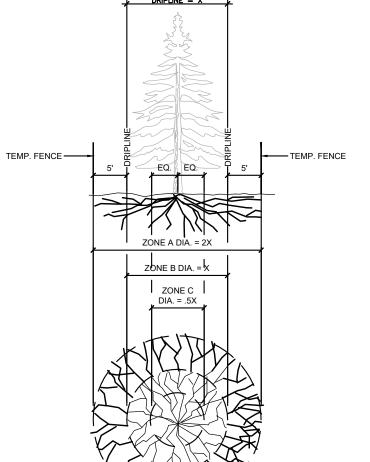
9 TREES (167 INCHES) 50% OF SIGNIFICANT TREES TO BE RETAINED

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 285 INCHES REQUIRED TREE INCHES FOR NEW TREES 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

TRENCHING AND EXCAVATION ZONE A - CRITICAL ROOT ZONE

DEEPER BELOW GRADE.

1. NO DISTURBANCE ALLOWED WITHOUT SITE INSPECTION AND APPROVAL OF METHODS TO 2.MINIMIZE ROOT DAMAGE. SEVERANCE OF ROOTS LARGER THAT 2" IN DIAMETER REQUIRES APPROVAL FROM COUNTY. 3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR

ZONE B - DRIPLINE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED. 2. SURFACE PROTECTION MEASURES REQUIRING 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

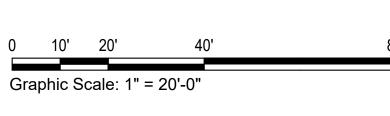
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED. 2.TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS A.MINIMIZE TRENCH WIDTH. B.LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE C IN

SURFACE PROTECTION MEASURES 1. 6-8" DEPTH OF WOOD CHIP MULCH. 2.3/4" THICK PLYWOOD SHEETS OR STEEL PLATES.

UNDISTURBED CONDITION.

