



# A G E N D A

## PLANNING COMMISSION

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

**Wednesday, April 6, 2022 at 6:30 pm**

**Hybrid Meeting: In-Person & Virtual via ZOOM**

**Council Chambers 6000 Main St. SW, Lakewood WA 98499**

**Per the Lakewood City Council, the Planning Commission will meet in a hybrid in-person and virtual format.**

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually 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: 864 2883 6136

**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](mailto: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 Virtual Public Participation:** To provide live virtual 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: 864 2883 6136 or by going online at <https://us06web.zoom.us/j/86428836136>. 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/86428836136> 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.

<b>1.</b>	<b>Call to Order</b>
<b>2.</b>	<b>Roll Call</b>
<b>3.</b>	<b>Approval of Minutes from March 30, 2022 (if available)</b>
<b>4.</b>	<b>Agenda Updates</b>
<b>5.</b>	<b>Public Comments</b>
<b>6.</b>	<b>Public Hearings</b> <ul style="list-style-type: none"><li>• Amendments to Shoreline Restoration Plan</li></ul>
<b>7.</b>	<b>Unfinished Business</b> <ul style="list-style-type: none"><li>• None</li></ul>
<b>8.</b>	<b>New Business</b> <ul style="list-style-type: none"><li>• Economic Development Strategy Draft Plan</li><li>• Review of 2022 Comprehensive Plan Amendment Docket (Proposed amendments 2022-01, -03, -05, -06)</li></ul>
<b>9.</b>	<b>Reports from Council Liaison, City Staff &amp; Commission Members</b> <ul style="list-style-type: none"><li>• City Council Updates/Actions</li><li>• City Staff Updates</li><li>• Future Agenda Topics</li></ul>

### Enclosures

1. Draft Meeting Minutes from March 30, 2022 (if available)
2. Staff Report: Amendments to Shoreline Restoration Plan
3. Staff Report: Economic Development Strategy Draft Plan
4. Staff Report: Review of Proposed 2022 Comprehensive Plan Amendments 2022-01, -03, -05, -06

### Members Only

Please email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or call Karen Devereaux at 253.983.7767 no later than Tuesday, April 5, 2022 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
March 30, 2022  
Hybrid In-Person/Virtual Meeting via ZOOM  
6000 Main Street SW, Lakewood, WA 98499**

**Call to Order**

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

**Roll Call**

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

Planning Commission Members Excused: Linn Larsen and Paul Wagemann

Commission Members Absent: None

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 March 2, 2022 were approved as written by voice vote M/S/C Pearson/Estrada. The motion carried, 4 - 0.**

**Agenda Updates**

None

**Public Comments**

No public comments were received.

**Public Hearings**

None

**Unfinished Business**

None

**New Business**

*Review of Proposed Climate Change Implementation Plan per City Council Direction*

Mr. David Bugher explained that on January 5, 2022 the Planning Commission adopted a three-year climate change work plan. On February 14, Commission's recommendations were forwarded to the City Council for review and consideration. The Council requested that each measure within the work plan be scored for importance and that target metrics and estimated costs be established. On March 30, the work was completed by staff and presented to the Commission for additional review.

Mr. Bugher described how he established the climate change metric using metrics in combination: monetary value; number; difficulty; priority; and timing. Under the categories were also sub-categories. From those subcategories a score sheet was developed using numeric ratings.

Mr. Bugher reviewed the four attachments included in the agenda packet, listed below:

1. Approved Climate Change Action Plan Items (July 6, 201 Adoption, Ordinance No. 756)
2. Lakewood Planning Commission Climate Change Recommended Work Plan January 5, 2022
3. Climate Change Metric Analysis

#### 4. Work Plan Items Sorted by Importance (lower the number the higher the importance)

Mr. Bugher informed Commissioners that the review of the 2022 Pierce County Solid and Hazardous Waste Management Plan (SHWMP) update would be added to the Climate Change Work Plan Items.

Commissioners expressed a desire to make noticeable impacts on reducing greenhouse gases and discussed the effects of citizens' use of gas vehicles and where to place electric charging stations to implement the most use and impact.

Commissioners examined ways to develop annual measurements to quantify results and impacts of the Climate Change Work Plan realizing it will be difficult without hiring a consultant and data will need to be tracked over a significant length of time.

#### **Report from Council Liaison**

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

- City has scheduled a list of community events such as the Reel Life 96 film competition held at the McGavick Center on March 19
- Spring 2022 Community Clean Up would be held on April 9 & 10 at the Lakewood Transfer Station
- Park Appreciation Day April 23 would be celebrated at Ft. Steilacoom Park
- Mayor's bi-monthly Community Coffeehouse Events on Thursdays (the next meeting would be on May 26; view more information at <https://cityoflakewood.us/coffeehouse/>)

#### **Reports from Commission Members and Staff**

Ms. Tiffany Speir reviewed the following topics slated for discussion at the April 6 meeting:

#### Future Planning Commission Agenda Topics

**04/06/2022:** Public Hearing on Amendments to the Shoreline Restoration Plan; Action on Climate Change Implementation Plan; Economic Development Strategy Draft Plan; Review of 2022 Comprehensive Plan Amendments for Amendments 2022-01, -03, -05, and -06.

**Next Regular Meeting** to be held as a hybrid in-person/remote Zoom meeting on April 6, 2022.

**Meeting Adjourned** at 7:14 p.m.

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Don Daniels, Chair  
Planning Commission 04/06/2022

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Karen Devereaux, Recording Secretary  
Planning Commission 04/06/2022



TO: Planning Commission  
FROM: Tiffany Speir, Long Range & Strategic Planning Manager  
DATE: April 6, 2022  
SUBJECT: Public hearing on Proposed Amendments to Lakewood 2019 Shoreline Restoration Plan

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Per Lakewood's adopted Shoreline Restoration Plan and Council action in Ordinances 711 and 718, the Planning Commission is tasked with "hold[ing] a meeting annually at which reports will be provided by organizations and individuals who have conducted shoreline restoration activities within the City, and the Commission will determine whether to recommend amendments to the Restoration Plan for Council consideration."

