



A G E N D A

PLANNING COMMISSION

Don Daniels • Ryan Pearson • Paul Wagemann
Phillip Combs • Linn Larsen • Brian Parsons

Wednesday, January 19, 2022 at 6:30 pm

Virtual Meeting via ZOOM

6000 Main St. SW, Lakewood WA 98499

Per the Lakewood City Council, the Planning Commission will meet virtually. Residents can virtually attend Planning Commission meetings by watching them live on the City's YouTube channel @ <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 922 3575 2480

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

Live Public Participation: To provide live Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 922 3575 2480 or by going online at <https://us06web.zoom.us/j/92235752480>. Each speaker will be allowed (3) three minutes to speak during the Public comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

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

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

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|-----------|--|
| 1. | Call to Order |
| 2. | Roll Call |
| 3. | Approval of Minutes from January 5, 2022 |
| 4. | Agenda Updates |
| 5. | Public Comments |
| 6. | Public Hearings <ul style="list-style-type: none">• None |
| 7. | Unfinished Business <ul style="list-style-type: none">• None |
| 8. | New Business <ul style="list-style-type: none">• CPA 2022-02: Tillicum Neighborhood Plan and Center of Local Importance• 2021 Buildable Lands Report and Lakewood 2044 Growth Targets• Review of City Council 2021-2024 Goals |
| 9. | Reports from Staff & Commission Members & Council Liaison <ul style="list-style-type: none">• City Council Updates/Actions• Written Communications• Future Agenda Topics |

Enclosures

1. Draft Meeting Minutes from January 5, 2022
2. Staff Report: CPA 2022-02: Tillicum Neighborhood Plan and Center of Local Importance
3. Staff report: 2021 Buildable Lands Report and Lakewood 2044 Growth Targets
4. Staff Report: City Council 2021-2024 Goals

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, January 18, 2022 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
January 5, 2022
Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA 98499**

Call to Order

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

Election of the 2022 Chair and Vice Chair

Mr. Don Daniels, 2021 Chair, opened the floor for nominations for the 2022 Chair of the Planning Commission.

Mr. Ryan Pearson nominated Mr. Don Daniels. **A voice vote was taken with Mr. Daniels winning unanimously, 5-0.**

Mr. Don Daniels, 2022 Chair, opened the floor for nominations for 2022 Vice Chair of the Planning Commission. Mr. Ryan Pearson nominated himself for Vice Chair.

A voice vote was taken with Mr. Pearson winning unanimously, 5-0.

Recognizing Ms. Connie Coleman-Lacadie's Service on Planning Commission

Mr. Daniels, Chair read aloud from the resolution recognizing Ms. Coleman-Lacadie for her service to the City of Lakewood through the Planning Advisory Board from 2010 through 2014, and her service to the many projects on the Planning Commission from 2015 through 2021. Other Commissioners voiced their thanks to Ms. Coleman-Lacadie for her service.

MOTION: To approve Resolution 2022-01 recognizing Connie Coleman-Lacadie for her service on the City of Lakewood Planning Commission. **SECONDED. PASSED.**

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Paul Wagemann, Ryan Pearson, Phillip Combs, and Brian Parsons

Planning Commission Members Excused: None

Commission Members Absent: Linn Larsen

Staff Present: David Bugher, Director, Community & Economic Development; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on December 1, 2021 were approved as written by voice vote M/S/C Wagemann/Pearson. The motion carried, 5 - 0.

Agenda Updates

None

Public Comments

This meeting was held virtually to comply with Governor Inslee's Emergency Proclamations 20-28 and its addendums. No public comments were received.

Public Hearings

3-Year Climate Change Work Plan

Dave Bugher provided a review of the updated draft Lakewood Energy & Climate Change Chapter 3-year Implementation Plan.

Chair Daniels opened the public hearing. Live testimony was provided by Mr. Eric Sybil, Ms. Christina Manetti, and Mr. James Dunlop. Each commented on their support of the plan. Written comment was submitted by Ms. Kierra Phifer, Puget Sound Energy, in full support of the plan.

The Chair Daniels closed the public hearing.

The proposed Climate Change Work Plan was approved as presented by a voice vote M/S/C Combs/Wagemann, the motion passed unanimously, 5-0.

This final recommendation would be forwarded to City Council for their consideration and adoption.

Unfinished Business

None

New Business

Review of Planning Commission 2022 Work Plan

Ms. Tiffany Speir provided an overview of the role of the Planning Commission plays in assisting the City Council in areas of general planning issues, redevelopment, and transportation. Ms. Speir presented the 2022 Planning Commission Work Plan. .

Report from Council Liaison

Councilmember Mr. Paul Bocchi updated commissioners on the following topics:

- At Monday City Council Meeting, Mayor Don Anderson stepped down after a long tenure and Councilmember Jason Whalen, Deputy Mayor was installed as Mayor and Councilmember Mary Moss was installed as Deputy Mayor.
- Mr. Bocchi noted the Council is highly interested in the updates to the Non-Motorized Plan as well as the Transportation Improvement Plan. Mr. Bocchi noted Council is looking forward to qualitative improvements in areas of transportation and connectivity throughout the City with increases in quality of life.
- Snow removal was handled very well this year during the snow event noting that it rarely snows here and the City was prepared.
- Council is working on the appointment and formation of an ad hoc committee to help review the current Tree Preservation Code and prescribe revisions for Council to consider.

Reports from Commission Members and Staff

Future Planning Commission Agenda Topics

1/19/2022: Lakewood Rental Housing Safety Program

Introduction to Tillicum Neighborhood Plan and Center of Local Importance Updates

Next Regular Meeting would be held on January 19, 2022.

Meeting Adjourned at 7:26 p.m.

Don Daniels, Chair
Planning Commission 01/19/2022

City of Lakewood

Karen Devereaux, Recording Secretary
Planning Commission 01/19/2022

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Planning Commission
January 5, 2022



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: January 19, 2022
SUBJECT: Proposed Comprehensive Plan Amendment 2022-02 (Review of Tillicum Neighborhood Plan and Tillicum Center of Local Importance (CoLI))

BACKGROUND

Per Resolution 2021-14, the Lakewood City Council set the docket list for the 2022 Comprehensive Plan amendment (22CPA) cycle to include proposed Amendment 2022-02 that would:

- update the Tillicum 2011 Neighborhood Plan to reflect land zoning and development as well as City actions and infrastructure improvements conducted since its adoption; and
- update the Tillicum Center of Local Importance (CoLI.)