TREE PROTECTION DETAIL

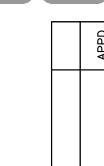




Gardesw

Scape Architects
Avenue, Suite 203
, 98402

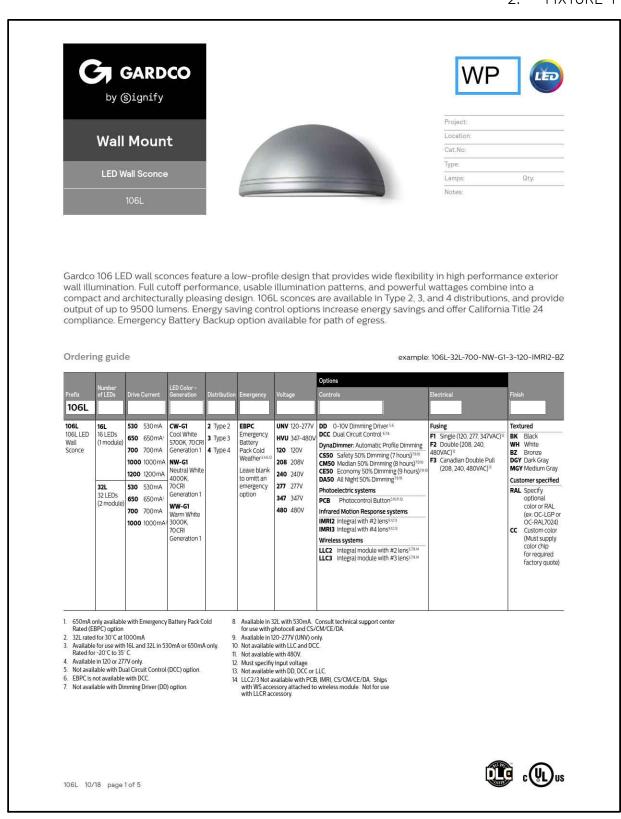


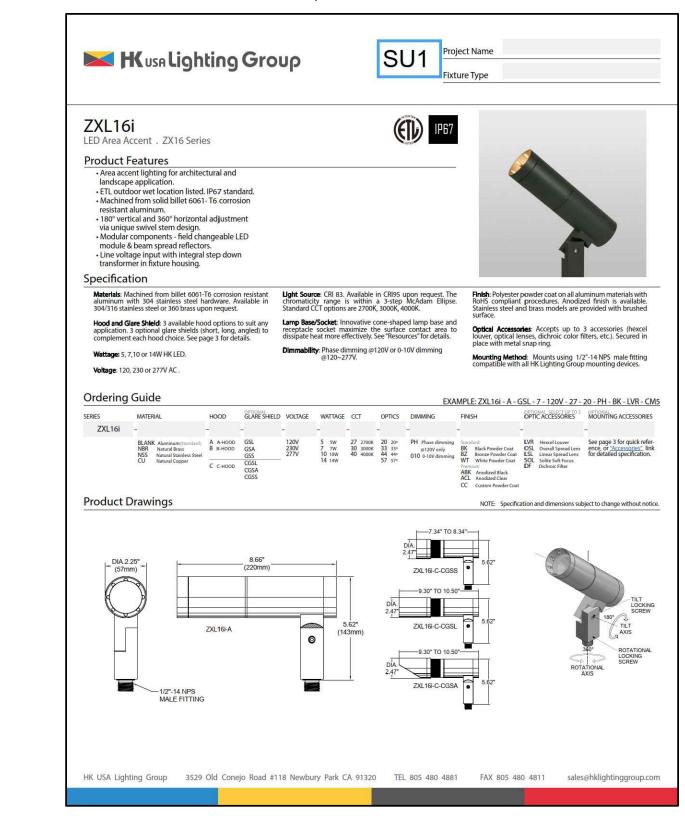


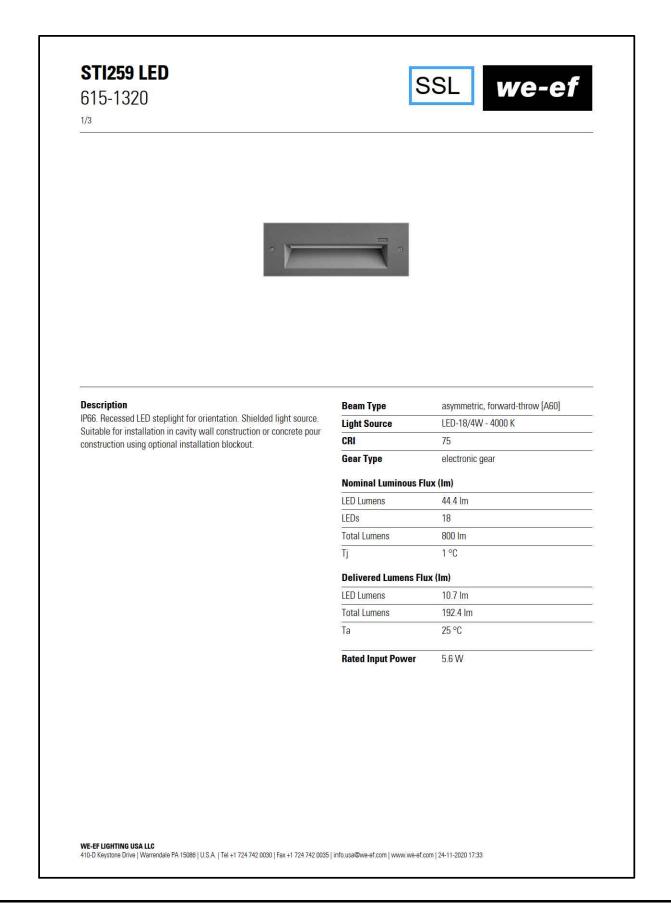
Retention

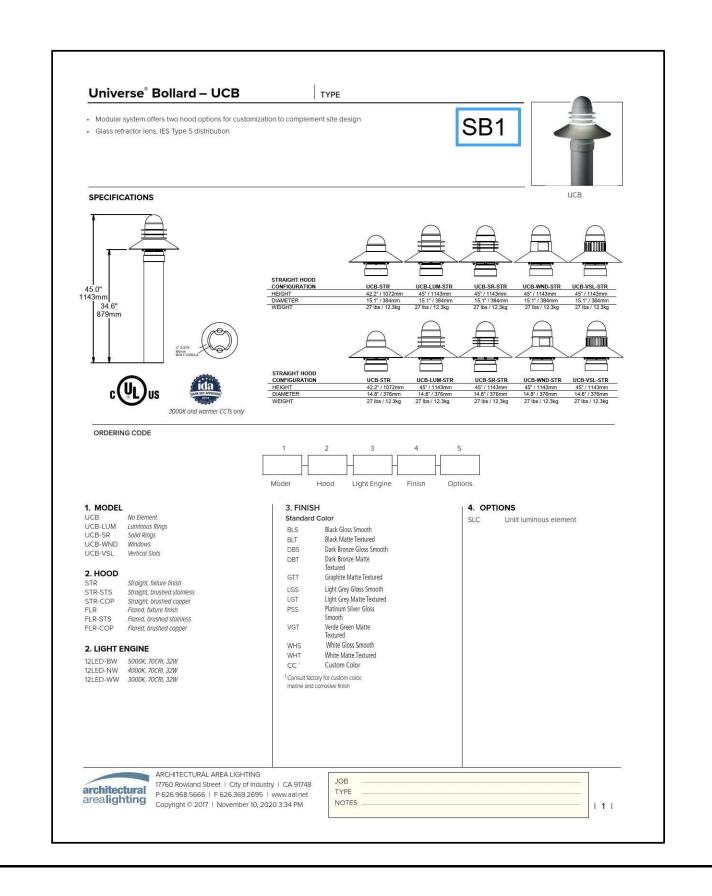
EXTERIOR LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	DIMMING TYPE	LAMPING	WATTAGE
SB1	0	SURFACE	BOLLARD - TYPE V - 4000K - B1 U0 G1 - MH 34"	AAL: UNIVERSE BOLLARD / UCB XX 12LED-NW XX	MULTIPLE	0-10V DIMMING	(1) 33W LED	33
SP1	0	POLE	POLE LIGHT - TYPE V - 4000K - BX UO 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	а	RECESSED	STEP LIGHT - MH 2' ABOVE GRADE	WE-EF: STI259 LED / 615-1320	120	NON-DIMMING	(1) 6W LED	6
SU1	«ď	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	ю	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	ю	SURFACE	WALL PACK - INTEGRAL PHOTOCONTROL & MOTION SENSOR DIM TO 50% - B1 U0 G0 - 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.
- 2. FIXTURE FINISHES TO BE COORDINATED WITH ARCHITECT/ID.









	SHEET INDEX
DRAWING	DESCRIPTION
SL0.0	COVER SHEET, NOTES, LUMINARE SCHEDULE, & FIXTURE DETAILS
SL1.0	SITE PLAN - PHOTOMETRICS
	GENERAL NOTES

GLINLINAL NOTES

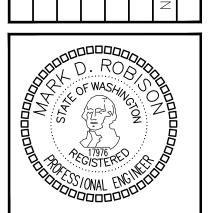
- 1. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE AT GRADE TO BOTTOM OF COMPLÈTE EXPOSED FIXTURE.
- 2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME-CLOCK SCHEDULING.
- 3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FROM LAKEWOOD MUNICIPAL CODE 18A.60.095 TABLE 2.
- 4. 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.
- 4.1. 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.
- 2. PHOTOMETRIC CALCULATIONS MEASURED AT GRADE LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.