Several potential amendments to the 2019 Restoration Plan are proposed by the City:

1. The City no longer participates in the annual monitoring program shown below in ~~strikeout~~ :

4.2 Watershed-Wide Action Items to Support Implementation of Chambers-Clover Creek Watershed Action Plan

\* \* \*

~~18. The City also financially supports the Pierce Conservation District Stream Team in its efforts to sample and analyze water from several lakes in Lakewood. This is a long-term, ongoing project, and several more years of data will be necessary before it can be determined if there are any measurable trends in water quality.~~

2. Remove text shown in ~~strikeout~~ below:

7.2 Priority 2 – Improve Water Quality and Reduce Sediment and Pollutant Delivery

\* \* \*

As noted in the Chambers-Clover Creek Watershed Action Plan and other sources, phosphorus and other pollutants from improperly functioning on-site sewage systems (OSS) is a concern in the watershed overall as well as in the immediate vicinity of American Lake and Waughop Lake. ~~{Current study rejects previous sentence.}~~

TO: Planning Commission

FROM: Tiffany Speir, Long Range & Strategic Planning Manager

DATE: April 6, 2022

SUBJECT: Proposed Comprehensive Plan Amendments:

**Special note re Western State Hospital Master Plan Update**

**2022-01** Rezone of parcels near St. Clare Hospital;

**2022-03** Review and update of Housing Chapter and Related Amendments to LMC Title 18A Development Regulations;

**2022-05** Update text of the Comprehensive Plan to reflect the adoption of VISION 2050 and renaming Centers of Local Importance per the 2018 Regional Centers Framework and the 2019 Countywide Planning Policies;

**2022-06** Update Certain Comprehensive Plan Maps and Figures to Reflect Adoption of the 2020 Parks Legacy Plan, the Downtown and Lakewood Station District Subareas, Updates in the Tillicum Neighborhood, and Certain City Landmarks

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#### **BACKGROUND**

Per Resolution 2021-14, the Lakewood City Council set the docket list for the 2022 Comprehensive Plan amendment (22CPA) cycle to include seven potential amendments. Due to the variety and complexity of this cycle's amendments, the Planning Commission has been reviewing them in part over time prior to conducting a public hearing and considering action on the entire docket. The Commission is currently scheduled to hold a public hearing on May 18 and take action on the entire amendment docket on June 1.

This memorandum includes initial presentations of four of the potential amendments:

- **2022-01** Redesignate and rezone parcels hosting Garry Oaks near St. Clare Hospital from Public & Semi-Public Institutional (PI) to Open Space & Recreation (OSR) and from Public Institutional (PI) to Open Space & Recreation 1 (OSR1)
- **2022-03** Review and update of Housing Chapter and Related Amendments to LMC Title 18A Development Regulations
- **2022-05** Update text of the Comprehensive Plan to reflect the adoption of VISION 2050 and renaming Centers of Local Importance per the 2018 Regional Centers Framework and the 2019 Countywide Planning Policies
- **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.

**Special Note Regarding Western State Hospital Master Plan Update:** A proposed amendment to reflect the adoption of a new Master Plan for Western State Hospital (WSH) was initially included in the 2021 Comprehensive Plan amendment cycle per City Council

Resolution 2020-15 based on the anticipation that City review of the proposed WSH Master Plan would be completed during 2020 or 2021. This did not occur, and the amendment was continued to the 2022 Comprehensive Plan amendment cycle per recommendation by Planning Commission Resolution 2021-02 and action through City Council Ordinance 756.

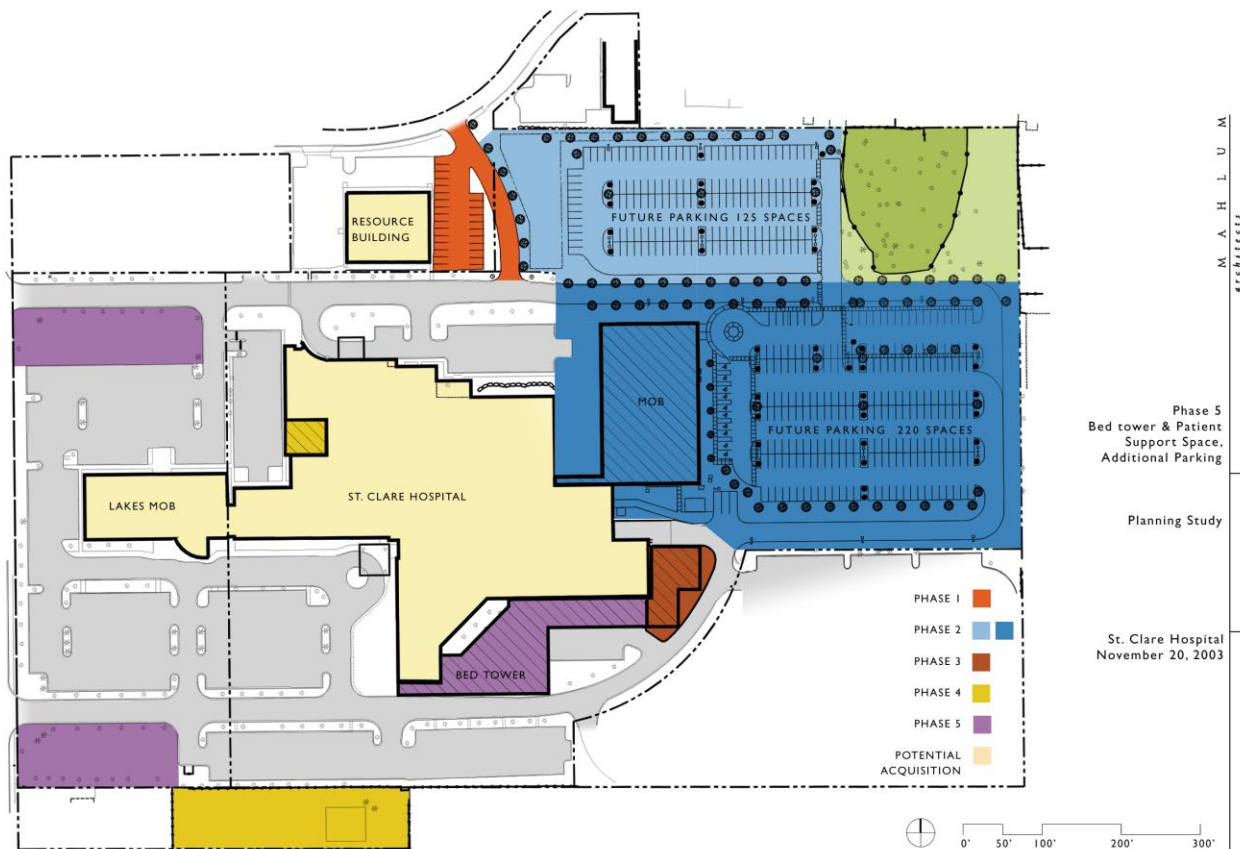
This continued amendment was originally intended to be proposed as amendment number 2022-05 by the Planning Commission to the City Council in Resolution 2021-04. However, due to staff error, that amendment number was inadvertently assigned to the amendment to “Update sections of the Comprehensive Plan to reflect the adoption of VISION 2050 by the Puget Sound Regional Council.” The amendment regarding WSH’s Master Plan update was therefore not included as an amendment in the 2022 docket in City Council.