The Planning Commission will review this and the rest of the 22CPA docket list, conduct a public hearing, and then provide a recommendation via Resolution to the City Council in the Spring – Summer 2022 time frame. Due to the complexity of many of the 22CPA docket items, they are also being brought separately to the Commission for initial review.

Recently, Habitat for Humanity acquired parcel no. 0219212108, adjacent to properties that were rezoned from Residential 3 (R3) to Mixed Residential 2 (MR2) in 2021. Habitat submitted an application for a 2022 Comprehensive Plan/Zoning Code amendment to also redesignate the parcel from Single Family/R3 to Mixed Residential/MR2. This request will be reviewed as part of proposed Amendment 2022-02, under which the Tillicum CoLI boundaries and density would be subject to adjustment.

DISCUSSION: PROPOSED COMPREHENSIVE PLAN AMENDMENT 2022-02

Update of 2011 Tillicum Neighborhood Plan

Proposed Amendment 2022-02 provides for a review and update of the 2011 Tillicum Neighborhood Plan, as approved and incorporated into the Comprehensive Plan via City Resolution 2011-09, to reflect policy and regulation changes as well as public and private land development since its adoption. The Tillicum area is also subject to specific discussion and treatment in the Lakewood Comprehensive Plan (Section 3.10, Goal LU-52, LU-53 and Policies LU-53.1 through LU-53.4), which will need review and potential amendment in conjunction with any considered updates to the Neighborhood Plan.

The Neighborhood Plan includes the following Goals:

Goal 1: Develop community capacity

Encourage neighborhood leadership development and collaborative community involvement as a means of grassroots problem-solving.

Tasks:

1.1 Work with the Tillicum Action Committee, as the established community leadership team within Tillicum, or its successor group toward resolving community issues.

1.2 Dependent on the availability of private and public resources and a venue, promote the development of community outreach and life skills programs for youth.

1.3 Encourage public and private investment in human services, libraries, community centers, schools, and the arts to support Tillicum.

1.4 Support or foster relationships with educational institutions and organizations that encourage the development of higher education, apprenticeship and internship opportunities, and adult learning offerings to contribute to building community capacity and innovation.

Goal 2: Update infrastructure

Complete the sewer, water, and storm water infrastructure projects that are currently funded in the Tillicum and Woodbrook neighborhoods. Support the efforts of the school district to provide quality school facilities that function as focal points for family and community activity. Maintain a six-year capital facilities plan as a basis for seeking grants.

Tasks:

2.1 Institute a specific element for Tillicum within the City's statutorily required six-year capital facilities plan, incorporating the following major elements:

- Completion and implementation of the current phase of sewer trunk line and side sewer installations, including appurtenant stormwater and road restoration elements.
- Identify and seek funding for future extensions of the Tillicum/Woodbrook sewer system.

2.2 As part of working with WSDOT and other affected/involved agencies to develop and construct improvements to the I-5/Berkeley interchange, consider a revised intersection at Union Avenue SW/Berkeley Avenue SW that would fall within the capital facilities element referenced above. Inasmuch as possible, projects should be integrated and complementary to assure smooth functionality of the system. (See also 4.3 below.)

2.3 Work with the Lakewood Water District to perform water delivery system upgrades.

2.4 Work with the Clover Park School District to address the need for school facilities to serve Tillicum as redevelopment takes place.

Goal 3: Reduce crime and neglect

Enhance the ability of Tillicum citizens and the Lakewood Police Department to minimize crime through stepped up property maintenance enforcement and the implementation of public outreach programs.

Tasks:

- 3.1** Continue Lakewood's active enforcement of codes and public nuisance abatement aimed at improving property maintenance and building standards in residential neighborhoods to bolster neighborhood quality and the overall quality of life.
- 3.2** Continue targeted efforts such as the crime-free rental housing program and seek out a variety of funding sources for this and other such outreach programs.
- 3.3** Where public actions such as targeted crime reduction programs result in the unexpected displacement of people from their housing, coordinate the availability of social services to assist them in finding other shelter.
- 3.4** Maintain the City's current neighborhood patrol program in Tillicum.
- 3.5** Support and encourage community-based crime-prevention efforts through interaction and coordination with existing neighborhood watch groups, assistance in the formation of new neighborhood watch groups, and regular communication with neighborhood and civic organizations.
- 3.6** Increase participation in the crime-free housing program as a means of controlling crime related to rental properties.
- 3.7** Develop and implement a crime prevention through environmental design (CPTED) program that results in the creation of well-defined and defensible spaces by reviewing such things as proposed developments' demographic settings; intended uses; and landscaping, lighting, and building layout as a means of access control.
- 3.8** Seek ways to involve police with youth education, such as bike safety training, anti-drug courses, "cop in school" program, etc.
- 3.9** Work with the Tillicum community to develop a safety plan for Harry Todd Park.

Goal 4: Improve transportation into and within the area

Minimize the growth of traffic congestion. Balance the need for property access with traffic safety considerations. Apply standardized set of street classifications. Find new sources of revenue to upgrade streets and key intersections in Tillicum.