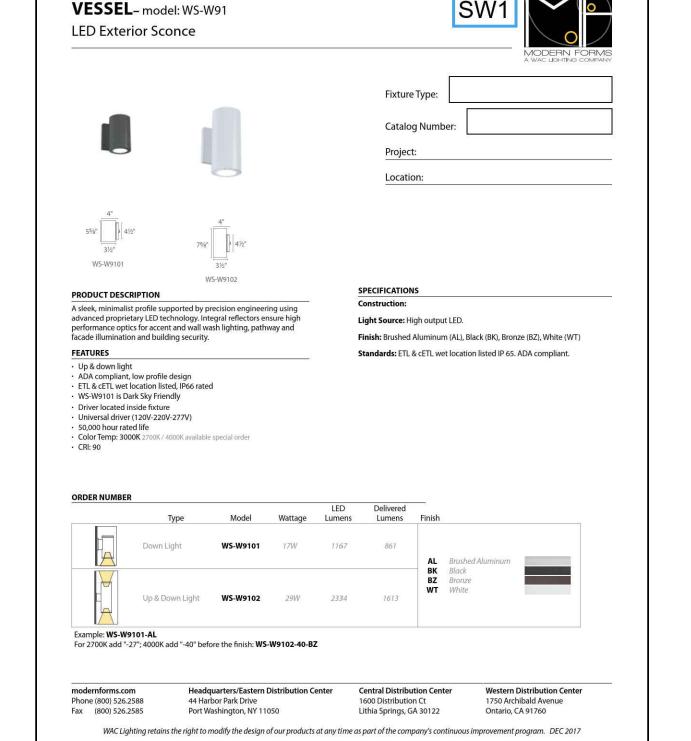
LU-20-00206 **REV #4**

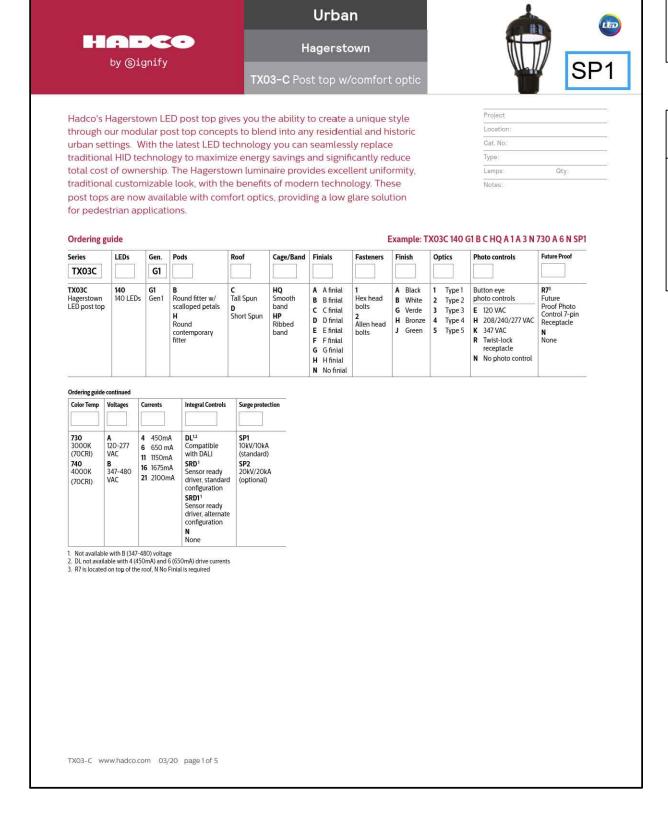
RECEIVED APR 26, 2021

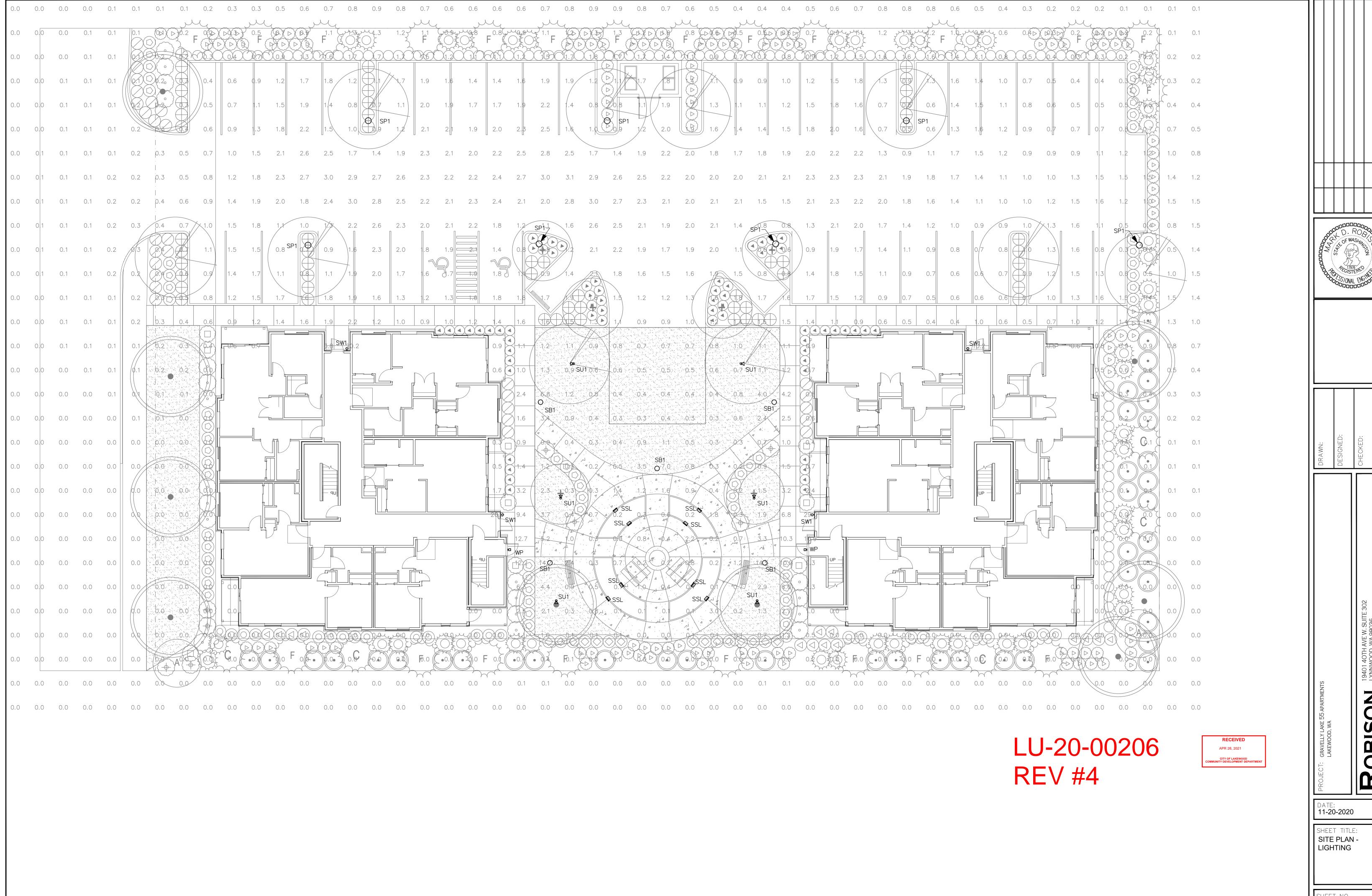


11-20-2020

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





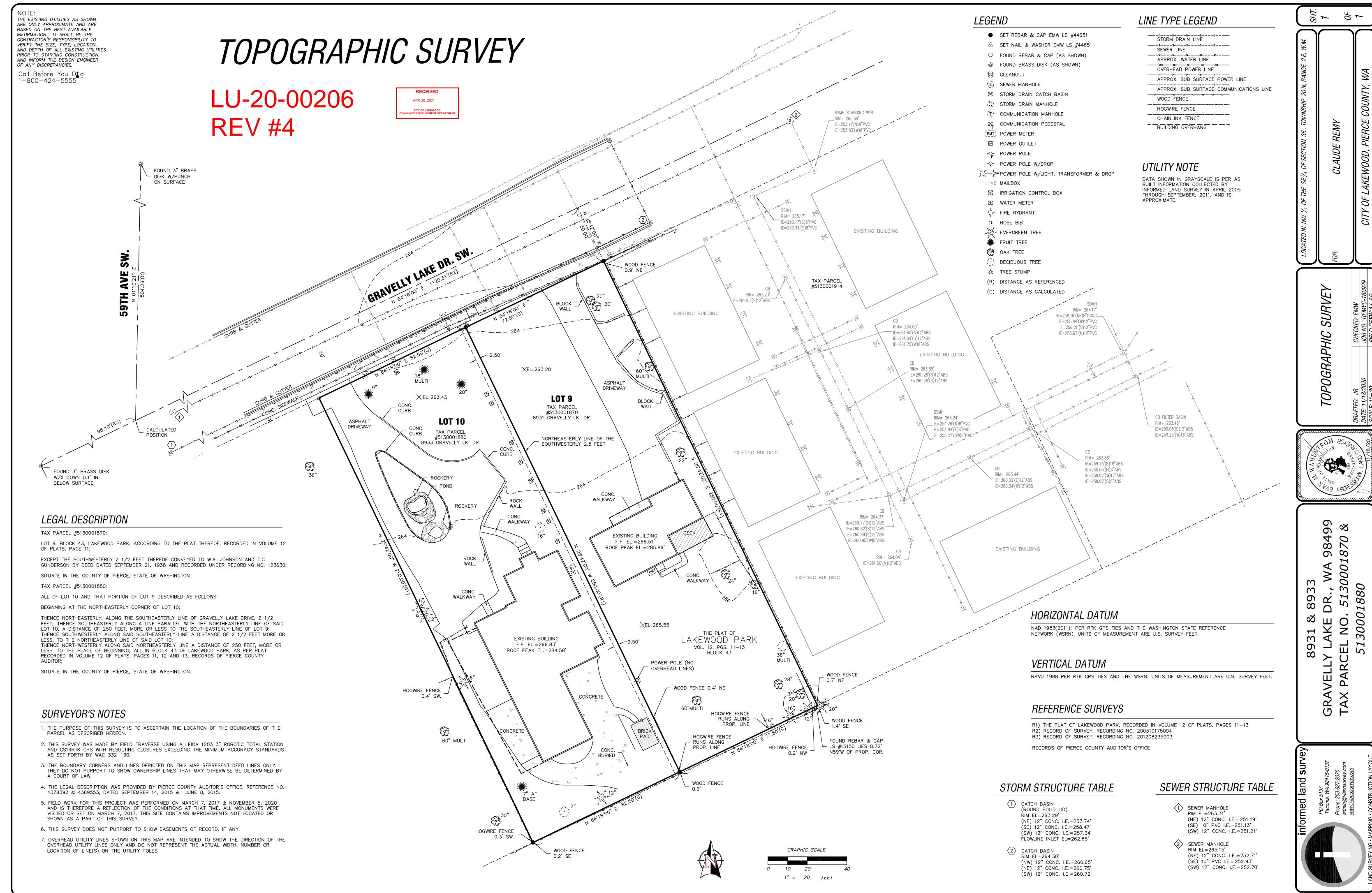


SHEET NO.

SL1.0

108

SITE PLAN - LIGHTING





Public Hearing Notice

Wednesday, December 1st, 2021 06:30 PM

COVID-19 Meeting Notice: The state Legislature passed a concurrent Resolution extending the Governor's emergency orders issued via Proclamation 20-28 modifying the Open Public Meetings Act (OPMA) during the COVID-19 pandemic until the end of the emergency; as a result City Hall will NOT be open for this public hearing.

The City of Lakewood Planning Commission will be holding a public hearing and decision on December 1st 2021. The applicant Gravelly Lake Townhomes LLC is proposing for LU-20-00206 Gravelly Lake Gardens - Design Review to utilize Lakewood Municipal Code (LMC) 18A.90 Housing Incentives Program. The site is located at 8931 & 8933 Gravelly Lakewood Drive SW parcel number 5130001881.

All persons wishing to submit written comment on this project prior to the public hearing may do by December 1, 2021. Written comments may also be submitted at the hearing and interested parties may testify at the public hearing.

The project files are available upon request. A copy of the staff report will be available for review through the Community Development Department five calendar days prior to the public hearing.