No action has been taken to date by the City to adopt a new WSH Master Plan based on DSHS’s 2021 application submittals. DSHS submitted a revised Master Plan application in March 2022. As a result, CEDD will continue the proposed amendment that would update the Comprehensive Plan to reflect the new WSH Master Plan to the 2023 update cycle.

## DISCUSSION

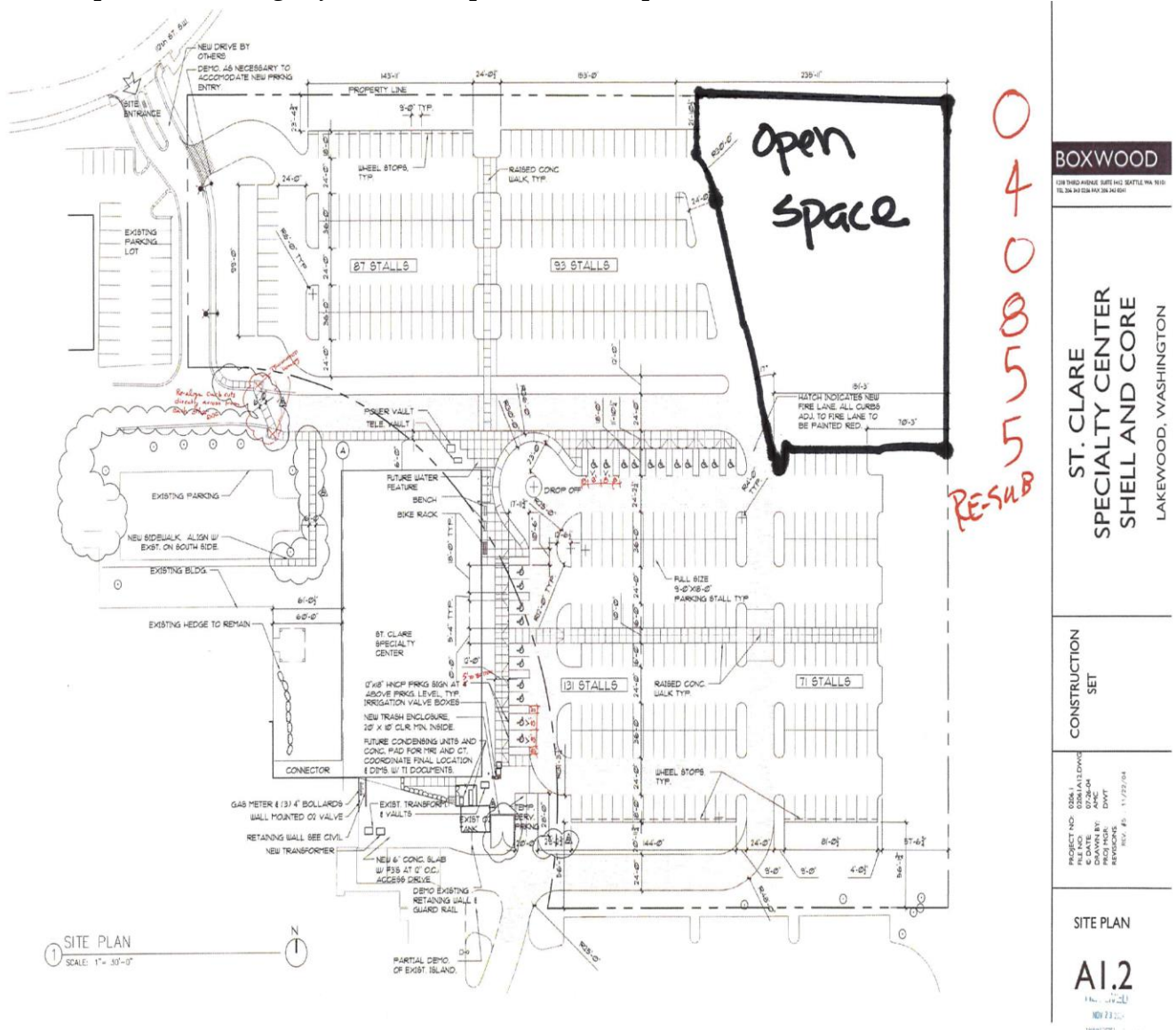
### **2022-01 Redesignate and rezone parcel(s) hosting Garry Oaks near St. Clare Hospital from Public Institutional to Open Space & Recreation**

In 2004, the St. Clare Hospital master plan was approved. Phase 5 of the master plan identified the NE corner of the area to be set aside for tree preservation:



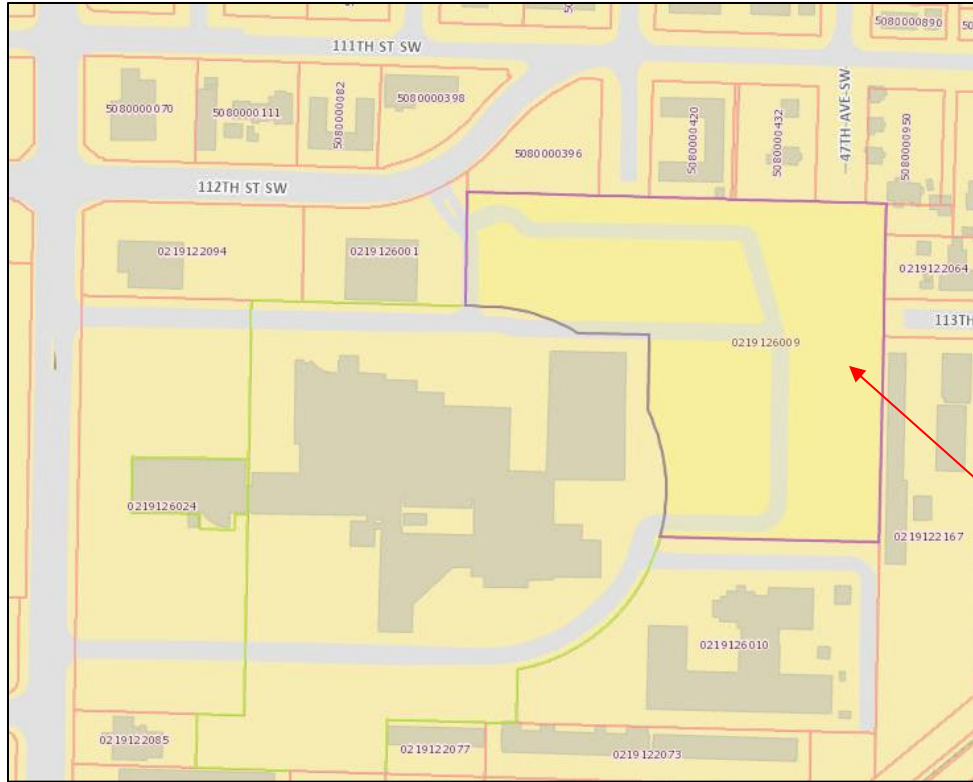


The site plan shows a lightly altered shape for the tree preservation area:



This amendment would:

- redesignate parcel 0219126009 from Public & Semi-Public Institutional (PI) to Open Space & Recreation (OSR); and
- rezone the parcel from Public Institutional (PI) to Open Space & Recreation 1 (OSR1.)



This amendment is consistent with the Energy and Climate Change Chapter of the Comprehensive Plan. It is also consistent with the following Comprehensive Plan policies:



- LU-60.3, Provide for the retention of significant tree stands and the restoration of tree stands within the City; and
- LU-63.2, Ensure the retention and planting of trees and other vegetation to promote air quality; and
- Land-Use Implementation Strategy 11.3.2, Recognize existing programs and regulatory mechanisms such as the City's street lighting program, street tree program, sign ordinance, sidewalk program, and significant tree ordinance as ongoing means of achieving land-use goals.

Given the high level of interest over the past 12-18 months regarding the City's tree preservation policies, code requirements and actions, and the City Council-directed 2022 Tree Preservation Code update as described in Motion 2021-92 and Resolution 2021-15, this amendment is also consistent with City Council priorities.

Garry oaks actually extend south by another 120 +/- feet adjacent to the easterly property line, and then transition into a variety of different tree species. This amendment stays consistent with the adopted master plan inasmuch as is possible. Once the 2022 Tree Preservation Code update process is complete, it may be appropriate to consider rezoning additional parcels.

**CEDD RECOMMENDATION:**

The CEDD recommends approval of Amendment 2022-02.

### **2022-03 Review and update of Housing Chapter and Related Amendments to LMC Title 18A Development Regulations**

In preparation for the legally required 2024 periodic review of the City's full Comprehensive Plan, Lakewood has hired BERK Associates to conduct a review of the City's Comprehensive Plan Housing Chapter and related Development Regulations within the Lakewood Municipal Code. This effort will include review for compliance with recent state housing law changes (i.e., HB 1220 requirements), the PSRC Multicounty Planning Policies (VISION 2050), the Pierce County Countywide Planning Policies (CPPs), Lakewood City Council's Diversity, Equity and Inclusion (DEI) policies, and more.

BERK will also conduct a review of Lakewood's Housing Programs (e.g., Rental Housing Safety Program, Nuisance and Abatement Program, CDBG and HOME programs, etc.) BERK's efforts are scheduled over two years.

**CEDD RECOMMENDATION:** To continue Amendment 2022-03 to the 2023 Comprehensive Plan amendment cycle.

**2022-05 Update text of the Comprehensive Plan to reflect the adoption of VISION 2050 and renaming Centers of Local Importance per the 2018 Regional Centers Framework and the 2019 Countywide Planning Policies.**

Portions of this amendment are technical (non-substantive) in nature and would replace references to VISION 2040 with references to VISION 2050. Along with replacing references to “Centers of Local Importance” throughout the Comprehensive Plan with “Centers of Municipal Importance” (see Sections 1.7, 2.1, 2.5, 2.5.1, 2.5.2, 2.5.3, 3.11, and Goal LU 53.1), the labels for Figures 2.3 through 2.11 will also be updated to refer to Centers of Municipal Importance. Other amendments to Sections 1.7 and 2.5 are more substantive and reflect 2019 changes to the Countywide Planning Policies regarding Centers.

**1.6.7.1 Compliance with Vision 2040 and VISION 2050**

The Lakewood Comprehensive Plan supports a sustainable approach to growth and future development. The Plan incorporates a systems approach to planning and decision-making that addresses protection of the natural environment. The plan commits to maintaining and restoring ecosystems, through steps to conserve key habitats, clean up polluted waterways, and reduce greenhouse gas emissions. The plan includes provisions that ensure that a healthy environment remains available for future generations in Lakewood.

Lakewood’s Comprehensive Plan has been updated based on residential and employment targets that align with Vision 2040. The Plan will be updated no later than during the 2024 periodic update to reflect the 2044 growth targets adopted by the Pierce County Council. ~~Through the targeting process the City has identified the number of housing units in the city for the year 2031.~~ We have also established an affordable housing goal for this planning period. (See Policies LU-2.20 and LU-2.21).

The Comprehensive Plan addresses each of the policy areas outlined in VISION 2040 and will be updated no later than during the 2024 periodic update to reflect VISION 2050 and countywide planning policies. Lakewood has policies that address habitat protection, water conservation, air quality, and climate change. The City’s land-use codes incorporate environmentally friendly development techniques, such as low-impact landscaping. The plan calls for more compact urban development and includes design guidelines for mixed-use and transit-oriented development. There are directives to prioritize funding and investments to our regional growth center. The housing (sub)element commits to expanding housing production at all income levels to meet the diverse needs of both current and future residents. The plan includes an economic development element that supports creating jobs, investing in all people, creating great communities, and maintaining a high quality of life. The transportation element advances cleaner and more sustainable mobility, with provisions for complete streets, green streets, context-sensitive design, and a programs and strategies that advance alternatives to driving alone. The City coordinates its transportation planning with neighboring jurisdictions, including our level-of-service standards and concurrency provisions. The City is committed to resource conservation in the provision of public services.

The Comprehensive Plan also addresses local implementation actions in VISION 2040 and VISION 2050, including identification of underused lands, mode-split goals for the City’s designated center, and housing targets.

\* \* \*

## 1.7 2015 Update

\* \* \*

In 2014, the City designated eight (8) Centers of Local Importance (COLIs). These COLIs were adopted in Section 2.5 (Land Use Maps chapter) of this Comprehensive Plan. ~~CoLIsenters of Local Importance a~~ were designated in order to focus development and funding to areas ~~that are~~ 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. In 2014, COLIs ~~may~~ could also be used to identify established industrial areas. The ~~CoLIsenters of Local Importance~~ originally identified for the City of Lakewood 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

In 2019, per Pierce County Resolution 2019-070s, the Pierce County Countywide Planning Policies (CPPs) were updated to reflect the Regional Centers Framework that incorporated new policies regarding CoLIs. 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.

As a result of Policy C-29, in 2022, the City of Lakewood redesignated 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 reflect City of Lakewood focus areas for preservation, resource investment and/or economic development. Maps of the CoMIs were updated in Section 2.5 of this Comprehensive Plan as well.

\* \* \*

## 2.4 Urban Center Designation

A key element of the urban growth strategy of the GMA and regional growth strategy is the

direction of growth toward centers. Urban Centers are focal points within urban areas intended to complement compact communities providing viable alternatives to sprawl. They are intended to be dominated by relatively compact development, where housing, shopping, and employment are in proximity. Urban Centers are also intended to be the focal points for public investment in transit and other capital improvements.

According to the CWPP, centers are intended to:

- Be priority locations for accommodating growth;
- Strengthen existing development patterns;
- Promote housing opportunities close to employment;
- Support development of an extensive transportation system which reduces dependency on automobiles; and
- Maximizes the benefit of public investment in infrastructure and services.

Within its CWPP, the jurisdictions of Pierce County identified three types of Urban Centers and one manufacturing/industrial center that are applicable and consistent with the Puget Sound Regional Council's (PSRC's) VISION 2040 plan. Lakewood's Downtown has been designated as an urban center under the CWPP and, by extension, is a recognized regional growth center under VISION 2040 and VISION 2050.

\* \* \*

## **2.5 Centers of Local Importance and Centers of Municipal Importance**

Centers of Local Importance (CoLIs) are designated for the purpose of identifying local centers and activity nodes that are consistent with VISION 2040's Multi-county Planning Policies. Such areas promote compact, pedestrian-oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options, or are in an established industrial area. CoLIs are designated by the local government with jurisdiction. Approval by Pierce County, the Pierce County Regional Committee (PCRC), or other state or regional organization is not required. In 2014, Lakewood has designated adopted eight CoLIs. These are illustrated in Figure 2.3.

In 2018, Puget Sound Regional Council (PSRC) adopted a new Regional Centers Framework. Local Centers are discussed as follows at Section 7 of the Framework:

VISION 2040 calls for central places in all jurisdictions to support a centers-based approach to development in the region. These places range from neighborhood centers to active crossroads in communities of all sizes. These centers play an important role in the region and help define our community character, provide local gathering places, serve as community hubs, and are often appropriate places for additional growth and focal points for services.

The Regional Centers Framework recognizes the importance of these places, but does not envision a regional or county designation for all types of local centers. The



designation criteria outlined in this document may provide a path to regional or county designation for locations that continue to grow and change over time.

In 2019, per Pierce County Resolution 2019-070s, the Pierce County Countywide Planning Policies (CPPs) were updated to reflect the Regional Centers Framework that incorporated new policies regarding CoLIs. Lakewood ratified these changes per City Resolution 2020-03. County Planning Policy 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.

As a result of Policy C-29, in 2022, the City of Lakewood redesignated 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 reflect City of Lakewood focus areas for preservation, resource investment and/or economic development.

\* \* \*

## 5.1 Introduction

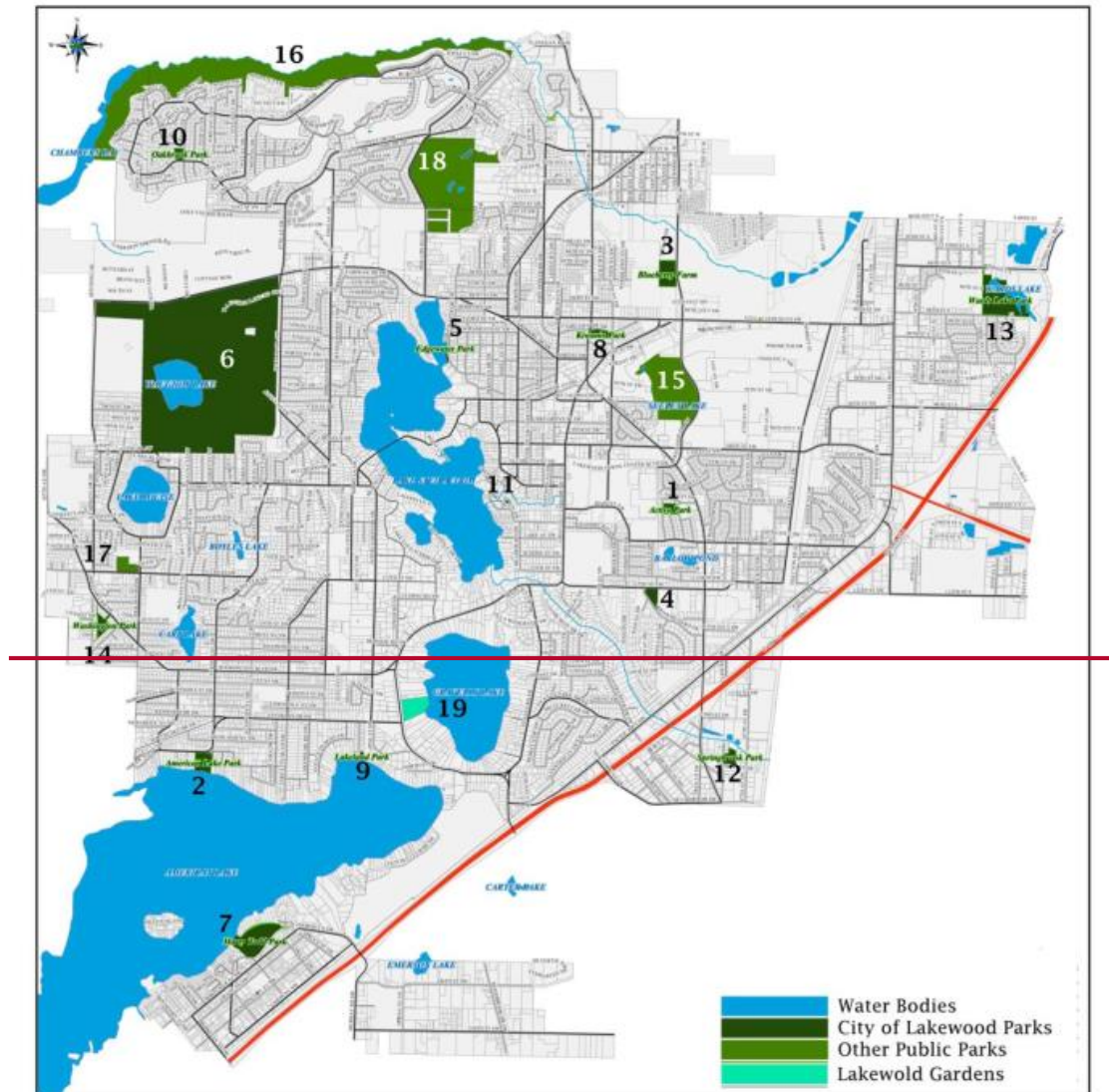
The Growth Management Act (GMA) includes economic development as one of its basic goals, and it is a theme that runs throughout the Act. GMA considers the need to stimulate economic development throughout the state, but requires that these activities be balanced with the need to protect the physical environment. It encourages the efficient use of land, the availability of urban services, and the financing strategies necessary to pay for needed infrastructure. GMA mandates that communities perform long range planning, and then implement zoning and regulatory rules so that appropriate development can occur. It recognizes that while the public sector can shape and influence development, it is the private sector that generates economic growth.

At the regional level, Lakewood complies with the Multicounty Planning Policies (MPPs) adopted by the Puget Sound Regional Council (PSRC) as part of VISION 205~~40~~ and its successors. ~~(e.g., VISION 2050 will replace VISION 2040 in 2020.)~~ The MPPs provide an integrated framework for addressing land use, economic development, transportation, other infrastructure, and environmental planning. These policies play three key roles: (1) give direction for implementing the Regional Growth Strategy, (2) create a common framework for planning at various levels (including countywide planning, local planning, transit agency planning, and others) within the four-county region, and (3) provide the policy structure for the Regional Council’s functional plans.

**CEDD RECOMMENDATION:** To approve Amendment 2022-05

**2022-06 Update Comprehensive Plan Figures 3-5, 3-6, and 3-8 to reflect adoption of the 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.**

This technical amendment replaces outdated maps in the Comprehensive Plan. After internal review, Figure 3-7 showing Street Ends was added to this amendment by the City.



#### **Public parks**

##### **City of Lakewood**

- 1 Active Park
- 2 American Lake Park
- 3 Blueberry Park
- 4 Community Garden
- 5 Edgewater Park
- 6 Fort Steilacoom Park
- 7 Harry Todd Park

- 8 Kiwanis Park
- 9 Lakeland Park
- 10 Oakbrook Park
- 11 Primley Park
- 12 Springbrook Park
- 13 Wards Lake Park
- 14 Washington Park

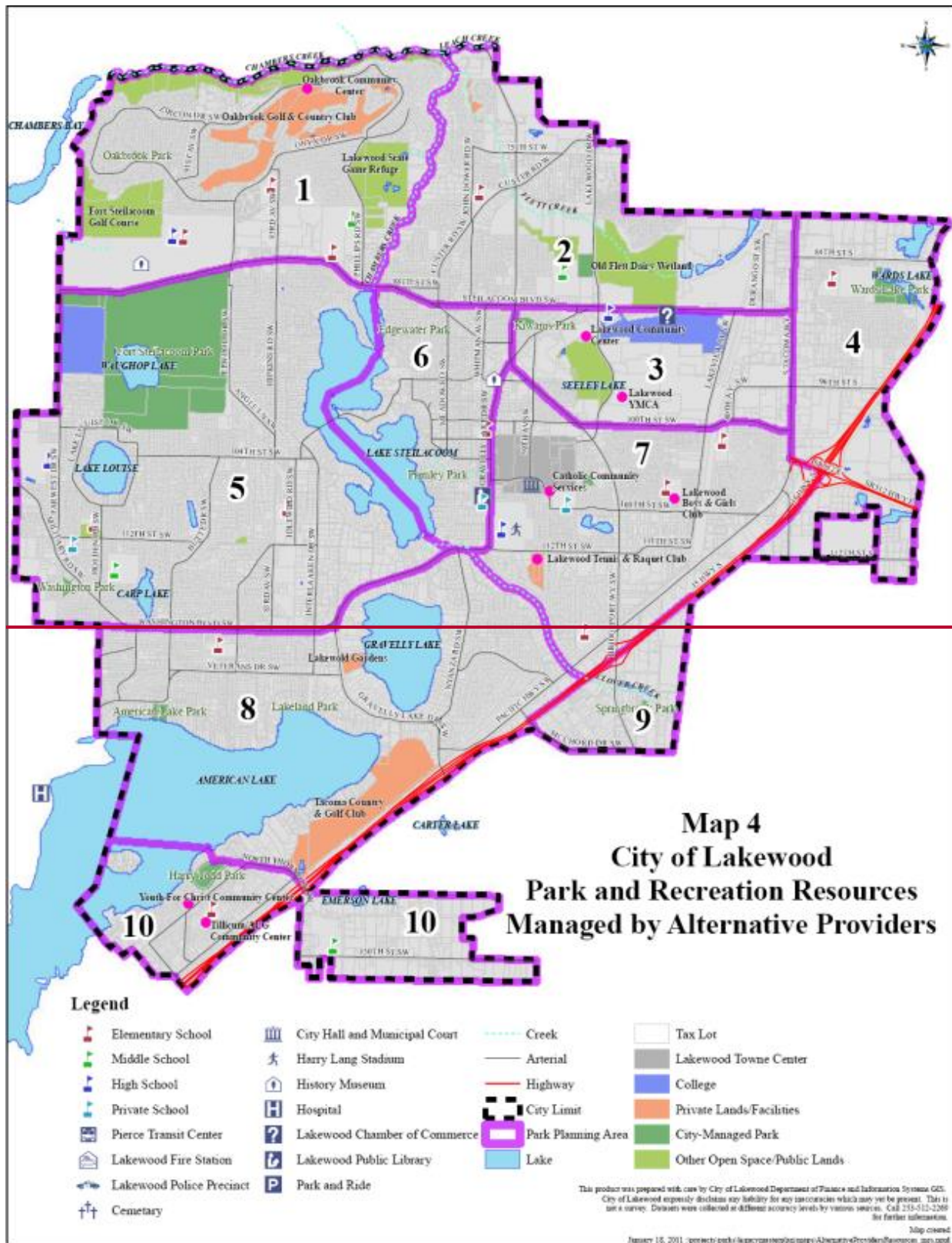
##### **Pierce County**

- 15 Seeley Lake Park
  - 16 Chambers Creek Regional Park
- Other public parks**
- 17 Lake Louise School Park
  - 18 S Puget Sound Urban Wildlife Area
  - 19 Lakewold Gardens



**Figure 3.5 Public Open Spaces**

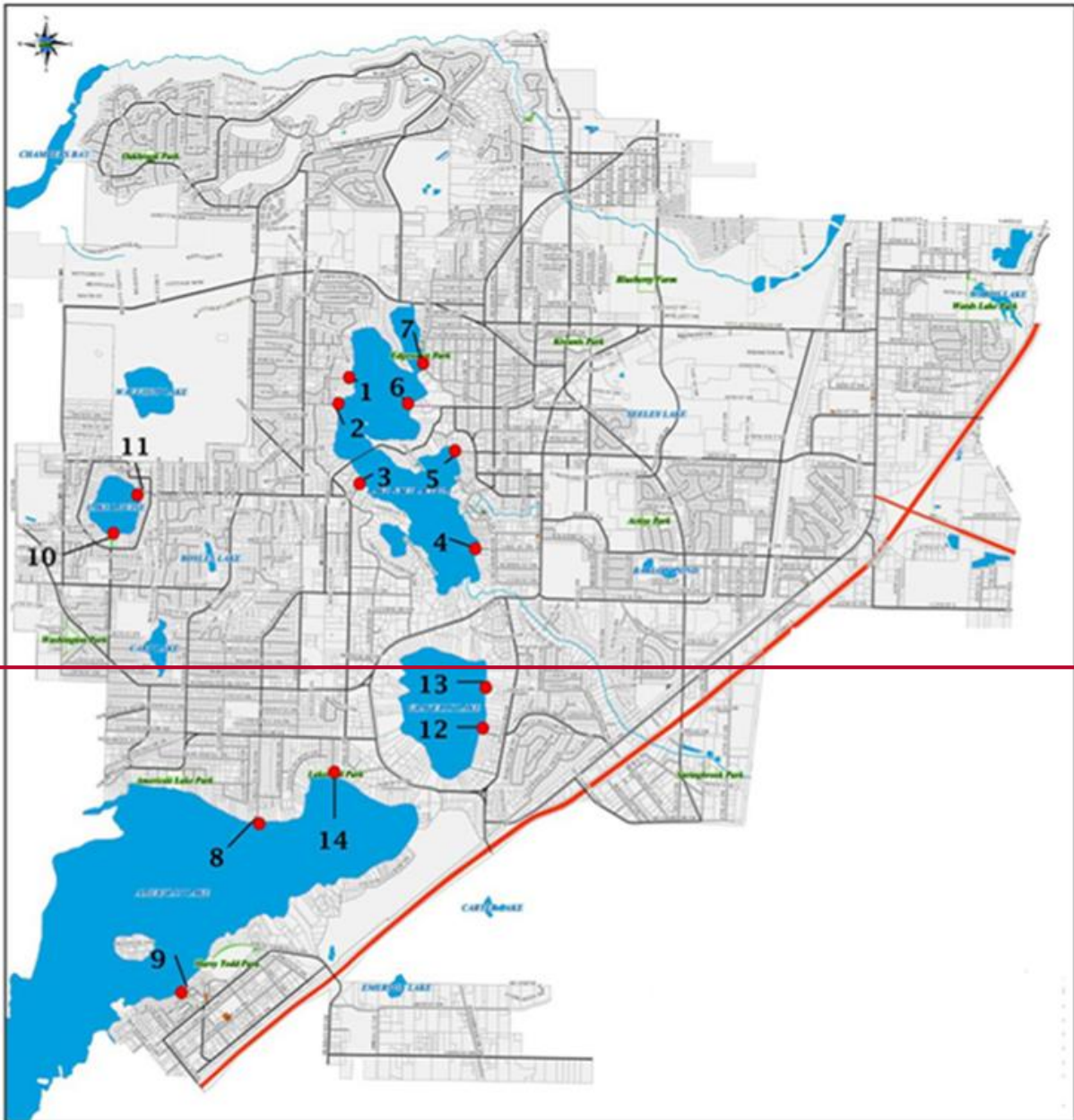






**Figure 3.6 Park and Recreation Resource Managed by Alternative Providers**





### Street ends

#### Improve/develop

- 1 Westlake Avenue
- 3 Beach Lane
- 7 Edgewater/Foster
- 8 Lake City Boulevard
- 9 Wadsworth
- 10 104th/Melody Lane

#### 11 Holden

#### 14 Lakeland Avenue

#### Leave as is

- 12 Hilltop Lane
- 13 Linwood Lane

#### Lease

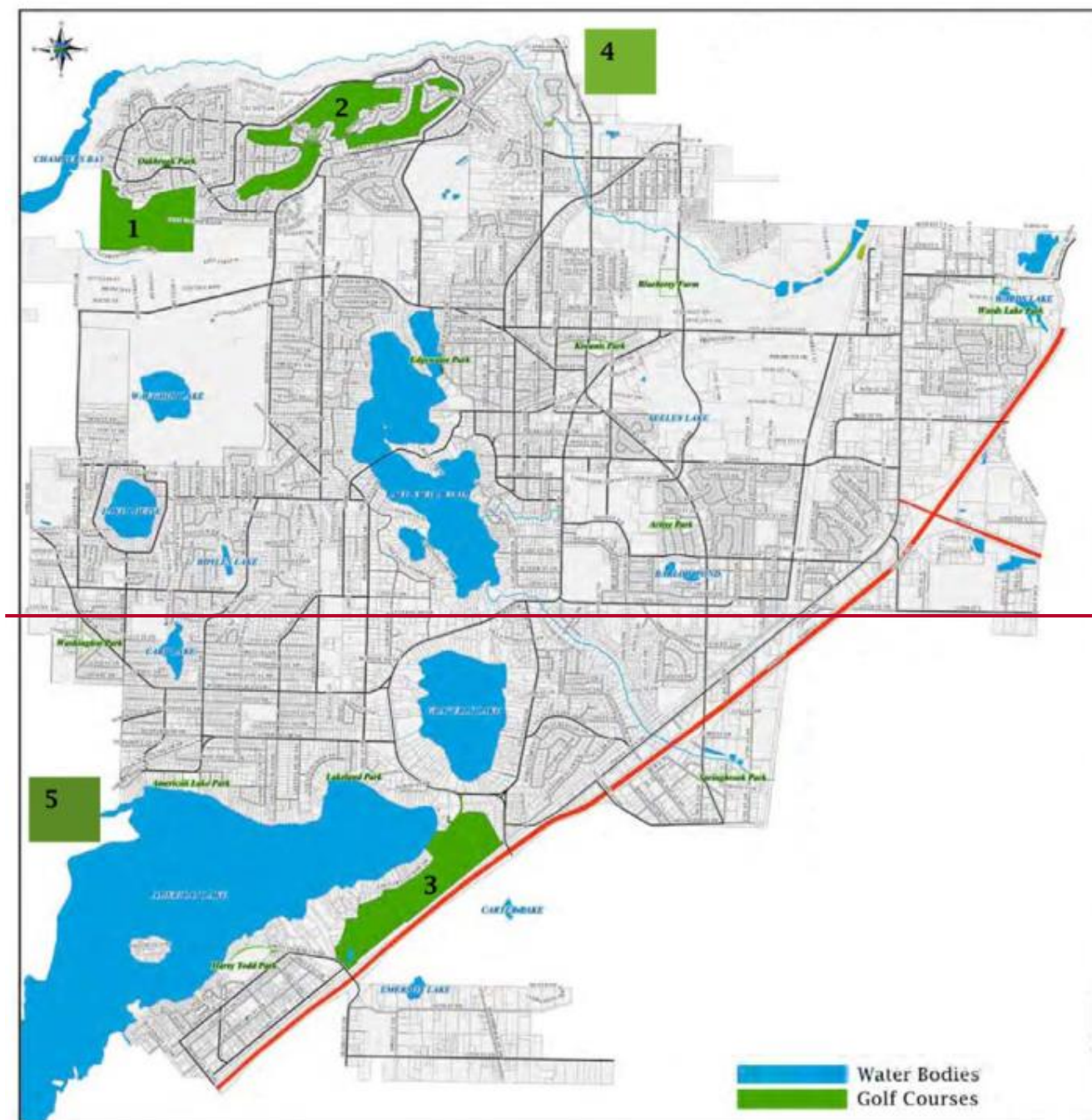
- 2 MtTacoma Drive
- 4 Lake Avenue

#### Vacate/sell

- 5 100th Street
- 6 Holly Hedge Drive



**Figure 3-7 Street Ends**



## Golf Courses

1 Fort Steilacoom Golf Course  
2 Oakbrook Golf & Country Club

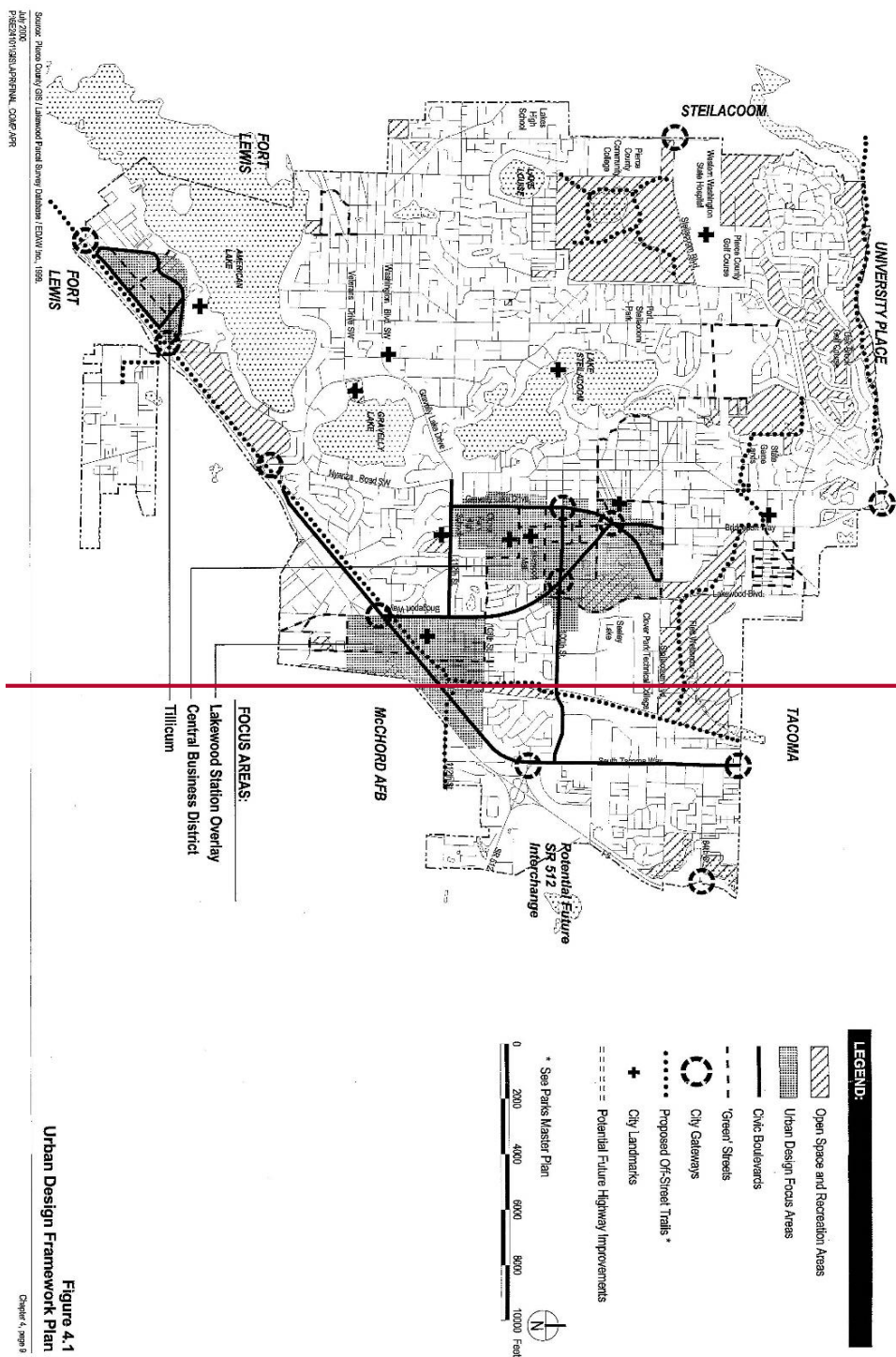
3 Tacoma Country & Golf Club  
4 Meadow Park Golf Course

5 VA Golf Course





**Figure 3.8 Golf Courses**



### Figure 4.1 Urban Design Framework

**CEDD RECOMMENDATION:** To approve 2022-06