Tasks:

- 4.1** Develop “civic boulevard” design standards for the following streets:³³
- North Thorne Lane SW from I-5 to Portland Avenue SW
 - West Thorne Lane SW between Portland Street SW and Union Avenue
 - Portland Street SW between North Thorne Lane SW and West Thorne Lane SW
 - Union Avenue from Berkeley Avenue SW to Spruce Street SW
 - Spruce Street SW from Union Avenues SW to Portland Avenues SW
- 4.2** Develop “major gateway” design standards for the following streets:
- North Thorne Lane SW at I-5
 - Berkeley Avenue SW at I-5
- 4.3** Work with Camp Murray, JBLM, WSDOT, and ST to improve the Berkeley Avenue SW/Union Avenue SW intersection. (See also 2.2 above.)
- 4.4** Seek a method of providing an alternate connection between Tillicum and the northern part of the city besides I-5.
-
- ³³ Improvements have occurred to the last three streets listed as part of the immediate sewer project, which will direct further improvements to these streets in the future.
- 4.5** Provide opportunities for pedestrian and bicycle connections from Tillicum to other portions of Lakewood.
- 4.6** Consider a pedestrian and bicycle trail within Tillicum to safely connect the residential area with the business district. Examine the potential of a two-mile loop trail connecting Union Avenue SW, Spruce Street SW, Woodlawn Street SW, and N. Thorne Lane SW.
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- 4.7** In partnerships with private and public property owners and organizations, establish a Tillicum gateway enhancement program at the entrances to Tillicum.
- 4.8** Develop flexible off-street parking requirements and encourage transit use, walking, and bicycling.
- 4.9** Allow flexibility for shared use of off-street parking along Union Avenue SW, Berkeley Street SW, and other key arterials in Tillicum.
- 4.10** Seek out grants or other means of financing to design and construct improvements to intersections nearest to and serving I-5 interchanges, and work with WSDOT to seek funding for improvements to the interchanges themselves.
- 4.11** Use the outcome of the current planning process being funded by the Office of Economic Adjustment to direct redevelopment of key Tillicum intersections affected by military traffic.

Goal 5: Revitalize and upgrade residential and commercial areas

Identify where more dense, mixed-use development can be used to offer affordable housing opportunities within walking distance of amenities. Improve residential areas and streets to enhance the neighborhood appeal.

Tasks:

- 5.1** Develop new comprehensive plan designations and zoning classifications to be applied along Union Avenue SW, which would result in the placement of traveler services along the I-5 side of Union Avenue SW and neighborhood services on the other side.
- 5.2** Consider disallowing any additional gated communities as an impediment to social integration within neighborhoods.
- 5.3** Minimize the impact of infill development upon existing development by incorporating, to the maximum extent possible, features which impart a unique identity and sense of coherence.
- 5.4** Require that on-site amenities such as walkways, trails, or bike paths be connected to adjacent public facilities.
- 5.5** Establish public programs and/or public-private partnerships to encourage and assist redevelopment of outdated or substandard multi-family dwellings aimed at providing opportunities for affordable housing.

Goal 6: Provide a mix of housing opportunities

Enhance social and economic diversity within Tillicum by mixing affordable housing in with new market-rate development.

Tasks:

- 6.1** Encourage and support efforts to increase home ownership.
- 6.2** Support agencies and organizations that provide housing and related services to very low-, low-, and moderate-income households, and encourage their acquisition of affordable rental housing.
- 6.3** Provide for a variety of housing options in the city to support the unique housing requirements of the military personnel and their families.
- 6.4** Adopt a cottage housing ordinance.
- 6.5** Revisit the City's adopted housing incentives program (LMC 18A.50.710) and update it as appropriate to utilize such tools as density bonuses, fee waivers, reduced zoning requirements, and expedited permitting. Consider marketing efforts to stimulate use of the program.
- 6.6** Promulgate preapproved base plans for single-family construction specific to the Tillicum area. Offer these plans to individuals proposing to construct owner-occupied housing.
- 6.7** Collaborate with the Master Builders Association to provide technical assistance/education to developers to encourage greater use of green standards.
- 6.8** Develop a regulatory strategy to allow for the great house concept.

Goal 7: Expand access to American Lake

Make American Lake more accessible to Tillicum residents and visitors by identifying and enhancing more public access points to the lake, providing public amenities, and improving disabled access to the shoreline.

Tasks:

- 7.1** Expand public ownership of shorelines and opportunities for access to lakes.
- 7.2** Identify additional opportunities to provide public access to American Lake within Tillicum.
- 7.3** Install planned ADA improvements at Harry Todd Park.

Goal 8: Enhance and protect Tillicum's natural environment

Protect forest cover, riparian habitat, air quality, and the quality of groundwater flowing into American Lake.

Tasks:

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- 8.1** Assist Tillicum's revitalization through the thoughtful placement and improvement of parks and recreational activities.
 - 8.2** Identify opportunities for additional public/semi-public green space in Tillicum.
 - 8.3** Work cooperatively with development interests to protect aquifers and surface water by the gradual extension of sanitary sewers and replacement of stormwater systems with priority for those areas bordering or hydrologically related to American Lake.
 - 8.4** Utilize creative stormwater management techniques such as green roofs, rain gardens, and/or vegetated bioswales to purify water before it enters the ecosystem.

Goal 9: Maintain a sensitivity to the area's history and historical elements

Promote Tillicum's unique heritage, foster civic pride and honor past accomplishments, and use landmarks as a means to advance economic redevelopment.

Tasks:

- 9.1** Direct the City's Historic Preservation Officer to work with the City's Landmarks and Heritage Advisory Board to produce a brochure on Tillicum's history.
- 9.2** Work with the City's Landmarks and Heritage Advisory Board and the Lakewood Historical Society to install historic markers at selected locations in Tillicum.

In addition to the Goals listed above, 64 implementation strategies or "action items" were included in the Plan for each of the Goals. Long Range Strategies were also included in the Plan as listed below.

LONG-RANGE STRATEGIES

In addition to the specific actions suggested above, a number of strategies emerged through this plan's development that are thought to be outside of a foreseeable window. Certain actions cannot occur until a certain degree of evolution has occurred in other areas; while others may be part of broader citywide initiatives that affect Tillicum. These are included here in unranked order as potential later-phase items, once more immediate priorities have been addressed.

- Consider realignment of the main entrance to Harry Todd Park in a manner that better relates to residential areas and creates more favorable access, in order to encourage its use by the community.
- Expand the children's play area within Harry Todd Park.
- Develop a regional model, based on Harry Todd Park, for sustainable park development and maintenance.
- Support the use of green roofs, green walls, vegetated swales, and other such strategies to replace traditional detention techniques where appropriate to slow and cleanse stormwater.
- Implement low-impact development, "green streets," and targeted urban design strategies.
- Implement stronger design standards for commercial and multifamily development, including such items as location, materials, façade treatments, roof forms, pedestrian connectivity, landscaping, awnings, and signage.
- Examine where incentives may be used to encourage sustainable development employing such standards as LEED® Silver for commercial structures and BuiltGreen™ 4-star or better for multifamily development.
- Encourage street designs and plantings to increase canopy coverage, landscaping, and use of native species to beautify and enhance ecological value.
- Improve regional transit connectivity with Tillicum. If Sound Transit service is extended southward, seek placement of an additional station in Tillicum.
- Identify and encourage other community-based services that support neighborhoods and families, such as low-cost medical care providers.
- Develop a program for acquiring additional right of way along portions of Union Avenue SW in order to facilitate further improvements. In the future, expand "civic boulevard" design standards to include Portland Avenue SW between North Thorne Lane SW and West Thorne Lane SW, Union Avenue SW from Berkeley Avenue SW to Spruce Street SW, and Spruce Street SW from Union Avenue SW to Portland Avenue SW.
- As additional development occurs within Tillicum and public surveillance opportunities are improved, seek additional opportunities to enhance and expand nonmotorized transportation opportunities.

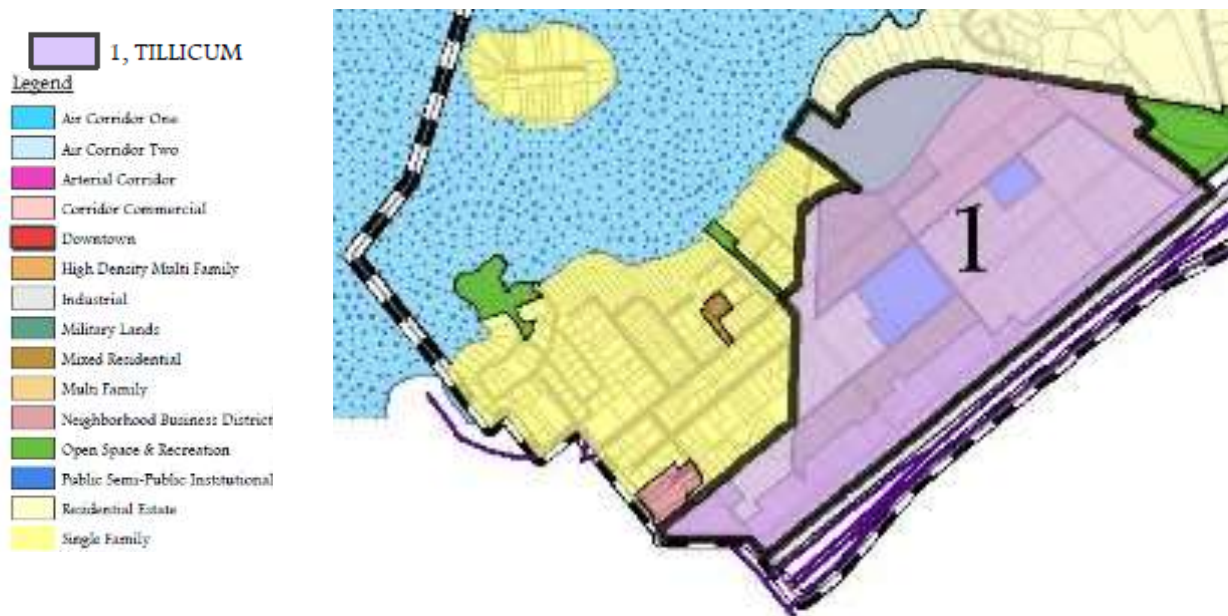
Staff is preparing a 2022 Addendum to the 2011 Tillicum Neighborhood Plan that will describe all of the actions taken by the City of Lakewood, the community and by developers to implement the Goals, Action Items and Long Term Strategies since its adoption and providing a highlight on those items and issues still outstanding. The full Plan is available for review online at: https://cityoflakewood.us/wp-content/uploads/2018/06/tillicum_plan_smaller.pdf

2014 Tillicum Center of Local Importance (CoLI)

Amendment 2022-02 will allow for a review of the Tillicum CoLI description, its boundaries, and its land use densities. In 2014, the City Council designated portions of Tillicum as one of eight (8) Centers of Local Importance (CoLI) created in compliance with the multicounty and countywide planning policies in effect at the time. The Lakewood CoLIs were designated in order to focus development and funding to areas important to the local community. Residential CoLIs were intended to promote compact, pedestrian oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options. CoLIs could also be used to identify established industrial areas. The eight CoLIs originally created include:

- A. Tillicum
- B. Fort Steilacoom/Oakbrook
- C. Custer Road
- D. Lakewood Industrial Park/CPTC
- E. South Tacoma Way
- F. Springbrook
- G. Woodbrook
- H. Lake City West

Comprehensive Plan Figure 2.4 showing the existing Tillicum CoLI boundaries is below:



In 2019, per Pierce County Resolution 2019-070s, the Pierce County Countywide Planning Policies (CPPs) were updated to reflect the 2018 Puget Sound Regional Council (PSRC) Regional Centers Framework that established new CoLI policies. Lakewood ratified these changes per City Resolution 2020-03. CPP C-29 states in part that “CoLIs may only be located in a town or city without a Countywide or Regional Center located in Pierce County.” Lakewood has a Regional Growth Center coterminous with the Downtown

Subarea; the City therefore cannot have designated CoLIs.

To be consistent with CPP Policy C-29, in 2022, the City of Lakewood needs to redesignate its eight centers originally named CoLIs as “Centers of **Municipal** Importance”, or “**CoMIs**”. These CoMIs are not intended to be designated in the future as Countywide or Regional Centers, but instead to reflect the City of Lakewood’s focus areas for preservation, resource investment and/or community and economic development goals. Maps and descriptions of the eight CoMIs will be need to be updated in Comprehensive Plan Section 2.5 and other sections as well.

Tillicum CoMI Boundary

In addition to renaming the Tillicum CoLI/CoMI, proposed amendment 2022-02 is an opportunity to consider changes to the boundaries of the Tillicum CoMI given land use changes in the area (including the new I-5 interchange at Berkeley), City infrastructure improvements, and density changes.