Until further notice, residents can virtually attend the referenced Public Hearing by watching it live on the city's YouTube

channel: https://www.youtube.com/user/cityoflakewoodwa. Those who do not have access to YouTube can call in to listen by telephone at +1(253) 215- 8782 and by entering Webinar ID: 926 8096 8444

To participate in Public Comment and/or Public Testimony:

Public Comments and Public Testimony on Public Hearings will be accepted by mail, email or by live virtual comment. Send comments by mail or email to Ramon Rodriguez, Associate Planner, at 6000 Main Street SW Lakewood, WA 98499 or rrodriguez@cityoflakewood.us Comments received up to one hour before the meeting will be provided to the Planning Commission electronically.

Virtual Comments: If you would like to provide live Public Comments or Public Testimony during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 926 8096 8444 or by visiting

https://us06web.zoom.us/j/92680968444

By Phone: For those participating by calling in by telephone (+1(253) 215-8782 and enter participant ID: 926 8096 8444, the Project Planner will call on you during the Public Comment portion of the Public Hearing. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

By ZOOM: For those using the ZOOM link https://us06web.zoom.us/i/92680968444 upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Project Planner during the Public Comment portion of the Public Hearing. When you are unmuted, please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

From: Addo Aequitas <info@sg.actionnetwork.org>
Sent: Tuesday, November 30, 2021 11:03 AM

To: Ramon Rodriguez

Subject: public comment re: LU-20-00206

Follow Up Flag: Follow up Flag Status: Follow up

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- helpdesk@cityoflakewood.us ext. 4357

Ramon Rodriguez,

Dear Members of the Planning Commission,

I am writing to urge you to deny the request you received to utilize Housing Incentive public funds for LU-20-00206, the proposal that would put two apartment buildings on Gravelly Lake Drive.

Please make me a party of record, and inform me of any decisions about this project.

The developer's request for incentives should be denied for the following reasons:

1) DEFICIENT PUBLIC NOTICE: As multiple people have observed, the public notice board for this project was posted only about five months after the public comment period ended on 26 January 2021.

Eyewitnesses saw the board being erected at that time, and photo documentation shows the board, post hole and printed information to be new, and not weathered from having spent a winter outside.

The public comment period should be renewed for this reason, as it has been elsewhere in Lakewood where irregularities were discovered by members of the public -- it is not the first time that the public notice process has been deficient in Lakewood in recent months.

Moreover, members of the public (and Ms. Courtney Brunell) have not been able to find the permit in Lakewood's "permit portal" by address, only by application number LU-20-00206. This clearly impedes transparency.

2) EXPIRED PERMIT: In the permit portal, it says that the "Design Review" permit EXPIRED on May 24, 2021 -- six months ago, but that it is still "pending". How can the Planning Commission be considering the granting of incentives to a project whose Design Review permit expired half a year ago, with no decision taken?

Based on the above irregularities during the public notification and permitting process, the request to utilize Housing Incentives program public funds to finance their project should be denied.

- 2) LACK OF PUBLIC TRUST IN THIS PROJECT: Because the developer did not follow the protocols regarding posting the public notice, they have proven themselves to be untrustworthy in the public's eyes, and no public funds, from taxpayers' dollars, should go to support this project.
- 3) LOW-INCOME HOUSING AIM QUESTIONABLE: The incentives being requested are to support "low-" and "very low-" income housing.
- I would like to request more information about how this development will insure for 20 years (as required) that these units will remain affordable not only affordable in terms of the cost to build, but also in terms of occupancy.
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The developer proposes to destroy almost all the old-growth Garry oaks on the property, and no mitigation can replace these.

While the project will greatly increase the number of vehicles (1.5 per unit = 54 vehicles), which will still be burning carbon fuels, it also destroys the very trees that would help maintain Lakewood's air quality.

The property is in an area of urban Garry oak canopy (see Sound Oaks Initiative map), and as such any development must take special pains to preserve the Garry oaks. No mitigation measures can replace mature Garry oaks, which are crucial today as we must all strive to combat devastating climate change.

Finally, the fact that the developer has decided – surprisingly – to preserve primarily coniferous trees, which are objectively less worthy of protection than the Garry oaks. This demonstrates that the developer remains ignorant of the Garry oaks' significance – in his treatment of the firs and oaks as if they were interchangeable.

Conifers of course grow much faster, and are already suffering from fungal diseases because of climate change. The oaks, on the other hand, are much more drought resistant and were in fact the dominant species here until European settlement.

Do not allow the environment of Lakewood to fall victim to developers whose main interest is their own profit. The people of Lakewood deserve better than this.

Thank you for your serious consideration of these important factors.

Sincerely,

Addo Aequitas admin@whitepantherpartywa.com

Lakewood, Washington 98499

From: Bunchy Carter <info@sg.actionnetwork.org>
Sent: Monday, November 29, 2021 4:21 PM

To: Ramon Rodriguez

Subject: public comment re: LU-20-00206

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- helpdesk@cityoflakewood.us ext. 4357

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Sincerely,
Bunchy Carter
The Black Panther Party of WA

Bunchy Carter bunchycartermod@protonmail.com

Lakewood, Washington 98499

From: Karin Olsen <info@sg.actionnetwork.org>
Sent: Tuesday, November 30, 2021 10:54 AM

To: Ramon Rodriguez

Subject: public comment re: LU-20-00206

Follow Up Flag: Follow up Flag Status: Flagged

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- helpdesk@cityoflakewood.us ext. 4357

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Thank you for your serious consideration of these important factors.

Sincerely,

Karin Olsen karin.seabertolsen@gmail.com 2816 Simmons RD NW Olympia, Washington 98502

From: Kimberly Cregeur < kcregeur@gmail.com>
Sent: Wednesday, December 01, 2021 3:57 PM

To: Ramon Rodriguez
Cc: Byron Cregeur

Subject: Public comments for LU-20-00206

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- helpdesk@cityoflakewood.us ext. 4357

To City of Lakewood Planning:

Thank you for the opportunity to comment on the LU-20-00206 Gravelly Lake Gardens application.

Our names are Kimberly and Byron Cregeur and we are residents of Lakewood.

