



AGENDA

PLANNING COMMISSION

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

Wednesday, May 18, 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: 831 0451 3207.

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 noon on the day of 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: 831 0451 3207 or by going online at <https://us06web.zoom.us/j/83104513207> 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/83104513207> 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.

1.	Call to Order
2.	Roll Call
3.	Approval of Minutes from May 4, 2022
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none">• Meadow Park Project• Comprehensive Plan Amendments 2022-01 through 2022-07
7.	Unfinished Business <ul style="list-style-type: none">• Action on Updates to Climate Change Implementation Plan Recommendation
8.	New Business <ul style="list-style-type: none">• Tree Preservation Code Update Discussion
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates• Future Agenda Topics

Enclosures

1. Draft Meeting Minutes from May 4, 2022
2. Staff Report: Meadow Park Project
3. Staff Report: 2022 Comprehensive Plan Amendments Review
4. Staff Report: Climate Change Implementation Plan Review and Recommendation
5. Staff Report: Tree Preservation Code Update Discussion

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, May 17, 2022 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
REGULAR MEETING MINUTES
May 04, 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, Vice Chair; Phillip Combs, Brian Parsons, Robert Estrada and Linn Larsen

Planning Commission Members Excused: Paul Wagemann

Commission Members Absent: None

Staff Present: David Bugher, ACM, Director of Community and Economic Development; Tiffany Speir, Long Range & Strategic Planning Manager; Courtney Brunell, Planning Manager; Ramon Rodriguez, Associate Planner; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

Approval of Minutes

The minutes of the meeting held on April 20, 2022 were approved as amended by voice vote M/S/C Estrada/Pearson. The motion carried, 5 - 0. (Mr. Linn Larsen arrived after the vote was taken.)

Agenda Updates

Staff informed commissioners the '22 CPA 2022-04 Adult Family Homes in Air Corridor 1 & 2 Zones has been pulled from the meeting agenda due to continued internal review.

Public Comments

This meeting was held in a hybrid format, allowing both in-person and virtual testimony.

Written public comments were received from Mr. John Ficker, Adult Family Home Council, expressing concerns for the existing operators and those applications made and denied approval for adult family homes within the City Air Corridor land use zones.

Public Hearings

None

Unfinished Business

None

New Business

Tree Preservation Code Introduction and Update

Both Ms. Courtney Brunell and Ms. Grueter, BERK, provided an introduction to the tree preservation code update including an overview of the existing code, identification of critical issues such as Exemptions, Sensitive Areas, Tree Removal Required for New Development and Oak Tree Preservation. The report from the Adhoc committee focuses on Exemptions, Incentives, Enforcement, and Protection/Preservation. Ms. Brunell noted this topic is a priority for our community.

Next Steps:

- Adhoc Committee recommendations drafted as a revised code is currently underway, and will be presented to Commissioners on May 18, 2022

- Planning Commission will review May – June; public hearing on June 15
- Other Boards and Commissions will continue to review May – June
- City Council Review in July 2022
- City Council Public Hearing (July or August 2022)
- City Council Adoption August - September 2022

Meadow Park Project Introduction

Mr. Ramon Rodriguez explained that permit number r1622 Meadow Park 55 design review requested to utilize LMC 18A.90 Housing Incentive Program, which offers inclusionary density bonus, development standards and fee reductions. The applicant, Meadow Park Brownstones LLC, has requested city staff to amend a previous design approval and is proposing a fifty-five and older 63-unit multi-family development. The applicant is proposing to provide six (6) extremely-low-income qualified units throughout the entire development for a period of 20 years. There are no parking regulations associated with senior housing multi-family developments.

The commission has been requested to review the subject and forward recommendations to the City Council.

Next Steps:

- May 18, 2022 Planning Commission Public Hearing
- May 18, 2022 Planning Commission Action
- June – July 2022 City Council Review

2022 Comprehensive Plan Amendment Review (2022-02 Tillicum Neighborhood Plan & Center of Local Importance, and 2022-07 Parking Regulations in LMC Titles 18A & 18C)

Ms. Brunell began the presentation and review of the 2022-07 Parking Requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan).

A discussion from March 2, 2022 was reviewed where two amendments were recommended:

- Proposed amendment to set aside uncovered or undesignated guest parking spaces for multifamily development - Recommended;
- Proposed amendment to adjust the parking ratio based on unit size - Recommended; and
- Should the City require pedestrian access between offsite parking locations – Not Recommended.

Next Steps:

City staff has proposed amendments to the code related to multifamily use types. The amendments include reducing the number of parking spaces for multifamily structures based on the number of bedrooms in the unit, allowing for 1 parking space unit for a studio apartment. Additionally, the code will now require that at least 10% of the parking spaces must be unreserved for guest parking.

Ms. Tiffany Speir reviewed the 2022-02 Update of Tillicum Neighborhood Plan (TNP) and Review of Center of Tillicum Local Importance Boundaries.

2022-02 CED Recommendations:

Adopt 2022 Addendum to 2011 Tillicum Neighborhood Plan identifying

- which implementation items and long term strategies are completed, ongoing, or not started; and
- changed circumstances within or near the subarea since the 2011 TNP adoption, including but not limited to Tillicum’s infrastructure (parks, sewer and transportation) and

zoning; state statutory and administrative law; and regional, countrywide and local housing policies.

Adopting staff’s “Option 2” zoning coupled with the Habitat for Humanity and the Silcox Island Corporation requests, meaning to redesignate/rezone the following parcels from Single Family Residential 3 (R3) to Mixed Residential (MR) / Mixed Residential 2 (MR2):

- Parcels 0219212108, -109, -110, -111, -112, -113, -114, -115, -117, -118, -141, -142, -143, -144, -192, -195,, -196, -148, -149, -150, -151, and -189; and
- Parcels 0219216009, -010, -011, -012.

Adopt new boundaries for Tillicum Center of Local/Municipal Importance

Adopt amended language in 18A.10.140

Next Steps:

- May 18, 2022 Public Hearing on the entire docket package
- June 1, 2022 Action on Recommendation to City Council

Report from Council Liaison

Councilmember Mr. Paul Bocchi updated Commissioners on the City Council continued efforts to provide a new Library system in the Tillicum area since 2012. Councilmember Bocchi discussed the many hurdles to overcome with limited means of the Pierce County system noting that Council remains open to the idea. An Adhoc Committee is being formed and 35 citizen applications have been received in this interest. The committee will engage in public outreach to learn what the community would like to see and desired uses to include books, computers, meeting spaces, and a city center/senior center.

Reports from Commission Members and Staff

Mr. David Bugher commented that the May 18 meeting agenda is a full one which will revisit the Climate Change Implementation Plan. Mr. Bugher explained City Council additional information which drastically changed the spreadsheet Commissioners reviewed in previous discussions.

Ms. Tiffany Speir reviewed the following topics slated for discussion at the May 18 and future meetings:

Future Planning Commission Agenda Topics

05/18/2022: Public Hearing on Meadow Park project; Public Hearing on 2022 Comprehensive Plan Amendments ('22CPAs); review of Tree Preservation Code Update; action on Climate Change Implementation Plan

06/01/2022: Public Hearing on Tree Preservation Code Update; action on Meadow Park project

06/15/2022: Discussion re '22CPAs; action on Tree Preservation Code Update recommendation; Downtown Subarea Plan Biennial Review Introduction

6/29/2022: Special Meeting- Action on recommendation to City Council re '22CPAs; discussion re Tree Preservation Code Update

Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on May 18, 2022.

Meeting Adjourned at 8:03 p.m.

Don Daniels, Chair
Planning Commission 05/18/2022

Karen Devereaux, Recording Secretary
Planning Commission 05/18/2022

City of Lakewood

3

Planning Commission

May 04, 2022



TO: Lakewood Planning Commission

FROM: Ramon Rodriguez, Associate Planner

SUBJECT: Permit number 1622 Meadow Park 55 Design Review request to utilize Lakewood Municipal Code (LMC) 18A.90 Housing Incentives Program

MEETING DATE: May 18, 2021

Purpose: The purpose of this memo is to provide a project overview of permit number 1622, Meadow Park 55 Design Review (a 21 dwelling unit multifamily building) proposal to utilize Lakewood Municipal Code (LMC) 18A.90 Housing Incentive Program which is set for public hearing this evening.

Background: On November 24, 2020 the applicant submitted a design review application (LU-20-00207) for a 63 dwelling unit multifamily development. Due to timing constraints required to attain the density bonus pursuant to LMC 18A.90, the applicant modified the design review application to only include 42 dwelling units (proposed buildings 1 & 3). The modified design review approval would allow the applicant to receive the associated building permits for buildings 1 & 3. Meadow Park 55 received design review approval under permit number LU-20-00207 on November 19, 2021. The LU-20-00207 design review approval authorized the site design of a 42 dwelling unit multifamily development separated into 2 buildings consisting of 21 dwelling units per building, with 63 parking stalls perimeter landscaping and associated infrastructure improvements. The applicant, Meadow Park Brownstones LLC, has requested city staff to amend LU-20-00207 design review approval to include the third building for a total of 63 units, all fifty-five and over with an inclusionary density bonus.

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

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

Per LMC 18A.20.080 a Development Agreement is considered type V Legislative application. A type V legislative application is subject to noticing requirements

found in LMC 18A.20.310 and requires the Community Development Director and Planning Commission to make Recommendation to a High Review Authority. City Council will have final decision on the proposed development agreement.

The commission has been requested to review the subject, and forward recommendation(s) to the city council.

Project Overview:

Housing Incentives Program

18A.90 Housing Incentives Program offers inclusionary density bonus, development standards modifications and fee reductions. The Meadow Park 55 design review is requesting to utilize the density bonus.

Density Bonus

The subject project is located at 7721, 7731 Dean Street West and 5402 77th Street West and is proposing a fifty-five and older 63 unit multifamily development. The subject property is located 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. LMC 18A.90.050 allows for a maximum density increase of twenty (20) percent of the MF2 base density. The site’s area is 66,703 or 1.53 acres. $1.53 \times 35 = 53.55$ or 54 units allowed under the base density. 54×0.2 (18A.90.050) = 10.8 + 54 (allowed per base density) = 64.8 or 65 max density under LMC 18A.90.050.

Per LMC 18A.90.050.A 1.5 additional, on-site market rate dwelling units are permitted as a bonus for each qualified extremely-low-income¹ dwelling units

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.

HUD Income Limits Effective: June 1, 2021

Family Size	30% of Median Income 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

provided. The applicant is proposing to provide six (6) extremely-low-income units as part of the development. $6 \times 1.5 = 9$ unit density bonus. 54 (allowed per base density) + 9 (density bonus) = 63 total allowed density. The extremely-low-income qualified units are proposed to be provided within the entire development.

Parking

Pursuant to LMC 18A.80.030.F. there are no parking regulations associated with senior housing or fifty-five and over multifamily developments.

Senior Citizen Apartments (55 and over) are listed in the parking table found in 18C, which regulates the Lakewood Station District. In the Lakewood Station District 1 parking space is required per 3 Senior Citizen Dwelling Units. Given that this property is not located in the station district, this standard does not directly apply. In the absence of city-wide fifty-five and over parking regulations, per LMC 18A.80.060(H), the applicant has provided a parking study to support a one parking stall per dwelling unit development standard. The applicant is proposing 63 dwelling units and will provide 63 off-street parking stalls. The director has approved the parking ratio as permitted in LMC 18A.80.060. The applicant is not proposing a further reduction as part of this request.

Application Summary and Status.

The applicant has submitted the following permit applications.

Permit number	Permit Type	Status
LU-20-00207 1622	Design Review	Approved on 11/19/2021 for 42 dwelling units (buildings number 1 & 3) Pending- under review for 21 dwelling units (building number 2)
LU-20-00230	SEPA	Mitigated Determination of non-significance issued on 11/19/2021
LU-21-00066	Boundary Line Adjustment	Approved and recorded on 9/9/2021
BP-21-00047	New Commercial Building Permit	Approved on 4/04/2022 (building number 1)
BP-21-00048	New Commercial Building Permit	Pending design review approval (permit number 1622)
BP-21-00049	New Commercial Building Permit	Approved on 4/04/2022 (building number 3)
PW-21-00027	Site Development Permit	Approved and issued on 12/27/2021

Permit number 1622 is currently under review however cannot be approved until the required Housing Incentive Covenant is accepted and recorded subject to LMC 18A.90.050.

Recommendations

The project proposal is in compliance with the requirements outlined in the Lakewood Municipal Code sections 18A.60 *Site Planning and General Development Standards*, 18A.70 *Community Design, Landscaping, and Tree Preservation*, 18A.80 *Parking* and 18A.90 *Housing Incentives Program*. The Community Development Department recommends that the Planning Commission recommend approval of the Housing Incentives Covenant to permit 6 additional extremely low income units via resolution to the City Council.

Next Steps:

May 18, 2022- Planning Commission will hold a public hearing

May 18, 2022- Planning Commission Action

June-July, 2022- City Council Review

Attachments:

1. Meadow Park 55 Housing Incentives Covenant
2. Project Development Plans
3. Public Hearing Notice

MEADOW PARK GARDENS BUILDINGS 2

LAKEWOOD, WA

C:\Users\jmcann...G\Documents\2046_Meadow Park 55_Building 2_jmcann15.rvt



PROJECT INFORMATION

PROJECT DESCRIPTION

NEWLY CONSTRUCTED 21 UNIT FOR RENT APARTMENT BUILDING. DEVELOPMENT INCLUDES TWO EXISTING 21-UNIT BUILDINGS WITH CENTRALLY LOCATED OUTDOOR OPEN AND RECREATIONAL SPACES.

PROJECT TEAM

OWNER
MEADOW PARK BROWNSTONES, LLC
CONTACT: CLAUDE REMY
P.O. BOX 11145
TACOMA, WA 98411
EMAIL: REMYAL@AOL.COM

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

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

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

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

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

SURVEYOR:
INFORMED LAND SURVEY
CONTACT: LAURA WAHLSTROM
3215 S. 12TH ST
TACOMA, WA 98405
253-627-2070
EMAIL: LWHLSTROM@LANDSURVEY.COM

CIVIL ENGINEER:
JOHN KNOWLES & ASSOCIATES
CONTACT: JOHN KNOWLES
31620 23RD AVENUE S SUITE 307
FEDERAL WAY, WA 98033
253-539-1400
EMAIL: JKACVIL@COMCAST.NET

PROJECT DATA

PROJECT ADDRESS: LAKEWOOD DR W & 77TH ST W, LAKEWOOD WA 98499
A.P.N. / TAX / PARCEL: 3905000677
ZONING DISTRICT: MF2
LOT SIZE: 1.527 ACRES (APPX. 66,703 SF)
BUILDING COVERAGE: 6,045 (x3) = 18,135 SF / 66,703 = 27.18% (60% MAX)
TOTAL BUILDING STORIES: 3 STORIES
BUILDING HEIGHT: 39'-3" (65 FEET MAX)
OCCUPANCIES: R-2
CONSTRUCTION TYPE: VB
FIRE SPRINKLER: NFFA13R
RELATED SUBMITTALS: PRE-APPLICATION: LU-20-00179
BLA 202101125005
LU-20-00207

APPLICABLE CODES

LAKEWOOD MUNICIPAL CODE
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2015 WASHINGTON STATE ENERGY CODE
2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
NFFA 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 LAKEWOOD. IN CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAW OR ORDINANCE SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS IN WRITING.



MEADOW PARK GARDENS
BUILDING 2
LAKEWOOD DR W & 77TH ST W,
LAKEWOOD, WA 98499

DATE	DESCRIPTION
MM/DD/YYYY	

PROJECT NUMBER: 2046
PM: JM

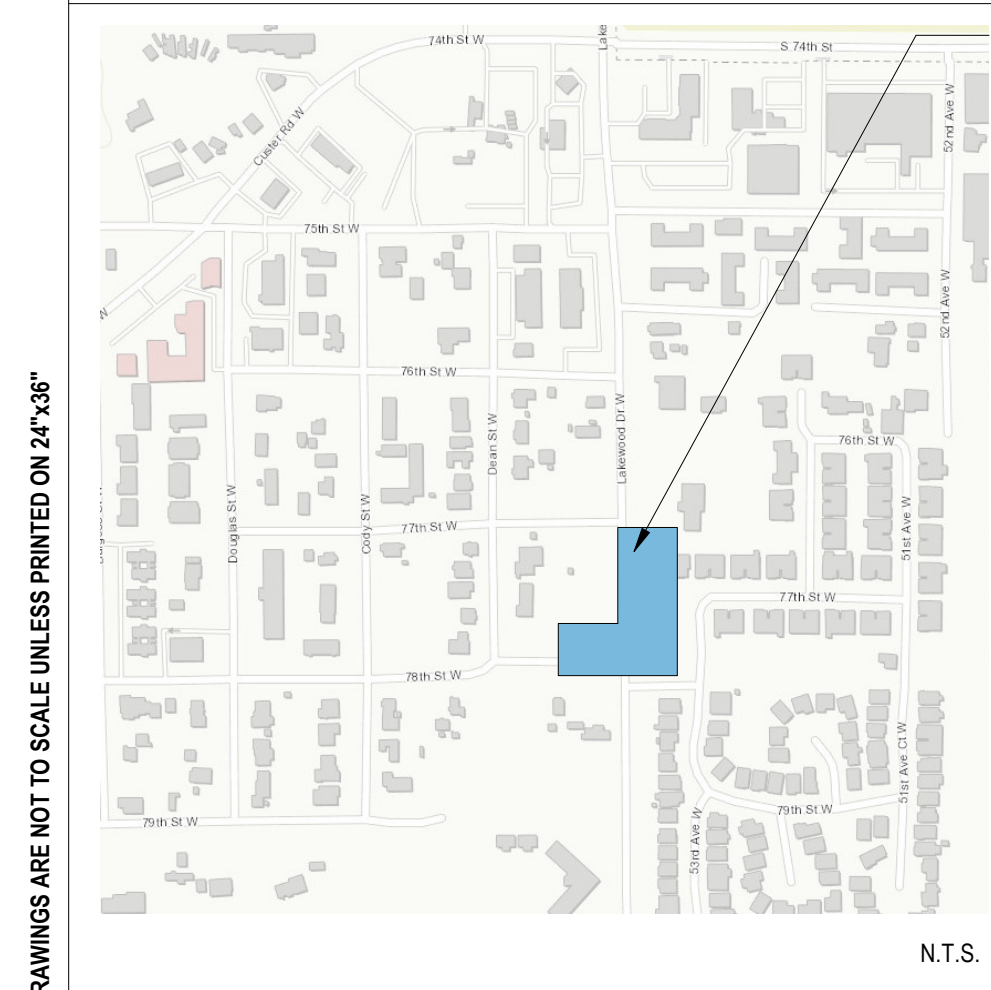
DESIGN REVIEW RESUB 04/11/2022

NOT FOR CONSTRUCTION

RE-USE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGN 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.
COPYRIGHT, 2020
BY GRAVES + ASSOCIATES

COVER SHEET
DR 000

VICINITY MAP



LAKEWOOD DR W & 77TH ST W
LAKEWOOD WA, 98499
N.T.S.

ABBREVIATIONS

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

SYMBOL LEGEND

	DETAIL NO. OR LETTER
	SHEET
	SECTION SYMBOL
	DETAIL NO. OR LETTER
	SHEET
	INTERIOR ELEVATION SYMBOL
	SPECIFIC DETAIL NO.
	DRAWING NO.
	SHEET
	DOOR I.D. SYMBOL
	DOOR NUMBER
	ROOM I.D. SYMBOL
	ROOM NUMBER
	1-BED TYPE (X) - ROOM TYPE
	WALL TYPE SYMBOL
	WALL TYPE NO.
	WINDOW TYPE SYMBOL
	WINDOW TYPE NO.

SHEET NUMBER

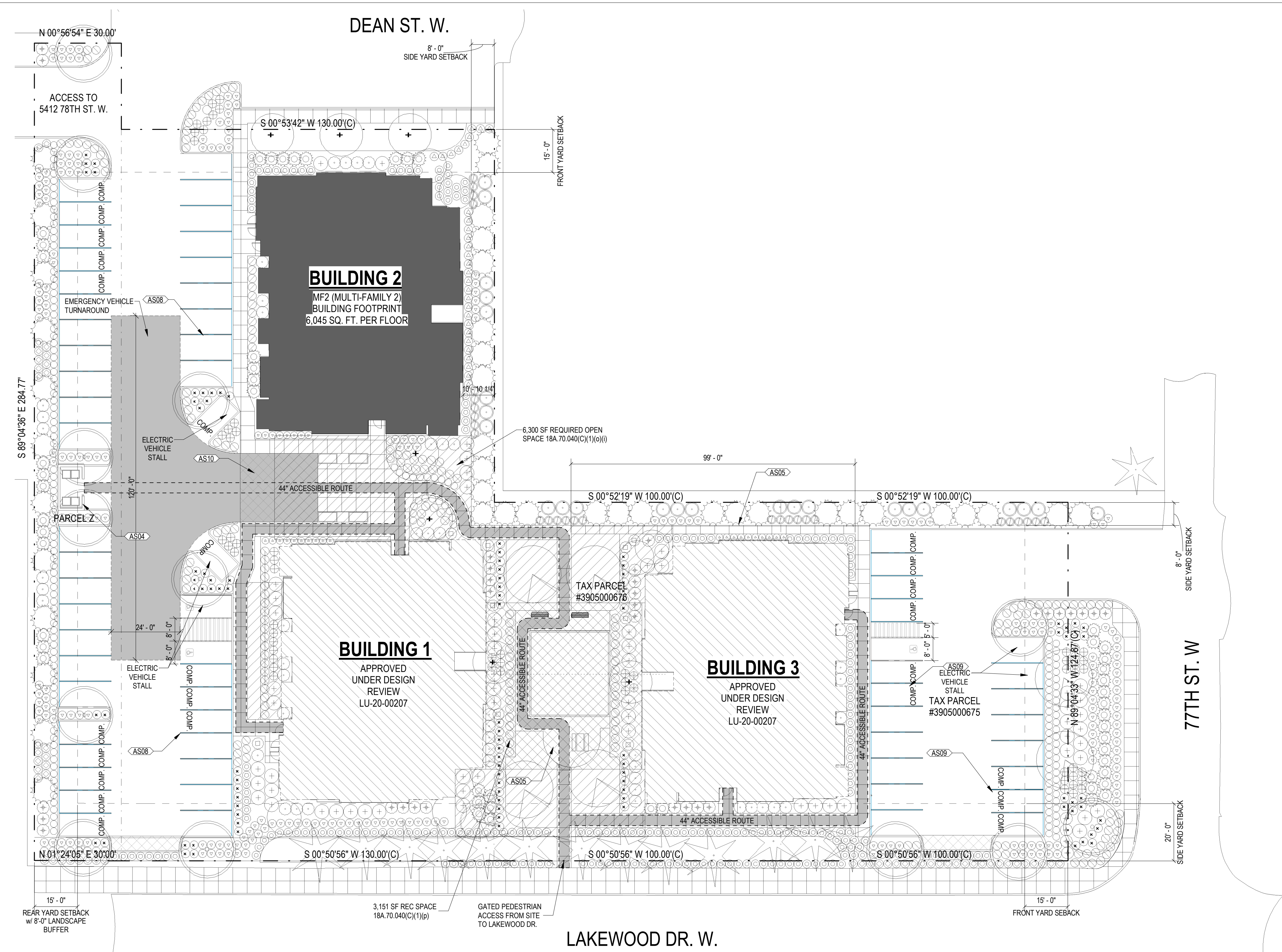
SHEET NUMBER	SHEET NAME
DESIGN REVIEW	
DR 000	COVER SHEET
DR 001	LAND USE SUMMARY
DR 002	SITE PLAN
DR 100	TYPICAL FLOOR PLAN
DR 200	COLORED EXTERIOR ELEVATIONS
DR 201	COLORLED EXTERIOR ELEVATIONS
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	PLANT IMAGES
L1.2	PLANTING DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
SITE LIGHTING	
SL0.0	NOTES, LUMINAIRE SCHEDULE & FIXTURE DETAILS
SL0.1	SL1.0 SITE PLAN - LIGHTING
SURVEY	
1 OF 1	TOPOGRAPHIC SURVEY

PROJECT GENERAL NOTES

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

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

C:\Users\jmcarrn...G\Documents\2046_Meadow Park 55_Building 2_jmcarrn15.rvt



1 SITE PLAN-DESIGN REVIEW - BUILDINGS 2
 1" = 20'-0"

Keynote Legend	
AS04	TRASH / RECYCLE ENCLOSURE
AS05	CONCRETE SIDEWALK WORK SHALL INCLUDE CONTROL JOINTS AT NO GREATER THAN 5'-0" O.C.
AS08	9'-0" x 18'-0" STANDARD PARKING STALL, TYP.
AS09	8'-0" x 18'-0" COMPACT PARKING STALL, TYP.
AS10	GRASSCRETE PAVING, SEE LANDSCAPE DRAWINGS

OPEN SPACE CALCULATION	
COMMON OPEN SPACE	42 DWELLING UNITS x 100 SF = 4,200 SF REQUIRED OPEN SPACE
ADDITIONAL RECREATIONAL SPACE	42 DWELLING UNITS x 50 SF = 2,100 SF REQUIRED
TOTAL OPEN SPACE REQUIRED	4,200 SF COMMON OPEN SPACE + 2,100 SF RECREATIONAL SPACE 6,300 SF TOTAL OPEN SPACE
TOTAL OPEN SPACE PROVIDED	6,300SF COMMON OPEN SPACE + 3,151 SF RECREATIONAL SPACE 9,451 SF TOTAL OPEN SPACE

PARKING CALCULATIONS	
REQUIRED STALLS	63 DWELLING UNITS X 1 STALL PER UNIT = 63 STALLS REQUIRED
	ELECTRIC VEHICLE (EV) CREDIT (UP TO 5% OF MAX): 63 x .05 = 3.15 OR 3 63 - 3 = 60 STALLS REQUIRED
PROVIDED STALLS	24 COMPACTS (38% [50% MAX]) 03 ADA + 36 STANDARD 63 TOTAL STALLS PROVIDED (6 EV STALLS INCLUDED)

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



MEADOW PARK GARDENS
 BUILDING 2
 LAKEWOOD DR W & 77TH ST W,
 LAKEWOOD, WA 98499

REVISIONS	DATE
DESCRIPTION	MM/DD/YYYY

PROJECT NUMBER: 2046
 PM: JM
 DESIGN REVIEW RESUB 04/11/2022

RE-USE OF DOCUMENTS
 THIS DOCUMENT AND THE IDEAS AND DECISIONS INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES + ASSOCIATES AND ARE NOT TO BE LOANED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES + ASSOCIATES.
 COPYRIGHT, 2020
 BY GRAVES + ASSOCIATES

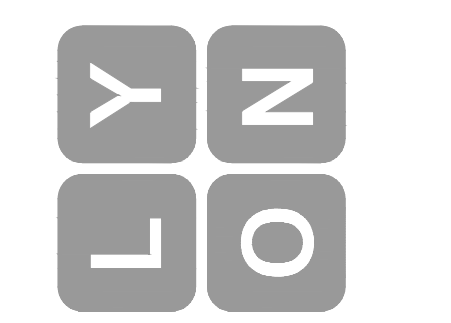
SITE PLAN
 DR 002





Meadow Park Gardens
 3010 S 211th St
 SeaTac, WA 98198

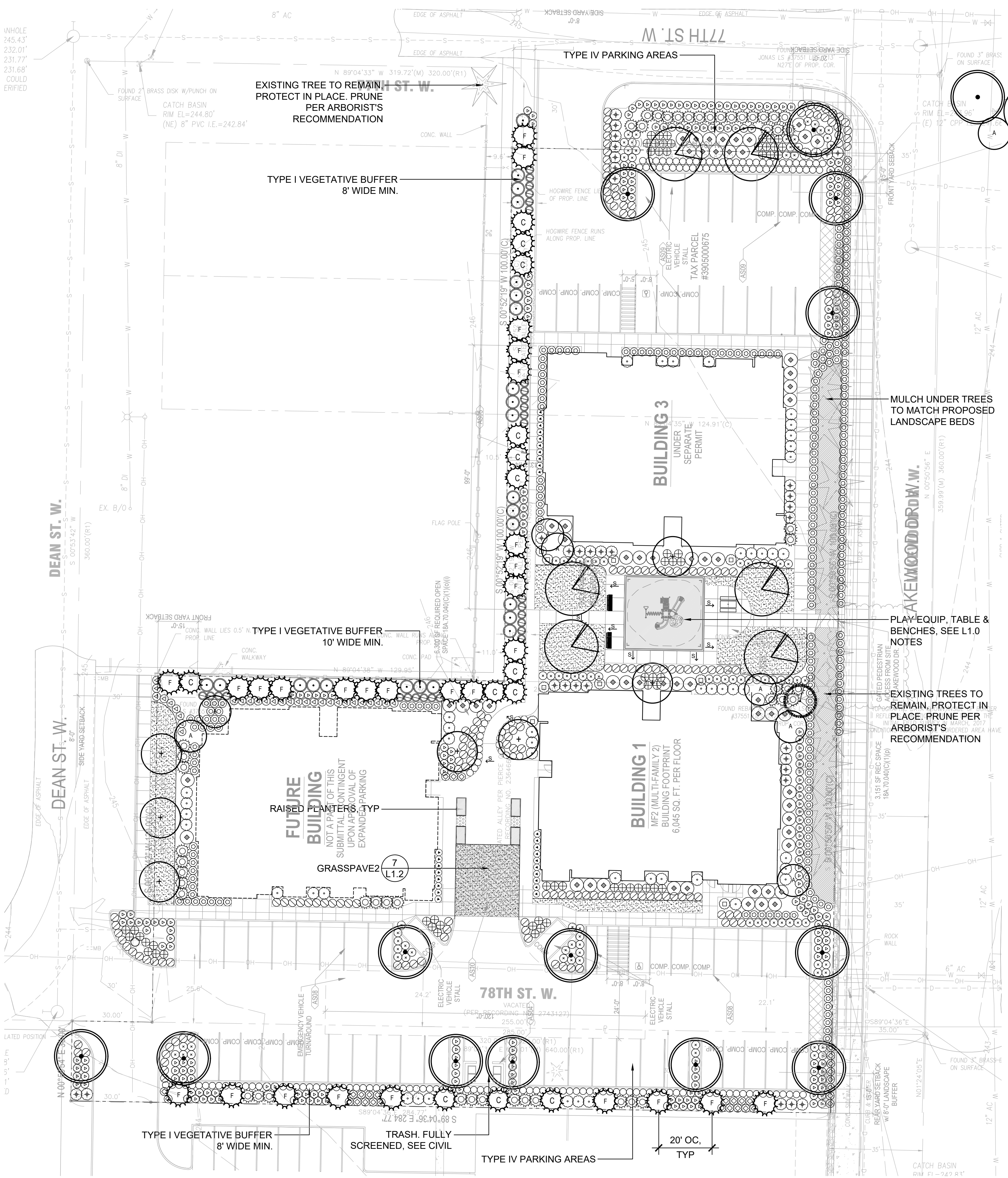
Lyon Landscape Architects
 1015 Pacific Avenue, Suite 203
 Tacoma, WA 98402
 253-678-4173
 Eric@LyonLA.com



Landscape Plan

L1.0	OF	3	SHEETS
SCALE: 1" = 20'-0"	DESIGN: ML		
DATE: August 25, 2021	DRAWN: ML		
PROJECT: Meadow Park MF	CHECKED: EW		
NO: LA0228.20	REVISION NUMBER:		APPD.

DESIGN REVIEW SUBMITTAL



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	COMMENTS
TREES / DECIDUOUS				
13	Acer x freemani 'Jeffersred'	Autumn Blaze Maple	3" cal. spacing per plan	Fully branched and uniform
6	Cercidiphyllum japonicum	Katsura	3" cal. spacing per plan	Fully branched and uniform
7	Cornus x 'Eddies White Wonder'	Eddies White Wonder Dogwood	3" cal. spacing per plan	Fully branched and uniform
7	Acer circinatum	Vine Maple	8-10" ht. , 3 stem mini	Fully branched and uniform
TREES / EVERGREEN				
13	Thuja plicata	Western Cedar	6'-8" ht. min @ 20' OC	Fully branched and uniform
27	Pseudotsuga menziesii	Douglas Fir	6'-8" ht. min @ 20' OC	Fully branched and uniform
1	Picea omorika	Serbian Spruce	6'-8" ht. min, spacing shown	Fully branched and uniform
SHRUBS				
227	Lonicera pileata	Box Honeysuckle	3 gal / 3'OC	min 12" ht. / spread
56	Deutzia gracilis 'Duncan'	Chardonay Pearls Deutzia	3 gal / 3' OC	min 16" ht. / spread
	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
51	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	5 gal / 7' OC	min 24" ht. / spread
88	Viburnum davidii	David's Viburnum	3 gal / 3'OC	min 16" ht. / spread
59	Viburnum tinus	Viburnum Spring Bouquet	5 gal / 5' OC	min 24" ht / spread
59	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	3 gal / 3' OC	min 12" ht / spread
24	Myrica californica	Pacific Wax Myrtle	5 gal / 7' OC	min 24" ht / spread
34	Rhododendron 'Christmas Cheer'	Christmas Cheer Rhododendron	3 gal / 4' OC	min 12" ht / spread
96	Spirea japonica 'Limemound'	Limemound Spirea	3 gal / 3' OC	min 12" ht / spread
30	Gaultheria shallon	Salal	3 gal / 3-7' OC	min 12" ht / spread
PERENNIALS / GRASSES				
28	Pennisetum orientale	Fountain grass	#1 / 30" OC	
133	Polystichum munitum	Western Sword Fern	#1 / 3'OC	
169	Helictotrichon sempervirens	Blue Oat Grass	#1 / 3' OC	
GROUNDCOVER				
163	Arctostaphylos uva-ursi	Kinnikinnick	#1 / 30" OC	
3,400 sf	Lawn	Turf hydroseed	Special Sun Mixture	Country Green Turf Farms specified mix
			Seed rate: 8 lbs / 1,000 sf	80% Perennial Ryegrass / 20% Fine Fescue
30 sf	Crushed Rock		Aluminum edging shall be provided between lawn and crushed rock edges	

LANDSCAPE NOTES AND SOIL QUALITY

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

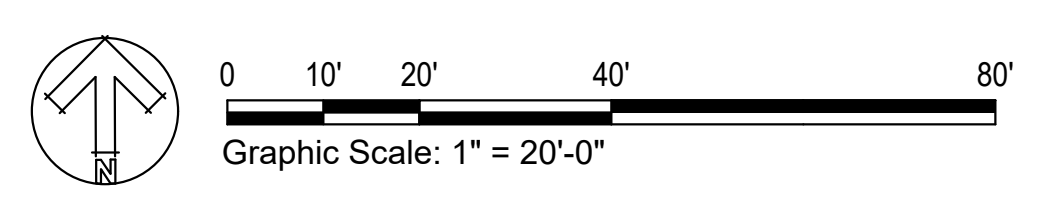
OPEN SPACE CALCULATIONS

18A.70.C.1.o OPEN PLAY REQUIREMENT	= 100 SF / UNIT
OPEN PLAY SPACE REQUIRED (100 SF) X 63 UNITS	= 6,300SF OPEN SPACE REQUIRED
OPEN PLAY SPACE PROPOSED	= 19,000 SF
18A.70.040.C.1.p OPEN PLAY SPACE REQUIREMENT	= 50 SF / UNIT
OPEN PLAY SPACE REQUIRED (50 SF) X 63 UNITS	= 3,150 SF OPEN PLAY SPACE REQUIRED
OPEN PLAY SPACE PROPOSED	= 4,150 SF

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: IN GROUND MOUNT TO CONCRETE PAVING. PROVIDE NEOPRENE GASKETS AT SEPARATION BETWEEN CONCRETE PAVING AND BENCH.
 CONFIRM COLOR, MATERIALS AND EXACT LOCATION W/ OWNER PRIOR TO INSTALLATION.
- PICNIC TABLE - MODEL #337 BY ULTRASITE, RECTANGULAR SINGLE PEDESTAL ADA TABLE, BLACK PERFORATED PATTERN, BLACK FRAME, IN-GROUND MOUNT.
- SLOPE = 1%-2% SLOPE AWAY FROM PLAY EQUIPMENT

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



PLANT IMAGES

TREES / DECIDUOUS



BOWHALL MAPLE



KATSURA



EDDIE'S WHITE WONDER
DOGWOOD



VINE MAPLE

TREES / EVERGREEN



WESTERN CEDAR



DOUGLAS FIR

SHRUBS



BOX HONEYSUCKLE



CHARDONNAY PEARLS DEUTZIA



PJM RHODODENDRON



ENDLESS SUMMER HYDRANGEA



IVORY HALO DOGWOOD



SPRING BOUQUET VIBURNUM



DAVIDII VIBURNUM



CRIMSON PYGMY BARBERRY



PACIFIC WAX MYRTLE



CHRISTMAS CHEER
RHODODENDRON



SALAL



LIMEMOUND SPIREA

PERENNIALS / ORNAMENTAL GRASSES



FOUNTAIN GRASS



WESTERN SWORD FERN



BLUE OAT GRASS

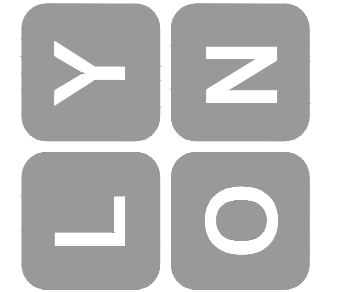
GROUNDCOVER



KINNIKINNICK

DESIGN REVIEW SUBMITTAL

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

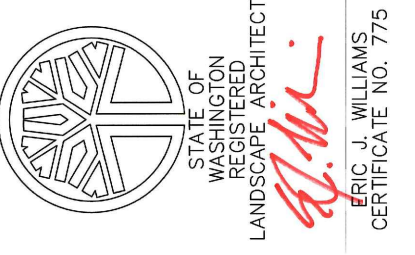


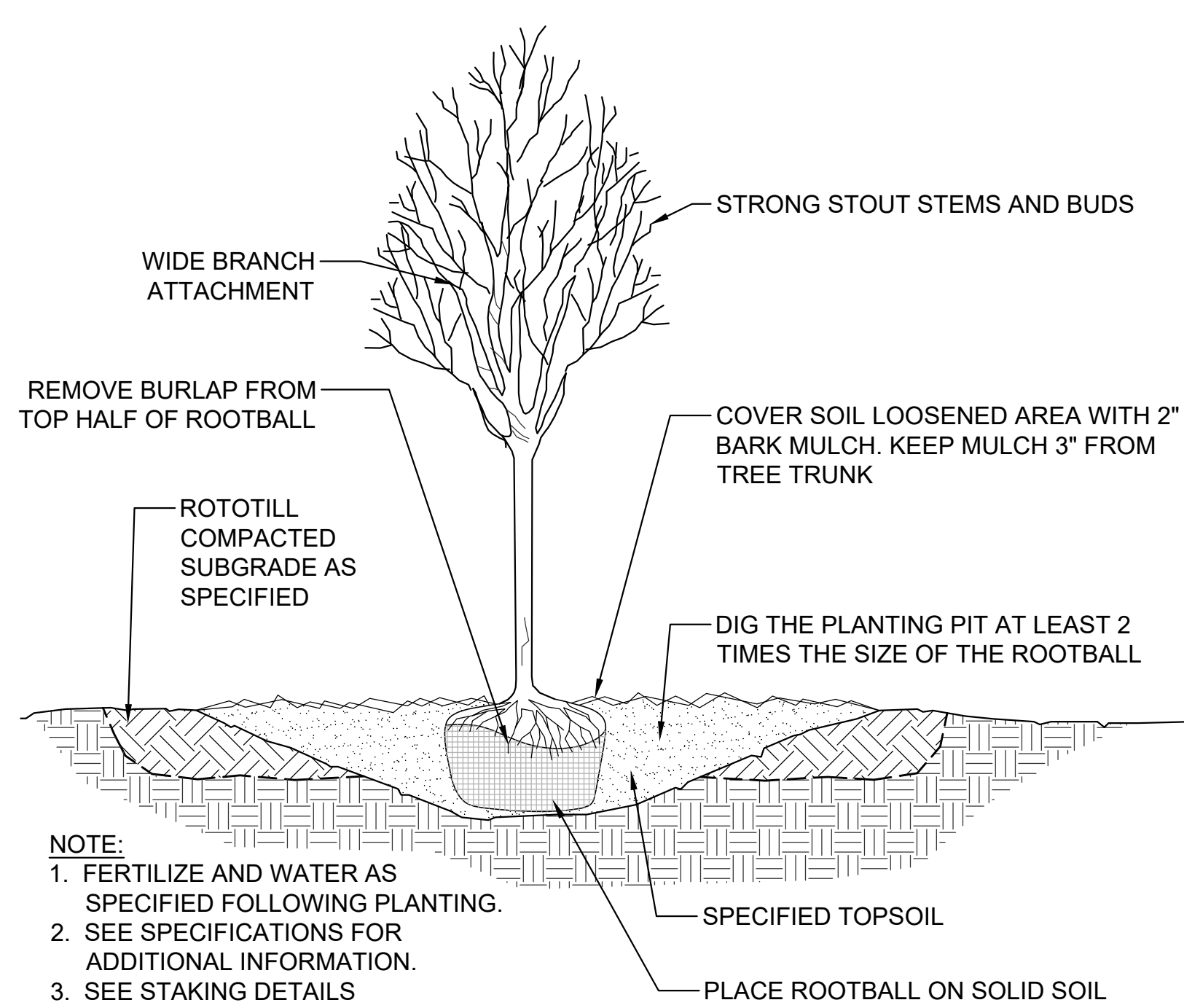
Plant Images

SCALE: NTS	DESIGN: ML	SHEETS: 3
DATE: August 25, 2021	DRAWN: ML	
PROJECT: Meadow Park MF	CHECKED: EW	
NO: LLA0228.20	REVISION NUMBER:	APPD.

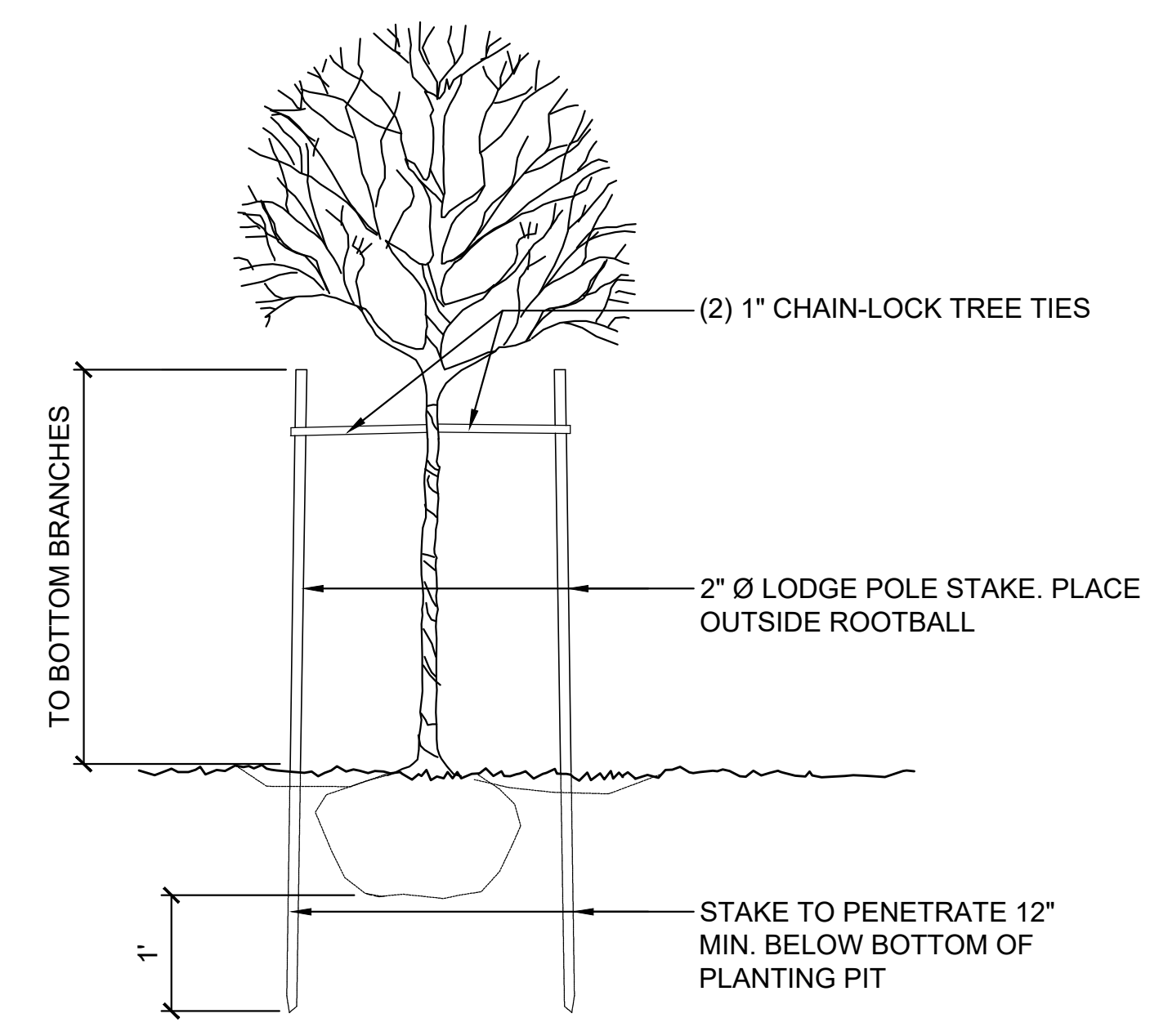
Meadow Park Gardens
 3010 S 211th St
 SeaTac, WA 98198

PROJECT

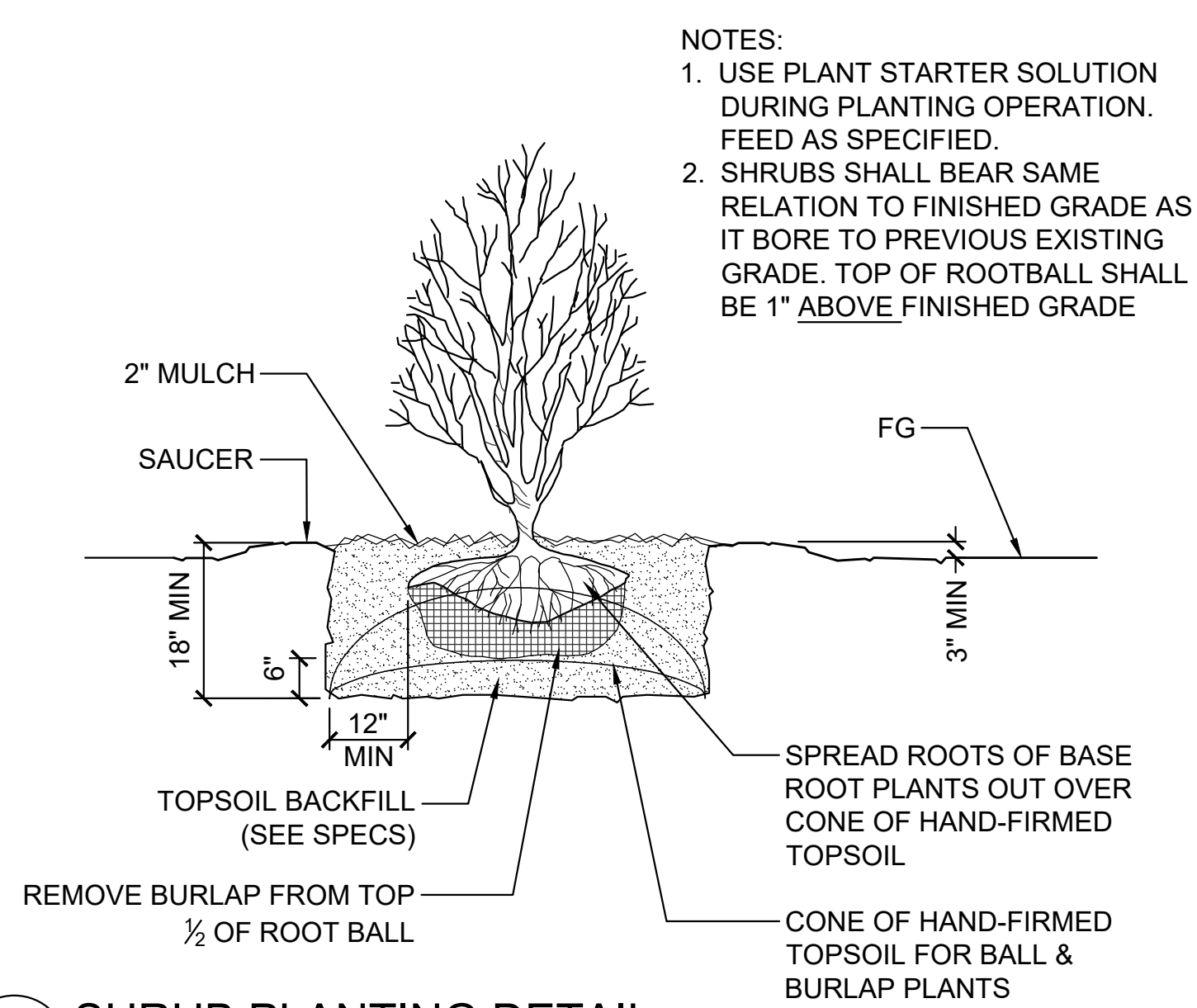




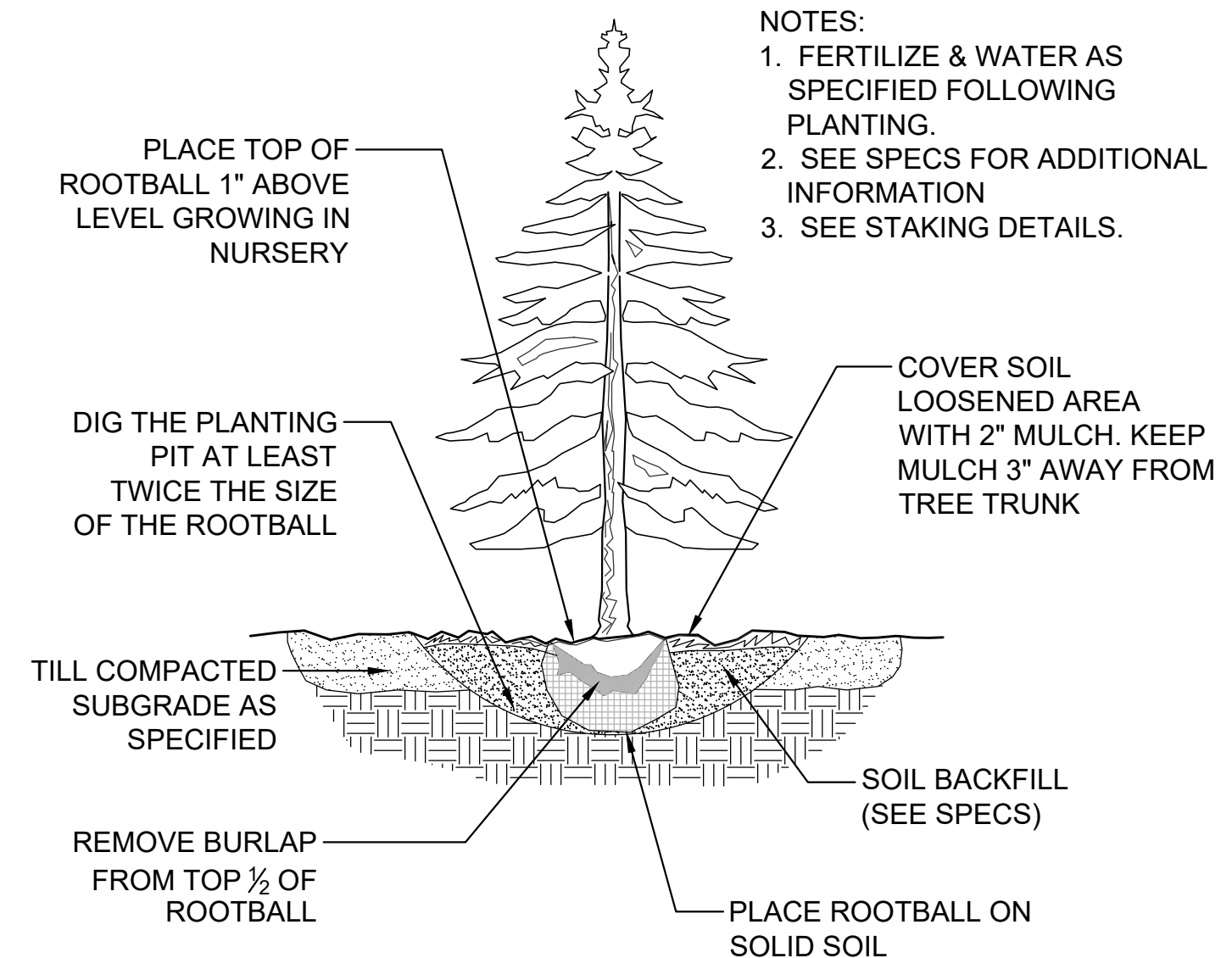
1 DECIDUOUS TREE PLANTING DETAIL
 SCALE: NTS



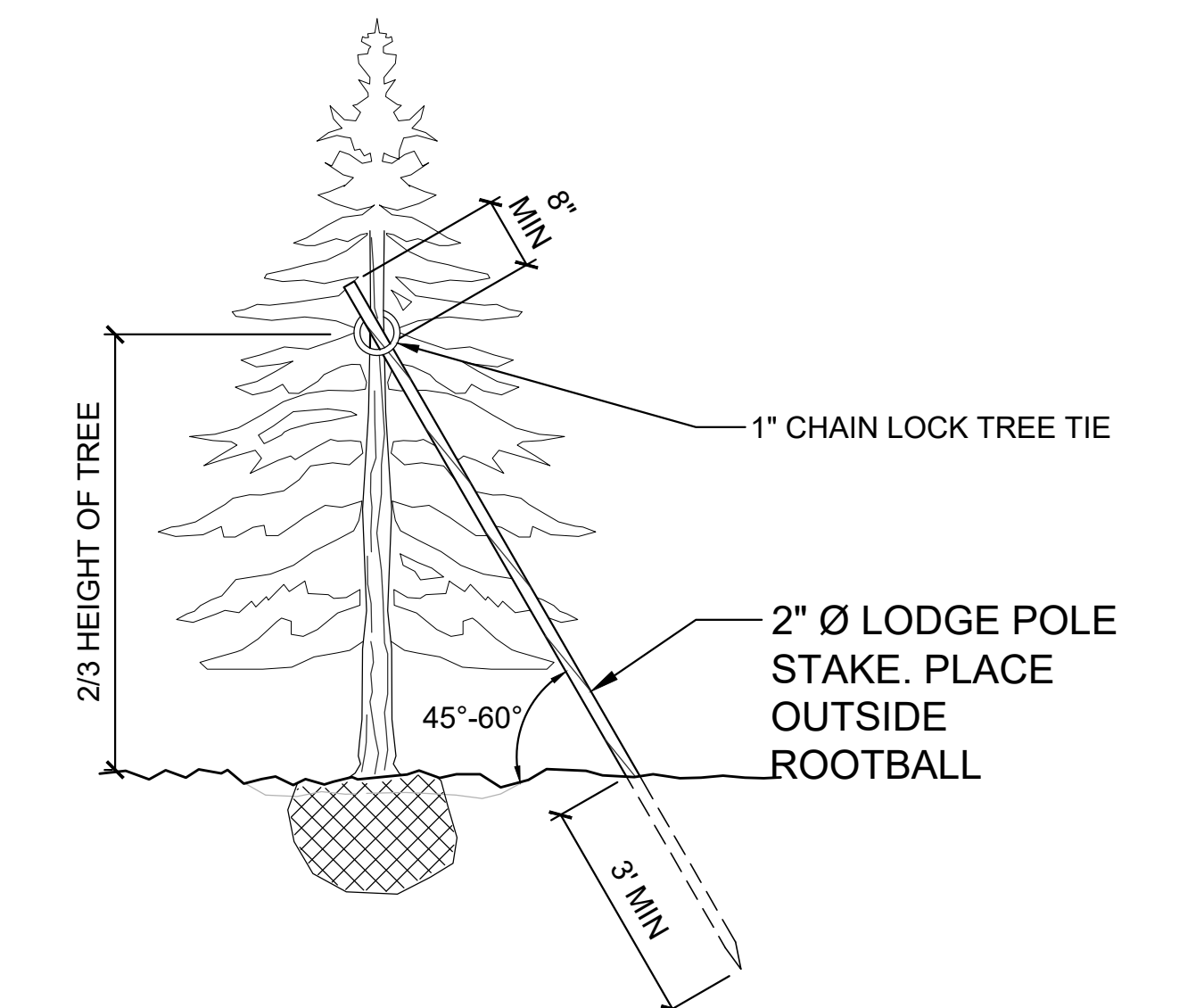
2 DECIDUOUS TREE STAKING DETAIL
 SCALE: NTS



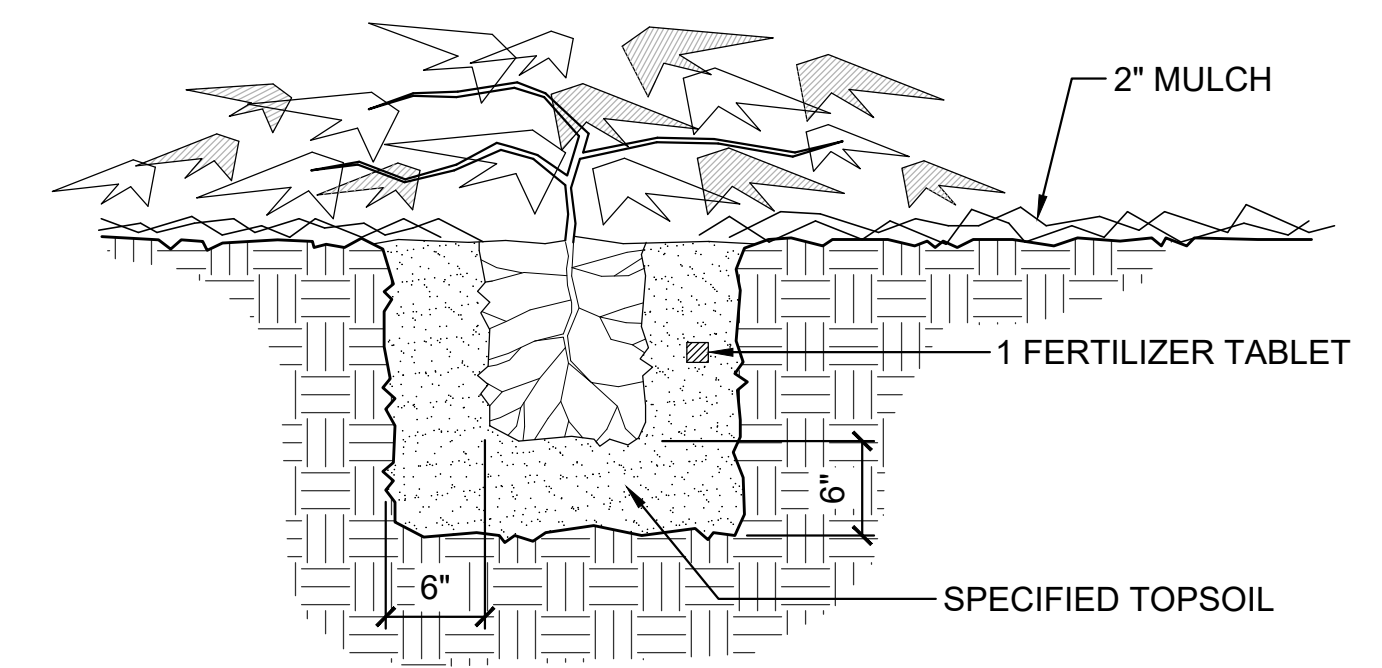
3 SHRUB PLANTING DETAIL
 SCALE: NTS



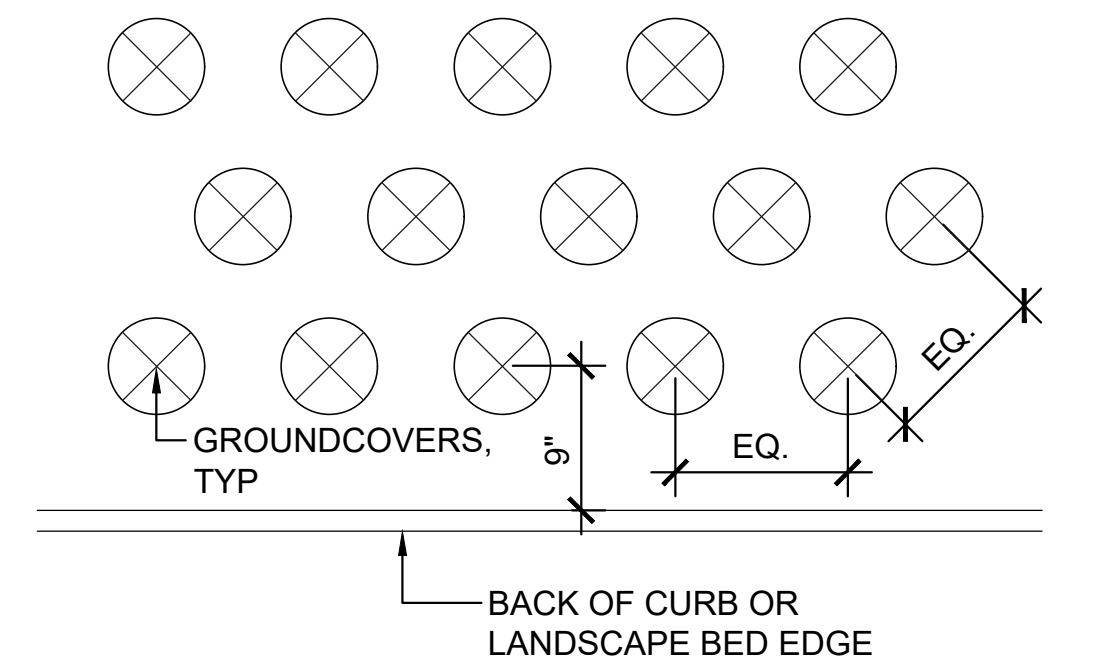
4 CONIFER PLANTING DETAIL
 SCALE: NTS



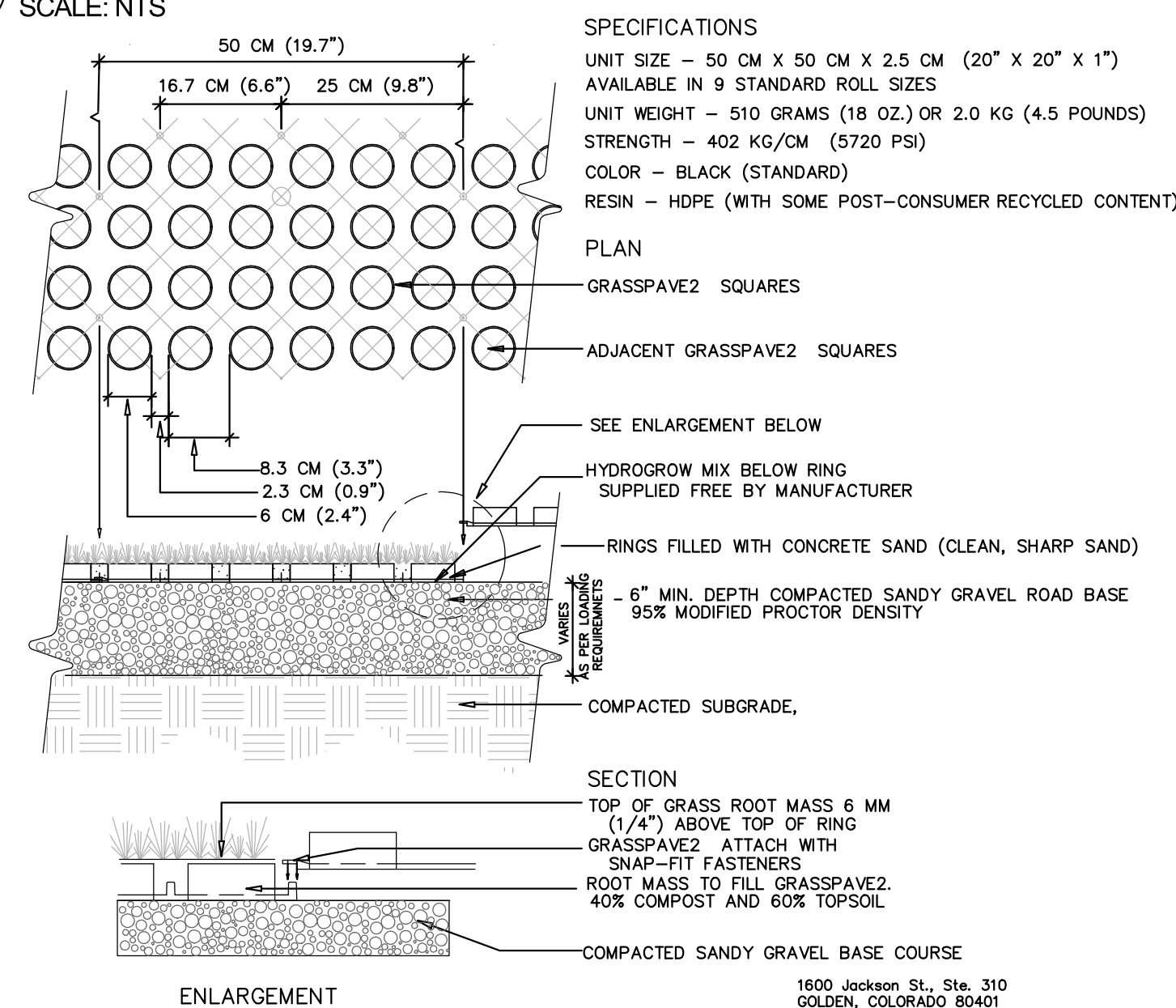
5 CONIFER TREE STAKING
 SCALE: NTS



6 GROUNDCOVER PLANTING DETAIL
 SCALE: NTS



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

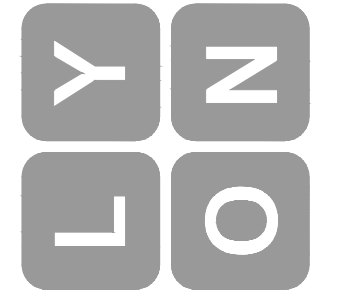


7 GRASSPAVE2 DETAIL
 SCALE: NTS

DESIGN REVIEW SUBMITTAL

Meadow Park Gardens
 3010 S 211th St
 SeaTac, WA 98198

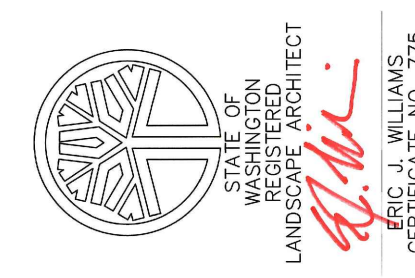
Lyon Landscape Architects
 1015 Pacific Avenue, Suite 203
 Tacoma, WA 98402
 253-678-4173
 Eric@LyonLA.com



Planting Details

L1.2	OF	3	SHEETS
SCALE: As Shown	DESIGN: ML		
DATE: August 25, 2021	DRAWN: ML		
PROJECT: Meadow Park MF	CHECKED: EW		
NO: LLA0228.20	REVISION NUMBER:		

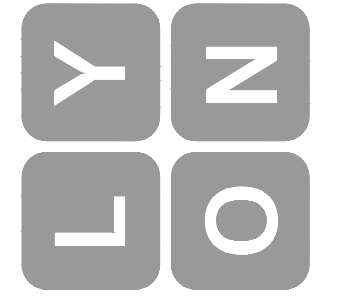
	APPD.
	REVISIONS



BUILDING PERMIT SET

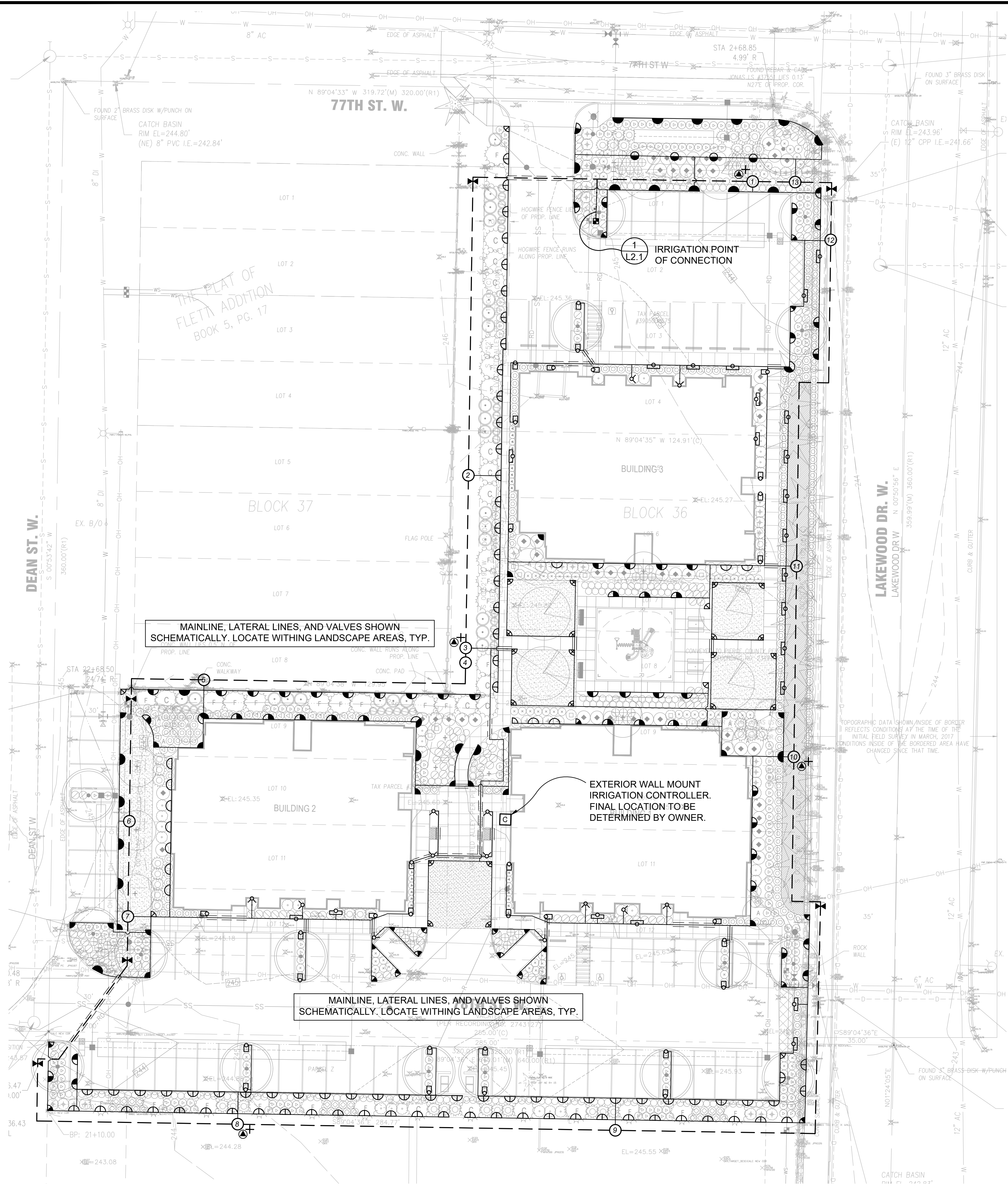
Meadow Park Gardens
3010 S 211th St
SeaTac, WA 98198

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



Landscape Plan

L2.0	OF	6	SHEETS
SCALE: 1" = 20'-0"	DESIGN: ML		
DATE: January 29, 2021	DRAWN: ML		
PROJECT: Meadow Park MF	CHECKED: EW		
NO: LLA0228.20	REVISION NUMBER:		



IRRIGATION LEGEND

SYMBOL	MFG.	CATALOG NO.	DESCRIPTION
(X)	RAINBIRD	100-PEB-PRS-D	1" GLOBE PLASTIC BODY ELECTRIC REMOTE CONTROL VALVE WITH PRESSURE REGULATING MODULE
(K)	KENNEDY	8561ASS	2" RESILIENT SEATED GATE VALVE
(A)	RAINBIRD	44-LRC	1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER, SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
(C)	RAINBIRD	ESP-MC16	16 STATION CONTROLLER, OUTDOOR MODEL, WITH WEATHER STATION WALL MOUNT AT LOCATION DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE.
(M)	RAINBIRD	200-EFB-CP-R	2" ELECTRIC REMOTE CONTROL MASTER VALVE
(+)	HUNTER	PASV-101	1" ELECTRIC DRAIN VALVE WITH FLOW CONTROL
NOT SHOWN			STATION & COMMON WIRE SIZE-AWG 14 GAUGE MINIMUM. INSTALL ONE SPARE WIRE FOR ALL IRRIGATION ZONE WIRE RUNS. REVIEW ADDITIONAL REQUIREMENTS FOR FLOW METER & MASTER VALVE IF NECESSARY
(---)			SCHEDULE 40 PVC MAINLINE (2" SIZE UNLESS NOTED OTHERWISE) @ 18" DEPTH
(---			SCHEDULE 200 PVC LATERAL LINES, SIZE TO NOT EXCEED 7 FEET PER SECOND
(---)			CLASS 200 PVC SLEEVES @ 24" DEPTH, SIZE TO ACCOMMODATE ALL PIPE

IRRIGATION - GENERAL NOTES

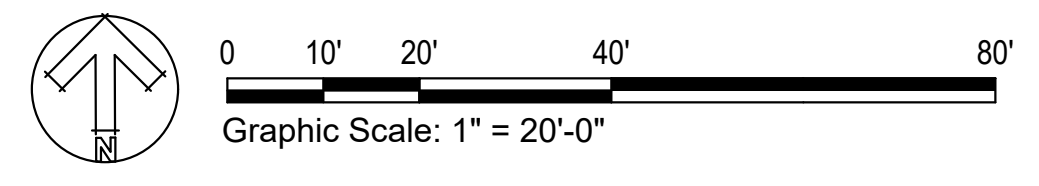
- CONFIRM WATER PRESSURE PRIOR TO STARTING OF WORK.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS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

IRRIGATION HEAD SCHEDULE

SYM.	CATALOG NUMBER	RADIUS	GPM	PSI
SPRAY HEADS				
D	RAINBIRD 1800-MPR-8Q	8	0.26	30
D	RAINBIRD 1800-MPR-8H	8	0.52	30
D	RAINBIRD 1800-MPR-10Q	10	0.39	30
D	RAINBIRD 1800-MPR-10H	10	0.79	30
D	RAINBIRD 1800-VAR-10-270	10	1.30	30
D	RAINBIRD 1800-MPR-12Q	12	0.65	30
D	RAINBIRD 1800-MPR-12H	12	1.30	30
D	RAINBIRD 1800-VAR-12-270	12	2.78	30
D	RAINBIRD 1800-MPR-12F	12	2.60	30
D	RAINBIRD 1800-MPR-15Q	15	0.95	30
D	RAINBIRD 1800-MPR-15H	15	1.85	30
D	RAINBIRD 1800-MPR-15EST	4'X15'	0.61	30
D	RAINBIRD 1800-MPR-15SST	4'X30'	1.21	30
BUBBLER HEADS				
C	RAINBIRD 1800-MPR-5H-B	5'X10'	0.50	30
ROTOR HEADS				
D	RAINBIRD 3500-2.0 NOZZLE-27Q	27'	1.69	35
D	RAINBIRD 3500-2.0 NOZZLE-27H	27'	1.69	35
D	RAINBIRD 3500-2.0 NOZZLE-27F	27'	1.69	35

ZONE SCHEDULE

VALVE #	GPM	VALVE SIZE	TYPE
1	16.92	1"	LAWN
2	24.06	1"	SHRUB
3	33.80	1-1/2"	LAWN
4			NOT USED
5	32.73	1-1/2"	SHRUB
6	9.25	1"	LAWN
7	22.74	1"	SHRUB
8	28.50	1-1/2"	SHRUB
9	26.13	1"	SHRUB
10	26.21	1"	SHRUB
11	25.59	1"	SHRUB
12	30.16	1-1/2"	SHRUB
13	33.85	1-1/2"	SHRUB
14-16			ZONES 14-16 ARE FUTURE ZONES





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



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

Keynote Legend	
ES01	CONTINUOUS K-LINE PRE-FINISHED MTL. GUTTER SYSTEM.
ES02	PAINTED FASCIA/TRIM
ES03	FIBER CEMENT PANEL W/ ALUMINUM REGLETS
ES04	INSULATED VINYL WINDOW SYSTEM, BLACK. SEE WINDOW SCHEDULE FOR MORE INFO.
ES05	FRENCH DOOR. SEE DOOR SCHEDULE FOR MORE INFO.
ES06	42" HIGH PRE-MAUNUFACTURED METAL GUARDRAIL SYSTEM, POWDER COATED BLACK
ES08	INSULATED VINYL SLIDING GLASS DOOR. SEE DOOR SCHEDULE FOR MORE INFO.
ES12	WOODTONE, RUSTIC SERIES PRE-FINISHED FIBER CEMENT LAP, 5" EXPOSURE
ES13	ALUMINUM CANOPY STRUCTURE
ES14	LEDGESTONE VENEER
ES16	FIBER CEMENT LAP SIDING, CAVIAR SW 6990, 5" EXPOSURE
ES17	DOWNSPOUT, PRE-FINISHED
ES18	ASPHALT SHINGLES, PEWTER GRAY



MEADOW PARK GARDENS
BUILDING 2
LAKEWOOD DR W & 77TH ST W,
LAKEWOOD, WA 98499

DATE	REVISIONS
MM/DD/YYYY	DESCRIPTION

PROJECT NUMBER: 2046
PM: JM
DESIGN REVIEW RESUB 04/11/2022

COLOR AND MATERIAL LEGEND

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

NOT FOR CONSTRUCTION

RE-USE OF DOCUMENTS
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF GRAVES + ASSOCIATES AND ARE NOT TO BE LOANED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION OF GRAVES + ASSOCIATES.
COPYRIGHT 2020 BY GRAVES + ASSOCIATES

COLORED EXTERIOR ELEVATIONS
DR 201



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36009	254922	Print Legal Ad - IPL0070900	Meadow Park 55	\$268.85	1	46 L

Attention: Briana Schumacher

CITY OF LAKEWOOD
 6000 MAIN ST SW
 LAKEWOOD, WA 984995027

PUBLIC HEARING NOTICE

The City of Lakewood Planning Commission will be holding a public hearing for Meadow Park 55 – Design Review on May 18, 2022 at 6:30pm in a hybrid in-person and virtual meeting. All persons may submit written comments about the amendments no later than noon on May 18, or testify either in person or over ZOOM during the public hearing.

HEARING DATE: May 18, 2022

TIME: 6:30 PM

PLACE: Lakewood Planning Commission hybrid in-person/virtual public meeting. Instructions on how to attend the hearing, testify and/or submit written will be published no later than May 13 at <https://cityoflakewood.us/city-clerk/planning-commission-agenda/> under "2022".

APPLICATION NUMBER AND NAME: 1622 –Meadow Park 55 – Design Review

PROJECT DESCRIPTION: Meadow Park 55 Design Review request to utilize Lakewood Municipal Code (LMC) 18A.90 Housing Incentives Program. The proposed density increase is 9 dwelling units above the MF2 zoning base density.

PROJECT LOCATION: Building 1 – 7731 DEAN ST W, Building 2 – 7721 DEAN ST W, Building 3 – 5402 77TH ST W, (Parcel number 3905000677).

ZONING: Multifamily 2 (MF2)

PERMIT APPLICATION DATE: April 12, 2022

DATE APPLICATION DEEMED COMPLETE: April 26, 2022

For further information, please contact Courtney Brunell, Planning Manager, at (253) 983-7839 or cbrunell@cityoflakewood.us.

IPL0070900

Apr 29 2022

Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions: 1

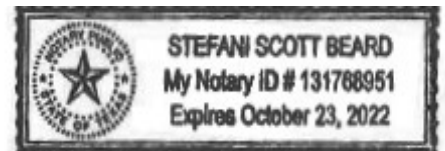
Beginning Issue of: 04/29/2022

Ending Issue of: 04/29/2022

Principal Clerk

Sworn to and subscribed before me this 29th day of April in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

WHEN RECORDED, MAIL TO:

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

ATTN: City Clerk
Assistant City Manager for Development Services

WASHINGTON STATE COUNTY AUDITOR/RECORDER/S INDEXING FORM

Document Title(s) <i>(or transactions contained therein):</i> HOUSING INCENTIVES COVENANT
Reference Number(s) of Documents assigned or released: <input type="checkbox"/> Additional reference numbers on page ____ of document.
Grantor(s) <i>(Last name first, then first name and initials):</i> 1. <u>Meadow Park Brownstones, LLC</u> <input type="checkbox"/> Additional names on page __ of document.
Grantee(s) <i>(Last name first, then first name and initials):</i> 1. <u>CITY OF LAKEWOOD, WASHINGTON</u> <input type="checkbox"/> Additional names on page __ of document.
Legal Description <i>(abbreviated form; i.e., lot, block, plat name, section-township-range):</i> <input checked="" type="checkbox"/> Additional legal on Exhibit "A" of document.
Assessor's Property Tax Parcel Account Number(s): 3905000677

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

HOUSING INCENTIVES COVENANT

"MEADOW PARK GARDENS"

THIS HOUSING INCENTIVES COVENANT (the "Covenant") is made and entered into as of this _____ day of July, 2021, by and between the CITY OF LAKEWOOD, a Municipal Corporation of the State of Washington (the "City"); Meadow Park Brownstones, 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 Lakewood Drive West & 77th Street West 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 20-00207, the Owner accepts certain conditions affecting the use of the Property and the improvements authorized by Permit

No(s). LU 20-00207. 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 six (6) units in the Project designated by the Owner and approved by the City, as set forth in **Exhibit B**, and reserved for occupancy by Eligible Households with maximum rents pursuant to Section 3.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"Project" means the Owner's multi-family residential building containing sixty three(63) Dwelling Units also known as "Meadow Park Gardens."

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

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

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

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

SECTION 2 – THE PROJECT

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

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

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

SECTION 3 – AFFORDABLE UNITS FOR ELIGIBLE HOUSEHOLDS

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

Dwelling Units in the Project

Unit Type (Bedrooms)	Total Units	Very Low Income Units	Extremely Low Income Units
Studio	0	0	0
Open 1-bedroom	18	0	2
1-bedroom	27	0	2
2-bedroom	18	0	2
Total	63	0	6

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

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

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

D. Maximum Rents for Affordable Units.

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

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

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

F. Income Qualifications for Eligible Households.

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

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

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

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

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

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

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

SECTION 4 – ENFORCEMENT

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

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

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

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

SECTION 5 – REPORTING REQUIREMENTS

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

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

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

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

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

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

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

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

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

SECTION 5 – SUBSIDIZED TENANTS

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

SECTION 6 – LEASE PROVISIONS

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

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

SECTION 7 – SALE OR TRANSFER OF THE PROJECT

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

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

SECTION 8 – TERM

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

SECTION 9 – NO DISCRIMINATION

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

SECTION 10 – COVENANTS RUN WITH LAND

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

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

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

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

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

SECTION 11 – FORECLOSURE

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

SECTION 12 – ESTOPPEL CERTIFICATE

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

SECTION 13 – BINDING EFFECT

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

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

SECTION 14 – AGREEMENT TO RECORD

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

SECTION 15 – RELIANCE

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

SECTION 16 – GOVERNING LAW

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

SECTION 17 – NO CONFLICT WITH OTHER DOCUMENTS

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

SECTION 18 – AMENDMENTS

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

SECTION 19 – NOTICE

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

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

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

If to the Owner:
Meadow Park Brownstones LLC
10609 Gravelly Lake Dr SW
Lakewood, WA 98499

Attn: Claude 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 this Housing Incentives Covenant on the Date first above written.

Owner:

City:

Meadow Park Brownstones LLC

By: _____

Its:

Manager _____

Name: Claude Remy

John Caulfield

City Manager

Approved as to Form:

Heidi Ann Wachter

City Attorney

STATE OF WASHINGTON }
 } ss.
COUNTY OF PIERCE }

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

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

Notary Public in and for the State
of Washington.

Print Name _____

Residing at _____

My commission expires _____

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

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

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

Notary Public in and for the State
of Washington.

Print Name _____

Residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

LOTS 1 THROUGH 12, BLOCK 36, AND LOTS 9 THROUGH 12 BLOCK 37, FLETT, ACCORDING TO PLAT RECORDED IN VOLUME 5 OF PLATS AT PAGE 17, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING OR ABUTTING THEREON, VACATED BY PIERCE COUNTY RESOLUTION NO. 14555, RECORDED UNDER RECORDING NO. 2364668, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THAT PORTION OF VACATED 78TH STREET WEST ADJOINING OR ABUTTING BLOCK 36 AND BLOCK 37, VACATED BY PIERCE COUNTY RESOLUTION NO. 20023, RECORDED UNDER RECORDING NO. 2763127, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

ALSO TOGETHER WITH THAT PORTION OF VACATED 78TH STREET WEST ADJOINING AND ABUTTING BLOCK 62 AND BLOCK 63 OF SAID PLAT OF FLETT, VACATED BY PIERCE COUNTY RESOLUTION NO. 20023, RECORDED UNDER RECORDING NO. 2763127, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW;

AND ALSO TOGETHER WITH THAT PORTION COMMON TO VACATED B STREET AS VACATED BY JUDGMENT ENTERED NOVEMBER 8, 2000 IN PIERCE COUNTY SUPERIOR COURT CASE NO. 00-2-13030-4 AND VACATED 78TH STREET WEST AS VACATED BY PIERCE COUNTY RESOLUTION NO. 20023, RECORDED UNDER RECORDING NO. 2763127, LYING NORTHERLY OF THE NORTH LINE OF LOT 1 OF SAID BLOCK 62 EXTENDED WESTERLY TO THE CENTERLINE OF SAID B STREET.

EXCEPT THE EAST 5 FEET OF SAID BLOCK 36 CONVEYED TO PIERCE COUNTY UNDER RECORDING NO. 2349401;

SITUATE IN THE CITY OF LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

EXHIBIT C

FORM OF CERTIFICATE OF HOUSEHOLD ELIGIBILITY

CERTIFICATION OF HOUSEHOLD ELIGIBILITY

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

Project: _____ Project Address: _____

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

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

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

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

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

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

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

EXHIBIT C TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

HOUSEHOLD MEMBERS

Name	Age	Name	Age
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

INCOME COMPUTATION

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

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

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

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

EXHIBIT C TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION
CONTRACT

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

EXHIBIT D

FORM OF ANNUAL PROJECT CERTIFICATION

ANNUAL PROJECT CERTIFICATION

Project: _____

Address: _____

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

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

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

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

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

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

Owner (Company) Name: _____

Name of Owner (Print)

Signature of Owner

Date: _____, 20____

EXHIBIT D TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

AFFORDABLE UNIT SUMMARY

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

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

EXHIBIT D TO MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION CONTRACT

ANNUAL PROJECT CERTIFICATION

PROJECT NAME _____

REPORTING PERIOD: _____ through _____.

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

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

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

** Find on "Rental and Income Guidelines."

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

ARCH Electric & Gas Allowances:

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

Water & Sewer Allowances:

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

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



TO: Planning Commission
 FROM: Tiffany Speir, Long Range & Strategic Planning Manager
 DATE: May 18, 2022
 SUBJECT: 2022 Comprehensive Plan Amendments Review

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. The Planning Commission is currently scheduled to hold a public hearing on May 18 and take action on the entire amendment docket at a special meeting on June 29.

This memorandum includes the draft text and maps and the SEPA analyses of seven potential amendments. Page references are included below that are internal to this memorandum:

2022-01 Rezone of one parcel near St. Clare Hospital.....2
2022-02 Update of Tillicum Neighborhood Plan; update Tillicum Center of Local Importance (CoLI) boundaries; and rezone of certain parcels within Tillicum.....9
2022-03 Review and update of Comprehensive Plan Housing Chapter and related amendments to LMC Title 18A Development Regulations.....40
2022-04 Review of zoning, policies and municipal code provisions related to Adult Family Homes (AFHs) located in Air Corridor 1 (AC1) and AC2 zones.....41
2022-05 Update text of the Comprehensive Plan to reflect the adoption of VISION 2050 and renaming Lakewood’s Centers of Local Importance per the 2018 Regional Centers Framework and the 2019 Countywide Planning Policies.....58
2022-06 Update of 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.....73
2022-07 Review of parking requirements in LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan).....84

The Planning Commission has held a series of discussions regarding each of the potential amendments since January 2022. The materials for these meetings are available under the 2022 link at <https://cityoflakewood.us/city-clerk/planning-commission-agenda/>; video recordings of the meetings are available at <https://www.youtube.com/user/cityoflakewoodwa/videos>.

SUMMARY OF CEDD RECOMMENDATIONS

- 2022-01** Approval.
- 2022-02** Approval, provided that the Planning Commission identifies which parcels to rezone. CEDD also recommends incorporating an update of the Tillicum Neighborhood Plan, including consideration of whether to adopt accompanying

development regulations, into the 2024 Comprehensive Plan periodic update process and consistent with Comprehensive Plan Policy LU-52.5.

2022-03 Continue Amendment 2022-03 to the 2023 and/or 2024 Comprehensive Plan amendment cycle.

2022-04 Approval.

2022-05 Approval.

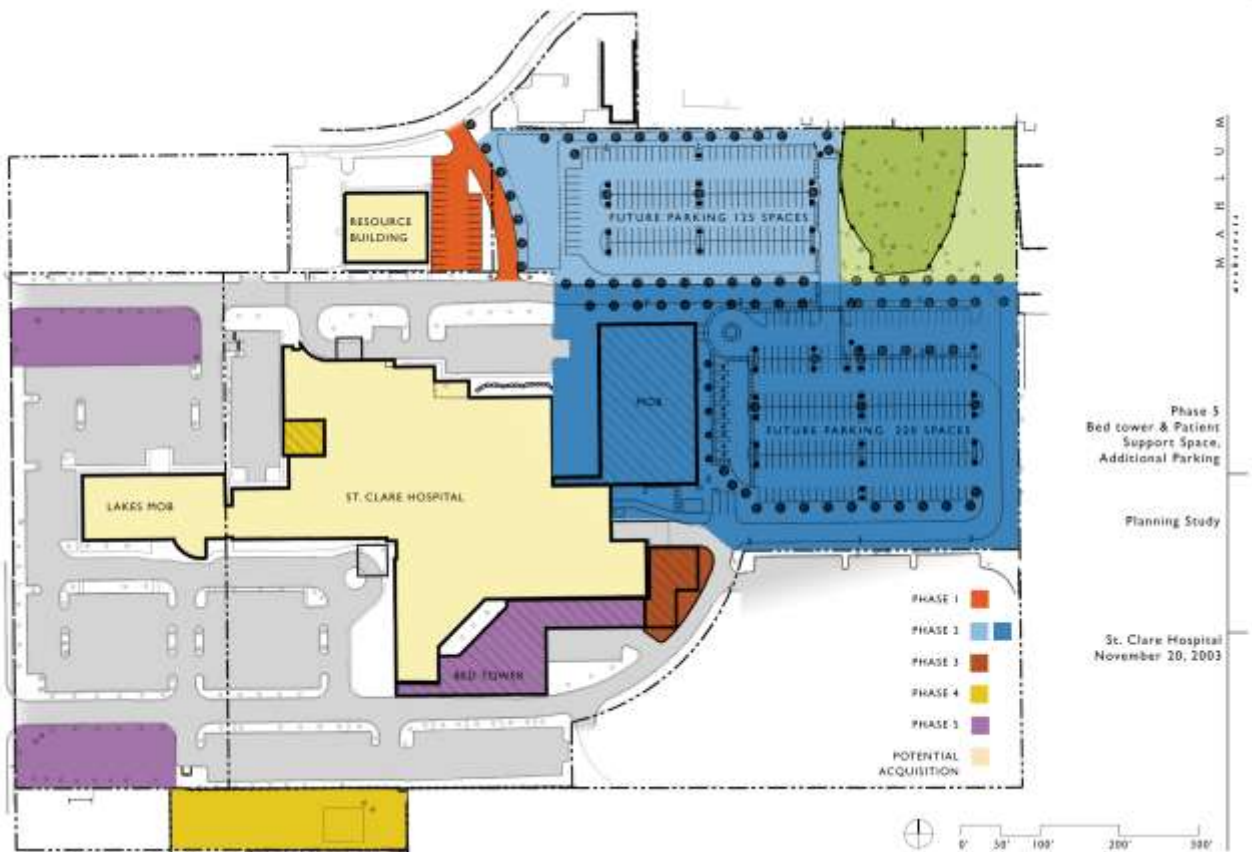
2022-06 Approval.

2022-07 Approval.

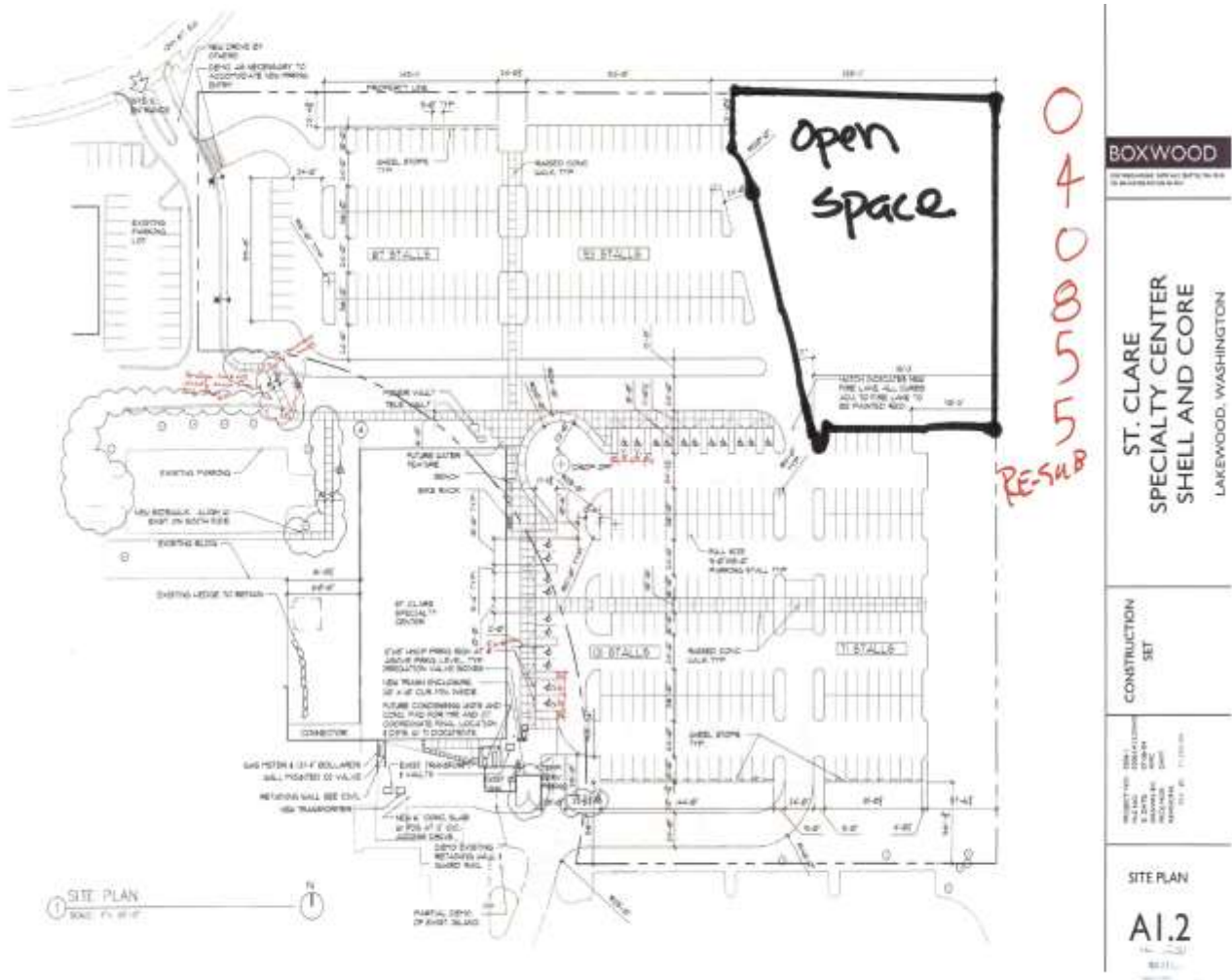
DISCUSSION

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.

2022-01 CEDD SEPA REVIEW

Housing Capacity Analysis: The amendment rezones 1 parcel from Public Institutional to Open Space and Recreation. There is no change to Lakewood’s housing capacity.

A. Consistency with the Comprehensive Plan: This amendment is a zoning map change of 1 parcel from Public Institutional to Open Space and Recreation 1 designation and zoning. It is consistent with the City’s Comprehensive Plan Chapter 10 regarding Energy and Climate Change, Section 3.2.8 (Urban Forestry) and Goal LU-60, Land-Use Implementation Strategy 11.3.2, and the implementing development regulations in LMC Chapter 18A.70 Article III.

B. Compatibility with development in the vicinity: This use of the parcel in question was anticipated by the 2004 St. Clare Hospital Master Plan and the site development plan. This amendment formalizes what the developer and the City intended would happen on the parcel.

C. Transportation impacts and mitigation: This amendment is a zoning map change of 1 parcel from Public Institutional to Open Space and Recreation 1 designation and zoning. It has no transportation impacts.

D. Public service impacts and mitigation: This amendment is a zoning map change of 1 parcel from Public Institutional to Open Space and Recreation 1 designation and zoning. It has no public service impacts.

E. Public health, safety and general welfare impacts: This amendment is a zoning map change of 1 parcel from Public Institutional (PI) to Open Space and Recreation 1 (OSR1) designation and zoning. It has no public health, safety and general welfare impacts.

F. Range of permitted uses: A table listing the allowed uses in the PI and the OSR1 zones is included below. Any uses not listed are not allowed as a permitted or conditional use in either zone.

Type of Use	Use	PI	OSR1
Agricultural	Commercial beekeeping	C	P
	Growing and harvesting of crops	P	-
	Plant nurseries and greenhouses	P	P

Commercial and Industrial	Accessory retail or services	P	
	Commercial recreation facility – indoor	C	
	Community center	C	
	Health/fitness facility, quasi-public	P	
	Laboratory – Medical/Analytical	P	
	Medical Services - Lab	P	
	Places of assembly	p	
	Shelter, animal B(3), B(4)	C	
	Sports and active recreation facility	C	
	Veterinary clinic B(3)	C	
	Wildlife preserve or sanctuary	P	
Eating and Drinking Establishments	Mobile food vending facility	P	
Essential Public Facilities	Airport (Seaplane)	-	C
	Community and technical colleges, colleges and universities	C	-
	Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	P	P
	Electrical transmission lines of higher voltage than 115 kV, in new corridors	C	C
	In-Patient Facility Including but not Limited to Substance Abuse Facility B(1), B(2)	C	-
	Interstate Highway "I-5"	-	P
	Mental Health Facility	C	-
	Minimum Security Institution	C	-
Government Services, General	City, county, special district, state, and federal offices	P	
	Fire stations	P	
	Maintenance shops and vehicle and equipment parking and storage areas for general government services	P	
	Police stations, including temporary holding cells	P	
	Post offices	P	
Health and Social Services	Day care center providing care for children and/or adult relatives of employees of a separate business establishment located on the same site B(2), B(3)	C	-
	Day care center, independent	C	-
	Medical service – hospital	C	-
	Medical service - integrated medical health center	C	-
	Medical service – lab	C	-
	Preschool/nursery school	C	-
Open Space	Arboretums and community gardens more than two (2) acres in size.		C
	Above ground and below ground electrical distribution lines, poles, and associated facilities and appurtenances with voltages of 55,000 volts and under.		P
	Accessory caretaker's quarters and accessory structures related thereto.		P
	Antennas and satellite dishes for subject to specific standards, including siting criteria, set forth in LMC Chapter 18A.95, Wireless Services Facilities.		P
	Bus Shelters		P
	Cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless services facilities, structures, or private antenna and satellite dishes.		P
	Community Center		-
	Constructed wetlands.		P
	Docks and mooring facilities as regulated by applicable shoreline management regulations.		P
	Eating and drinking establishment (Level 1/2).		P
Equestrian clubs, and marinas.		C	

	Facilities used in on-site grounds maintenance.		P
	Fish hatcheries.		P
	Historical cemeteries.		P
	Local water distribution systems, wellheads, and pump stations.		P
	Marinas		-
	Multi-use linear trails.		C
	Natural gas distribution lines.		P
	Natural open space and passive recreation.		P
	Neighborhood-scale active recreation and limited accessory structures: Parks, playgrounds, arboretums, and community gardens two (2) acres or less in size; Open sports fields two (2) acres or less in size, with no spectator seating; Improved trail systems; Paved multi-use areas and bridle trails within defined park areas; Public restrooms; Playground equipment; and Picnic tables and shelters.		P
	Office and administrative uses related to the operations of park facilities not to exceed 5,000 square feet.		P
	On-site soil reclamation treatment in accordance with state regulations.		P
	Open sports fields with unenclosed seating for up to four hundred (400) spectators.		C
	Parks and playgrounds from two (2) to twenty (20) acres in size.		C
	Playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities		C
	Protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.		P
	Public and private golf courses and associated driving ranges.		C
	Retaining walls, freestanding walls, and fences.		P
	Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations.		P
	Maintenance and storage buildings and outdoor storage, subject to the provisions of LMC 18A.60.170, Outdoor Storage and Commercial Yard Surfacing Standards, for maintenance of equipment and goods utilized in the primary use.		P
	Stormwater collection and local conveyance systems.		P
	Stormwater pond facilities that are also developed to allow uses such as parks, or for recreational purposes.		P
	Swimming pools for community or regional use.		C
	Water storage facilities.		P
Group Homes	See Section 18A.40.120 Special needs housing		
Transportation	Parking facilities (surface or structured)	P	C
	Streets and pedestrian and bicycle facilities	P	P
	Transit park and ride lots	P	-
	Transit shelter	P	-

G. Change in circumstances: The proposed amendment is to formalize in zoning what was agreed to in the master plan and site development plan for the St. Clare Hospital campus. This is to prevent potential confusion in the future regarding trees present on the parcel.

H. Advantages vs. negative impacts: This amendment will help preserve trees currently present on parcel 0219126009. No negative impacts are anticipated.

CEDD RECOMMENDATION:

The CEDD recommends approval of Amendment 2022-01.

2022-02 Update of 2011 Tillicum Neighborhood Plan (TNP) and Tillicum Center of Local Importance (CoLI)

The discussion and presentation of this amendment is divided into subsections:

- A. History and Implementation of Tillicum Neighborhood Plan (includes Attachment A, proposed 2022 Addendum to the 2011 TNP);
- B. 2022 Proposed Rezoning in Tillicum Area;
- C. Centers of Local Importance (CoLIs) / Centers of Municipal Importance (CoMIs);
- D. Comprehensive Plan Text Amendments; and
- E. Development Regulation Text Amendments.

The City of Lakewood will be conducting a full “periodic review” of its Comprehensive Plan per the GMA that must be completed by December 31, 2024. It is recommended to conduct a fuller update of the Tillicum Neighborhood Plan and develop updated implementation strategies as part of the periodic review.

A. History and Implementation of Tillicum Neighborhood Plan

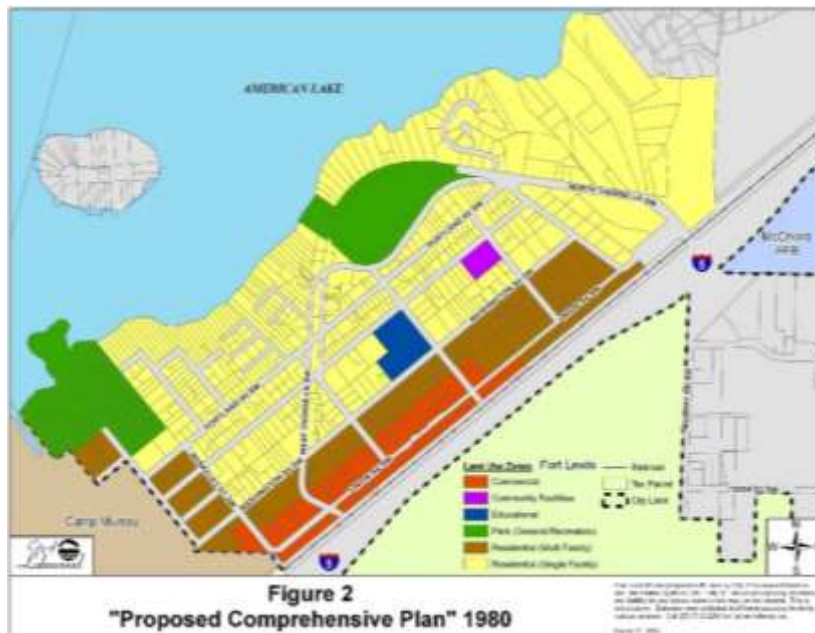
Per City Council Ordinances 495, 497, and 506 Resolution 2008-29 and Resolution 2011-09, the Tillicum Neighborhood Plan (TNP) was adopted as a City Subarea Plan under RCW 36.70A.080(2). The Tillicum area is addressed specifically in the Comprehensive Plan in Section 3.10, Goal LU-52, LU-53, and Policies LU-53.1 through LU-53.4.) Comprehensive Plan LU 52.5 states to “Implement and as necessary update the Tillicum Community Plan.”

The maps below displays the TNP subarea boundaries and parcel layout in 2011:





In 1980 (pre-GMA and pre-Lakewood incorporation), the anticipated zoning for the subarea was as below:



The following map depicts the 2011 subarea plan zoning. Differences include the OSR1 zoning in the West corner of the subarea, the extension of NC2 zoning along the length of Union Ave. SW, inclusion of MR zoning, and changes to where MF zoning was located:



2011 Zoning

As of 2021, zoning in Tillicum had changed to that shown below. MF zoning was introduced outside of the pre-existing section for the Habitat for Humanity “Boat St. project.” NC2 zoning had expanded at the SW corner of Tillicum in recognition of the completed I-5 expansion and new interchanges in the area coupled with implementation of Comprehensive Plan policy LU-51.1: “Provide for commercial and service uses for the daily needs of the residents within the neighborhoods.”

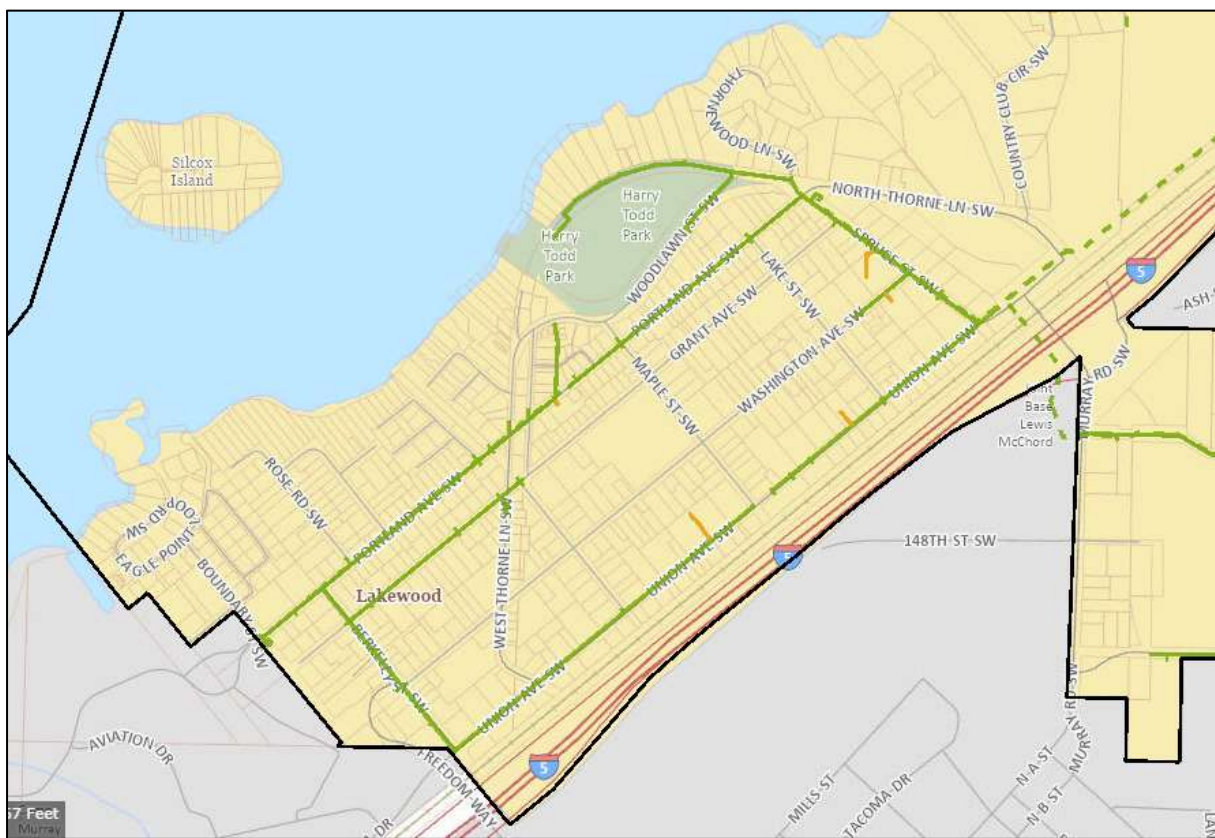


Tillicum Sewers

As part of its concerted effort to improve the subarea, Lakewood has worked to increase sewer access in Tillicum since 2009. The sewer work originally planned for per the TNP was the construction of the sewer interceptors and 3 regional pump stations; that work was completed in 2012 by the City of Lakewood. Since then, the City has built 4 additional sewer projects, 3 of which were partly funded by the County's Sewer Connection Fund.

There are still some portions of Tillicum that do not have sewers, but currently, the County does not have any sewer projects identified in its Sewer Improvement Program for this area. The City is partnering with Habitat for Humanity on sewers for their Boat Street project by using some of the City's ARPA funds.

The map below shows subarea sewer service lines in green as of spring 2022.



2022 Sewer Lines in Tillicum: Lakewood GIS

2011 TNP Implementation Strategies

68 specific implementation strategies were adopted as part of the 2011 Tillicum Neighborhood Plan (TNP.) The near-term (5 years), ongoing (5-20 years), and long-term (20+ years) actions included within tables were tied to the Plan's goals and tasks and set priorities and time frames. They were intended to provide guidance to decision-makers as they implemented the recommended Actions.

38 of the 68 Implementation Strategies in the Tillicum Neighborhood Plan are done or ongoing. The remaining 30 are not done for a variety of reasons (e.g., lack of funding, lack of other resources, changed circumstances, etc.) The proposed 2022 TNP Addendum (**Attachment A** to this 2022 Comprehensive Plan Amendment) includes the

status of all of the strategies and the overall progress on implementing the TNP.

B. 2022 Proposed Rezoning in Tillicum Area

Two options were developed by staff following initial analysis related to the Habitat for Humanity-requested rezone of parcel no. 0219212108. Staff Option 1 is shown below:

Option 1

Parcel no. 0219212108



The red dots on the map above show Habitat for Humanity property ownership. Under this proposal, the underlying land use and zoning for the area outlined 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 also 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:

Option 2

Parcel no. 0219212191

Parcel no. 0219212189

Parcel no. 0219212161

Parcel no. 0219212108



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 staff Option 1 map above, parcel no. 0219212189 is located across the street (Wadsworth) from the proposed rezone outlined in red.

In staff's Option 2 above, the parcel is located in between the two areas proposed to be rezoned and outlined in red. These properties are affiliated with Bill's Boathouse, Silcox Island residents, a boat ramp, and parking area.

Parcel no. 0219212161 is adjacent to -189, but was not included in the request by Silcox Island Corporation. The parcel is designated/zoned as Open Space (OS)/Open Space & Recreation 2 (OSR2). The OS/OSR2 designation/zoning was part of a compromise with area residents when it was established in 2001, and the parcel would not be affected by this amendment.

Note: In early April 2022, Bill's Boathouse located on parcel 0219212189 was completely destroyed by fire. It is not yet known by the City whether the property owner will be considering rebuilding or using the parcel for a different purpose. The OSR 2 zone allows the following uses either outright (P) or conditionally (C):

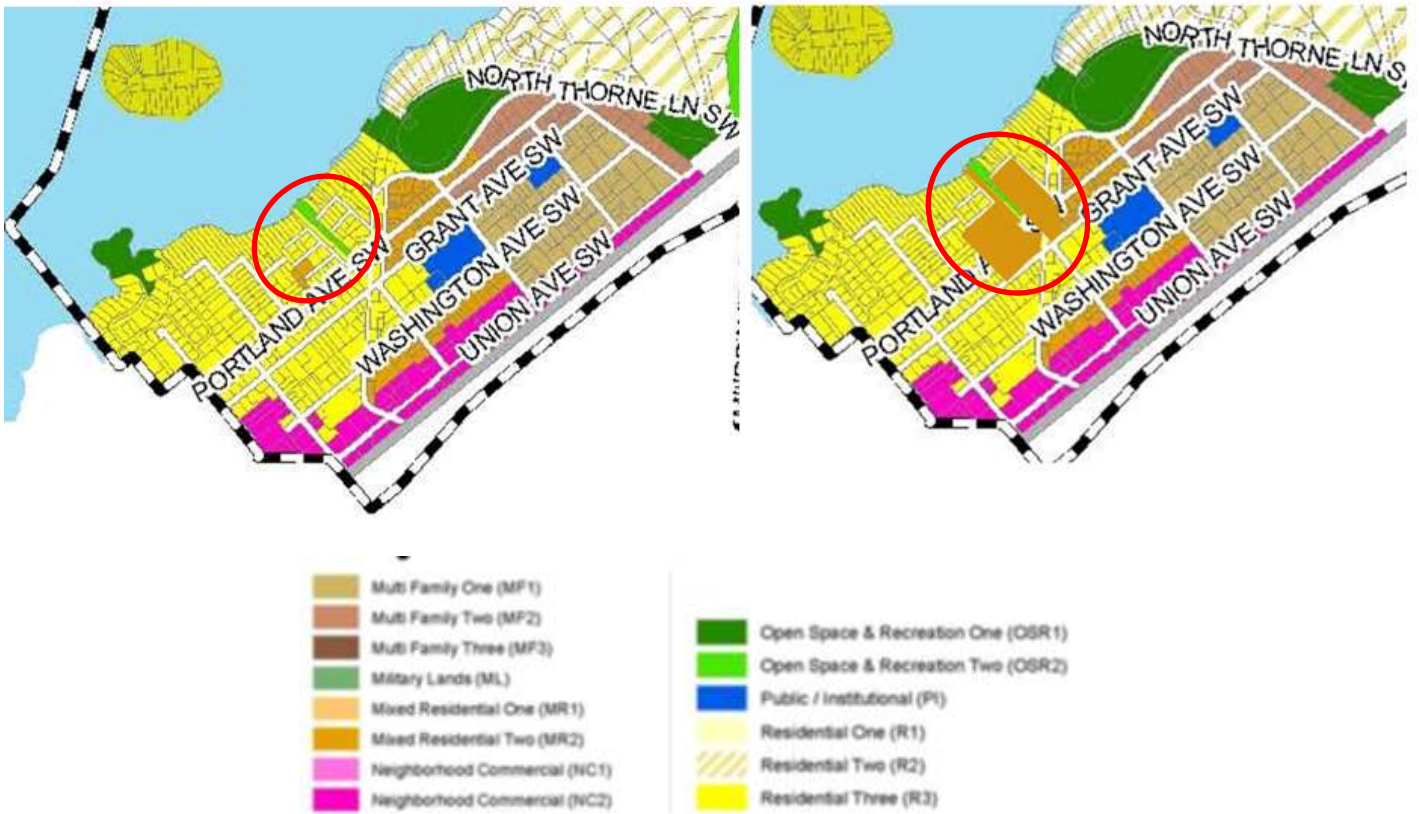
Type of Use	Use	Zone = OSR2
Agricultural	Commercial beekeeping	P
	Growing and harvesting of crops	P
	Plant nurseries and greenhouses	P
Essential Public Facilities	Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	P
	Electrical transmission lines of higher voltage than 115 kV, in new corridors	C
	Intercity High-Speed Ground Transportation	C
	Intercity Passenger Rail Service	C
	Interstate Highway "I-5"	P
	Sound Transit Facility	C
	Sound Transit Railroad Right-of-Way	P
Open Space	Arboretums and community gardens more than two (2) acres in size.	P
	Above ground and below ground electrical distribution lines, poles, and associated facilities and appurtenances with voltages of 55,000 volts and under.	P
	Antennas and satellite dishes for subject to specific standards, including siting criteria, set forth in LMC Chapter 18A.95, Wireless Services Facilities.	P
	Bus Shelters	P
	Cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas, wireless services facilities, structures, or private antenna and satellite dishes.	P
	Community Center	C
	Constructed wetlands.	P
	Docks and mooring facilities as regulated by applicable shoreline management regulations.	P
	Eating and drinking establishment (Level 1/2).	-
	Equestrian clubs, and marinas.	-
	Facilities used in on-site grounds maintenance.	P
	Fish hatcheries.	-
	Funeral facilities such as preparation and display facilities, funeral chapels, cemeteries, crematories, subject to state air quality standards and intensity limits when situated within the military-related zoning districts, and affiliated offices.	C
	Historical cemeteries.	-
	Hotels and motels associated with a sports complex facility.	C
Marinas	C	
Multi-use linear trails.	C	

	Natural gas distribution lines.	P
	Natural open space and passive recreation.	P
	On-site soil reclamation treatment in accordance with state regulations.	P
	Open sports fields with unenclosed seating for up to four hundred (400) spectators.	P
	Parks and playgrounds from two (2) to twenty (20) acres in size.	C
	Performing arts theaters.	C
	Pipelines engaged in the transmission of water, petroleum, oil, natural gas, or other substance, where lines do not serve as local distribution lines but may serve as a single regional facility.	C
	Playgrounds over twenty (20) acres in size, open sports fields with unenclosed seating for more than four hundred (400) spectators, and regional recreational facilities	C
	Protected open space areas in a natural state, together with low-impact passive recreational facilities including single-track hiking trails, beaches, viewing areas, interpretive signage, and fences.	P
	Public and private golf courses and associated driving ranges.	C
	Public and private outdoor recreational facilities.	C
	Regional cable, fiber optics, traffic control, or telephone transmission lines, poles, or apparatus, not including antennas or wireless services facilities.	P
	Retaining walls, freestanding walls, and fences.	P
	Senior Center	C
	Sewage collection facilities including distribution lines, such as wastewater transfer facilities, odor control structures, pump stations and lift stations.	P
	Sports complex engaged in the provision of physical sports, entertainment, or recreational services to the general public or members, which may or may not include eating and drinking establishments, and without alcohol sales.	C
	Maintenance and storage buildings and outdoor storage, subject to the provisions of LMC 18A.60.170, Outdoor Storage and Commercial Yard Surfacing Standards, for maintenance of equipment and goods utilized in the primary use.	P
	Stormwater collection and local conveyance systems.	P
	Stormwater pond facilities that are also developed to allow uses such as parks, or for recreational purposes.	P
	Swimming pools for community or regional use.	P
	Water storage facilities.	P
	Parking facilities (surface or structured)	C
Transportation	Streets and pedestrian and bicycle facilities	P
	Electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P
Utilities	Electrical distribution substations	C
	Electrical transmission lines of 115 kV or less and support poles	P
	Electric vehicle battery charging stations	C
	Natural gas conveyance facilities	P
	Potable water conveyance facilities	C
	Potable water storage facilities	C
	Storm water collection and conveyance facilities	P
	Storm water detention/retention facilities	P
	Storm water collection and conveyance facilities	C
	Telecommunications lines, pipes, support poles and related facilities, not including earth receiving stations, personal wireless service, transmission/ receiving/relay facilities, or switching facilities	P
	Telecommunications switching facilities	C
	Telecommunications transmission /receiving/relay facilities	C
	Waste water conveyance facilities	C
	Wireless Service facilities (WSFs)	C

The following map provide a rough depiction of the resulting zoning pattern if staff's Option 2 was adopted by the City along with the rezone requests from Habitat for Humanity and Silcox Island Corporation.

The map below depicts current Tillicum zoning

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.



The aerial map below shows the resulting zoning pattern near parcels no. 0219212108 and 0219212189 if staff Option 2 were coupled with the rezone requests from Habitat for Humanity and Silcox Island Corporation:



In summary, two rezoning options have been presented in this memorandum:

A. City staff's "Option 1" coupled with the Habitat for Humanity and the Silcox Island Coporation requests would be to redesignate/rezone parcels as follows:

- **Redesignate/rezone from Single Family (SF)/Residential 3 (R3) to Mixed Residential (MR)/Mixed Residential 2 (MR2):**
 - o Parcels 0219212108, -109, -110, -111, -112, -113, -114, -115, -117, and -118

B. City staff's "Option 2" coupled with the Habitat for Humanity and the Silcox Island Coporation requests would be to redesignate/rezone parcels as follows:

- **Redesignate/rezone from Single Family (SF)/Residential 3 (R3) to Mixed Residential (MR)/Mixed Residential 2 (MR2):**
 - o Parcels 0219212108, -109, -110, -111, -112, -113, -114, -115, -117, -118, -141, -142, -143, -144, -192, -195, -196, -148, -149, -150, -151, and -189; and
 - o Parcels 0219216009, -010, -011, -012

C. Centers of Local Importance (CoLIs) / Centers of Municipal Importance (CoMIs):

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 is renaming its eight CoLIs "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.

More details and amendatory language regarding this issue is included in proposed Comprehensive Plan amendment 2022-06, including renaming the "Tillicum CoLI" the "Tillicum CoMI." Maps and descriptions of the eight CoMIs will be need to be updated in Comprehensive Plan Section 2.5 and other sections as well. For ease of reference, the discussion below will refer to the area as a CoMI.

Tillicum Center of Municipal Importance (CoMI)

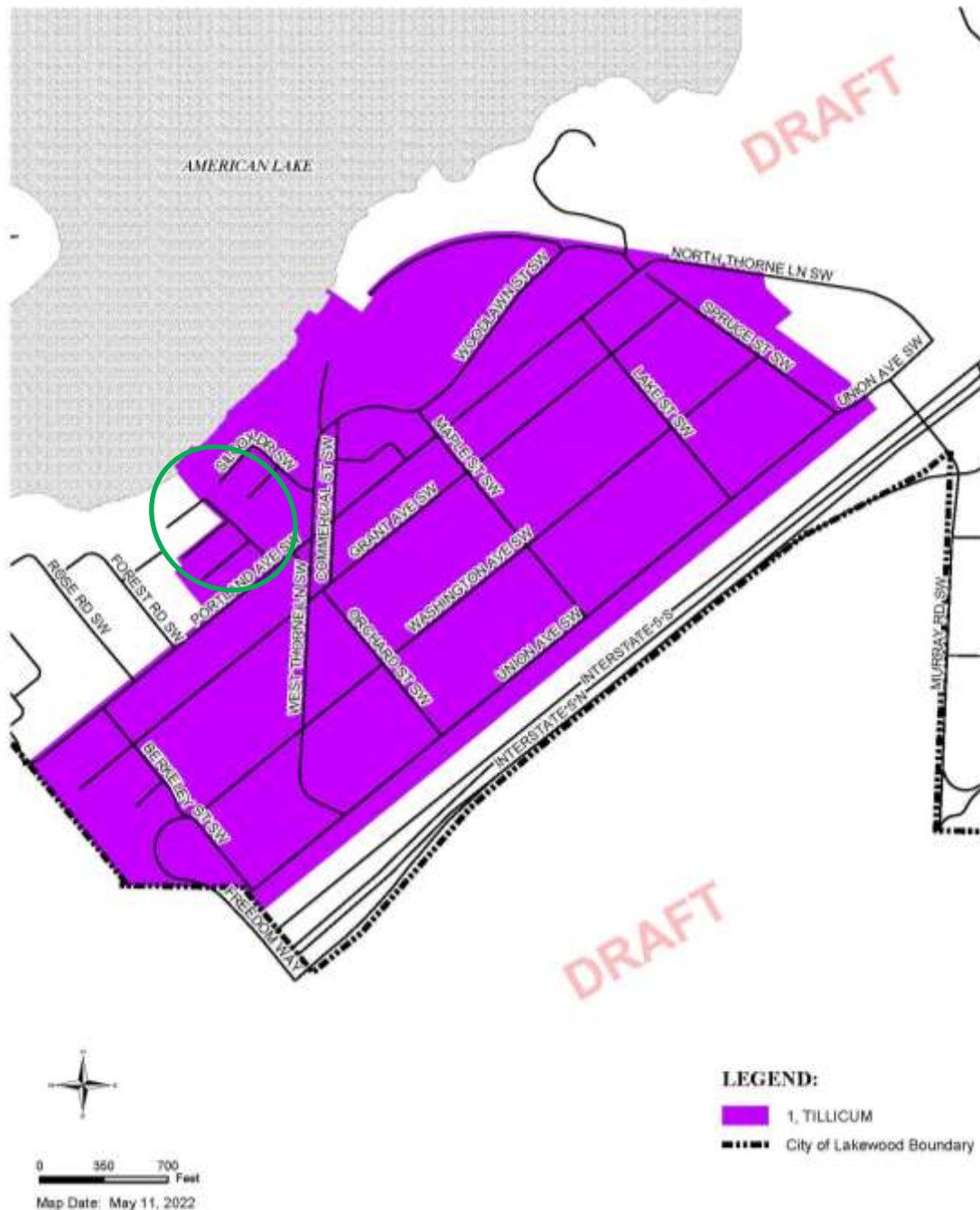
In 2014, the City adopted a Center of Local Importance (CoLI) (now to be called a "Center of Municipal Importance," or "CoMI" per amendment 2022-06) within the TNP boundaries. CoLIs were originally designated to focus development and funding to areas that are important to the local community. Residential 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.

Proposed amendment 2022-02 is an opportunity to consider changing the boundaries of the Tillicum CoMI given land use changes in the area since it was adopted, including progress made on actions identified in the Tillicum Neighborhood Plan, the new I-5 interchanges at Thorne Lane and Berkeley, City infrastructure improvements, and development density changes as well as the proposed rezoning of the 27 parcels as recommended above.

The map below displays the 2014 Tillicum CoMI boundary lines in pink and the current land use zones in various colors:



The map below, proposed as a new Comprehensive Plan Figure 2.4, includes a proposed new boundary for the Tillicum CoMI that incorporates the rezoning completed in 2021 near the new Berkeley interchange with I-5 as well as the 27-parcel rezone that is City staff's "Option 2" plus the Habitat for Humanity and the Silcox Island Corporation requests as presented in this amendment. The green circle roughly encompasses the area where R3 parcels are proposed to be rezoned to MR2:



D. Comprehensive Plan Text Amendments

Proposed amendments to the Comprehensive Plan text and maps related to the Tillicum area are included below in redline/strikeout. Any other references to Tillicum would remain unchanged.

2.5.1 Tillicum

The community of Tillicum, Figure 2.4, ~~is was~~ designated as a CoLI ~~in 2014~~ based on its characteristics as a compact, walkable community with its own unique identity and character. The area is located just outside the main gates of both Joint Base Lewis-McChord (JBLM) and Camp Murray National Guard Base (“Camp

Murray”). The area is geographically isolated from the rest of Lakewood ~~because of inadequate street connections. T~~; the only practical access to the area is provided by I-5. This center provides a sense of place and serves as a gathering point for both neighborhood residents and the larger region with regard to the resources it provides for Camp Murray, JBLM, and access to American Lake.

The Tillicum area includes ~~many of the design~~ the following features ~~for as~~ a Center of Local Importance (CoLI) ~~as described in CWPP UGA-50, including:~~

- Civic services including the Tillicum Community Center, Tillicum Elementary School, a fire station, JBLM and Camp Murray, the Tillicum Youth and Family Center, and several veterans service providers;
- Commercial properties along Union Ave. SW that serve highway traffic from I-5, personnel from JBLM and Camp Murray, and local residents;
- Recreational facilities including Harry Todd Park, Bills Boathouse Marina, the Commencement Bay Rowing Club, and a WDFW boat launch facility that attracts boaters from around the region;
- Historic resources including Thornewood Castle. Much of the area was developed between 1908 and the 1940s. The street pattern around Harry Todd Park reflects the alignment of a trolley line that served the area in the early 1900’s;
- Approximately 62 acres partially developed with, and zoned for, multi-family residential uses; ~~and~~
- ~~The Tillicum area’s is subject to~~ specific treatment in the Comprehensive Plan (Section 3.10, Goal LU-52, LU-53 and Policies LU-53.1 through LU-53.4); ~~and~~
- ~~Additionally, the~~ The City’s adopted ~~the~~ Tillicum Neighborhood Plan, a subarea plan per RCW 36.70A.080(2) in June 2011, that was reviewed and updated through an Addendum in 2022.

The Comprehensive Plan describes the sewer expansion into Tillicum that began in 2009 and includes two Land Use Goals related specifically to Tillicum:

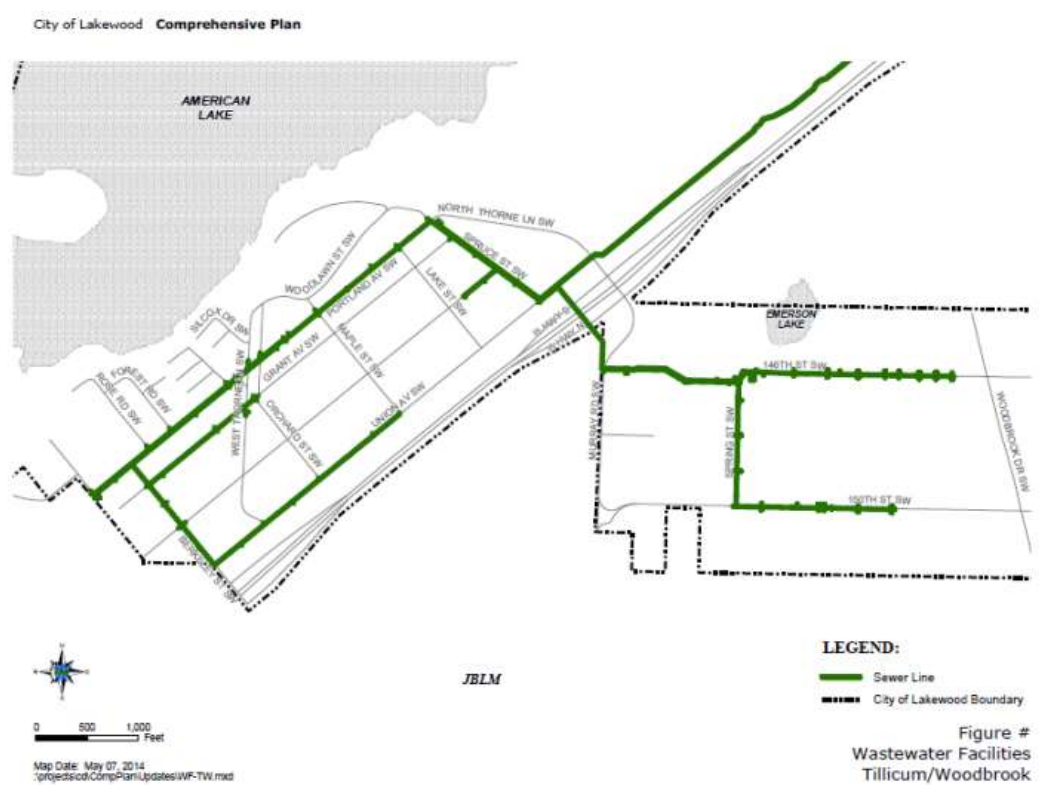
3.11 Isolated Areas

Lakewood has three significant areas that are geographically isolated from the rest of the City: Springbrook, Woodbrook, and Tillicum. The first two are separated from the rest of the City by I-5 and are bordered on several sides by fenced military installations. The third is geographically contiguous to other parts of the City, but there are no direct road connections between Tillicum and other Lakewood neighborhoods.

As a result of this isolation, all three neighborhoods exhibit signs of neglect. Historically, both Woodbrook and Tillicum ~~lacked~~ sewer systems. Beginning in June 2009, sewer trunk lines were installed in parts of both communities. Figure 3.12 shows the locations of major trunk lines in Lakewood-proper. Figure 3.13 shows the recently constructed sewer lines in Tillicum and Woodbrook. ~~A small percentage of the Woodbrook properties and about one half of the Tillicum properties are connected, respectively, to sewers.~~ It is the City’s policy to connect all properties located within these neighborhoods to sewers based on

available funding.

Figure 3.13 (2014)



Most property is old, run down, and undervalued. Springbrook is dominated by a chaotic assortment of land uses arranged according to a dysfunctional street pattern. Despite relatively high-density housing, Springbrook’s residents lack schools, or even basic commercial services. Given the multitude of crime and health problems plaguing these areas, unique approaches are needed for each neighborhood and are presented in the goals and policies below.

Springbrook has a designated residential Center of Local Importance (CoLI), discussed in Section 2.5.6 and shown in Figure 2.9. The City Council also rezoned a number of Springbrook parcels outside of the CoLI to Industrial Business Park in 2020. Additional recommendations for Tillicum are included in Chapter 4, while Chapter 5 addresses economic development in Woodbrook.

GOAL LU-51: Minimize the impacts of geographic isolation of the Tillicum, Springbrook, and Woodbrook areas and focus capital improvements there to upgrade the public environment.

Policies:

LU-51.1: Provide for commercial and service uses for the daily needs of the residents within the neighborhoods.

LU-51.2: Support the expansion of recreation and open space.

LU-51.3: Provide pedestrian and bicycle paths within the neighborhoods and which connect to other neighborhoods.

GOAL LU-52: Improve the quality of life for residents of Tillicum.

Policies:

LU-52.1: Enhance the physical environment of Tillicum through improvements to sidewalks, pedestrian-oriented lighting, street trees, and other pedestrian amenities.

LU-52.2: Promote integration of Tillicum with the American Lake shoreline through improved physical connections, protected view corridors, trails, and additional designated parks and open space.

LU-52.3: Identify additional opportunities to provide public access to American Lake within Tillicum.

LU-52.4: Seek a method of providing alternate connection between Tillicum and the northern part of the City besides I-5.

LU-52.5: Implement, and as necessary, update, the Tillicum ~~Community~~ Neighborhood Plan.

Section 4.5 of the Comprehensive Plan describes Tillicum in more detail:

4.5.2 Tillicum

The Tillicum neighborhood functions as a separate small village within Lakewood. Accessible only by freeway ramps at the north and south end of the area, it has its own commercial sector; moderately dense residential development; and an elementary school, library, and park. Tillicum is a very walkable neighborhood with a tight street grid and relatively low speed traffic. Harry Todd Park is one of the largest City-owned parks, and Tillicum is one of the few neighborhoods in the city with public waterfront access.

In public meetings discussing alternative plans for the city, Tillicum emerged as a neighborhood viewed as having significant potential for residential growth ~~over the next 20 years~~. With a traditional street grid, significant public open space and lake access, and strong regional transportation connections, there is a major opportunity for Tillicum to evolve into a more urban, pedestrian and bicycle-oriented community. This is further enhanced by the recent expansion of I-5 and new interchanges at Thorne Lane and Berkeley as well as the potential for a Sound Transit stop in Tillicum. long-range potential for a commuter rail station and new highway connection to the east.

Because of recent extension of sewer service to the area, the development of multi-family housing in Tillicum is now possible. In addition to sewer development, there are other actions the City can take in support of the development of multi-family housing in Tillicum, including:

- ~~development continued improvements to of a long-range plan for~~ Harry Todd Park and ~~implementation of specific improvements to expansion of~~ sewer capacity access;
- development of a pedestrian connection between the park and commercial district along Maple Street, with sidewalks, curb ramps, crosswalks, lighting, and other improvements;
- consideration of incentivizing multi-family and mixed use development along Union Ave.

- review of land zoning and regulations near the improvements at the new Thorne Lane and Berkeley Ave. I-5 interchanges to create attractive, welcoming gateways; and
- a pedestrian/bikeway easement north along the railroad or through the country club to other portions of Lakewood.

The proposal by Amtrak to locate high-speed passenger rail service through the area (the Point Defiance Bypass project) will result in significant modifications to the freeway interchanges in Tillicum. These modifications should be designed in conjunction with improvements to I-5 to address congestion. In the 2010's, construction on two major changes to transportation systems near and adjacent to Tillicum began. In July 2015, the Washington State Legislature approved funding for the I-5 Mounts Road to Thorne Lane Interchange - Corridor Improvements project as part of the Connecting Washington transportation revenue package. This overall project was broken down into four separate construction projects, two of which were completed by 2022. The I-5 interchanges at Berkeley Street and Thorne Lane were replaced to make room for new HOV lanes. The new interchanges removed a potential conflict between passenger trains and vehicles and people who walk or ride. This work also raised the elevation of I-5 at Berkeley Street by 14 feet, eliminating the expense of maintaining water pumps in a location where I-5 sat below the water table.

In 2023, a third phase of construction will rebuild the I-5 and Steilacoom-DuPont Road interchange to complete widening of I-5. This will extend the HOV lane near 41st Division Drive in both directions into the DuPont area. WSDOT's overarching goal is to complete the HOV system between DuPont and the new HOV lanes that are nearly complete in Tacoma.

In 2024, a separate project off I-5 will build a new non-motorized path from Gravelly Lake Drive to Thorne Lane in Lakewood as the fourth phase of the overall work. The Gravelly-Thorne Connector will run parallel to but separate from I-5, providing access to Lakewood's Tillicum neighborhood for people who walk and ride. Until the Gravelly-Thorne Connector is complete, bicyclists going south on I-5 from Gravelly Lake Drive will use the shoulder on the exit to Berkeley Street to access local shared use paths.

A future shared-use path for bicyclists and pedestrians that would run parallel to roads open to the public between Lakewood and DuPont is being evaluated by stakeholders.

The 1999 urban design framework plan for Tillicum is shown in Figure 4.4. Some of the specific urban design actions identified at the time which could be undertaken in Tillicum include:

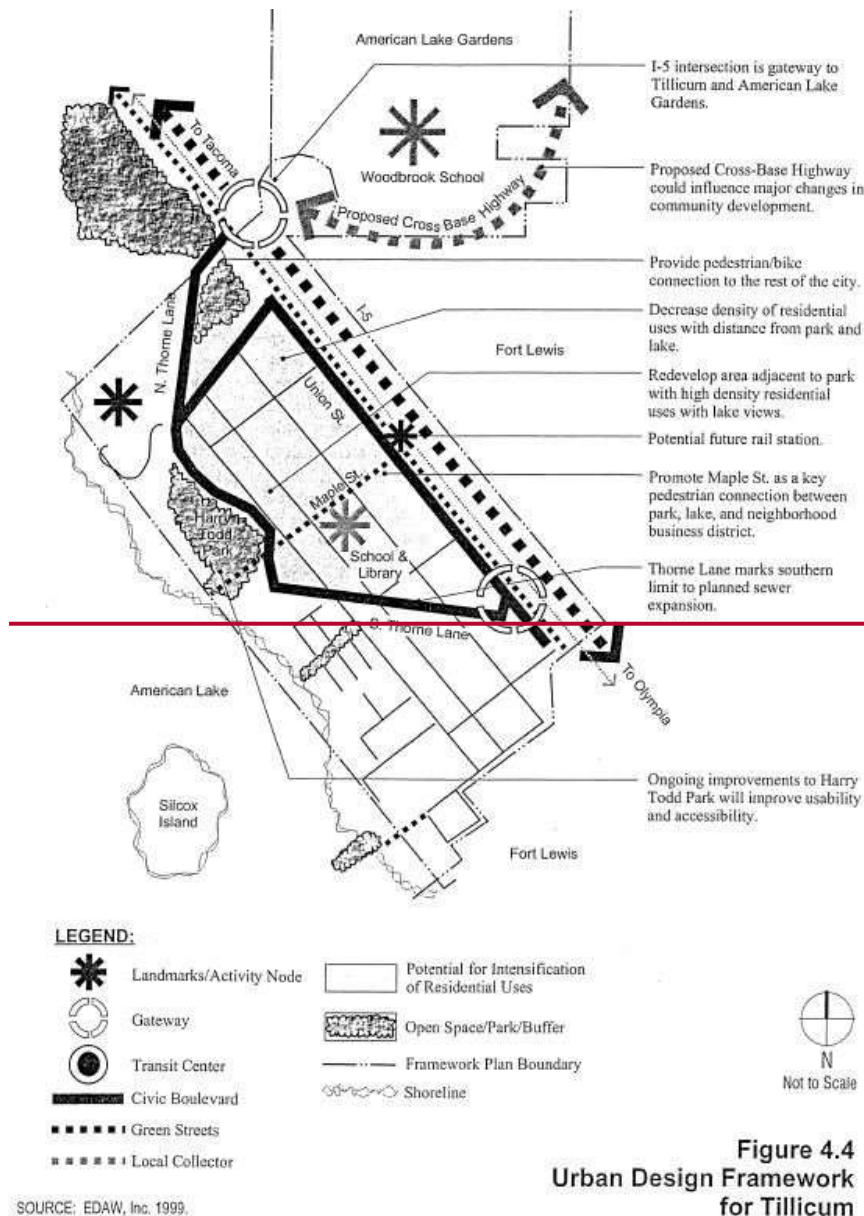
Landmark/ Activity Nodes: The northern entrance into Tillicum, as well as the only entrance into Woodbrook, is at the Thorne Lane overpass and I-5. It would be improved as a civic gateway, with landscaping, road improvements, signage, and other elements as needed. This interchange may be significantly redesigned in conjunction with the Point Defiance Bypass and I-5 congestion management projects.

Civic Boulevards: As the main entrance road into Tillicum and the perimeter road embracing multi-family development, Thorne Lane would be improved as a civic boulevard. Development intensification in Tillicum would occur east of Thorne Lane, with W.

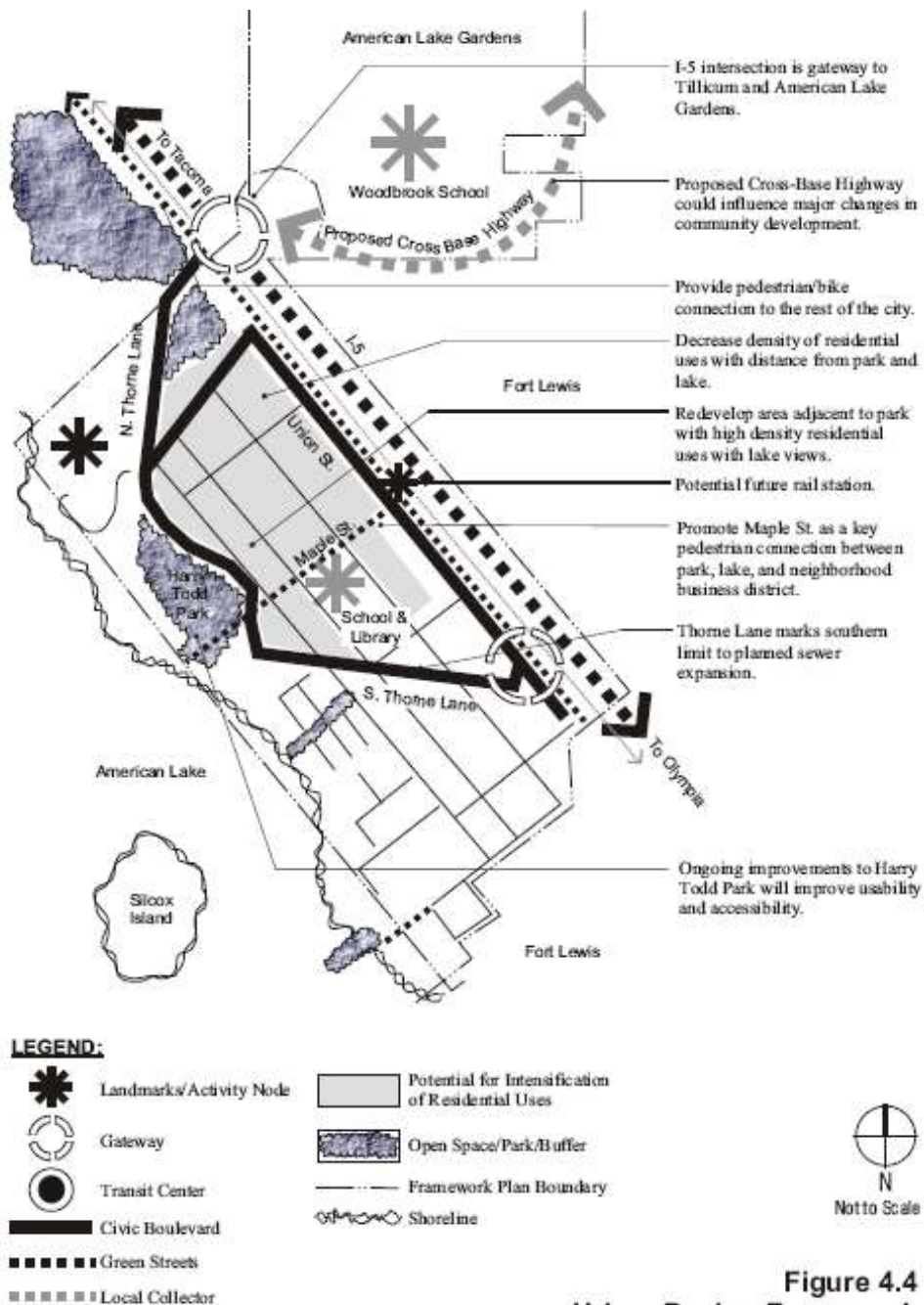
Thorne Lane marking the initial southern boundary of the sewer extension to keep costs in check. Potential improvements of Union Street in support of commercial functions would include such elements as pedestrian improvements, parking, landscaping, lighting, and other functional items. Long-range planning would also identify site requirements for the planned future commuter rail stop and propose a strategy to fulfill this need.

Green Streets: Maple Street would be improved as a green street to provide a pedestrian-oriented connection between American Lake and Harry Todd Park at one end, and the commercial district/future rail station at the other. In between, it would also serve the school and the library. It would serve as a natural spine, gathering pedestrian traffic from the surrounding blocks of multi-family housing and providing safe access to recreation, shopping, and public transportation.

Open Space: Harry Todd Park would be improved by upgrading existing recreation facilities and constructing additional day use facilities such as picnic shelters and restrooms. A local connection between Tillicum and the Ponders Corner area could be built along an easement granted by various landowners, principally the Tacoma Country and Golf Club and Sound Transit/ Burlington Northern Railroad.



SOURCE: EDAW, Inc. 1999.



SOURCE: EDAW, Inc. 1999.

As the City of Lakewood conducts its 2024 Comprehensive Plan periodic update process, the Tillicum urban design framework and actions will be reviewed and updated to reflect what has been accomplished in Tillicum since the 2011 Neighborhood Plan was adopted as well as to reflect current housing policy and growth planning best practices.

GOAL UD-10: Promote the evolution of Tillicum into a vital higher density pedestrian-oriented neighborhood through application of urban design principles.

Policies:

UD-10.1: Identify opportunities for additional public/semi-public green space in Tillicum.

UD-10.2: Provide opportunities for pedestrian and bicycle connections from

Tillicum to other portions of Lakewood.

UD-10.3: Improve identified civic boulevards, gateways, and green streets within Tillicum to provide a unifying and distinctive character.

GOAL ED-5: Promote the revitalization/redevelopment of the following areas within Lakewood:

- 1) the Downtown Subarea;
- 2) the South Tacoma Way & Pacific Highway Corridors;
- 3) Springbrook;
- 4) Tillicum/Woodbrook;
- 5) the Lakewood Station District Subarea; and
- 6) Lake City.

Policies:

ED-5.1: Where appropriate, develop and maintain public-private partnerships for revitalization.

ED-5.2: Pursue regional capital improvement opportunities within these specific areas.

ED-5.5: Continue existing programs to expand sewers throughout Tillicum and Woodbrook.

ED-5.7: Expand housing ownership opportunities.

ED-5.8: Identify and implement strategies to foster small business development and expansion.

ED-5.11: Remove blighted buildings from residential neighborhoods.

ED-5.12: Promote affordable single and multi-family development in Lake City and Tillicum.

7.1 Sanitary Sewers

Sewer service in the City of Lakewood is almost entirely provided by Pierce County Public Works and Utilities. Sewer service was recently expanded to serve the Tillicum and Woodbrook communities. The Town of Steilacoom provides sewer service to Western State Hospital. Steilacoom has indicated that its facilities serving the Western State Hospital currently have additional growth capacity. The City of Tacoma provides sewer service to the Flett subdivision, and to commercial and residential users located in northeast Lakewood (80th Street and 84th Streets). Figure 7.2 describes the locations of all major sewer trunk lines within Lakewood.

The area immediately north of Pierce College and north of 101st Street SW, as well as the area along Clover Creek near Cochise Lane, remain unsewered. Since the adoption of the City's Comprehensive Plan in 2000, sewer trunk lines have been installed in Tillicum and Woodbrook.

Figure 7.2 (2014)



GOAL U-8: Ensure that new growth is served by sewers, and pursue a citywide system to eliminate current service deficits.

Policies:

U-8.1: Ensure that public sewage treatment and collection systems are installed and available for use coincident with new development.

U-8.2: Continue current efforts to extend sewers throughout all of Woodbrook and Tillicum.

U-8.3: Encourage extension of sewer service to Woodbrook and portions of Tillicum slated for density increases or changes in use consistent with the adopted Comprehensive Plan Future Land Use Map (see Policy LU-62.5).

Land-Use Implementation Strategies

11.3.12 Continue with redevelopment efforts in Tillicum and the preparation of development regulations and design standards as described in the Tillicum Neighborhood Plan originally adopted in June 2011 and updated thereafter.

Transportation Implementation Strategies

- Provide local support for the construction of a Sounder Station in Tillicum. ~~The station could also serve as an Amtrak station if Amtrak service is added to the Sound Transit rail line.~~

E. Development Regulation Text Amendments

18A.10.140 Establishment of subareas.

Per RCW 36.70A.080(2), in order to plan for and regulate the use of land and structures in a manner which recognizes that residential neighborhoods and business areas within Lakewood vary one from another in desired character, subareas may be established as optional elements of the comprehensive plan and implementing zoning regulations may be adopted as a title of the Lakewood Municipal Code (LMC.)

Subarea plans are implemented in part through the adoption of use, development, performance, or procedural regulations specific to the subarea or to a portion or portions of the subarea. Regulations which are specific to a subarea or portions of a subarea are located in the title of the LMC concerning the subarea.

The following subareas and subarea plans are established:

Name	Symbol	Code Title
Downtown Subarea Plan	DSAP	18B
Lakewood Station District Subarea Plan	LSDSP	18C
<u>Tillicum Subarea Plan</u>	<u>TSP</u>	<u>18D reserved</u>

ATTACHMENT A
2022 Addendum to the 2011 Tillicum Neighborhood Plan

The 2011 Tillicum Neighborhood Plan (TNP) is 11 years old, and in 2022 the City conducted a review of its implementation as part of the annual Comprehensive Plan amendment cycle. While much has been accomplished to realize the visions and priorities discussed in the TNP, many of the plan’s Action Items are not yet complete. In addition, significant changes to the transportation systems near and adjacent to the subarea have occurred that will influence future development and travel patterns.

Included below are summary tables that identify the status as of Spring 2022 of the 68 the Action Items as well as the 12 Long Term Strategies (which were not assigned priority rankings or timeframes) adopted in the TNP.

One item not included in the TNP is the City’s Rental Housing Safety Program, which was launched 2016 and recognized by the Association of WA Cities in 2019 with a Municipal Excellence Award. This program will continue to operate and improve rental housing safety and quality in Tillicum.

TNP ACTION ITEMS DONE (12) OR ONGOING (26): Total = 38					
No.	WHAT	WHO	WHEN	Priority	2022 STATUS: (DONE, ONGOING)
B-1	Install major sewer trunk line & side sewers in selected parts in Tillicum.	PW	Near-term	High	DONE
B-3	In conjunction with the sewer project, coordinate installation of new gas & water mains with utility companies.	PW, LWD, & PSE	Near-term	High	DONE The water main improvements in TNP Figure 22 were completed in 2010. LWD has coordinated with the County on several water main replacements in the Tillicum area as sewer replacement projects have occurred and will continue to do so as projects develop.
B-8	Make minor improvements to Harry Todd Park: <ul style="list-style-type: none"> ▪ Install trash enclosures with gates ▪ Install new playground border (wood chips) ▪ Install paved walking path around the park ▪ Resurface tennis/skate park area ▪ Remove perimeter fence at the park once a Park Watch team has been established & is in operation 	REC	Near-term	Medium	DONE
B-10	Make major improvements to Harry Todd Park: <ul style="list-style-type: none"> ▪ Repair existing docks ▪ Install new docks 	REC & CD	Long-term	Low	DONE

	<ul style="list-style-type: none"> ▪ Install ADA improvements at Harry Todd Park ▪ Redesign Harry Todd park with realignment of Maple Street SW 				
C-5	Use the community service & code enforcement officer positions to proactively ensure all Tillicum businesses & rental housing are properly licensed.	CD & LPD	Near-term	High	DONE
D-1	Prepare a traffic congestion report for the I-5 Corridor from Highway 512 to Mounts Road.	CD	Near-term	High	DONE
D-3	Initiate formal discussions with other agencies regarding improvements to the I-5, Union Avenue SW, & Berkeley Street SW road intersections.	CM, CD, PW, MD, FL, WSDOT & COMM	Near-term	High	DONE
D-4	Establish street design guidelines for Union Avenue SW	CC, CD, PW, COMM	Near-term	High	DONE BUT MAY NEED REVISION
D-12	Monitor the Point Defiance Rail project	CD & PW	Near- & long-term	Low	DONE
E-5	Update the City's current subdivision regulations, including the establishment of new regulations for condominiums & townhouses, & new design standards for small lots. Consider automatic consolidation of outdated "skinny-mini" lots.	CD, COMM, PAB, & CC	Near-term	High	DONE
E-9	Amend the City's sign regulations to allow larger pole signs for properties adjacent to the I-5 corridor.	CD, COMM, PAB, & CC	Near-term	Medium	DONE
H-1	Complete statutorily required shoreline master program update.	CD, CC	Near-term	High	DONE
B-2	As part of the sewer project, replace & upgrade existing stormwater system.	PW	Near-term (2009 & 2010)	High	ONGOING The majority of the area shown in TNP Figure 21 has been constructed to the final roadway buildout, including all stormwater system elements. The exception is a section of Union Ave. that is shown in the 2023-2028 6-yr TIP under project 302.0096.
B-4	Determine & work toward outcome for Tillicum Elementary School.	CPSD, CD, CPTC, & PC	Long-term	High	ONGOING
B-6	Monitor & pursue concurrency with outside agency (such as utilities, fire, schools, etc.) capital improvement projects & programs.	FIN, PW, CD (as appropriate)	Near- & long-term	High	ONGOING
B-7	Participate in PCLS master planning process & monitor its impact on the Tillicum branch, if any.	PCLS, CPSD, GSD, & CDD	Near-term ('09-'13)	Medium	ONGOING
B-9	Require commercial, institutional and multi-family developments to provide protected &	CDD	Near-term	Medium	ONGOING

	secure bicycle parking.				
B-11	Develop/expand gateways that mark the entrances to Tillicum.	CD & PW	Near-term (2013)	Low	ONGOING
C-2	Maintain funding for public nuisance abatement aimed at improving property maintenance & building standards.	CM & CC	Near-term (2009-2013)	High	ONGOING
C-3	Finalize development of & carry out a Neighborhood Stabilization Program to address neighborhood blight, which may include purchasing & rehabilitating residential properties for sale to the Lakewood Area Shelter Association.	CD & GS	Near-term (2009-2013)	High	ONGOING
D-5	Use existing & seek additional funding to upgrade the following streets/intersections: <ul style="list-style-type: none"> ▪ Union Avenue SW from Berkeley Street SW to West Thorne Lane SW ▪ Berkeley Street SW/Union Avenue SW intersection ▪ Realignment of Maple St SW at Harry Todd Park ▪ Maple Street SW from Union Ave SW to Harry Todd Park 	CD & PW	Near- & long-term	High High Low Low	ONGOING
D-7	Work with the Tacoma Country & Golf Club establish a preliminary pedestrian pathway design to connect Tillicum with the main body of Lakewood.	CD & PW	Long-term	Medium	ONGOING – partnering w WSDOT and Sound Transit
D-9	As properties redevelop along Union Avenue SW, explore opportunities to create adequate street frontage to provide new on-street parking.	CD & PW	Near-term (2009–2013)	Medium	ONGOING
E-3	Amend the City’s development regulations to enable innovative layouts, designs & configurations such as Z-lots, great house design, & cottage housing.	CD, COMM, PAB, & CC	Near-term (2010)	High	ONGOING
E-8	Support driveway consolidation & shared use of parking lots by Tillicum businesses.	CD, PW & COMM	Near- & long-term	High	ONGOING
E-10	Prepare a utility plan for Union Avenue SW. <ul style="list-style-type: none"> ▪ Determine the desirability & cost of placing utilities underground ▪ Work with utility purveyors to underground existing utilities ▪ Survey property owners to determine willingness to participate in a local improvement district (LID) ▪ Form an LID if property owners are in favor ▪ Work with present and future developers to ensure conformance with this action 	CD, PW, PSE, LWD & COMM	Near-term (2011-2012)	Medium	POWER DONE; WATER NOT DONE LWD unaware of any LIDs in the area.
E-11	Monitor development activity to identify regulatory &/or cost barriers that discourage investment in Tillicum.	CD & ED	Near- & long-term	Medium	ONGOING
F-1	Where feasible, use CDBG funding to enable owner-occupied residences to connect to the City’s sewer system.	GS & PW	Near-term (2009- 2010)	High	ONGOING

F-3	Identify & take action against landlords who violate City codes, particularly building standards & garbage removal requirements.	CD, PW & LPD	Near-term (2009-2010)	High	ONGOING
F-4	Where appropriate, apply revised zoning regulations which remove impediments to urban infill and rehabilitation of existing housing stock.	CD, PAB, COMM & CC	Near-term (2009-2013)	High	ONGOING
F-6	Prepare a housing report for the Lakewood market which evaluates the feasibility & "break-even" point of offering density bonuses or other incentives. Utilize findings to review & adjust, as appropriate, the City's adopted Housing Incentives Program.	CD	Near-term (2010)	High	ONGOING
F-7	Vigorously enforce the 1997 Uniform Code for the Abatement of Dangerous Buildings (or subsequent code as may be adopted in the future).	CD, FIRE, CA, & LPD	Near-term (2009-2013)	High	ONGOING WITH CURRENT CODES
F-8	Vigorously enforce the 2006 International Property Maintenance Code. [Consider establishment of a pilot program that requires inspections of all rental housing. Where units do not meet minimum requirements, deny occupancy until repairs are made in a manner satisfactory to the City and Fire Marshal. This action item represents a significant expansion over existing levels of service & would require amendments to the City's business licensing regulations.]	CD, FIRE, CA & LPD	Near-term (2009-2013)	High	ONGOING WITH CURRENT CODE (2018 Int'l Property Maintenance Code) Pilot Program will not be done
F-9	Provide sufficient funds to relocate eligible individuals & families who are forced to move from their residences because of serious health & safety violations.	GS & CD	Near-term (2009-2013)	High	ONGOING
F-10	Aggressively seek compensation from property owners where the City is forced to close housing units for health and safety reasons.	CD & CA	Near-term (2009-2013)	High	ONGOING
F-11	Build at least one Habitat for Humanity home in Tillicum per year.	GS, CD & COMM	Near-term (2009-2013)	Medium	ONGOING
F-12	Seek new sources of housing subsidies for affordable housing. Work with non-profit corporations, investors, & financial brokers to secure funds which can be used to expand opportunities for lower-cost home ownership & affordable rental housing.	ED & GS	Near- & long-term	Medium	ONGOING
F-17	Seek to increase the amount of transitional housing for homeless families & domestic violence victims.	GS & CD	Near- & long-term	Low	ONGOING

TNP ACTION ITEMS <i>NOT DONE</i> (30)				
NO.	WHAT	WHO	WHEN	PRIORITY
A-1	Establish a community leadership team (CLT) comprised of City Council & school board members, residents, property owners, Tillicum businesses, & selected public agencies that serve Tillicum. Explore whether the existing merchants' & neighborhood associations could be rechanneled into the community leadership team, or if	CC, CM, CPSD, CPTC, PC & COMM	Near-term (2009)	High

TNP ACTION ITEMS <i>NOT DONE</i> (30)				
NO.	WHAT	WHO	WHEN	PRIORITY
	those associations wish to continue to exist independently.			
A-2	Identify & appropriate funding to support the development of community outreach & life skills program for youth utilizing existing community resources such as the Tillicum/American Lake Gardens Community Service Center, PCLS Library, &/or new Youth for Christ center.	CC, CM & GS	Near- & long-term (2009-2013)	High
B-5	Fund one FTE to prepare & maintain an ongoing capital facilities plan to prioritize & direct City capital investment.	FIN, CM, CC	Near- & long-term	High (lack of funding)
B-12	Improve facilities in community centers, school & parks to provide facilities for after-school & weekend activities for youth.	REC, CPSD & COMM	Long-term (date unknown)	Low (lack of funding)
C-1	Maintain funding for the neighborhood patrol program in Tillicum to support neighborhood watch groups & provide regular communication with neighborhood & civic organizations.	CM & CC	Near-term (2009-2013)	High
C-4	Provide development preapplication packets to the Police Department & include their feedback on design from a CPTED perspective.	CD & LPD	Near-term (2009-2013)	High
D-2	Establish bicycle & pedestrian connections between residential areas, Union Avenue SW, & Harry Todd Park	CC, PAB, CTAC, CD, PW	Near-term (2009)	High
D-6	Identify bus stops with inadequate lighting & improve lighting at these stops. Examine the need for more shelters & posted schedules. Provide the telephone number of Pierce Transit's community liaison at bus stops.	PW & PT	Near- & long-term	Medium
D-8	Periodically review & update routes & frequency of transit bus lines with community input. Provide timely notification of route & service changes.	PW & PT	Near- & long-term	Medium
D-10	Address the need for on-street parking by small businesses.	CD & PW	Near-term (2010)	Medium
D-11	Establish street design guidelines for other streets including North Thorne Lane SW, Woodlawn Avenue SW, Maple Street SW, West Thorne Lane SW, & portions of Portland Avenue SW and Berkeley Street SW	CC, CD, PW & COMM	Near-term (2013)	Medium
D-13	Monitor & support funding for the Cross-Base Highway project	PW & CC	Near- & long-term	Low
D-14	Establish "green street" designations & associated improvements, including sidewalks, landscaping, bike lanes, crosswalks, & lighting, for Union Avenue SW, North Thorne Lane SW, Woodlawn Avenue SW, & West Thorne Lane SW. Seek compatibility between the provision of bicycle lanes & vehicular parking.	CC, PAB, CD, & COMM	Long-term	Low (lack of funding)
D-15	Install pedestrian signals on streets with high traffic volumes.	PW	Near-term (2013)	Low
D-16	Require commercial, institutional & multi-family developments to provide protected & secure bicycle parking.	CD	Near- & long-term	Low
E-1	Develop a marketing program to improve perceptions of the Tillicum neighborhood & promote the neighborhood as a desirable & affordable place to live.	ED & COMM	Near-term (2009)	High

E-2	Develop & adopt new zoning classifications to implement freeway-oriented commercial on the I-5 side of Union Avenue SW & tailored neighborhood commercial on the opposite side.	CD, COMM, PAB, & CC	Near-term (2009–2010)	High
E-3	Amend the City's development regulations to enable innovative layouts, designs & configurations such as Z-lots, great house design, & cottage housing.	CD, COMM, PAB, & CC	Near-term (2010)	High
E-4	Amend the City's development regulations to require a greater level of design for small lot residential development & for commercial development located along Union Avenue SW.	CDD, EDD & COMM	Near-term (2009-2010)	High
E-6	Establish a contract post office on Union Avenue SW	CD, ED, USPS	Near-term (2011)	High
E-7	Allow a reduction in the amount of off-street parking based on a parking study prepared by a registered professional engineer.	CD, COMM, PAB, & CC	Near-term (2009– 2010)	High
E-10	Prepare a utility plan for Union Avenue SW. <ul style="list-style-type: none"> ▪ Determine the desirability & cost of placing utilities underground ▪ Work with utility purveyors to underground existing utilities ▪ Survey property owners to determine willingness to participate in a local improvement district (LID) ▪ Form an LID if property owners are in favor of doing so ▪ Work with present and future developers to ensure conformance with this action 	CD, PW, PSE, LWD & COMM	Near-term (2011-2012)	Medium
E-11	Monitor development activity to identify regulatory &/or cost barriers that discourage investment in Tillicum.	CD & ED	Near- & long-term	Medium
F-2	Initiate discussions with other agencies to consider a program of reducing/waiving development &/or capacity fees as a means of promoting housing affordability.	CC, PW, CM & CD	Near-term (2009- 2010)	High
F-5	Provide the news media with information about potential apartment closures.	CM	Near-term (2009-2010)	High
F-13	Establish an incentive awards program for well-maintained & trouble-free rentals.	CLT & CD	Near-term (2010)	Medium
F-14	Promote community awareness of financial subsidies available from public agencies for property & home improvement.	GS & ED	Near-term (2010)	Medium
F-15	Once sewers have been installed, consider use of the multi-family tax incentive program to target multi-family growth into selected parts of Tillicum.	CD, COMM, PAB & CC	Near-term (2010 – 2011)	Medium
F-16	Hold joint landlord training sessions with the Tillicum and American Lake Gardens neighborhoods.	GS & LPD	Near-term (2010)	Low (lack of funding)
I-1	Produce a brochure on Tillicum's history.	CD, LHAB	2009	High

LONG-RANGE STRATEGIES		
These are included here in unranked order as potential later-phase items, once more immediate priorities have been addressed.		
STRATEGY	DEPT	STATUS
• 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.	PRCS / PWE if road alignment is needed	NOT DONE
• Expand the children's play area within Harry Todd Park.	PRCS	DONE – new playground, restroom, access paths and picnic shelter built
• Develop a regional model, based on Harry Todd Park, for sustainable park development and maintenance.	PRCS	ONGOING – interested in new models, practices, products and options
• 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.		NOT DONE
• 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, facade 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.	PWE/CED	NOT DONE - Challenge is funding of transportation projects.
• Improve regional transit connectivity with Tillicum. If Sound Transit service is extended southward, seek placement of an additional station in Tillicum.	PWE/CM	ONGOING
• Identify and encourage other community-based services that support neighborhoods and families, such as low-cost medical care providers.	PRCS	ONGOING – City supports Tillicum community center and other service providers in the neighborhood. 2 year grant funding cycle for 2023-24 begins mid-year
• 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.	PWE	ONGOING - Design to 30% starts in 2022. We will identify ROW needs for future funding requests. ROW will not be sufficient to create a boulevard with center median.
• As additional development occurs within Tillicum and public surveillance opportunities are improved, seek additional opportunities to enhance and expand nonmotorized transportation opportunities.	PWE	ONGOING

Next Steps: Comprehensive Plan Policy LU-52.5 states to “Implement and as necessary update the Tillicum Community Plan.” After the review conducted of the Tillicum Neighborhood Plan as part of the 2022 Comprehensive Plan amendment cycle, it is clear that a more complete review and update of the TNP should be conducted as part of the City’s

2024 Comprehensive Plan periodic update. The periodic update will include public outreach to the entire City, so interaction and feedback from Tillicum residents and businesses will be incorporated and a point of focus. In addition, because the TNP is as a subarea plan adopted by the City per RCW 36.70A.080(2), the City should also consider whether any development regulations unique to the Tillicum subarea should also be adopted. LMC Title 18D has been reserved for any such regulations.

2022-02 CEDD SEPA REVIEW

Housing Capacity Analysis: The rezone of 27 Tillicum parcels from Residential 3 (R3) to Mixed Residential 2 (MR2) would increase the City’s housing capacity to the extent that specific parcel sizes in relation to zone densities can accommodate the higher density housing units:

R3	4.8 dua	MR2	14.6 dua
-----------	----------------	------------	-----------------

A. Consistency with the Comprehensive Plan: This amendment improves the Lakewood Comprehensive Plan’s internal consistency among its citywide, subarea, urban focus area, and Centers of Local [“Municipal”] Importance policies and related development regulations. It also improves consistency between the Plan and the City’s CDBG, HOME, RSHP, COVID-19 (CARES Act and ARPA), and other affordable housing programs and plans.

B. Compatibility with development in the vicinity: This amendment increases development compatibility in the Tillicum subarea by recognizing the extension of sewer into the subarea since the Tillicum neighborhood Plan was adopted, the recent completion of the Berkeley and Thorne Lane Interchanges with I-5, and the rezoning requested by property owners over the 2020 – 2022 amendment cycles to provide higher density affordable housing and local retail services to Tillicum residents. Any specific development applications will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

C. Transportation impacts and mitigation: Not applicable. This amendment includes map and text amendments to the Comprehensive Plan. Any specific development applications and their potential traffic impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

D. Public service impacts and mitigation: Not applicable. This amendment includes map and text amendments to the Comprehensive Plan. Any specific development applications and their potential public service impacts and mitigation will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

E. Public health, safety and general welfare impacts: Not applicable. This amendment includes map and text amendments to the Comprehensive Plan. Any specific development applications and their potential public health, safety and general welfare impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

F. Range of permitted uses: This amendment includes map and text amendments to the Comprehensive Plan. The permitted uses in the proposed MR2 zoning versus those permitted in the existing R3 zoning are listed below:

List of Uses allowed in R3 zone versus MR2 zone

P = Allowed Outright C = Conditional Use

Type of Use	Use	R3 Max # of Units per Acre: 4.8	MR2 Max # of units per Acre: 14.6
Agricultural	Commercial beekeeping	P	P
	Growing and harvesting of crops	P	P
	Plant nurseries and greenhouses	P	P
	Raising and keeping of animals for agricultural purposes	P	-
	Residential beekeeping	P	P
Commercial and Industrial	Club, lodge, private meeting hall	C	-
	Places of assembly	P	P
Essential Public Facilities	Group Homes: See Section 18A.40.120 & Special Needs Housing Below		
	Minimum Security Institution	-	C
Government Services, General	Fire stations	P	C
Health and Social Services	Day care center in existing or new churches	C	-
	Day care center providing care for children and/or adult relatives of owners or renters of dwelling units located on the same site	-	P
	Preschool/nursery school	C	-
Lodging	Bed and breakfast guest houses	C	-
	Short term vacation rentals	P	P
Residential Uses	Accessory caretaker's unit	-	-
	Accessory dwelling unit	P	-
	Babysitting care	P	P
	Boarding house	C	-
	Cottage housing	P	-
	Co-housing (dormitories, fraternities and sororities)	-	P
	Detached single family	P	P
	2 family residential, attached or detached dwelling units	-	P
	3 family residential, attached or detached dwelling units	-	C
	Multifamily, four or more residential units	-	-
	Mixed use	-	-
	Family daycare	P	P
	Home agriculture	P	P
	Home occupation	P	-
	Mobile home parks	C	-
	Mobile and/or manufactured homes, in mobile/manufactured home parks	C	-
	Residential accessory building	P	P
	Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	-	-
Small craft distillery	P	-	
Specialized senior housing	-	C	

	Accessory residential uses	P	P
	Assisted Living Facility	-	C
Special Needs Housing	Confidential Shelter	P	P
	Continuing Care Retirement Community	-	C
	Enhanced Services Facility	-	-
	Hospice Care Center	C	C
	Nursing Home	-	C
	Type 1 Group Home – Adult Family Home	P	P
	Type 2 Group Home, Level 1	P	P
	Type 2 Group Home, Level 2	C	C
	Type 2 Group Home, Level 3	-	C
	Type 3 Group Home, Level 1	-	C
	Type 3 Group Home, Level 2	-	-
	Type 3 Group Home, Level 3	-	C
	Type 4 Group Home	-	-
	Type 5 Group Home	-	-
	Parking facilities (surface or structured)	P	P

Any specific development applications will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

- G. Change in circumstances:** This amendment reflects updates to:
- Tillicum’s infrastructure (parks, sewer and transportation) and zoning;
 - completion of a number of the identified action strategies in the 2011 Tillicum Neighborhood Plan;
 - state statutory and administrative law; and
 - regional, countywide and local housing policies.

H. Advantages vs. negative impacts: This amendment includes map and text amendments to the Comprehensive Plan. It improves the internal consistency among the Plan’s citywide, subarea, urban focus area, and Centers of Local [“Municipal”] Importance policies and related development regulations. It also improves consistency between the Plan and the City’s CDBG, HOME, RSHP, COVID-19 (CARES Act and ARPA), and other affordable housing programs and plans.

CEDD Recommendation:
The CEDD recommends approval of 2022-02 provided that the Planning Commission identifies which parcels to rezone. CEDD also recommends incorporating an update of the Tillicum Neighborhood Plan, including consideration of whether to adopt accompanying development regulations, as part of the 2024 Comprehensive Plan periodic update process and consistent with policy LU-52.5.

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.

No SEPA analysis was conducted for this amendment since it is not complete.

CEDD RECOMMENDATION:

Continue Amendment 2022-03 to the 2023 and/or 2024 Comprehensive Plan amendment cycle.

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.

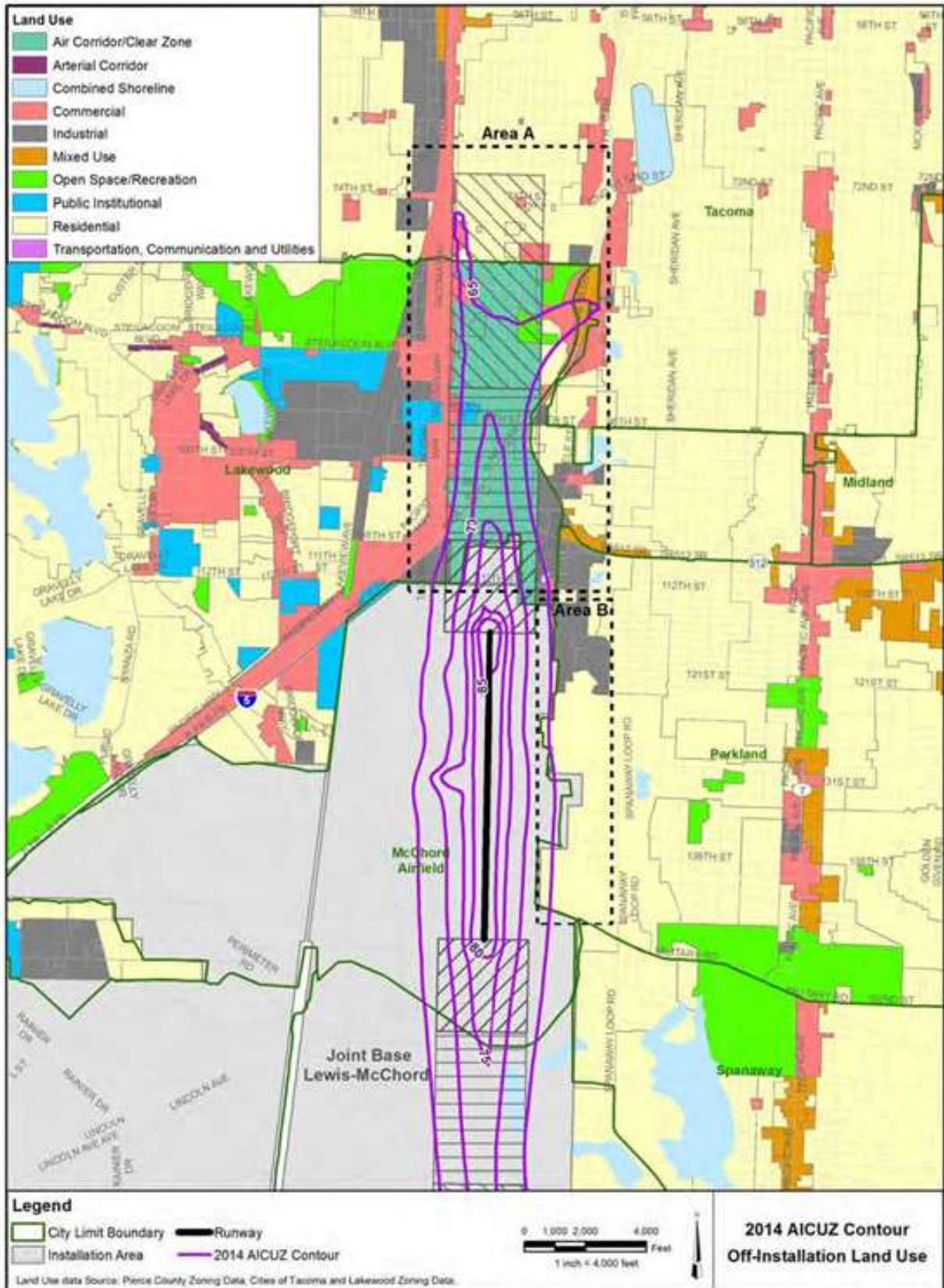
The City of Lakewood is host city to Joint Base Lewis McChord (JBLM), and portions of the JBLM flight patterns' Clear Zone (CZ) and accident potential zones (APZs) are located within the City's boundaries. The City follows Department of Defense (DoD) and FAA guidance and limits land use densities within the CZ and APZs through city land use zoning.

When the 2022 Comprehensive Plan amendment cycle docket was being considered in the fall of 2021, public comments were submitted by the Adult Family Homes Council regarding one of its members wanting to open an adult family homes in the City's Air Corridor 2 (AC2) land use zone.

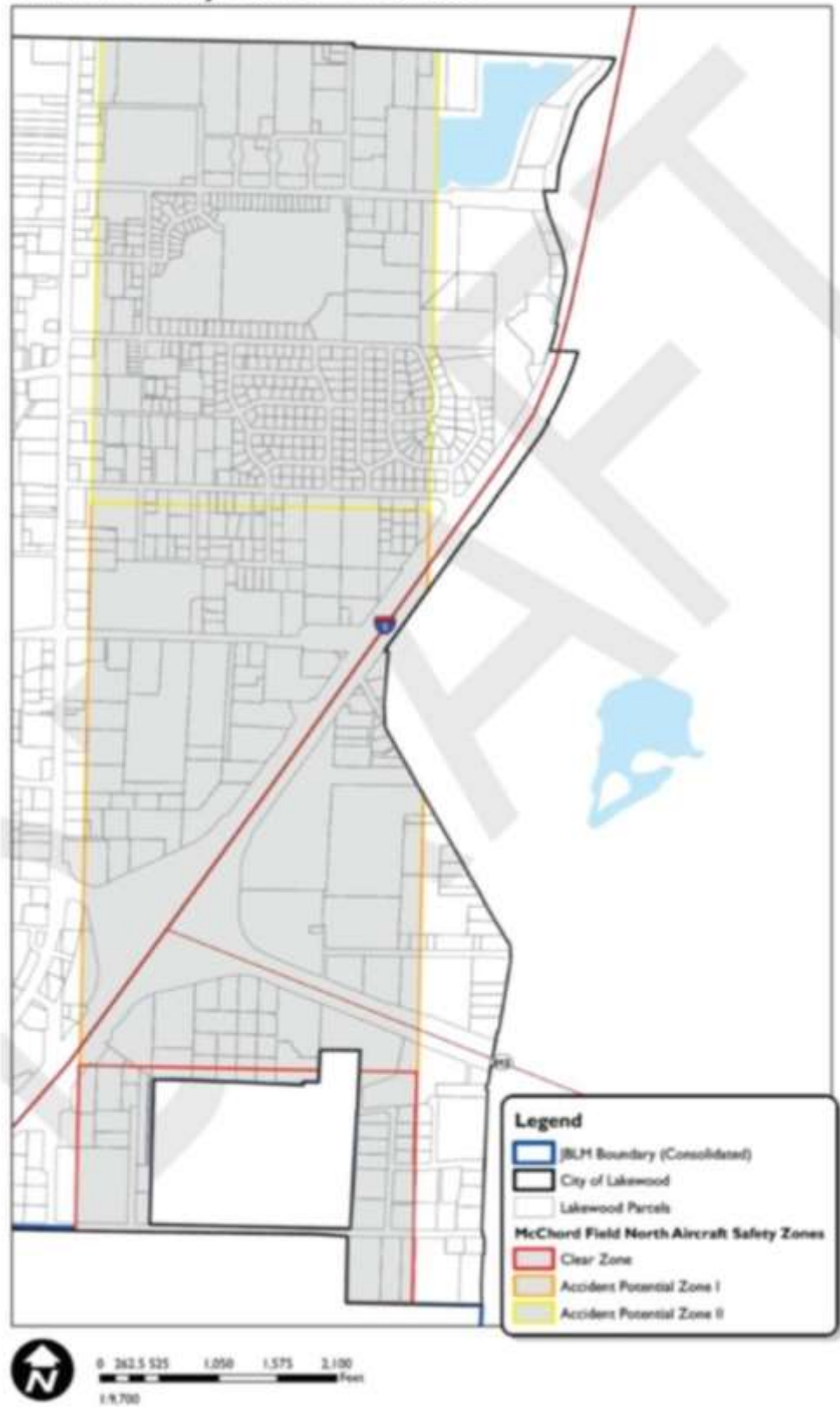
The maps on the next two pages display the relationship between the military accident potential zones and the City's land use Clear Zone (CZ), Air Corridor 1 (AC1), and Air Corridor 2 (AC2) zones.

Note: The term "zone" as used by the military in the 2015 JBLM Air Installation Compatible Use Zone (AICUZ) study has a different and more general meaning than "zone" as used in City of Lakewood land use planning.

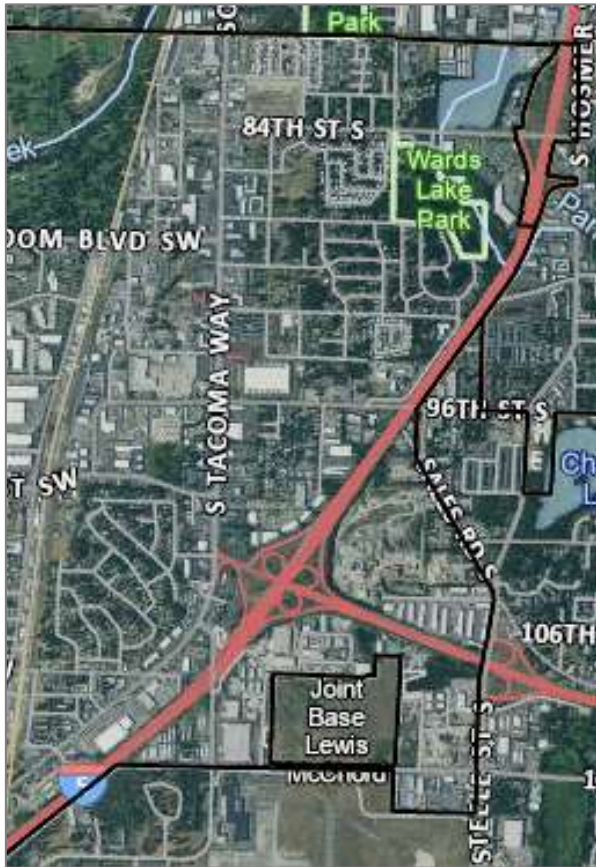
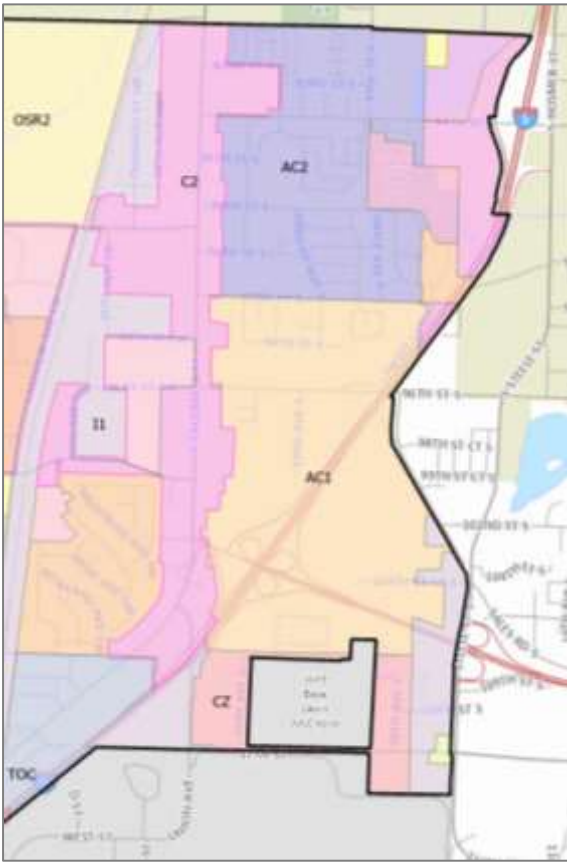
2014 AICUZ Contour and Off-Installation Land Use



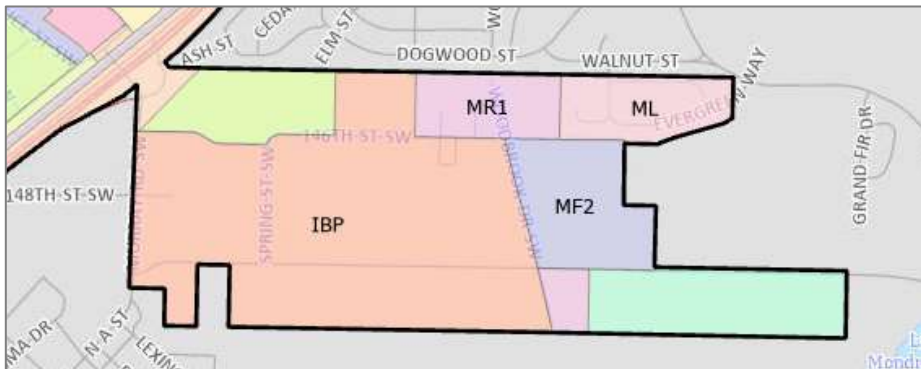
**JBLM MIAO - McChord Field North
Aircraft Safety Zones - Lakewood**



The maps below display the Lakewood Clear Zone (CZ), Air Corridor 1 (AC1) and Air Corridor 2 (AC2) land use zones:



The map below displays the small area of land in NE Woodbrook that are zoned Military Lands (ML.) No change to the ML zone or its parcels is included in this amendment.



The Air Corridor 1 (AC1) and Air Corridor 2 (AC2) and Military Lands (ML) land use zones cover approximately 5% of Lakewood’s acreage and currently hold 1,832 non-conforming housing units. The housing units in the AC1 and AC2 zones have been designated nonconforming because they are located within the military-identified Accident Potential Zones (APZs) for North McChord Airfield on Joint Base Lewis McChord (JBLM) and exceed safe land use density near the airfield due to risk of crashes.

Per the Department of Defense’s (DoD’s) 2015 JBLM Air Installation Compatibility Use Zone (AICUZ) Report, the existing residential development within the City’s AC1, AC2 and ML zones are significantly above densities compatible with JBLM operations. As stated in the AICUZ report at pages 5-9, “**in general, residential land use is**

incompatible with the accident potential in the CZ and APZs; however, detached single family housing with a **maximum density of one to two dwelling units per acre (DU/acre)** is compatible with restrictions with accident potential in APZ II.”

Lakewood has long planned that the residential development in the AC1 and AC2 zones will be replaced by low density, non-residential uses compatible with military operations. Current residential uses within the AC1 and AC2 zones are nonconforming.¹ **This is to comply with not only DoD and FAA air safety guidance, but also with Washington State law and multi-county planning policy in VISION 2050:**

- RCW 36.70A.530 (3) (“A comprehensive plan, amendment to a plan, a development regulation or amendment to a development regulation, should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A city or county may find that an existing comprehensive plan or development regulations are compatible with the installation's ability to carry out its mission requirements”);
- VISION 2050 Policy MPP-DP-49 (“Protect military lands from encroachment by incompatible uses and development on adjacent land”); and
- RCW Chapter 43.330.515 and .520 regarding military installation incompatible development.

The 1,832 nonconforming housing units in the AC1, AC2 and ML zones will eventually be phased out of the areas. With the exception of detached single-family units on lots greater than 20,000 square feet in the AC2 zone, new residential development in these three land use zones is prohibited. Future residential units in Lakewood will be built outside of the North McChord Field accident potential zones.

The allowed densities within the City’s AC1 and AC2 land use zones are listed below. Rather than dwelling units per acre as used for the City’s other land use zones, these zones’ densities are calculated as persons per acre consistent with DoD and FAA guidance:

Land Use Zoning District	Density
Clear Zone (CZ)	Within the CZ zoning district, the total number of people on a site at any time shall not exceed one person per 4,356 square feet of gross site area, or 10 persons per acre.
Air Corridor 1 (AC1)	Within the AC1 zoning district, the total number of people on a site at any time shall not exceed one person per 1,742 square feet of gross site area, or 25 persons per acre.
Air Corridor 2 (AC2)	Within the AC2 zoning district, the total number of people on a site at any time shall not exceed one person per 871 square feet of gross site area, or 50 persons per acre.

Under LMC 18A.10.135.10 Compatible Use Standards,
 A. Aircraft Safety Zones.

¹ (Under LMC 18A.10.180, “Nonconforming use” means a use of land or a structure which was lawful when established and which does not now conform to the use regulations of the zone in which it is located. A use shall be considered established if it conformed to applicable zoning regulations at any time, or when it has commenced under permit, a permit for the use has been granted and has not expired, or a structure to be occupied by the use is substantially underway as defined in the International Building Code.

1. Certain properties within the City of Lakewood are located within the JBLM Accident Potential Zones and Clear Zones as indicated in Figure 3A. Accident Potential Zones and Clear Zones associated with Gray Army Airfield do not encompass any lands outside of JBLM boundaries.
2. According to the AICUZ Study and current Air Force guidance, certain land uses in these areas are not compatible with air operations at JBLM, given the increased potential of aircraft accidents in these areas.
3. **Unless expressly exempt, any land uses located within the JBLM Accident Potential Zones and Clear Zones shall be consistent with [AICUZ Study] Appendix A: Land Use Compatibility Recommendations for APZs.**

Lakewood Municipal Code (LMC) section 18A.40.130 regulates AICUZ-related land uses. Currently, residential uses of any kind are severely limited to be consistent with AICUZ guidance, state law, Lakewood policies and PSRC policy. All special needs housing uses are prohibited.

Adult Family Homes in Air Corridor 1 or Air Corridor 2 Land Use Zones

RCW 70.128.130 (2) states that “The [adult family home] provider shall promote the health, safety, and well-being of each resident residing in each licensed adult family home.”

RCW 70.128.140 reinforces the fact that adult family homes must meet local zoning codes:

Compliance with local codes and state and local fire safety regulations.

- (1) Each adult family home shall meet applicable local licensing, zoning, building, and housing codes, and state and local fire safety regulations as they pertain to a single-family residence. It is the responsibility of the home to check with local authorities to ensure all local codes are met.
- (2) An adult family home must be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes are a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.

In LMC 18A.40.130, Lakewood has historically prohibited virtually all residential uses, prohibited all special needs housing and group homes, and significantly limited commercial uses in the Air Corridor (AC) 1 and 2 land use zones.

Due to the unique safety concerns flowing from military operations, as well as to comply with RCW 36.70A.530 (3), 43.330.515 and .520, and VISION 2050 Policy MPP-DP-49, the City of Lakewood has reservations about allowing adult family homes to locate and operate in the Air Corridor 1 and 2 zones. The risk to human safety is the foundation for military accident potential zones and the limitation on land uses and persons per acre within them. However, in accordance with RCW 71.128.140 (2), proposed amendments to LMC 18A.40.130 are included below.

18A.40.130 Air installation compatible use zones (AICUZ) and uses.

A. *Title.* This section shall be known as the Air Installations Compatible Use Zones (AICUZ) of the City of Lakewood.

B. The intent of the City and the purpose of this chapter are to:

1. Regulate, in a manner consistent with the rights of individual property owners and the requirements of military operations at Joint Base Lewis-McChord (JBLM), development of uses and structures that are incompatible with military operations;
2. Sustain the economic health of the City and the south Puget Sound;
3. Protect and preserve the public health, safety and welfare from the adverse impacts associated with high levels of noise from flight operations at McChord Field JBLM and the potential for aircraft accidents associated with proximity to airport operations;
4. Ensure that the construction of residential use group buildings or portions thereof, located within those areas of Lakewood likely to be affected by aircraft noise associated with flight operations at JBLM, provide for appropriate sound reduction to minimize the impact of such noise on occupants.
5. Maintain the overall quality of life of those who live, work and recreate in the City of Lakewood.

C. *Findings.*

1. Joint Base Lewis-McChord (JBLM) was first established as Camp Lewis in 1917 when the citizens of Pierce County voted to buy 68,721 acres of land and donate it to the federal government for use as a permanent army post. In 1927, the county passed a bond measure to establish an airfield just north of the military reservation. The airfield, named Tacoma Field, officially opened March 14, 1930, and was later renamed McChord Field in 1940 in honor of Colonel William McChord. The field became independent of Fort Lewis in 1947 after the U.S. Air Force was established as a separate service, and was redesignated McChord Air Force Base (AFB) on January 1, 1948. On February 1, 2010, Joint Base Lewis-McChord (JBLM) was established in accordance with congressional legislation implementing the recommendations of the 2005 Base Realignment and Closure Commission;
2. JBLM provides over fifty thousand (50,000) service member jobs, supports over one hundred twenty-five thousand (125,000) military retirees and more than thirty-two thousand (32,000) family members living both on and off-base. JBLM alone is the second largest employer in Washington State, representing two (2) percent of the state's GDP and thirty-four (34) percent of Pierce County's economy. JBLM is the seventh largest city in the State of Washington and a West Coast power projection platform;
3. There are hundreds of acres of land located within the confines of the City of Lakewood designated as Clear Zone (CZ), Accident Potential Zones I and II (APZ I and APZ II). Some of the lands located in the Clear Zone are encumbered by easements or restrictive covenants that limit the uses of the land to those that are not incompatible with flight operations arising out of JBLM; however, these easements/covenants have not always been enforced;

4. Since the installation’s inception, development of a type deemed incompatible under the JBLM’s AICUZ Program has occurred;

5. Of greatest concern is the presence of incompatible land uses in the Clear Zone. There are existing uses on the western and eastern edges of the Clear Zone that are incompatible, including industrial uses and storage condominium units (individual, privately owned storage units). The majority of these uses are nonconforming uses built before the City of Lakewood adopted a Clear Zone zoning designation in 2001. The Clear Zone zoning designation prohibits most uses; however, it allows for established nonconforming uses to continue and allows for the potential development of some new land uses;

6. The closure or realignment of JBLM would have serious adverse economic consequences to the City and the region;

7. In 2014, the South Sound Military Communities Partnership (SSMCP) joined with the Office of Economic Adjustment, Pierce and Thurston counties, and surrounding municipalities to craft a regional land use study (JLUS). In October 2015, the SSMCP Elected Officials Council, of which the City of Lakewood is a member, unanimously accepted the JBLM JLUS. Among the recommendations of the JLUS was that the City of Lakewood would consider the following: incorporating land use compatibility in updates to its comprehensive plan; establishing or strengthening the permitting process for structures that could pose risks to aviation operations; consider the use of disclosure, deed restrictions, hold harmless agreements, etc., to address aircraft safety and noise; incorporating specific land use compatibility requirements into local zoning codes and ordinances (e.g., density or height limits in sensitive areas); and incorporating considerations of aircraft safety and military operational noise into local jurisdiction planning and permitting processes.

D. *AICUZ Land Use Table.* See LMC [18A.10.120\(D\)](#) for the purpose and applicability of zoning districts.

Land Use Categories	APZ-I	APZ-II	CZ	Density
Existing Uses				
Continuation of <u>conforming uses and structures</u> already legally existing within the zone at the time of adoption of this chapter. Maintenance, and repair, <u>and lateration/addition</u> of existing <u>conforming</u> structures shall be permitted.	P	P	–	N/A
Alteration or modification of nonconforming existing uses and structures. <u>(Subject to LMC 18A.40.130 (E.) (4.); & LMC Chapter 18A.20, Article II, Nonconforming Uses & Structures.)</u>	<u>Director/ HEC</u>	<u>Director/ HEC</u>	–	N/A
Agriculture and Natural Resources				
Agriculture	–	–	–	N/A
Agriculture, clear zone	–	–	P	N/A
Agriculture, home	P	P	–	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
Natural resource extraction/recovery	C	C	–	Maximum FAR of 0.28 in APZ-I, no activity which produces smoke, glare, or involves explosives.
Research, scientific (small scale)	C	P	–	Office use only. Maximum FAR of 0.22 in APZ-I and APZ-II.
Undeveloped land	P	P	P	N/A
Residential Uses				
Accessory caretaker's unit	–	–	–	N/A
Accessory dwelling unit	–	–	–	N/A
<u>Adult family home: (Not subject to intensity of use criteria, LMC 18A.40.130 (E.) (1.); & subject to the Washington State Building Codes, as amended.)</u>	<u>P</u>	<u>P</u>	<u>–</u>	<u>N/A</u>
Cottage housing	–	–	–	N/A
Cohousing (dormitories, fraternities and sororities)	–	–	–	N/A
Detached single-family <u>structure(s)</u> on lot less than 20,000 square feet	–	–	–	N/A
<i>COMMENTARY: In both the APZ & APZ zones, there are a total of 290 single family units/ structures on tax parcels < 20,000 square feet. All 290 are nonconforming uses.</i>				
Detached single-family <u>structure(s)</u> on lot greater than 20,000 square feet	–	P	–	N/A
Two-family residential <u>structure(s)</u> , attached or detached dwelling units	–	–	–	N/A
Three-family residential <u>structure(s)</u> , attached or detached dwelling units	–	–	–	N/A
Multifamily <u>structure(s)</u> , 4 or more residential units	–	–	–	N/A
Mixed use	–	–	–	N/A
Home occupation	P	P	–	N/A
Mobile home parks	–	–	–	N/A
Mobile and/or manufactured homes, in mobile/manufactured home parks	–	–	–	N/A
Rooms for the use of domestic employees of the owner, lessee, or occupant of the primary dwelling	–	P	–	N/A
Child care facility	–	–	–	N/A
Child day care center	–	–	–	N/A
Family day care provider	–	–	–	N/A
Special Needs Housing (Essential Public Facilities)				
Type 1 group home (<u>Excludes adult family home</u>)	–	–	–	N/A
Type 2 group home	–	–	–	N/A
Type 3 group home	–	–	–	N/A
Type 4 group home	–	–	–	N/A
Type 5 group home	–	–	–	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
Assisted living facilities	–	–	–	N/A
Continuing care retirement community	–	–	–	N/A
Hospice care center	–	–	–	N/A
Enhanced services facility	–	–	–	N/A
Nursing home	–	–	–	N/A
Commercial and Industrial Uses				
Building and landscape materials sales	P	P	–	Maximum FAR of 0.28 in APZ I and 0.56 in APZ II.
Building contractor, light	P	P	–	Maximum FAR of 0.28 in APZ I and 0.56 in APZ II.
Building contractor, heavy	C	–	–	Maximum FAR of 0.11 in APZ I and 0.22 in APZ II.
Business support service	P	–	–	Maximum FAR of 0.22 in APZ I.
Catering service	P	P	–	Maximum FAR of 0.22 in APZ II.
Construction/heavy equipment sales and rental	C	C	–	Maximum FAR of 0.11 in APZ I; and 0.22 in APZ II.
Equipment rental	P	P	–	Maximum FAR of 0.11 in APZ I; and 0.22 in APZ II.
Furniture, furnishings, appliance/equipment store	–	C	–	Maximum FAR of 0.28 in APZ II.
Handcraft industries, small-scale manufacturing	P	P	–	Maximum FAR of 0.28 APZ I; Maximum FAR of 0.56 in APZ II.
Kennel, animal boarding	P	P	–	Maximum FAR of 0.11 APZ I; Maximum FAR of 0.22 in APZ II.
Laundry, dry cleaning plant	P	–	–	Maximum FAR of 0.22 in APZ II.
Live/work and work/live units	P	P	–	N/A
Maintenance service, client site services	P	P	–	Maximum FAR of 0.22 in APZ II.
Military installations	P	P	P	N/A
Mobile home, RV, and boat sales	C	C	–	Maximum FAR of 0.14 in APZ I and 0.28 in APZ II.
Office, business services	P	P	–	Maximum FAR of 0.22 in APZ II.
Office, professional	P	–	–	Maximum FAR of 0.22 in APZ II.
Places of assembly	–	–	–	N/A
Personal services	P	–	–	Office uses only. Maximum FAR of 0.11 in APZ II.
Small craft distillery	–	P	–	Maximum FAR 0.56 in APZ II.
Storage, personal storage facility	P	P	–	Maximum FAR of 1.0 in APZ I; 2.0 in APZ II.
Vehicle services, minor maintenance/repair	P	P	–	Maximum FAR of 0.11 APZ I; 0.22 in APZ II.
Vehicle storage	C	C	–	Maximum FAR of 0.28 in APZ I and 0.56 in APZ II.
Warehouse retail	P	–	–	Maximum FAR of 0.16 in APZ II.
Warehouse	P	P	–	Maximum FAR of 1.0 in APZ I; 2.0 in APZ II.
Wholesaling and distribution	P	P	–	Maximum FAR of 0.28 in APZ I

Land Use Categories	APZ-I	APZ-II	CZ	Density
				and 0.56 in APZ II.
Wildlife preserve or sanctuary	P	P	–	N/A
Eating and Drinking Establishments				
Bar/tavern	–	–	–	N/A
Brewery, brew pub	–	–	–	N/A
Mobile food vending facility	P	P	–	N/A
Night club	–	–	–	N/A
Restaurant, café, coffee shop, counter ordering	–	–	–	N/A
Restaurant, café, coffee shop, drive-through services	–	–	–	N/A
Restaurant, café, coffee shop, table service	–	–	–	N/A
Restaurant, café, coffee shop, outdoor dining	–	–	–	N/A
Restaurant, café, coffee shop, serving alcohol	–	–	–	N/A
Tasting room	–	–	–	N/A
Lodging				
Bed and breakfast guest houses	–	–	–	N/A
Hostels	–	–	–	N/A
Hotels and motels	–	–	–	N/A
Recreational vehicle parks	–	–	–	N/A
Transportation				
Parking facilities (surface)	P	P	–	N/A
Parking facilities (structured)	–	–	–	N/A
Streets with pedestrian and bicycle facilities	P	P	–	N/A
Transit park and ride lots	P	P	–	N/A
Transit shelter	P	P	–	N/A
Utilities				
Above-ground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	–	N/A
Underground electrical distribution lines, pipes, and support poles, transformers, and related facilities, not including substations	P	P	P	N/A
Electrical distribution substations	P	P	–	N/A
Electrical transmission lines of 115 kV or less and support poles	P	P	–	N/A
Electric vehicle battery charging stations	P	P	–	N/A
Above-ground natural gas conveyance facilities	–	–	–	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
Underground natural gas conveyance facilities	P	P	P	N/A
Potable water conveyance facilities	P	P	–	N/A
Potable water storage facilities	C	P	–	N/A
Storm water collection and conveyance facilities	P	P	P	N/A
Storm water detention/retention facilities	P	P	C	N/A
Telecommunications earth receiving stations (satellite dishes)	P	P	–	N/A
Telecommunications lines, pipes, support poles and related facilities, not including earth receiving stations, personal wireless service, transmission/receiving/relay facilities, or switching facilities	P	P	–	N/A
Telecommunications switching facilities	P	P	–	N/A
Telecommunications transmission/receiving/relay facilities		P	–	N/A
Waste water conveyance facilities	P	P	P	N/A
Wireless communication facilities (WCFs)	P	P	–	N/A
Essential Public Facilities				
Airport (American Lake Seaplane Base)	–	–	–	N/A
Community and technical colleges, colleges and universities	–	–	–	N/A
Correctional facilities	–	–	–	N/A
Electrical transmission lines of higher voltage than 115 kV, in existing corridors of such transmission lines	–	C	–	N/A
Electrical transmission lines of higher voltage than 115 kV, in new corridors	–	–	–	N/A
Group home	–	–	–	N/A
In-patient facility including but not limited to substance abuse facility	–	C	–	N/A
Intercity high-speed ground transportation	–	–	–	N/A
Intercity passenger rail service	–	–	–	N/A
Interstate Highway 5 (I-5)	P	–	–	N/A
Mental health facility	–	–	–	N/A
Military installation	P	P	P	N/A
Minimum security institution	–	–	–	N/A
Secure community transition facility (SCTFs)	–	–	–	N/A
Solid waste transfer station	–	–	–	N/A

Land Use Categories	APZ-I	APZ-II	CZ	Density
Sound Transit facility	–	–	–	N/A
Sound Transit railroad right-of-way	–	–	–	N/A
Transit bus, train, or other high capacity vehicle bases	–	–	–	N/A
Washington State Highway 512	P	–	–	N/A
Work/training release facility	–	–	–	N/A

Director: Community & Economic Development Director

HE: Hearing Examiner

P: Permitted Use C: Conditional Use “–”: Not Allowed N/A: Not Applicable

Numbers in parentheses reference use specific development and operating conditions under subsection (E) of this section.

E. Operating and Development Conditions.

1. In addition to the other requirements of the chapter, the intensity of use criteria are applicable to all new land uses in the CZ, APZ-I, and APZ-II zoning districts and shall be used to determine compatibility of proposed uses with aircraft operations hazards. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following intensities of uses:

a. Within the CZ zoning district, the total number of people on a site at any time shall not exceed one (1) person per four thousand three hundred fifty-six (4,356) square feet of gross site area, or ten (10) persons per acre.

b. Within the APZ-I zoning district, the total number of people on a site at any time shall not exceed one (1) person per one thousand seven hundred forty-two (1,742) square feet of gross site area, or twenty-five (25) persons per acre.

c. Within the APZ-II zoning district, the total number of people on a site at any time shall not exceed one (1) person per eight hundred seventy-one (871) square feet of gross site area, or fifty (50) persons per acre.

COMMENTARY: Proposed code amendments would exempt adult family homes from the intensity criteria found in E.1. Intensity would instead be set by Washington State building code regulations.

2. In addition to other requirements of the code, the following performance criteria shall be used to determine the compatibility of a use, project design, mitigation measures and/or any other requirements of the code with respect to aircraft operation hazards in the CZ, APZ-I and APZ-II zoning districts. The applicant shall bear the burden of proof to demonstrate compliance of a proposed development with the following performance criteria:

a. Any new use which involves release of airborne substances, such as steam, dust, and smoke, that may interfere with aircraft operations is prohibited.

b. Any new use which emits light or direct or indirect reflections that may interfere with a pilot’s vision is prohibited.

c. Any new use that creates an undue hazard to the general health, safety and welfare of the community in the event of an aircraft accident in these zoning districts is prohibited.

COMMENTARY: Arguably, subsection “c.” is problematic for the city in the event an adult family home provider wants to locate underneath a military air corridor, or desires to expand living space in an existing single family structure which is nonconforming. This is where JBLM AICUZ, the city’s zoning, and state law come into conflict. Lakewood is in a position where it must concede to state law, although there remains a compelling reason that placing adult family home residents, some of whom may have significant disabilities, underneath a military air corridor is not a good idea.

d. Facilities which emit electrical currents shall be installed in a manner that does not interfere with communication systems or navigational equipment.

e. Any new use which attracts concentrations of birds or waterfowl, such as mixed solid waste landfill disposal facilities, waste transfer facilities, feeding stations, and the growth of certain vegetation, is prohibited.

f. Structures are prohibited within one hundred (100) feet of the aircraft approach-departure or transitional surfaces.

3. *Noise Attenuation.* Provisions for noise mitigation shall apply to all buildings or structures constructed or placed in use for human occupancy on sites within the Clear Zone (CZ), Accident Potential Zone One (APZ-I), and Accident Potential Zone Two (APZ-II) zoning districts, which are located within the sixty-five (65) Ldn Noise Contour or higher, as shown in the Final Air Installation Compatible Use Zone (AICUZ) Study Update, Joint Base Lewis-McChord, May 2015, and on file with the Community and Economic Development Department.

a. *Noise Insulation Required.* Those portions of new structures where the public is received or offices are located must be constructed with sound insulation or other means to achieve a day/night interior noise level (Ldn) of no greater than forty-five (45) dB. A remodeling project where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building is ~~also~~ subject to these standards.

COMMENTARY: State’s requirement for energy conservation often meets or exceeds Ldn requirements; considered a non-issue.

b. *Sound Isolation Construction.* A building will generally be considered acceptable by the Building Official if it incorporates the applicable features described in LMC Title 15. Alternate materials and methods of construction may be permitted, if such alternates are demonstrated to the satisfaction of the Building Official to be equivalent to those described.

COMMENTARY: Same as above; considered a non-issue.

c. *Acoustical Analysis and Design Report.* The applicant may elect to have a qualified architect or engineer examine the noise levels and needed building sound isolation requirements for a specific site. The analysis and design report signed by and prepared under the supervision of a qualified architect or engineer shall be submitted with the application for building permit. The report shall show the topographical relationship of the aircraft noise sources and the building site, identification of noise sources and their characteristics, predicated noise spectra at the exterior of the proposed building structure, basis for the predication (measured or obtained from published data), and effectiveness of the

proposed construction showing that the prescribed interior day-night sound level is met.

COMMENTARY: Subsection "c." is for unusual situations. To-date, no acoustical reports have been submitted by applicants in APZ-I, APZ-II, & CZ; considered a non-issue.

d. *Exemptions.*

- i. Additions under five hundred (500) square feet that are not used for sleeping rooms;
- ii. A remodeling project where the total cost of improvements is less than twenty-five (25) percent ~~or more of the valuation~~ of the existing building ~~valuation is also subject to these standards~~;
- iii. The noise standards in subsection ~~(B)(E)(3)~~ of this section shall not apply to the construction of buildings or structures in the Air Installation Compatible Use Zone (AICUZ) Study for McChord Field with less than sixty-five (65) dB DNL.

e. *Noise Disclosure Statement.* Prior to the issuance of a building permit for new construction or remodeling where the total cost of improvements is twenty-five (25) percent or more of the valuation of the existing building, the property owner shall sign a noise disclosure statement and record the statement with the title of the property. The noise disclosure statement acknowledges that the property is located within the sixty-five (65) Ldn contour, as indicated on Noise Contour Map for McChord AFB as shown in the AICUZ study, and that noise attenuation is required of any new construction or remodeled structure where it meets the threshold.

4. *Nonconforming Buildings and Structures.*

a. Any residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, which lawfully existed on the date of adoption of this section and which is not in conformity, shall be deemed nonconforming and subject to LMC, Chapter 18A.20 Article II, Nonconforming Uses & Structures.

- i. Exceptions to residential use group buildings. A one-time addition/expansion of nor more than two-hundred (200) square feet of conditioned space shall be permitted.

COMMENTARY: This subsection allows for minor expansions to mostly single family residences, and, further, allows adult family home providers to convert garages and/or carports to additional bedrooms. Beyond 200 square feet, a proposal would be subject to the City's standard nonconforming use regulations.

b. Any extension, enlargement, relocation, reconstruction or substantial alteration of a nonconforming residential use group building, and any assembly, business, educational, institutional or mercantile use group building or structure or portion thereof, shall be subject to the acoustical performance standards as set forth in LMC Title 15 unless otherwise modified by the Building Official pursuant to applicable provisions of the Washington State Building Code.

2022-04 CEDD SEPA REVIEW

Housing Capacity Analysis: This non-project action would amend language in LMA 18A.40.130 related to adult family homes operating in the City's Air Corridor 1 and 2 land use zones. Residential uses are non-conforming in the AC 1 and 2 zones. No change to the City's housing capacity is anticipated through the adoption of this amendment.

A. Consistency with the Comprehensive Plan: This non-project action would regulate adult family homes in the AC 1 and 2 zones in accordance with RCW 71.128.140 (2). The Comprehensive Plan Section 3.6 describes the longstanding relationship Lakewood has had with Fort Lewis, McChord Air Force Base, and now JBLM, and also includes Goals LU-34, LU-36, and LU-36 with accompanying policies regarding supporting land uses compatible with military installation operations per RCW 36.70A.530. To the extent possible, this amendment is consistent with the Comprehensive Plan.

B. Compatibility with development in the vicinity: This non-project action would regulate adult family homes in the AC 1 and 2 zones in accordance with RCW 71.128.140 (2). The Comprehensive Plan Section 3.6 describes the longstanding relationship Lakewood has had with Fort Lewis, McChord Air Force Base, and now JBLM, and also includes Goals LU-34, LU-36, and LU-36 with accompanying policies regarding supporting land uses compatible with military installation operations per RCW 36.70A.530. To the extent possible, this amendment is compatible with development in the vicinity.

C. Transportation impacts and mitigation: Not applicable. This non-project action includes amendments to the implementing development regulations. Any specific development applications and their potential traffic impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

D. Public service impacts and mitigation: Not applicable. This non-project action includes amendments to the implementing development regulations. Any specific development applications and their potential public service impacts and mitigation will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

E. Public health, safety and general welfare impacts: Not applicable. This non-project action includes amendments to the implementing development regulations. Any specific development applications and their potential public health, safety and general welfare impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

F. Range of permitted uses: The only change in permitted uses as a result of this non-project action would be the allowance of adult family homes operating in nonconforming residential uses in the City's AC1 and AC2 zones.

G. Change in circumstances: This non-project action would amend language in LMA 18A.40.130 to allow adult family homes to operate in nonconforming residential uses in the City's Air Corridor 1 and 2 land use zones. This is being proposed in accordance with RCW 71.128.140 (2).

H. Advantages vs. negative impacts: Lakewood has long planned that the residential development in the AC1 and AC2 zones will be replaced by low density, non-residential uses compatible with military operations. Current residential uses within the AC1 and AC2 zones are nonconforming.² This is to comply with not only DoD and FAA air safety guidance, but also with Washington State law and multi-county planning policy in VISION 2050:

- RCW 36.70A.530 (3) (“A comprehensive plan, amendment to a plan, a development regulation or amendment to a development regulation, should not allow development in the vicinity of a military installation that is incompatible with the installation's ability to carry out its mission requirements. A city or county may find that an existing comprehensive plan or development regulations are compatible with the installation's ability to carry out its mission requirements”);
- VISION 2050 Policy MPP-DP-49 (“Protect military lands from encroachment by incompatible uses and development on adjacent land”); and
- RCW Chapter 43.330.515 and .520 regarding military installation incompatible development.

The 1,832 nonconforming housing units in the AC1, AC2 and ML zones will eventually be phased out of the areas. With the exception of detached single-family units on lots greater than 20,000 square feet in the AC2 zone, new residential development in these three land use zones is prohibited. Future residential units in Lakewood will be built outside of the North McChord Field accident potential zones.

RCW 71.128.140 (2) states that “An adult family home must be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes are a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.”

The State Legislature has adopted all of the RCW sections cited above. VISION 2050 includes policy MPP-DP-49. Case law has held that adult family homes must be allowed within the AC1 and AC2 zones in Lakewood. The resulting policy misalignment is being addressed through the proposed amendments to LMC 18A.40.130.

CEDD Recommendation:

The CEDD recommends approval of 2022-04.

² (Under LMC 18A.10.180, “*Nonconforming use*” means a use of land or a structure which was lawful when established and which does not now conform to the use regulations of the zone in which it is located. A use shall be considered established if it conformed to applicable zoning regulations at any time, or when it has commenced under permit, a permit for the use has been granted and has not expired, or a structure to be occupied by the use is substantially underway as defined in the International Building Code.

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.

Replacing references to “Centers of Local Importance” throughout the Comprehensive Plan with “Centers of Municipal Importance”

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 is renaming its eight CoLIs “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.

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~~ [we](#)re designated in order to focus development and funding to areas ~~that are~~ important to the local community. Residential COLIs ~~we~~are 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.

* * *

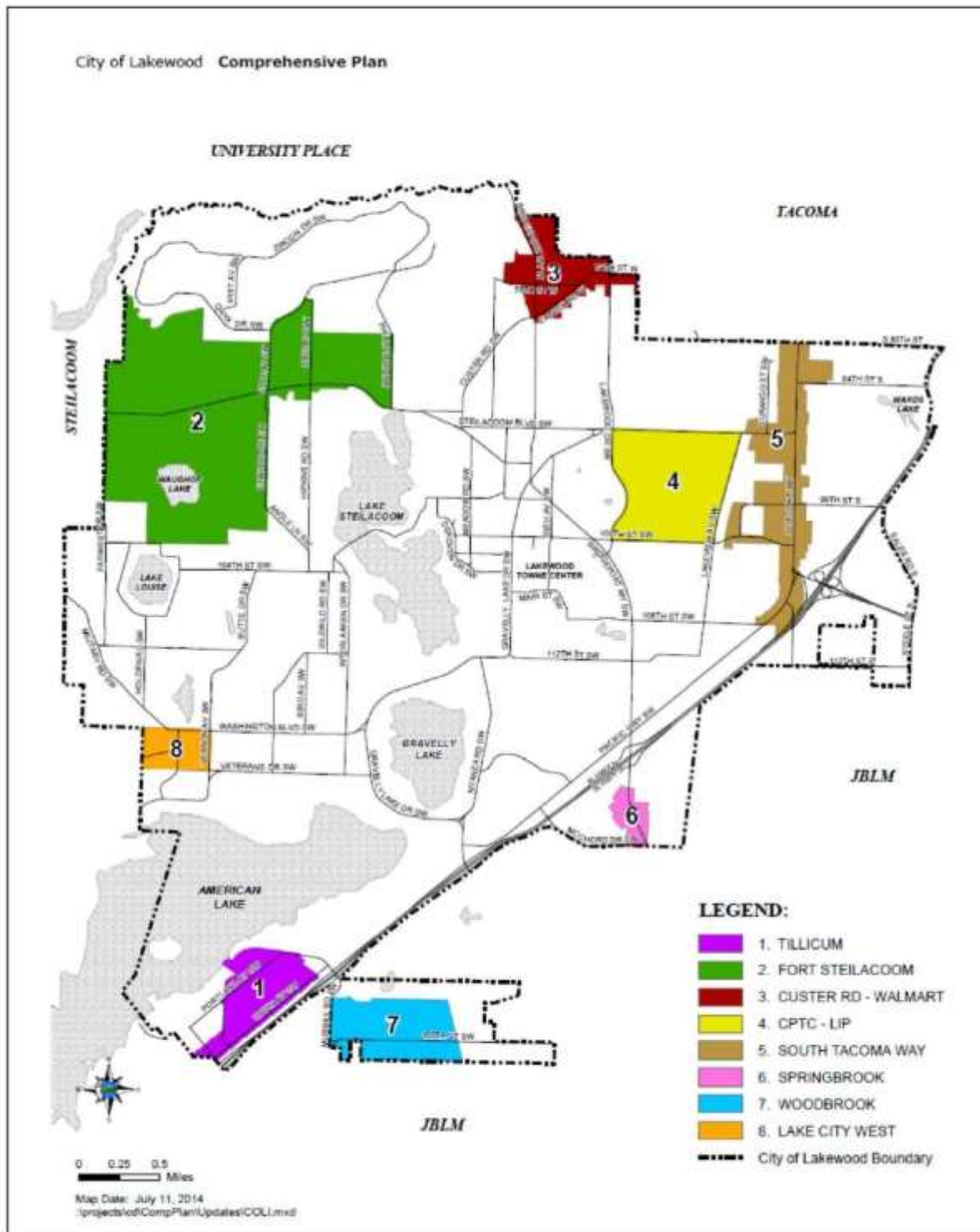


Figure 2.3
 City-Wide Centers of Municipal Importance (CoMIs)



Figure 2.4
 Tillicum Center of Local-Municipal Importance

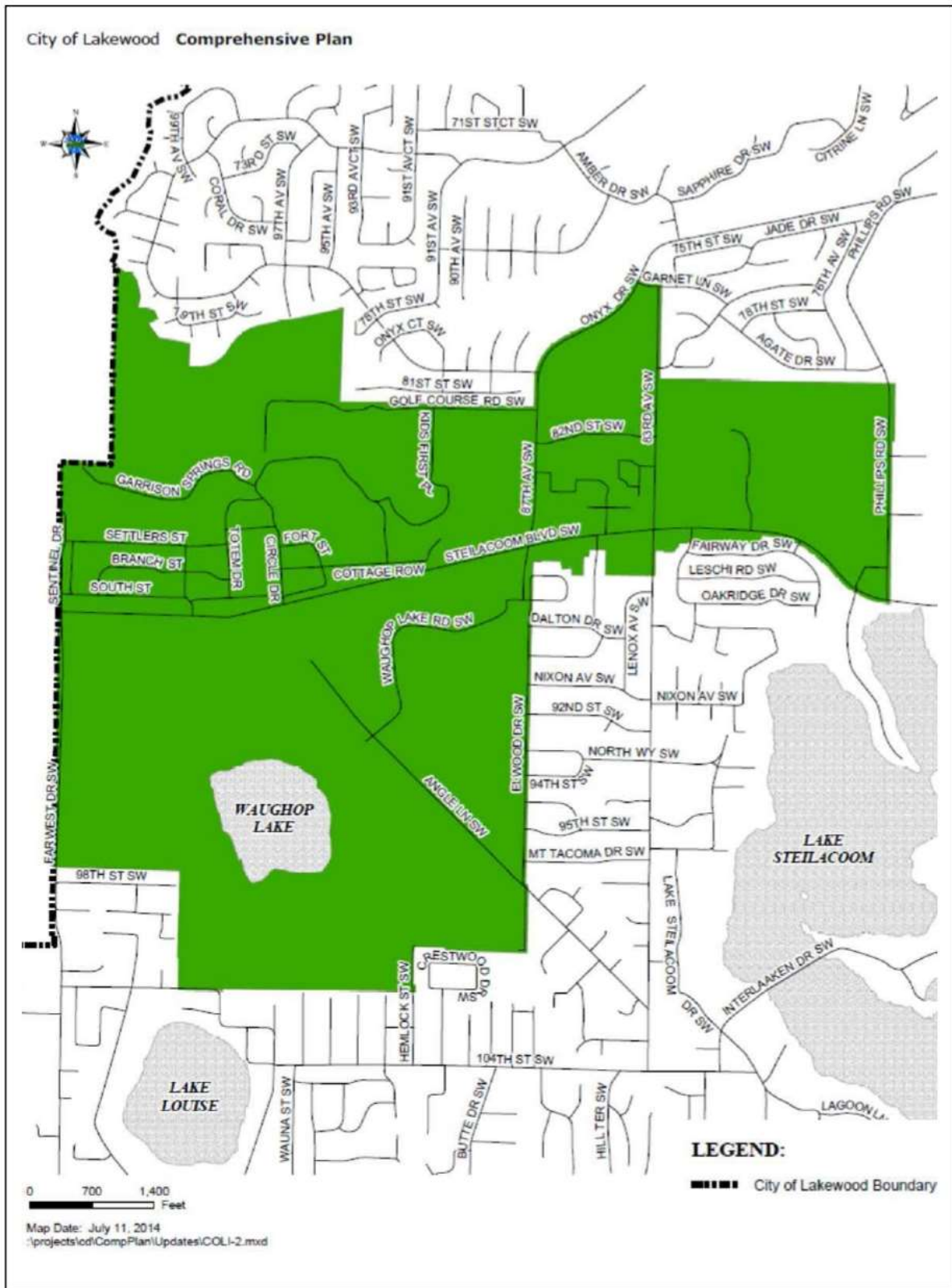


Figure 2.5
 Fort Steilacoom Park Center of ~~Local~~ Municipal Importance

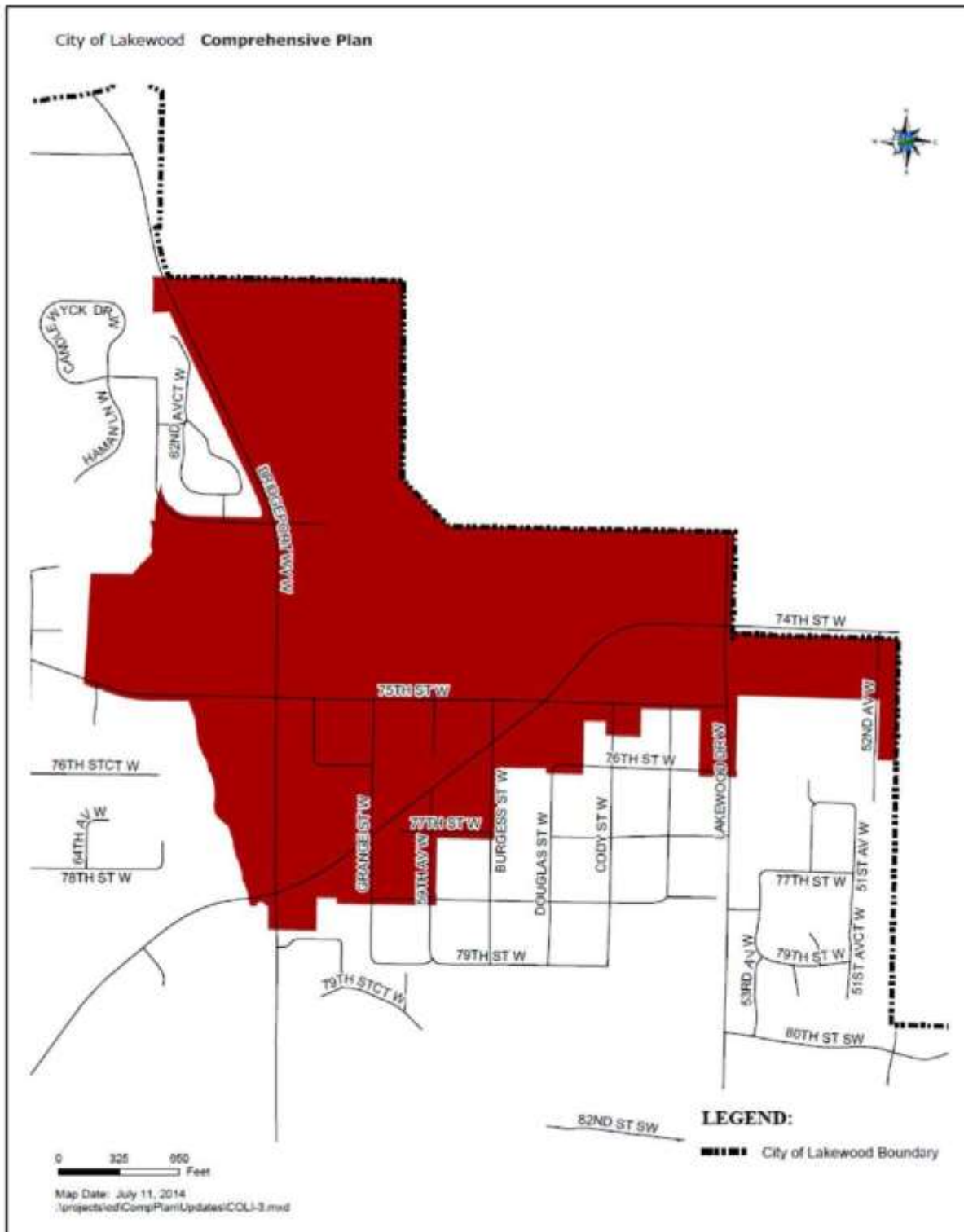


Figure 2.6
 Custer Road/Walmart Center of ~~Local~~ Municipal Importance

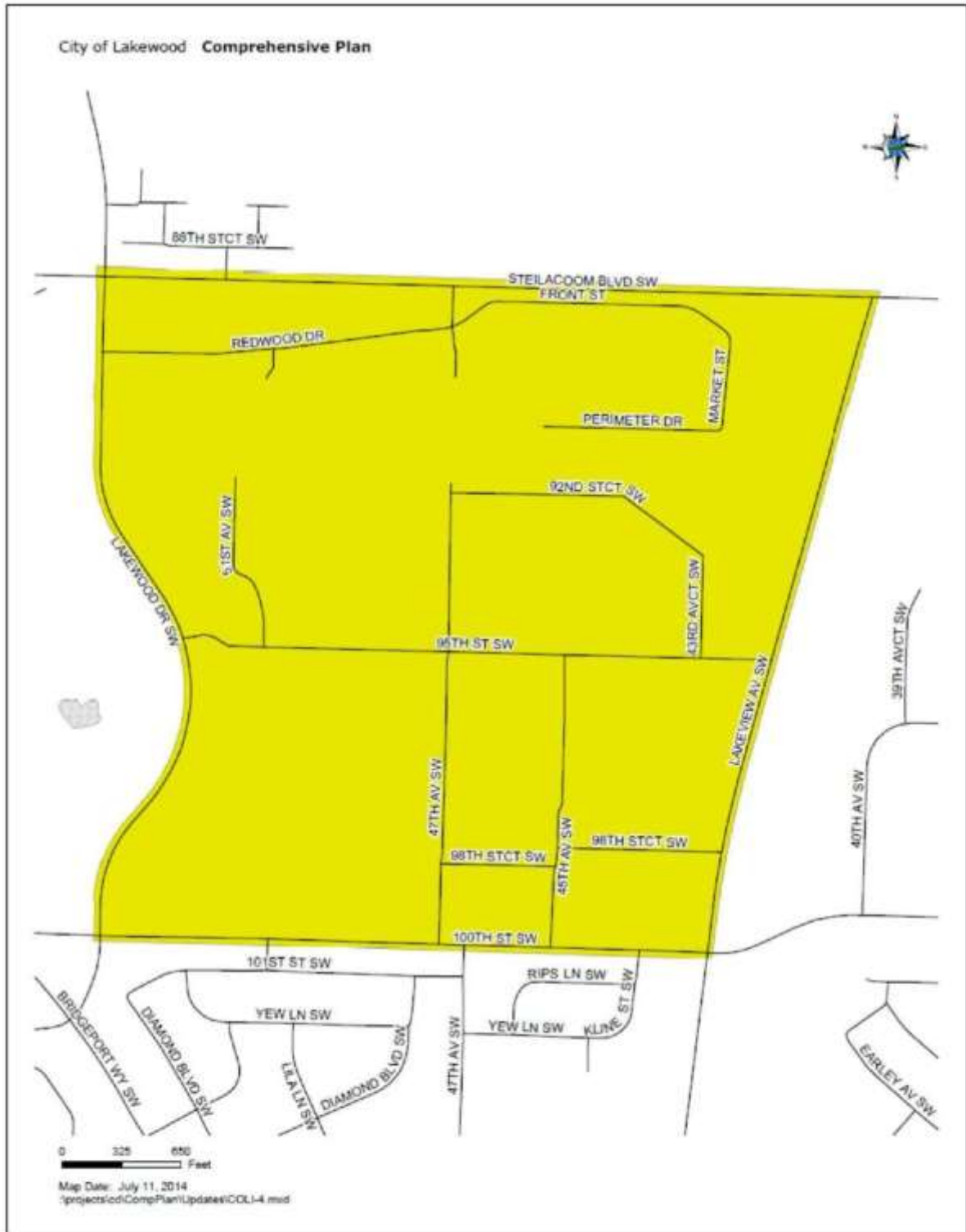


Figure 2.7
Clover Park Technical College / Lakewood Industrial Park Center
of Local Municipal Importance

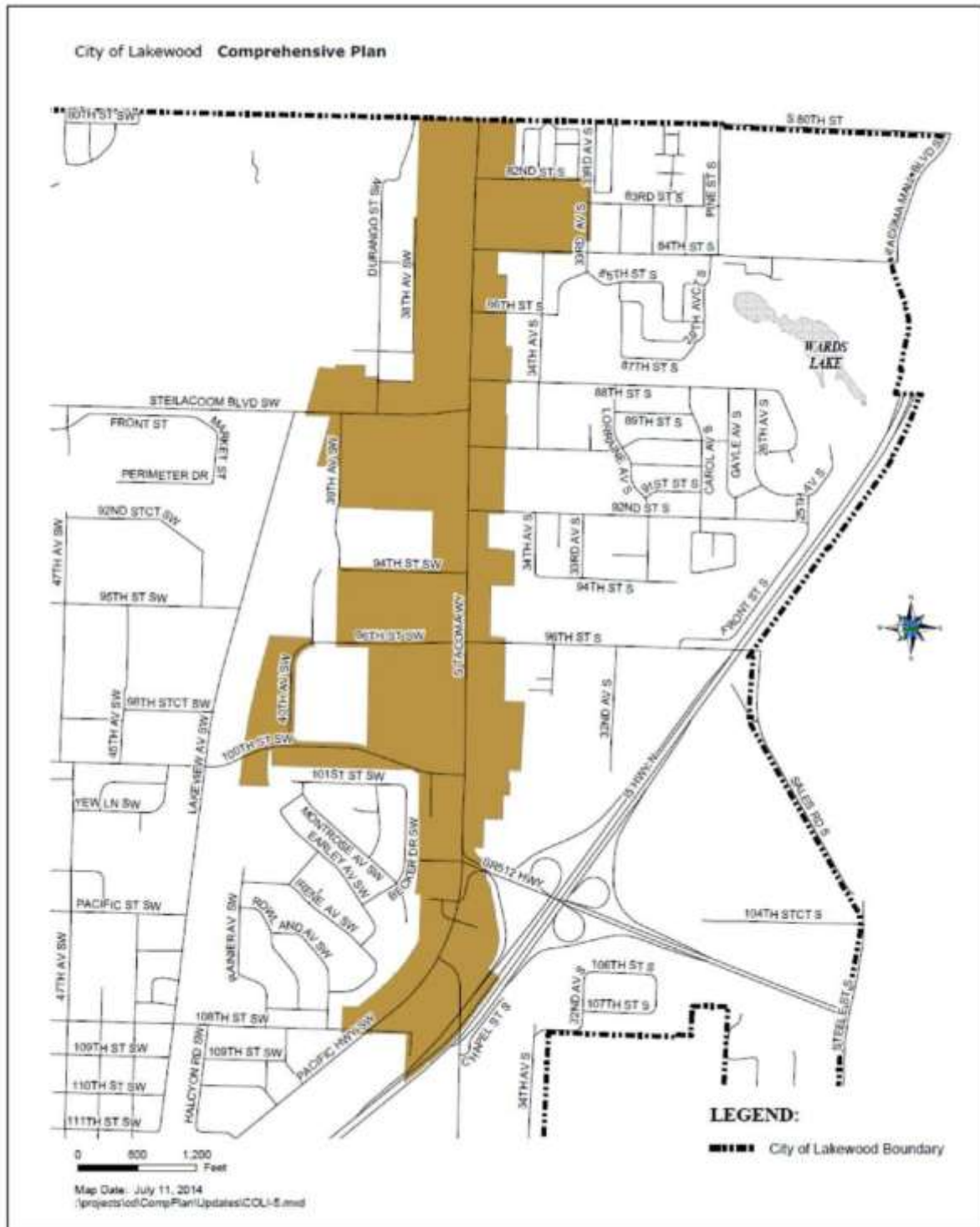


Figure 2.8
 South Tacoma Way Center of Local Municipal Importance

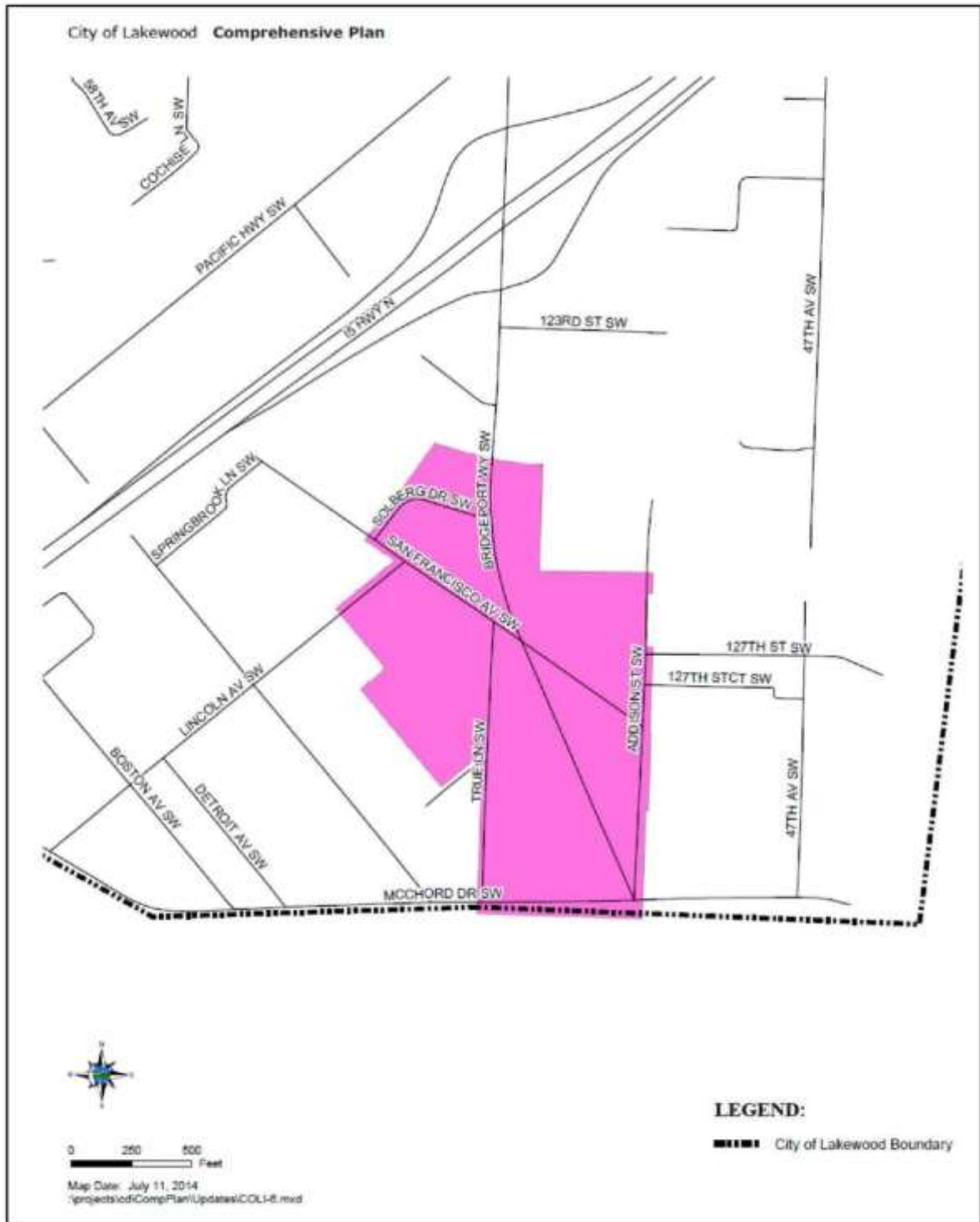


Figure 2.9
 Springbrook Center of Local-Municipal Importance

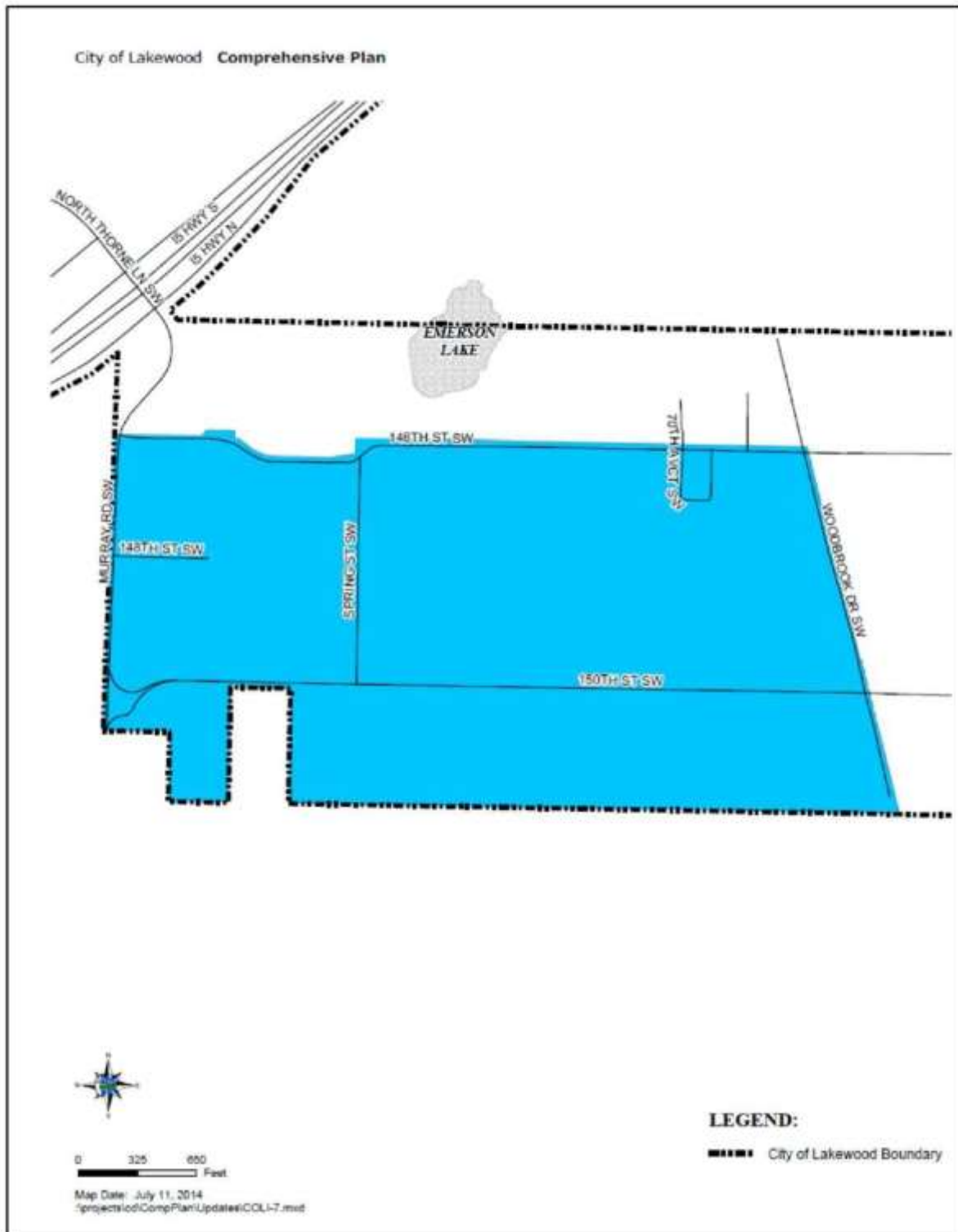


Figure 2.10
 Woodbrook Center of ~~Local~~ Municipal Importance



Figure 2.11
 Lake City West Center of Local Municipal Importance

* * *

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.

2022-05 CEDD SEPA REVIEW

Housing Capacity Analysis: This is a non-project action that does not rezone or change the allowed use or density on any parcels in Lakewood. It renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050, the multicounty planning policies, and the Pierce County Countywide Planning Policies. No change to Lakewood's housing capacity would occur if the amendment is adopted.

A. Consistency with the Comprehensive Plan: This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies. It improves internal consistency within the Comprehensive Plan.

B. Compatibility with development in the vicinity: Not applicable. This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies.

C. Transportation impacts and mitigation: Not applicable. This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies. Any specific development applications and

their potential traffic impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

D. Public service impacts and mitigation: Not applicable. This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies. Any specific development applications and their potential public service impacts and mitigation will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

E. Public health, safety and general welfare impacts: Not applicable. This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies. Any specific development applications and their potential public health, safety and general welfare impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

F. Range of permitted uses: This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies. There is no change to the range of permitted uses in the areas identified within the figures or as a result of the changes in Comprehensive Plan text language.

G. Change in circumstances: This is a non-project action that renames Comprehensive Plan figures and updates text to maintain consistency with VISION 2050 (the multicounty planning policies) and the Pierce County Countywide Planning Policies. The only change in circumstances relate to updated multicounty and countywide planning policies.

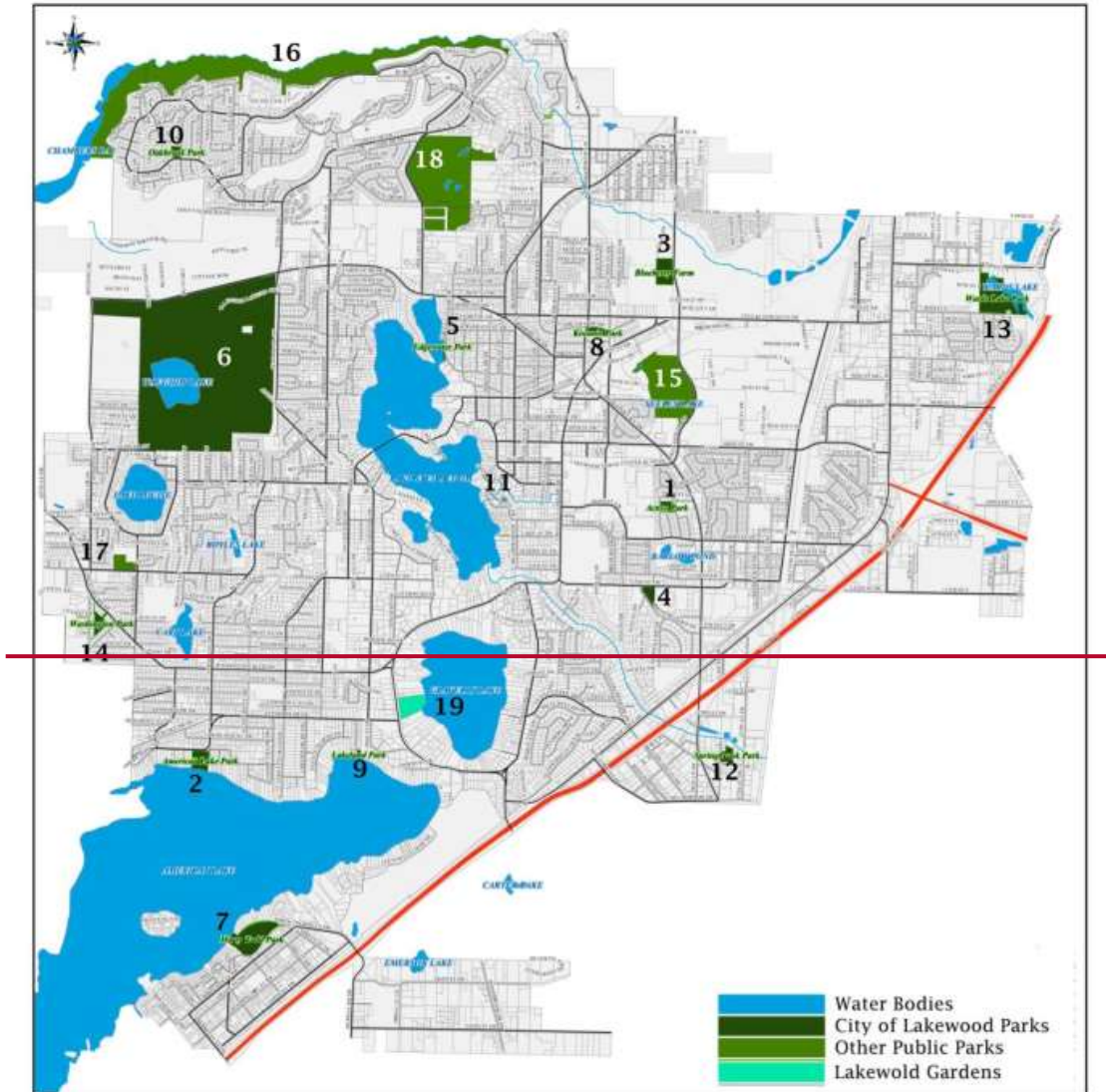
H. Advantages vs. negative impacts: Adoption of this non-project action maintains the Lakewood Comprehensive Plan's consistency with multicounty and countywide planning policies. No negative impacts are anticipated.

CEDD RECOMMENDATION:

The CEDD recommends approval of 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

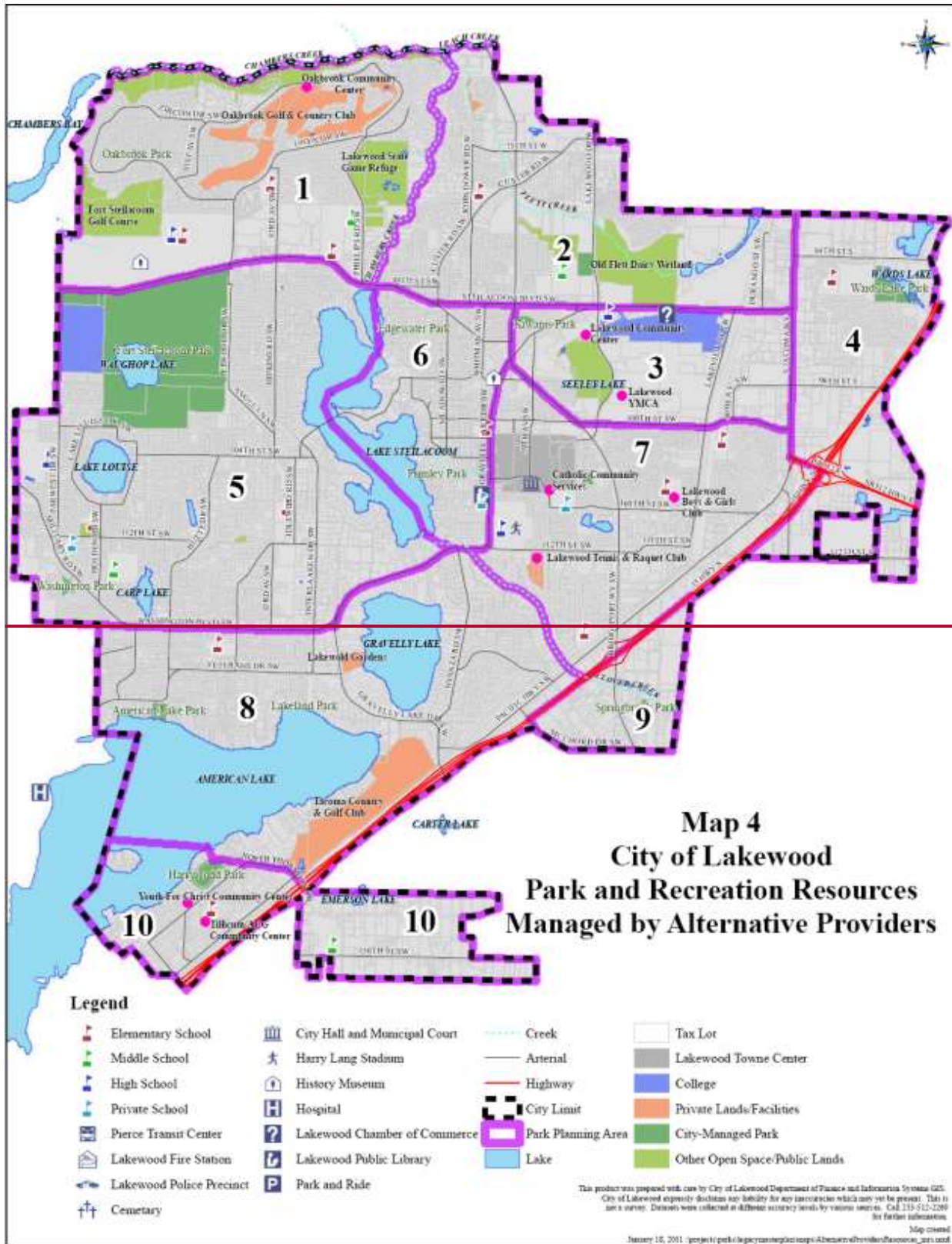
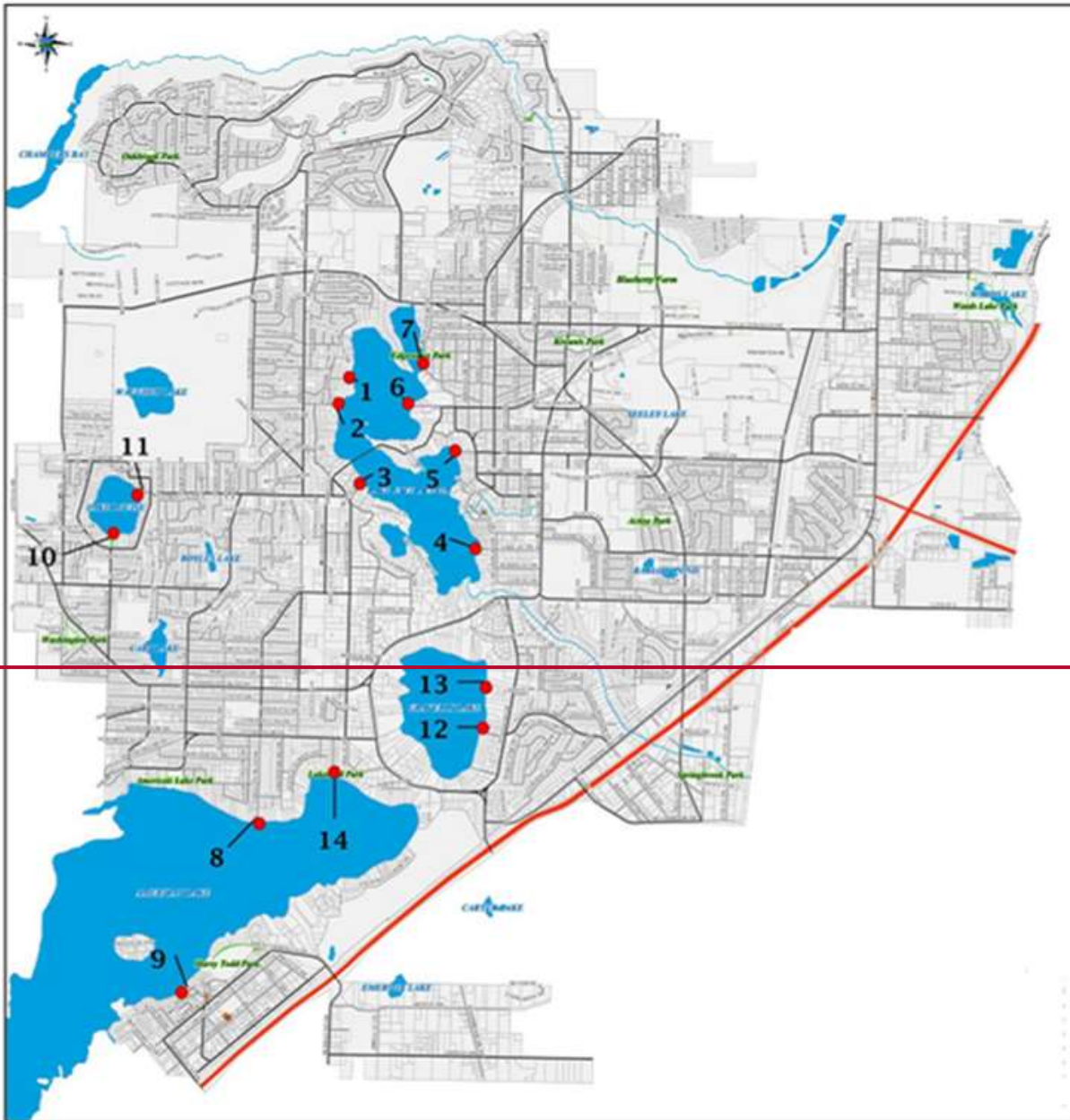




Figure 3.6 Park and Recreation Resource Managed by Alternative Providers



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

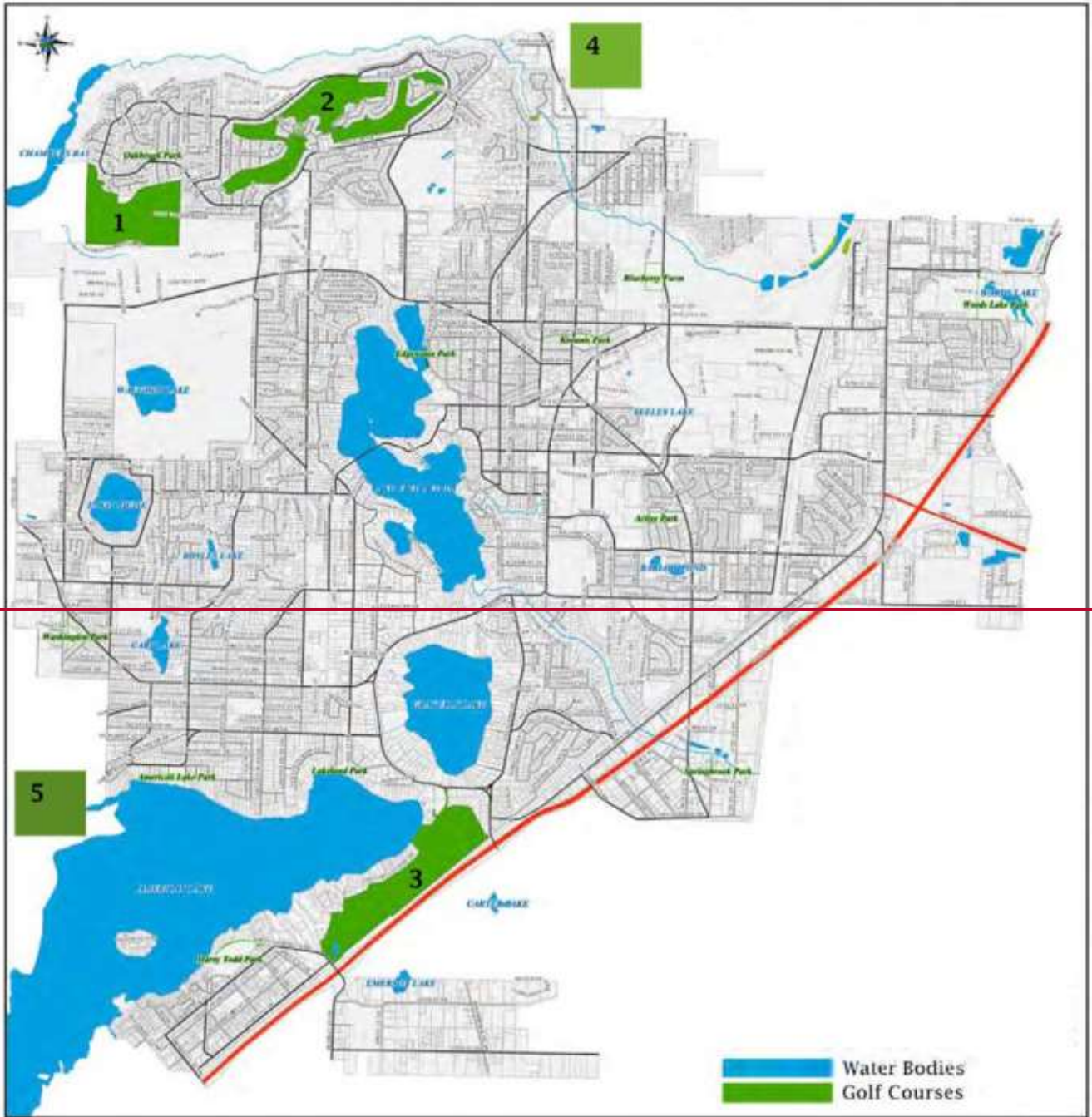
- 2 MtTacoma Drive
- 4 Lake Avenue

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

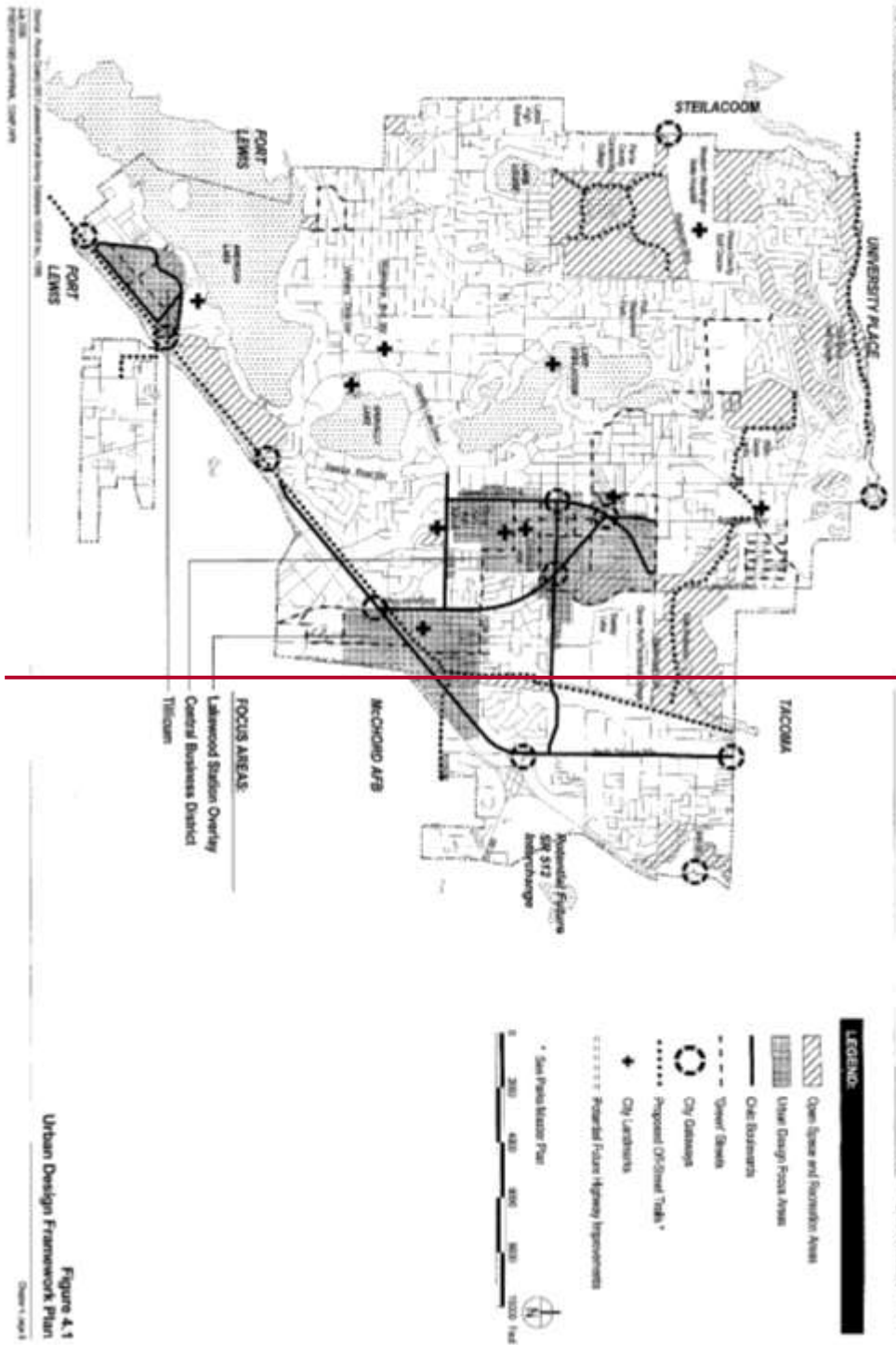


Figure 4.1
Urban Design Framework Plan
Chapter 4, Page 3

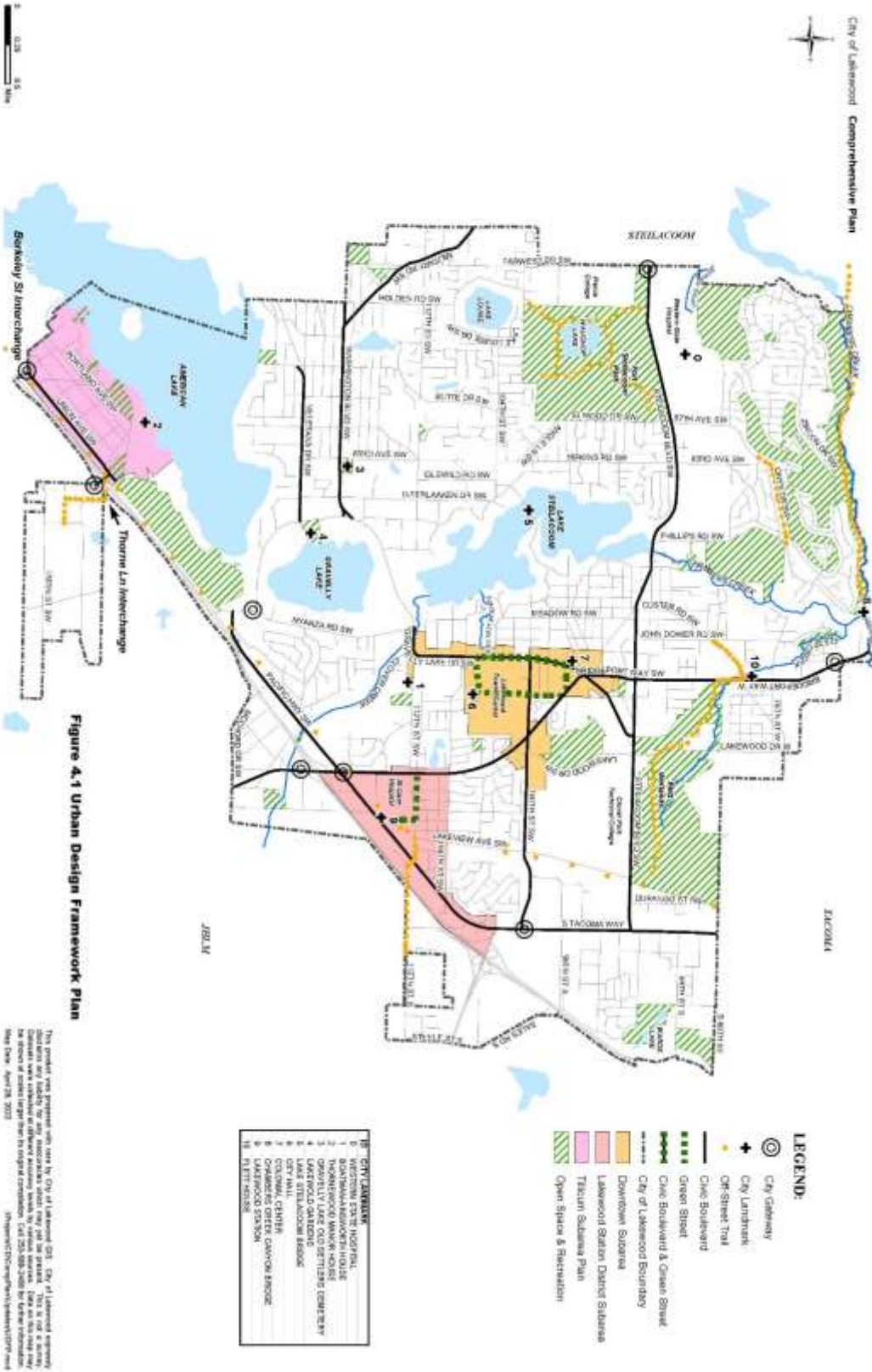


Figure 4.1 Urban Design Framework Plan

This product was prepared only for use by City of Lakewood, CO. City of Lakewood expressly disclaims any liability for any inaccuracies which may not be stated. This is not a warranty, representation or statement of fact. It is intended to provide information only. For more information, please contact the City of Lakewood Planning Department at 303.985.6800. Lakewood, CO. Map Date: April 28, 2012. MapScale: 1:10000. MapAuthor: City of Lakewood Planning Department

Figure 4.1 Urban Design Framework

2022-06 CEDD SEPA REVIEW

Housing Capacity Analysis: This is a non-project action that amends maps and their titles and within the Comprehensive Plan. No change to housing capacity will result.

A. Consistency with the Comprehensive Plan: This amendment includes map and text amendments to the Comprehensive Plan. It makes the Plan more internally consistent.

B. Compatibility with development in the vicinity: Not applicable. This is a non-project action that amends maps and their titles and within the Comprehensive Plan.

C. Transportation impacts and mitigation: Not applicable. This amendment includes map and text amendments to the Comprehensive Plan. Any specific development applications and their potential traffic impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

D. Public service impacts and mitigation: Not applicable. This amendment includes map and text amendments to the Comprehensive Plan. Any specific development applications and their potential public service impacts and mitigation will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

E. Public health, safety and general welfare impacts: Not applicable. This amendment includes map and text amendments to the Comprehensive Plan. Any specific development applications and their potential public health, safety and general welfare impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

F. Range of permitted uses: This amendment includes map and text amendments to the Comprehensive Plan. No changes to the range of permitted uses within the City result from its adoption.

G. Change in circumstances: This technical amendment replaces outdated maps in the Comprehensive Plan. The change in circumstances relates to changes over time related to the items depicted in the maps of the Plan.

H. Advantages vs. negative impacts: This non-project action will update maps and increase internal consistency within the Comprehensive Plan. No negative impacts are anticipated.

CEDD RECOMMENDATION:

The CEDD recommends approval of 2022-06.

2022-07 Parking requirements in LMC Chapters 18A.80.030 (Citywide) and in 18C.600.610 (Lakewood Station District Subarea Plan)

On March 2, 2022 the Planning Commission was introduced to three potential amendments involving the Citywide (LMC Chapter 18A.80) and Lakewood Station District Subarea (LMC 18C.600) multifamily parking standards.

During the meeting, the commission discussed three recent scenarios where the existing code was questioned by members of the City Council or Planning Commission, prompting potential changes to the existing parking standards. The outcome of the Commission’s discussion are outlined below:

1: Should the Planning Commission and Council consider a code amendment to require a set aside of uncovered or undesignated guest parking spaces for multifamily development?

Discussion: On March 2, 2022, there was a general consensus to require some guest parking for multi family.

2: Should the City require pedestrian access between offsite parking locations?

Discussion: On March 2, 2022, there was general consensus to not move forward with this requirement.

3: The City invited the Planning Commission and City Council to evaluate if our code still makes sense for multifamily development regardless of unit size.

Discussion: On March 2, 2022, there was general consensus to propose amendments to the parking code based on the number of bedrooms for any given unit.

4: Any other desired amendments?

Discussion: The Planning Commission confirmed that they liked the existing standards for single family and mixed use development. No additional changes were proposed.

Information from the March 2 Planning Commission meeting is included below.

Discussion from March 2, 2022

Proposed amendment to set aside uncovered or undesignated guest parking spaces for multifamily development

Recommended

Should the City require pedestrian access between offsite parking location?

Not recommended

Proposed amendment to adjust the parking ratio based on unit size.

University Place Model Recommended

Any other desired amendments?

None Recommended

Multi Family Parking Standards

City	Spaces
City of Lakewood Standard	1.5 per dwelling unit
City of Lakewood Station district	1.25 per dwelling unit
Puyallup	1.5 per dwelling unit
DuPont	2 per dwelling unit
Lacey	1.5 per dwelling unit
Steilacoom	2 per dwelling unit
Federal Way	1.5=studio/1 bd or 2 per dwelling unit > 1bd
University Place	1- studio, 1.25= 2bd, 1.5 3+bd

Development Regulation Text Amendments:

Following the discussion held with the Planning Commission, this amendment would edit LMC Chapters 18A.80 (Citywide) and in 18C.600 (Lakewood Station District Subarea Plan) to allow for graduated parking ratios based on unit size in multifamily developments. Both chapters would also require at least 10% of the total number of parking spaces to be accessible for guest parking.

Proposed text amendments to the codes related to parking for multifamily use types

Citywide (LMA 18A.30.030) and within the Lakewood Station District Subarea (LMC 18C.600.610) are included below. The amendments include reducing the number of parking spaces for multifamily structures based on the number of bedrooms in the unit, which allows for 1 parking space unit for a studio apartment. Additionally, the code would require that at least 10% of the parking spaces be unreserved for guest parking.

1. Amend 18A.80.030 Zoning district parking requirements. (CITY WIDE)

RESIDENTIAL				
Accessory dwelling unit	Per dwelling unit	1	N/A	None
Single-family	Per dwelling unit	2	N/A	None
Duplexes	Per dwelling unit	2	N/A	None
Multifamily structures	Per dwelling unit	Studio- 1 1 bedroom- 1.25 2+ bedroom- 1.5 (at least 10% of the total parking spaces must be set aside for unreserved guest parking) ¹⁻⁵	N/A	1 per 10 auto stalls. 2 minimum per building

2. 18C.600.610 Parking. (LAKEWOOD STATION DISTRICT)

Land Use	Vehicular Parking Requirement	Bicycle Parking Requirement
Residential	Single-family: 2 per dwelling unit Accessory dwelling: 1 per dwelling unit; provided, that no additional parking is required when located within one-quarter mile of the Sounder Station. (RCW 36.70A.698) Senior citizen apartments: 1 per 3 dwelling units* Multifamily housing: Studio- 1 1+ bedroom- 1.25 (at least 10% of the total parking spaces must be set aside for unreserved guest parking) ^{1-25 spaces per dwelling unit} * *See process in subsection (B) of this section to prepare parking study to reduce further near station.	Meet rates and standards of: Chapter 18A.80 LMC

2022-07 CEDD SEPA REVIEW

Housing Capacity Analysis: This amendment to LMC 18A.80.030 and 18C.600.610 does not change uses or densities in the City. Housing capacity as built out might increase slightly, depending on any specific projects to be submitted and reviewed in the future.

A. Consistency with the Comprehensive Plan: This non-project action amends development regulations governing residential development parking in geographic areas subject to LMC sections 18A.80.030 and 18C.600.610. The amendments implement the policies in the Comprehensive Plan, including LU-18.2, Section 4.2.1, UD-4.2, UD-6.2, UD-7.3, UD-11.2, Section 6.4 and Goal T-15. The amendments also implement the policies in the Lakewood Station District Subarea Plan, including the regulating plan per street typologies.

B. Compatibility with development in the vicinity: This non-project action amends development regulations governing residential development parking in geographic areas subject to LMC sections 18A.80.030 and 18C.600.610. Any specific development applications and their compatibility with development in the vicinity will be reviewed and regulated per Lakewood Comprehensive Plan policies and the Lakewood Municipal Code.

C. Transportation impacts and mitigation: This non-project action amends development regulations governing residential development parking in geographic areas subject to LMC sections 18A.80.030 and 18C.600.610. It is not possible to know the full impacts of the adoption of these amendments; however, any specific development applications and their potential traffic impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

D. Public service impacts and mitigation: Not applicable. This non-project action amends development regulations governing residential development parking in geographic areas subject to LMC sections 18A.80.030 and 18C.600.610. Any specific development applications and their potential public service impacts and mitigation will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

E. Public health, safety and general welfare impacts: Not applicable. This non-project action amends development regulations governing residential development parking in geographic areas subject to LMC sections 18A.80.030 and 18C.600.610. Any specific development applications and their potential public health, safety and general welfare impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

F. Range of permitted uses: There are no changes to the range of permitted uses with the adoption of these amendments to LMC 18A.80.030 and 18C.600.610.

G. Change in circumstances: The parking requirements currently in LMC 18A.80.030 have been in place since 2019; those in LMC 18A.600.610 have been in place since October 2021. The City has received feedback from land use permit applicants regarding the current

requirements, reviewed adopted codes in multiple other jurisdictions, and determined that these amendments would improve the quality of future development in the City.

H. Advantages vs. negative impacts: While specific advantages or negative impacts cannot be predicted, it is intended that these parking regulation amendments will improve future residential developments and their compatibility with existing developments. Any specific development applications and their impacts will be reviewed and regulated per the Lakewood Comprehensive Plan policies and Lakewood Municipal Code.

CEDD RECOMMENDATION:

The CEDD recommends approval of 2022-07.



MEMORANDUM

TO: Lakewood Planning Commission

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

MEETING DATE: May 18, 2022

SUBJECT: Amendments to Three (3)-Year Action Plan on Climate Change

ATTACHMENTS: 1) Adopted Implementation Measures; 2) Planning Commission's January 5, 2022 Work Plan Recommendations; 3) Revised Excel Work Plan with Notes; & 4) Draft Resolution

Recommendation: That the Planning Commission review the revised work plan, make changes, and forward recommendations to the City Council in the form of the attached draft resolution.

Introduction/Background: On July 6, 2021, the Lakewood City Council adopted Ordinance No. 756 approving the slate of comprehensive docket amendments for 2021. One of these amendments included a new climate and energy chapter to the City's comprehensive plan.

This chapter contained four basic findings:

1. Lakewood can provide (climate change) leadership and engagement.
2. Lakewood can improve upon its active modes of travel (this reducing greenhouse gases).
3. Restoring and protecting the natural environment will help to mitigate impacts of climate change.
4. Preparing for potential climate change impacts is as critical as reducing greenhouse gas impacts and planning for long-term sustainability.

To make these findings work, the chapter also contained policies and around 89 implementation measures. During the review of the chapter, both the Planning Commission and City Council expressed concern over the number of implementation measures being proposed, that is seemed a bit overwhelming to take on this many so soon.

In the fall of 2021, the Planning Commission took on the assignment of winnowing down the number of implementation measures to a more manageable level. They discussed at-length proposed 2-, 3-, and 5-year work plans. Eventually, they settled on a 3-year work plan. They met five times from October, 2021 through January, 2022. It was an iterative process that required the Planning Commission members do "homework," review and decide on collective recommendations, conduct a public hearing, and edit/finalize work plan text. Since this was the first time that the City was collectively addressing climate change, the Planning Commission wanted to take reasonable and measured approaches for now, and as

the City gained experience and matured in this area, in future years, take on the more difficult topics associated with climate change.

On January 5, 2022, the Planning Commission closed the public hearing, and adopted a 3-year climate change work plan by a unanimous voice vote of 5-0. Attached is Exhibit 1 which lists final outcome of the Planning Commission's endeavors. The commission pared down the number of initiatives from 89 to 40. Of the 40, 2 have been completed (5 percent), 6 have been designated as continual actions (15 percent), and 7 are in-process (18 percent). That also means that 25 items have not been started (62 percent).

On February 14, 2022, the commission's recommendations were forwarded to the city council. The city council was requested to review the commission's work. If the commission's recommendations were acceptable to the city council, the city council would next consider a resolution adopting the 3-year climate change work plan. The climate change work plan would be incorporated into the city's strategic plan.

City Council requested additional information - that the work plan be refined with tasks grouped and prioritized, and targeted metrics and associated costs be identified.

On March 30, 2022, the planning commission reviewed city council comments. The council had requested that each measure within the work plan be scored for importance and that target metrics and estimated costs be established. A revised work plan was shared by planning staff and presented to the Commission for additional review.

Climate change metrics were evaluated in combination: monetary value; degree of effort/difficulty; priority; and timing. Under the categories were also sub-categories. From those subcategories a score sheet was developed using numeric ratings.

The commission reviewed the approved Climate Change Action Plan Items (July 6, 2021 Adoption, Ordinance No. 756); the previously recommended commission work plan (January 5, 2022); a revised climate change metric analysis; and proposed work plan items sorted by importance.

Staff had recommended that the review of the 2022 Pierce County Solid and Hazardous Waste Management Plan (SHWMP) update be added to the 3-year work plan.

Staff also expressed the difficulty in measuring greenhouse gases given staff resources, and that Lakewood does not operate or own utilities except for stormwater. Nevertheless, commissioners expressed a desire to make noticeable impacts on reducing greenhouse gases with particular attention paid to conversion of internal combustion vehicles to electric vehicles. A secondary discussion ensued regarding electric charging stations – how to implement to have the most impact.

Commissioners examined ways to develop annual measurements to quantify greenhouse gas reductions realizing it would be difficult without hiring a consultant, and that data will need to be tracked over a significant length of time.

Revised Work Plan: The work plan has gone through significant modifications. It has now been formatted into one excel spreadsheet with the ability of the user to sort information.

There are eight basic columns, three of the columns have point systems to weigh implementation measures against one another. One of the columns (financials, in-budget) is weighted. In this analysis, the higher the number, the higher the priority.

1. Implementation Measure
 - a. Under the "notes" section for each measure, there is a list of tasks to be performed, in addition to web links providing additional information; tasks and web links are subject to change & regularly updated
2. Category, five types
 - a. Energy & built environment;
 - b. Transportation;
 - c. Consumption & waste management;
 - d. Carbon sequestration;
 - e. Education & outreach
3. Identified Partners
4. Difficulty Effort, three levels
 - a. High (3 points)
 - b. Medium (2 points)
 - c. Low (1 point)
5. Priority, four levels
 - a. Critical (4 points)
 - b. Important (3 points)
 - c. Normal (2 points)
 - d. Low (1 point)
6. Financials, three levels
 - a. Currently, in budget (4 points)
 - b. Not in budget (3 points)
 - c. Requires consulting services (1 point, may include estimated costs)
7. Timeframe, two types
 - a. Early action
 - b. Long term action

 - a. Progress
 - b. Frequency
 - c. Start Date
 - d. Completion Date
8. Notes

Implementation measures with 10 or more points appears to represent the City's priorities. A total of 13 measures have been identified. Of these 13, many of these have been started and underway. Please see Table 1.

TABLE 1	
Implementation Measure	Points
Establish (and regularly update) a new climate change chapter to the city's comprehensive plan.	14
Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include four-main topics: a comprehensive greenhouse gas emissions inventory and forecast; emissions reduction target(s); carbon sequestration targets; & a program for monitoring and reporting out the implementation tasks found in this document.	12

Update the city's non-motorized transportation plan (also referred to as active transportation plan).	12
Clover Creek Floodplain Engineering Alternatives Analysis.	12
Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. (Types of critical areas: wetlands; aquifer recharge areas; fish & wildlife conservation; flooded areas; and geologic hazards.)	11
Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	11
NEW! Develop a public engagement plan for climate change.	11
Revise the Lakewood's tree preservation code.	10
NEW! Lakewood, as a member of the South Sound Military Communities Partnership SSMCP), advocate at both the state and federal levels, improvements to the I-5 Nisqually Corridor. Project has multiple challenges: Transportation alternatives for I-5 traffic congestion; Sea level rise leading to increased flood potential; Mitigating salmon habitat degradation; Military readiness and national security; Environmental remediation; Population growth; and Treaty rights of the Nisqually Tribe.	10
Incorporate an environmental justice assessment into the climate change work plan.	10
Explore the feasibility of reducing the city hall footprint from three floors to two floors. (Potentially reducing energy consumption.)	10
Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	10
Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.	10

Anything Missing? Yes, EV charging stations. Significant issues in the near horizon.

Possible concerns:

1. How to streamline the permitting process and reduce costs to homeowners and businesses for installing charging stations;
2. Who pays for the charging stations?
3. How to address operations, maintenance, & potential vandalism?
4. Identifying code changes necessary for the installation of new charging stations;
5. Does Lakewood install publicly available charging stations at City Hall and major parks facilities?
6. Provide education about electric vehicles, charging stations;
7. Coordinate a regional EV infrastructure strategy with neighboring cities, Pierce County and the state;
8. Does Lakewood begin the procurement process electric vehicles city fleets? Right now, the City's fleet is relatively small and the economies of scale not readily apparent.

While not identified in the implementation measures, it is recommended that this item be included with a high priority.

ATTACHMENT 1
Approved Climate Change Action Plan Items
July 6, 2021 Adoption, Ordinance No. 756

PROVIDE LEADERSHIP & ADVOCACY

1. Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include five-main topics:
 - Incorporation of an environmental justice assessment into the five (5)-year action plan;
 - A comprehensive greenhouse gas emissions inventory and forecast;
 - Emissions reduction target(s);
 - Carbon sequestration targets; &
 - A program for monitoring and reporting out the implementation tasks found in this document.

Since this is a new program for the city, start with easy-to-accomplish tasks, or easy to-solve problems.

Also, consider the impact of the end-user, recognizing that that the more stringent the implementation targets, the higher the mitigation costs, although delays, in the long-term, result in net increases in mitigation costs. As the city matures in its efforts to address climate change, move forward with more challenging action items.

2. Inform city residents and businesses, the city council, planning commission, staff, and other stakeholders of the city's emission reduction targets and overall progress. Add targets and progress to the Lakewood dashboard.
3. Where feasible, enter into formal interlocal cooperation agreements with utility providers to reduce waste, promote water conservation, and improve energy efficiencies.

4. Collaborate with Pierce Transit, Sound Transit, WSDOT Rail Division, Amtrak and major employers in Lakewood to promote greater transit opportunities and use.
5. Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change.
6. Collaborate with neighboring jurisdictions to share best practices and implement regional programs to help residents and businesses meet regional demand reduction targets.
7. Work with energy providers (Puget Sound Energy, Lakeview Light & Power, and city of Tacoma Power) to develop strategies that will reduce energy demand and promote energy conservation.
8. Collaborate with local workforce development programs so that city of Lakewood can lead Pierce County in green jobs.
9. If warranted, if enabling legislation is in place, and as a means to meet carbon-cutting targets, participate in Washington State's cap-and-trade program. (Program does not go into effect until January 2023, and provided there is a new, approved transportation-spending funding package.)

10. Develop a Request for Proposal whose primary objective is to raise the community's awareness about sources of greenhouse gas emissions and mitigation through climate change action identified in policy documents with the intended result of changing behaviors. Three primary tasks are envisioned: a) Identifying behavior solutions to reducing GHG emissions; b) development and implementation of a community education, engagement and activation guide; and c) development of public facing tools. Project to include an equity screening exercise. Successful engagement with historically under-served groups would be a priority.

IMPROVE CLEAN AND EFFICIENT TRANSPORTATION OPTIONS

11. Develop fleet electrification plan including necessary charging infrastructure and implement electric first policy when purchasing replacement vehicles and other fuel burning equipment. When electric vehicle options are inappropriate, hybrid vehicles should be the second choice.

12. Work with Clover Park School District to promote an anti-idling program for school buses. Encourage the District to educate parents and transportation providers to avoid idling during pick-up/drop-off times.

13. Continue to collaborate with Pierce Transit, Sound Transit, Washington Department of Transportation (WDOT), and major employers in Lakewood that provide shuttle services, to explore the potential for expanding transit in the evenings for people with special needs. This includes:

- Exploring the potential to enhance Lakewood's paratransit service.
- Collaborate with regional transportation agencies to maintain

and enhance service within the city and region.

- Explore strategies to address affordability, access and safety.

14. Coordinate and partner with transit partners to develop an incentives program to expand transit use among residents and employees in Lakewood.

This includes exploring the potential for supporting fare-free transit zones in major commercial areas, free or very low-cost bus passes for target groups, pre-tax passes, rebates to employees who give up use of employer parking facilities, and online tools for providing real time information to transit riders. Expand outreach and information programs to promote transit use.

15. Coordinate with both Pierce Transit and Sound Transit to expand service, increase affordability and accessibility for seniors, youth, and low-income households. Ensure that all transit stations and routes to and from these stations are safe.

16. Coordinate with both Pierce Transit and Sound Transit to ensure public transit service connects major destinations in Lakewood including education institutions, community facilities, employment centers, regional open space areas, and major commercial corridors to serve a greater number of riders and reduce commuter vehicle miles. Encourage development of a bus rapid transit system that connects Downtown Tacoma to Lakewood.

17. Work with both Pierce Transit and Sound Transit to develop a non-motorized connectivity study specific to Lakewood.

18. Update the city's non-motorized transportation plan to make Lakewood a

more pedestrian and bicycle-friendly city. This includes identifying gaps in the network and explore developing potential pedestrian and bicycle priority areas or districts.

19. Collaborate with Pierce County, University Place, the Town of Steilacoom, Tacoma, and WSDOT to ensure links to a regional commuter trail network.

20. As part of the non-motorized transportation plan update, explore bicycle-sharing programs.

21. Encourage new businesses, schools and residential developments, install and maintain secured bicycle parking facilities.

22. As part of the non-motorized transportation plan update, review design guidelines and standards for bicycle and pedestrian facilities and amenities that meet local, state and federal standards. Include a uniform citywide signage plan and comply with all Americans with Disabilities Act (ADA) and Washington State accessibility requirements.

23. As feasible and appropriate, the city shall require new development and redevelopment to provide pedestrian connections and safety improvements to foster use of non-motorized transportation. This includes connections between retail, living, and working places and transit connections and facilities. It includes traffic calming and other safety-related improvements; development of new sidewalks and trails; and new pedestrian and bicycle amenities.

24. Pursue grant funding to plan and construct missing pedestrian and bicycle connections

between major destinations, such as, parks, opens spaces, civic facilities, employment centers, retail, and recreation areas.

25. Coordinate and partner with the Clover Park School District and Safe Routes to Schools to expand educational programs and events to encourage and promote walking and biking, including a Bike to School Day, walking school bus, and sidewalk painting for safe routes.

26. Coordinate with Washington State Department of Transportation, Sound Transit, and Amtrak about adding an Amtrak Cascades stop within the city.

27. Work with Sound Transit to provide for extended hours of operations at the Sound Transit Lakewood Station and to expand the existing parking garage.

28. Work with Sound Transit to require parking permits and associated fees for commuters who use the Lakewood Station parking garage, but who reside outside the Sound Transit district area boundary.

29. Coordinate with Lakewood Chamber of Commerce to inform local employers on the options for and benefits of compressed work weeks, telecommuting, and other schedule adjustments that reduce commute trips.

INCREASE SUSTAINABLE & ENERGY-EFFICIENT SYSTEMS

30. Encourage and support the generation, transmission and use of locally distributed renewable energy. Advocate at the regional and state level for upgrades to the existing power grid so that it can support renewable energy production and transmission.

31. Evaluate incentives that promote the inclusion of solar power with commercial, industrial, and residential development.
32. Establish a Green Energy and Building Fund to provide incentives to increase building electrification conversions and battery storage.
33. Reduce the City Hall footprint from three floors to two floors.
34. Work with all utility providers to raise awareness about existing rebate and assistance programs that will increase energy conservation.
35. Work with utilities to explore strategies to reduce GHG emissions in multifamily housing.
36. If necessary, consider financially subsidizing the RHSP to promote energy conservation for rental properties. Alternatively, increase rental housing licensing fees.
37. Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.
38. Develop a comprehensive recycling and composting program for all city-owned facilities.
39. Work with Pierce County Conservation District to provide residential and business education regarding composting and natural yard care.
40. Continue to support neighborhood events such as garage sales and clean-up/recycling events.
41. Support tool libraries, repair cafes, and other collaborative consumption projects.
42. Require that all commercial entities participate in recycling and a green waste program, once established.
43. Implement water conservation efforts for households, businesses, industries and public infrastructure. Include measures such as the following:
 - Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development;
 - Work with the Lakewood Water District to create an incentives program that encourages retrofitting existing development district-wide with low-flow water fixtures;
 - Require new development and landscaped public areas to use state-of-the-art irrigation systems that reduce water consumption including graywater systems and rainwater catchment; and
 - Encourage use of drought-tolerant and native vegetation.
44. Install hydration stations in all municipal facilities to allow refills of reusable water
45. Require hydration stations all new development that includes private and public parks
46. Establish a trip reduction policy that includes a remote work strategy, and appropriate technology.

- 47. Conduct a feasibility study on using treated greywater and rainwater harvesting for non-potable water needs at city facilities
- 48. Work with energy partnerships to develop and implement an electrification action plan for all city facilities. In new and existing buildings, incorporate strategies to address electricity storage, and focus on highlighting any hurdles or solutions that would be applicable to the broader community
- 49. Develop a city-wide environmentally preferable purchasing policy (EPP). Consider life-cycle costing as one of the decision-making tools in the process and promote purchasing of local products.
- 50. Replace all non-energy star office equipment and appliances at their end of their life cycle with energy and water efficiency as a primary consideration for all future purchasing decisions.

51. Examine city practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system.

ENCOURAGE SUSTAINABLE DEVELOPMENT

- 52. Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change.
- 53. Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include

development standards and urban design guidelines.

- 54. Continue to incentivize mixed-use and infill development (fee waivers, density bonuses, development impact fee, tax benefits, etc.)
- 55. Continue to expand and enhance open space lands throughout the city through property acquisition.
- 56. Conduct a sustainability audit that evaluates existing plans, ordinances, and development standards to identify regulatory barriers to infill development.
- 57. Conduct a feasibility study to determine how best to allow alternative uses and designs within vacant low-density residential areas. Provide outreach in identified neighborhoods.
- 58. Consider the use of incentives for new construction projects that exceed energy efficiency standards with a focus on affordable and multifamily housing.
- 59. Using the data from the Carbon Sequestration Analysis, complete an analysis and findings of forested landscapes, ecological function and ecosystem processes, including carbon sequestration, into land use decisions. The city shall keep statistics from each land use decision for a biannual report.
- 60. Review and if appropriate, update the city’s street design standards so that they support public transit, and non-motorized transportation policies. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type.

- Update street design standards based on recommendation from the updated non-motorized transportation plan.
 - Identify on a case-by-case basis priority thoroughfares for developing new green streets in the city to implement a natural systems approach for stormwater management and to expand urban greenery.
61. Evaluate the feasibility of reducing the number or width of travel lanes on future, key mixed-use streets that may have excess capacity and using the capacity and/or regained width for wider sidewalks and bicycle lanes.
 62. Ensure that roadway medians include native plants and trees and are wide enough to support their long-term viability with the least demand for irrigation and maintenance.
 63. Continue to prioritize the use of locally propagated native drought-tolerant vegetation and discourage the use of invasive non-native species in home landscaping.
 64. Develop and promote an urban forest management/master reforestation plan.
 65. Evaluate the feasibility of expanding tree planting within the city, including an evaluation of potential carbon sequestration as well as GHG emissions. Specific task includes:
 - Provide information to the public, including landscape companies, gardeners, and nurseries, on carbon sequestration rates, drought tolerance, and fire resistance of different tree species.
 66. Evaluate the benefits and tradeoffs of regulations that require all-electric buildings. Potential tools to require all-electric buildings include city mandates, building code updates, or ordinances. Ideally, these regulations would cover new construction and major renovations.
 67. Install energy efficient appliances; where appropriate consider the conversion of power to all electricity, and upgrade structures to improve energy conservation.
 68. Beginning in 2021, adopt and enforce the 2018 Washington State Energy Code.
 69. Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This section includes charging infrastructure for accessible parking spaces.
 70. Develop a new program to encourage the installation of public electric vehicle charging infrastructure in public spaces.
 71. Consider local amendments to the building codes to allow for, encourage, or require integration of passive solar design, green roofs, active solar, and other renewable energy sources.
 72. Support the addition of performance-based alternatives to energy codes and appropriate sections of the building code.
 73. Evaluate the feasibility of incorporating Washington State Department of Commerce Incentivizing Low-impact Development report into the development code and as a resource for developers.

74. Evaluate the feasibility of creating a sustainable site planning score to evaluate a development.

75. Assess opportunities for sustainable Urban Agriculture.

Work with non-profits and regulatory agencies to explore the potential for creating, expanding and sustaining local urban agriculture, including community gardens, orchards and farmers' markets. The assessment should explore the feasibility of implementing the following strategies:

- Developing a site inventory and a management plan to administer the use of potential urban agricultural sites;
- Expanding the number and frequency of farmer's markets throughout Lakewood;
- Promoting urban agriculture as a desirable civic activity that improves the quality of urban life, food security, neighborhood safety and environmental stewardship;
- Establishing a community-based support system for urban growers such as tool banks, shared processing facilities, farmers' markets, community supported agriculture ventures, funding streams and technical service providers;
- Offering locally grown food to local schools, hospitals, nursing homes, food banks, daycare centers, correction facilities and businesses such as restaurants, while creating economic opportunities for urban growers and related industries;
- Creating training programs for unemployed people to work in

urban food-related businesses as a source of jobs;

- Working with representatives of community gardening and urban farming organizations to meet needs unique to urban farm enterprises;
- Ensuring long-term land commitment for community gardens, entrepreneurial farms and other urban agriculture ventures;
- Updating building codes to encourage rooftop gardening.

76. Coordinate with Clover Park School District in developing school-based programs that integrate nutrition and gardening in order to raise awareness about the connection between healthy food choices and locally grown fresh produce and the environmental benefits of urban agriculture.

DEVELOP A HAZARDS MANAGEMENT PLAN (developing a climate-resilient community)

77. Perform a climate change assessment report for the community's lakes.

78. Develop a community wildfire protection plan using community assistance grants.

79. Review, and as appropriate, update Lakewood Municipal Code based on Community Wildfire Protection Plan recommendations and best management practices.

80. Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change

impacts may require that new regulations be inserted into this chapter.

81. Review, and as appropriate update the city's hazard mitigation plan to address climate change.

82. Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.

83. Analyze climate risks and benefits of resilience measures to property value and city revenue streams.

84. Map vulnerable community assets and disadvantaged neighborhoods.

85. Include resilience requirements in local building and zoning codes.

86. Communicate climate risks and resilience activities to the public.

87. Engage economic development organizations in city resilience planning efforts.

88. Update city budget process to ensure equitable resource allocation.

89. Address household financial and climate vulnerability in a holistic manner by coordinating complementary programs.

LAKWOOD PLANNING COMMISSION CLIMATE CHANGE WORK PLAN

January 5, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
1	Incorporate an environmental justice assessment into the climate change work plan.	Not started	CED	CM	Unique	Aug 22	Dec 22
2	Prepare a comprehensive greenhouse gas emissions inventory and forecast.	Completed/20 & 21	CED	None	Annual	2020	2024
3	Establish emissions reduction goals for Lakewood.	Not started	CED	None	Biennial	2023	2024
4	Develop a public engagement plan for climate change.	In process	CED	COMM	Unique	Dec 2021	Jun 2022
5	Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change.	Not started	CED	CM	Unique	Feb 2022	Jan-25
6	Provide monitoring and implementation reports; add goals/objectives and progress to the existing Lakewood dashboard.	Not started	CED	COMM	Annual	Jan 2022	Dec-24
7	Proactively work with energy providers (Puget Sound Energy, Lakeview Light & Power, and city of Tacoma Power) to market existing energy conservation programs with Lakewood property owners. Where appropriate propose new programs to better fit Lakewood's needs. Consider the use of HUD grants and low-interest loans to complement energy provider conservation programs.	Not started	CED	CM, CC	Unique	2023	Unknown
8	Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	Not started	CED	CM, CC	Unique	2023	Unknown
9	Update the city's non-motorized transportation plan.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9a	Identify gaps in the transportation network and explore developing potential pedestrian and bicycle priority areas or districts.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9b	Review and if appropriate, update the city's street design standards so that they support public transit, and non-motorized transportation policies. The updated standards should be consistent with and tailored to street or trail function and adjacent land use type.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9c	Explore bicycle sharing programs.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
9d	Evaluate the feasibility of reducing the number or width of travel lanes on future, key mixed-use streets that may have excess capacity and using the capacity and/or regained width for wider sidewalks and bicycle lanes.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023

LAKWOOD PLANNING COMMISSION CLIMATE CHANGE WORK PLAN

January 5, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
9e	Pursue grant funding to plan and construct missing pedestrian and bicycle connections between major destinations, such as, parks, opens spaces, civic facilities, employment centers, retail, and recreation areas.	Not started	PWE	CED, CM, CC	Unique	Jun 2022	Jun 2023
10	Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines.	Not started	CED	PWE	Unique	Jan 2024	Dec-24
11	Update/review existing mixed-use and infill development incentives (fee waivers, density bonuses, development impact fee, tax benefits, etc.).	Not started	CED	None	Unique	Jan 23	Ded 23
12	Establish a trip reduction policy that includes a remote work strategy, and appropriate technology. Consider incorporation into the city's land use and development code.	Not started	CED	PWE	Unique	Jan 23	Dec 23
13	Promote/encourage green development standards (e.g., LEED and equivalent, and low impact development) in both public and private development and operations.	On hold	CED	PWE	Unique	Dec-21	Dec-24
14	Use a supplemental greenhouse gas/climate change impact worksheet of climate change impacts and potential mitigation when conducting an environmental review process under the State Environmental Policy Act.	On hold	CED	PWE	Unique	Unknown	N/A
15	Review, and as appropriate, update the city's hazard mitigation plan to address climate change.	Monitor	CED	LPD	Biennial	Jan 23	Jan 25
16	Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter.	Not started	CED	PWE	Unique	Jan 24	Jan 24
17	Develop an urban forest management plan.	Not started	CED	PARKS	Unique	Jan 24	Dec 24
18	Hire a consultant to explore ways in which the city and/or property owners can monetize carbon capture and storage.	Not started	CED	PARKS	Unique	Jan 24	Dec 24
19	Established a new climate change chapter to the city's comprehensive plan.	Completed	CED	None	Unique	Oct 19	Jun 21
20	Revise the Lakewood's tree preservation code.	In-Process	CED	None	Unique	Nov 21	Aug 22

LAKESWOOD PLANNING COMMISSION CLIMATE CHANGE WORK PLAN

January 5, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
21	Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change.	In-Process	CED	None	Biennial	Jan 22	Jul 22
22	Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development.	Continual	CED	None	Biennial	July 22	Jul 24
23	Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This code section includes charging infrastructure for accessible parking spaces.	Continual	CED	None	Continual	Jan 22	Dec 24
24	Allow "Occupiable Roofs" and "Vegetative and Landscaped Roofs" pursuant to adopted International Building Codes.	Monitor	CED	None	Continual	Jan 22	Dec 24
25	Adopt and enforce the 2018 Washington State Energy Code.	Continual	CED	None	Continual	Jan 22	Dec 24
26	Encourage use of drought-tolerant and native vegetation, and discourage the use of invasive non-native species in home landscaping.	Continual	CED	PARKS	Continual	Jan 22	Dec 24
29	Support the creation of a South Tacoma Way Bus Rapid Transit System (BRT) that connects Downtown Tacoma, Lakewood, and Joint Base Lewis McChord.	Monitor	CED, PWE	CM	Unique	Unknown	Unknown
30	Expore the feasibility of reducing the city hall footprint from three floors to two floors.	In-Process	ADMIN	CED	Unique	Jan 22	Dec 23
31	Continue to support neighborhood events such as clean-up/recycling events.	Continual	CM	CM	Annual	Jan 22	Dec 24
32	Examine city practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system.	In-Process	ADMIN	None	Unique	Jan 21	Dec 24
33	Every two years, or as otherwise dictated by Washington State, update LMC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	Continual	CED	LPD	Biennial	Jan 22	Mar 23
34	Clover Creek Floodplain Engineering Alternatives Analysis.	In-Process	PWE	CED	Unique	Dec 21	Mar 23

LAKWOOD PLANNING COMMISSION CLIMATE CHANGE WORK PLAN

January 5, 2022

No.	Tasks	Progress	Lead Dept.	Secondary Dept.	Frequency	Start Date	End Date
	<p><i>(Clover Creek has been determined to be a significant flood risk to the Springbrook Neighborhood and Interstate 5 through Lakewood. Clover Creek has had a history of overflowing in the 47th Street vicinity shortly after entering the corporate city limits of Lakewood, but recent creek modeling has revealed a higher degree of flooding than previously envisioned. With longer records of rainfall and stream flow, hydrologic models are better able to predict future flow events. Current predictions of stream flooding expand the areas of flooding substantially. Predicted impacts from global climate changes include more frequent intense storms in the Pacific Northwest which will exacerbate flooding on rivers and streams across the region. Clover Creek is no exception. The City is analyzing potential alternatives designed to reduce or eliminate the current and future flooding from Clover Creek. This work will strengthen the community's resilience in the face of expected climate change impacts.)</i></p>						
35	<p>Lakewood, as a member of the South Sound Military Communities Partnership SSMCP), advocate at both the state and federal levels, improvements to the I-5 Nisqually Corridor. These improvements, which are estimated at \$4B, would restore impaired ecosystems, and mitigate the flood risk to I-5 future flood events.</p>	In-Process	SSMCP, CED	CM	Unique	20-Jan	Unknown

Implementation Measure	Category	Partners	Difficulty/ Effort			Priority				Subtotal points	Financials			Financial points	Total points	Timing (Where budget constraints were identified, completion dates have been extended out.)					Notes
			High	Medium	Low	Critical	Important	Normal	Low		In budget	Not in budget	Consulting			Timeframe	Progress	Frequency	Start Date	Completion Date	
			5	7	1	4	3	2	1		4	2	1								
Develop a five-year plan for reducing greenhouse gas emissions. The action plan shall include four-main topics: a comprehensive greenhouse gas emissions inventory and forecast; emissions reduction target(s); carbon sequestration targets; & a program for monitoring and reporting out the implementation tasks found in this document.	Energy & built environment	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	3	0	0	4	0	0	0	7	4	0	1	5	12	Early action	Started	Unique	Oct 22	Apr 23	First reports will be basic; content of reports will expand over time. Costs for measuring Lakewood's carbon sequestration difficult to determine.
Inform city residents and businesses, the city council, planning commission, staff, and other stakeholders of the city's emission reduction targets and overall progress. Add targets and progress to the Lakewood dashboard.	Education & outreach	Not applicable in early stages; may establish a uniform reporting process through the Pierce County Sustainability Collaborative.	0	2	0	0	0	2	0	4	4	0	0	4	8	Early action	Not started	Annual	Dec 22	Continual	
Proactively work with energy providers to market existing energy conservation programs with Lakewood property owners. Where appropriate propose new programs to better fit Lakewood's needs. Consider the use of HUD grants and low-interest loans to complement	Energy & built environment	Washington State Utilities & Transportation Commission; Puget Sound Energy; Lakeview Light & Power; Tacoma Power.	3	0	0	4	0	0	0	7	0	2	0	2	9	Early action	Started	N/A	Unknown	Continual	Some initial conversations with PSE underway.
Incorporate an environmental justice assessment into the climate change work plan. (Dependent upon completion of climate perception study.)	Education & outreach	City's communication manager; Korean Women's Association; neighborhood associations; Community Services Advisory Board; Youth Council; Lakewood's Promise; Pierce County Sustainability Collaborative; Tacoma Pierce County Health Department; WA State Department of Health.	3	0	0	4	0	0	0	7	0	2	1	3	10	Early action	Not started	Unique	Jun 23	Oct 23	
Review, and as appropriate, update Lakewood Municipal Code (LMC) Title 14, Environmental Protections. Title 14 provides regulations for geologic hazard areas, flood hazard areas, and critical lands and natural resources. Climate change impacts may require that new regulations be inserted into this chapter. (Types of critical areas: wetlands; aquifer recharge areas; fish & wildlife conservation; flooded areas; and geologic hazards.)	Energy & built environment	Washington Department of Ecology; Washington State Department of Commerce.	3	0	0	4	0	0	0	7	4	0	0	4	11	Early action	Not started	Periodic update schedule	Not started	Jun 24	Timing dates subject to change. CED may speed up reviews.
Work with Pierce County and Pierce County municipalities to develop a regional approach and best practices to address climate change. One strategy: adopt revised climate change Pierce Countywide Planning Policies.	ALL: Energy & built environment; transportation; consumption & waste management; carbon sequestration; education & outreach	Pierce County; loose consortium of Pierce County cities.	3	0	0	4	0	0	0	7	4	0	0	4	11	Early action	Started	Quarterly meetings	Jan 22	Continual	The Pierce County Sustainability Office is heading the project. Currently in the process of gleaning interest from other communities. As of April 2022, two meetings have been conducted. Lakewood has participated in both. No formal actions have been proposed at this time. Lack of financial resources has already been identified as a significant problem.
Update the city's non-motorized transportation plan (also referred to as active transportation plan).	Transportation	Internal; Pierce College; Clover Park Technical College; Western State Hospital; Pierce College; CPSD; WSDOT; Steilacoom; IB; Tacoma; Pierce County; Lakewood PWE; Pierce Transit; neighborhood groups affiliated with specific corridors; and utility companies/public agencies.	3	0	0	4	0	0	0	7	4	0	1	5	12	Early action	Not started	Every 5 years	Unknown	Unknown	General Fund, \$100,000. See also adopted action plan items 18, 19, 20, 21, 22, 23, and 24.
Develop plans for key commercial corridors in the city to guide redevelopment of these areas into mixed-use, pedestrian and transit-oriented corridors and nodes. Possible corridors include South Tacoma Way, Steilacoom Boulevard SW, Bridgeport Way, and Union Avenue SW. Include development standards and urban design guidelines.	Energy & built environment	Internal; Pierce College; Clover Park Technical College; Western State Hospital; Pierce College; CPSD; WSDOT; Steilacoom; IB; Tacoma; Pierce County; Lakewood PWE; Pierce Transit; neighborhood groups affiliated with specific corridors; and utility companies/public agencies.	3	0	0	0	3	0	0	6	0	0	1	1	7	Early action	Not started	Unique	Unknown	Unknown	Not budgeted, but based on other subarea plan development, \$75,000 per corridor for a total of \$300,000.
NEW! Use a supplemental greenhouse gas/climate change impact worksheet of climate change impacts and potential mitigation when conducting an environmental review process under the State Environmental Policy Act.	Energy & built environment	Pierce County Sustainability Collaborative; Puget Sound Clean Air Agency; Washington State Department of Ecology.	0	2	0	0	3	0	0	5	4	0	0	4	9	Early action	Not started	Unique	Dec 22	Mar 23	Some cities are already using a revised/modified checklist.
NEW! Lakewood, as a member of the South Sound Military Communities Partnership SSMCP, advocate at both the state and federal levels, improvements to the I-5 Nisqually Corridor. Project has multiple challenges: Transportation alternatives for I-5 traffic congestion; Sea level rise leading to increased flood potential; Mitigating salmon habitat degradation; Military readiness and national security; Environmental remediation; Population growth; and Treaty rights of the Nisqually Tribe.	Energy & built environment; transportation	SSMCP partnerships (multiple local, state, federal agencies, and private parties). Governor Inslee, Sen Cantwell and Congresswoman Strickland all support the project as a priority for the state.	3	0	0	4	0	0	0	7	0	2	1	3	10	Long term action	In process	Ongoing with multiple tasks at play at various government al layers	Dec 17	2027/2028 (?)	Multi-year; tentative construction dates. State funding at this point. Most recently \$5M for NEPA and \$75M for engineering pre-design. Possible shortfall of \$50M for pre-design will require federal assistance for funding. Federal funding required in the near future should construction schedule stay in the 2027/2028 timeframe. The I-5 Nisqually Corridor is now defined as a WA State mega-project and is about to be listed on the state TIP, PSRC and TRPC TIPs. This is a significant accomplishment.
NEW! Develop a public engagement plan for climate change.	Education & outreach	University of Washington, Evans School of Public Policy & Governance.	3	0	0	4	0	0	0	7	4	0	0	4	11	Early action	In process	Unique	Sep 21	May 22	Project turned out to be more difficult than expected. Outreach to low-income neighborhoods was ineffective.
Conduct a sustainability audit that evaluates existing plans, ordinances, and development standards to identify regulatory barriers to infill development. (fee waivers, density bonuses, development impact fee, tax benefits, etc.)	Energy & built environment	Pierce County Planning and Public Works (sewers); Lakewood Water District (water); SSHAP.	0	2	0	0	3	0	0	5	0	2	1	3	8	Early action	Started	Unique	Unknown	Unknown	Some information will be collected as part of the Housing Element update currently underway; may begin to see initial data September 2022.
Establish a trip reduction policy that includes a remote work strategy, and appropriate technology. Consider incorporation into the city's land use and development code.	Transportation	WSDOT; Washington Department of Commerce.	3	0	0	0	0	2	0	5	0	2	1	3	8	Early action	Not started	Unique	Unknown	Unknown	
Consider local amendments to the building codes to allow for, encourage, or require integration of passive solar design, green roofs, active solar, and other renewable energy sources.	Energy & built environment	Washington Association of Building Officials; Pierce County Master Builders Association; partnerships with surrounding cities and Pierce County; Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Washington State Department of Commerce;	3	0	0	0	0	0	1	4	0	2	1	3	7	Long term action	Not started	Unique	Unknown	Unknown	NOT RECOMMENDED. Assume a \$300,000 consultant contract and additional building division staff. City of Olympia attempted green development standards, but dropped the program because of expense. Only available for new construction, not used for tenant improvement projects. Existing incentives will not sufficiently offset costs. Few building projects will incorporate green building techniques.
Develop an urban forest management plan (public properties only).	Energy & built environment and carbon sequestration	Internal; Puget Sound Energy, Tacoma Power, Lakeview Light and Power, Neighborhood associations, USDA Forest Service Urban and Community Forestry Program, and State of Washington Department of Natural Resources Urban and Community Forestry Program.	3	0	0	0	0	2	0	5	0	0	1	1	6	Early action	Not started	Unique	Unknown	Unknown	Possible funding sources to prepare a management plan may be available through the USDA Forest Service Urban and Community Forestry Program, administered through the State of Washington Department of Natural Resources Urban and Community Forestry Program. Cost to prepare plan, \$250,000. Annual maintenance costs, based on population, \$500,000.
Revise the Lakewood's tree preservation code.	Energy & built environment and carbon sequestration	Internal; Ad hoc tree committee.	3	0	0	4	0	0	0	7	0	2	1	3	10	Early action	Started	Unique	Sep 21	Aug 22	General fund, \$60,000 for study. Once the new code is adopted, depending on proposed regulations, additional staffing may be required. Cost for 1/2 FTE, \$45,432; for full FTE \$90,864. General fund, initial investment, \$300,000.
Examine City practices for opportunities to reduce paper consumption in the workplace. Implement a document management information system.	Waste consumption	Internal.	0	2	0	0	0	2	0	4	4	0	1	5	9	Early action	Started	Unique	Feb 21	Feb 26	
Clover Creek Floodplain Engineering Alternatives Analysis.	Energy & built environment	Internal; property owners; Pierce County Public Works & Planning; WA State Department of Transportation; FEMA	3	0	0	4	0	0	0	7	4	0	1	5	12	Early action	Started	Unique	Jan 22	Jan 23	SWM Funds, \$271,377.
Amend/revise the current strategic plan that will help guide and focus city resources and program initiatives to: reduce greenhouse gas production and the carbon footprint of city government and the Lakewood community; and, reduce and minimize the potential risks of climate change.	ALL: Energy & built environment; transportation; consumption & waste management; carbon sequestration; education & outreach	Internal.	0	0	1	0	0	2	0	3	4	0	1	5	8	Early action	Not started	Annual	Dec 22	Continual	

Implementation Measure	Category	Partners	Difficulty/ Effort			Priority				Subtotal points	Financials			Financial points	Total points	Timing (Where budget constraints were identified, completion dates have been extended out.)					Notes
			High	Medium	Low	Critical	Important	Normal	Low		In budget	Not in budget	Consulting			Timeframe	Progress	Frequency	Start Date	Completion Date	
			3	2	1	4	3	2	1		4	2	1								
Explore the feasibility of reducing the city hall footprint from three floors to two floors. (Potentially reducing energy consumption.)	Energy & built environment	Internal.	0	2	0	0	3	0	0	5	4	0	1	5	10	Early action	Started	Unique	Jan 22	Aug 22	\$100,000 ARPA funds; \$30,000 General Fund; RFP in-process.
Review, and as appropriate, update the city's hazard mitigation plan to address climate change. The hazard mitigation and adaptation plan identifies and prioritizes potential and existing hazards across jurisdictional borders, including hazards that may be further amplified by climate change.	Energy & built environment	Internal; FEMA; Washington State Emergency Management Division; Pierce County; West Pierce Fire & Rescue	3	0	0	4	0	0	0	7	0	2	0	2	9	Early action	Not started	Unique	Unknown	Unknown	
Establish (and regularly update) a new climate change chapter to the city's comprehensive plan.	ALL: Energy & built environment; transportation; consumption & waste management; carbon sequestration; education & outreach	Puget Sound Energy; Tacoma Power; Lakeview Light & Power; Pierce County Sustainability Collaborative	3	0	0	4	3	0	0	10	4	0	0	4	14	Early action	Started	Unique	Jun 20	Jun 21	Some of the action plan items are difficult to carry out since the only utility the City owns and operates is stormwater. Water is operated by the Lakewood Water District. Sewer is operated by Pierce County Public Works. Electricity is operated by three separate utilities: Tacoma Power; Lakeview Light & Power; and Puget Sound Energy. Garbage collection services are provided by Waste Connections under contract with both City. Primary efforts to address climate change are focused on: 1) agency coordination; 2) hazards mitigation; 3) nonmotorized transportation systems; 4) land use; 5) building code enforcement, and, to some extent; 6) carbon sequestration.
Regularly update the Downtown Subarea Plan and the Lakewood Station District as market conditions and climate conditions change.	Energy & built environment	Internal; Lakewood Water District; Pierce County Public Works; Pierce Transit; Lakeview Light & Power; Tacoma Power	0	2	1	0	0	2	0	5	4	0	0	4	9	Early action	Started (underway)	Every 2 years	Sep 21	Aug 22	
Enforce the Uniform Plumbing Code (IPC), which requires low-flow appliances and fixtures in all new development.	Energy & built environment; consumption & waste management	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Lakewood Water District.	0	0	1	0	0	2	0	3	4	0	0	4	7	Early action	Started	Ongoing	Not applicable	Continual	Program funded through general fund & permit fees. Last code update, 2018, effective February 1, 2021.
Every two years, or as otherwise dictated by Washington State, update IBC Title 15, Buildings and Construction Codes to address hazards resulting from climate change.	Energy & built environment	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Pierce County Master Builders Association; & West Pierce Fire & Rescue.	3	0	0	0	3	0	0	6	4	0	0	4	10	Early action	Not started	Ongoing	Jan 23	Continual	Program funded through general fund & permit fees. The International Code Council (ICC) promulgates a new International Building Code every 3 years through the ICC Code Development Process, and subject to amendments by the Washington Legislature and Lakewood City Council. Most current version of codes was delayed because of pandemic. The current version of the IBC is the 2018 edition. Next code cycle is in 2021. Possible areas of concern - wildfire resilience and wind storms. (NOTE: Ongoing issues - lack of qualified workers, supply chain disruption & material sourcing issues, COVID-19, & inflation.)
Adopt and enforce the 2018 Washington State Energy Code.	Energy & built environment; consumption management	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Pierce County Master Builders Association	0	2	0	0	0	2	0	4	4	0	0	4	8	Early action	Started	Ongoing	Not applicable	Continual	New code became effective February 1, 2021. New codes have increased costs for new residential construction. Often difficult to incorporate new requirements into older residential structures. City's position is to apply flexibility in such situations.
Support the creation of a South Tacoma Way bus rapid transit system (BRT) that connects Downtown Tacoma, Lakewood, and Joint Base Lewis McChord.	Transportation	Pierce Transit, Lakewood neighborhood associations, Korean business community, City of Tacoma, & TRIM	3	0	0	0	3	0	0	6	0	2	0	2	8	Long term action	Early planning stages	Ongoing	Jun 21	2034 (tentative)	See Lakewood City Council minutes, April 11, 2022.
Enforce the 2018 International Building Code, Section 429, Electric Vehicle and Charging Infrastructure. This code section includes charging infrastructure for accessible parking spaces.	Energy & built environment; transportation	Washington State Building Code Council (SBCC); Washington Association of Building Officials (WABO); Pierce County Master Builders Association.	3	0	0	0	3	0	0	6	0	2	0	2	8	Early action	Started	Ongoing	Dec 2020	Continual	Significant concern over installation, maintenance and service, and vandalism regarding public EVSEs. While the City can require the set aside for parking spaces and make minimum infrastructure requirements for electric vehicles, it does not mean the EVSE infrastructure will be installed. Payment process is another issue. In order to pay using credit/debit cards, or a smartphone, public EVSEs require WIFI. In a recent focus group discussions, it was suggested that cities be responsible for installing public EVSE infrastructure. City representatives countered that it should be the property owner and/or providers of the electricity.
Continue to support neighborhood events such as parks appreciation day, garage sales, and clean-up/recycling events.	Waste consumption; education & outreach	Waste Connections	0	0	1	0	0	2	0	3	4	0	0	4	7	Early action	Started	Ongoing	Not applicable	Continual	
Support the implementation of the Tacoma-Pierce County Solid Waste Management Plan.	Waste consumption; education & outreach	Pierce County; Tacoma-Pierce County Health Department; Waste Connections; other Pierce County cities; Clover Park School District; Western State Hospital; Pierce College; Clover Park Technical College; Saint Clare Hospital	0	2	0	0	3	0	0	5	4	0	1	5	10	Early action	Started	Unique	Mar 22	Continual	Project underway. Original plan adopted in 2000 & updated in 2016. A new plan is under review. City Council was provided a presentation on March 14, 2022. City staff persons assigned to monitor plan's promulgation and eventual adoption. A new plan may require amendments to the City's current contract with Waste Connections.
NEW! Map vulnerable community assets and disadvantaged neighborhoods.	ALL: Energy & built environment; transportation; consumption & waste management; carbon sequestration; education & outreach	Internal; Washington State Department of Health; Tacoma-Pierce County Health Department; West Pierce Fire & Rescue	0	0	1	0	3	0	0	4	0	2	0	2	6	Early action	Started	Ongoing	Not applicable	Continual	Project completed. Work performed by the Washington Department of Health.
Implement water conservation efforts for households, businesses, industries, and public infrastructure. Include measures to encourage installation of drought-tolerant and native vegetation.	Waste consumption; carbon sequestration; education & outreach	Internal, Lakewood Water District	0	0	1	0	3	0	0	4	4	0	0	4	8	Early action	Started	Ongoing	Dec 20	Continual	Project completed; City's land use and development code already have provisions which require drought-tolerant and native plants.

Cell: A3

Comment: David Bugher:

ACTION STEPS -

1. Continue to use Google Environmental Insights and ICLF's software to refine the city's production of GHG emissions;
2. Monitor utility companies' tariffs with the Washington State Utilities & Transportation Commission (provides insights on the number/location of future electric charging stations);
3. Monitor vehicles miles travelled within Lakewood;
4. Determine if it is possible to obtain data from the Department of Licensing on the number of electric vehicles and non-electric vehicles registered in the City;
5. Monitor Pierce Transit ridership;
6. Monitor new construction data; use energy calculations to determine possible reductions in GHG emissions.

Washington State Department of Ecology.

Washington State Department of Commerce; Greenhouse Gas Analysis Tools; <https://deptofcommerce.app.box.com/s/ds1x3345b67k6m6j9ajrsz9ye9f6ov>

American Planning Association, Washington Chapter; Climate Change in Washington

<https://apawa.memberclicks.net/2-climate-change-in-washington>

United States Environmental Protection Agency

Climate Change Indicators in the United States

<https://www.epa.gov/climate-indicators>

<https://www.epa.gov/ghgemissions/state-and-tribal-greenhouse-gas-data-and-resources>

City of Palo Alto, CA

2020 Greenhouse Gas Inventory Report

<https://www.cityofpaloalto.org/files/assets/public/sustainability/reports/palo-alto-2020-greenhouse-gas-emissions-inventory.pdf>

<https://www.cityofpaloalto.org/files/assets/public/sustainability/handouts/2020-ghg-scoreboard-for-ada.pdf>

Cell: N3

Comment: David Bugher:

Carbon sequestration reporting will require consulting services.

Cell: A4

Comment: David Bugher:

ACTION STEPS -

1. Review metrics of other jurisdictions;
2. Choose KPIs and metrics to track;
3. Select data sources;
4. Understand the intended audience;
5. Build reports and dashboard with meaningful and straightforward graphs.
6. Review the dashboard with stakeholders.

Cell: A5

Comment: David Bugher:

ACTION STEPS -

1. Participate in PSE focus group discussions;
2. Request that the three energy purveyors participate in the Pierce County Sustainability Collaborative;
3. Review current energy conservation programs offered by energy purveyors;
4. Through the RHSP database, promote and advertise energy conservation programs offered by energy purveyors;
5. Discuss with Department of Commerce the availability of grants to reduce energy use and promote energy conservation in apartment complexes;
6. Lobby at the state level energy conservation grants programs for older commercial buildings.

Washington State Utilities & Transportation Commission:

<https://www.utc.wa.gov/regulated-industries/utilities/energy/conservation-and-renewable-energy-overview/company-conservation-programs>

Washington State Utilities & Transportation Commission & N.C. Clean Energy Technology Center at N.C. State University

<https://programs.dsireusa.org/system/program?state=WA>

Washington State Utilities & Transportation Commission/ Energy Assistance Programs:

<https://www.utc.wa.gov/consumers/energy/energy-assistance-programs>

Washington State Department of Commerce:

<https://www.commerce.wa.gov/growing-the-economy/energy/energy-independence-act/eia-reporting/>

Cell: A6

Comment: David Bugher:

ACTION STEPS -

1. Complete the climate change perception study;
2. Develop a public engagement plan;
3. Conduct paid surveys and interviews with frontline communities;
4. Review survey data with state and county departments of health data;
5. Reevaluate/reprioritize climate change implementation measures;
6. Review plan with the city manager.

Providence, RI, Climate Justice Plan:

<https://www.providenceri.gov/sustainability/climate-justice-action-plan-providence/>

Cell: A7

Comment: David Bugher:

ACTION STEPS -

- 1) Establish a work program (including a public participation plan) and schedule;
- 2) Review, and revise where needed, relevant plans and regulations;
- 3) Conduct a public engagement process;
- 4) Submit notice to the state; &
- 5) Take legislative action on proposed amendments.

Comprehensive Plan Update:

<https://mrsc.org/Home/Explore-Topics/Planning/General-Planning-and-Growth-Management/GMA-Plan-Development-Regulations-Updates.aspx>

Washington State Department of Commerce:

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/critical-areas/>

Cell: A8

Comment: David Bugher:

ACTIONS STEPS -

1. The Pierce County Sustainability Office is heading the project. Currently in the process of gleaning interest from other communities. As of April 2022, two meetings have been conducted. Lakewood has participated in both. No formal actions have been proposed at this time. Lack of financial resources has already been identified as a significant problem.

Pierce County Office of Sustainability:

https://issuu.com/pierceco/docs/2017_sustainability_report?e=10586050/63055279

Cell: A9

Comment: David Bugher:

ACTION STEPS -

1. Establish a work program (including a public participation plan) and schedule;
2. Hire a consultant;
3. Review, and revise where needed, relevant plans and regulations (focus on future improvements that can reduce GHG emissions);
4. Conduct a public engagement process;
5. Submit notice to the state; &
6. Take legislative action on proposed amendments.

Nonmotorized Transportation Planning:

<https://www.vtapi.org/tain/tain25.htm>

Washington State Active Transportation Plan:

<https://wsdot.wa.gov/sites/default/files/2021-12/ATP-2020-and-Beyond.pdf>

Puget Sound Regional Council (PSRC):

<https://www.psrc.org/sites/default/files/ntp-appendix-actvetransportationplan.pdf>

Cell: A10

Comment: David Bugher:

ACTION STEPS -

1. Determine which corridor goes first;
2. Establish a work program (including a public participation plan) and schedule;
3. Hire a consultant;
4. Develop corridor planning process
5. Review transportation topics (street classification, transit, pedestrian & bicycles, parking freight, proposed capital projects, TDM, & ITS);
6. Regulations & studies;
7. Conduct a public engagement process;
8. Submit notices to the state; &
9. Take legislative action on proposed amendments.

Corridor Planning Guide:

<https://www.dvrpc.org/reports/07028.pdf>

City of des Moines Corridor Management Plan:

<https://www.seatacwa.gov/home/showpublisheddocument/14703/636301021452800000>

City of Pasco Corridors & Gateway Plan:

<https://www.pasco-wa.gov/DocumentCenter/View/2555/Corridors-and-Gateways-Plan-11-17-2008-INFO-08-07?bidId=>

City of Puyallup River Road Corridor Plan:

<https://www.cityofpuyallup.org/DocumentCenter/View/1377/River-Road-Corridor-Plan-?bidId=>

Cell: A11

Comment: David Bugher:

ACTION STEPS -

1. Instruction sheet;
2. Develop worksheet using spreadsheet;
3. Amend SEPA checklist;
4. Determine if the worksheet is to be used for mitigation purposes, to track emissions only, or if it is a voluntary tool only?

King County, WA:

<https://kingcounty.gov/~media/depts/permitting-environmental-review/dper/documents/forms/SEPA-Greenhouse-Emissions-Worksheet-Instructions.aspx?la=en>

City of Bremerton, WA:

<https://www.bremertonwa.gov/DocumentCenter/View/1588/Greenhouse-Gas-Brochure-PDF>

City of Los Angeles, CA:

https://planning.lacity.org/eir/SanPedro/DEIR/Vol%20II/04_AppC_GreenHouseGasEmissionsData.pdf

International Council for Local Environmental Initiatives' (ICLEI) Clean Air and Climate Protection (CACP) software

Cell: A12

Comment: David Bugher:

ACTION STEPS -

1. Imperative that the I-5 Nisqually River projects is placed into the WA Transportation Improvement Program (TIP);
2. Determine the level of NEPA analysis required;
3. Emphasize strategies that require EA/EIS;
4. Conceptual project development;
5. Prepare environmental discipline reports related to EA/EIS process;
6. Ongoing coordination with partners and regulatory agencies; &
7. Support legislative advocacy for federal funding.

Cell: A13

Comment: David Bugher:

ACTION STEPS -

1. Submit request for proposal to Evans School;
2. Proposal was approved;
3. Develop work plan;
4. Student team chosen;
5. Pay UW fee;
6. Conduct qualitative interviews;
7. Conduct surveys;
8. Prepare report to the City of Lakewood;
9. Provide presentation to WA APA.

Resources for the Future

https://media.rff.org/documents/Climate_Insights_Overall_Trends_Final_RCFaEQ.pdf

Cell: A14

Comment: David Bugher:

ACTION STEPS -

1. Review with utility providers current infrastructure limitations;
2. Perform a regulatory process assessment regarding the City's land use and development codes;
3. Perform a regulatory process assessment for Lakewood Water District, Pierce County Public Works and Planning, West Pierce Fire District, and power purveyors;
4. Provide recommendations for suggested improvement;
5. Implement recommendations.

City of Tacoma Residential Infill Pilot Program

https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Residential%20Infill%20Pilot%20Program/Handbook%202020.pdf

Berkeley Law

Right Type Right Place Assessing the Environmental and Economic Impacts of Infill Residential Development through 2030

<https://www.law.berkeley.edu/wp-content/uploads/2017/03/Right-Type-Right-Place.pdf>

Denver Council of Governments

Regulatory Strategies for Encouraging Infill & Redevelopment

<https://www3.drcog.org/documents/archive/TODRegulatory%20Strategies%20for%20Infill.pdf>

Cell: A15

Comment: David Bugher:

ACTION STEPS -

1. Determining whether measures should be compulsory or voluntary, and what the appropriate methods of enforcement should be for employers and developers that do not comply;
2. Technical support programs to assist developers, businesses, and local agencies in implementing ordinances;
3. Baseline understanding of existing employee commute behavior and the availability of alternatives (typically gained through surveys);
4. Methods for collecting data on travel patterns, mode sharing, and other metrics to evaluate the effectiveness of trip reduction ordinances;
5. Examine the types of remote work models currently in practice;
6. Merge TDM with remote work models;
7. Take legislative action on proposed amendments.

Washington State Revised Code, RCW 70.94.531, Transportation demand management - Requirements for employers.

<http://app.leg.wa.gov/RCW/default.aspx?cite=70.94.531>

WSDOT Commute Trip Reduction (CTR) program website.

<https://www.wsdot.wa.gov/transit/ctr/overview>

Harvard Business Analytics Services; Is Remote Work Actually Better for the Environment?

<https://hbr.org/2022/03/is-remote-work-actually-better-for-the-environment>

(Information combining TDM with remote work technology is very limited.)

Cell: A16

Comment: David Bugher:

ACTION STEPS -

1. Hire a consultant;
2. Initial/kick-off staff workshop;
3. Developer engagement workshop;
4. Public engagement exercises;
5. Develop design principles for "good" green development standards;
6. Update and review internal planning application review processes/staff training;
7. Develop implementation process;

8. Track and monitor the uptake of the sustainability metrics;
9. Develop incentive programs (requires coordination with utility companies);
10. Take legislative action to incorporate/expand green design principles into building, and land use and development codes.

Clean Air Partnership
<https://cleanairpartnership.org/cac/wp-content/uploads/2020/05/Green-Development-Standards-Implementation-CAC-May-22.pdf>

City Lab, Hamilton, Ontario
<https://www.citylabhamilton.com/fall-2021-projects/greendevelopmentstandards#content>

Cell: A17

Comment: David Bugher:

ACTION STEPS -

1. Authorization and scoping;
2. Begin work plan development;
3. Initial meeting(s) to gather input and assign responsibilities;
4. Develop vision statement with input;
5. Begin inventories and assessments; establish data collection parameters and protocols;
6. Data collections;
7. Strategic planning - data analysis and synthesis;
8. Data presentation and initial goal setting meetings;
9. Develop goals, objectives, and actions;
10. Gain approval of the strategic plan;
11. Implementation Plan - develop a matrix with who will complete the action and when;
12. Monitoring plan - establish monitoring protocols, matrix;
13. Compile draft plan;
14. In-house review of draft plan;
15. Public presentation of draft plan;
16. Edit draft, compile/format final draft;
17. Final plan approval;
18. Begin implementation;
19. Begin monitoring and adaptive management.

Urban Forest Management Plan Toolkit

<https://ufmptoolkit.net/two/>

City of Tacoma Urban Forest Action Plan

<https://ss-usa.s3.amazonaws.com/c/308468772/media/30025e8e44288d21005853766553642/Tacoma%2C%20WAN%20Urban%20Forest%20Master%20Plan%20-%202019.pdf>

City of Seattle 2020 Urban Forest Management Plan

<http://www.seattle.gov/Documents/Departments/Trees/Mangement/UrbanForestManagementPlanFinal.pdf>

City of Sammamish Urban Forest Management Plan

https://www.sammamish.us/attachments/pagecontent/54227/Sammamish_UFMP_Nov18_2019.pdf

Cell: A18

Comment: David Bugher:

ACTION STEPS -

1. Public participation plan;
2. Kickoff meeting and ongoing coordination;
3. Lakewood tree canopy situation assessment;
4. Lakewood tree code evaluation;
5. Tree advisory committee facilitation;
6. Stakeholder engagement;
7. Legislative review process.

City of Oak Harbor Garry oak tree protection

<https://www.codepublishing.com/WA/OakHarbor/html/OakHarbor20/OakHarbor2016.html>

Island County Code

https://library.municode.com/wa/island_county/codes/code_of_ordinances?nodeId=TITXVIIZO_CH17.03ISCOZOZO_17.03.180LAUSST

Pierce County Code, Table 18I.15.030-1. Significant Trees

<https://www.codepublishing.com/WA/PierceCounty/#/html/PierceCounty18I/PierceCounty18I15.html>

Cell: A19

Comment: David Bugher:

ACTION STEPS -

1. Review/amend retention schedules;
2. Prepare the documents to be converted and stored in the document management software; documents may be paper or electronic ones stored in different folders, drives or cloud services. Ensure that you have all the documents ready to be converted into the electronic format;
3. Establishing a new set of practices to accommodate, and make use of new software;
4. Add users (city departments) to the document management database. Users are added one at a time;
5. Create user roles and assign privileges;
6. Define a document organization structure;
7. Scan paper documents including building construction documents;
8. Create standardized workflows;
9. Establish 'day-forward' filing systems;
10. Train employees.

Access, How to go Paperless at Your Office

<https://www.accesscorp.com/blog/4-steps-to-going-paperless/>

Centric Business Systems, Be Green and Sustainable Using Digital Document Management and MPS

<https://www.centricbiz.com/be-green-and-sustainable-using-digital-document-management-and-mps/>

Forbes, The Sustainable Impact Of A Paperless Office
<https://www.forbes.com/sites/forbestechcouncil/2021/05/11/the-sustainable-impact-of-a-paperless-office/?sh=1595cf1f1095>

Cell: A20

Comment: David Bugher:

ACTION STEPS -

1. Execute contract with engineering consultant;
2. Contract management/administration;
3. Public engagement;
4. Flood mitigation conceptual alternative development;
5. Hydraulic modelling and analysis;
6. Preferred concept evaluations;
7. Funding strategy;
8. Draft and final engineering reports.

FEMA, Guidance for Flood Risk Analysis and Mapping

https://www.fema.gov/sites/default/files/2020-02/FloodwayAnalysis_and_Mapping_Nov_2019.pdf

Cell: A21

Comment: David Bugher:

ACTION STEPS -

Biennially:

1. Confirm or revise strategies advantages and disadvantages;
2. Confirm or revise the assumptions about the future; &
3. Confirm or revise critical planning issues.

City of Lakewood Work Plan

<https://cityoflakewood.us/city-council/city-council-goals/>

Cell: A22

Comment: David Bugher:

ACTION STEPS -

1. Internal discussion/establish a review committee;
2. Collect city hall as-built drawings;
3. Release RFP;
4. Review proposals;
5. Select preferred candidate;
6. Enter into contract for services;
7. Perform a needs assessment and obtain the space needs for each department;
8. Produce three floor plans informed by the needs assessment results, categorized by low, medium, and high costs;
9. Produce cost estimates for each floor plan.

Designing Government Offices for the Post-COVID Era

<https://www.gensler.com/blog/designing-government-offices-for-the-post-covid-era>

7 Urban Planning Ideas for Smarter Workplace Design

<https://www.newdayoffice.com/blog/7-urban-planning-ideas-for-smarter-workplace-design>

Lake Oswego City Hall Facilities Assessment

https://www.ci.oswego.or.us/sites/default/files/fileattachments/citymanager/cityprojects/19150/city_hall.pdf

City of Tukwila

Facilities Needs Assessment and Feasibility Study

<https://www.tukwilawa.gov/departments/mayors-office/key-city-plans-and-projects/facilities-needs-assessment-and-feasibility-study/>

City of Leavenworth, WA

Space Needs & Facilities Assessment for the Department of Public Works Facilities and City Hall Facility

<https://cityofleavenworth.com/documents/request-for-qualifications-for-space-needs-and-facilities-assessment/>

Cell: A23

Comment: David Bugher:

ACTION STEPS -

1. Organize the planning process and resources specific to potential climate change issues (flooding, severe weather, severe wind, drought, potential wildfire, and lakes' water quality);
2. Assess risks:
 - Hazard identification;
 - Profiling of hazard events;
 - Inventory of assets; and

Estimation of potential human and economic losses based on the exposure and vulnerability of people, buildings, and infrastructure;
3. Develop a mitigation strategy;
4. Adopt & implement the plan.

FEMA
<https://www.fema.gov/emergency-managers/risk-management/hazard-mitigation-planning/create-hazard-plan/process>

Washington State Emergency Management Division
<https://mil.wa.gov/enhanced-hazard-mitigation-plan#:~:text=The%20Washington%20State%20Enhanced%20Hazard,a%20multi%20agency%20statewide%20document.>

Planning for Hazards Land Use Solutions for Colorado
<https://planningforhazards.com/hazard-mitigation-plan>

Resilient Washington Subcabinet Report, Findings and Recommendations
<https://mil.wa.gov/asset/Sba420648fb16>

Cell: A24

Comment: David Bugher:

- ACTION STEPS -
1. Inventory, Reduction targets;
 2. Forecast projected emissions;
 3. Reduction measures;
 4. Relationships with regional plans; &
 5. Monitoring/updates

Washington State Department of Commerce, Planning for Climate Change
<https://deptofcommerce.app.box.com/s/1a1cy5wb10mubgd747dsdowjua296zh>

Washington State Department of Commerce, Greenhouse Gas Analysis Tools
<https://deptofcommerce.app.box.com/s/ds1x3345b67vk6m69ajsrsz9ye9f6ov>

Washington State Department of Ecology, Preparing for a Changing Climate https://www.cakex.org/sites/default/files/documents/1201004_0.pdf

Cell: A25

Comment: David Bugher:

- ACTION STEPS -
1. Obtain docket approval;
 2. Review, and revise where needed, relevant plans and regulations;
 3. Conduct a public engagement process;
 4. Perform SEPA; submit notice to the state; &
 5. Take legislative action on proposed amendments.

Lakewood Ordinances 696 and 752

Cell: A26

Comment: David Bugher:

- ACTION STEPS -
1. SBCC Council & Standing Committee Review;
 2. SBCC Legislative Review Committee;
 3. Technical & Advisory Committees;
 4. WABO review;
 5. State legislative action; &
 6. Local legislative action & incorporation into LMC Title 15.

State Codes, Regulations & Guidelines
<https://sbcc.wa.gov/state-codes-regulations-guidelines>

Water footprint calculator
<https://www.watercalculator.org/>

Cell: A27

Comment: David Bugher:

- ACTION STEPS -
1. SBCC Council & Standing Committee Review;
 2. SBCC Legislative Review Committee;
 3. Technical & Advisory Committees;
 4. WABO review;
 5. State legislative action; &
 6. Local legislative action & incorporation into LMC Title 15.

State Codes, Regulations & Guidelines
<https://sbcc.wa.gov/state-codes-regulations-guidelines>

WABO
<https://www.wabo.org/>

Cell: A28

Comment: David Bugher:

- ACTION STEPS -
1. SBCC Council & Standing Committee Review;
 2. SBCC Legislative Review Committee;
 3. Technical & Advisory Committees;
 4. WABO review;

5. State legislative action; &
6. Local legislative action & incorporation into LMC Title 15.

Washington State Building Code Council, Energy Code
<https://sbcc.wa.gov/state-codes-regulations-guidelines/state-building-code/energy-code>

RDH, 2021 Update: Understanding the 2018 Washington State Energy Code and Seattle Energy Code Changes
<https://www.rdh.com/blog/2021-update-understanding-the-2018-washington-state-energy-code-and-seattle-energy-code-changes/>

Levelset, Changes to Washington State Energy Code Requirements Cause Backlash From Contractors
<https://www.levelset.com/news/2021-washington-state-energy-code-backlash/>

Cell: A29

Comment: David Bugher:

ACTION STEPS -

1. June 2021, Pierce Transit allocates \$812,000 to study four BRT corridors, one of which includes Route 3, also known as BRT B. BTR B runs from Downtown Tacoma, along South Tacoma Way to the LakewoodSR-512 Park-and-Ride.
2. Current project schedule [subject to change]; Environmental 2028-2029; Final design 2030-2032; Final construction 2033-2034.
3. City right-of-way permits.

Lakewood City Council Agenda, April 11, 2022
<https://cityoflakewood.us/wp-content/uploads/2022/04/2022-04-11-Council-Agenda.pdf>

Pierce Transit, BRT Expansion Study
<https://www.piercetransit.org/brt-expansion-study/>

The Urbanist, Pierce Transit Plans "Stream" BRT Expansion, Bus Lane Cutbacks on First Line
<https://www.theurbanist.org/2021/08/17/pierce-transit-plans-stream-brt-expansion-bus-lane-cutbacks-on-first-line/>

Cell: A30

Comment: David Bugher:

ACTIONS STEPS -

1. Review plans, requires five percent of parking spaces to be set aside for EV charging;
2. Charging stations for specific use-types only: hotels/motels, apartment complexes, and offices. No requirement for EV stations for retail uses;
3. Current code requires that EV "infrastructure" be installed. City interprets the language to mean underground conduit and space within the electrical room for EV-related facilities. Does not include the electrical vehicle supply equipment (EVSE) There are three types of EVSEs;
 - 3a. Level 1 EVSE. Uses a standard 120-volt plug that you can plug into any outlet. You do not need a separately installed EVSE for this level of charging. However, it takes longer to fully charge the car. This will give you two to five miles of range per charging hour.
 - 3b. Level 2 EVSE. For speedier charging that can charge your car in about two hours. Level 2 uses a 240-volt residential or 208-volt commercial plug and needs to plug into a separately installed charging station. Requires a 40-amp outlet to handle this faster charger. A level 2 EVSE gives you anywhere from 10 to 60 miles of range per charging hour.
 - 3c. DC Fast Chargers, also known as Level 3 or CHAdeMO chargers. CHAdeMO comes from a Japanese term meaning "charge while moving" or "charge and go," referring to the fact that that the charger is super-fast. These chargers can charge a standard EV in about 20 minutes, but they require specialized equipment and regular maintenance. Fast chargers are not compatible with all EV's and are mostly used in commercial applications.

Cell: A31

Comment: David Bugher:

ACTION STEPS -

1. Pick dates for events;
2. Coordinate with Waste Connections;
3. Review/revise cleanup rules;
4. Advertise;
5. Volunteers;
6. Security through LPD;
7. If feasible count volunteers or number of vehicles.

Waste Connections
<https://www.lemaypiercetyrefuse.com/>

Cell: A32

Comment: David Bugher:

ACTION STEPS -

1. Determine Planning Area and Responsibilities
2. Involve the local SWAC;
3. Develop scope of work;
4. Develop preliminary draft
5. Public review;
6. Ecology review;
7. SEPA;
8. Submit final draft to Ecology;
9. Adopt final draft;
10. Submit adopted plan to Ecology;
11. Implement the plan (new interlocal agreement);
12. Maintain the plan.

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD,
WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING ADOPTION
OF A CLIMATE CHANGE WORK PLAN

WHEREAS, on July 6, 2021, the Lakewood City Council adopted Ordinance No. 756 approving the slate of comprehensive docket amendments for 2021; and

WHEREAS, one of these amendments included a new climate and energy chapter to the City's comprehensive plan; and

WHEREAS, this new climate and energy chapter contained 89 +/- implementation measures; and

WHEREAS, in the fall of 2021, the Planning Commission began the assignment of winnowing down the number of implementation measures to a more manageable number; and

WHEREAS, the Planning Commission discussed at-length proposed 2-, 3-, and 5-year work plans; and

WHEREAS, the Planning Commission settled on a 3-year work plan; and

WHEREAS, the Planning Commission met five times from October 2021, through January 2022 to develop a 3-year work plan; and

WHEREAS, on January 5, 2022, the Planning Commission conducted a public hearing; and

WHEREAS, on January 5, 2022, the Planning Commission closed the public hearing, and on a voice vote, recommended approval of a 3-year work plan to the Lakewood City Council; and

WHEREAS, on February 14, 2022, the Planning Commission's recommendations were forwarded to the Lakewood City Council; and

WHEREAS, Lakewood City Council requested additional information, that the work plan be refined with tasks grouped and prioritized, and targeted metrics and associated costs be identified, and

WHEREAS, on March 30, 2022, the Planning Commission reviewed the actions/direction of the Lakewood City Council; and

WHEREAS, the Planning Commission desired to: reduce greenhouse gases; address electric charging stations; and a means to develop annual measurements; and

WHEREAS, on May 18, 2022, a revised work plan was presented to the Lakewood Planning Commission for further review and recommendation to the Lakewood City Council.

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

Section 1. Recommends approval to the Lakewood City Council the attached Climate Change Work Plan.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission this 18th day of May, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

DON DANIELS, CHAIR
PLANNING COMMISSION

ATTEST:

KAREN DEVEREAUX, SECRETARY

CITY OF LAKEWOOD, WA **Tree Code Review**

Planning Commission Meeting



PLANIT GEO[™]
mapping a greener future

BIBERK

May 18, 2022

Introductions



Chris Peiffer

Director of Urban Forestry Consulting



Alex Hancock

Urban Forestry Climate Consultant



Jeremy Cantor

Director of Geospatial Services





Agenda

01 Overview

02 Lakewood's Tree Canopy

03 Tree Code Evaluation

04 Community Engagement

Overview

- Staff Input
- Canopy Analysis
- Committee Meetings
- Research & Review
- Benchmarking
- Draft Recommendations





"Urban trees and forests are considered integral to the sustainability of cities as a whole. Yet, sustainable urban forests are not born, they are made. They do not arise at random, but result from a community-wide commitment to their creation and management."

CLARK ET AL.: A MODEL OF URBAN
FOREST SUSTAINABILITY

Overview: What is an Urban Forest?



Lakewood's Tree Canopy

- Citywide Tree Canopy Cover %
- Land Cover Classification
- Custom Boundaries Comparison
- Canopy Change Over Time
- Inform Goals, Policies, and Plans



Lakewood's Tree Canopy

How to Use Tree Canopy and Land Cover Data

- Map actual and potential tree canopy
- Identify areas in need of more canopy
- Monitor urban growth and land cover change over time
- Compare with other cities
- Assess defensible space to reduce wildfire risk
- Map risks to infrastructure and buildings
- Model ecosystem benefits
- Measure carbon storage and sequestration

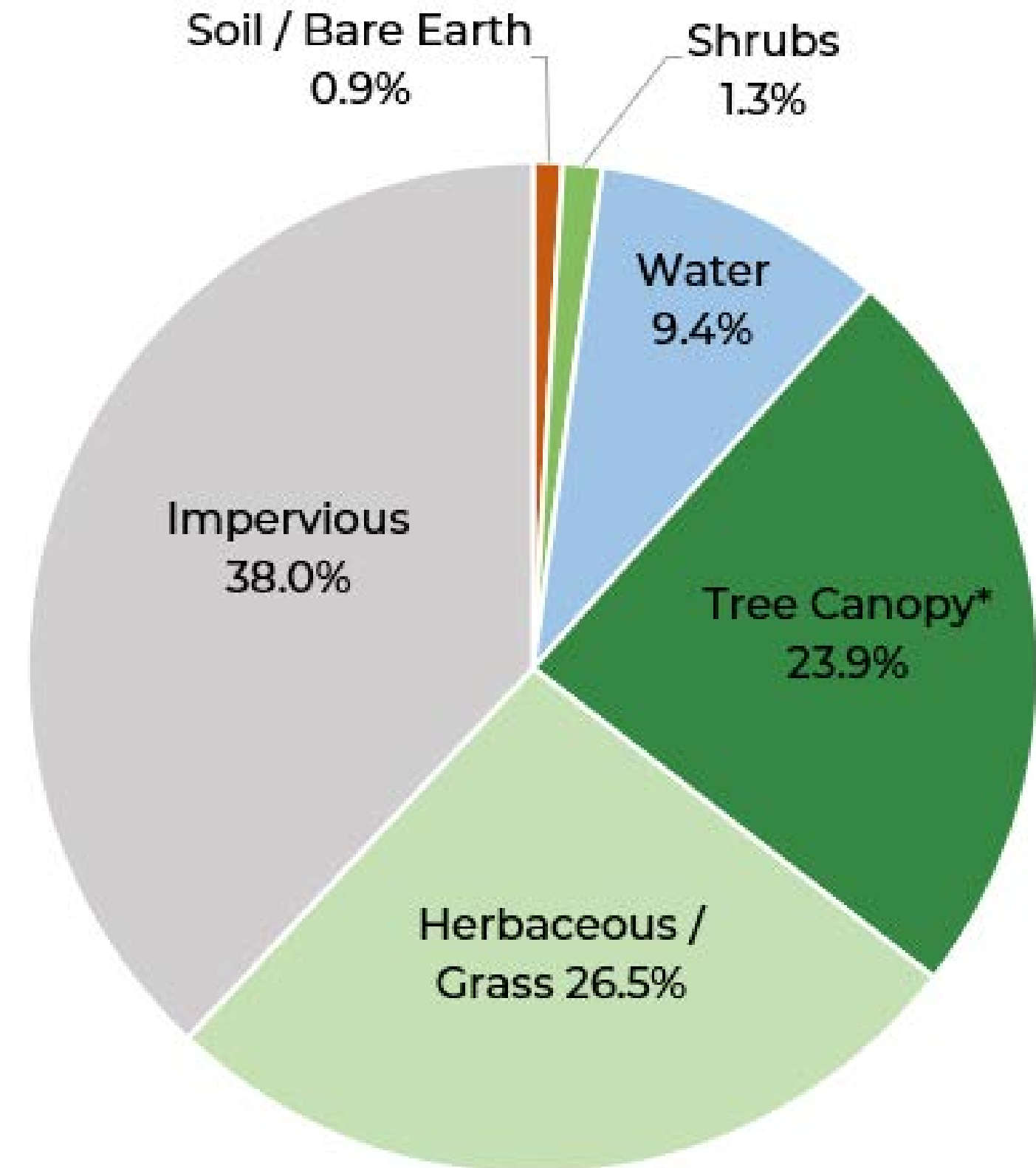
<https://www.earthdefine.com/treemap>



Lakewood's Tree Canopy

Lakewood's Land Cover Classification

Grass / Open Space	all surfaces with non-woody vegetation - lawns, cropland, grasses, etc.
Bare Soil	non-vegetated non-impervious cover - snow, sand, barren farmland, rock, etc.
Impervious	impermeable built-up surfaces - roads and transportation infrastructure, sidewalks, buildings, parking lots, etc.
Water	open water - lakes, rivers, streams, sea, ponds, etc.
Tree Canopy	trees
Shrubs	low woody vegetation - early stage or stunted trees



*Tree Canopy in the Land Classification includes water. This is omitted for UTC.

Lakewood's Tree Canopy

Urban Tree Canopy (UTC) Cover

Lakewood's citywide UTC = 26.3%

Of the citywide UTC:

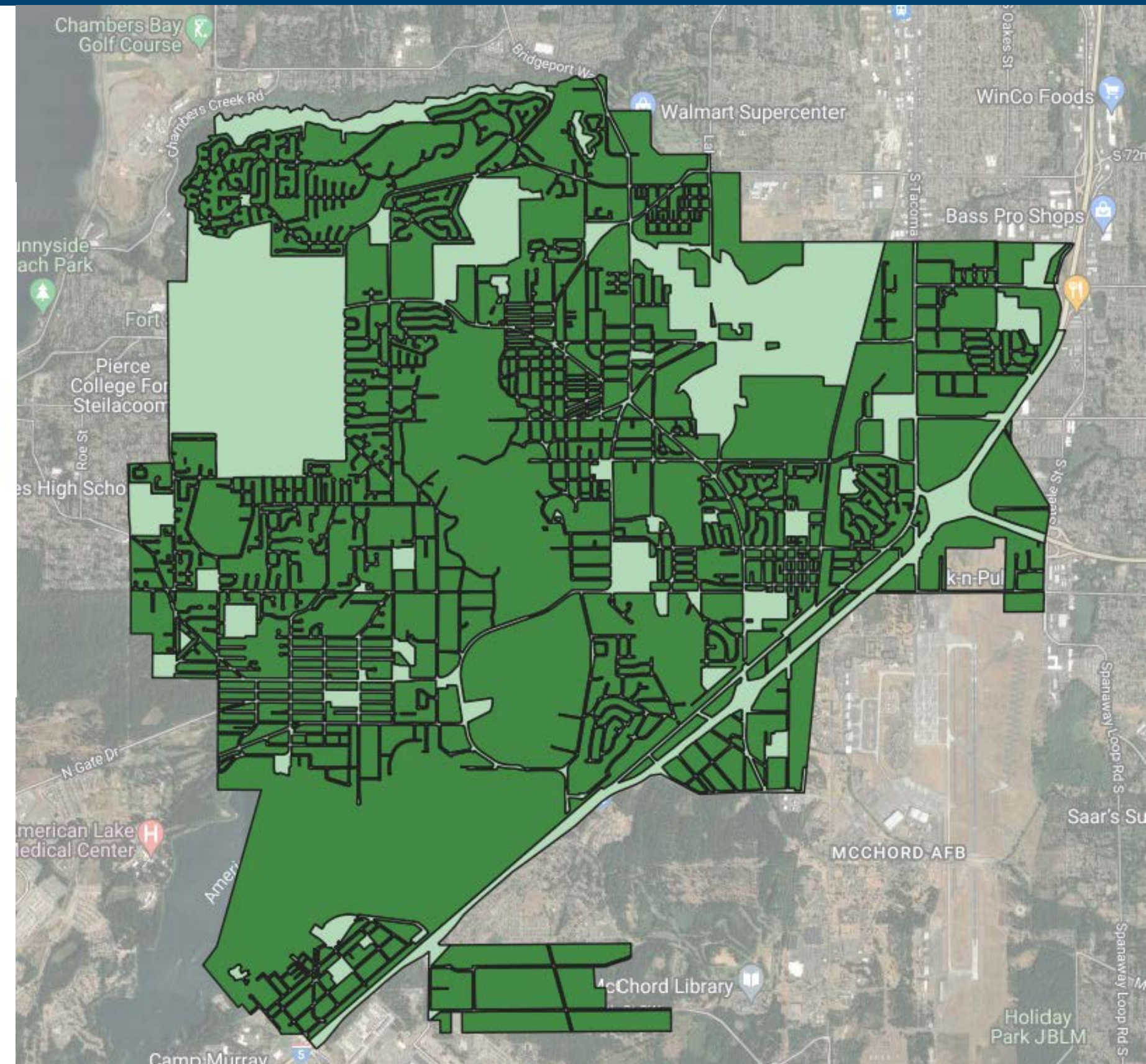
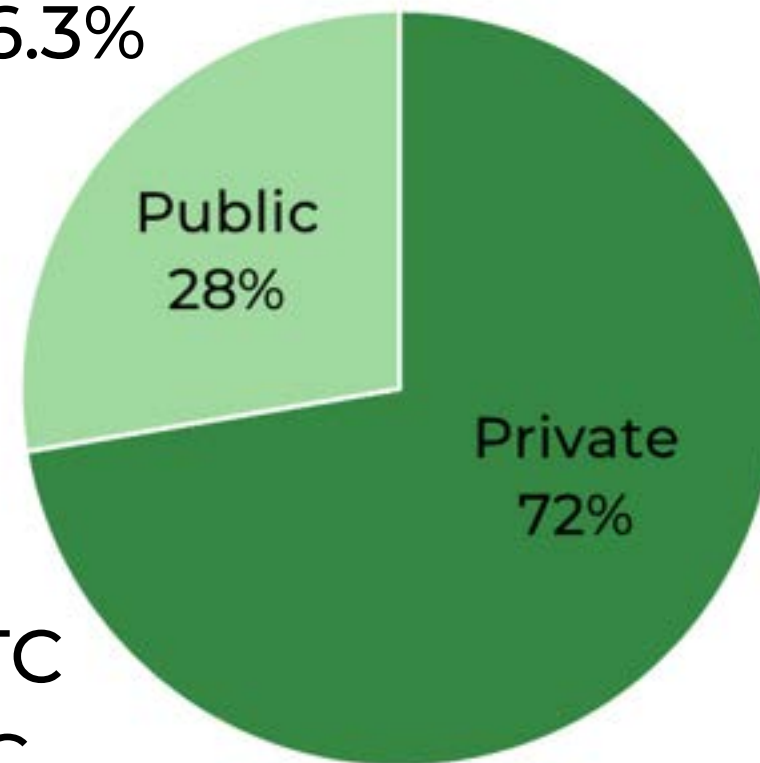
- 72% is on private land
- 28% is on public land

In total:

- 28% of private land has UTC
- 22% of public land has UTC

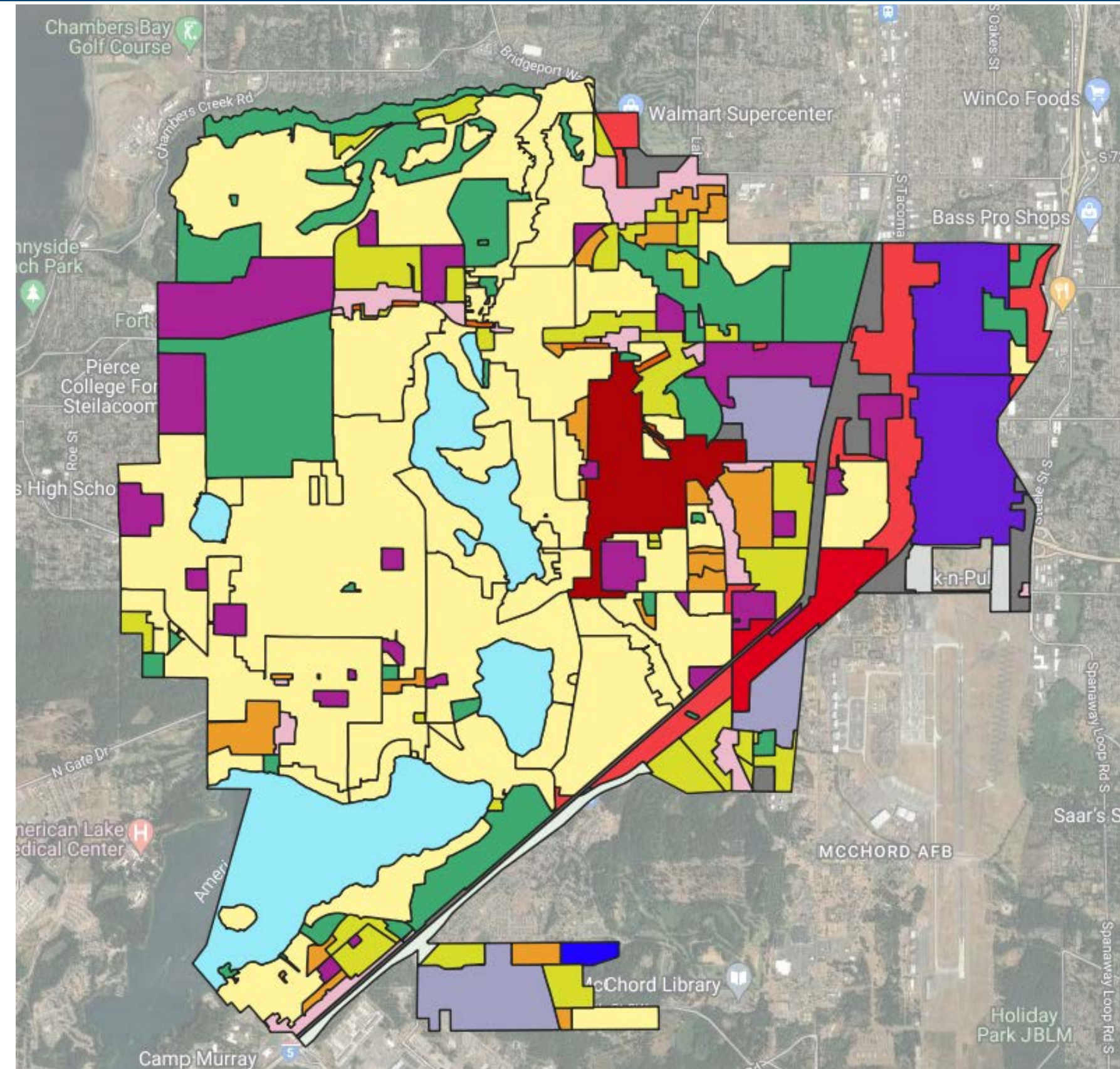
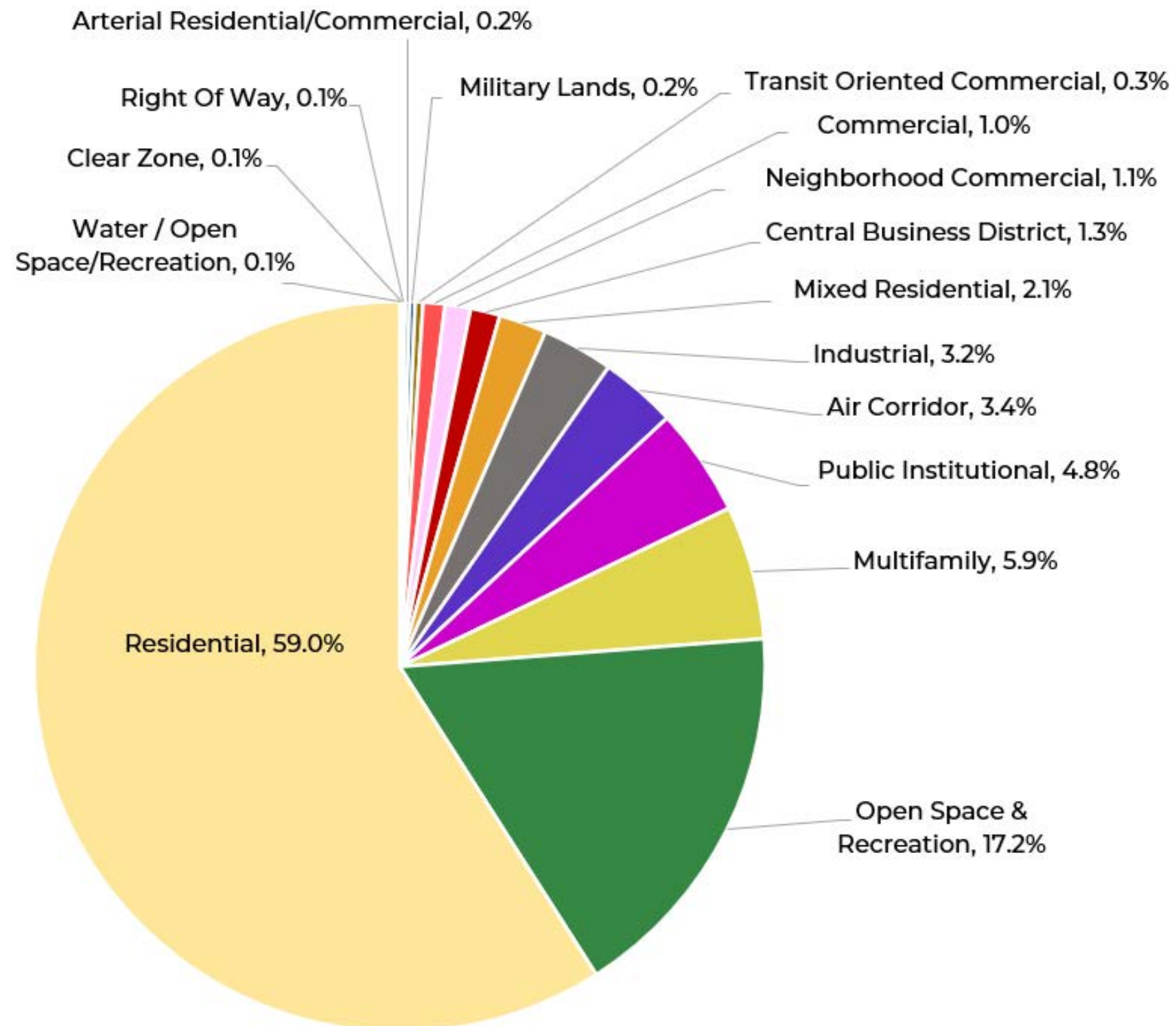
Lakewood's canopy has grown (2011-2019)!

- UTC gain = 53.5 acres or 0.5%



Lakewood's Tree Canopy

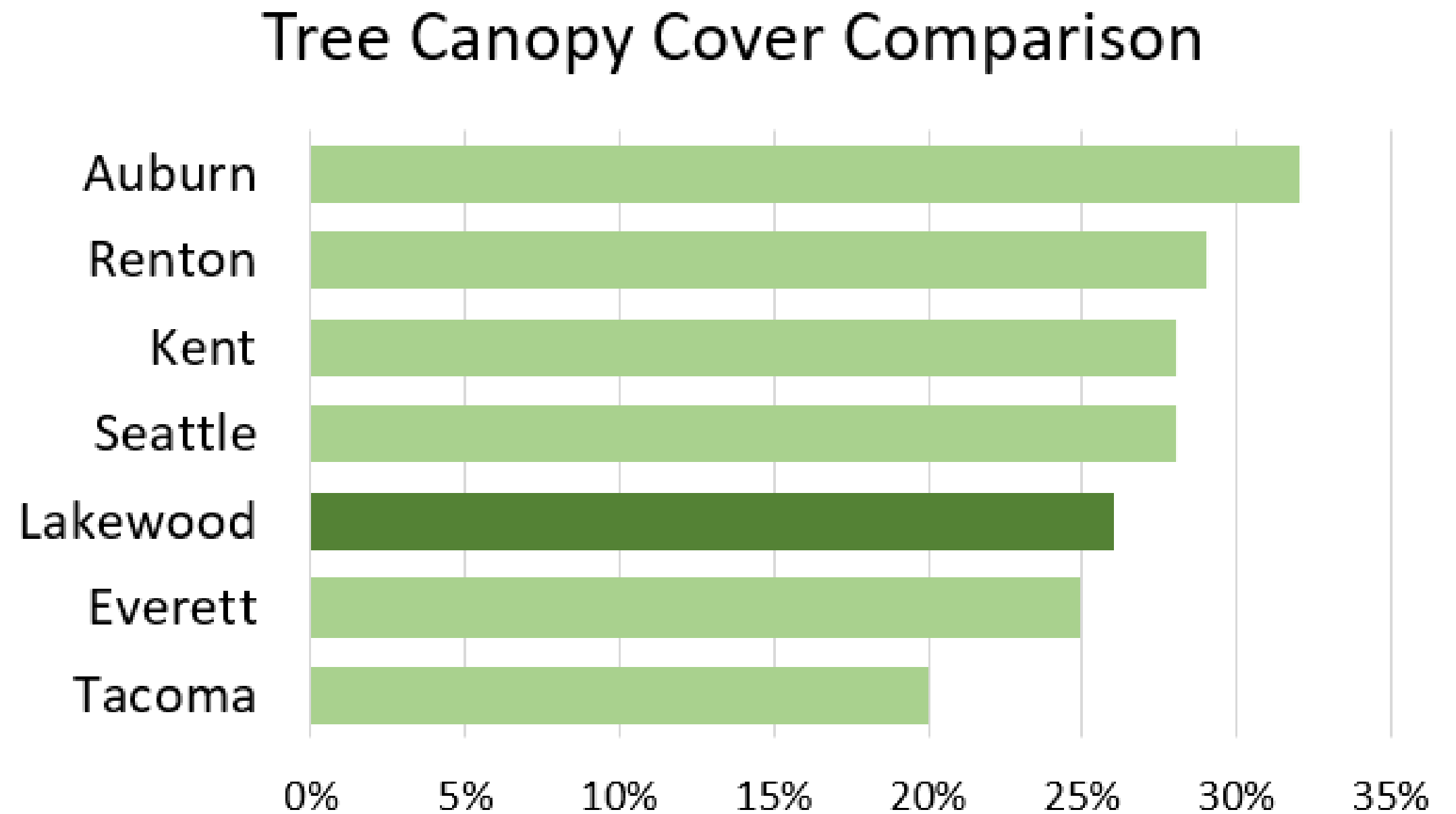
UTC by Zoning Category



Lakewood's Tree Canopy

How does Lakewood compare to other cities in the region?

City	Tree Canopy Cover	Year
Auburn	32%	2017
Renton	29%	2017
Seattle	28%	2016
Kent	28%	2017
Lakewood	26%	2019
Everett	25%	2017
Tacoma	20%	2018



Lakewood's Tree Canopy

Tree canopy goals and targets should be localized and consider obstacles:

Development densities

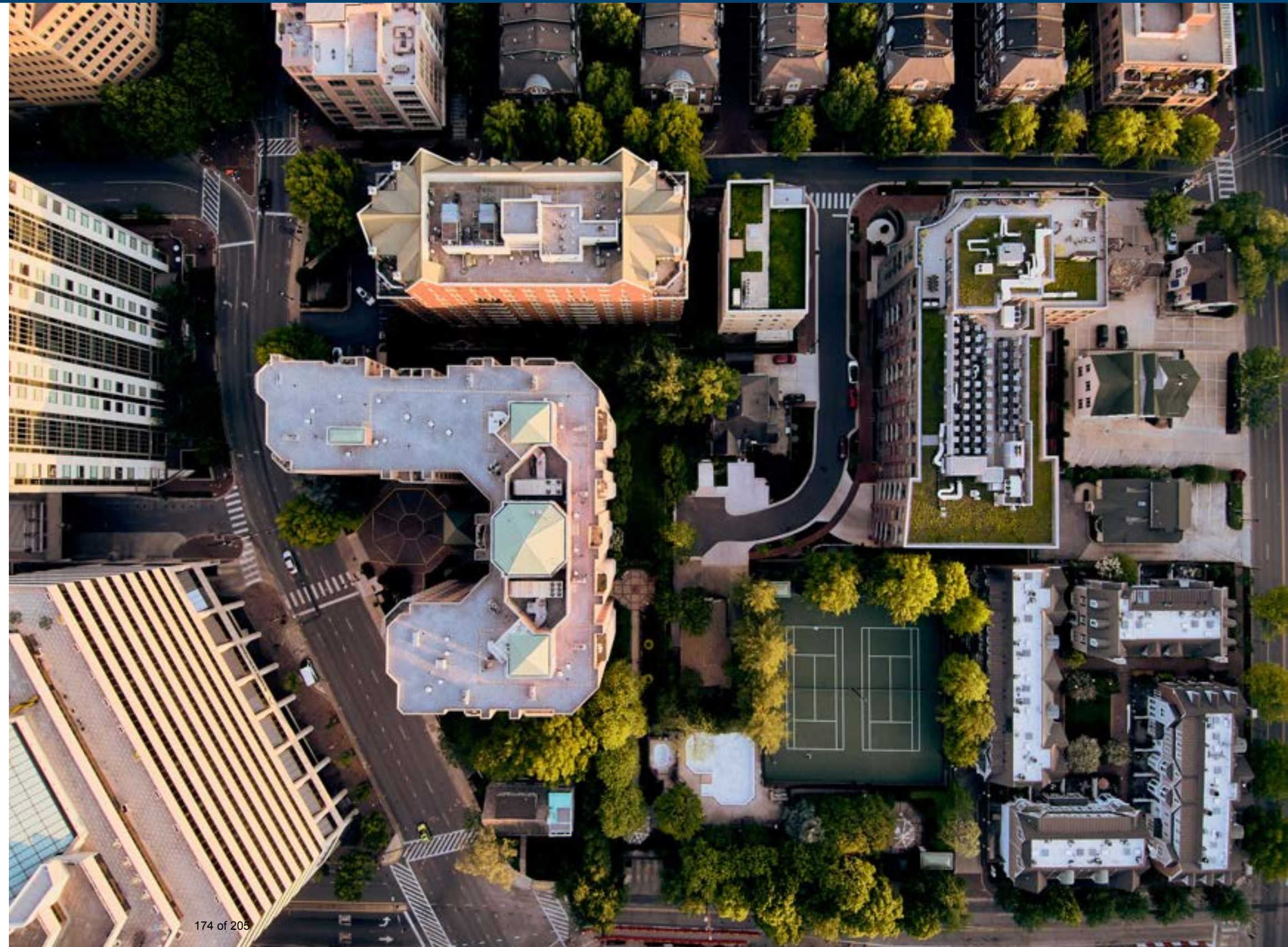
Land use patterns

Equity

Ordinances

Climate

Community



Lakewood's Tree Canopy

	Metric	City & Public Led	City-Led
3-Year Goal: 27% by 2025	Existing Canopy % (2019)	26%	26%
	Canopy Goal % (2025)	27%	27%
	Total New Acres Added	75	37
	Benefits Added per Year	\$19,710	\$9,855
	Total Benefits Added	\$59,131	\$29,565
8-Year Goal: 30% by 2030	Existing Canopy % (2026)	27%	27%
	Canopy Goal % (2030)	30%	28%
	Total New Acres Added	337	169
	Benefits Added per Year	\$53,385	\$26,692
	Total Benefits Added	\$266,924	\$133,462
18-Year Goal: 35% by 2035	Existing Canopy % (2031)	30%	28%
	Canopy Goal % (2035)	35%	31%
	Total New Acres Added	562	281
	# of Trees per Year	2,462	1,231
	Total Benefits Added	\$444,873	\$222,437
25-Year Goal: 40% by 2047	Existing Canopy % (2036)	35%	31%
	Canopy Goal % (2047)	40%	33%
	Total New Acres Added	562	281
	Benefits Added per Year	\$63,553	\$31,777
	Total Benefits Added	\$444,873	\$222,437
TOTALS	Existing Canopy % (2019)	26.3%	26.3%
	Canopy Goal % (2047)	40%	33%
	Total New Acres Added	1,536	768
	Benefits Added per Year (avg)	\$45,284	\$22,642
	Total Benefits Added	\$1,215,801	\$607,901

Canopy Goal Scenario #1

- 40% in 25 years
- 14% increase
- 1,500 acres of new canopy
- \$1.2M added benefits

Canopy Goal Scenario #2

- 35% in 25 years
- 9% increase
- 975 acres of new canopy
- \$771k added benefits

Guidance for 30% and 35% UTC goals was completed as part of the initial study

Lakewood's Tree Canopy


KEY ISSUE #1: TREE CANOPY ENVIRONMENTAL QUALITY AND EQUITY

Set a tree canopy goal to provide landscape level information about tree extent in public and private lands and by zoning district to assist with tree preservation code options (e.g., protection, permitting, and replanting) and to consider equity.

AD HOC COMMITTEE CONSENSUS VOTE (8-1)

Recommend that the City establish a 40% canopy goal by 2050.

Tree Code Evaluation

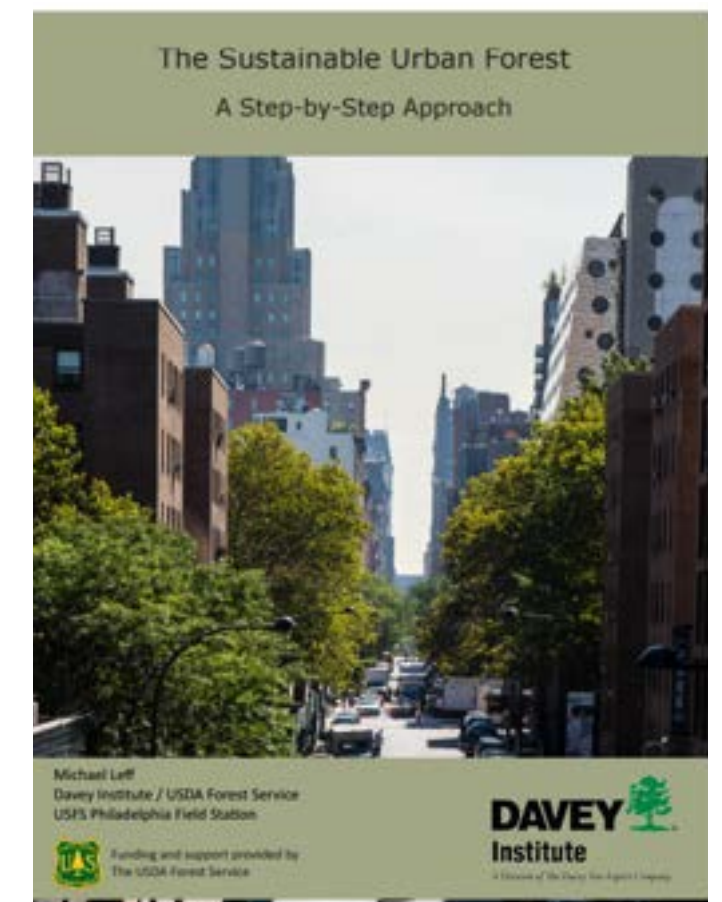
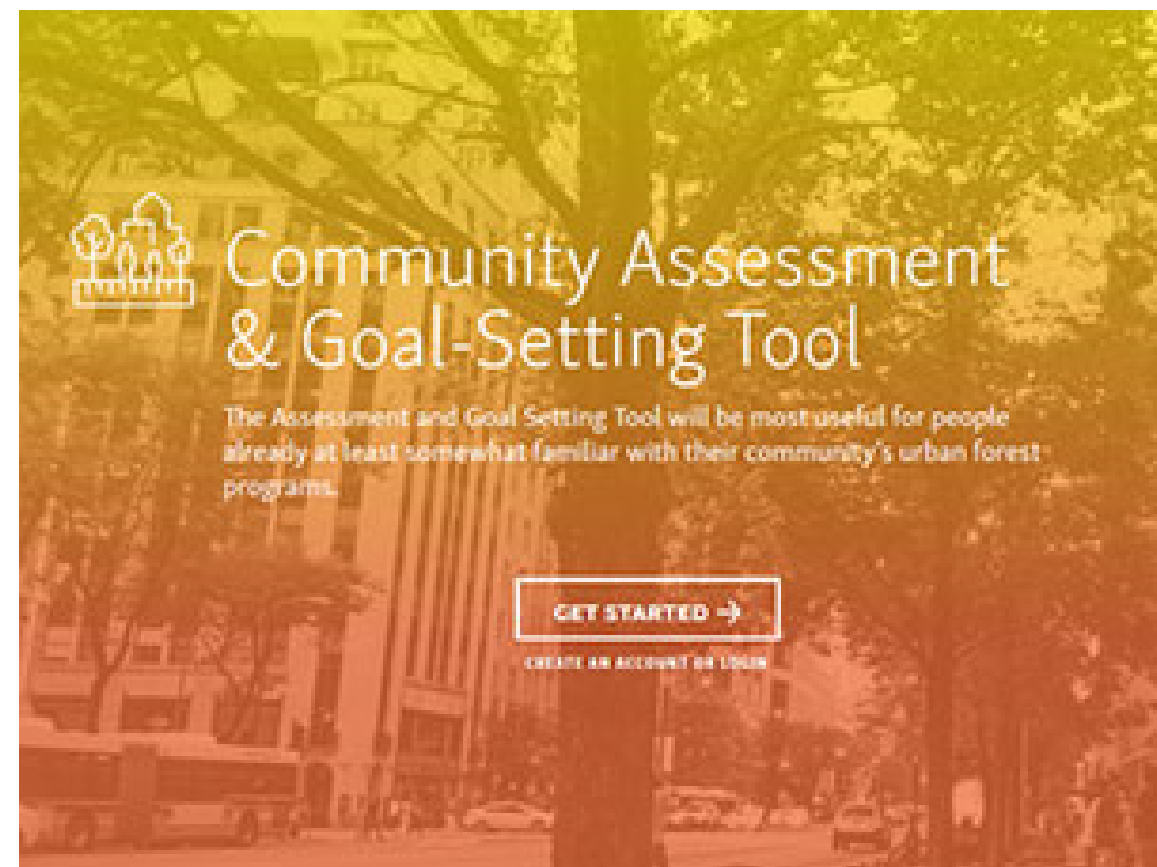
- 
- Direction on Garry Oaks
 - Exemptions
 - Enforcement
 - Incentives



Tree Code Evaluation

Resources

- Urban Forest Audit
- Vibrant Cities Lab's Community Assessment and Goal Setting Tool
- Sustainable Urban Forest Guide
- SFI Sustainability Standard
- Guidelines for Developing and Evaluating Tree Ordinances
- City Staff Meetings
- Benchmarking Research
- Community Input



Tree Code Evaluation: Exemptions

**BASED ON THE
TREE'S LOCATION**

01

**Single-Family Residential Lots under
17,000 sq.ft.**

02

Industrially Zoned Properties

03

Easements and Rights-of-Way

**BASED ON THE
CHARACTERISTICS
OR CONDITIONS
OF THE TREE**

04

Emergency Removal

05

Trees not designated as "significant"

Tree Code Evaluation: Exemptions

All Single-Family Residential Lots

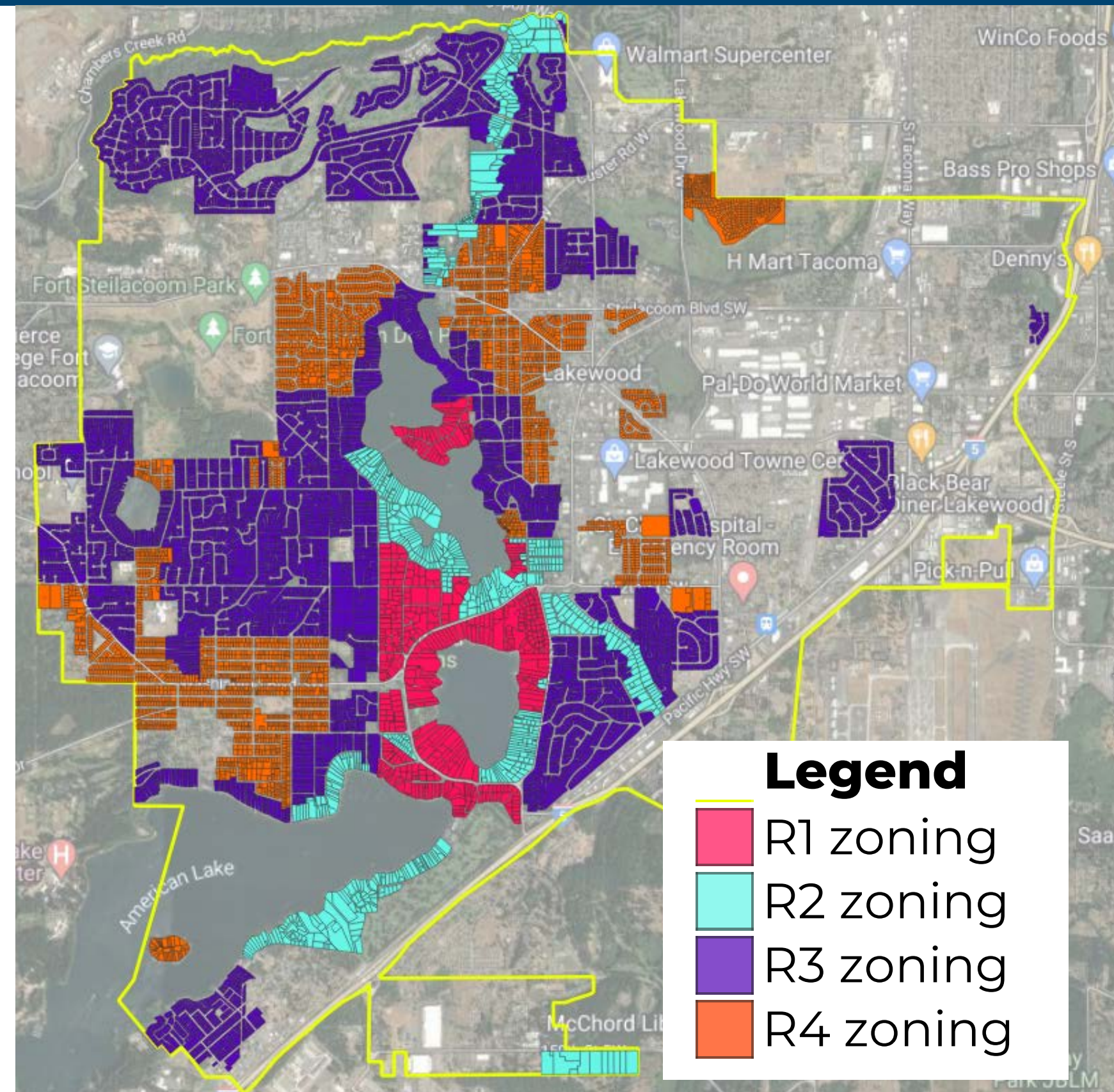
01

Single-Family Residential Lots under 17,000 sq.ft.

Lots of less than seventeen thousand (17,000) square feet in single-family residential zones are exempt from this chapter, except where specific tree preservation is required as a mitigation measure under SEPA. In the event a permit is not required for the establishment of a use, the standards of this section shall still apply.

R1-R4 Zoning Districts make up 59% of the citywide tree canopy:

- **R1 = 8.2%**
- **R2 = 10.1%**
- **R3 = 31.2%**
- **R4 = 9.5%**



Tree Code Evaluation: Exemptions

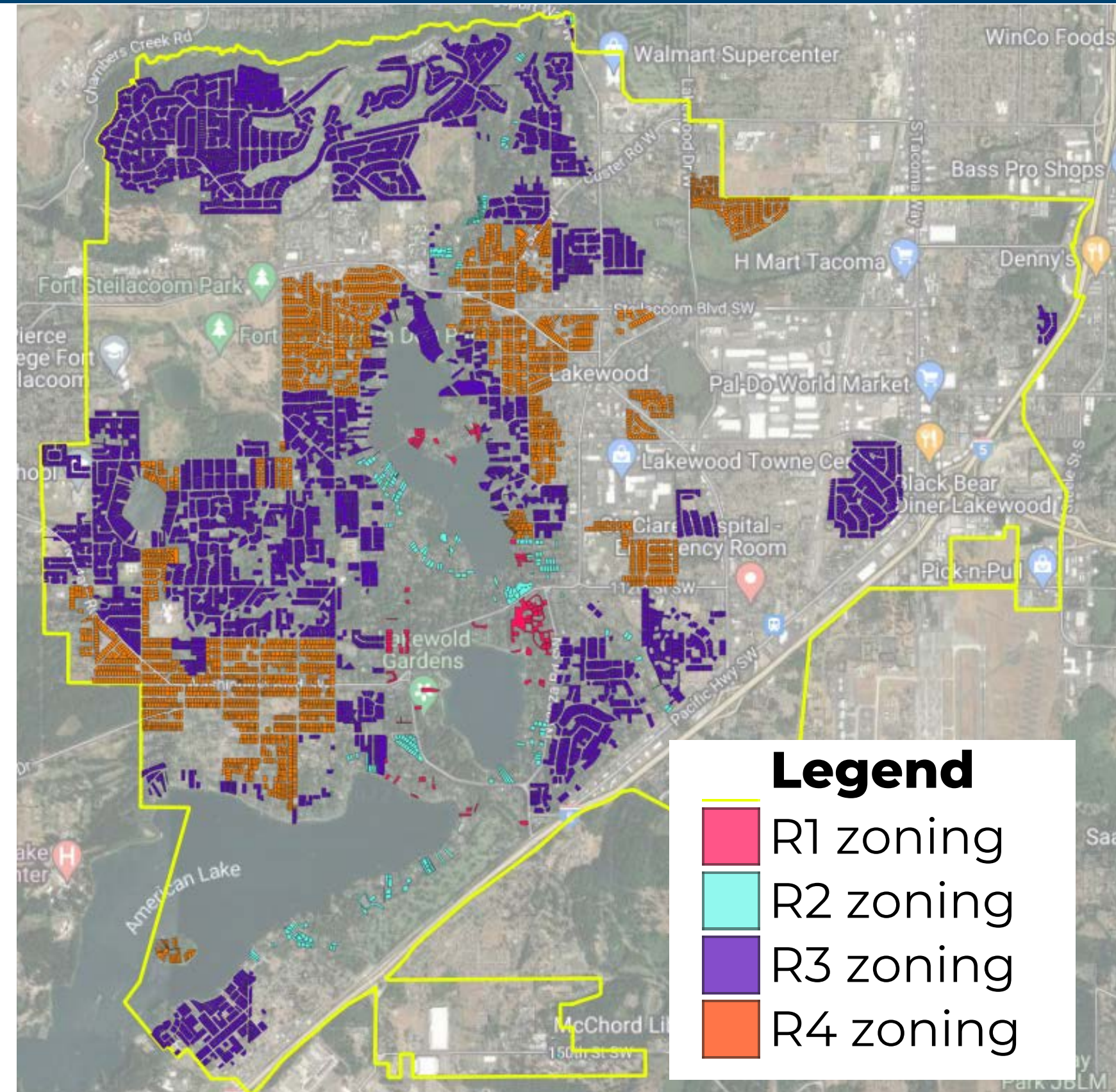
Single-Family Residential Lots Under 17,000 sq.ft.

01

Single-Family Residential Lots under 17,000 sq.ft.

	Average SF Residential Lot Size (sq.ft.)	# of SF Residential Lots	# of SF Residential Lots Under 17,000 sq.ft.	% of SF Residential Lots Under 17,000 sq.ft.
R1	33,631	472	87	18%
R2	29,062	777	284	37%
R3	13,234	7,315	6,257	86%
R4	10,814	3,537	3,340	94%
		12,101	9,968	82%

	Total SF Residential Land Area (sq.ft.)	Land Area of All SF Residential Lots Under 17,000 sq.ft.	% of SF Residential Land Area in Lots Under 17,000 sq.ft.
R1	15,873,999.7	967,863.5	6%
R2	22,581,353.7	3,013,756.1	13%
R3	96,803,705.6	66,545,860.0	69%
R4	38,249,617.4	30,338,327.6	79%
	173,508,676.3	100,865,807.1	58%



Legend

- R1 zoning
- R2 zoning
- R3 zoning
- R4 zoning

Tree Code Evaluation: Exemptions

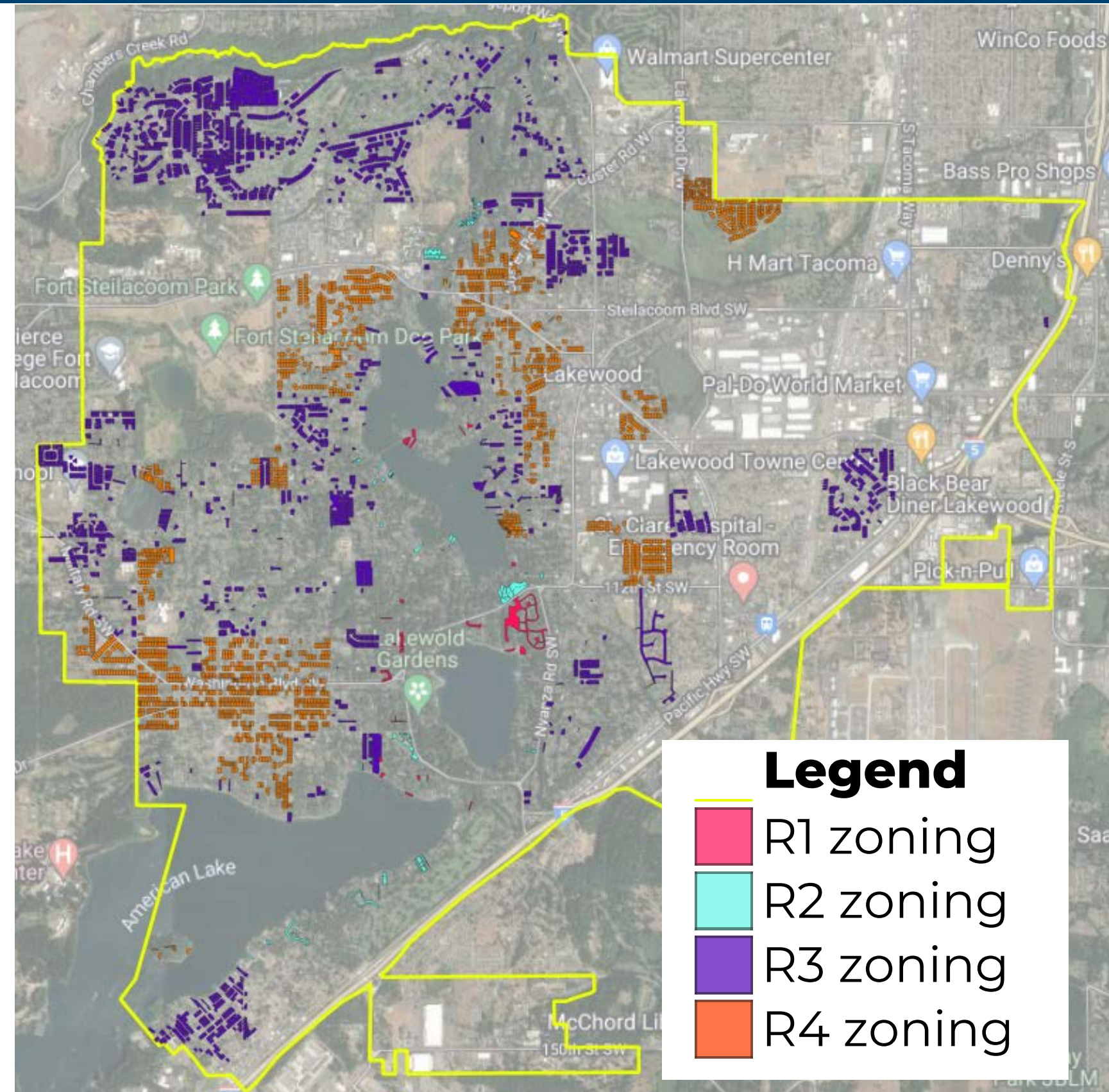
Single-Family Residential Lots Under 10,000 sq.ft.

01

SCENARIO: Single-Family Residential Lots under 10,000 sq.ft.

	Average SF Residential Lot Size (sq.ft.)	# of SF Residential Lots	# of SF Residential Lots Under 10,000 sq.ft.	% of SF Residential Lots Under 10,000 sq.ft.
R1	33,631	472	36	8%
R2	29,062	777	100	13%
R3	13,234	7,315	2,724	37%
R4	10,814	3,537	2,246	64%
		12,101	5,106	42%

	Total SF Residential Land Area (sq.ft.)	Land Area of All SF Residential Lots Under 10,000 sq.ft.	% of SF Residential Land Area in Lots Under 10,000 sq.ft.
R1	15,873,999.7	214,495.0	1%
R2	22,581,353.7	474,282.8	2%
R3	96,803,705.6	22,083,697.6	23%
R4	38,249,617.4	16,958,449.3	44%
	173,508,676.3	39,730,924.6	23%



Legend

- R1 zoning
- R2 zoning
- R3 zoning
- R4 zoning

Tree Code Evaluation: Exemptions

KEY ISSUE #2: RESIDENTIAL LOTS EXEMPTION

Lots of less than seventeen thousand (17,000) square feet in single-family residential zones are exempt. Residential zones have the greatest share of tree canopy cover in the city. A large portion of lots is below the exemption level and would not be subject to the code.

AD HOC COMMITTEE CONSENSUS VOTE (8-1)

Remove the lot-size based residential exemption together with incentives to make it easier to retain trees. [See Key Issue #12]

Tree Code Evaluation: Exemptions

02

Industrially Zoned Properties

Industrially zoned properties are exempt from this chapter, except where specific tree preservation is required as a mitigation measure under SEPA.

	# of Industrial Lots	Average Lot Size (sq.ft.)	Total Industrial Land Area (sq.ft.)
I-1	117	92,307.0	10,799,914.0
I-2	3	457,336.5	1,372,009.6
IBP	144	119,347.9	17,186,095.6
	264		29,358,019.2



Tree Code Evaluation: Exemptions

KEY ISSUE #3: INDUSTRIALLY ZONED PROPERTIES

Since 2019, industrially zoned properties have been exempted from the tree protection code, except where specific tree preservation is required as a mitigation measure under SEPA.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Remove the industrial zoned property exemption together with incentives to make it easier to retain trees. [See Key Issue #12]

Tree Code Evaluation: Exemptions

03

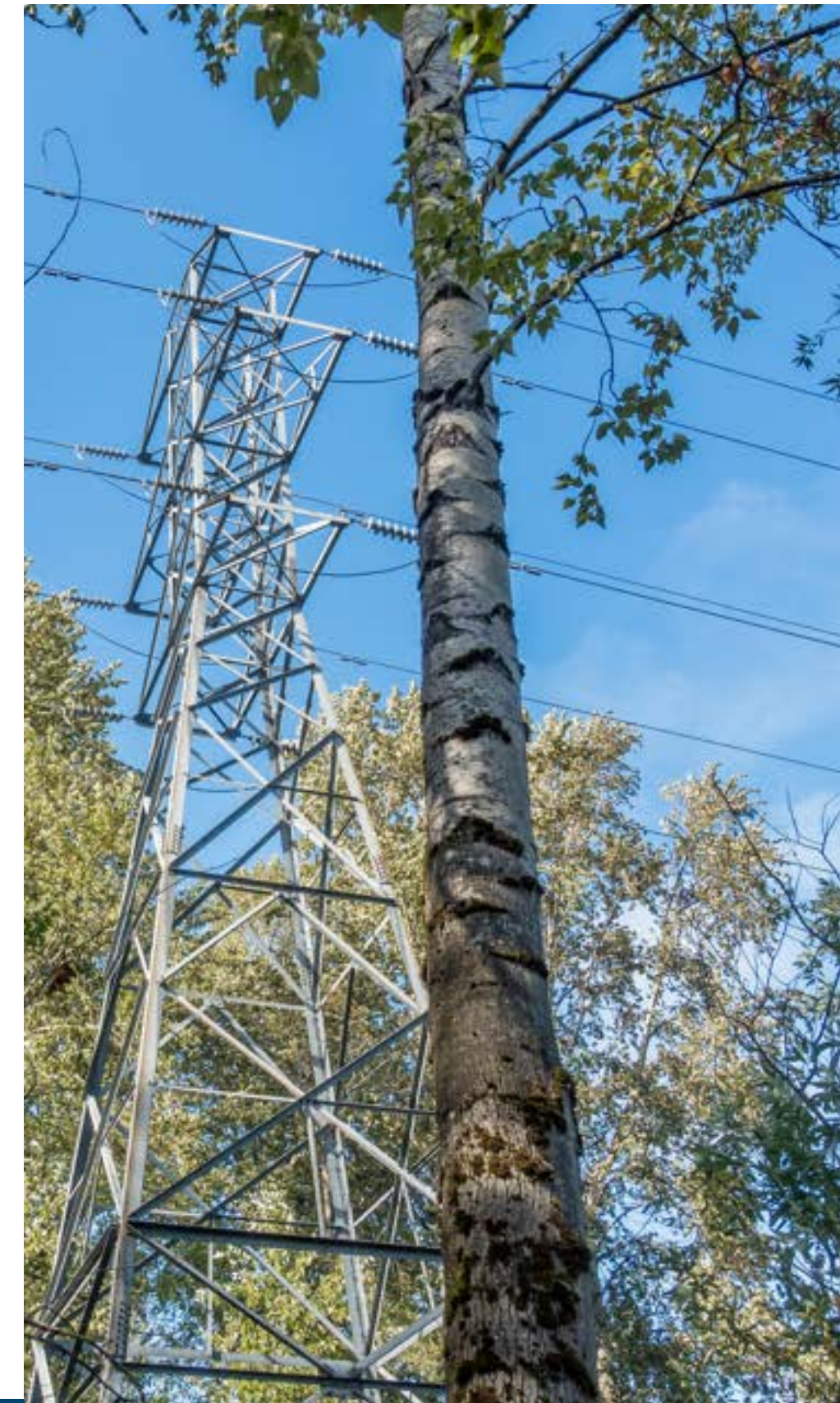
Easements and Rights-of-Way

Tree removal by a public agency or a franchised utility within a public right-of-way or upon an easement, for the purpose of installing and maintaining water, storm, sewer, power, gas or communication lines, or motorized or nonmotorized streets or paths is exempt from this chapter. Notification to the City by the public agency or franchised utility is required prior to tree maintenance or removal within City rights-of-way.

04

Emergency Removal

Any number of hazardous protected and nonprotected trees may be removed under emergency conditions. Emergency conditions include immediate danger to life or dwellings or similar stationary and valuable property, including the presence of a target. Emergency removal may occur and all the following conditions shall be met:



Tree Code Evaluation: Exemptions

KEY ISSUE #4: EASEMENTS AND RIGHTS OF WAY

The current code exempts tree removal in easements in rights of way for purposes of installing and maintaining infrastructure (e.g., power, gas, water, sewer, stormwater), provided there is notification to the City. The tree canopy assessment found a net loss over 10 years of trees in rights of way. Rights of way are an opportunity to add tree canopy in appropriate locations.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Remove exemption and meet similar standards as on private or public parcels, but provide for simple permit (see Key Issue #5). Redefine trimming and pruning for code interpretation/enforcement; address all tree types but ensure Garry Oaks have appropriate standards (e.g. Oak Harbor). Ensure appropriate arborist certifications for private or public entities, considering expertise and equity.

Tree Code Evaluation: Exemptions

05 Trees not designated as "significant"

Removal of nonsignificant trees that are not protected by any other means is exempt from this chapter.

What IS a significant tree (according to 18A.70.320)?

- 9" DBH for evergreen trees and deciduous trees;
- 6" DBH for Garry Oaks (also known as Oregon White Oaks); and
- Regardless of the tree diameter, is determined to be significant by the Director due to the uniqueness of the species or provision of important wildlife habitat.



Tree Code Evaluation

KEY ISSUE #6: SIGNIFICANT TREE DEFINITION AND CRITICAL AREAS – GARRY OAKS

Section 18A.70.320 sets for the significant tree preservation standards for any deciduous or evergreen tree at 9" diameter, or for Garry Oaks with a diameter of 6", measured at 4.5 feet above the ground. Garry oak stands are protected in LMC Chapter 14.154, Fish and Wildlife Habitat Conservation Areas.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Develop a tiered system of protection

1. Establish 4" DBH threshold for Garry Oaks as significant trees. Require that any removal requires an arborist report with a certified plan, including 3:1 replacement ratio of Garry Oak Trees or in-lieu payment into the tree fund. Recommend that Lakewood create an off-site replacement strategy.
2. Specify the size and quality of individual Garry Oaks that would qualify as heritage trees, e.g., 15" with greater tree protection standards.
3. Specify criteria that any single Garry Oak tree 20"+ or white oak stands in which the oak trees have an average diameter at breast height of 15 inches or more regardless of stand size qualify as a fish and wildlife habitat conservation area [LMC Chapter 14.154] to provide clarity and consistency.

Tree Code Evaluation

KEY ISSUE #7: HERITAGE TREE/ HISTORICAL TREE

To recognize longstanding trees in the community and their cultural and environmental importance, the City could develop a heritage tree program. Other cities in the region that have such programs include Puyallup, Lacey, Tumwater, Poulsbo. The example programs apply higher protection standards (e.g., stricter avoidance or replacement ratios) or offer recognition, incentives, or education to exceptionally large or old trees.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Develop a Heritage Tree/Historical Tree Program to recognize valuable and irreplaceable trees and offer incentives to property owners that participate.

Tree Code Evaluation

KEY ISSUE #5: SET UP TREE PERMIT PROCESS

Section 18A.70.320.A refers to tree requirements being reviewed in association with land use permits. Currently, the City does not have a separate tree permit to implement the tree protection regulations. Thus, the City is not able to fully track the removal of trees especially of exempt activities.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Keep Permits Fair, Inexpensive and Simple, except for Garry Oaks which require review and monitoring by arborist.

Tree Code Evaluation

KEY ISSUE #8: MAXIMUM TREE REMOVAL ON DEVELOPED SINGLE FAMILY PROPERTIES

Based on a review of example jurisdictions, a maximum limit of trees may be allowed. However, with no residential exemption and a permit requirement, the permitting process will be greatly improved and will move the emphasis towards protection of healthy trees rather than allowance of a certain number of trees per year

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Maintain a specific percentage of trees canopy per property. No significant trees may be removed in critical areas/buffers or if a heritage tree. Require a permit.

Tree Code Evaluation

KEY ISSUE #9: REPLACEMENT

Replacement ratios can help achieve mitigation, but it is also important to ensure there is the “right tree right place” so they live long healthy lives.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Mitigation should be based on no-net-loss (caliper and number of trees required to be planted is based on canopy % lost and/or ecosystem benefits lost). A certified arborist report must determine no-net loss conditions and mitigation to ensure this approach can be clearly regulated. Encourage tree planting of trees with significant canopy if tree removal is necessary.

Tree Code Evaluation

KEY ISSUE #10: CITY TREE FUND CLARITY

Lakewood has identified a City Tree Fund. Currently the City requires that restoration/settlements in lieu of penalties, as well as donations and grants go into the fund. Uses of the fund are varied and include acquiring/maintaining/preserving wooded areas, planting and maintaining trees, providing a public tree nursery, education, monitoring, research, or other purposes. Other cities with similar funds include: Lacey, Olympia, Tacoma, Renton.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

Allow the City to use tree permit fees and penalties to go into the fund.

Add an explicit funding purpose to include restoration or enhancement of native trees like Garry Oaks, such as on public lands, private tree tracts, critical area buffers, or lands with conservation easements.

Tree Code Evaluation

KEY ISSUE #11: FINES

The City has collected fines and deposited it in its tree fund.[1] The City has found that fees and fines may be reduced through court reviews. The City is seeking improved compliance, voluntary compliance, and if there is no recourse, fines that cannot be deeply reduced.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

- Establish a free or low cost tree permit or affidavit/over the counter review to make compliance the easy path.
- Provide clear decision criteria on tree permits. This provides certainty in decision-making including the potential for denial.
- Increase penalties for non-compliance, e.g., triple penalties. Apply penalty to property owner and contractor individually. Have an administrative appeal opportunity with a code-based percentage limit on reductions.

Tree Code Evaluation: Incentives

INCENTIVE CASE STUDIES

Variance for Garry Oak Preservation (Oak Harbor, WA example)

Setback, parking, and/or landscaping variance

1. Setbacks: 10-foot setback variance to preserve a Garry oak tree located on the property.
2. Parking requirements: reduced by 2 vehicles/Garry oak tree preserved on the property.
3. Landscaping: credit of 1.5 sq.ft. for landscaping requirements for every sq.ft. devoted to a Garry oak tree use.

FAR Bonus for Trees and Affordable Housing (Portland, OR example)

FAR may be transferred from a site where trees are preserved to another site where affordable housing is being developed:

- From a site where trees that are at least 12 inches DBH are preserved
- Report required from the City Forester or a certified arborist documenting that the trees to be preserved are not nuisance trees and are not dead, dying or dangerous



Tree Code Evaluation: Incentives

INCENTIVE CASE STUDIES

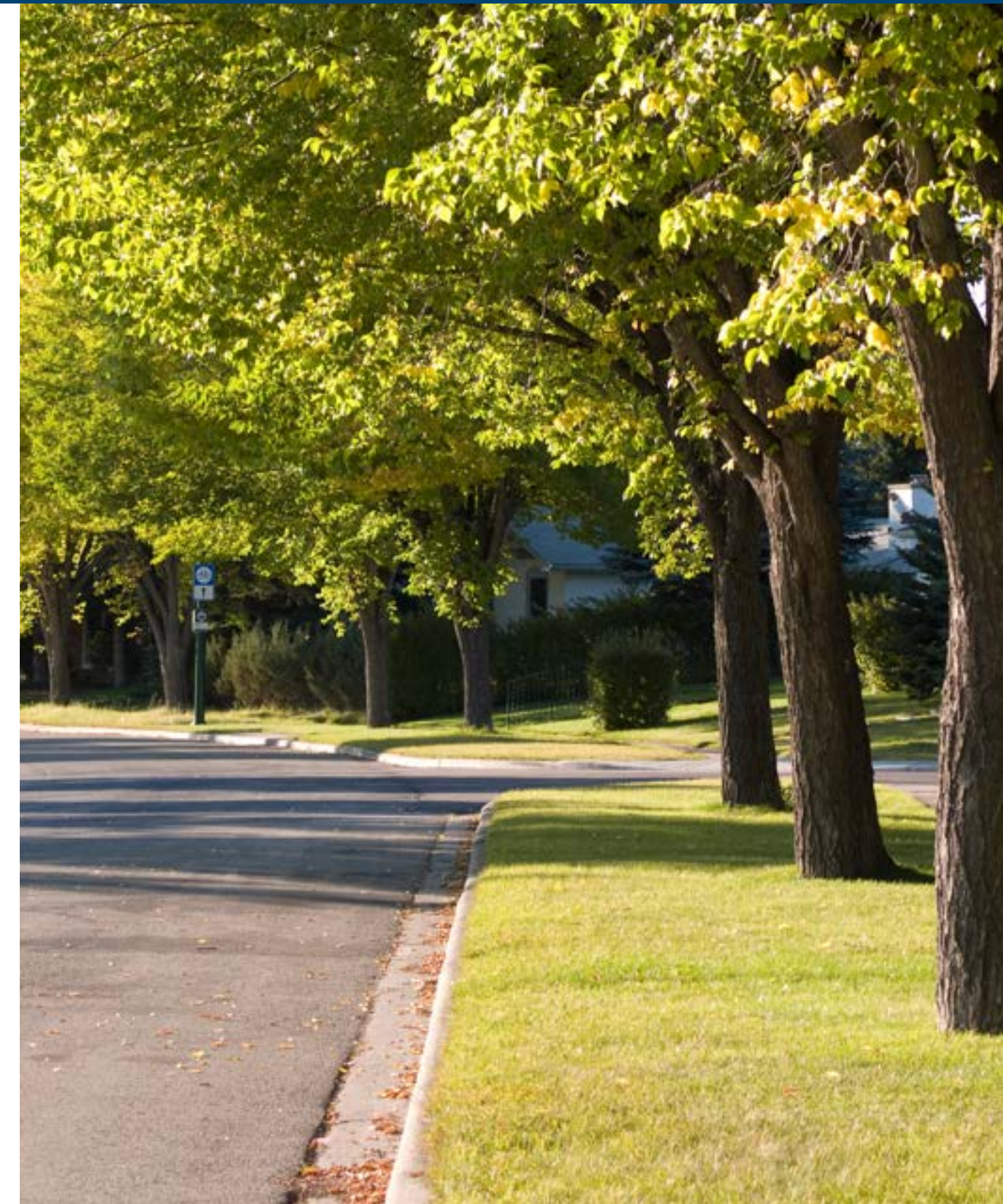
Municipal Stormwater Credit Programs

Commonly offered at an individual tree basis for runoff reduced based on rainfall interception, evapotranspiration, and infiltration.

- Reduction in impervious surface area required to be treated on site
- Washington DC emphasizes that the preferred method for increasing tree cover at a development site is to preserve existing trees during construction, particularly where mature trees are present, and provides a larger volume reduction for tree preservation (20 ft³ per tree) than for newly planted trees (10 ft³ per tree).

Tree Credit systems and Incentives at the Site Scale

https://vtcommunityforestry.org/sites/default/files/pictures/site_scale_tree_credits_2014_02_28_final.pdf



Tree Code Evaluation: Incentives

INCENTIVE CASE STUDIES

Development Credits for Tree Preservation

Encourages the preservation of existing, undisturbed, structurally sound and healthy trees

- Butner, NC and Bella Vista City, AR: credits towards required tree plantings and reduction in minimum parking requirements.
- Fayetteville, NC: credits towards required open space area and reduction in minimum number of required parking spaces



Tree Code Evaluation

KEY ISSUE #12: INCENTIVES

Recognizing responsibilities to provide for housing and employment space opportunities, tree protection can be facilitated by making it easier to avoid trees and result in feasible developments.

AD HOC COMMITTEE CONSENSUS VOTE (9-0)

1. Allow for variable building setbacks, parking ratios or design standards, landscape width (e.g., in lot perimeter or parking area), and onsite open space (i.e., onsite recreation space in multifamily development) standards for Garry Oak Preservation
2. Provide bonus density for greater significant tree protection, based on a graduated scale of preservation (more density for greater preservation)
3. Provide bonus height if more significant trees or are preserved, based on a graduated scale of preservation
4. Offer municipal stormwater credit programs
5. Land Use Permit fee discount for Tree Preservation
6. Develop a Tree City USA Program
7. Incentive for planting more large canopy trees, and allowing them to grow. Utilize native trees where appropriate.
8. Other incentives that reflect best practices.

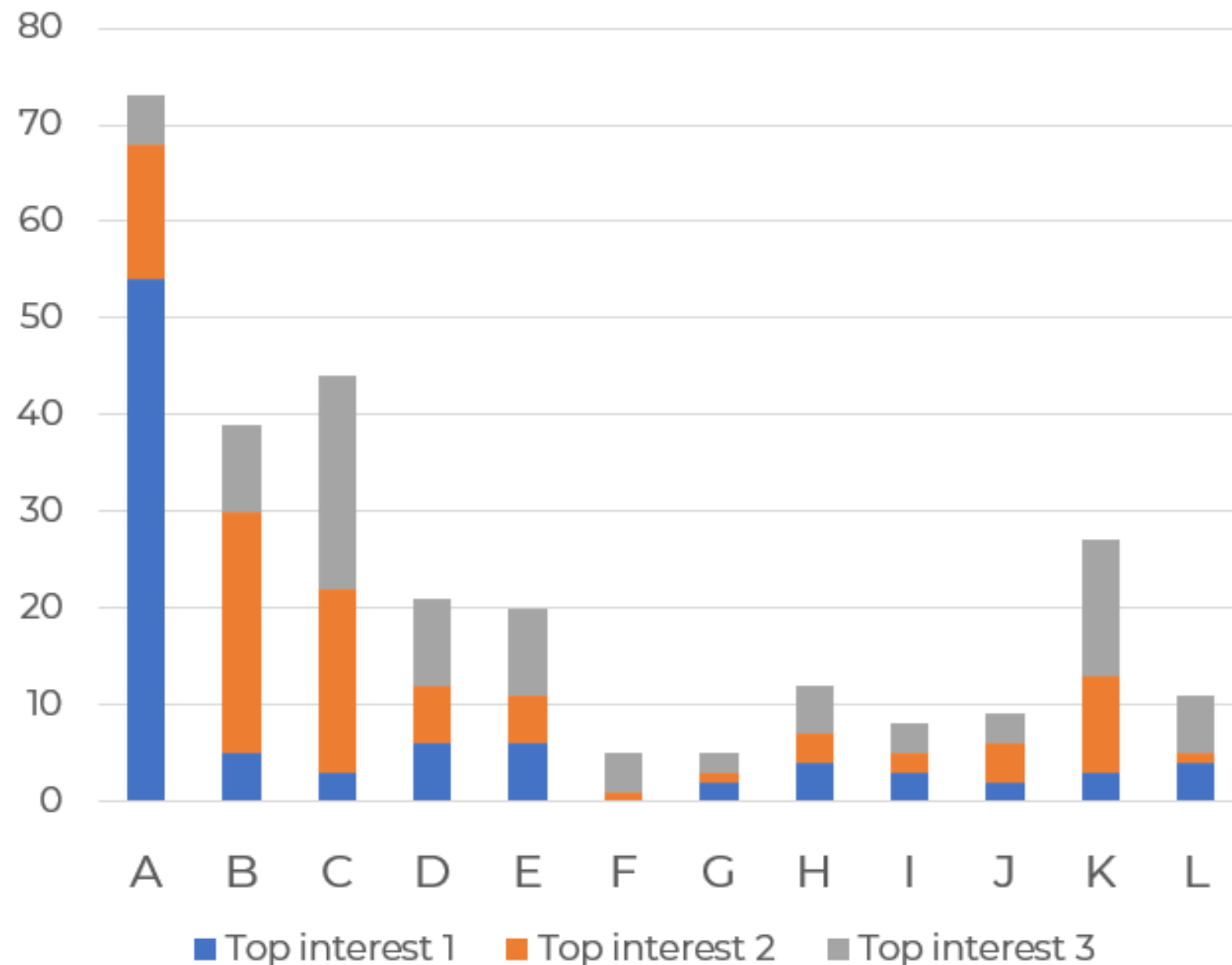
Community Engagement

- Survey Results: March 31-April 26
 - 108 Responses
- Tree Talk: April 6
 - 9 Persons
- Stakeholder Interviews: April
 - 6 Persons
- Other Activities Planned for May/Early June



Community Engagement

SURVEY: TOP 3 INTERESTS



Variable	Survey Response
A.	Provide habitats for birds, animals, and fish and protect native species
B.	Protect water quality and reduce stormwater runoff and flooding
C.	Filter air pollutants and reduce greenhouse gas emissions
D.	Help define city character, make it a more livable place, and enhance business districts
E.	Provide a more equitable distribution of trees and reduce heat island effects
F.	Save energy by cooling homes and neighborhoods
G.	Increase property values
H.	Provide proper maintenance and care of trees for tree canopy health, public safety, and infrastructure operation
I.	Balance tree protection with sustainable development of homes and businesses
J.	Respect property rights
K.	Make tree protection rules clear, effective, and fair, and enforce them
L.	Other

Community Engagement

SURVEY OPEN ENDED THEMES

- Impact of commercial and residential development on existing tree canopy
- Insufficient enforcement and mitigation of tree removal code
- Insufficient protection and loss of Garry Oak as a city resource
- Hazards occurring from existing trees
- Recovering from the loss of tree canopy

Community Engagement

TREE TALK: APRIL

- A need for a tree inventory as well as a permit process.
- Desire to identify heritage trees that are irreplaceable, including all large oaks. These are considered a critical area.
- Utilities should be held to same standards of tree protection.
- Impacts of tree cutting affect neighbors. Allowing for retroactive permits is a reward for illegal behavior.
- Need a clear path to tree permit denials. What is the point of the permit if it is not denied?
- The City is allowing tree cutting to continue while addressing the code update – still measuring so why cutting. It is a bureaucratic process.
- City has not identified why it is trees versus jobs. How many jobs are coming in? There are other places for jobs in vacant buildings.

Community Engagement

STAKEHOLDER INTERVIEWS: APRIL

- Asia Pacific Cultural Center
- Rainbow Center
- Habitat for Humanity – Pierce County
- Lakeview Light and Power
- Lakewood Operations & Maintenance
- Lakewood Parks & Recreation
- Street Trees & Public Right of Way
- Maintenance
- Incentives
- Equity
- Benefits of trees and education
- Locations for Adding/Restoring Tree Canopy

Thank You!



PLANIT GEO[™]
mapping a greener future