As the 2011 Tillicum Neighborhood Plan is reviewed and updated in the 22CPA process per development, infrastructure expansion and other changed circumstances, and as parcels are considered for rezoning within Tillicum, it may become clear that the Tillicum CoMI boundary should be adjusted as well.

Tillicum Rezoning Requests

Two staff proposals were initially presented in the 22CPA docket-setting process as a result of initial analysis related to the Habitat for Humanity-proposed rezone. The map below shows Staff Option 1:



The “red dots” on the map above show Habitat of Humanity property ownership. Under this option, the underlying land use and zoning for the area shown in red would be modified from Single Family/R3 to Mixed Residential/MR2. Current development density within

this area matches MR2 standards.

Staff Option 2 would be to extend increased density further north, northwest. The proposed land use/zoning for both areas in red below would change from Single Family/R3 to Mixed Residential/MR2:



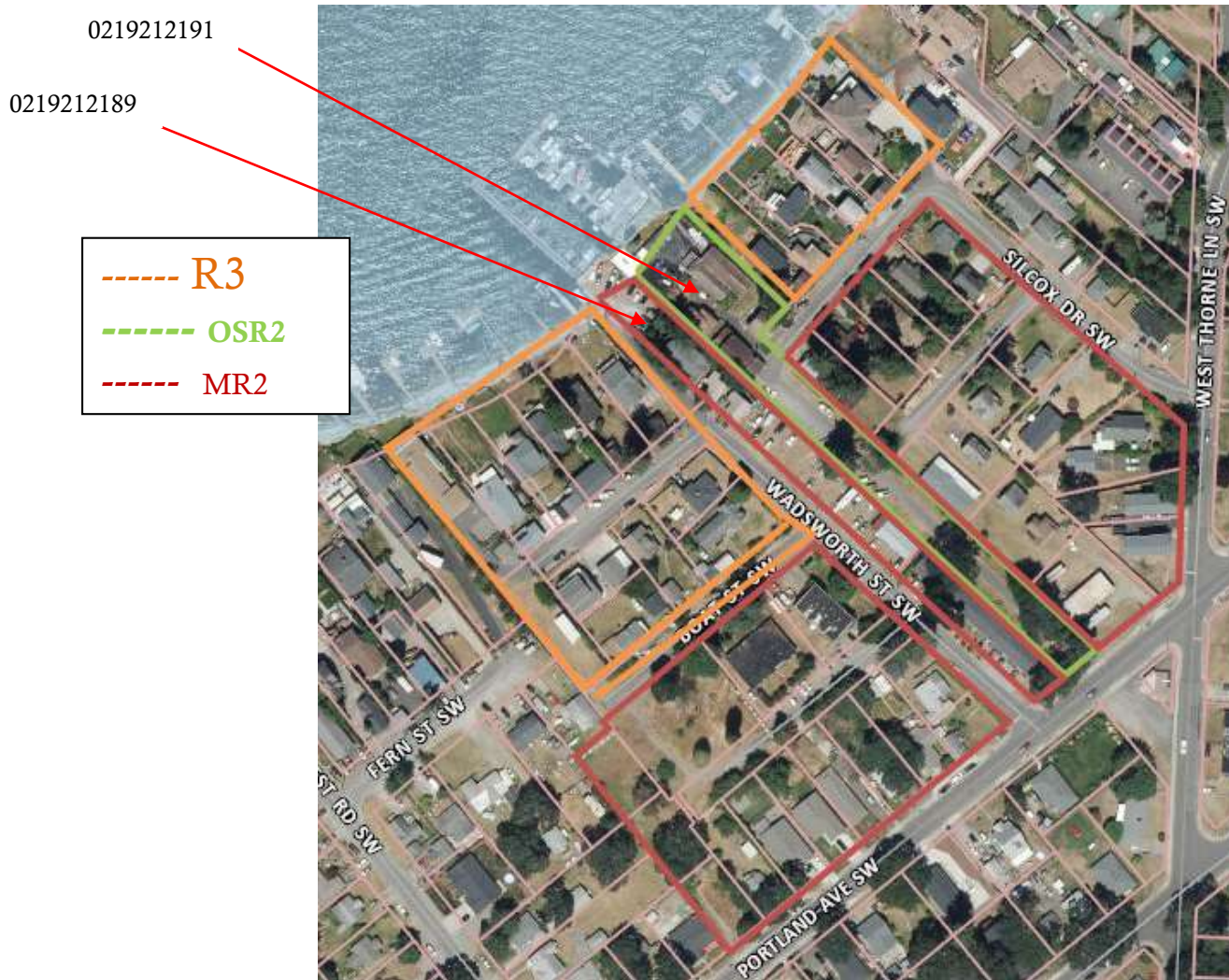
The two red areas in the Option 2 map above are NOT connected. There are two properties in between, one of which is zoned R3 and the other is zoned Open Space & Recreation 2 (OSR2.) These properties are affiliated with Bill's Boathouse, Silcox Island residents, a boat ramp, and parking area.

During public comments on the 2022 CPA docket, a request was submitted by the Silcox Island Corporation to rezone parcel no. 0219212189 from R3 to MR2 as part of amendment 2022-02. In the Option 1 map above, parcel no. 0219212189 is located across the street (Wadsworth) from the proposed rezone outlined in red. In Option 2 above, the parcel is located in between the two areas proposed to be rezoned and outlined in red.



Parcel 0219212191, immediately to the east of parcel 0219212189, is zoned Open Space & Recreation 2 (OSR2.) That zoning was part of a compromise with area residents when it was established in 2001.

The map below shows the zoning if staff's Option 2 was combined with the request from Silcox Island Corporation:



The map below is a rough depiction of zoning in the Tillicum neighborhood if Option 2 was combined with the requested rezone from Silcox Island Corporation. The neighborhood would have R3, MF1, MF2, MR2, NC2, PI, OSR1 and OSR2 parcels.



| | |
|-------------------------------|------------------------------------|
| Multi Family One (MF1) | Open Space & Recreation One (OSR1) |
| Multi Family Two (MF2) | Open Space & Recreation Two (OSR2) |
| Multi Family Three (MF3) | Public / Institutional (PI) |
| Military Lands (ML) | Residential One (R1) |
| Mixed Residential One (MR1) | Residential Two (R2) |
| Mixed Residential Two (MR2) | Residential Three (R3) |
| Neighborhood Commercial (NC1) | |
| Neighborhood Commercial (NC2) | |



TO: Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: January 19, 2022
SUBJECT: 2021 Buildable Lands Report and 2044 Growth Targets

2021 BUILDABLE LANDS REPORT

The Pierce County 2021 Buildable Lands Report (21BLR) was published in September 2021. To meet the Buildable Lands Program requirements, the 2020-2044 housing and employment capacities were compared to the 2030 housing and employment growth targets to determine if they are still within those growth expectations.

Since the 2044 growth targets were not formally adopted at the time the 21BLR was completed, the report does not contain the full consistency evaluation and findings. The capacity data will be updated in a subsequent report (expected by Fall 2022) to further analyze cities' and Pierce County's consistency with the 2044 growth targets once those targets are finalized.

In the 21BLR, Lakewood was found to have a year 2044 capacity for 4,140 more housing units than needed to meet its year 2030 target:

PIERCE COUNTY BUILDABLE LANDS REPORT (FOURTH EDITION)

09/30/2021

| Table 1-11: Countywide Housing Capacity and Need by Jurisdiction | | | |
|--|---|--|------------|
| Jurisdiction | 2020-2044 Housing Capacity (Dwelling Units) | 2020-2030 Housing Need (Dwelling Units) ¹ | Difference |
| Lakewood | 11,371 | 7,231 | 4,140 |

Lakewood was also found to have a year 2044 capacity for 5,293 more jobs than needed to meet its year 2030 target:

PIERCE COUNTY BUILDABLE LANDS REPORT (FOURTH EDITION)

09/30/2021

| Table 1-12: Countywide Employment Capacity and Need by Jurisdiction | | | |
|---|--------------------------------------|---|------------|
| Jurisdiction | 2020-2044 Employment Capacity (Jobs) | 2019-2030 Employment Need (Jobs) ² | Difference |
| Lakewood | 12,647 | 7,354 | 5,293 |

The 21BLR also concluded that Lakewood's Housing Capacity and Employment Capacity was also sufficient for the draft 2044 targets used in the report:

Table 1-13: Countywide Capacity and DRAFT 2020-2044 Need

| Jurisdiction | Housing Capacity | 2020-2044 DRAFT Housing Need | Difference | Employment Capacity | 2020-2044 DRAFT Employment Need | Difference |
|--------------|------------------|------------------------------|------------|---------------------|---------------------------------|------------|
| Lakewood | 11,371 | 6,983 | 4,388 | 12,647 | 10,054 | 2,593 |

2044 GROWTH TARGETS

Lakewood is designated a “Core City” in VISION 2050, the multi-county planning policies that cover the King, Pierce, Snohomish, and Kitsap County region. Pierce County has developed draft 2044 population, housing, and employment growth targets for its Core Cities as shown below. These targets will be reviewed at the Pierce County Regional Council and then considered for action by the County Council this spring.

Pierce County Draft Core Cities Population Growth Targets

| Regional Geography Share: 60,900 | | | |
|---|-------------------------------|------------------------------------|------------------------------|
| Jurisdiction | 2020 Census Population | 2020-2044 Population Growth | 2044 Total Population |
| Auburn | 10,013 | 263 | 10,276 |
| Lakewood | 63,612 | 16,662 | 80,274 |
| Puyallup | 42,973 | 16,995 | 59,968 |
| University Place | 34,866 | 7,994 | 42,860 |
| Total | 151,464 | 41,914 | 193,378 |

Pierce County Draft Core Cities Housing Growth Targets

| Jurisdiction | 2020 Census Housing Units | 2020-2044 Housing Unit Growth | 2044 Total Housing Units |
|---------------------|----------------------------------|--------------------------------------|---------------------------------|
| Auburn | 3,898 | 96 | 3,994 |
| Lakewood | 26,999 | 6,983 | 33,982 |
| Puyallup | 18,106 | 6,880 | 24,986 |
| University Place | 14,427 | 3,294 | 17,721 |
| Total | 63,430 | 17,253 | 80,683 |

Pierce County Draft Core Cities Employment Growth Targets

| Regional Geography Share: 33,925 | | | |
|---|----------------------------------|------------------------------------|------------------------------|
| Jurisdiction | Estimated 2020 Employment | 2020-2044 Employment Growth | 2044 Total Employment |
| Auburn | 1,247 | 0 | 1,247 |
| Lakewood | 29,872 | 9,863 | 39,735 |
| Puyallup | 30,559 | 14,717 | 45,276 |
| University Place | 7,145 | 2,943 | 10,088 |
| Total | 68,823 | 27,521 | 96,344 |

Pierce County's draft 2044 population target for Lakewood is 3,582 more people than Lakewood's own estimate of 76,692. However, the higher number is achievable if:

- Lakewood's land use planning occurs at the highest densities allowed, particularly in the Downtown and Lakewood Station District Subareas; and
- additional housing units for 25 people per year were built in Lakewood outside of the subareas.

Assuming development occurs as the maximum allowed densities in the subareas, the 806 additional units from the Downtown Subarea and the 492 additional units from the Lakewood Station District Subarea total 1,298 additional units. This is just 260 units less than the County's updated draft 2044 target for Lakewood. If an additional 11 housing units per year were built elsewhere in Lakewood, the City would meet the updated draft County housing target.

| | 2044 Population Target | 2044 Housing Target |
|---|---|---|
| Pierce County- Estimated Targets | 80,274 (16,662 growth from 2020 baseline) | 33,982 (6,983 growth from 2020 baseline) |
| Lakewood Projections | 76,692 (13,380 growth from 2020 baseline) | 32,497 (5,498 growth from 2020 baseline) |
| Additional Lakewood Growth Needed to Meet Pierce County Estimated 2044 Targets | 3,582 (150 people per year) additional people must be planned for to meet 2044 Population Target: - 3,064 people will be housed if subarea build-out occurs at maximum allowed densities in subareas. - 598 people (25 more people per year over 24 years) must be housed outside of subareas. | 1,558 additional units needed to meet 2044 Housing Target: - 1,298 additional units will be built if subarea development occurs at maximum allowed densities. - 260 units (11 units per year over 24 years) must be built outside of subareas. |

NEXT STEPS

Lakewood will need to provide its reasoning for how the City will meet the 2044 population target of 80,274 people and 2044 housing target of 33,982 units to the Pierce County Council and the PSRC. City Council representatives serving on the PCRC will also need to be prepared to explain the City's reasoning at the appropriate time.

Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, economic prosperity, and the equitable delivery of municipal services. We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future.

The City Council's vision for Lakewood at its 30 Year Anniversary is a community:

- *Inspired by its own sense of history and progress;*
- *Known for its safe and attractive neighborhoods, vibrant downtown, active arts and cultural communities;*
- *Sustained by robust economic growth and job creation;*
- *Recognized for the excellence of its public and private schools, and its community and technical colleges;*
- *Characterized by the beauty of its lakes, parks and natural environment;*
- *Acknowledged for excellence in the delivery of municipal services;*
- *That actively cultivates, embraces, and continually strives to create a more inclusive community with the equitable delivery of City services; and*
- *Supportive of Joint Base Lewis McChord (JBLM), Camp Murray, service members and their families.*

The purpose of the City Council Goals is to direct our community toward positive change and serve as the policy direction for City government as well as the policy guide for developing and implementing the City's next two biennial budgets (2021-2022 and 2023-2024). Council goals guide the allocation of resources through the budget and capital improvement program to assure that organizational work plans and projects are developed and achieved that move the community forward.

Operational values improve and optimize the functional performance of the City to achieve the Goals and Objectives listed in this plan.

- Regional Partnerships – The City encourages and participates in regional approaches to service delivery to the extent that a regional model produces efficiencies and cost savings, and ultimately improves service to our community members.
- Efficiency – The City is committed to providing public services in the most efficient manner possible and maximizing the public's return on its investment. The City will concentrate efforts on data-driven decisions that optimize available resources.
- Accountability – The City is accountable to the community for the achievement of City goals. The City will identify meaningful metrics and determine a series of benchmarks to convey City efforts within goal areas. The City will track performances over the next four years, adjusting when necessary, to optimize services and efforts.
- Proactive Focus – The City proactively focuses on the entire condition of the City. The City will promote long-term financial and strategic planning backed by quantifiable data and analysis.

GOAL: The City of Lakewood promotes and supports a dynamic and robust local economy.

Objectives:

I.1 Align economic goals and resources across departments.

- A. Implement and continue to adjust the City's comprehensive economic development strategy to attract and preserve family and high wage jobs.
- B. Review and develop prudent business incentives that enhance economic development.
- C. Direct growth through sound planning. Update land use codes as necessary and continue to improve internal processes, including the implementation of new technologies.

I.2 Pursue infrastructure improvements vital to economic development and to bolster the City's competitiveness.

- A. Implement catalyst projects that promote private investment, i.e., the Downtown Plan, Lakewood Station District Plan, and the development of the Woodbrook Business Park and Lakewood Landing.
- B. Improve underutilized commercial and mixed-use areas, e.g., the WSDOT facility, revise zoning regulations where appropriate and minimize nonconforming uses.
- C. Expand and improve utilities and community assets, such as sewers, libraries, parks, public spaces, etc.

I.3 Enhance and diversify housing stock and improve multi-generational community assets.

- A. Improve and expand programs and policies to increase homeownership, diversify housing stock, and preserve existing housing to meet community needs.
- B. Continue to support youth and senior programming and expand community events.
- C. Support and preserve historical, cultural, and ecological places of significance.

I.4 Foster collaborative and advantageous partnerships with businesses, community members, non-profits, and regional partners.

- A. Be a leader in local economic development, regional transportation and planning policies.
- B. Continue partnership with JBLM and Camp Murray to improve communication and connectivity, land use development, and transportation.
- C. Expand partnerships with the Chamber of Commerce, neighborhood groups and associations, and other civic groups.
- D. Develop an educated workforce through collaboration with local educational institutions to leverage collective resources and to enhance K-12 and higher education opportunities.

I.5 Promote and facilitate sustainable economic development.

- A. Focus resources on business creation, attraction, retention, and expansion.
- B. Promote an entrepreneurial environment, encourage a balance of manufacturing, commercial, professional, and retail and service businesses.
- C. Continue to leverage and improve City assets, e.g., location, access, lakes, parks, civic engagement opportunities, transit options, cultural amenities, activity hubs, and utilities.

GOAL: The City of Lakewood provides safe, clean, well-maintained, and dependable infrastructure.

Objectives:

2.1 Implement capital infrastructure projects to improve transportation, park, utility systems.

- A. Identify future transportation projects and determine advantageous and sustainable funding strategies. Update the comprehensive plan and six-year TIP when necessary.
- B. Construct a Downtown Park that serves as a catalyst for the Downtown area.
- C. Expand neighborhood and non-motorized transportation infrastructure improvements to increase accessibility and connectivity to roadways, parks, public spaces, and public buildings.
- D. Provide a quality and diverse park and recreation system making strategic additions when prudent.
- E. Implement innovative technology solutions to enhance accessibility, operations, and City services.
- F. Partner with community members and stakeholders to identify and implement infrastructure solutions.

2.2 Invest in preventative maintenance of facilities, parks, and streets to protect City assets.

- A. Maintain infrastructure using best management practices to ensure it is reliable, safe, aesthetically pleasing, cost effective, and improves municipal services.

2.3 Advance infrastructure projects that enhance the City's identity and diversity.

- A. Enhance and upgrade street amenities, public right-of-way, and wayfinding and reader board signage.
- B. Showcase art, culture, and history to enhance sense of place.

2.4 Increase connectivity and accessibility.

- A. Leverage transit, multimodal infrastructure, and new technologies to improve accessibility in the City and with neighboring communities.
- B. Implement "complete streets" and non-motorized transportation projects that enable safe access for all users, and increases connectivity between neighborhoods, parks, and commercial areas. Update the Non-motorized Transportation Plan.
- C. Proactively pursue transportation safety solutions, including rail safety improvements.

GOAL: *The City of Lakewood is one of the safest cities in Washington State.*

Objectives:

3.1 Improve community safety and reduce crime through data driven processes.

- A. Enhance law enforcement services through on-going training and new technologies.
- B. Promote crime prevention through environmental design (CPTED) principles.
- C. Develop, practice, update, and implement emergency management plans.

3.2 Match perception of public safety with reality.

- A. Promote advancements and achievements in public safety and the overall safety of the community.
- B. Provide streamlined and innovative public safety resources for residents, businesses, and visitors.

3.3 Provide resources to support the health, welfare, and safety of the community.

- A. Increase proactive abatement, code enforcement, and housing safety programs to eliminate blight and unsafe conditions.
- B. Encourage neighborhood association safety initiatives.
- C. Support creative criminal justice and alternative diversion programs.
- D. Take a proactive role in legislative advocacy in matters that impact public safety.
- E. Identify and implement new technologies and innovative programs that enhance municipal court services for the community and contract jurisdictions.

3.4 Expand community outreach and educational programs.

- A. Cultivate and sustain collaborative partnerships with law enforcement and community stakeholders to develop effective solutions, increase trust, and encourage mutual accountability.
- B. Continue to improve communication efforts with youth and underserved communities to remove barriers, increase trust, and provide opportunities for meaningful engagement.
- C. Emphasize crime prevention through public education.
- D. Use innovative approaches and partnerships to provide connections to services to individuals experiencing behavioral health incidents and/or homelessness.

GOAL: *The City of Lakewood maintains a strong fiscal position.*

Objectives:

4.1 Provide efficient and effective municipal services.

- A. Invest resources in core functions based on priorities.
- B. Continually analyze risk assumed by the City, adjust policies and programming if necessary.
- C. Monitor, refine, and respond to performance measures.

4.2 Evaluate revenues and expenditures and respond to changing service needs.

- A. Maintain and strategically use reserves in case of economic fluctuations, emergency needs, and to take advantage of emerging opportunities.
- B. Develop balanced biennial budgets consistent with adopted financial policies.
- C. Diversify revenue base and explore innovative funding sources.

4.3 Make smart investments in people, places, and resources.

- A. Continue to hire and cultivate top tier City personnel and strategically plan for future City leadership needs.
- B. Seek and promote diverse advisory groups.
- C. Continue to maintain “Well City” status.
- D. Continue to evaluate and implement strategic partnerships with other jurisdictions and entities for joint services when of benefit to the community.
- E. Continue to enhance cyber security measures to protect City systems.
- F. Effectively use American Rescue Plan Act funds to help the community recover from the COVID-19 pandemic.

GOAL: The City of Lakewood communicates its goals, successes, and challenges to the community and serves as a leader and champion for the community.

Objectives:

5.1 Enhance communications with residents, businesses, and community stakeholders about City issues, projects, and services.

- A. Create and implement a Communication Strategic Plan that prioritizes inclusivity, community engagement, meaningful civic participation, and enhances branding standards.
- B. Leverage new and existing communication methods and innovative partnerships to effectively build trust, disseminate information, and reduce barriers to access.
- C. Enhance city's image through positive mixed media campaigns and spotlights, planning tools, land use codes, code enforcement, and infrastructure improvements.
- D. Continuously enhance online and digital services.
- E. Regularly implement surveys that measure community priorities, satisfaction, and specific projects.

5.2 Advocate for Lakewood at all levels of government.

- A. Continue to serve in a leadership capacity in national, regional, and local affairs.
- B. Develop annual legislative agenda and proactively engage with the county council, state legislature, and federal delegation.
- C. Improve awareness of JBLM's and Camp Murray's direct and indirect economic impacts on the city, region, county, and state.
- D. Advocate for increased public infrastructure funding for streets, non-motorized pathways, and parks and public spaces.
- E. Advocate for innovative solutions to lagging general fund growth, including: economic development programs to expand City revenues, such as including tax increment financing, and solutions to address unfunded mandates.

5.3 Strengthen connection and engagement with stakeholders, partners, and communities.

- A. Expand meaningful, two-way communication and engagement opportunities with community stakeholders and regional partners.
- B. Support and collaboratively engage with neighborhood groups, civic associations, and non-profits.
- C. Support access to information on workforce development, healthcare, and local services.
- D. Strengthen relationship with local school districts, colleges, and other public entities.

GOAL: The City of Lakewood is a livable, resilient, and inclusive community that embraces and celebrates diversity and delivers equitable municipal services.

NOTE: All Economic Development, Dependable Infrastructure, Public Safety, Fiscal Responsibility, and Transparency goals and objectives support the continued advancement of a robust and active community in Lakewood.

Objectives:

6.1 Continue to improve the quality of life for all residents, businesses, and visitors.

- A. Continue to partner with community-based organizations and partner entities to support the community's most vulnerable individuals and families.
- B. Support and encourage the physical, emotional, and behavioral health of those that live, work, and visit Lakewood.
- C. Develop, partner, and implement innovative strategies that foster a more livable, healthy, equitable, and resilient community.
- D. Enhance City-led community programming and events.

6.2 Continue to build and support an inclusive and equitable community that embraces, celebrates, and enhances diversity.

- A. Develop a Diversity, Equity, and Inclusion Strategic Plan to identify and provide tools and solutions to equity gaps in processes, policies, plans, programs, and services offered by the City using data-driven approaches.
- B. Enhance and expand communication and outreach efforts to eliminate barriers to full civic engagement and participation, creating a more inclusive, connected, and active community.
- C. Continue to build diversity, equity, and inclusion competency in City leadership and across the organization.
- D. Facilitate relationships with external partners and community stakeholders to increase inclusion and equitable access to services in Lakewood and beyond.

6.3 Provide a range of amenities and events that attract residents, businesses, and visitors.

- A. Celebrate, value and support the cultural diversity of the community through partnerships, public art, events and programs.
- B. Develop and expand events and activity hubs with a sense of place, dynamic user experiences, and a diversity of opportunities.
- C. Increase the connectivity of people and places throughout the community to cultivate a "neighborhood-feel" using infrastructure improvements, design standard enhancements, and recreational amenities and event offerings.