We are writing to raise our objection to the current LU-21-00206 Gravelly Lake Gardens application for proposed housing development at 8931-8933 Gravelly Lake Drive SW, parcel number 5130001881.

The proposal is for two apartment buildings on a 0.9 acre property on Gravelly Lake Drive. This property is home to an extensive, increasingly rare urban Garry oak canopy with old-growth Garry oaks, mostly measuring from 20"-28" in diameter, including a massive 60" diameter multi-trunked oak. Although these trees meet the criteria for preservation per the state and Lakewood Municipal Code, the developer proposes to cut down nearly all of them (9 of 11).

City of Lakewood Municipal Code Ch. 14.154 § 030 states: "The City shall give substantial weight to the management recommendations contained in the Washington Department of Fish and Wildlife Priority Habitats and Species Program, particularly the management recommendations for Oregon white oak woodlands. [Ord. 630 § 2, 2015; Ord. 362 § 3, 2004.])

While applicants are allowed to "replace" the trees, it is of better future benefit to retain as many of the native oaks as possible, *especially* ones that are thriving. In addition to the myriad environmental reasons to save them, Garry oaks are part of Lakewood's identity and part of what makes Lakewood a desirable place to live. **The oak stands cannot be replaced in our lifetimes**, so we have a once-in-a-lifetime opportunity to protect the ones that we have.

We urge the City to take whatever steps it can to preserve these native oaks, and to encourage opportunities and solutions that acknowledge the oaks' unique status and accommodate, preserve and incorporate them as an integral part of development.

Thank you for the opportunity to provide comments. We understand the importance of affordable housing, and believe that with effective planning and oversight, development can occur without desecrating the few remaining Garry oak stands. We sincerely hope that the City will exercise its authority to fulfill its responsibilities "as a trustee of the environment for succeeding generations" (LMC Ch. 14.02 § 180).

We respectfully request that the City **not approve** the proposed tree removal in this application and that we be a party of record. Thank you very much for your time and consideration.

Sincerely,

Kimberly and Byron Cregeur 9506 Waverly Dr. SW Lakewood, WA 98499 253.255.3405 kcregeur@gmail.com bcregeur@gmail.com November 30, 2021

City of Lakewood Planning Commission 6000 Main Street Lakewood, WA 98499

Subject: Objection to Use of City of Lakewood Housing Incentive Public Funds for Gravelly Lake Gardens LU-20-00206

Dear Members of the Planning Commission,

I am writing to urge you to deny the request you received to utilize Housing Incentive public funds for LU-20-00206, the proposal that would put two apartment buildings on Gravelly Lake Drive.

While I support the inclusion of units for very-low-income residents (4 of the 36 units) and charging stations for electric vehicles, the development comes at a cost to the environmental quality of Lakewood and its residents as the project is proposed. The increased impervious surfaces and associated water quality impacts, air quality impacts from vehicle use, and loss of mature, native Garry oaks do not support the use of public funding for this development. The applicant is already permitted to increase the density of units on this site due to the inclusion of units for very-low-income residents, which seems sufficient compensation.

If the City choses to provide funding for the proposed action, I recommend that it require modification to the proposed development to reduce its pervious surface impacts, avoid the removal of native, mature oak trees, and incorporate addition native species in the planting plan. This would help to provide some reduction of the impacts associated with allowing this project to proceed.

Thank you for consideration of my comments.

Sincerely,

Nancy Brennan- Dubbs

From: Karen Devereaux

Sent: Monday, December 06, 2021 10:41 AM

To: Ramon Rodriguez

Subject: FW: Re Public Comment on Development on Gravelly Lake Drive

Hello Ramon,

I am not certain who told her to send it to me. I am now going through my emails since I was out of the office for the last 11 days. Sorry I couldn't forward to you sooner. Thanks!

Karen Devereaux | Administrative Assistant

Public Works Engineering | Community & Economic Development City of Lakewood 6000 Main Street SW, Lakewood, WA 98499 253.983.7767 kdevereaux@cityoflakewood.us

From: Sarah R [mailto:sarah.reid.714@gmail.com] **Sent:** Wednesday, December 01, 2021 5:48 PM

To: Karen Devereaux < kdevereaux@cityoflakewood.us>

Subject: Re Public Comment on Development on Gravelly Lake Drive

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- helpdesk@cityoflakewood.us ext. 4357

To whom it may concern;

In April 2021, A developer submitted a request for funding to install very low incovesterday night a crowd. The problem is there are too many questions as to how effective this project would be in fighting low income housing and it is concerning the impact that it will have on the environment and the residents who will be I subjected to the project.

It's concerning to me how Ineffective the attempt to communicate with local residents was by the company and by the city regarding this project. It has since become abundantly clear from the voice of the residents that they do not want this project to move forward.

What good does 4 very low income housing units do in a tidal wave of desperate tenants? How is that a wise use of the finding when there are empty warehouses and hotels that could serve a much better purpose of very low income units with that funding.

What does very low income mean? How long will these units remain very low income? Is the property manager going to charge exorbitant prices in the rest ig the units to compensate?

Please say no to finding this project.

Respectfully,

Sarah Reid (She/They)

"In the realm of ideas everything depends on enthusiasm... in the real world all rests on perseverance."

-- Johann Wolfgang von Goethe

Thomas Mitchell 8939 Gravelly Lake Dr. SW Unit 2 Lakewood, WA 98499

Ramon Rodriguez, Associate Planner 6000 Main Street SW Lakewood, WA 98499

Dear Mr. Rodriguez and/or To Whom It May Concern:

My name is Thomas Mitchell, and I am a resident of Lakewood. I wish to be a party of record. I'm writing in regards to what appears to originally be LU-20-00229, a planned development at 8931 and 8933 Gravelly Lake Dr. SW in Lakewood. Now, and I don't know why, it is noted in the letter I recently received as LU-20-00206.

Nearly a year ago I found out that developers were planning to put up a three story building directly east of the condo in which I live. At the time I made a public comment, in which I explained how the building would degrade the quality of my life. One of the reasons I bought my condo was because I love its location, next to the Garry Oaks. I love how the sun comes through my windows in the morning, and I can see those large and protecting oaks!

Thinking of the future, I have made some improvements to my place since moving in a year and a half ago, and life was looking good. But now that three story building is going to destroy my quality of life as I know it, and undermine my psychological health.

There are a couple of other issues regarding this that I would like to bring up. Seems the developer is attempting to use a never before used part of the Lakewood Municipal Code, 18A.90 Housing Incentives Program. Correct me if I'm wrong, but this provision says that they have to be available to low income people. This is a very nice neighborhood. If this is implemented, our property values will most surely go down, to say nothing of the fact that we will have many other problems that poor neighborhoods have...not something that I look forward to.

Maybe I was naïve, but I do feel let down by the City of Lakewood. I thought the city cared about its residents and its environment. I also understand that most of the old oaks I see in the morning are to be cut down to make way for the development. How is that possible? I thought those trees were protected by law! But I now find that the protections are weak or non-existent. I feel a sense of betrayal towards the City of Lakewood.

I am now in my late sixties. I thought I would be spending the rest of my life in my condo, enjoying the sun and trees every morning. My first letter came to nothing, but I am asking you once again. Stop the development as the proposal now stands. It will damage Lakewood and it will undermine my psychological health.

Please consider these issues. I moved here a year and a half ago because this was a very nice neighborhood and it seems that this development may go through just because someone wants to

make a buck at the expense of the people that already live here. I'm just one person but I feel my voice should be heard!

From: Tichomír Dunlop <info@sg.actionnetwork.org>

Sent: Monday, November 29, 2021 7:58 PM

To: Ramon Rodriguez

Subject: public comment re: LU-20-00206

Follow Up Flag: Follow up Flag Status: Flagged

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- helpdesk@cityoflakewood.us ext. 4357

Ramon Rodriguez,

Dear Members of the Planning Commission,

I am writing to urge you to deny the request you received to utilize Housing Incentive public funds for LU-20-00206, the proposal that would put two apartment buildings on Gravelly Lake Drive.

Please make me a party of record, and inform me of any decisions about this project.

I am sixteen years old, and am very concerned about the environment and climate change. I want a future in which Lakewood makes sure that its environment and tree canopy are strictly protected.

The developer's request for incentives should be denied for the following reasons:

1) DEFICIENT PUBLIC NOTICE: As multiple people have observed, the public notice board for this project was posted only about five months after the public comment period ended on 26 January 2021.

Eyewitnesses saw the board being erected at that time, and photo documentation shows the board, post hole and printed information to be new, and not weathered from having spent a winter outside.

The public comment period should be renewed for this reason, as it has been elsewhere in Lakewood where irregularities were discovered by members of the public -- it is not the first time that the public notice process has been deficient in Lakewood in recent months.

Moreover, members of the public (and Ms. Courtney Brunell) have not been able to find the permit in Lakewood's "permit portal" by address, only by application number LU-20-00206. This clearly impedes transparency.

2) EXPIRED PERMIT: In the permit portal, it says that the "Design Review" permit EXPIRED on May 24, 2021 -- six months ago, but that it is still "pending". How can the Planning Commission be considering the granting of incentives to a project whose Design Review permit expired half a year ago, with no decision taken?

Based on the above irregularities during the public notification and permitting process, the request to utilize Housing Incentives program public funds to finance their project should be denied.

- 2) LACK OF PUBLIC TRUST IN THIS PROJECT: Because the developer did not follow the protocols regarding posting the public notice, they have proven themselves to be untrustworthy in the public's eyes, and no public funds, from taxpayers' dollars, should go to support this project.
- 3) LOW-INCOME HOUSING AIM QUESTIONABLE: The incentives being requested are to support "low-" and "very low-" income housing.
- I would like to request more information about how this development will insure for 20 years (as required) that these units will remain affordable not only affordable in terms of the cost to build, but also in terms of occupancy.
- What guarantees has the developer made that they will be cost-efficient to inhabit (what energy efficiency steps have been taken in the design, for example)? What will be the cost to rent these "low income" or even "very low income" units, as per LMC?
- What will the cost of these "low-income" units be, if they will be sold as condos, as it seems they will be? Or what will the rent be, if they will be rentals?

4) ENVIRONMENTAL DEGRADATION: No public funds from the pockets of hard-working Lakewood tax payers should go to support the wanton destruction of Lakewood's environment -- and with it, Lakewood residents' quality of life.

The developer proposes to destroy almost all the old-growth Garry oaks on the property, and no mitigation can replace these.

While the project will greatly increase the number of vehicles (1.5 per unit = 54 vehicles), which will still be burning carbon fuels, it also destroys the very trees that would help maintain Lakewood's air quality.

The property is in an area of urban Garry oak canopy (see Sound Oaks Initiative map), and as such any development must take special pains to preserve the Garry oaks. No mitigation measures can replace mature Garry oaks, which are crucial today as we must all strive to combat devastating climate change.

Finally, the fact that the developer has decided – surprisingly – to preserve primarily coniferous trees, which are objectively less worthy of protection than the Garry oaks. This demonstrates that the developer remains ignorant of the Garry oaks' significance – in his treatment of the firs and oaks as if they were interchangeable.

Conifers of course grow much faster, and are already suffering from fungal diseases because of climate change. The oaks, on the other hand, are much more drought resistant and were in fact the dominant species here until European settlement.

Do not allow the environment of Lakewood to fall victim to developers whose main interest is their own profit. The people of Lakewood deserve better than this.

Thank you for your serious consideration of these important factors.

Sincerely,

Tichomír Dunlop tiskolin@gmail.com

Lakewood, Washington 98499

6000 Main Street SW

Lakewood, WA 98499



Public Comment: Project Gravelly Lake Gardens

11.24.2021

My name is Ursula Hair, I am the owner of 8941 Gravelly Lake Dr. SW unit 4.

I am strongly opposed against the planned project! In the 8000 block of Gravelly Lake Dr. SW there is several multi family housing already at the following numbers:

8911 several buildings "Gravelly Lake Brownstownes" multi family!

8939, 8941, 8943, 8945 "Tanner Village" multi family!

8948 multi family

8953 multi family!

8956 "LASA" homeless shelter which in my opinion qualifies as multi family!

Even though not directly located on Gravelly Lake Dr. SW there is also the sprawling "Village at Seeley Lake" right in the vicinity. With the possible construction of another apartment building there would be increased noise and pollution and the former residential character of the neighbourhood would be diminished!

On this occasion I would like to mention, that several days ago a portion of the roof of the house 8933 (part of the planned project) was demolished! Was this possibly initiated by Gravelly Lake Townhomes LLC to establish the fact that the house would be uninhabitable and due to exposure to the elements would deteriorate fast?

Thank you for your consideration!

Ursula Hair Would Hair

PLANNING COMMISSION RESOLUTION NO. 2021-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING LU-20-0206 GRAVELLY LAKE GARDENS AND FORWARDING ITS RECOMMENDATIONS TO THE LAKEWOOD CITY COUNCIL FOR CONSIDERATION AND ACTION.

WHEREAS, the City of Lakewood Title 18A.90 establishes a Housing Incentives Program; and

WHEREAS, the City Council most recently revised the Housing Incentives program in 2019 per ordinance 726; and

WHEREAS, the City of Lakewood received application LU-20-00206 Gravelly Lake Gardens Design Review on November 24, 2020 and LU-20-00229 on December 22, 2021; and

WHEREAS, The City of Lakewood issued a Determination of Non Significance (DNS), LU-20-00229 on March 17, 2021; and

WHEREAS, the City of Lakewood received 5 revised plan sets, and deemed LU-20-00206 complete in June, 2021; and

WHEREAS, pursuant to LMC 18A.90.050 in order to qualify for an inclusionary density bonus the owner of the affected parcels must executed a covenant on a form approved by the City attorney; and

WHEREAS, the covenant is an enduring contractual agreement between the owner/applicant and the City and processed as a development agreement; and,

WHEREAS, Development Agreements are considered a type V Legislative applications, which are subject to noticing requirements and require the Community Development Director and Planning Commission to make recommendation to a High Review Authority; and,

WHEREAS, the Planning Commission reviewed the proposal on November 17, 2021; and

WHERAS, a public hearing was noticed pursuant to the Lakewood Municipal Code 18A.20.310 on November 17, 2021 for a public hearing before the Planning Commission; and,

WHEREAS, a public hearing was held before the Planning Commission on December 1, 2021; and,

WHEREAS, the Lakewood Planning Commission finds that the proposed covenant in compliance with the Lakewood Municipal Code Section LMC 18A.90.050;

NOW, THEREFORE, THE LAKEWOOD PLANNING COMMISSION OF THE CITY OF LAKEWOOD, WASHINGTON, DOES RECOMMEND AS FOLLOWS:

Section 1. LU-21-00206 Gravelly Lake Gardens Housing Incentive Design Covenant to allow 4 additional, extremely-low income units for a total of 36 units located at 8933 Gravelly Lake DR SW and reduce parking for the 4 units by 50% as allowed in LMC 18A90.050.

CEDD Recommendation: Approval

Section 2: The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 1st day of December, 2021, by the following vote:

AYES: 7 BOARDMEMBERS: DON DANIELS, CONNIE COLEMAN-LACADIE, PAUL WAGEMANN, RYAN PEARSON, PHILLIP COMBS, LINN LARSEN, AND BRIAN PARSONS

NOES:	0	BOARDMEMBER	RS: NONE
ABSTAI	N: 0	BOARDMEMBER	RS: NONE
		ELS, CHAIR COMMISSION	
ATTEST	Γ:		

KAREN DEVEREAUX, SECRETARY

CITY COUNCIL RESOLUTION NO. 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, AUTHORIZING THE INLUCISONARY HOUSING INCENTIVE DESIGN COVENANT FOR LU-20-0206 GRAVELLY LAKE GARDENS.

WHEREAS, the City of Lakewood Title 18A.90 establishes a Housing Incentives Program; and

WHEREAS, the City Council most recently revised the Housing Incentives program in 2019 per ordinance 726; and

WHEREAS, the City of Lakewood received application LU-20-00206 Gravelly Lake Gardens Design Review on November 24, 2020 and LU-20-00229 on December 22, 2021; and

WHEREAS, The City of Lakewood issued a Determination of Non Significance (DNS), LU-20-00229 on March 17, 2021; and

WHEREAS, the City of Lakewood received 5 revised plan sets, and deemed LU-20-00206 complete in June, 2021; and

WHEREAS, pursuant to LMC 18A.90.050 in order to qualify for an inclusionary density bonus the owner of the affected parcels must executed a covenant on a form approved by the City attorney; and

WHEREAS, the covenant is an enduring contractual agreement between the owner applicant and the City and processed as a development agreement; and,

WHEREAS, Development Agreements are considered a Type V legislative applications, which are subject to noticing requirements and require the Community Development Director and Planning Commission to make recommendation to a High Review Authority; and,

WHEREAS, the Planning Commission reviewed the proposal on November 17, 2021; and

WHEREAS, a public hearing was noticed pursuant to the Lakewood Municipal Code 18A.20.310 on November 17, 2021 for a public hearing before the Planning Commission; and.

WHEREAS, a public hearing was held before the Planning Commission on December 1, 2021; and,

WHEREAS, on December 1, 2021 via resolution 2021-05 the Lakewood Planning Commission found the proposed covenant to be in compliance with the Lakewood

Municipal Code Section LMC 18A.90.050 and recommended the City Council approve the Housing Incentive Design Covenant; and

WHEREAS, On January 11th the City Council reviewed the proposal, public hearing comments and Planning Commission recommendation; and

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

Section 1. Approval of LU-21-00206 Gravelly Lake Gardens Housing Incentive Design Covenant to allow 4 additional, extremely-low income units for a total of 36 units located at 8933 Gravelly Lake DR SW and reduce parking for the 4 units by 50% as allowed in LMC 18A.90.050.

Section 2. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 24th day of January, 2021.

CITY OF LAKEWOOD

Don Anderson, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney