



LAKEWOOD CITY COUNCIL AGENDA

Tuesday, September 6, 2022

7:00 P.M.

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

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

Those who do not have access to YouTube can participate via Zoom by either visiting <https://us02web.zoom.us/j/86872632373> or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

Virtual Comments: If you would like to provide virtual Public Comments or Testimony on Public Hearings during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373 or visiting <https://us02web.zoom.us/j/86872632373>.

By Phone: For those participating by calling in by telephone (+1(253) 215- 8782 and enter participant ID: 868 7263 2373), to use the "Raise Hand" feature press *9 on your phone, to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press *6 to unmute yourself. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

By ZOOM: For those using the ZOOM link (<https://us02web.zoom.us/j/86872632373>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak.

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

Page No.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS AND PRESENTATIONS

- (5) 1. Proclamation declaring September 11, 2022 as Patriot Day and Day of Remembrance. – *Chief Mike Zaro, Lakewood Police Department and Deputy Chief Hallie McCurdy, West Pierce Fire & Rescue*

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

- (6) 2. Proclamation recognizing September 15 through October 15, 2022 as National Hispanic Heritage month. – *Jose Gonzales, Veteran Roofers*
3. Youth Council Report.
4. Clover Park School District Report.

PUBLIC COMMENTS

C O N S E N T A G E N D A

- (7) A. Approval of the minutes of the City Council study session of August 8, 2022.
- (11) B. Approval of the minutes of the City Council meeting of August 15, 2022.
- (17) C. Approval of the minutes of the City Council study session of August 22, 2022.
- (22) D. Approval of claims vouchers, in the amount of \$2,229,917.74, for the period of July 22, 2022 through August 19, 2022.
- (74) E. Approval of payroll checks, in the amount of \$2,662,141.73, for the period of July 16, 2022 through August 15, 2022.
- (76) F. Motion No. 2022-62

Authorizing the execution of an interlocal agreement adopting amendments updating the Pierce County Countywide Planning Policies.
- (188) G. Motion No. 2022-63

Authorizing the execution of an agreement with David Evans and Associates, Inc., in the amount of \$343,378, for design engineering services related to the Ardmore/Whitman/93rd sidewalks project.
- (200) H. Motion No. 2022-64

Authorizing the execution of agreements and forms related to the Washington Opioid Settlement.

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

(307) I. Motion No. 2022-65

Authorizing the execution of abatement contracts with Northwest Abatement Services for demolition of 9616 Gravelly Lake Drive SW.

(355) J. Motion No. 2022-66

Authorizing the execution of an agreement with Global IT Resources for updates to the Rental Housing Safety Program Software.

(358) K. Motion No. 2022-67

Authorizing the execution of an employment agreement with John J. Caulfield for City Manager services.

(365) L. Motion No. 2022-68

Appointing DJ Wilkins to serve on the Lodging Tax Advisory Committee through December 31, 2025.

(368) M. Items filed in the Office of the City Clerk:

1. Public Safety Advisory Committee meeting minutes of June 1, 2022.
2. Lakewood's Promise Advisory Board meeting minutes of June 6, 2022.
3. Landmarks and Heritage Advisory Board meeting minutes of June 23, 2022.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

(376) This is the date set for a Public Hearing on the second Biennial Review of the Downtown Subarea Plan, SEPA Planned Action and Development Code.

(565) This is the date set for a Public Hearing on the Tree Preservation Code Updates.

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

ORDINANCE**(642) Ordinance No. 773**

Vacating the terminal westerly thirty-six (36) feet of 88th Avenue Court SW west of the intersection with Wadsworth Street SW.

UNFINISHED BUSINESS**NEW BUSINESS****REPORTS BY THE CITY MANAGER****CITY COUNCIL COMMENTS****ADJOURNMENT**

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

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, on September 11, 2001, nearly 3,000 innocent lives of men, women and children who had been going about their normal routines were taken from us, depriving our families and loved ones of a lifetime of precious moments; and

WHEREAS, in the years that followed, we worked to rebuild our nation, more sound and resilient than ever before, united and, determined to strengthen our country's character with acts of endurance and hope, renewal and progress; and

WHEREAS, the pain inflicted on our Nation on September 11 was felt by people of every race, background and faith. Though many young Americans have grown up without knowing firsthand the horrors of that day, their lives have been shaped by it; and

WHEREAS, the compassion that rose in the hearts and minds of the American people following September 11 serves as the ultimate rebuke on those who wish evil on this great Nation; and

WHEREAS, first responders who risked and gave their lives to rescue others demonstrated the unwavering heroism that defines our Nation; and

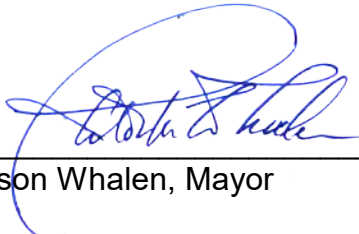
WHEREAS, on **Friday, September 9, 2022 at 2:00 p.m.** a Remembrance Ceremony will be held at Lakewood City Hall to reflect on the 21st anniversary of the attacks, the lives lost, and to pay tribute to the families who still live with extraordinary pain.

NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaims September 11, 2022 as

PATRIOT DAY AND DAY OF REMEMBRANCE IN THE CITY OF LAKEWOOD

and urges all residents to observe a moment of silence to honor the innocent victims who perished as a result of the terrorist attacks of September 11, 2001, and to observe this day with remembrance in honor of those individuals.

PROCLAIMED this 6th day of September, 2022.



Jason Whalen, Mayor

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, Hispanic and Latin Americans represent the largest minority group in the United States with more than 60 million residents, and in Lakewood more than 11,500 people of Hispanic or Latino heritage call our city home and have helped build and strengthen our community for generations at every level; and

WHEREAS, we proudly celebrate “Hispanic Heritage Month”, an observation that began in 1968 under President Lyndon B. Johnson, and was enacted into federal law on August 17, 1988, calling upon all the people of the United States to observe this time with ceremonies, activities, programs and revisiting our history; and

WHEREAS, from September 15 through October 15 we give special attention to honor the invaluable ways Hispanic and Latin Americans contribute to the fabric of our community by celebrating our common goals, learning about their diverse cultures, and working toward a stronger, more inclusive, and more prosperous society for all; and

WHEREAS, Hispanic and Latin Americans have enhanced and shaped our national character with centuries-old traditions that reflect the multi-ethnic and multicultural customs that make our nation great, while adding their own distinct and dynamic perspectives to the story of our country; and

WHEREAS, in Lakewood Hispanic and Latino Americans are a significant and fast growing demographic representing the largest minority group, and their contributions to the city are invaluable including through small business ownership volunteerism and workforce support; and

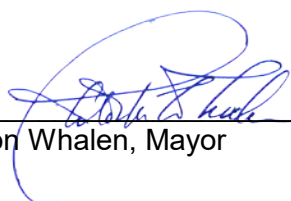
WHEREAS, the City of Lakewood is grateful for businesses like Veteran Roofers, owned by longtime Lakewood resident Jose Gonzales, who for the last two years volunteered to assist the Lakewood Chamber of Commerce with its “Night of Lights” blue light campaign and hung lights on the rooflines of downtown businesses, exemplifying what it means to give back to the community;

NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaim September 15, 2022 through October 15, 2022 as

NATIONAL HISPANIC HERITAGE MONTH

in the City of Lakewood and encourages our community to join us in celebrating the great contributions of Hispanic and Latin Americans at our Fiesta De La Familia Street Festival on Saturday, September 17, 2022 from 4:00 p.m. to 7:45 p.m. at Colonial Plaza

PROCLAIMED this 6th day of September, 2022.



Jason Whalen, Mayor



LAKEWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, August 8, 2022

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215- 8782

Participant ID: 868 7263 2373

CALL TO ORDER

Mayor Whalen called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Whalen, Deputy Mayor Mary Moss (arrived at 7:31 p.m.); Councilmembers Mike Brandstetter, Don Anderson, Patti Belle, Linda Farmer and Paul Bocchi.

Public Safety Advisory Committee Members Present: 4 – Chair Alan Hart, Ray Dotson, Karen Ferreira and Ken Witkoe.

ITEMS FOR DISCUSSION:

Joint Public Safety Advisory Committee meeting.

Chair Hart introduced the Public Safety Advisory Committee (PSAC) members. He highlighted the 2022 work plan accomplishments which included monitoring the Clover Creek Railroad crossing, school zone cameras, fireworks education, continuing emphasis on recruitment and performing a business public safety survey. Discussion ensued.

Tree Preservation Code Update.

Planning Manager Courtney Brunell was joined by Planning Commission Chair Don Daniels, Vice-Chair Ryan Pearson and Lisa Grueter, Berk and Associates.

Planning Commission Chair Don Daniels provided an overview of the Planning Commission's review of the Tree Preservation code and public outreach process. Vice Chair Ryan Pearson spoke about the representation of the Tree Advisory Committee.

Planning Manager Courtney Brunell provided a high level overview of the background of the review of the tree preservation code update.

Lisa Grueter shared that in the fall of 2021 community members expressed interest and concern related to tree preservation throughout the city. The City Council directed the City Manager to complete a review of the tree preservation code and associated chapters. The City Council approved a Scope of Work and

Public Participation Plan in November 2021 and formed an Ad Hoc Tree Committee in February 2022.

She shared that a Tree Canopy Situation Assessment was prepared to inform the tree preservation code update and a tree code evaluation was conducted to review best practices, permit procedures, permit fees and to identify coordinating updates alongside the Comprehensive Plan and other city policy updates. She reviewed the public participation plan which included advertising, an Ad Hoc Advisory Committee, targeted outreach, stakeholder interviews, tree talks, tours, postcards sent to all addresses within in the city and the legislative meeting process.

Grueter then highlighted the tree canopy goal alongside current policy or code language, the Ad Hoc Committee recommendations and the Planning Commission recommendation which proposes a 30% goal. Discussion ensued.

Brunell reviewed recommendations in key issue areas specific to residential lot exemptions, industrially zoned properties as well as easements and rights of way. Discussion ensued.

Grueter reviewed recommendations related to the tree permit process which would require a permit for a non-exempt lots, the Heritage/Historical Tree program and the replacement ratio for significant trees.

Brunell then reviewed the significant tree and critical area definitions, the policy related to the maximum removal of developed single family properties which would require a number of trees for removal with a permit.

Brunell reviewed the recommendations for uses of the tree fund, fines associated with removal and non-compliance and incentives for preservation. Brunell then reviewed several case scenarios comparing the current code to the proposed code. Discussion ensued.

ITEMS TENTATIVELY SCHEDULED FOR THE AUGUST 15, 2022 REGULAR CITY COUNCIL MEETING:

1. Proclamation recognizing the life and achievements of George Weyerhaeuser, Sr.
2. American Rescue Plan Act (ARPA) Sub recipient Presentations.
– *West Pierce Fire & Rescue, Hallie McCurdy and YMCA, Jessie Palmer*
3. Authorizing the execution of an amendment to the agreement with BERK and Associates, in the amount of \$20,000, for the tree preservation code updates.– (Motion – Consent Agenda)
4. Authorizing the execution of an amendment to the purchase and sale agreement related to the Wards Lake Park expansion. – (Motion – Consent Agenda)

5. Accepting a grant donation from the Lakewood Rotary, in the amount of \$10,000, for swings at Fort Steilacoom Park. – (Motion – Consent Agenda)
6. Appointing the 2022-2023 Youth Councilmembers. – (Motion – Consent Agenda)
7. This is the date set for a public hearing to consider the proposed vacation of the terminal westerly thirty-six (36) feet of 88th Ave Ct SW west of the intersection with Wadsworth Street SW. – (Public Hearings and Appeals – Regular Agenda)
8. Adopting the Tacoma Pierce County Solid Waste and Hazardous Management Plan. – (Resolution – Regular Agenda)
9. Review of the 2022 Countywide Planning Policies Interlocal Agreement. – (Reports by the City Manager)

REPORTS BY THE CITY MANAGER

City Manager Caulfield shared that last week he participated in Lancer Day with the 2/2 Stryker Brigade Combat Team (SBCT). The City and SBCT would like to host a community connector event on Friday, September 23rd or September 30th to be held at the Tacoma Golf and Country Club. He requested the City Council consider what date works best for their calendar.

He shared that the Street Festival and Car Show will be held on Saturday, August 13th from 4:00 p.m. to 8:00 p.m. at the Colonial Plaza.

CITY COUNCIL COMMENTS

Councilmember Bocchi shared that the Phillips Road sidewalk project is progressing nicely.

Councilmember Anderson commented on the National Night Out events.

Deputy Mayor Moss shared that she also participated in National Night Out events and she attended the Air Force Associations Legends event this evening.

Mayor Whalen shared that he participated in several National Night Out events last week.

Mayor Whalen announced that the City Council will recess into Executive Session for approximately 30 minutes pursuant to RCW 42.30.110(1)(g) to review the performance of a public official. The City Council is not expected to take action following the Executive Session other than to adjourn the meeting.

The City Council recessed at 9:21 p.m. At 9:51 p.m., Mayor Whalen announced that the Executive Session will be extended for an additional 30 minutes. At 10:21 p.m., Mayor Whalen announced that the Executive Session will be extended for an additional 15 minutes. The City Council reconvened at 10:36 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:40 p.m.

ATTEST:

JASON WHALEN, MAYOR

BRIANA SCHUMACHER
CITY CLERK



LAKEWOOD CITY COUNCIL MINUTES

Monday, August 15, 2022

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215-8782

Participant ID: 868 7263 2373

CALL TO ORDER

Mayor Whalen called the meeting to order at 7:00 p.m.

ROLL CALL

Councilmembers Present: 7– Mayor Jason Whalen, Deputy Mayor Mary Moss, Councilmembers Mike Brandstetter, Don Anderson, Patti Belle, Linda Farmer and Paul Bocchi.

PLEDGE OF ALLEGIANCE

Mayor Whalen paused for a moment of silence and led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATIONS

Proclamation recognizing the life and achievements of George Weyerhaeuser, Sr.

COUNCILMEMBER ANDERSON PRESENTED A PROCLAMATION RECOGNIZING THE LIFE AND ACHIEVEMENTS OF GEORGE WEYERHAEUSER, SR. TO PHYLLIS GRIGGS, SUE MESSINA AND DAVE WEYERHAEUSER.

American Rescue Plan Act (ARPA) Sub recipient Presentations.

Planning Manager Speir shared that this evening West Pierce Fire & Rescue and YMCA will provide an update on the use of American Rescue Plan Act (ARPA) funds to date.

Hallie McCurdy, Deputy Chief, West Pierce Fire & Rescue shared that a down payment has been made to update the Department Operations Center with technology to be utilized during an emergency, updates are being made to the limited English Proficiency Communications Plan and installing a HAM Radio system.

Jessie Palmer, Senior Development Director, YMCA of Pierce and Kitsap Counties Provided an overview of services available to elementary and middle school students such as before and after school childcare, academic achievement, health and social enrichment noting that pre-covid the center and outreach reached approximately 18,000 people per year and is on track to serve 12,000 in 2022. He shared that ARPA funding services has been focused on youth programming to reduce costs, due to eligibility guidelines only six kids at childcare sites, three teens and two students from summer day camp attendees qualify for these benefits.

He shared that promotion of the program will continue and will be rolled out for additional programs this fall. Discussion ensued.

PUBLIC COMMENTS

The City Council received written comments in advance of the meeting from Christina Manetti and Karen Ripp.

Speaking before Council were:

Dennis Haugen, Sioux Falls, spoke about the meaning of racist, illegal immigration, sanctuary states and distribution of fentanyl.

Bunchy Carter, Black Panther Party, spoke a prior City Council meeting where officers were decorated and a string of incidents where citizens were treated like criminals when calling cops to make complaints.

General Ovunayo X, Black Panther Party, questioned why Haugen is allowed to make public comments on items unrelated to the city. Ovunayo X spoke about the closure of the Lakewood Library, cutting of endangered trees, warehouse development and the impacts to minority neighborhoods.

Tamara Cook, Lakewood resident, spoke about communication utilities, being forced to use cell phones that have agreements that she disagrees with, third party affiliations and the lack of brick and mortar facilities that protect the consumer.

Oneida Arnold, Tacoma resident, spoke about the Village Apartment rent increases and impacts to residents. Arnold requested the City Council adopt policy in support of seniors and low-income households.

Gwen Harris, Lakewood resident, invited the City Council to visit Village Apartments and the surrounding neighborhood, which is full of trash and has seen an increase of crimes being committed.

Rheta Barker, Lakewood resident, spoke about living at the Village Apartments, her vehicle being broken into and requested increased police presence in the neighborhood.

Christina Manetti, Lakewood resident, spoke about her SEPA Appeal of the speculative warehouse at 123rd Street in Springbrook being dismissed on procedural grounds and the environmental impacts of the project.

James Dunlop, Lakewood resident, spoke about the meaning of public safety, health issues and environmental impacts created from polyfluoroalkyl substances. Dunlop requested the City stop the warehouse at 123rd Street in Springbrook from being developed.

Addo Aequitas, Panther Party, spoke about people suffering and the city doing nothing for them.

Licentia Immortalis, Panther Party, spoke about the city selling water to Puyallup, offering resources to the residents of Village Apartments and putting in a plan of action to help. *Immortalis* spoke about a man who died in police custody last week and the need for the Lakewood Police Department to make a statement.

C O N S E N T A G E N D A

A. Approval of the minutes of the City Council study session of July 25, 2022.

B. Approval of the minutes of the City Council meeting of August 1, 2022.

C. Motion No. 2022-58

Authorizing the execution of an amendment to the agreement with BERK Consulting for the Tree Preservation code update.

D. Motion No. 2022-59

Authorizing the execution of an amendment to the purchase and sale agreement between the City of Lakewood and Lakewood Cinema Plaza, LLC, for the Wards Lake Park expansion and property acquisition.

E. Motion No. 2022-60

Accepting a donation from the Rotary Club of Lakewood, in the amount of \$11,000, for the replacement of swings at Fort Steilacoom Park.

F. Motion No. 2022-61

Appointing the 2022-2023 Youth Councilmembers.

COUNCILMEMBER ANDERSON MOVED TO ADOPT THE CONSENT AGENDA. SECONDED BY COUNCILMEMBER BOCCHI. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

This is the date set for a public hearing to consider the proposed vacation of the terminal westerly thirty six (36) feet of 88th Ave Ct SW west of the intersection with Wadsworth Street SW.

Speaking before Council were:

Gomer Roseman, Habitat for Humanity, spoke about the proposed site plan to provide 12 units of affordable housing, the road and sewer improvements and requested the City Council forgo the \$28,000 costs associated with the street vacation.

There being no further testimony, the public hearing was declared closed at 8:17 p.m.

RESOLUTION

Resolution No. 2022-11 Adopting the 2021 Tacoma-Pierce County Solid and Hazardous Waste Management Plan and recommitting the City of Lakewood to its partnership with Pierce County.

COUNCILMEMBER ANDERSON MOVED TO ADOPT RESOLUTION NO. 2022-11. SECONDED BY COUNCILMEMBER FARMER. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

REPORTS BY THE CITY MANAGER

Review of the 2022 Pierce County Countywide Planning Policies.

Planning Manager Speir shared that on June 6th the Pierce County Council adopted the 2022 Pierce County Countywide Planning Policies. The City Council has the opportunity to review the policies and take action on whether to express support of opposition. Speir shared that the Countywide Planning Policies establishes a framework for how the development should occur consistent with the Growth Management Act. She highlighted the types of changes incorporated which includes affordable housing, healthy community, military installation coordination, tribal coordination and transportation policies. Discussion ensued.

City Manager Caulfield shared that the Transportation Coordination Committee made a recommendation to provided funding for the Lakewood in support of the design and right of way acquisition for the 100th Street from South Tacoma Way to Lakeview project, this will come forward for approval by the Pierce County Regional Council in August. He shared WSDOT provided additional funding in support of the Pacific Highway and South Tacoma Way overlay project and now the project funding shortfall is only \$52,000.

He shared that Pierce County extended the deadline for American Rescue Plan Act (ARPA) sewer funds, the City originally submitted for two projects and once extended submitted a third application for the Grant Avenue and Orchard Street sewer extension project.

He shared that discussions continue with the Nisqually Indian Tribe regarding options to collaborate on projects at Fort Steilacoom Park, the cost is estimated at \$250,000 which will come forward as a state capital budget request, an update will come forward for City Council review in September with approval in October.

He reported that the City reached out to Camp Murray regarding the annexation analysis study from 2020 and is following up to discuss next steps regarding improvements at the boat launch.

He shared that Police Chief Zaro will be retiring in February, the search and recruitment process kicked off last week, is expected to take place through the end of the year and includes public input and feedback opportunities.

He then shared that the Pierce County Economic Development Department will host an event to celebrate and recognize the businesses who graduated from the BIPOC Business Accellator Program on October 13th.

He shared that Friday, September 30th is the date set for a dinner event with the City Council and 2/2 Stryker Brigade Combat Team.

CITY COUNCIL COMMENTS

Councilmember Bocchi shared that he enjoyed attending the Jazz Night and Car Show at Colonial Plaza.

Councilmember Belle shared that she appreciated the update this evening on how the American Rescue Plan Act (ARPA) funding is being allocated.

Councilmember Farmer shared that she attended the Lake City Neighborhood Association meeting last week.

Councilmember Anderson requested an Ordinance related to camping on public property come forward for City Council review. He spoke about lack of resources for maintenance at Springbrook Park and addressing this in the upcoming budget process.

Deputy Mayor Moss spoke about the city responding to residents and shared that she attended the Jazz Festival and Car Show last weekend.

Mayor Whalen spoke about receiving constructive feedback from residents and the importance of providing education, productive feedback and maintaining decorum. Whalen addressed the rent increase challenges, requests for cities to adopt rent control and spoke about tools that are available to cities.

Mayor Whalen spoke about the Lodging Tax Advisory Committee meeting and requested an opinion regarding legal aspects on capital and operational funding limitations. He shared that he attended the Farmers Market and Concert in the Park last week and that the City Council article for the Connections article is due this week.

Mayor Whalen announced that the City Council will recess for approximately 10 minutes pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the city litigation and for approximately 20 pursuant to RCW 42.30.110(1)(g) to review the performance of a public official. The City Council is not expected to take action following the Executive Session.

The City Council recessed at 9:15 p.m. At 9:45 p.m., Mayor Whalen announced that the Executive Session will be extended for an additional ten minutes. The City Council reconvened at 9:55 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:55 p.m.

JASON WHALEN, MAYOR

ATTEST:

BRIANA SCHUMACHER
CITY CLERK



LAKEWOOD CITY COUNCIL STUDY SESSION MINUTES

Monday, August 22, 2022

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215- 8782

Participant ID: 868 7263 2373

CALL TO ORDER

Mayor Whalen called the meeting to order at 7:05 p.m.

ROLL CALL

Councilmembers Present: 7 – Mayor Whalen, Deputy Mayor Mary Moss, Councilmembers Mike Brandstetter, Don Anderson, Patti Belle, Linda Farmer (virtual via ZOOM) and Paul Bocchi.

ITEMS FOR DISCUSSION:

Community and Economic Development Report.

Dave Bugher, Community Development Director provided an overview of the department's annual report highlighting services, functional structure, activities, and goals. He was accompanied by Becky Newton, Economic Development Manager who discussed key achievements of communications and attractions, business recruitment and retention, and affordable housing. Discussion ensued.

Biennial Review of the Downtown Subarea Plan.

Tiffany Speir, Planning Manager provided the second biennial review of the 2018 Downtown Subarea Plan and its related SEPA Planned Action and hybrid form-based development code (LMC Title 18B). No substantive changes to the package were recommended since development was significantly impacted by the COVID-19 pandemic in 2020 and 2021. A recommendation was made to modify the review schedule from two years to five years.

Ms. Speir highlighted progress on the 2019 Transportation Improvement Plan project list, park improvements, 2021 sale of Lakewood Towne Center, priority contaminated sites, private projects, transportation mitigation fees, and economic development activity in the downtown area.

Discussion ensued surrounding the goals of continued development of the Towne Center to incorporate green space, mixed use projects, and transportation improvements.

Tree Preservation Code Update.

Planning Manager Courtney Brunell was joined by consultants Alex Hancock and Chris Peiffer of PlanIT Geo to provide a Tree Preservation Code Update.

Ms. Hancock highlighted research and recommendations to short plat and single-family lot tree preservation. Final recommendations included two options for short-plats:

Option 1- The Adhoc Committee recommended that the City consider eliminating the exemption for single family residential lots regardless of lot size and require canopy coverage be maintained on every residential lot where it exists today. Additionally, the Adhoc Committee recommended that the Council consider looking at canopy coverage on a lot-per-lot basis rather than individual tree count. The City Council may choose to revisit this option.

Option 2- The City may consider further amending LMC 18A.70.320.b as shown below: Interior Trees. A percentage of all significant trees within the interior of a lot, excluding the perimeter area, shall be preserved within the applicable zoning district.

a. For new single-family residential development including a single-family dwelling on an individual lot, multifamily residential development, and public/quasi-public institutional development, fifty (50) percent of the significant trees located within the interior area of the lot shall be retained.

b. For new residential subdivisions all significant trees shall be retained and preserved except those required to be removed in order to construct streets, utilities, or other on-site improvements. Tree retention shall thereafter be provided on a lot-by-lot basis as the individual lots are developed. A tree survey shall be included as part of the subdivision application and a tree retention plan shall be recorded on the face of the plat to require compliance with this provision.

Ms. Hancock then highlighted recommendations to short-plat and single family lot tree replacement. This included amending LMC 18A.70.320.I to include additional on-site replacement options based on replacement DBH size, replacement canopy coverage, or replacement carbon reductions.

Further, it was recommended to amend LMC 18A.70.320 to include that for any site proposed to be developed or cleared, at least 50 percent of significant trees located outside the buildable area of the lot shall be retained if they are rated in good condition or better by an ISA Certified Arborist.

Finally, Ms. Hancock and Mr. Peiffer provided an overview of the benefits and purpose of an Urban Forestry Program. The City's overall Urban Tree Canopy has grown by 53.5 acres between 2011-2019. Ms. Hancock also highlighted various reports to show the equity of urban tree canopy distribution for Lakewood Census Block Groups and People of Color populations. Discussion ensued concerning the impact of recommendations.

ITEMS TENTATIVELY SCHEDULED FOR THE SEPTEMBER 6, 2022 REGULAR CITY COUNCIL MEETING:

1. Proclamation declaring September 11, 2022 as Patriot Day and Day of Remembrance. – *Chief Mike Zaro, Lakewood Police Department and Chief Jim Sharp, West Pierce Fire & Rescue*
2. Proclamation recognizing National Hispanic Heritage month.
3. Youth Council Report.
4. Clover Park School District Report.
5. Authorizing the execution of the 2022 Pierce County Countywide Planning Policies interlocal agreement.– (Motion – Consent Agenda)
6. Authorizing the execution of an agreement with David Evans and Associates, Inc., in the amount of \$343,378, for design engineering services related to the Ardmore/Whitman/93rd sidewalks project. – (Motion – Consent Agenda)
7. Authorizing the execution of the Allocation Agreement and Participation Form related to the Washington Opioid Settlement. – (Motion – Consent Agenda)
8. This is the date set for a public hearing on the Biennial Review of the Downtown Subarea Plan. – (Public Hearings and Appeals – Regular Agenda)
9. This is the date set for a public hearing on the Tree Preservation Code Updates. – (Public Hearings and Appeals – Regular Agenda)
10. Considering the proposed vacation of the terminal westerly thirty-six (36) feet of 88th Ave Ct SW west of the intersection with Wadsworth Street SW. – (Ordinance – Regular Agenda)

REPORTS BY THE CITY MANAGER

City Manager Caulfield shared that the City was awarded the 2022 Governor's Smart Communities Award for its leadership on planning and climate change, one of only eight cities recognized in the state. The City also received the Judges Merit Award for the development of the Lakewood Station District Subarea Plan. He extended appreciation to the City Council, staff, and the Planning Commission for their ongoing work on these policy objectives.

Mr. Caulfield also provided follow-up to public comment concerning Village Apartment residents. The City continues to be engaged in conversations with residents and advocacy groups, such as LASA and others to educate on tenant

laws and facilitate access to resources. The Community Safety Resource Team conducted on-site visits to review complaints and found no code violations or issues. They did locate some vehicles that had people living within them and reached out to the PATH team to connect them to resources.

He shared that the Lakewood Library Advisory Committee had their second meeting. The committee completed a community survey with 1,899 responses. The next meeting is scheduled in September and the City's Parks and Recreation Director and Senior Center Coordinator will join to discuss possible partnership opportunities. The Library District has hired structural engineers to assess the existing building and costs of upgrades.

He then reported that the Farmers Market has had great success this season and is extended into the second week of September and the Public Works Engineering Department submitted 3 projects for TFE funding (Union Ave, 40th/100th intersection, and S. Tacoma Way/92nd traffic signal). The City is expected to receive a \$1.278 million grant from the state's transportation safety program, this funding will be used for construction on Custer Rd. and John Dower with a very small match from the City required. The timeline will be to design in 2025 and begin construction in 2026.

CITY COUNCIL COMMENTS

Councilmember Anderson expressed concerns about the request for appropriation from Tacoma Cease Fire. He was appreciative that the Urban Tree Canopy cover has increased and compared the size to that of Waughop Lake. Finally, he shared that the U.S. Golf Association announced in 2027 US Women's Senior Open will be hosted at the Tacoma Country Golf Club.

Mayor Whalen attended a telephonic meeting with United Way and other local mayors about supporting United Way with a proclamation about the good work done by the organization, more to follow at a later meeting. He also attended the 2022 WashJam scouting event at Fort Steilacoom Park. It was a well enjoyed event and the Mayor extended his appreciation to City staff for their work in coordinating and clean-up following the weekend of camping. Mayor Whalen also met with the Tacoma Country Golf Club Board to discuss the WSDOT project for the interconnector road. TCGC Board is working with WSDOT to negotiate project outcomes. Finally, Mayor Whalen met with the City Manager and Chair of Pierce County Library System board to discuss the current affairs of the library system in Lakewood. It was a positive meeting and PCLS is committed to ongoing transparency and communication with the City. PCLS is planning a temporary location and will share more information soon. There is interest in the full PCLS Board meeting with the City Council to discuss results of the community survey from the Lakewood Library Advisory Group once the results are compiled.

Mayor Whalen announced that the City Council will recess into Executive Session for approximately 30 minutes pursuant to RCW 42.30.110(1)(g) to review the performance of a public official. The City Council is not expected to take action following the Executive Session other than to adjourn the meeting.

The City Council recessed at 9:52 p.m. The City Council reconvened at 10:22 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 10:24 p.m.

ATTEST:

JASON WHALEN, MAYOR

AMANDA COLLINS
ACTING CITY CLERK



To: Mayor and City Councilmembers
From: Tho Kraus, Deputy City Manager
Through: John J. Caulfield, City Manager
Date: September 6, 2022
Subject: Claims Voucher Approval

Check Run Period: July 22, 2022 – August 19, 2022

Total Amount: \$ 2,229,917.74

Checks Issued:

07/28/22	Checks 96531-96575	\$ 197,366.74
08/04/22	Checks 96576-96578	\$ 6,895.50
08/10/22	Check 96579	\$ 25,000.00
08/15/22	Checks 96580-96656	\$ 335,562.60
08/19/22	Checks 96657-96669	\$ 25,036.31

EFT Checks Issued:

07/28/22	Checks 19722-19810	\$ 552,414.98
08/04/22	Checks 19811-19815	\$ 44,837.56
08/10/22	Check 19816	\$ 35.39
08/15/22	Checks 19817-19913	\$ 1,072,189.82
08/19/22	Checks 19914-19919	\$ 10,273.84

Voided Checks:

08/04/22	Check 19779	\$ 39,695.00
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Grand Total \$ 2,229,917.74

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Dana Kapla
Assistant Finance Director

Tho Kraus
Deputy City Manager

John J. Caulfield
City Manager

City of Lakewood - Accounts Payable Voucher Report

Heritage Bank							Page 1 of 51
Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19722	7/28/2022	011591		911 SUPPLY INC,			\$947.65
001.0000.15.521.22.31.008			6/30/2022	INV-2-19635	PD Trousers: Alwine	121.10	
001.0000.15.521.22.31.008			6/30/2022	INV-2-19664	PD Shorts: J Johnson	59.36	
001.0000.15.521.22.31.008			7/8/2022	INV-2-19838	PD Badge: Urckfitz	26.96	
001.0000.15.521.22.31.008			7/8/2022	INV-2-19853	PD Trousers: Mahaffey	136.39	
001.0000.15.521.22.31.008			7/14/2022	INV-2-19975	PD Jacket: J Johnson	158.39	
001.0000.15.521.22.31.008			7/15/2022	INV-2-19993	PD Shirt & Trousers: Dougherty	230.98	
001.0000.15.521.22.31.008			7/15/2022	INV-2-19994	PD Shirt & Trousers: Beauchamp	214.47	
19723	7/28/2022	011452		AFTERMATH SERVICES LLC,			\$300.00
501.0000.51.521.10.48.005			7/19/2022	JC2022-1102	PDFL HazMat	300.00	
19724	7/28/2022	002293		AHBL INC,			\$39,473.25
001.0000.07.558.60.41.001			6/30/2022	132872	CD 05/29-06/25 Land Use Planni	975.00	
302.0114.21.595.12.41.001			6/30/2022	133260	PWCP AG 2022-130 05/26-06/25 1	12,740.05	
302.0083.21.595.12.41.001			6/30/2022	133261	PWCP AG 2022-131 05/26-06/25 H	25,758.20	
19725	7/28/2022	011959		ALL TRADES MECHANICAL INC,			\$5,025.49
195.0029.15.521.30.35.010			7/1/2022	54490	PD Reach-in Refrigerator. Trau	4,568.63	
195.0029.15.521.30.35.010			7/1/2022	54490	Sales Tax	456.86	
19726	7/28/2022	012498		ALL TRAFFIC SOLUTIONS, INC.,			\$3,770.82
504.0000.09.518.39.31.001			7/11/2022	SIN033354	RM C1 # 2022-0069 Replace Rada	3,770.82	
19727	7/28/2022	011713		ALLSTREAM,			\$1,252.70
503.0000.04.518.80.42.001			7/8/2022	18596448	IT 07/08-08/07 Phone	1,252.70	
19728	7/28/2022	013052		AMADOR FARMS,			\$1,118.00
001.0000.11.571.22.41.001			7/26/2022	07/12, 07/19 FM	PK 07/12, 07/19 FM, SNAP, Mrkt	202.00	
631.0000.11.589.00.00.000			7/26/2022	07/12, 07/19 FM	PK 07/12, 07/19 FM, SNAP, Mrkt	337.00	
001.0106.11.571.22.49.010			7/26/2022	07/12, 07/19 FM	PK 07/12, 07/19 FM, SNAP, Mrkt	579.00	
19729	7/28/2022	001685		AMAYA ELECTRIC CORP,			\$240.35
101.0000.11.542.64.48.001			6/30/2022	9312-57	PWST Replace Failed Power Supp	253.00	
101.0000.00.223.40.00.000			6/30/2022	9312-57	PWST Inv. 9312-57 Retainage	-12.65	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19730	7/28/2022	010220		ASIA PACIFIC CULTURAL CENTER,			\$5,000.00
001.0000.11.565.10.41.020			7/18/2022	Q2/22	PKHS AG 2021-022A Q2/22 Promis	5,000.00	
19731	7/28/2022	013317		BASTINELLI'S,			\$10.00
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM SNAP Reimb	10.00	
19732	7/28/2022	006119		BCRA,			\$8,411.26
301.0020.11.594.76.63.001			7/7/2022	29574	PK AG 2022-03706/22 Wards Lake	8,411.26	
19733	7/28/2022	013336		BENNETT, SHANNON			\$1,435.03
001.0000.01.511.60.49.014			7/28/2022	07/28/22	PKRC Youth Summit: Gametruck V	500.00	
001.0000.01.511.60.49.014			7/28/2022	07/28/22	PKRC Youth Summit: Tuladhara Y	200.00	
001.0000.01.511.60.49.014			7/28/2022	07/28/22	PKRC Youth Summit: Vendor Stip	310.56	
001.0000.11.565.10.31.001			7/28/2022	07/28/22	PK Wristbands	68.01	
001.0000.11.565.10.31.001			7/28/2022	07/28/22	PK Raffle Prizes	356.46	
19734	7/28/2022	011039		BERK CONSULTING INC,			\$4,480.00
001.9999.13.558.70.41.001			7/20/2022	10714-06-22	ED AG 2022-112 06/22 Lkwd Libr	4,480.00	
19735	7/28/2022	012259		BEYLER CONSULTING LLC,			\$2,117.10
001.0000.06.515.30.41.001			7/21/2022	11647	LG AG 2022-116 Thru 07/16 Surv	2,117.10	
19736	7/28/2022	000065		BOYS AND GIRLS CLUBS OF,			\$9,748.99
196.3004.99.518.63.41.001			4/15/2022	1	ARPA AG 2021-427 Q1/22 Subreci	9,748.99	
19737	7/28/2022	013029		BROTHERS FARMS,			\$976.00
001.0000.11.571.22.41.001			7/26/2022	07/12, 07/19 FM	PK 07/12,07/19 FM, SNAP, Mrkt	116.00	
631.0000.11.589.00.00.000			7/26/2022	07/12, 07/19 FM	PK 07/12,07/19 FM, SNAP, Mrkt	285.00	
001.0106.11.571.22.49.010			7/26/2022	07/12, 07/19 FM	PK 07/12,07/19 FM, SNAP, Mrkt	575.00	
19738	7/28/2022	005038		CARROLL, JEFF			\$366.00
195.0024.15.521.30.43.004			7/27/2022	07/31-08/05 Per diem	PD IAATI Conf: Carroll	366.00	
19739	7/28/2022	002183		CATHOLIC COMMUNITY SVCS,			\$4,234.75
001.0000.11.565.10.41.020			7/15/2022	Q2/22	PKHS AG 2021-065A Q2/22 Family	4,234.75	
19740	7/28/2022	010262		CENTURYLINK,			\$184.84
503.0000.04.518.80.42.001			7/14/2022	253-589-8734 340B	IT 07/14-08/14 Phone	184.84	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19741	7/28/2022	006493		CH2O INC,			\$242.00
502.0000.17.518.35.41.001			7/19/2022	322921	PKFC 07/22 BW Labor	242.00	
19742	7/28/2022	000536		CITY TREASURER CITY OF TACOMA,			\$1,872.98
001.0000.11.576.81.47.005			7/20/2022	100384880 07/20/22	PKFC 05/18-07/19 8700 Steil Bl	37.32	
101.0000.11.542.63.47.006			7/19/2022	100415564 07/19/22	PKST 06/15-07/15 9450 Steil Bl	49.83	
101.0000.11.542.63.47.006			7/19/2022	100415566 07/19/22	PKST 06/15-07/15 9000 Steil Bl	49.58	
101.0000.11.542.63.47.006			7/19/2022	100415597 07/19/22	PKST 06/15-07/15 10000 Steil B	49.58	
101.0000.11.542.63.47.006			7/19/2022	100471519 07/19/22	PKST 06/15-07/15 8312 87th St	32.19	
101.0000.11.542.64.47.005			7/19/2022	100658937 07/19/22	PKST 06/15-07/15 10300 Steil B	36.10	
101.0000.11.542.64.47.005			7/19/2022	100687561 07/19/22	PKST 06/15-07/15 8623 87th Ave	28.05	
001.0000.11.576.81.47.005			7/19/2022	101076847 07/19/22	PKFC 06/15-07/15 8750 Steil Bl	58.65	
101.0000.11.542.64.47.005			7/19/2022	101086773 07/19/22	PKST 06/15-07/15 9550 Steil Bl	24.24	
101.0000.11.542.64.47.005			7/14/2022	100350986 07/14/22	PKST 05/12-07/13 8800 Custer R	137.82	
101.0000.11.542.64.47.005			7/14/2022	100463727 07/14/22	PKST 05/12-07/13 7919 Custer R	4.14	
101.0000.11.542.64.47.005			7/14/2022	100520997 07/14/22	PKST 05/12-07/13 7609 Custer R	66.30	
101.0000.11.542.63.47.006			7/13/2022	91099511	PKST 07/01-12/31 Semi-Annual P	203.60	
101.0000.11.542.63.47.006			7/18/2022	100349419 07/18/22	PKST 05/12-07/13 7502 Lkwd Dr	23.99	
001.0000.11.576.81.47.005			7/18/2022	100384879 07/18/22	PKFC 06/15-07/15 8750 Steil Bl	37.31	
101.0000.11.542.63.47.006			7/18/2022	100440754 07/18/22	PKST 06/11-07/13 7211 BPW W St	18.67	
101.0000.11.542.64.47.005			7/18/2022	100892477 07/18/22	PKST 05/12-07/13 8108 John Dow	98.07	
101.0000.11.542.63.47.006			7/18/2022	100898201 07/18/22	PKST 06/11-07/13 7729 BPW W	126.87	
101.0000.11.542.64.47.005			7/15/2022	100432466 07/15/22	PKST 06/14-07/14 5911 112th St	2.07	
001.0000.15.521.10.49.020			7/5/2022	91098097	PD Radio Repair	788.60	
19743	7/28/2022	005786		CLASSY CHASSIS,			\$97.12
501.0000.51.521.10.48.005			7/15/2022	5524	PDFL Oil Change	97.12	
19744	7/28/2022	000099		CLOVER PARK SCHOOL DISTRICT,			\$19,238.47
196.3002.99.565.10.41.001			7/28/2022	ARPA CPSD Q2/22	ARPA AG 2022-053 Q2/22 CPSD We	15,400.00	
501.0000.51.548.79.32.001			7/19/2022	20299	PKFL 06/22 Fuel	460.37	
001.0000.01.511.60.49.014			7/27/2022	7518	CM Yth Summit Banners	212.30	
001.0000.01.511.60.49.014			6/6/2022	20355	CM Catering Svcs: Yth Summit	3,165.80	
19745	7/28/2022	000104		COMMUNITIES IN SCHOOLS,			\$6,875.00
001.0000.11.565.10.41.020			7/1/2022	Q2/22	PKHS AG 2021-017A Q2/22 School	6,875.00	
19746	7/28/2022	008523		COMPLETE OFFICE,			\$461.89
001.0000.15.521.10.31.001			7/22/2022	2147753-0	PD Office Supplies	461.89	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19747	7/28/2022	003867		DELL MARKETING LP,			\$6,614.62
503.0000.04.518.80.35.030			6/13/2022	10591222093	IT Dell Latitude Rugged	3,307.31	
503.0000.04.518.80.35.030			6/13/2022	10591222106	IT Dell Latitude 5430 Rugged	3,307.31	
19748	7/28/2022	011994		DOUG MCDONALD FARMS,			\$261.00
001.0000.11.571.22.41.001			6/24/2022	06/07, 06/21 FM	PK 06/07 & 06/21 FM, SNAP, Mrk	2.00	
631.0000.11.589.00.00.000			6/24/2022	06/07, 06/21 FM	PK 06/07 & 06/21 FM, SNAP, Mrk	106.00	
001.0106.11.571.22.49.010			6/24/2022	06/07, 06/21 FM	PK 06/07 & 06/21 FM, SNAP, Mrk	153.00	
19749	7/28/2022	013320		EARTHLING FOOD COMPANY LLC,			\$56.00
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM SNAP Reimb	56.00	
19750	7/28/2022	003950		EMERGENCY FOOD NETWORK OF,			\$6,250.00
001.0000.11.565.10.41.020			6/30/2022	2012956	PKHS AG 2021-023A Q2/22 Co-Op	6,250.00	
19751	7/28/2022	013289		FACE PAINTING BY SKYE,			\$1,350.00
104.0029.01.557.30.41.001			6/2/2022	001	HM 05/21 Face Painting: Dancin	675.00	
104.0029.01.557.30.41.001			6/2/2022	003	HM 05/18 Face Painting: Carniv	675.00	
19752	7/28/2022	005190		FASTENAL,			\$25.30
502.0000.17.518.35.31.001			7/13/2022	WALA252139	PKFC 3/16-7/8" RR StepDr	25.30	
19753	7/28/2022	011987		FEDERAL EASTERN INTERNATIONAL,			\$2,734.19
001.0000.15.554.30.31.008			7/12/2022	54052000	PD NASVS5ADB0M- Vision AXBIII	1,048.14	
001.0000.15.554.30.31.008			7/12/2022	54052000	PD NASMC1N00ACTT- Thorshield B	75.06	
001.0000.15.554.30.31.008			7/12/2022	54052000	PD NASPLT016ECSN- 6x8 Speed Pl	109.08	
001.0000.15.554.30.31.008			7/12/2022	54052000	Sales Tax	123.23	
001.0000.15.521.10.31.008			7/6/2022	54035500	PD NASVS5ADB0M- Vision AXBIII	1,048.14	
001.0000.15.521.10.31.008			7/6/2022	54035500	PD NASMC1N00ACTT- Thorshield B	75.06	
001.0000.15.521.10.31.008			7/6/2022	54035500	PD NASPLT016ECSN- 8x10 Speed P	130.14	
001.0000.15.521.10.31.008			7/6/2022	54035500	Sales Tax	125.34	
19754	7/28/2022	013293		FORE THE KIDS S. PUGET SOUND,			\$4,000.00
001.9999.11.571.20.41.001			7/13/2022	2022FTSPS01	PKRC SEEK First Tee Golf Progr	4,000.00	
19755	7/28/2022	013161		GLOBAL INFORMATION TECHNOLOGY,			\$13,720.00
105.0002.07.559.20.41.001			6/30/2022	27374	AB 05/28-06/04 Consulting Svcs	6,860.00	
105.0002.07.559.20.41.001			6/30/2022	27375	AB 05/14-05/21 Consulting Svcs	6,860.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19756	7/28/2022	000207		GREATER LAKES MENTAL HEALTH,			\$31,611.92
001.0000.15.521.10.41.001			7/15/2022	Q2/2022	PD AG 2021-300 Q2/22 2022 MHP	25,361.92	
001.0000.11.565.10.41.020			7/15/2022	Q2/22 BHCT	PKHS AG 2021-052A Q2/22 Behavi	6,250.00	
19757	7/28/2022	012423		GUARDIAN ALLIANCE TECH INC.,			\$440.00
001.0000.15.521.40.41.001			5/31/2022	15769	PD 05/22 Social Media Svcs	160.00	
001.0000.15.521.40.41.001			6/30/2022	15943	PD 06/22 Social Media Svcs	200.00	
001.0000.15.521.40.41.001			4/30/2022	15596	PD 04/22 Social Media Svcs	80.00	
19758	7/28/2022	012308		HONEY BUCKET,			\$104.50
502.0000.17.518.35.41.001			7/15/2022	0552897724	PKFC 07/15-08/11 Sani-Can: CH	104.50	
19759	7/28/2022	011106		J & J AUTOBODY REPAIR INC.,			\$2,442.62
504.0000.09.518.35.48.001			6/30/2022	30503	RM Claim #2022-0059 Veh #40881	2,442.62	
19760	7/28/2022	011961		KELLEY CONNECT COMPANY,			\$3,599.89
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	174.15	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	0.12	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	17.40	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	89.23	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	12.19	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	250.59	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	9.29	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	384.03	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	27.90	
503.0000.04.518.80.45.002			4/12/2022	IN1023604	IT 03/22 Copier	1,114.19	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	164.41	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	3.65	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	18.95	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	70.59	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	19.13	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	319.60	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	9.68	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	391.60	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	10.71	
503.0000.04.518.80.45.002			5/23/2022	IN1053054	IT 04/22 Copier	512.48	
19761	7/28/2022	008202		KPG INC,			\$772.50

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
302.0098.21.595.12.41.017			6/28/2022	185112	PWCP 04/29-06/02 84th St SW &	323.50	
302.0136.21.595.12.41.001			6/28/2022	185115	PWCP AG 2022-138 04/29-06/02 1	449.00	
19762	7/28/2022	000739		KR INC,			\$192.61
001.0000.11.571.21.31.001			7/7/2022	INV-085609	PKRC SummerFest Supplies	192.61	
19763	7/28/2022	000299		LAKEVIEW LIGHT & POWER CO.,			\$2,258.14
101.0000.11.542.64.47.005			7/14/2022	67044-004 07/14/22	PKST 06/10-07/10 108th St SW &	69.84	
101.0000.11.542.64.47.005			7/14/2022	67044-010 07/14/22	PKST 06/10-07/10 108th St SW &	66.00	
101.0000.11.542.64.47.005			7/14/2022	67044-017 07/14/22	PKST 06/10-07/10 112th St SW &	64.21	
101.0000.11.542.64.47.005			7/14/2022	67044-030 07/14/22	PKST 06/10-07/10 112th ST SW &	70.37	
101.0000.11.542.63.47.006			7/14/2022	67044-072 07/14/22	PKST 06/10-07/10 11302 Kendric	91.09	
502.0000.17.542.65.47.005			7/14/2022	67044-073 07/14/22	PKFC 06/10-07/10 11420 Kendric	203.58	
101.0000.11.542.63.47.006			7/14/2022	67044-091 07/14/22	PKST 06/10-07/10 4713 111th St	54.22	
101.0000.11.542.64.47.005			7/7/2022	67044-002 07/07/22	PKST 06/03-07/03 Pac Hwy & STW	74.67	
101.0000.11.542.64.47.005			7/7/2022	67044-012 07/07/22	PKST 06/03-07/03 Hwy 512 & STW	102.15	
101.0000.11.542.63.47.006			7/7/2022	67044-014 07/07/22	PKST 06/07-07/07 Hwy 512 & STW	91.54	
101.0000.11.542.64.47.005			7/7/2022	67044-016 07/07/22	PKST 06/03-07/03 40th Ave SW	60.03	
101.0000.11.542.64.47.005			7/7/2022	67044-031 07/07/22	PKST 06/03-07/03 84th St S & S	65.02	
101.0000.11.542.64.47.005			7/7/2022	67044-032 07/07/22	PKST 06/03-07/03 100th ST SW &	76.99	
001.0000.11.576.80.47.005			7/7/2022	67044-048 07/07/22	PKFC 06/03-07/03 2716 84th St	28.94	
101.0000.11.542.64.47.005			7/7/2022	67044-050 07/07/22	PKST 06/03-07/03 Lkwd Dr SW/St	77.52	
101.0000.11.542.64.47.005			7/7/2022	67044-053 07/07/22	PKST 06/03-07/03 4648 Steil Bl	56.81	
101.0000.11.543.50.47.005			7/7/2022	67044-074 07/07/22	PKST 06/03-07/03 9424 Front St	278.06	
001.0000.11.576.80.47.005			7/7/2022	67044-075 07/07/22	PKFC 06/03-06/15 8807 25th Ave	38.25	
101.0000.11.542.64.47.005			7/7/2022	67044-078 07/07/22	PKST 06/03-07/03 100th St SW &	94.40	
101.0000.11.542.64.47.005			7/7/2022	67044-079 07/07/22	PKST 06/03-07/03 96th St S & S	132.16	
101.0000.11.542.64.47.005			7/7/2022	67044-080 07/07/22	PKST 06/03-07/03 8802 STW	75.03	
101.0000.11.542.64.47.005			7/7/2022	67044-081 07/07/22	PKST 06/03-07/03 3601 Steil Bl	68.14	
101.0000.11.542.63.47.006			7/7/2022	67044-083 07/07/22	PKST 06/03-07/03 40th & 100th	82.96	
101.0000.11.542.64.47.005			7/7/2022	67044-084 07/07/22	PKST 06/03-07/03 Steil & Lkvw	76.99	
101.0000.11.542.63.47.006			7/7/2022	67044-085 07/07/22	PKST 06/03-07/03 26th & 88th S	44.93	
101.0000.11.542.63.47.006			7/7/2022	67044-087 07/07/22	PKST 06/03-07/03 123rd & BPW S	66.63	
101.0000.11.542.63.47.006			7/7/2022	67044-089 07/07/22	PKST 06/03-07/03 9520 Front ST	47.61	
19764	7/28/2022	012321		LAKEWOOD ARTS FESTIVAL ASSOC,			\$1,346.89
104.0022.01.557.30.41.001			7/27/2022	07/27/2022	HM AG 2022-021 Lodging Tax Gra	1,346.89	
19765	7/28/2022	012346		LAKESWOOD BUILDING MAINT. LLC,			\$7,925.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.80.41.001			7/27/2022	1023	PK 07/22 Janitorial Services	7,050.00	
001.0000.11.576.81.41.001			7/27/2022	1023	PK 07/22 Janitorial Services	875.00	
19766	7/28/2022	000288		LAKWOOD HARDWARE & PAINT INC,			\$298.33
001.0000.11.571.21.31.001			7/20/2022	685120	PKFC Maint Supplies	105.58	
001.0000.11.571.21.31.001			7/22/2022	685294	PKRC Maint Supplies	171.26	
001.0000.11.576.81.31.001			7/22/2022	685310	PKFC Key Rings, Keys	21.49	
19767	7/28/2022	000298		LAKWOOD TOWING,			\$545.80
001.0000.15.521.10.41.070			7/20/2022	238110	PD 04/05	88.00	
001.0000.15.521.10.41.070			7/20/2022	238260	PD 04/10	88.00	
001.0000.15.521.10.41.070			7/20/2022	239731	PD 06/04	88.00	
001.0000.15.521.10.41.070			7/20/2022	240599	PD 07/07	88.00	
001.0000.15.521.10.41.070			7/20/2022	240934	PD 07/06 Ford Focus	193.80	
19768	7/28/2022	013312		LAYLAND CONSTRUCTION LLC,			\$2,136.02
101.0000.11.542.70.48.001			6/23/2022	1077	PKST Clean Up & Rstoration, Du	2,136.02	
19769	7/28/2022	002185		LOWE'S COMPANIES INC,			\$533.72
503.0000.04.518.80.31.001			5/27/2022	923570	IT Maint Supplies	16.08	
101.0000.11.542.70.31.001			6/13/2022	923648	PKST Maint Supplies	207.96	
101.0000.11.542.70.31.001			6/13/2022	924893	PKST Maint Supplies	155.69	
101.0000.11.544.90.31.001			6/16/2022	924357	PKFC Maint Supplies	36.42	
502.0000.17.518.30.31.001			6/21/2022	923754	PKFC Maint Supplies	117.57	
19770	7/28/2022	013331		MACINTOSH HILL MAPLE WORKS,			\$49.00
631.0000.11.589.00.00.000			7/26/2022	07/12, 07/19 FM	PK 07/12, 07/19 FM SNAP Reimb	49.00	
19771	7/28/2022	013314		MACKENZIE,			\$12,354.02
196.6010.99.518.20.41.001			7/7/2022	1078951	ARPA 05/30-06/26 CH Needs Asse	12,354.02	
19772	7/28/2022	013015		MAKING A DIFFERENCE FOUNDATION,			\$3,258.05
001.0000.11.565.10.41.020			7/18/2022	Q2/22	PKHS AG 2021-020A Q2/22 Eloise	3,258.05	
19773	7/28/2022	013087		MANSFIELD, LISA			\$443.00
001.9999.02.512.50.43.003			7/25/2022	08/02-08/08 Per Diem	MC ABA Conf: L Mansfield	443.00	
19774	7/28/2022	000360		MCCLATCHY COMPANY LLC,			\$5,114.16
001.0000.07.558.60.44.001			6/30/2022	132498	CD Combined NOA	192.31	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.06.514.30.44.001			6/30/2022	132498	LG Ord. 771	170.87	
001.0000.07.558.60.44.001			6/30/2022	132498	CD 07/06 Public Hearing Notice	385.27	
001.0000.07.558.60.44.001			6/30/2022	132498	CD NOA Short Plat Appl. Permit	160.15	
302.0068.21.595.12.44.001			6/30/2022	132498	PWCP Ad For Bids Pac Hwy S Tac	2,099.29	
302.0164.21.595.12.44.001			6/30/2022	132498	PWCP RFQ Farwest Dr Safe Route	995.25	
001.0000.07.558.60.44.001			6/30/2022	132498	CD 07/27 Public Hearing WSH Ma	672.15	
001.0000.07.558.60.44.001			6/30/2022	132498	CD 07/13 Public Hearing Bienni	438.87	
19775	7/28/2022	011935		NEIL, LANI			\$1,550.00
001.0000.11.571.22.41.001			7/26/2022	15	PKRC 07/11-07/12 FM Svcs	675.00	
001.0000.11.571.21.41.001			7/26/2022	15	PKRC 07/10,07/15,07/18 SummerF	875.00	
19776	7/28/2022	000378		OGDEN MURPHY WALLACE,			\$80.00
001.0000.06.515.30.41.001			6/6/2022	864060	LG Thru 05/31 Public Defender	80.00	
19777	7/28/2022	010255		PAPE' MACHINERY EXCHANGE,			\$331.57
501.0000.51.548.79.31.006			7/8/2022	13714313	PKFL Filler Caps	69.93	
501.0000.51.548.79.31.006			7/11/2022	13731329	PKFL Filter Elem., V-Belt	261.64	
19778	7/28/2022	012470		PARKLAND QUICK PRINT,			\$1,463.00
001.9999.11.571.20.31.001			7/14/2022	63280	PKRC Passport 2022	1,463.00	
19779	7/28/2022	013238		PEORIA FORD,			\$39,695.00
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - 2022 Ford Explorer / Poli	36,325.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Tail Lamp Housing (PART:	55.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Side Marker LED (PART: 63	280.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Prewire for Grill Lights	50.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Noise Suppression Bonds (95.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Cargo Lamp Red/White (PAR	50.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Dark Car Feature (PART: 4	20.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Engine Idle Feature (PART	255.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Hidden Door Lock / Rear I	155.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Reverse Sensing System (P	270.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Police Perimeter Alert (P	660.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Pre-Collision Assist (PAR	140.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Keyless Entry (PART: 55F)	330.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Rear Console Plate (PART:	40.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Spotlight Whelen Driver (P	400.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Underbody Deflector Plate	335.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Receiver - Class IV (PART	75.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - H8 AGM Battery Upgrade (P	105.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - OBD Splitter (PART: 61B)	50.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Tire Fee	5.00	
19780	7/28/2022	000407		PIERCE COUNTY,			\$163,301.50
105.0001.07.559.20.41.001			6/7/2022	CI-317129	AB/PWSC 05/22 PC Recordings	613.50	
311.0000.01.535.30.41.001			6/7/2022	CI-317129	AB/PWSC 05/22 PC Recordings	273.00	
196.2001.99.518.63.41.001			6/30/2022	CI-319218	ARPA AG 2021-363 Q2/22 BIPOC B	160,000.00	
503.0000.04.518.80.42.001			7/18/2022	CI-319083	IT Q2/22 WAN User, LINX User	2,415.00	
19781	7/28/2022	000428		PIERCE COUNTY SEWER,			\$258.82
001.0000.11.576.80.47.004			7/19/2022	1583646 07/19/22	PKFC 05/01-06/30 8807 25th Ave	129.41	
001.0000.11.576.81.47.004			7/19/2022	2029430 07/19/22	PKFC 05/01-06/30 9101 Angle Ln	129.41	
19782	7/28/2022	013225		PIONEER MANUFACTURING CO,			\$1,922.15
001.0000.11.571.21.31.001			7/13/2022	INV844123	PKRC Chalk, Paint Stick. Quik	1,922.15	
19783	7/28/2022	010429		PMAM CORPORATION,			\$9,789.12
001.0000.15.521.10.41.015			7/13/2022	20220742	PD 06/22 Alarm Monitoring Svcs	9,789.12	
19784	7/28/2022	011523		POWERDMS INC,			\$8,594.00
503.0000.04.518.80.48.003			7/18/2022	INV-23295	IT 09/16/22-09/15/23 PowerDMS	8,594.00	
19785	7/28/2022	010630		PRINT NW,			\$1,125.85
106.0000.11.573.20.41.001			7/25/2022	W34944201	PK Traffic Box Wraps	1,125.85	
19786	7/28/2022	009541		PRO FORCE LAW ENFORCEMENT,			\$4,784.12
001.0000.15.521.10.31.020			7/5/2022	487674	PD Ammunition/Locking system	4,784.12	
19787	7/28/2022	000445		PUGET SOUND ENERGY,			\$59.36
502.0000.17.521.50.47.011			7/20/2022	200008745289 7/20/22	PKFC 06/16-07/19 9401 Lkwd Dr	59.36	
19788	7/28/2022	010325		REBUILDING TOGETHER SOUTH,			\$3,500.00
001.0000.11.565.10.41.020			7/15/2022	Q2/22	PKHS AG 2021-103A Q2/22 Rebuil	3,500.00	
19789	7/28/2022	013330		SAURI, MARCO A			\$2,000.00
001.9999.11.565.10.41.020			7/30/2022	2	PKHS AG 2022-158 07/16-07/30 L	2,000.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19790	7/28/2022	013053		SIDHU FARMS,			\$559.00
001.0000.11.571.22.41.001			7/26/2022	07/12,07/19 FM	PK 07/12 & 07/19 FM, SNAP, Mrk	62.00	
631.0000.11.589.00.00.000			7/26/2022	07/12,07/19 FM	PK 07/12 & 07/19 FM, SNAP, Mrk	211.00	
001.0106.11.571.22.49.010			7/26/2022	07/12,07/19 FM	PK 07/12 & 07/19 FM, SNAP, Mrk	286.00	
19791	7/28/2022	012013		SOUTH SOUND MOTORCYCLES,			\$1,608.46
501.0000.51.521.10.48.005			7/12/2022	6005346	PDFL Oil Change	278.75	
501.0000.51.521.10.48.005			7/12/2022	6005346	PDFL Tires	866.16	
501.0000.51.521.10.48.005			7/12/2022	6005346	PDFL Brakes	180.78	
501.0000.51.521.10.48.005			7/12/2022	6005347	PDFL Oil Change	282.77	
19792	7/28/2022	003267		SOUTH TACOMA GLASS SPECIALISTS,			\$396.00
501.0000.51.521.10.48.005			7/8/2022	56784	PDFL Car Maint	396.00	
19793	7/28/2022	002881		SPRAGUE PEST SOLUTIONS CO,			\$343.10
001.0000.11.576.81.41.001			7/14/2022	4849162	9\PD 07/14 Gen pest Ctrl Svc:	96.39	
001.0000.11.576.81.41.001			7/14/2022	4863757	PKFC 07/14 Pest Ctrl Svc: 9115	112.20	
502.0000.17.542.65.48.001			7/12/2022	4853394	PKFC 07/12 Pest Control Lkwd T	65.10	
502.0000.17.518.35.41.001			7/8/2022	4848040	PKFC 07/08 Pest Control CH	69.41	
19794	7/28/2022	013023		SPRINGBROOK CONNECTIONS,			\$4,598.00
001.0000.11.565.10.41.020			7/21/2022	Q2/22	PKHS AG 2021-021A Q2/22 Resour	4,598.00	
19795	7/28/2022	009493		STAPLES ADVANTAGE,			\$678.68
001.0000.03.557.20.31.001			7/7/2022	3512216979	CM Wireless Keyboard	27.98	
001.0000.03.557.20.31.001			7/7/2022	3512216980	CM Wrist Support	19.35	
001.0106.11.571.22.31.001			7/13/2022	3512567155	PKRC Office Supplies	35.96	
001.0106.11.571.22.49.010			7/6/2022	3512164551	PD Office Supplies	42.84	
101.0000.11.544.90.31.001			7/6/2022	3512164551	PD Office Supplies	10.55	
001.0000.15.521.10.31.001			7/9/2022	3512410890	PD Office Supplies	445.21	
001.0000.15.521.10.31.001			7/9/2022	3512410891	PD Office Supplies	96.79	
19796	7/28/2022	000517		STATE AUDITOR'S OFFICE,			\$22,175.10
001.0000.04.514.20.41.001			7/13/2022	L149370	FN 06/22 Audit	22,175.10	
19797	7/28/2022	002458		SUMMIT LAW GROUP,			\$4,609.00
001.0000.06.515.30.41.001			7/22/2022	138258	LG 06/30 General Labor	70.00	
001.0000.06.515.30.41.001			7/22/2022	138259	LG 06/30 Joseph Wellman	4,539.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19798	7/28/2022	006497		SYSTEMS FOR PUBLIC SAFETY,			\$7,842.09
501.0000.51.521.10.48.005			7/11/2022	42035	PDFL Car Maint	4,515.35	
501.0000.51.521.10.48.005			7/11/2022	42070	PDFL Car Maint	109.73	
501.0000.51.521.10.48.005			7/8/2022	40261	PDFL Car Maint	51.98	
501.0000.51.521.10.48.005			7/8/2022	42037	PDFL Car Maint	51.98	
501.0000.51.521.10.48.005			7/8/2022	42038	PDFL Car Maint	352.48	
501.0000.51.521.10.48.005			7/8/2022	42041	PDFL Car Maint	118.82	
501.0000.51.521.10.48.005			7/8/2022	42043	PDFL Car Maint	51.98	
501.0000.51.521.10.48.005			7/8/2022	42051	PDFL Car Maint	51.98	
501.0000.51.521.10.48.005			7/8/2022	42053	PDFL Car Maint	51.98	
504.0000.09.518.35.48.001			7/1/2022	41830	RM Claim #2022-0059 Veh #40881	698.72	
501.0000.51.521.10.48.005			7/1/2022	41830	PD Car Maint	183.23	
501.0000.51.521.10.48.005			7/13/2022	42081	PDFL Car Maint	25.99	
501.0000.51.521.10.48.005			7/13/2022	42089	PDFL Car Maint	25.99	
501.0000.51.521.10.48.005			7/13/2022	42094	PDFL Car Maint	232.98	
180.0000.15.521.21.48.005			7/15/2022	42113	PDFL Battery	631.82	
501.0000.51.521.10.48.005			7/20/2022	42084	PDFL Oil Change	88.35	
501.0000.51.521.10.48.005			7/20/2022	42084	PDFL Safety Inspection	478.98	
501.0000.51.521.10.48.005			7/20/2022	42084	PDFL Wipers	37.25	
501.0000.51.521.10.48.005			7/20/2022	42084	PDFL Electrical	57.20	
501.0000.51.521.10.48.005			7/20/2022	42084	PDFL Other	25.30	
19799	7/28/2022	000540		TACOMA RUBBER STAMP,			\$20.23
001.0000.07.558.60.31.001			7/19/2022	I-696684-1	CD Name Plate: Kubitz	20.23	
19800	7/28/2022	013315		THE FANCY ACCENT CO,			\$32.00
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM SNAP Reimb	32.00	
19801	7/28/2022	013316		THE OLD RED BARN,			\$40.00
631.0000.11.589.00.00.000			7/26/2022	07/19 FM	PK 07/19 FM SNAP Reimb	40.00	
19802	7/28/2022	001629		TILlicum AMERICAN LAKE GARDENS,			\$3,746.00
001.0000.11.565.10.41.020			4/28/2022	Q1/22	PKHS 2021-025A Q1/22 Emergency	3,746.00	
19803	7/28/2022	012587		TOWNZEN & ASSOCIATES INC,			\$23,819.75
001.0000.07.558.50.41.001			7/6/2022	22-63	CD 06/22 On-Site Manpower Svcs	23,819.75	
19804	7/28/2022	011512		WA STATE DEPT OF CORRECTIONS,			\$1,128.80
001.0000.15.521.10.41.001			7/6/2022	FCU2206.6199	PD 06/22 Work Crew Svcs	1,128.80	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19805	7/28/2022	000593		WASHINGTON STATE TREASURER,			\$199.50
631.0002.07.586.10.00.040			7/26/2022	06/22 Bldg. Code	CD 06/22 State Bldg. Code	199.50	
19806	7/28/2022	012410		WATT BANKS, LISA			\$1,791.66
001.9999.11.565.10.41.020			7/31/2022	76	PKHS AG 2022-156 07/16-07/31 L	1,791.66	
19807	7/28/2022	006166		WESTERN TOWING SERVICES,			\$316.80
001.0000.15.521.10.41.070			7/8/2022	37533	PD 07/07	228.80	
001.0000.15.521.10.41.070			7/20/2022	22-36830	PD 03/07	88.00	
19808	7/28/2022	012671		WILLIAMS KASTNER & GIBBS PLLC,			\$451.23
105.0001.07.559.20.41.001			7/13/2022	639922	AB Thru 06/30 Terry Emmert	451.23	
19809	7/28/2022	011031		XIOLOGIX LLC,			\$6,890.40
503.0000.04.518.80.48.003			7/19/2022	9499	IT 10/19/22-10/18/23 VMWare S	6,890.40	
19810	7/28/2022	001882		YWCA PIERCE COUNTY,			\$4,397.72
001.0000.11.565.10.41.020			7/15/2022	Q2/22	PKHS AG 2021-104A Q2/22 DV She	4,397.72	
19811	8/4/2022	000536		CITY TREASURER CITY OF TACOMA,			\$518.06
101.0000.11.542.64.47.005			7/22/2022	100228932 07/22/22	PKST 06/22-07/21 8300 Steil Bl	149.09	
101.0000.11.542.64.47.005			7/22/2022	100228949 07/22/22	PKST 06/22-07/21 8200 Steil Bl	70.00	
101.0000.11.542.64.47.005			7/25/2022	100228868 07/25/22	PKST 05/21-07/22 10099 GLD SW	46.91	
101.0000.11.542.64.47.005			7/25/2022	100665891 07/25/22	PKST 06/23-07/22 7309 Onyx Dr	19.86	
101.0000.11.542.64.47.005			7/21/2022	100433653 07/21/22	PKST 05/19-07/20 5460 Steil Bl	4.14	
101.0000.11.542.64.47.005			7/26/2022	100228710 07/26/22	PKST 05/19-07/22 8915 Meadow R	52.23	
101.0000.11.542.64.47.005			7/26/2022	100228748 07/26/22	PKST 05/24-07/25 11170 GLD SW	70.22	
101.0000.11.542.64.47.005			7/26/2022	100254732 07/26/22	PKST 06/24-07/25 11023 GLD SW	20.93	
101.0000.11.542.64.47.005			7/27/2022	100228892 07/27/22	PKST 05/19-07/20 9299 Whitman	50.75	
101.0000.11.542.64.47.005			7/27/2022	100707975 07/27/22	PKST 06/24-07/25 7403 Lkwd Dr	33.93	
19812	8/4/2022	002741		DATEC INC,			\$2,641.11
501.0000.51.521.10.31.006			6/17/2022	35471	PD - 3 - Pocket Jet Printer En	867.00	
501.0000.51.521.10.31.006			6/17/2022	35471	PD - 4 - Printer/Paper Vehicle	1,140.00	
501.0000.51.521.10.31.006			6/17/2022	35471	PD - 4 - Honeywell 1950GSR 2D	356.00	
501.0000.51.521.10.31.006			6/17/2022	35471	freight	38.00	
501.0000.51.521.10.31.006			6/17/2022	35471	Sales Tax	240.11	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19813	8/4/2022	013238		PEORIA FORD,			\$39,695.00
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - 2022 Ford Explorer / Poli	36,325.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Tail Lamp Housing (PART:	55.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Side Marker LED (PART: 63	280.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Prewire for Grill Lights	50.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Noise Suppression Bonds (95.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Cargo Lamp Red/White (PAR	50.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Dark Car Feature (PART: 4	20.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Engine Idle Feature (PART	255.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Hidden Door Lock / Rear I	155.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Reverse Sensing System (P	270.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Police Perimeter Alert (P	660.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Pre-Collision Assist (PAR	140.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Keyless Entry (PART: 55F)	330.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Rear Console Plate (PART:	40.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Spotlamp Whelen Driver (P	400.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Underbody Deflector Plate	335.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Receiver - Class IV (PART	75.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - H8 AGM Battery Upgrade (P	105.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - OBD Splitter (PART: 61B)	50.00	
501.9999.51.594.21.64.005			7/8/2022	NNA08970	PD - Tire Fee	5.00	
19814	8/4/2022	000407		PIERCE COUNTY,			\$1,000.00
192.0000.00.558.60.49.001			8/4/2022	CI-244195	SSMP 2018 PCRC Membership Dues	500.00	
192.0000.00.558.60.49.001			8/4/2022	CI-282859	SSMP 2020 PCRC Membership Dues	500.00	
19815	8/4/2022	000445		PUGET SOUND ENERGY,			\$983.39
001.0000.11.576.81.47.005			7/21/2022	200001527551 7/21/22	PKFC 06/20-07/20 9115 Angle Ln	38.26	
502.0000.17.518.35.47.011			7/21/2022	200018357661 7/21/22	PKFC 06/17-07/20 6000 Main St	191.09	
101.0000.11.542.64.47.005			7/21/2022	300000005037 7/21/22	PKST 06/17-07/19 Gravelly Lk &	206.67	
001.0000.11.576.81.47.005			7/25/2022	200001527346 7/25/22	PKFC 06/22-07/22 8714 87th Ave	22.11	
001.0000.11.576.81.47.005			7/25/2022	220017468871 7/25/22	PKFC 06/22-07/22 9107 Angle La	131.12	
001.0000.11.576.81.47.005			7/25/2022	220024933081 7/25/22	PKFC 06/22-07/22 8714 87th Ave	64.25	
001.0000.11.576.81.47.005			7/25/2022	300000010896 7/25/22	PKFC 06/20-07/20 Ft Steil Park	181.98	
001.0000.11.576.81.47.005			7/25/2022	300000010938 7/25/22	PKFC 06/20-07/20 8802 Dresden	147.91	
19816	8/10/2022	000299		LAKEVIEW LIGHT & POWER CO.,			\$35.39
101.0000.11.542.63.47.006			7/7/2022	67044-092 07/07/22	PKST 06/23-07/03 8909 STW	35.39	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19817	8/15/2022	011591		911 SUPPLY INC,			\$2,524.36
001.0000.15.521.22.31.008			7/20/2022	INV-2-20137	PD Pistol U-Mount	121.12	
001.0000.15.521.22.31.008			7/20/2022	INV-2-20150	PD Fleece Jacket: Northcutt	203.76	
001.0000.15.521.22.31.008			7/20/2022	INV-2-20151	PD Jacket, Patch: Wabinga	348.71	
001.0000.15.521.70.31.008			7/25/2022	INV-2-20248	PD Shirts, Name Tape, Panel: P	293.05	
001.0000.15.521.70.31.008			7/25/2022	INV-2-20249	PD Trousers, Shirts, Name Tape	406.06	
001.0000.15.521.22.31.008			7/25/2022	INV-2-20336	PD Jacket, Patch: J Johnson	458.68	
001.0000.15.521.22.31.008			7/27/2022	INV-2-20349	PD Emblem	412.88	
001.0000.15.521.21.31.008			7/29/2022	INV-2-20490	PD Shirt Trousers: Feldman	280.10	
19818	8/15/2022	000005		ABC LEGAL SERVICES LLC,			\$78.50
105.0001.07.559.20.41.001			7/28/2022	12044023.100	AG 22-2-06715-8 SVC. OF PROCES	78.50	
19819	8/15/2022	002831		ADVANCED TRAFFIC PRODUCTS INC,			\$7,374.76
101.0000.11.542.64.35.014			8/2/2022	0000033437	PKST Countdown Pedestrian Modu	6,704.33	
101.0000.11.542.64.35.014			8/2/2022	0000033437	Sales Tax	670.43	
19820	8/15/2022	002293		AHBL INC,			\$15,822.50
302.0083.21.595.12.41.001			7/31/2022	133444	PWCP AG 2022-131 06/26-07/25 H	15,822.50	
19821	8/15/2022	012498		ALL TRAFFIC SOLUTIONS, INC.,			\$6,325.02
302.0003.21.544.20.41.001			8/2/2022	SIN033646	PWCP App, Traffic Suite; Equip	6,325.02	
19822	8/15/2022	013052		AMADOR FARMS,			\$848.00
001.0000.11.571.22.41.001			8/9/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	100.00	
631.0000.11.589.00.00.000			8/9/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	343.00	
001.0106.11.571.22.49.010			8/9/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	405.00	
19823	8/15/2022	001685		AMAYA ELECTRIC CORP,			\$5,679.00
504.0000.09.518.39.48.001			7/31/2022	9312-56	RM CI # 2022-0063 Replace Dama	5,331.96	
504.0000.00.223.40.00.000			7/31/2022	9312-56	RM CI # 2022-0063 Retainage	-253.83	
101.0000.11.542.64.48.001			4/30/2022	9312-48	PKST Troubleshoot St Lt Outage	379.50	
101.0000.00.223.40.00.000			4/30/2022	9312-48	PKST Inv. 9312-48 Retainage	-18.98	
502.0000.17.542.65.48.001			5/31/2022	9312-55	PKFC Transit Garage @ 114th/Pa	253.00	
502.0000.00.223.40.00.000			5/31/2022	9312-55	PKFC Inv. 9312-55 Retainage	-12.65	
19824	8/15/2022	010395		ARAMARK REFRESHMENT SERVICES,			\$84.70
001.0000.99.518.40.45.004			7/29/2022	1962302	ND 07/01-07/31 Water Filterati	84.70	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19825	8/15/2022	007445		ASSOCIATED PETROLEUM PRODUCTS,			\$44,036.37
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	77.91	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	134.70	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	143.80	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	72.81	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	154.73	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	62.62	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	7.28	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	63.35	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	22.21	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	30.95	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	77.91	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	73.90	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	102.66	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	20.75	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	66.99	
501.0000.51.548.79.32.002			8/2/2022	22-601375	PKFL 7/20-8/2	12.74	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	85.92	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	283.24	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	60.43	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	118.32	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	103.76	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	214.79	
501.0000.51.548.79.32.001			8/2/2022	22-601375	PKFL 7/20-8/2	99.38	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	284.41	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	285.46	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	248.50	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	39.77	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	442.45	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	113.69	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	259.41	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	34.14	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	81.31	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	183.39	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	326.64	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	32.38	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	327.70	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	110.17	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	253.43	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	77.79	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	182.33	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	275.25	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	200.28	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	148.54	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	278.07	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	55.97	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	70.40	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	310.10	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	112.99	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	41.89	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	152.41	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	191.48	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	42.59	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	374.51	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	176.70	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	123.20	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	170.71	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	265.75	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	358.67	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	357.27	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	208.73	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	265.05	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	85.89	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	102.43	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	175.99	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	180.92	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	34.50	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	249.21	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	229.50	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	406.90	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	157.34	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	192.89	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	39.42	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	128.12	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	97.15	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	57.37	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	214.71	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	158.04	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	103.48	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	170.36	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	89.05	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	44.00	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	125.31	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	48.93	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	212.25	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	379.44	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	249.21	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	18.66	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	68.64	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	56.32	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	358.32	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	60.89	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	90.11	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	86.24	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	273.49	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	48.57	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	81.31	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	112.99	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	82.37	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	72.86	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	139.74	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	238.29	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	179.51	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	83.07	
180.0000.15.521.21.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	82.01	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	257.65	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	146.07	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	53.85	
180.0000.15.521.21.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	37.66	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	44.70	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	124.60	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	29.22	
501.0000.51.521.10.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	216.12	
180.0000.15.521.21.32.001	7/29/2022		22-600791		PDFL 7/15-7/29	29.92	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
180.0000.15.521.21.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	9.50	
180.0000.15.521.21.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	491.72	
180.0000.15.521.21.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	38.37	
180.0000.15.521.21.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	24.29	
181.0000.15.521.30.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	77.09	
501.0000.51.521.10.32.001			7/29/2022	22-600791	PDFL 7/15-7/29	156.94	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	39.11	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	110.43	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	185.78	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	40.26	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	203.32	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	28.76	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	40.26	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	84.55	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	75.92	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	251.92	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	213.96	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	57.52	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	151.84	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	303.11	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	45.44	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	142.06	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	171.40	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	66.14	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	230.06	
501.0000.51.548.79.32.001			7/19/2022	22-590997	PKFL 7/5-7/19	71.32	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	143.79	
501.0000.51.548.79.32.002			7/19/2022	22-590997	PKFL 7/5-7/19	135.71	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	109.30	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	102.69	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	78.80	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	23.39	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	54.90	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	66.09	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	116.92	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	123.02	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	55.41	
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	29.49	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.002			7/1/2022	22-51419A	PKFL 5/7-529	78.80	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	124.55	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	116.41	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	240.96	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	160.64	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	162.68	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	96.08	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	142.34	
501.0000.51.548.79.32.001			7/1/2022	22-51419A	PKFL 5/7-529	101.66	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	510.22	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	435.84	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	269.25	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	256.96	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	338.71	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	317.81	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	210.85	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	118.03	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	492.39	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	105.12	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	82.37	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	79.30	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	341.17	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	601.20	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	517.60	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	450.59	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	511.45	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	77.46	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	75.00	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	427.85	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	44.26	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	113.11	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	27.05	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	543.42	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	277.24	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	437.68	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	72.54	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	162.29	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	326.42	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	317.20	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	328.88	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	135.85	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	406.33	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	86.06	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	349.78	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	336.87	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	308.59	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	488.71	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	457.97	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	427.85	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	388.51	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	29.51	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	113.11	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	263.10	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	42.42	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	71.92	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	559.40	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	425.39	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	73.77	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	239.13	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	57.17	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	67.62	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	253.27	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	229.91	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	341.17	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	580.92	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	86.68	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	105.12	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	157.98	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	229.91	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	97.13	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	338.10	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	444.45	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	128.48	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	67.01	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	107.58	
501.0000.51.521.10.32.001	7/14/2022		22-588005		PDFL 6/30-7/14	299.99	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
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501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	42.42	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	457.36	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	31.97	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	204.70	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	322.73	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	120.49	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	146.30	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	264.95	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	110.04	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	77.46	
180.0000.15.521.21.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	135.85	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	231.75	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	84.22	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	201.63	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	79.30	
180.0000.15.521.21.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	79.91	
180.0000.15.521.21.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	61.47	
180.0000.15.521.21.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	369.45	
180.0000.15.521.21.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	72.54	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	353.47	
181.0000.15.521.30.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	59.01	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	140.77	
501.0000.51.521.10.32.001			7/14/2022	22-588005	PDFL 6/30-7/14	79.83	
19826	8/15/2022	013317		BASTINELLI'S,			\$19.00
631.0000.11.589.00.00.000			8/2/2022	08/02/2022 FM	PKRC 08/02 SNAP Reimb	19.00	
19827	8/15/2022	006119		BCRA,			\$23,924.31
301.0020.11.594.76.63.001			8/3/2022	29670	PK AG 2022-037 07/22 Wards Lak	23,924.31	
19828	8/15/2022	011039		BERK CONSULTING INC,			\$14,220.88
001.0000.07.558.65.41.001			8/3/2022	10708-07-22	CD AG 2022-043 07/22 Update To	6,921.25	
001.9999.07.558.65.41.001			7/31/2022	10644-06-22	CD AG 2021-385 06/22 Tree Pres	7,299.63	
19829	8/15/2022	013029		BROTHERS FARMS,			\$935.00
001.0000.11.571.22.41.001			8/9/2022	07/16 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	108.00	
631.0000.11.589.00.00.000			8/9/2022	07/16 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	341.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0106.11.571.22.49.010			8/9/2022	07/16 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	486.00	
19830	8/15/2022	011701		BUENAVISTA SERVICES INC,			\$8,389.59
502.0000.17.518.30.41.001			7/20/2022	9891	PKFC 07/22 Custodial Svcs	4,528.33	
502.0000.17.521.50.48.001			7/20/2022	9891	PKFC 07/22 Custodial Svcs	2,311.83	
502.0000.17.542.65.48.001			7/20/2022	9891	PKFC 07/22 Custodial Svcs	1,099.95	
001.0000.11.576.81.41.001			7/20/2022	9891	PKFC 07/22 Custodial Svcs	449.48	
19831	8/15/2022	013189		CANNON CONSTRUCTORS LLC,			\$36,488.00
302.0002.21.595.30.63.001			7/31/2022	585 AG 2022-004 PP 2	PWCP AG 2022-004 03/05-07/31	36,488.00	
19832	8/15/2022	005038		CARROLL, JEFF			\$3,266.68
195.0021.02.512.53.43.002			8/11/2022	07/24-07/28 Reimb	MC NADCP Conf: Carroll/Johnson	1,910.35	
195.0021.02.512.53.43.006			8/11/2022	07/24-07/28 Reimb	MC NADCP Conf: Carroll/Johnson	106.51	
195.0024.15.521.30.43.002			8/9/2022	07/31-08/05 Reimb	PD IAATI Conf: Carroll	1,249.82	
19833	8/15/2022	010262		CENTURYLINK,			\$1,147.94
503.0000.04.518.80.42.001			8/2/2022	253-581-8220 448B	IT 08/02-09/02 Phone	61.97	
503.0000.04.518.80.42.001			8/1/2022	253-584-2263 463B	IT 08/01-09/01 Phone	90.91	
503.0000.04.518.80.42.001			8/1/2022	253-584-5364 399B	IT 08/01-09/01 Phone	61.97	
503.0000.04.518.80.42.001			7/19/2022	253-588-0011 515B	IT 07/19-08/19 Phone	66.50	
503.0000.04.518.80.42.001			7/19/2022	253-588-4697 855B	IT 07/19-08/19 Phone	50.35	
503.0000.04.518.80.42.001			7/23/2022	206-T31-6789 758B	IT 07/23-08/23 Phone	83.22	
503.0000.04.518.80.42.001			7/16/2022	253-582-0174 486B	IT 07/16-08/16 Phone	282.46	
503.0000.04.518.80.42.001			7/16/2022	253-582-0669 467B	IT 07/16-08/16 Phone	254.31	
503.0000.04.518.80.42.001			7/16/2022	253-582-1023 738B	IT 07/16-08/16 Phone	65.00	
503.0000.04.518.80.42.001			7/16/2022	253-582-426 582B	IT 07/16-08/16 Phone	131.25	
19834	8/15/2022	000536		CITY TREASURER CITY OF TACOMA,			\$3,067.52
101.0000.11.542.63.47.006			7/29/2022	100218262 07/29/22	PKST 06/29-07/28 10601 Main St	52.35	
101.0000.11.542.63.47.006			7/29/2022	100218270 07/29/22	PKST 06/29-07/28 10602 Main St	11.75	
101.0000.11.542.64.47.005			7/29/2022	100218275 07/29/22	PKST 06/29-07/28 10511 GLD SW	60.79	
101.0000.11.542.63.47.006			7/29/2022	100262588 07/29/22	PKST 05/27-07/28 6100 Lkwd Tow	100.14	
101.0000.11.542.63.47.006			8/3/2022	100230265 08/03/22	PKST 07/01-08/01 8200 Tac Mall	21.92	
101.0000.11.542.64.47.005			8/3/2022	100233510 08/03/22	PKST 07/01-08/01 2310 84th St	19.11	
101.0000.11.542.63.47.006			8/2/2022	100223530 08/02/22	PKST 07/01-08/01 9315 GLD SW	2,325.70	
101.0000.11.542.63.47.006			8/12/2022	100349546 08/12/22	PKST 06/11-08/11 7210 BPW W -	61.33	
101.0000.11.542.64.47.005			8/12/2022	100351985 08/12/22	PKST 06/11-08/11 7500 BPW SW #	230.73	
101.0000.11.542.64.47.005			8/12/2022	100475269 08/12/22	PKST 06/11-08/11 6621 BPW W #S	3.40	

45

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	45.70	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	24.30	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	23.49	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	31.59	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	46.98	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	24.31	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	31.59	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.00	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	31.59	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	23.49	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			7/31/2022	W-1453	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			7/31/2022	W-1454	PDFL Carwash	8.11	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	11.34	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	31.59	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
180.0000.15.521.21.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	31.59	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.39	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	23.49	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	28.69	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	14.80	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	24.30	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	16.20	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	32.40	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	15.51	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1421	PDFL Carwash	8.10	
501.0000.51.521.10.48.005			6/30/2022	W-1422	PDFL Carwash	8.91	
19836	8/15/2022	000107		COMMUNITY HEALTH CARE,			\$3,500.00
001.0000.11.565.10.41.020			8/12/2022	Q2/22	PKHS AG 2021-115A Q2/22 Prompt	3,500.00	
19837	8/15/2022	011994		DOUG MCDONALD FARMS,			\$252.00
001.0000.11.571.22.41.001			8/9/2022	07/5-07/26, 08/02 FM	PKRC 07/05, 07/19,07/26 & 08/0	16.00	
631.0000.11.589.00.00.000			8/9/2022	07/5-07/26, 08/02 FM	PKRC 07/05, 07/19,07/26 & 08/0	102.00	
001.0106.11.571.22.49.010			8/9/2022	07/5-07/26, 08/02 FM	PKRC 07/05, 07/19,07/26 & 08/0	134.00	
19838	8/15/2022	011568		ENVIRONMENTAL SCIENCE ASSOC,			\$1,450.25
301.0032.11.594.76.41.001			7/27/2022	176492	PK AG 2022-049 06/22 Springbro	1,450.25	
19839	8/15/2022	011987		FEDERAL EASTERN INTERNATIONAL,			\$1,383.98
195.0009.15.521.30.35.010			7/28/2022	54107100	PD NASVS5ADB0M- Vision AXBIII	1,048.14	
001.0000.15.521.10.31.008			7/28/2022	54107100	PD NASMC1N00ACTT- Thorshield B	75.06	
001.0000.15.521.10.31.008			7/28/2022	54107100	PD NASPLT016ECSN- 8x10 Speed P	134.96	
195.0009.15.521.30.35.010			7/28/2022	54107100	Sales Tax	104.82	
001.0000.15.521.10.31.008			7/28/2022	54107100	Sales Tax	21.00	
19840	8/15/2022	013328		FULLY CHARGED ALLERGY,			\$53.00
631.0000.11.589.00.00.000			8/2/2022	07/19-08/02 FM	PKRC 07/19 & 08/02 SNAP Reimb	53.00	
19841	8/15/2022	007965		GORDON THOMAS HONEYWELL,			\$8,260.00
001.0000.03.513.10.41.001			7/31/2022	July 2022 1014	CM AG 2021-359 07/22 Gov'tl Af	5,010.00	
192.0000.00.558.60.41.001			7/31/2022	July 2022 1185	SSMCP AG 2021-263 07/22 Gov'tl	3,250.00	
19842	8/15/2022	011900		HEMISPHERE DESIGN INC,			\$175.00
001.0000.13.558.70.44.001			8/2/2022	COL220802	ED 08/22 Build Your Better Her	175.00	
19843	8/15/2022	011300		HORWATH LAW PLLC,			\$47,548.40
001.0000.02.512.51.41.004			8/11/2022	July 2022	MC AG 2020-203 2022 07/22 Publ	44,933.40	
001.9999.02.512.51.41.001			8/11/2022	July 2022	MC 07/22 Investigator Svcs	2,615.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19844	8/15/2022	000234		HUMANE SOCIETY FOR TACOMA & PC,			\$13,485.50
001.0000.15.554.30.41.008			8/1/2022	IVC0002491	PD AG 2020-261 08/22 Animal Sh	13,485.50	
19845	8/15/2022	011936		IEH LABORATORIES & CONSULTING,			\$106.00
401.9999.41.531.10.41.001			7/27/2022	161574	PWSW 07/13 Sampling	106.00	
19846	8/15/2022	013319		INDIGO JAZZ BAND,			\$600.00
104.0029.01.557.30.41.001			7/29/2022	July 2022	HM 08/13 Performance	600.00	
19847	8/15/2022	013282		J.A. BRENNAN ASSOC. PLLC,			\$12,431.00
301.0046.11.576.90.41.001			8/10/2022	202210-02	PK AG 2022-136 Thru 07/31 Stre	12,431.00	
19848	8/15/2022	010225		JAMES, JEREMY			\$120.30
001.0000.15.521.22.31.008			8/15/2022	07/22/2022 Reimb	PD Shoes (Repl)	120.30	
19849	8/15/2022	013332		JOHNSON, SAMANTHA			\$224.45
195.0021.02.512.53.43.006			8/11/2022	07/24-07/28 Reimb	MC NADCP Conf: Johnson	224.45	
19850	8/15/2022	010885		JOHNSTON GROUP LLC,			\$4,725.00
001.0000.03.513.10.41.001			8/1/2022	1355	CM AG 2021-360 08/22 Fed. Gov.	4,725.00	
19851	8/15/2022	008202		KPG INC,			\$478.50
302.0136.21.595.12.41.001			7/20/2022	185968	PWCP AG 2022-138 06/03-06/30 1	478.50	
19852	8/15/2022	000299		LAKEVIEW LIGHT & POWER CO.,			\$10,834.52
502.0000.17.521.50.47.005			7/21/2022	117448-001 07/21/22	PKFC 06/17-07/17 Lkwd Police S	8,899.58	
101.0000.11.542.64.47.005			7/21/2022	67044-001 07/21/22	PKST 06/17-07/17 100th St SW &	64.66	
101.0000.11.542.64.47.005			7/21/2022	67044-003 07/21/22	PKST 06/17-07/17 Motor Ave & W	80.03	
101.0000.11.542.64.47.005			7/21/2022	67044-005 07/21/22	PKST 06/17-07/17 BP Wy SW & Lk	72.79	
101.0000.11.542.64.47.005			7/21/2022	67044-006 07/21/22	PKST 06/17-07/17 108th St SW &	69.40	
101.0000.11.542.64.47.005			7/21/2022	67044-019 07/21/22	PKST 06/17-07/17 BPW SW & 100t	70.37	
101.0000.11.542.64.47.005			7/21/2022	67044-020 07/21/22	PKST 06/17-07/17 59th Ave SW &	83.96	
101.0000.11.542.64.47.005			7/21/2022	67044-022 07/21/22	PKST 06/17-07/17 GLD SW & BPW	90.29	
101.0000.11.542.64.47.005			7/21/2022	67044-024 07/21/22	PKST 06/17-07/17 GLD SW & Stei	64.40	
001.0000.11.576.80.47.005			7/21/2022	67044-034 07/21/22	PKFC 06/17-07/17 10506 Russell	41.44	
101.0000.11.542.63.47.006			7/21/2022	67044-039 7/21/22	PKST 06/17-07/17 5700 100th St	52.07	
101.0000.11.542.64.47.005			7/21/2022	67044-046 07/21/22	PKST 06/17-07/17 10013 GLD SW	149.13	
101.0000.11.542.64.47.005			7/21/2022	67044-047 07/21/22	PKST 06/17-07/17 59th Ave SW &	71.99	
001.0000.11.576.80.47.005			7/21/2022	67044-063 07/21/22	PKFC 06/17-07/17 6002 Fairlawn	45.82	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			7/21/2022	67044-064 07/21/22	PKST 06/17-07/17 93rd & BPW	62.34	
101.0000.11.542.64.47.005			7/21/2022	67044-082 07/21/22	PKST 06/17-07/17 GLD & Mt Tac	133.41	
101.0000.11.542.63.47.006			7/21/2022	67044-086 07/21/22	PKST 06/17-07/17 6119 Motor Av	58.85	
101.0000.11.542.63.47.005			7/21/2022	67044-088 07/21/22	PK 06/17-07/17 11950 47th St S	43.33	
101.0000.11.542.63.47.006			7/21/2022	67044-090 07/21/22	PKST 06/17-07/17 5310 100th St	82.96	
101.0000.11.542.64.47.005			7/28/2022	67044-028 07/28/22	PKST 06/24-07/24 Pac Hwy SW &	67.25	
401.0000.41.531.10.47.005			7/28/2022	67044-037 07/28/22	PWSW 06/24-07/24 Pac Hwy SW	44.13	
101.0000.11.542.64.47.005			7/28/2022	67044-038 07/28/22	PKST 06/24-07/24 BP Way & Pac	68.06	
001.0000.11.576.80.47.005			7/28/2022	67044-041 07/28/22	PKFC 06/24-07/24 4721 127th St	35.06	
101.0000.11.542.64.47.005			7/28/2022	67044-043 07/28/22	PKST 06/24-07/24 BPW SW & San	127.69	
101.0000.11.542.64.47.005			7/28/2022	67044-054 07/28/22	PKST 06/24-07/24 11417 Pac Hwy	69.75	
101.0000.11.542.64.47.005			7/28/2022	67044-055 07/28/22	PKST 06/24-07/24 11424 Pac Hwy	64.21	
101.0000.11.542.64.47.005			7/28/2022	67044-056 07/28/22	PKST 06/24-07/24 11517 Pac Hwy	68.59	
401.0000.41.531.10.47.005			7/28/2022	67044-057 07/28/22	PWSW 06/24-07/24 5118 Seattle	52.96	
19853	8/15/2022	012321		LAKEWOOD ARTS FESTIVAL ASSOC,			\$851.28
104.0022.01.557.30.41.001			8/4/2022	08/04/22	HM AG 2022-021 Lodging Tax Gra	851.28	
19854	8/15/2022	000288		LAKEWOOD HARDWARE & PAINT INC,			\$515.56
001.0000.11.576.80.31.001			7/29/2022	685890	PKFC Maint Supplies	348.35	
001.0000.11.576.81.31.001			6/10/2022	681769	PKFC Trimmer Heads, Cable, Cla	167.21	
19855	8/15/2022	002021		LAKEWOOD HISTORICAL SOCIETY,			\$7,557.79
104.0008.01.557.30.41.001			8/8/2022	08/08/22	HM AG 2022-020 Lodging Tax Gra	7,557.79	
19856	8/15/2022	000298		LAKEWOOD TOWING,			\$775.20
001.0000.15.521.10.41.070			7/20/2022	239420	PD 05/23 Chev Impala	193.80	
001.0000.15.521.10.41.070			7/20/2022	240571	PD 07/06	193.80	
001.0000.15.521.10.41.070			7/20/2022	240933	PD 07/06 Jeep	193.80	
001.0000.15.521.10.41.070			7/20/2022	240936	PD 05/23 Chev Malibu	193.80	
19857	8/15/2022	003008		LARSEN SIGN CO,			\$2,860.00
001.0000.11.571.21.41.001			6/21/2022	30707	PKRC Signs: SummerFest Sponser	1,540.00	
001.0000.11.571.22.41.001			6/6/2022	30617	PKRC Decals	330.00	
001.0000.11.571.22.41.001			6/9/2022	30636	PKRC Plastic Panels	990.00	
19858	8/15/2022	010434		LEE, YOUNG			\$260.00
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	260.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19859	8/15/2022	002296		LEXIS NEXIS,			\$684.20
503.0000.04.518.80.49.004			7/31/2022	3093978679	IT 07/22 LexisNexis	684.20	
19860	8/15/2022	009711		LEXIS NEXIS RISK DATA MGMT INC,			\$1.10
001.0000.15.521.10.41.001			7/31/2022	1226184-20220731	PD 07/22 Person Searches	1.10	
19861	8/15/2022	013256		LOMELI, DAISY			\$1,058.66
195.0021.02.512.53.43.006			8/15/2022	07/24-07/28 Reimb	MC NADCP Conf: Lomeli	112.59	
195.0021.02.512.53.43.002			8/15/2022	07/24-07/28 Reimb	MC NADCP Conf: Lomeli	946.07	
19862	8/15/2022	011573		MARTINEZ, SALLY			\$329.90
104.0011.01.557.30.31.001			8/5/2022	08/05/2022 Reimb	HM SummerFest Supplies	329.90	
19863	8/15/2022	011685		MOLDOVAN DO AMARAL, CRISTINA			\$130.00
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	130.00	
19864	8/15/2022	009261		NATIONAL CONSTRUCTION RENTALS,			\$49.90
302.0137.21.595.30.45.004			7/20/2022	6639691	PWCP 07/22-08/18 6 Ft Temp Pan	49.90	
19865	8/15/2022	011935		NEIL, LANI			\$1,287.50
001.9999.11.571.20.41.001			8/12/2022	#16	PKRC 07/24-08/08 SEEK & NCLI	863.00	
001.0000.11.571.21.41.001			8/12/2022	#16	PKRC 07/24-08/08 SEEK & NCLI	424.50	
19866	8/15/2022	012250		NORTHCUTT, JOSHUA			\$306.00
001.9999.15.521.70.43.004			8/15/2022	08/20-08/24 Perdiem	PD IACP Conf: Northcutt	306.00	
19867	8/15/2022	009317		OPTIC FUSION INC,			\$1,524.28
503.0000.04.518.80.42.001			8/1/2022	95-19536	IT 08/22 Internet Connectivity	1,524.28	
19868	8/15/2022	007033		PARAMETRIX,			\$734.53
302.0135.21.595.12.41.001			5/4/2022	35019	PWCP AG 2020-019 Thru 04/30 JB	734.53	
19869	8/15/2022	010975		PARTNERS FOR PARKS,			\$50,000.00
301.0043.11.594.76.41.001			8/1/2022	7	PK AG 2022-139 Q2/22 Barn Proj	50,000.00	
19870	8/15/2022	006010		PETEK AND ASSOCIATES,			\$1,155.00
001.0000.15.521.40.41.001			8/10/2022	1386	PD 07/22 Psych Evals: Walker,	1,155.00	
19871	8/15/2022	000407		PIERCE COUNTY,			\$15,454.50

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
631.0003.02.586.10.00.010			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	309.08	
001.0000.11.565.10.44.004			8/2/2022	CI-319648	PKHS Q2/22 Liquor Profits \$ Ex	4,525.19	
301.0005.11.594.76.63.001			7/21/2022	CI-319166	PK Jan-June 1/3rd Fees For A&E	3,721.54	
311.0000.01.535.30.41.001			7/5/2022	CI-318380	AB/PW 06/22 Recording Fees	39.00	
401.0000.41.531.10.41.001			7/5/2022	CI-318380	AB/PW 06/22 Recording Fees	210.50	
105.0001.07.559.20.41.001			7/5/2022	CI-318380	AB/PW 06/22 Recording Fees	1,461.50	
001.0000.15.521.10.41.125			7/27/2022	CI-319336	pd 06/22 Jail Svcs	5,187.69	
19872	8/15/2022	003089		PIERCE COUNTY AIDS FOUNDATION,			\$4,232.30
001.0000.11.565.10.41.020			7/19/2022	Q2/22	PKHS AG 2021-053A Q2/22 Oasis	4,232.30	
19873	8/15/2022	012974		PIERCE COUNTY ALLIANCE,			\$84.00
195.0021.02.512.53.41.001			8/3/2022	July 2022	MC 07/22 UA's	84.00	
19874	8/15/2022	000428		PIERCE COUNTY SEWER,			\$722.21
502.0000.17.518.35.47.004			7/29/2022	870307 07/29/22	PKFC 07/22 6000 Main St SW	127.25	
001.0000.11.576.80.47.004			7/29/2022	936570 07/29/22	PKFC 07/22 6002 Fairlawn DR SW	24.76	
001.0000.11.576.81.47.004			7/29/2022	2020548 07/29/22	PKFC 07/22 8200 87th Ave SW Sh	40.93	
001.0000.11.576.81.47.001			7/29/2022	2067277 07/29/22	PKFC 07/22 9251 Angle LN SW	78.69	
001.0000.11.576.80.47.004			7/29/2022	2079712 07/29/22	PK 07/22 8928 North Thorne Ln	116.45	
001.0000.11.576.80.47.004			7/29/2022	1032275 07/29/22	PKFC 07/22 8421 Pine St S	24.76	
502.0000.17.521.50.47.004			7/29/2022	1360914 07/29/22	PKFC 07/22 9401 Lkwd Dr SW	100.27	
001.0000.11.576.81.47.004			7/29/2022	1431285 07/29/22	PKFC 07/22 9107 Angle Ln SW Con	105.67	
101.0000.11.543.50.47.004			7/29/2022	1552201 07/29/22	PKST 07/22 9420 Front St S	40.92	
001.0000.11.576.80.47.004			7/29/2022	162489 07/29/22	PKFC 07/22 9222 Veterans Dr SW	62.51	
19875	8/15/2022	010064		PINTO, MICHELLE			\$1,015.00
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	1,015.00	
19876	8/15/2022	013196		PITNEY BOWES PRESORT SERVICES,			\$3,000.00
001.0000.99.518.40.42.002			8/3/2022	D-705277	ND Postage Deposit	3,000.00	
19877	8/15/2022	010630		PRINT NW,			\$46.08
001.0000.07.558.50.31.001			7/20/2022	35440101	CD Business Cards: Kubitza	46.08	
19878	8/15/2022	009541		PRO FORCE LAW ENFORCEMENT,			\$911.35
001.0000.15.521.22.35.010			7/22/2022	489344	PD 1350430-M SBA HW68 L-III A	926.83	
001.0000.15.521.22.35.010			7/22/2022	489344	PD 1220916-79 SBA Hardwire TRM	60.37	
001.0000.15.521.22.35.010			7/22/2022	489344	PD 1350011 SBA M Plus Series C	101.52	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.22.35.010			7/22/2022	489344	Sales Tax	92.68	
001.0000.15.521.22.35.010			7/22/2022	489344	Sales Tax	6.04	
001.0000.15.521.22.35.010			7/22/2022	489344	Sales Tax	10.15	
001.0000.15.521.10.31.020				488938	PD Refund Supplies	-286.24	
19879	8/15/2022	000445		PUGET SOUND ENERGY,			\$46,298.47
302.0135.21.595.30.63.001			8/2/2022	400003448463 8/22/22	PWCP Electric Line Ext Constr.	22,560.67	
001.0000.11.576.80.47.005			8/1/2022	300000000129 8/1/22	PKFC 06/29-07/29 11500 Militar	55.60	
101.0000.11.542.63.47.006			8/1/2022	300000007165 8/1/22	PKST 07/01-08/01 N of Lk WA Bl	22,835.15	
001.0000.11.576.80.47.005			8/1/2022	300000010268 8/1/22	PKFC 06/29-07/29 Woodlawn Ave	127.83	
001.0000.11.576.80.47.005			8/1/2022	200001526637 8/1/22	PKFC 06/29-07/29 9222 Veteran'	32.26	
101.0000.11.542.63.47.006			8/1/2022	200006381095 8/1/22	PKST 06/29-07/29 7819 150th St	22.11	
101.0000.11.542.63.47.006			8/1/2022	220008814687 8/1/22	PKST 06/29-07/29 7000 150th St	19.68	
101.0000.11.542.63.47.006			8/1/2022	220017817689 8/1/22	PKST 06/29-07/29 11521 GLD SW	65.24	
001.0000.11.576.80.47.005			8/1/2022	220018963391 8/1/22	PKFC 06/29-07/29 10365 112th S	62.33	
101.0000.11.542.63.47.005			8/1/2022	220025290630 8/1/22	PKST 06/30-07/29 8299 Veterans	87.86	
001.0000.11.576.80.47.005			8/1/2022	220026435523 8/1/22	PKFC 06/29-07/29 8928 N Thorne	102.59	
101.0000.11.542.63.47.006			8/1/2022	220028304982 8/1/22	PKST 06/29-07/29 12810 Gravell	81.86	
101.0000.11.542.63.47.005			8/1/2022	220029285701 8/1/22	PK 06/29-07/29 12319 GLD SW Li	98.02	
101.0000.11.542.63.47.005			8/1/2022	220025290614 8/1/22	PKST 06/29-07/29 12702 Vernon	147.27	
19880	8/15/2022	013302		QUINTERO, JAZMINE			\$143.61
001.9999.11.571.20.31.001			8/2/2022	08/02/2022 Reimb	PKRC Art Supplies	143.61	
19881	8/15/2022	012953		R. L. ALIA COMPANY,			\$371,551.65
302.0135.21.595.30.63.001			7/31/2022	AG 2021-143 PP # 13	PWCP AG 2021-143 07/01-07/31 J	258,557.36	
302.0135.21.595.30.63.001			7/31/2022	AG 2022-080 PP # 4	PWCP AG 2022-080 07/01-07/31 J	105,614.70	
302.0135.21.534.30.63.001			7/31/2022	AG 2022-080 PP # 4	PWCP AG 2022-080 07/01-07/31 J	13,263.20	
302.0000.00.223.40.00.000			7/31/2022	AG 2022-080 PP # 4	PWCP AG 2022-080 Retainage	-5,883.61	
19882	8/15/2022	007505		REDFLEX TRAFFIC SYSTEMS INC,			\$32,240.00
001.0000.15.521.71.41.080			7/31/2022	INV0037904	PD 07/22 Photo Enforcement	32,240.00	
19883	8/15/2022	010522		RICOH USA INC,			\$78.61
503.0000.04.518.80.45.002			7/21/2022	5065145443	IT 06/21-07/20 Add't Images 94	56.35	
503.0000.04.518.80.45.002			7/18/2022	5065120760	IT 06/18-07/17 Add'l Images 94	22.26	
19884	8/15/2022	013330		SAURI, MARCO A			\$2,000.00
001.9999.11.565.10.41.020			8/15/2022	3	PKHS AG 2022-158 08/01-08/15 L	2,000.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
19885	8/15/2022	013053		SIDHU FARMS,			\$272.00
001.0000.11.571.22.41.001			8/9/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	18.00	
631.0000.11.589.00.00.000			8/9/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	92.00	
001.0106.11.571.22.49.010			8/9/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	162.00	
19886	8/15/2022	010656		SOUTH SOUND 911,			\$155,237.49
001.0000.15.521.10.41.126			8/1/2022	00708	PD 08/22 Communication Svcs	111,273.33	
001.0000.15.521.10.41.126			8/1/2022	00708	PD 08/22 RMS Svcs	22,622.50	
001.0000.15.521.10.41.126			8/1/2022	00708	PD 08/22 Records/Permitting Sv	13,540.83	
001.0000.15.521.10.41.126			8/1/2022	00708	PD 08/22 Warrant Svcs	7,800.83	
19887	8/15/2022	003267		SOUTH TACOMA GLASS SPECIALISTS,			\$99.00
501.9999.51.594.21.64.005			7/26/2022	57339	PDFL New Build	99.00	
19888	8/15/2022	002881		SPRAGUE PEST SOLUTIONS CO,			\$138.66
502.0000.17.521.50.48.001			7/29/2022	4855910	PKFC 07/29 Pest Control	138.66	
19889	8/15/2022	009493		STAPLES ADVANTAGE,			\$550.63
001.0000.15.521.10.31.001			7/21/2022	3513133464	PD Office Supplies	73.93	
001.0000.15.521.10.31.001			7/21/2022	3513133465	PD Office Supplies	5.40	
001.0000.02.512.50.31.001			7/23/2022	3513335266	MC Office Supplies	180.33	
001.0000.02.512.50.31.001			7/23/2022	3513335268	MC Office Supplies	50.91	
001.0000.11.571.21.31.001			7/22/2022	3513203066	PKRC Office Supplies	40.73	
001.0000.09.518.10.31.001			7/22/2022	3513203067	HR Pens, Tabs, Tape	72.96	
001.0000.09.518.10.31.001			7/22/2022	3513203068	HR Steno Pads	12.88	
001.0000.09.518.10.31.001			7/22/2022	3513203069	HR Folders	62.67	
001.0000.15.521.10.31.001			7/13/2022	3512567154	PD Office Supplies	50.82	
19890	8/15/2022	011786		STATEHOOD MEDIA LLC,			\$850.00
104.0007.01.557.30.44.001			6/1/2022	2019-13806	HM 06/22 & 07/22 1889 WA Magaz	850.00	
19891	8/15/2022	013337		STRONG FAMILY BONDS LLC,			\$7.00
631.0000.11.589.00.00.000			8/2/2022	08/02/22 FM	PKRC 08/02 SNAP Reimb	7.00	
19892	8/15/2022	006497		SYSTEMS FOR PUBLIC SAFETY,			\$3,439.11
501.0000.51.521.10.48.005			7/8/2022	42044	PDFL Oil Change	110.87	
501.0000.51.521.10.48.005			7/8/2022	42044	PDFL Safety Inspection	23.57	
501.0000.51.521.10.48.005			7/8/2022	42044	PDFL Other	102.76	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			7/28/2022	42112	PDFL Oil Change	105.95	
501.0000.51.521.10.48.005			7/28/2022	42112	PDFL Safety Inspection	239.95	
501.0000.51.521.10.48.005			7/28/2022	42112	PDFL Other	201.17	
501.0000.51.521.10.48.005			7/28/2022	42115	PDFL Other	273.10	
501.0000.51.521.10.48.005			7/28/2022	42121	PDFL Brakes	1,142.75	
501.0000.51.521.10.48.005			7/28/2022	42121	PDFL Other	267.40	
501.0000.51.521.10.48.005			7/28/2022	42121	PDFL Battery	230.91	
501.0000.51.521.10.48.005			7/28/2022	42121	PDFL Electrical	240.23	
501.0000.51.521.10.48.005			7/28/2022	42131	PDFL Oil Change	95.75	
501.0000.51.521.10.48.005			7/28/2022	42131	PDFL Safety Inspection	22.18	
501.0000.51.521.10.48.005			7/28/2022	42131	PDFL Rotation	32.08	
501.0000.51.521.10.48.005			7/28/2022	42135	PDFL Oil Change	90.15	
501.0000.51.521.10.48.005			7/28/2022	42135	PDFL Safety Inspection	100.78	
501.0000.51.521.10.48.005			7/28/2022	42135	PDFL Other	23.20	
501.0000.51.521.10.48.005			7/28/2022	42147	PDFL Electrical	32.36	
501.0000.51.521.10.48.005			7/28/2022	42156	PDFL Other	103.95	
19893	8/15/2022	013338		THE COLLECTION BAKERY,			\$126.00
001.0000.11.571.22.41.001			8/9/2022	07/19, 26 & 08/02 FM	PKRC 07/19, 07/26 & 08/02 FM,	4.00	
631.0000.11.589.00.00.000			8/9/2022	07/19, 26 & 08/02 FM	PKRC 07/19, 07/26 & 08/02 FM,	122.00	
19894	8/15/2022	013315		THE FANCY ACCENT CO,			\$12.00
631.0000.11.589.00.00.000			8/2/2022	08/02/2022 FM	PKRC 08/02 SNAP Reimb	12.00	
19895	8/15/2022	013316		THE OLD RED BARN,			\$13.00
631.0000.11.589.00.00.000			8/2/2022	08/02/2022 FM	PKRC 08/02 SNAP Reimb	13.00	
19896	8/15/2022	002153		THE RESCUE MISSION,			\$6,000.00
001.0000.11.565.10.41.020			8/12/2022	0322	PKHS AG 2021-019A Q1/22 Emerge	3,000.00	
001.0000.11.565.10.41.020			8/12/2022	0622	PKHS AG 2021-019A Q2/22 Emerge	3,000.00	
19897	8/15/2022	012922		TIMBER COAST CONSTRUCTION,			\$13,269.78
190.4006.52.559.32.41.001			8/1/2022	2697	CDBG AG 2022-064 MHR-183B Luci	16,587.23	
190.0000.00.223.40.00.000			8/1/2022	2697	CDBG AG 2022-064 Retainage	-3,317.45	
19898	8/15/2022	011881		TRAFFIC DATA GATHERING,			\$1,057.84
101.0000.21.544.20.41.001			7/27/2022	4467	PWST AG 2022-059 Traffic Count	1,057.84	
19899	8/15/2022	008186		TRCVB,			\$5,377.85

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0016.01.557.30.41.001			7/31/2022	LW-2022-07	HM AG 2022-016 07/22 Lodging T	5,377.85	
19900	8/15/2022	000153		TYLER TECHNOLOGIES INC,			\$110.00
503.0000.04.518.80.49.004			7/26/2022	020-136678	IT 08/15-09/14 Tyler Supervisi	110.00	
19901	8/15/2022	007885		ULINE, INC,			\$47.10
502.0000.17.521.50.31.001			7/25/2022	151794906	PKFC 12" Asphalt Installation	47.10	
19902	8/15/2022	012914		VERIZON COMMUNICATIONS INC,			\$3,468.29
503.0000.04.518.80.42.001			8/1/2022	606000030485	IT 07/22 GPS	248.49	
503.0000.04.518.80.42.001			8/8/2022	Z8367351	IT Thru 08/31 Internet	1,609.90	
503.0000.04.518.80.42.001			7/8/2022	Z8309987	IT Thru 07/30 Internet	1,609.90	
19903	8/15/2022	002509		VERIZON WIRELESS,			\$1,452.54
503.0000.04.518.80.42.001			7/16/2022	9911283601	IT 06/17-07/16 Phone	17.63	
503.0000.04.518.80.42.001			7/16/2022	9911283601	IT 06/17-07/16 Phone	170.86	
503.0000.04.518.80.42.001			7/16/2022	9911283601	IT 06/17-07/16 Phone	140.95	
503.0000.04.518.80.42.001			7/16/2022	9911283601	IT 06/17-07/16 Phone	35.24	
503.0000.04.518.80.42.001			7/16/2022	9911283602	IT 06/17-07/16 Phone	141.56	
503.0000.04.518.80.42.001			7/16/2022	9911283602	IT 06/17-07/16 Phone	176.76	
180.0000.15.521.21.42.001			7/26/2022	9912113340	IT 06/17-07/16 Phone	378.94	
180.0000.15.521.21.42.001			7/26/2022	9912113340	IT 06/17-07/16 Phone	390.60	
19904	8/15/2022	013296		VOOGT, JOHANNES			\$130.00
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	130.00	
19905	8/15/2022	002977		WACHTER, HEIDI			\$264.00
001.0000.06.515.30.43.004			8/15/2022	08/09-08/12/22 Meals	LG WCMA Summer Conf Per Diem:	59.00	
001.0000.06.515.30.43.003			8/15/2022	08/09-08/12/22 Miles	LG WCMA Summer Conf: Wachter	205.00	
19906	8/15/2022	000593		WASHINGTON STATE TREASURER,			\$23,752.37
631.0002.02.586.10.00.020			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	9,769.30	
631.0002.02.586.10.00.010			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	5,274.83	
631.0002.02.586.10.00.090			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	44.61	
631.0002.02.586.10.00.210			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	30.01	
631.0002.02.586.10.00.060			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	846.89	
631.0002.02.586.10.00.130			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	164.17	
631.0002.02.586.10.00.140			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	134.02	
631.0002.02.586.10.00.150			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	1,695.56	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
631.0002.02.586.10.00.160			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	743.15	
631.0002.02.586.10.00.030			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	4,836.95	
631.0002.02.586.10.00.050			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	212.88	
19907	8/15/2022	012410		WATT BANKS, LISA			\$1,791.66
001.9999.11.565.10.41.020			8/15/2022	77	PKHS AG 2022-156 08/01-08/15 L	1,791.66	
19908	8/15/2022	010239		WEST PIERCE FIRE & RESCUE,			\$128.77
001.0000.15.521.10.31.001			7/25/2022	INV22-046	PD Firework Safety Rack Cards	128.77	
19909	8/15/2022	012987		WEX BANK,			\$2,605.91
501.0000.51.548.79.32.001			7/31/2022	82702979	07/22 PK Fuel	179.36	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	154.08	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	145.12	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	154.99	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	29.35	
180.0000.15.521.21.32.001			7/31/2022	82702979	05/22 PD Fuel	702.85	
180.0000.15.521.21.32.001			7/31/2022	82702979	05/22 PD Fuel	61.66	
180.0000.15.521.21.32.001			7/31/2022	82702979	05/22 PD Fuel	206.04	
181.0000.15.521.30.32.001			7/31/2022	82702979	05/22 PD Fuel	64.61	
501.0000.51.548.79.32.001			7/31/2022	82702979	07/22 PK Fuel	94.75	
501.0000.51.548.79.32.001			7/31/2022	82702979	07/22 PK Fuel	117.03	
501.0000.51.548.79.32.001			7/31/2022	82702979	07/22 PK Fuel	101.84	
501.0000.51.548.79.32.001			7/31/2022	82702979	07/22 PK Fuel	273.07	
501.0000.51.548.79.32.001			7/31/2022	82702979	07/22 PK Fuel	121.46	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	50.22	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	76.48	
501.0000.51.521.10.32.001			7/31/2022	82702979	05/22 PD Fuel	73.00	
19910	8/15/2022	013198		WOLF CAMP & SCHOOL OF,			\$12,000.00
001.9999.11.571.20.41.001			8/1/2022	08/01/2022	PKRC AG 2022-005 Wolf Camp & S	12,000.00	
19911	8/15/2022	000607		WRIGHT, DEANA			\$1,046.94
195.0021.02.512.53.43.006			8/11/2022	07/24-07/28 Reimb	MC NADCP Conf: Wright	100.87	
195.0021.02.512.53.43.002			8/11/2022	07/24-07/28 Reimb	MC NADCP Conf: Wright	946.07	
19912	8/15/2022	001272		ZUMAR INDUSTRIES INC,			\$9,417.59
101.0000.11.542.64.31.001			7/29/2022	40576	PKST Signs	3,874.20	
101.0000.11.542.64.31.001			4/14/2022	39498	PKST Signs	778.80	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.31.001			5/27/2022	39947	PKST Signs	2,873.66	
101.0000.11.542.64.31.001			6/10/2022	40082	PKST Signs	1,890.93	
19913	8/15/2022	013344		ZWEIFEL, JOCELYN			\$262.50
001.0000.11.571.21.41.001			7/27/2022	#001	PKRC 07/22 & 07/23 SummerFest	262.50	
19914	8/19/2022	011039		BERK CONSULTING INC,			\$1,671.25
001.9999.13.558.70.41.001			6/15/2022	10714-05-22	ED AG 2022-112 05/22 Lkwd Libr	1,671.25	
19915	8/19/2022	005786		CLASSY CHASSIS,			\$46.48
501.0000.51.548.79.48.005			7/31/2022	5535	PKFL Wash Svc	46.48	
19916	8/19/2022	000496		DAILY JOURNAL OF COMMERCE,			\$1,391.50
302.0164.21.595.12.44.001			6/28/2022	3379659	PWCP 06/21-06/28 Farwest Dr Sa	460.00	
302.0068.21.595.12.44.001			6/30/2022	3379747	PWCP 06/16-06/30 Pac Hwy/STW A	931.50	
19917	8/19/2022	013161		GLOBAL INFORMATION TECHNOLOGY,			\$6,860.00
105.0002.07.559.20.41.001			7/31/2022	27537	AB 07/09-07/16 Consulting Svcs	6,860.00	
19918	8/19/2022	013302		QUINTERO, JAZMINE			\$299.62
001.9999.11.571.20.31.001			7/27/2022	07/27/22 SFest Reim	PKRC 07/22 SummerFest Supplies	299.62	
19919	8/19/2022	009493		STAPLES ADVANTAGE,			\$4.99
001.0000.07.558.60.31.001			4/6/2022	3504675869	CD Pens	4.99	
96531	7/28/2022	010628		ALPINE PRODUCTS INC,			\$1,474.90
001.0000.11.571.21.31.001			7/19/2022	TM-210387	Traffic Paint/Hose For SummerF	1,474.90	
96532	7/28/2022	013341		ANDREWS, LASHANITY			\$100.00
001.0102.11.347.30.08.000			7/20/2022	2001566.002	PK Refund: 08/20 Res Cancelled	100.00	
96533	7/28/2022	013264		BARKER, JASON			\$800.00
001.0000.11.571.21.41.001			7/25/2022	07/25/2022	PKRC Security Guard: SummerFes	800.00	
96534	7/28/2022	003824		BATES BUSINESS & MGMT,			\$2,415.04
195.0030.15.521.30.49.003			7/22/2022	WA280TPC000000000558	PD Phlebotomy Courses:Pyon, No	2,415.04	
96535	7/28/2022	005965		BUILDERS EXCHANGE OF,			\$63.45
302.0068.21.595.12.44.001			7/7/2022	1072363	PWCP Publish Projects Online	63.45	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96536	7/28/2022	010991		CALLYO 2009 CORP,			\$3,104.64
180.0000.15.521.21.42.001			7/27/2022	R16573	PD - Callyo Renewal - 1 Basic	2,822.40	
180.0000.15.521.21.42.001			7/27/2022	R16573	Sales Tax	282.24	
96537	7/28/2022	000933		CDW GOVERNMENT LLC,			\$11,891.72
503.0000.04.518.80.35.030			7/14/2022	BK89869	IT-Lenovo Carbon X1	10,810.65	
503.0000.04.518.80.35.030			7/14/2022	BK89869	Sales Tax	1,081.07	
96538	7/28/2022	002408		CITY OF TACOMA,			\$1,133.25
001.0000.15.521.32.41.001			7/6/2022	91098606	PD 06/22 Dumping Chgs	1,133.25	
96539	7/28/2022	000140		DEPT OF REVENUE-LEASEHOLD,			\$385.20
001.0000.00.237.10.00.000			7/28/2022	Q2/22	FN Q2/22 Leasehold Tax	385.20	
96540	7/28/2022	011813		DP EXCAVATION,			\$9,680.00
105.0000.00.223.40.00.000			7/26/2022	18-00144-A	AB AG 2021-144 Retainage Relea	9,680.00	
96541	7/28/2022	004710		EQUIFAX CREDIT NORTHWEST CORP,			\$6.00
001.0000.15.521.10.41.001			7/18/2022	6792140	PD 07/22 Eport Stor Fee	6.00	
96542	7/28/2022	000166		FEDERAL EXPRESS,			\$40.54
001.0000.99.518.40.42.002			7/22/2022	7-827-96072	ND 07/11 Shipping	40.54	
96543	7/28/2022	013300		FOSSE FARMS,			\$63.00
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM SNAP	63.00	
96544	7/28/2022	013327		GARCIA FAMILY GREENS LLC,			\$31.00
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM SNAP & Mrkt Match	3.00	
001.0106.11.571.22.49.010			7/26/2022	07/12 FM	PK 07/12 FM SNAP & Mrkt Match	28.00	
96545	7/28/2022	012801		HAYTON FARMS BERRIES,			\$297.00
001.0000.11.571.22.41.001			7/26/2022	07/12, 07/19 FM	PK 07/12 & 07/19 FM, SNAP, Mrk	20.00	
631.0000.11.589.00.00.000			7/26/2022	07/12, 07/19 FM	PK 07/12 & 07/19 FM, SNAP, Mrk	112.00	
001.0106.11.571.22.49.010			7/26/2022	07/12, 07/19 FM	PK 07/12 & 07/19 FM, SNAP, Mrk	165.00	
96546	7/28/2022	013297		ITSON, MAUREESE			\$1,200.00
001.0000.11.571.22.41.001			7/1/2022	104	PKRC FM Musical Performances	1,200.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96547	7/28/2022	013340		JAY'S TACTICS LLC,			\$1,000.00
001.0000.15.521.40.41.001		7/27/2022	003-2022	PD Tactical & self Defense Trn	1,000.00		
96548	7/28/2022	010716		JUBITZ FLEET SERVICES,			\$368.22
501.0000.51.521.10.32.001		7/18/2022	CL816717	PDFL 07/18 Fuel	368.22		
96549	7/28/2022	009994		KPFF INC,			\$17,428.34
311.0006.21.535.13.41.001		7/18/2022	431070	PWSC AG 2022-109 Thru 06/30 Ro	17,428.34		
96550	7/28/2022	000300		LAKEWOOD WATER DISTRICT,			\$5,330.54
001.0000.11.576.80.47.001		7/19/2022	20378.02 07/19/22	PKFC 05/08-07/09 11524 Old Mil	858.10		
101.0000.11.542.70.47.001		7/19/2022	20229.02 07/19/22	PKST 05/07-07/09 11201 Old Mil	79.98		
101.0000.11.542.70.47.001		7/12/2022	13318.03 07/12/22	PKST 05/01-07/06 WA Blvd & GLD	45.79		
101.0000.11.542.70.47.001		7/12/2022	13641.03 07/12/22	PKST 05/01-07/06 0 GLD & Nyana	42.50		
101.0000.11.542.70.47.001		7/12/2022	15034.02 07/12/22	PKST 04/30-07/06 SW Corner BP	66.41		
001.0000.11.576.80.47.001		7/12/2022	15036.03 07/12/22	PKFC 05/01-07/06 127th & Addis	55.71		
001.0000.11.576.80.47.001		7/12/2022	15040.02 07/12/22	PKFC 04/30-07/06 4723 127th St	68.95		
101.0000.11.542.70.47.001		7/12/2022	16302.03 07/12/22	PKST 05/01-07/06 GLD & 112th S	102.27		
502.0000.17.518.35.47.001		7/12/2022	16699.03 07/12/22	PKFC 05/01-07/06 6000 Main St	2,250.18		
502.0000.17.518.35.47.001		7/12/2022	16702.02 07/12/22	PKFC 04/30-07/06 6000 Main St	205.24		
502.0000.17.518.35.47.001		7/12/2022	16706.02 07/12/22	PKFC 04/30-07/06 6000 Main St	45.79		
101.0000.11.542.70.47.001		7/12/2022	26572.03 07/12/22	PKST 05/01-07/06 10000 GL & Ny	45.79		
101.0000.11.542.70.47.001		7/12/2022	26638.02 07/12/22	PKST 05/01-07/06 Island GL & V	42.50		
101.0000.11.542.70.47.001		7/12/2022	26756.03 07/12/22	PKST 05/01-07/06 SE CO BP & Pa	44.49		
101.0000.11.542.70.47.001		7/12/2022	26996.02 07/12/22	PKST 05/01-07/06 12200 Pac Hwy	444.18		
101.0000.11.542.70.47.001		7/12/2022	26997.02 07/12/22	PKST 05/01-07/06 Pac Hwy SW S/	726.40		
101.0000.11.542.70.47.001		7/12/2022	27347.01 07/12/22	PKST 05/01-07/06 0 BP & 123rd	42.50		
101.0000.11.542.70.47.001		7/12/2022	27417.02 07/12/22	PKST 05/01-07/06 GLD/Mt Tac Dr	121.26		
101.0000.11.542.70.47.001		7/12/2022	27571.01 07/12/22	PKST 04/30-07/06 123rd St SW S	42.50		
96551	7/28/2022	002390		LASA,			\$54,420.63
190.6007.52.559.70.41.001		7/28/2022	07/28/22	CDBG Client Svcs. Center Expan	54,420.63		
96552	7/28/2022	002474		NATIONAL BARRICADE CO LLC,			\$962.50
001.0000.11.571.21.41.001		7/27/2022	660587	PKRC SummerFest	962.50		
96553	7/28/2022	010743		NISQUALLY INDIAN TRIBE,			\$30,095.00
001.0000.15.521.10.41.125		6/30/2022	31479	PD 06/22 Jail Svcs	30,095.00		

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96554	7/28/2022	009421		PACIFIC RIM TALENT INC,			\$7,500.00
104.0021.01.557.30.41.001			5/9/2022	05/09/2022 -1	PKRC AG 2022-119 Good Co Band	3,000.00	
104.0021.01.557.30.41.001			5/9/2022	05/09/2022 -2	PKRC AG 2022-119 Paperback Wri	4,500.00	
96555	7/28/2022	006117		PETTY CASH,			\$767.00
001.0000.02.512.51.49.008			7/27/2022	07/22 Jury/Witness	MC Replenish 07/22 Jury Petty	719.25	
001.0000.06.515.30.41.001			7/27/2022	07/22 Jury/Witness	LG 07/22 Witness Fees	47.75	
96556	7/28/2022	006117		PETTY CASH,			\$276.50
001.0000.09.518.10.31.005			7/28/2022	07/22 VH	HR Pandrea: Food For Police In	16.46	
001.0000.09.518.10.31.001			7/28/2022	07/22 VH	HR Pandrea: Mailing Envelope	3.57	
001.0000.11.571.21.31.001			7/28/2022	07/22 VH	PKRC Fairfield: Staples, Sciss	67.49	
001.0000.99.518.40.42.002			7/28/2022	07/22 VH	ND Pandrea: Postage For Police	54.95	
001.0000.99.518.40.42.002			7/28/2022	07/22 VH	ND Freeman: Certified Mail	7.38	
101.0000.11.544.90.43.003			7/28/2022	07/22 VH	PKST Aguon Mileage For Farmers	15.91	
101.0000.21.543.30.31.001			7/28/2022	07/22 VH	PWST Devereaux: Newspaper	3.00	
101.0000.21.542.30.31.001			7/28/2022	07/22 VH	PWST Motoh: Color Paper For Sp	24.19	
302.0135.21.595.30.63.001			7/28/2022	07/22 VH	PWCP Pokswinski: Padlocks For	69.26	
401.0000.41.531.10.31.001			7/28/2022	07/22 VH	PWSW Halar: pH Strips For Wate	14.29	
96557	7/28/2022	011616		PIERCE COUNTY PROJECT ACCESS,			\$3,999.96
001.0000.11.565.10.41.020			7/15/2022	1410	PKHS AG 2021-098A Q2/22 Health	3,999.96	
96558	7/28/2022	013342		PRAZAK, JAMES			\$190.00
001.0102.11.347.30.08.000			7/14/2022	2001565.002	PK Refund: 07/24 Res Cancelled	190.00	
96559	7/28/2022	011112		PROVIDENCE ST PETER HOSPITAL,			\$1,475.00
001.0000.15.521.10.41.125			6/22/2022	33000238960001	PD 06/22 Med Scvs For Prisoner	1,475.00	
96560	7/28/2022	005342		RAINIER LIGHTING & ELECTRICAL,			\$236.68
001.0000.11.571.21.31.001			7/22/2022	562430-1	PK Maint Supplies For SummerFe	171.14	
001.0000.11.576.81.31.001			7/22/2022	562561-1	PKFC Maint Supplies	65.54	
96561	7/28/2022	012825		READY SET TOW LLC,			\$88.00
001.0000.15.521.10.41.070			7/12/2022	12495	PD 07/12	88.00	
96562	7/28/2022	011108		REBUILDING HOPE! PIERCE COUNTY,			\$2,485.32
001.0000.11.565.10.41.020			7/15/2022	Q2/22	PKHS AG 2021-099A Q2/22 Sexual	2,485.32	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96563	7/28/2022	013135		ROBBINS HONEY FARM,			\$173.00
001.0000.11.571.22.41.001			7/26/2022	07/12 FM	PK 07/12 FM & SNAP Reimb	40.00	
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM & SNAP Reimb	133.00	
96564	7/28/2022	005018		ROTARY CLUB OF CLOVER PARK,			\$450.00
001.0000.15.521.10.49.001			6/30/2022	702	PD 2022-2023 Unfred Rotary Clu	150.00	
001.0000.06.515.30.49.001			6/30/2022	719	LG 2022-2023 Wachter Rotary Cl	150.00	
001.0000.13.558.70.49.001			6/30/2022	723	ED 2022-2023 Newton Rotary Clu	150.00	
96565	7/28/2022	011227		SHOW CASE MEDIA,			\$1,200.00
001.0000.11.571.21.44.001			7/14/2022	4361	PKRC 07/07 & 07/21 Eblast, Jun	1,200.00	
96566	7/28/2022	013343		SOLIZ, CHARLES ALFRED			\$8,235.00
105.0001.07.559.20.41.001			7/28/2022	07/28/22 Relocate	AB Soliz Relocation Assistance	8,235.00	
96567	7/28/2022	010447		SPECIAL SERVICES GROUP LLC,			\$1,320.00
180.0000.15.521.21.41.001			7/20/2022	16487	PD - Covert Tracking Service w	600.00	
180.0000.15.521.21.41.001			7/20/2022	16487	PD - Covert Tracking Service w	600.00	
180.0000.15.521.21.41.001			7/20/2022	16487	Sales Tax	120.00	
96568	7/28/2022	012412		STEAGALL, LARRY			\$2,151.25
104.0007.01.557.30.44.001			7/25/2022	001	HM 07/23 SummerFest Perf	2,151.25	
96569	7/28/2022	013337		STRONG FAMILY BONDS LLC,			\$212.00
631.0000.11.589.00.00.000			7/26/2022	06/07-07/12 FM	PK 06/07-07/12 FM SNAP Reimb	212.00	
96570	7/28/2022	013301		TAHOMA SPICE COMPANY,			\$20.00
631.0000.11.589.00.00.000			7/26/2022	07/12 FM	PK 07/12 FM SNAP Reimb	20.00	
96571	7/28/2022	012981		TEKS SERVICES INC,			\$7,015.92
001.0000.03.557.20.49.005			5/6/2022	52293	CM FM Postcards	3,507.96	
104.0007.01.557.30.44.001			5/6/2022	52293	CM FM Postcards	3,507.96	
96572	7/28/2022	009354		TK ELEVATOR,			\$8,660.80
502.0000.17.542.65.48.001			7/12/2022	6000588945	PKFC Provide & Install New Car	8,660.80	
96573	7/28/2022	000800		US GEOLOGICAL SURVEY,			\$6,817.00
401.0000.41.531.10.41.001			7/15/2022	90996035	PWSW 10/01/21-09/30/22 Clover	6,817.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96574	7/28/2022	011953	VAIL, MELANIE				\$800.00
104.0021.01.557.30.41.001		7/19/2022	07/19/2022		HM 07/26 Performance: Candy Sh	800.00	
96575	7/28/2022	010544	WASHINGTON ROCK QUARRIES INC,				\$1,002.34
001.0000.11.571.21.31.001		7/16/2022	59064		PKRC Crushed Rock For SummerFe	1,002.34	
96576	8/4/2022	002508	ASSOC OF THE US ARMY,				\$175.00
192.0000.00.558.60.49.001		8/4/2022	08/04/2022		SSMP ASUA Membership	175.00	
96577	8/4/2022	013347	AYALA, TERESA				\$6,600.00
180.0000.15.521.80.41.001		6/6/2022	01		PD Home/Deck Repair: 312721 13	6,600.00	
96578	8/4/2022	011498	BLUEPEARL SPECIALTY+EMERGENCY,				\$120.50
001.0000.15.554.30.41.001		8/4/2022	678001		PD 06/07 Vet Svcs	120.50	
96579	8/10/2022	013353	WEST, ARTHUR				\$25,000.00
001.0000.06.515.30.49.016		8/10/2022	8/10/22 20-2-08927-9		LG Settlement Case # 20-2-0892	25,000.00	
96580	8/15/2022	013354	BIG AL'S CONCRETE SERVICES,				\$2,162.00
001.0000.15.521.10.35.010		8/11/2022	2022-0449		PD Concrete	2,162.00	
96581	8/15/2022	010899	ACCESS INFORMATION MANAGEMENT,				\$10,060.55
001.0000.06.514.30.41.001		4/30/2022	9391712		LG 04/22 Record Retention & Mg	5,098.03	
001.0000.06.514.30.41.001		6/30/2022	9524913		LG 06/22 Record Retention & Mg	1,249.07	
001.0000.06.514.30.41.001		7/31/2022	9570324		LG 07/22 Record Retention & Mg	2,396.37	
001.0000.06.514.30.41.001		8/31/2022	9447382		LG 05/22 Record Retention & Mg	1,317.08	
96582	8/15/2022	013345	ACTIVE INVESTMENT CO. LLC,				\$24.00
105.0002.07.342.40.00.000		7/28/2022	07/28/2022 Ref		AB RHSP Dup Pymt	24.00	
96583	8/15/2022	011257	AHUMADA, ANITA				\$965.00
001.0000.02.512.51.49.009		8/3/2022	July 2022		MC 07/22 Interpreter	965.00	
96584	8/15/2022	012973	ALLEN REALTORS,				\$4,000.00
190.6002.52.559.70.41.001		8/11/2022	AG 2022-171		CDBG AG 2022-171 CV Rent Assis	4,000.00	
96585	8/15/2022	010000	ASSOCIATION OF DEFENSE,				\$450.00
192.0000.00.558.60.49.001		8/1/2022	MS22-196619		SSMP ADC 2022 Comm/St Basic Me	450.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96586	8/15/2022	008307		AT&T MOBILITY,			\$17,525.55
180.0000.15.521.21.42.001			7/19/2022	287293165778 07/22	IT/PD Thru 07/19 Phone	286.77	
503.0000.04.518.80.42.001			7/19/2022	287293165778 07/22	IT/PD Thru 07/19 Phone	12,118.67	
503.0000.04.518.80.42.001			7/19/2022	287296255265 07/22	IT Thru 07/19 Phone	5,107.75	
503.0000.04.518.80.42.001			7/19/2022	287304884473 07/22	IT Thru 07/19 Phone	12.36	
96587	8/15/2022	013350		BALLARD, SARAH			\$294.00
001.0103.11.347.60.00.000			8/11/2022	2001563.002	PK Refund: Withdrew Wks 3-8 Su	294.00	
96588	8/15/2022	013335		BAREFOOT LIVIN WASHINGTON,			\$84.00
001.0000.11.571.22.41.001			8/9/2022	07/12 & 08/02 FM	PKRC 07/12 & 08/02 FM, SNAP &	4.00	
631.0000.11.589.00.00.000			8/9/2022	07/12 & 08/02 FM	PKRC 07/12 & 08/02 FM, SNAP &	24.00	
001.0106.11.571.22.49.010			8/9/2022	07/12 & 08/02 FM	PKRC 07/12 & 08/02 FM, SNAP &	56.00	
96589	8/15/2022	013264		BARKER, JASON			\$1,150.00
104.0029.01.557.30.41.001			8/15/2022	08132022	PK 2022 Circus entertianment ~	1,150.00	
96590	8/15/2022	013346		BRADLEY, MAEL			\$294.00
001.0000.11.571.21.41.001			7/29/2022	07/29/22	PKRC 07/19 & 07/23 SummerFest	294.00	
96591	8/15/2022	001717		BROWN & CALDWELL,			\$8,515.50
401.0023.41.531.10.41.001			7/26/2022	14449680	PWSW AG 2021-361 05/27-06/30 C	8,515.50	
96592	8/15/2022	012025		CHI FRANCISCAN OCCUP HEALTH,			\$1,760.00
001.0000.09.518.10.41.001			7/1/2022	00012343-00	HR 06/22 Physicals, Audiogram,	1,065.00	
001.0000.09.518.10.41.001			8/1/2022	00012434-00	HR Physicals, Drug Screens, Ba	695.00	
96593	8/15/2022	009191		CITY OF DUPONT,			\$4,669.38
631.0001.02.586.10.00.030			8/9/2022	07/022 Court Remit	MC 07/22 Court Remit	4,669.38	
96594	8/15/2022	006613		CITY OF UNIVERSITY PLACE,			\$662.64
631.0001.02.586.10.00.010			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	662.64	
96595	8/15/2022	011564		CODE PUBLISHING COMPANY,			\$627.77
001.0000.06.514.30.41.001			7/28/2022	GC0008146	LG Muni Code Web Update, New P	627.77	
96596	8/15/2022	003948		COMCAST CORPORATION,			\$335.05
503.0000.04.518.80.42.001			8/15/2022	8498 35 011 2205662	IT 07/25-08/24 9420 Front St S	335.05	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96597	8/15/2022	002025		DAVID EVANS & ASSOCIATES INC,			\$46,583.68
302.0142.21.595.12.41.017			7/29/2022	514963	PWCP AG 2022-133 06/12-07/16	46,583.68	
96598	8/15/2022	013318		DE GUZMAN FERRER, LINA			\$188.75
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	188.75	
96599	8/15/2022	011091		DEERE & COMPANY,			\$10,376.27
501.9999.51.594.48.64.005			7/22/2022	117369636	PK John Deere Z920M ZTrak for	9,432.97	
501.9999.51.594.48.64.005			7/22/2022	117369636	Sales Tax	943.30	
96600	8/15/2022	009472		DISH NETWORK LLC,			\$169.07
503.0000.04.518.80.42.001			8/4/2022	8255 7070 8168 1616	IT 08/16-08/15 PD TV/HD Receiv	169.07	
96601	8/15/2022	011813		DP EXCAVATION,			\$110,000.00
105.0001.07.559.20.41.001			7/27/2022	22-013	AB AG 2022-105 50% Karwan MHP	110,000.00	
96602	8/15/2022	004710		EQUIFAX CREDIT NORTHWEST CORP,			\$110.83
001.0000.15.521.10.41.001			7/23/2022	2052742890	PD 07/22	110.83	
96603	8/15/2022	000188		GALLS INC.,			\$152.76
001.0000.15.521.22.31.008			7/14/2022	021636694	PD Mace Cases	152.76	
96604	8/15/2022	013327		GARCIA FAMILY GREENS LLC,			\$49.00
001.0106.11.571.22.49.010			8/9/2022	07/26 FM	PKRC 07/26 Mrkt Match Reimb	49.00	
96605	8/15/2022	013201		GOVOLUTION LLC,			\$138.60
503.0000.04.518.80.49.004			6/30/2022	12764	IT 06/22 Velocity Technology	70.70	
503.0000.04.518.80.49.004			7/31/2022	12819	IT 07/22 Velocity Technology	67.90	
96606	8/15/2022	012801		HAYTON FARMS BERRIES,			\$168.00
001.0000.11.571.22.41.001			8/2/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	14.00	
631.0000.11.589.00.00.000			8/2/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	39.00	
001.0106.11.571.22.49.010			8/2/2022	07/26 & 08/02 FM	PKRC 07/26 & 08/02 FM, SNAP &	115.00	
96607	8/15/2022	009728		HSA BANK,			\$83.25
001.0000.09.518.10.41.001			8/4/2022	W402762	HR 07/22 HSA Svc Fee	83.25	
96608	8/15/2022	004863		I O SOLUTIONS INC,			\$370.00
001.0000.09.518.10.41.001			7/26/2022	NS 217551	HR Exams/Scoring	300.00	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.99.518.40.42.002			7/26/2022	NS 217551	HR Exams/Scoring	70.00	
96609	8/15/2022	008332		KAR-GOR INC,			\$5,610.00
101.0000.11.542.64.35.014			7/29/2022	KI072227	PKST Replacement Traffic Signa	5,100.00	
101.0000.11.542.64.35.014			7/29/2022	KI072227	Sales Tax	510.00	
96610	8/15/2022	011263		LAW OFFICES OF MATTHEW RUSNAK,			\$250.00
001.0000.02.512.51.41.035			8/1/2022	411	MC 07/28	250.00	
96611	8/15/2022	005685		LEMAY MOBILE SHREDDING,			\$259.70
001.0000.15.521.10.41.001			8/1/2022	4755586S185	PD 07/22 Shredding	259.70	
96612	8/15/2022	013355		MIRELES, KATHRYN			\$125.00
001.0105.11.347.90.05.001			8/8/2022	2001571.002	PK Refund: Vendor Conflict	125.00	
96613	8/15/2022	002474		NATIONAL BARRICADE CO LLC,			\$1,655.50
001.0000.11.571.21.41.001			7/31/2022	660800	PKRC 07/21-07/25 5 Barricades	231.00	
001.0000.11.571.21.41.001			7/31/2022	660801	PKRC 07/21-07/25 5 Barricades	231.00	
001.0000.11.571.21.41.001			7/31/2022	660802	PKRC 07/21-07/25 5 Barricades	231.00	
001.0000.11.571.21.41.001			7/31/2022	660803	PKRC 15 Barricades VMB #98 For	962.50	
96614	8/15/2022	007962		NATIONAL SAFETY INC.,			\$114.84
001.0000.11.576.80.31.010			7/27/2022	0660378-IN	PK EPG Nemesis Blk Frm Smoke M	57.42	
101.0000.11.544.90.31.010			7/27/2022	0660378-IN	PK EPG Nemesis Blk Frm Smoke M	57.42	
96615	8/15/2022	011393		NAVIA BENEFIT SOLUTIONS,			\$257.30
001.0000.09.518.10.41.001			7/28/2022	10497964	HR 07/22 Participant Fee	257.30	
96616	8/15/2022	010743		NISQUALLY INDIAN TRIBE,			\$32,516.98
001.0000.15.521.10.41.125			7/31/2022	31786	PD 07/22 Jail Svcs	32,500.00	
001.0000.15.521.10.41.125			6/30/2022	31730	PD 06/22 Pharmacy Svcs	16.98	
96617	8/15/2022	008848		NORTHWEST TRANSLATION SVCS,			\$310.00
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	310.00	
96618	8/15/2022	011424		OLBRECHTS & ASSOCIATES PLLC,			\$3,363.50
001.0000.07.558.60.41.007			8/11/2022	07/22	CD 07/22 Hearing Examiner Svcs	3,363.50	
96619	8/15/2022	013133		POWERS, MICHAEL			\$1,800.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0029.01.557.30.41.001			8/11/2022	#3	HM 08/13 Performace	1,800.00	
96620	8/15/2022	010204		PROTECT YOUTH SPORTS,			\$85.80
001.0000.09.518.10.41.001			7/31/2022	982684	HR 07/22 Basic Nat'l Combo Sea	85.80	
96621	8/15/2022	008199		PUBLIC SAFETY TESTING,			\$2,925.00
001.0000.09.518.10.41.001			7/29/2022	PSTAC22-70	HR PD Exams, Work Performance	2,925.00	
96622	8/15/2022	010896		PUGET SOUND TITLE - TACOMA,			\$1,143.10
001.0000.06.515.30.41.001			7/29/2022	222947	LG COL Subdivision Guarantee	330.00	
191.0000.01.559.20.41.001			6/28/2022	222838	NS Thiyagarajan Kannuswarmy Li	462.00	
190.4006.52.559.32.41.001			7/21/2022	222524	CDBG MHR-186 Green GEM, Deed O	351.10	
96623	8/15/2022	010478		RICOH USA INC,			\$376.19
503.0000.04.518.80.45.002			7/22/2022	106367107	IT 07/18-08/17 Copier	376.19	
96624	8/15/2022	013135		ROBBINS HONEY FARM,			\$123.00
001.0000.11.571.22.41.001			8/2/2022	07/26 FM	PKRC 07/26 FM, SNAP Reimb	8.00	
631.0000.11.589.00.00.000			8/2/2022	07/26 FM	PKRC 07/26 FM, SNAP Reimb	115.00	
96625	8/15/2022	011507		SEUL, MICHAEL			\$403.75
001.0000.02.512.51.49.009			8/3/2022	July 2022	MC 07/22 Interpreter	403.75	
96626	8/15/2022	000530		SWARNER COMMUNICATIONS,			\$420.00
104.0007.01.557.30.44.001			7/28/2022	92023	HM FM Ads	420.00	
96627	8/15/2022	012981		TEKS SERVICES INC,			\$7,217.79
001.0000.03.557.20.49.005			6/17/2022	52669	CM Fireworks Postcards	7,217.79	
96628	8/15/2022	000558		THURSTON COUNTY CLERK,			\$100.00
001.0000.06.515.30.41.001			8/15/2022	07/22/22 Annual Fee	LG 2022 Odyssey Portal Annual	100.00	
96629	8/15/2022	009354		TK ELEVATOR,			\$1,483.78
502.0000.17.518.35.48.001			7/31/2022	3006753794	PKFC 07/22 Elevator Svc	551.48	
502.0000.17.521.50.48.001			7/31/2022	3006753794	PKFC 07/22 Elevator Svc	275.74	
502.0000.17.542.65.48.001			7/31/2022	3006753794	PKFC 07/22 Elevator Svc	656.56	
96630	8/15/2022	005831		TOWN OF STEILACOOM,			\$5,910.38
631.0001.02.586.10.00.020			8/9/2022	07/22 Court Remit	MC 07/22 Court Remit	5,910.38	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96631	8/15/2022	010640		TRANSUNION RISK AND,			\$351.56
001.0000.15.521.21.41.001			8/10/2022	212084 07/22	PD 07/22 People Searches	351.56	
96632	8/15/2022	007712		US BANK,			\$300.00
001.0000.04.514.20.41.064			7/25/2022	6608561	FN 07/01/22-06/30/23 LAKLTGO19	300.00	
96633	8/15/2022	009856		UTILITIES UNDERGROUND LOCATION,			\$372.81
101.0000.11.544.90.41.001			7/31/2022	2070174	PKST/PKSW 0722 Excavation Noti	248.54	
401.0000.11.531.10.41.001			7/31/2022	2070174	PKST/PKSW 0722 Excavation Noti	124.27	
96634	8/15/2022	011525		VISA - 0183,			\$527.16
501.9999.51.594.21.64.005			7/27/2022	0183//Westb 07/27/22	PD Hitch Ball & Lock Pin	334.16	
001.0000.15.521.10.41.001			7/27/2022	0183//Westb 07/27/22	PD 07/19 & 07/21 City Dump Fee	193.00	
96635	8/15/2022	011755		VISA - 0349,			\$1,859.36
001.0000.15.521.22.31.008			7/27/2022	0349/Meeks 07/27/22	PD Patrol/Uniform Supplies	1,859.36	
96636	8/15/2022	011541		VISA - 0456,			\$75.00
195.0024.15.521.30.31.001			7/27/2022	0456/PD3 07/27/22	PD 07/26 FB Ads	75.00	
96637	8/15/2022	012354		VISA - 1105,			\$3,007.15
001.9999.11.571.20.31.001			7/27/2022	1105/Martin 07/27/22	PKRC Supplies & Prizes For Sum	2,323.35	
001.0000.11.571.20.31.050			7/27/2022	1105/Martin 07/27/22	PKRC Paint Striper	382.92	
001.0000.11.571.20.31.050			7/27/2022	1105/Martin 07/27/22	PKRC Supplies For FM	94.63	
001.0000.11.571.21.31.001			7/27/2022	1105/Martin 07/27/22	PKRC Placards For SummerFest	206.25	
96638	8/15/2022	011540		VISA - 1371,			\$365.11
001.0000.15.521.21.31.001			7/27/2022	1371/Gilde 07/27/22	PD Flashlights	365.11	
96639	8/15/2022	012401		VISA - 3408,			\$9,238.72
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD 06/23-07/22 Internet Svcs	371.05	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Shipping Fees: Broken Track	13.88	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD IPad	1,887.60	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Printng Svcs: Brochures, Po	818.00	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Binoculars	1,539.95	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Radio Ads	2,000.00	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Laptop	1,090.78	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Steering Wheel Lock	970.05	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Wheel Lock	380.47	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD 06/14-07/14 LPR Subscriptio	67.94	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD Stickers	24.00	
195.0024.15.521.30.31.001			7/27/2022	3408/Carrol 07/27/22	PD 07/23 FB Ads	75.00	
96640	8/15/2022	013085		VISA - 3420,			\$3,713.12
501.0000.51.521.10.48.005				3420/PD1 07/27/22	PD Key Fob	-170.08	
001.0000.15.521.22.43.005			7/27/2022	3420/PD1 07/27/22	PD 05/16,05/19 Toll Charges	29.00	
501.0000.51.521.10.31.006			7/27/2022	3420/PD1 07/27/22	PDFL Water Ski Flags	129.45	
501.0000.51.521.10.48.005			7/27/2022	3420/PD1 07/27/22	PD Key Fob	170.08	
501.0000.51.521.10.31.006			7/27/2022	3420/PD1 07/27/22	PD Marking Paint	184.27	
001.0000.15.521.10.31.001			7/27/2022	3420/PD1 07/27/22	PD Desk Tray	37.05	
001.0000.15.521.10.31.001			7/27/2022	3420/PD1 07/27/22	PD iPhone Cases	108.90	
001.0000.15.521.10.31.001			7/27/2022	3420/PD1 07/27/22	PD Storage Rack	208.95	
001.0000.15.521.10.31.001			7/27/2022	3420/PD1 07/27/22	PD Storage Rack	208.95	
501.0000.51.521.21.41.124			7/27/2022	3420/PD1 07/27/22	PD Rpt Of Sale Fees	13.65	
001.0000.15.521.10.31.020			7/27/2022	3420/PD1 07/27/22	PD Glock Repl Parts	2,792.90	
96641	8/15/2022	013084		VISA - 3768,			\$72.37
001.0000.99.518.40.42.002			7/27/2022	3768/Beard 07/27/22	ND PD 06/30 Shipping	72.37	
96642	8/15/2022	013356		VISA - 4138,			\$1,342.88
001.0106.11.571.22.49.010			7/27/2022	4138/York 07/27/22	PKRC Lock	27.41	
001.0000.11.571.21.31.005			7/27/2022	4138/York 07/27/22	PKRC Food For SummerFest	22.97	
001.0000.11.571.21.45.004			7/27/2022	4138/York 07/27/22	PKRC Golf Carts Rental (Summer	1,292.50	
96643	8/15/2022	013165		VISA - 6167,			\$1,922.11
001.0000.11.576.81.49.003			7/27/2022	6167/William07/27/22	PKS 2022 Arborist Seminar: S.	122.70	
001.0000.11.576.81.31.001			7/27/2022	6167/William07/27/22	PKS Maint Supplies	17.58	
001.0000.11.571.20.31.050			7/27/2022	6167/William07/27/22	PKRC Ice For SummerFest Vendor	1,781.83	
96644	8/15/2022	011642		VISA - 6610,			\$1,170.99
001.0000.15.521.40.43.002			7/27/2022	6610/PD4 07/27/22	PD Basic Police Motors: McGett	11.00	
001.0000.15.521.40.43.002			7/27/2022	6610/PD4 07/27/22	PD Basic Police Motors: Porch	567.60	
001.0000.15.521.40.43.006			7/27/2022	6610/PD4 07/27/22	PD Fire Inves Trng: Barnard	82.80	
001.0000.15.521.40.43.002			7/27/2022	6610/PD4 07/27/22	PD Fire Inves Trng: Barnard	509.59	
96645	8/15/2022	011136		VISA - 7750,			\$23.75
001.0000.99.518.40.42.002			7/27/2022	7750/Allen 07/27/22	ND PD 06/26, 06/28 Shipping	23.75	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96646	8/15/2022	011137		VISA - 7768,			\$1,237.63
001.0000.15.521.10.31.001			7/27/2022	7768/Alwine 07/27/22	PD Packing Boxes & Ziplock Bag	18.77	
001.0000.99.518.40.42.002			7/27/2022	7768/Alwine 07/27/22	ND PD Shipping: Fleet Ret	1,218.86	
96647	8/15/2022	011138		VISA - 7776,			\$137.50
501.0000.51.548.79.48.005			7/27/2022	7776/Anders 07/27/22	PDFL Radiator Repair	137.50	
96648	8/15/2022	011158		VISA - 7966,			\$2,908.96
001.0000.15.521.10.35.004				7966/Pitts 07/27/22	PD Refund: Broken Desk	-1,429.99	
001.9999.15.521.70.49.003			7/27/2022	7966/Pitts 07/27/22	PD IACP Conf: Northcutt	675.00	
001.0000.15.521.10.31.001			7/27/2022	7966/Pitts 07/27/22	PD Office Supplies	489.46	
001.0000.15.521.40.49.003			7/27/2022	7966/Pitts 07/27/22	PD Backgrnd Invest Trng: P. Jo	395.00	
001.0000.15.521.10.35.004			7/27/2022	7966/Pitts 07/27/22	PD Desk	1,429.99	
001.0000.15.521.40.49.003			7/27/2022	7966/Pitts 07/27/22	PD Internal Affairs Trng: John	595.00	
001.0000.15.521.40.49.003			7/27/2022	7966/Pitts 07/27/22	PD Leaking the Truth Trng: Lut	179.50	
001.0000.15.521.90.49.003			7/27/2022	7966/Pitts 07/27/22	PD Crisis Hostage Neg: White	575.00	
96649	8/15/2022	011159		VISA - 7974,			\$16.43
001.9999.11.571.20.31.001			7/27/2022	7974/Scheid 07/27/22	PKRC Supplies: Trails Day	16.43	
96650	8/15/2022	011172		VISA - 8105,			\$311.54
001.0000.15.521.40.43.002			7/27/2022	8105/PD2 07/27/22	PD Glock Armorer's Course: Wil	311.54	
96651	8/15/2022	011714		VISA - 8434,			\$164.39
001.0000.15.521.10.31.005			7/27/2022	9434/LaVerg 07/27/22	PD Food For Ret:Hall & Egglest	99.78	
001.0000.15.521.10.31.001			7/27/2022	9434/LaVerg 07/27/22	PD Supplies For Ret: Hall Eggl	64.61	
001.0000.15.521.10.31.001			7/27/2022	9434/LaVerg 07/27/22	PD Stamps For SummerFest	11.98	
001.0000.15.521.10.31.001				8434/LaVerg 07/27/22	PD Refund: Stamps For SummerFe	-11.98	
96652	8/15/2022	013244		VISA - 9393,			\$141.89
001.0000.15.521.21.31.001			7/27/2022	9393/Sale 07/27/22	PD Maint Supplies	141.89	
96653	8/15/2022	011707		VISA - 9465,			\$871.13
001.9999.11.571.20.31.001			7/27/2022	9465/Fairfi 07/27/22	PKRC Summer Camp Supplies	398.28	
001.0000.11.571.22.31.001			7/27/2022	9465/Fairfi 07/27/22	PKRC FM Supplies	256.27	
001.0000.03.557.20.49.004			7/27/2022	9465/Fairfi 07/27/22	CM Social Media Scheduling	40.40	
001.0000.11.571.20.49.004			7/27/2022	9465/Fairfi 07/27/22	PKRC Canva Membership	12.99	
104.0011.01.557.30.41.001			7/27/2022	9465/Fairfi 07/27/22	HM Cooler Rental For SummerFes	129.44	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.571.20.31.050			7/27/2022	9465/Fairfi 07/27/22	PKRC Concert & Rec Supplies	33.75	
96654	8/15/2022	012583		WALKERSHIP LLC,			\$5,600.00
001.9999.11.571.20.41.001			5/22/2022	1275	PKRC 07/05-08/17 Summer Worksh	5,600.00	
96655	8/15/2022	000595		WASHINGTON ASSOC OF SHERIFFS,			\$2,547.78
001.0000.02.523.30.41.001			6/30/2022	EM 2022-00332	MC 06/22 Home Monitoring	2,547.78	
96656	8/15/2022	006002		WASHINGTON STATE CRIMINAL,			\$8,862.00
001.0000.15.521.10.49.003			7/14/2022	201136697	PD 06/22 BLEA Trng: Zieber & J	8,862.00	
96657	8/19/2022	000300		LAKEWOOD WATER DISTRICT,			\$13,943.47
001.0000.11.576.80.47.001			8/2/2022	10084.03 08/02/22	PKFC 05/23-07/23 6002 Fairlawn	708.85	
001.0000.11.576.80.47.001			8/2/2022	10152.01 08/02/22	PKFC 05/23-07/23 59th Ave & Fa	42.50	
101.0000.11.542.70.47.001			8/2/2022	10567.02 08/02/22	PKST 05/23-07/23 8902 Meadow R	42.50	
001.0000.11.576.81.47.001			8/2/2022	11535.02 08/02/22	PKFC 05/23-07/23 8714 87th Ave	4,889.76	
101.0000.11.542.70.47.001			8/2/2022	12584.02 08/02/22	PKST 05/23-07/23 Traffic Islan	42.50	
101.0000.11.542.70.47.001			8/2/2022	12585.02 08/02/22	PKST 05/23-07/23 Traffic Islan	45.79	
101.0000.11.542.70.47.001			8/2/2022	12586.02 08/02/22	PKST 05/23-07/23 Traffic Islan	42.50	
101.0000.11.542.70.47.001			8/2/2022	12796.02 08/02/22	PKST 05/23-07/23 Traffic Islan	45.79	
001.0000.11.576.81.47.001			8/2/2022	26554.02 08/02/22	PKFC 05/23-07/23 8714 87th Ave	144.75	
101.0000.11.542.70.47.001			8/2/2022	26901.03 08/02/22	PKST 05/23-07/23 0 BP & GLD SW	78.92	
001.0000.11.576.81.47.001			8/2/2022	26978.03 08/02/22	PKFC 05/23-07/23 8714 87th Ave	7,401.70	
001.0000.11.576.81.47.001			8/2/2022	27581.01 08/02/22	PKFC 05/23-07/23 9101 Angle Ln	96.26	
001.0000.11.576.81.47.001			8/2/2022	27583.01 08/02/22	PKFC 05/23-07/23 9115 Angle Ln	64.42	
001.0000.11.576.81.47.001			8/2/2022	27585.01 08/02/22	PKFC 05/23-07/28 9251 Angle L	147.82	
001.0000.11.576.81.47.001			8/2/2022	27586.01 08/02/22	PKFC 05/23-07/23 9349 Angle LN	48.47	
001.0000.11.576.81.47.001			8/2/2022	27587.01 08/02/22	PKFC 05/23-07/23 9699 Angle Ln	44.49	
001.0000.11.576.81.47.001			7/26/2022	27555.01 07/26/22	PKFC 05/14-07/14 0 Steil Blvd	56.45	
96658	8/19/2022	011958		VISA - 0975,			\$95.23
190.4006.52.559.32.41.001			7/27/2022	0975/Gumm 07/27/22	CDBG MHR-170 Cobun Vital Recor	67.00	
105.0001.07.559.20.42.002			7/27/2022	0975/Gumm 07/27/22	AB Abatement Mailings	17.86	
001.0000.99.518.40.42.002			7/27/2022	0975/Gumm 07/27/22	ND Postage	10.37	
96659	8/19/2022	013268		VISA - 2868,			\$178.48
001.0000.99.518.40.42.002			7/27/2022	2868/RHSP 07/27/22	ND Postage	88.81	
190.4006.52.559.32.31.001			7/27/2022	2868/RHSP 07/27/22	CDBG Sheet Protectors, Sharpie	65.93	
190.4006.52.559.32.31.001			7/27/2022	2868/RHSP 07/27/22	CDBG Pens, Flag/Tape	23.74	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
96660	8/19/2022	012415		VISA - 3853,			\$1,399.40
192.0000.00.558.60.49.003			7/27/2022	3853/Fin 2 07/27/22	SSMP Install. Innov. Forum: To	645.00	
192.0000.00.558.60.43.001			7/27/2022	3853/Fin 2 07/27/22	SSMP Install. Innov. Forum: To	217.20	
401.0000.41.531.10.49.001			7/27/2022	3853/Fin 2 07/27/22	PWSW PE License Renewal: Ott	116.00	
503.0000.04.518.80.49.004			7/27/2022	3853/Fin 2 07/27/22	IT InstantSSL DV	421.20	
96661	8/19/2022	012668		VISA - 4635,			\$65.00
301.0039.11.594.76.63.001			7/27/2022	4635/Fin 5 07/27/22	PK Backflow Permit #5629: 9203	65.00	
96662	8/19/2022	012715		VISA - 5244,			\$802.65
001.0000.06.515.30.49.004			7/27/2022	5244/Schuma 07/27/22	LG 07/03-08/02 Adobe Creative	34.64	
503.0000.04.518.80.49.004			7/27/2022	5244/Schuma 07/27/22	IT Annual Plan Adobe Creative	659.87	
001.0000.06.515.30.31.005			7/27/2022	5244/Schuma 07/27/22	LG Food For Hutchinson Departu	25.17	
001.0000.99.518.40.42.002			7/27/2022	5244/Schuma 07/27/22	ND Postage Stamps For Front Co	62.10	
001.0000.06.514.30.31.001			7/27/2022	5244/Schuma 07/27/22	LG Phone Case: Schumacher	12.09	
001.0000.03.557.20.31.001			7/27/2022	5244/Schuma 07/27/22	CM Screen Protector: Grimley	8.78	
96663	8/19/2022	012864		VISA - 7000,			\$5,020.23
104.0011.01.557.30.44.001			7/27/2022	7000/Fin 1 07/27/22	HM SummerFest Radio Ads	5,012.00	
101.0000.21.542.30.31.001			7/27/2022	7000/Fin 1 07/27/22	PWST Insect Spray	8.23	
96664	8/19/2022	011659		VISA - 7212,			\$1,594.30
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Volun	227.61	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Paper Products	44.32	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Volun	116.13	
001.0000.11.571.20.31.050			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Water	205.48	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC Antibacterial Wipes	33.08	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Volun	347.94	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Kalim	144.00	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Volun	71.33	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Volun	43.33	
001.0000.11.571.21.31.001			7/27/2022	7212/PWOM 07/27/22	PKRC SummerFest Food For Volun	361.08	
96665	8/19/2022	011140		VISA - 7800,			\$125.29
501.0000.51.548.79.31.006			7/27/2022	7800*Cummin 07/27/22	PKFL Hydraulic Hose For Backho	125.29	
96666	8/19/2022	012863		VISA - 7935,			\$723.12
503.0000.04.518.80.49.004				7935/White 07/27/22	IT Adobe Credit	-7.16	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.31.001			7/27/2022	7935/White 07/27/22	IT Batteries	5.71	
503.0000.04.518.80.35.030			7/27/2022	7935/White 07/27/22	IT Keyboards, Mice	142.95	
503.0000.04.518.80.49.004			7/27/2022	7935/White 07/27/22	IT 07/11-08/11 Fix & Protect	29.99	
503.0000.04.518.80.49.004			7/27/2022	7935/White 07/27/22	IT Int'l Trx Fee On Fix & Prot	0.30	
503.0000.04.518.80.49.004			7/27/2022	7935/White 07/27/22	IT 07/06-08/05 Creative Cloud	58.29	
503.0000.04.518.80.49.004			7/27/2022	7935/White 07/27/22	IT Monthly MailChimp	107.79	
503.0000.04.518.80.35.030			7/27/2022	7935/White 07/27/22	IT Hard Drives, SSD Laptops	263.24	
503.0000.04.518.80.35.030			7/27/2022	7935/White 07/27/22	IT Keyboards	92.37	
503.0000.04.518.80.49.004			7/27/2022	7935/White 07/27/22	IT Pandora CH Audio	29.64	
96667	8/19/2022	012291		VISA - 7970,			\$650.00
001.0000.03.513.10.49.003			7/27/2022	7970/Caulfi 07/27/22	CM WCMA Summer Conference: Cau	325.00	
001.0000.03.513.10.49.003			7/27/2022	7970/Caulfi 07/27/22	CM WCMA Summer Conference: Var	325.00	
96668	8/19/2022	011177		VISA - 8550,			\$13.22
001.0000.13.558.70.49.004			7/27/2022	8550/Newton 0727/22	ED 06/29-07/29 Dropbox	13.22	
96669	8/19/2022	012925		VISA - 9311,			\$425.92
001.9999.11.571.20.31.001			7/27/2022	9311/Fin 4 07/27/22	PKRC Summer Camp Batteries, Bu	378.58	
001.9999.11.565.10.41.020			7/27/2022	9311/Fin 4 07/27/22	PKHS Lkwd's Choice Domain Regi	19.86	
001.0000.11.571.20.31.001			7/27/2022	9311/Fin 4 07/27/22	PKRC Charger	27.48	
# of Checks Issued		337					
Total		\$2,269,612.74					
Voided Check							
		\$39,695.00	Ck #19779 08/04/22 Office Depot				
TOTAL		\$2,229,917.74					



To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: John J. Caulfield, City Manager

Date: September 6, 2022

Subject: Payroll Check Approval

Payroll Period(s): July 16-31, 2022 and August 1-15, 2022

Total Amount: \$2,662,141.73

Checks Issued:

Check Numbers: 114423-114428

Total Amount of Checks Issued: \$22,026.60

Electronic Funds Transfer:

Total Amount of EFT Payments: \$647,951.46

Direct Deposit:

Total Amount of Direct Deposit Payments: \$1,746,430.07

Federal Tax Deposit:

Total Amount of Deposit: \$245,733.60

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.

Dana Kapla
Assistant Finance Director

Tho Kraus
Deputy City Manager

John J. Caulfield
City Manager

Payroll Distribution**City of Lakewood****Pay Period ending 07-16-2022 thru 08-15-2022****Direct Deposit and ACH in the amount of : \$2,640,115.13****Payroll Ck#'s 114423-114431 in the amount of : \$22,026.60****Total Payroll Distribution: \$2,662,141.73****Employee Pay Total by Fund:**

<u>Fund 001 - General</u>	Amount
City Council	\$ 10,100.00
Municipal Court	\$ 59,172.41
City Manager	\$ 33,013.92
Administrative Services	\$ 66,773.71
Legal and Human Resources	\$ 99,996.20
Community and Economic Development	\$ 123,244.24
Parks, Recreation and Community Services	\$ 139,181.90
Police	\$ 1,145,642.82
Non-Departmental	\$ -
General Fund Total	\$ 1,677,125.20
Fund 101 - Street	\$ 47,516.90
Fund 105 - Property Abatement/Rental Housing Safety Program	\$ 18,783.84
Fund 180 - Narcotics Seizure	\$ 3,120.81
Fund 190 - CDBG Grants	\$ 13,768.15
Fund 192 - SSMCP	\$ 16,106.00
Fund 195 - Public Safety Grants	\$ 13,111.40
Fund 196 - ARPA Grant	\$ 11,856.50
Fund 301 - Parks CIP	\$ 6,749.81
Fund 302 - Transportation CIP	\$ 66,510.40
Fund 311 - Sewer Capital Project	\$ 2,895.22
Fund 401 - Surface Water Management	\$ 51,836.35
Fund 502 - Property Management	\$ 16,742.58
Fund 503 - Information Technology	\$ 35,712.13
Other Funds Total	\$ 304,710.09

Employee Gross Pay Total	\$ 1,981,835.29
Benefits and Deductions:	\$ 680,306.44
Grand Total	\$ 2,662,141.73

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: September 6, 2022	TITLE: A MOTION authorizing the execution of an Interlocal Agreement adopting Amendments updating the Pierce County Countywide Planning Policies.	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. <u>X</u> MOTION NO. 2022-62 — OTHER
REVIEW: August 15, 2022	ATTACHMENTS: Interlocal Agreement	

SUBMITTED BY: Tiffany Speir, Long Range & Strategic Planning Manager

RECOMMENDATION: It is recommended that the City Council authorize the execution of the Interlocal Agreement related to amendments to the Pierce County Countywide Planning Policies.


DISCUSSION: On May 17, 2022, following a multi-year process by the Growth Management Coordinating Committee (GMCC) and the the Pierce County Regional Council (PCRC), the Pierce County Council adopted the 2022 Countywide Planning Policies (CPPs) per Ordinance 2022-29 with an effective date of June 6, 2022. Cities and towns have 180 days to consider taking action to approve or reject the CPPs; taking no action means the City approves the CPPs.

Due to the number of amendments and reformatting of the CPPs, the document replaces previous versions.

Discussion is continued on the following page.

ALTERNATIVE(S): The City Council could take no action, resulting in support of the 2022 Countywide Planning Policies. The City Council could also adopt a motion rejecting the 2022 Countywide Planning Policies.

FISCAL IMPACT: No fiscal impact through the execution of the ILA.

Prepared by Tiffany Speir	 City Manager Review
Department Director Dave Bugher	

Discussion Continued:

The recommended 2022 CPPs incorporate three types of changes to the document:

- (1) the document is reformatted as sections are moved within the document, policies are renumbered, and sidebar text boxes and hyperlinks to informational source documents are added;
- (2) background text is updated to reference policy direction from Vision 2050, changes to the Growth Management Act (GMA), and incorporate information related to the topics; and
- (3) existing policies are refined and new policies added for consistency with GMA and Vision 2050.

The recommended 2022 CPPs incorporate policies that:

- (1) support equity and inclusion in the planning for, and investment in, communities;
- (2) encourage strategies to create communities affordable to its residents;
- (3) support coordination between jurisdictions and governmental agencies, with a focus on tribes and military installations;
- (4) support strategies to slow and mitigate impacts of climate change;
- (5) address potential displacement of residents and businesses resulting from housing and commercial/industrial development and redevelopment; and
- (6) encourage the development of healthy communities.

INTERLOCAL AGREEMENT**AMENDMENTS TO THE PIERCE COUNTY
COUNTYWIDE PLANNING POLICIES**

This Agreement is entered into by and among the cities and towns of Pierce County and Pierce County (collectively referred to as "Parties"). This Agreement is made pursuant to the provisions of the Interlocal Cooperation Act of 1967, Chapter 39.34 RCW. This Agreement has been authorized by the legislative body of each jurisdiction pursuant to formal action and evidenced by execution of the signature page of this Agreement.

BACKGROUND:

- A. The Pierce County Regional Council (PCRC) was created in 1992 by interlocal agreement among the cities and towns of Pierce County and Pierce County. The organization is charged with responsibilities, including: serving as a local link to the Puget Sound Regional Council, promoting intergovernmental cooperation, facilitating compliance with the coordination and consistency requirements of the Growth Management Act (Chapter 36.70A RCW) and the Regional Transportation Planning Organization (Chapter 47.80 RCW), and developing a consensus among jurisdictions regarding the development and modification of the Countywide Planning Policies (CPPs).
- B. The Pierce County Countywide Planning Policies provide for amendments to be adopted through amendment of the original interlocal agreement or by a new interlocal agreement. The Pierce County Countywide Planning Policies may be amended upon the adoption of amendments by the Pierce County Council and ratification by 60 percent of the jurisdictions in Pierce County representing 75 percent of the total Pierce County population as designated by the State Office of Financial Management at the time of ratification.
- C. Demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment. A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.
- D. The Pierce County Council formally authorized the Pierce County Executive to enter into an interlocal agreement on May 17, 2022.
- E. The amendment proposes changes to policies for consistency with Vision 2050, the central Puget Sound region's multi-county planning policies, and the Growth Management Act. The amendment incorporates three types of changes to the document, 1) reformatting of the document, 2) editing background text and 3) editing of existing policies and addition of new policies. The extent of these



1 changes necessitates the replacement of the existing CPPs with updated CPPs
2 that shall supersede the current CCPs. The Parties agree that the prior CCPs are
3 hereby replaced in their entirety upon effectiveness of this Agreement and shall
4 supersede and replace the CCPs dated May 10, 2020, and that the prior CPPs
5 shall have no further force or effect.

6
7 F. The Pierce County Regional Council recommended adoption of the proposed
8 policy changes at its December 16, 2022 meeting.
9

10 PURPOSE:

11
12 This Agreement is entered into by the Parties for the purpose of ratifying and approving
13 the attached amendment to the Pierce County Countywide Planning Policies
14 (Attachment).
15

16 DURATION:

17
18 This Agreement shall become effective upon execution by 60 percent of the jurisdictions
19 in Pierce County, representing 75 percent of the total Pierce County population as
20 designated by the State Office of Financial Management at the time of the proposed
21 ratification. This Agreement will remain in effect until subsequently amended or
22 repealed as provided by the Pierce County Countywide Planning Policies.
23

24 SEVERABILITY:

25
26 If any of the provisions of this Agreement are held illegal, invalid or unenforceable, the
27 remaining provisions shall remain in full force and effect.
28

29 FILING:

30
31 A copy of this agreement shall be filed with the Secretary of State, Washington
32 Department of Commerce, the Pierce County Auditor and each city and town clerk.
33

34 IN WITNESS WHEREOF, this agreement has been executed by each member
35 jurisdiction as evidenced by the signature page affixed to this agreement.
36



1
2
3 **INTERLOCAL AGREEMENT**
4 **AMENDMENTS TO THE PIERCE COUNTY**
5 **COUNTYWIDE PLANNING POLICIES**

6 Signature Page
7

8
9 The legislative body of the undersigned jurisdiction has authorized execution of
10 the Interlocal Agreement, adopting Amendments updating the Pierce County
11 Countywide Planning Policies.
12

13 IN WITNESS WHEREOF
14

15 This agreement has been executed by _____
16 (Name of City/Town/County)
17

18
19 BY: _____
20 (Mayor/Executive)
21

22
23 DATE: _____
24

25 Approved:
26

27
28 BY: _____
29 (Director/Manager/Chair of the Council)
30

31 Approved as to Form:
32

33
34 BY: _____
35 (City Attorney/Prosecutor)
36

37 Approved:
38

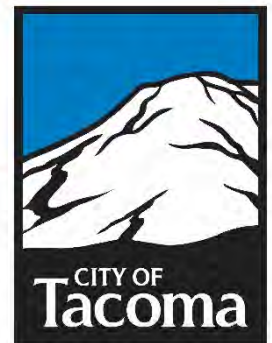
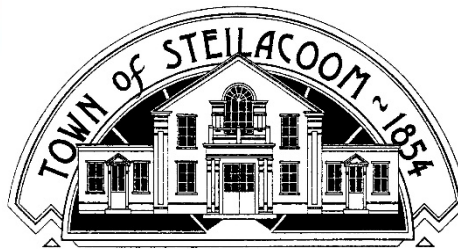
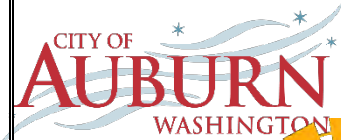
39
40 BY: _____
41 (Pierce County Executive)
42
43
44
45
46
47



Attachment

Proposed Countywide Planning Policies (CPPs) Document
to update and replace existing CPPs
for
Consistency with Vision 2050 and the Growth Management Act

Pierce County Countywide Planning Policies



Acknowledgements Page

City of Auburn – Mayor Nancy Backus
City of Bonney Lake – Deputy Mayor Justin Evans
City of Buckley – Mayor Pat Johnson
Town of Carbonado – Mayor Wally Snover
City of DuPont – Councilmember Leo Gruba
Town of Eatonville – Councilmember Emily McFadden
City of Edgewood – Councilmember Nate Lowry
City of Fife – Deputy Mayor Bryan Yambe
City of Fircrest – Councilmember Shannon Reynolds
City of Gig Harbor – Councilmember Bob Himes
City of Lakewood – Deputy Mayor Jason Whalen
City of Lakewood – Councilmember Paul Bocchi
City of Milton – Councilmember Susan Johnson
City of Orting – Mayor Joshua Penner
City of Pacific – Councilmember David Storaasli
Pierce County Executive Bruce Dammeier
Pierce County Council – Councilmember Derek Young
Pierce County Council – Councilmember Dave Morell
Pierce County Council – Councilmember Ryan Mello
Port of Tacoma – Commissioner Deanna Keller
City of Puyallup – Councilmember Cynthia Jacobsen
City of Puyallup – Councilmember Net Witting
City of Roy – Councilmember Yvonne Starks
Town of Ruston – Mayor Bruce Hopkins
Town of South Prairie
Town of Steilacoom – Councilmember Roger Neal
City of Sumner – Councilmember Patrick Reed
City of Tacoma – Councilmember John Hines
City of Tacoma – Councilmember Catherine Ushka
City of Tacoma – Councilmember Robert Thoms
City of University Place – Councilmember Denise McCluskey
City of University Place – Councilmember Stan Flemming
Town of Wilkeson – Councilmember Mark Zumba

Ex-Officio Members:

Pierce County Library District
Pierce Transit
Puget Sound Regional Council
Puyallup Tribe of Indians
South Sound Military & Communities Partnership
Tacoma-Pierce County Health Department
Washington State Department of Transportation



1	Table of Contents	
2		
3	Acknowledgements Page	5
4	Introduction	7
5	Users Guide and Rules of Interpretation	10
6	Affordable Housing	12
7	Agricultural Conservation and Lands	16
8	Amendments and Transitions	19
9	Buildable Lands	21
10	Centers	24
11	Community and Urban Design	37
12	Economic Development and Employment (Urban)	39
13	Education	43
14	Environment	45
15	Essential Public Facilities	58
16	Fiscal Impact	62
17	Growth Targets	63
18	Health, Healthy Communities, and Healthy Community Planning	66
19	Historic, Archaeological, and Cultural Preservation	71
20	Military Installations and Compatibility	74
21	Rural Areas	76
22	Transportation Facilities and Strategies	78
23	Tribal Consultation, Coordination, and Lands Compatibility	90
24	Urban Growth Areas	94
25		



Introduction

Pierce County at a Glance

Pierce County is located in the south Puget Sound region of Washington State and spans an area of approximately 1,800 square miles, including portions of the Sound. It is bound by Kitsap and King Counties to the north, Mason and Thurston Counties to the west/southwest, Yakima County to the east, and Lewis County to the south. Formed out of Thurston County on December 22, 1852 by the legislature of Oregon Territory, Pierce County was named for U.S. President Franklin Pierce.

There are 23 cities and towns within Pierce County, in addition to the unincorporated urban, rural, and resource lands, tribal lands, and the military land

associated with Joint Base Lewis-McChord and Camp Murray. It is the second most populous county in the State of Washington and is home to 12% of the total State population as of the 2020 Census. The 2020 Census reported a total population of 921,130 persons and a population density of 552 persons per square mile of land. The incorporated jurisdictions range from a large metropolitan city of over 200,000 in population, to mid-range cities of 20,000-70,000 in population, to smaller cities and towns with a few hundred or thousands in population. The majority of incorporated jurisdictions are under 13,000 in population as of 2020. [U.S. Census Bureau, 2020 and 2010 Census Redistricting Data (Public Law 94-171) Summary File].

Pierce County's moderate climate, combined with a contrasting geography of water and mountains, encourages a wealth of year-round outdoor activities. There are miles of Puget Sound waterfront, Mount Rainier National Park, numerous fresh-water lakes, alpine and cross-country skiing, and nationally ranked year-round golf courses. Major industries include aerospace, healthcare, technology, agriculture, timber products, and military installations at Joint Base Lewis-McChord. The Port of Tacoma serves as a major contributor to the movement of goods with direct connection to the Interstate 5 corridor, industry operations, and maritime activity as well as general regional job creation within and outside the physical boundary of the Port.

Pierce County Regional Council (PCRC)

PCRC is the county's body of elected leaders from the county and each city and town, for regional coordination of countywide policies. PCRC is responsible for coordinating planning efforts among jurisdictions, agencies, federally recognized tribes, ports and adjacent regions, where there are common border or related regional issues to facilitate a common vision. PCRC monitors implementation of VISION 2050 to evaluation the progress in achieving the Regional Growth Strategy, as well as the regional collaboration, environment, climate change, development patterns, housing, economy, transportation and public service provisions of the CPPs. PCRC is supported by two staff committees: the Growth Management Coordination Committee (GMCC) and the Transportation Coordinating Committee (TCC).

Interlocal Agreement

In the early 1990s, per RCW 36.70A.210, Pierce County and its cities and towns entered into an Interlocal Agreement that provided for a framework for the development, and adoption of Countywide Planning Policies (CPPs). This original agreement was initiated through Pierce County Council Resolution No. 91-172. The initial CPPs were developed and ratified in accordance with the provisions of the interlocal agreement as of June 30, 1992 as documented through Pierce County Ordinance No. 92-74. The CPPs provide additional guidance in the development of local comprehensive plans. Updates to the CPPs have

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OF PIERCE COUNTY



since been implemented through ratification per the interlocal agreement.

Adoption and Ratification

Per the interlocal agreement, the adoption of the initial CPPs and subsequent amendments are approved through ratification by Pierce County and its cities and towns. For a proposed amendment to be approved, 60 percent of the jurisdictions, representing a minimum of 75 percent of the population must support it. Evidence of a jurisdiction's ratification can be through 1) the execution of an interlocal agreement, or 2) through a jurisdiction taking no action indicating opposition within a 180-day timeframe.

Background and Statutory Framework – Growth Management Act

Under the Growth Management Act (GMA), RCW Chapter 36.70A, the comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues. Under RCW 36.70A.130, counties and cities are required to take action periodically to review and, if needed, revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the Growth Management Act (GMA.) RCW 36.70A.210 establishes the requirement for Countywide Planning Policies (CPPs.) A "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. CPPs ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. CPPs do not alter the land-use powers of cities. RCW 36.70A.210 (3) lays out the minimum policies that must be included in CPPs.

While counties are not required to update their countywide planning policies (CPPs) in [RCW 36.70A.130](#), it is important for counties to regularly review existing CPPs to see if any changes are needed and, if so, to revise as necessary in collaboration with cities. For instance, such a review is needed when the multicounty planning policies are updated, when the GMA or other statutes affecting land use planning are adopted or amended. In addition, per [RCW 36.70A.215](#), amendments to CPPs must be considered if any new information or analysis that impacts the "Buildable Lands Program" is identified during such a review, per [RCW 36.70A.215](#)(2)(d).

VISION 2050 – A Plan for the Central Puget Sound Region

[VISION 2050](#) is the long range growth management, environmental, economic and transportation strategy for the central Puget Sound region, adopted in October 2020 by the Puget Sound Regional Council (PSRC) General Assembly.

The [Puget Sound Regional Council](#) (PSRC) is a body representing local jurisdictions, governments and agencies from Pierce, Kitsap, Snohomish and King Counties. Representatives from these governments and agencies convene to make decisions on transportation, growth management and economic development.

The PSRC, together with the Multicounty Planning Policies (MPPs) adopted in VISION 2050, fulfill the Washington State Growth Management requirement of developing MPPs, and serve to implement guidelines and principles required by RCW 47.80 – "Regional Transportation Planning Organizations". VISION 2050 begins by stating:

"Puget Sound is the largest marine estuary by volume in the United States. It connects the region to the Pacific Ocean and joins Washington and British Columbia together as part of the greater Salish Sea. The Snohomish, Puyallup, Green, Duwamish, Cedar, and many other rivers and streams flow through the central Puget Sound region and define distinct river basins that encompass cities, farms, forests, and mountains. It is this unique and remarkable natural environment that has drawn people to Puget Sound and sustained them for thousands of years"
"Puget Sound is a part of a larger area that has been the traditional aboriginal territory of the Coast Salish peoples, who live around the Salish Sea in what is now Washington State and the Canadian province of British Columbia. The Coast Salish Tribes have lived here since time immemorial and while each tribe is unique, all share in having a deep historical connection and



legacy of respect for the land and natural resources. These sovereign tribal nations enrich the region through environmental stewardship, cultural heritage, and economic development, and collaborate with local governments to shape the region's future"

"From vibrant urban neighborhoods to charming small towns, the region is rich with a diversity of distinct communities that are now home to more than 4 million people. From timber to shipbuilding, aviation to tech, the region's economy continues to innovate, transform, and attract people from across the U.S. and world."

An overarching vision for 2050 is identified as:

"The central Puget Sound region provides an exceptional quality of life and opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy"

To this end, the Multicounty Planning Policies (MPPs) contained within VISION 2050 support and implement the Regional Growth Strategy, the [Regional Transportation Strategy](#) and the [Regional Economic Strategy](#).

In order to achieve the stated Vision and implement the Regional Strategies, the MPPs provide background context, data analysis and policy direction related to 14 specific areas:

- Climate
- Community
- Diversity
- Economy
- Environment
- Equity
- Health
- Housing
- Innovation
- Mobility and Connectivity
- Natural resources
- Public Facilities and services
- Resilience
- Rural Areas

The Pierce County CPPs are intended to be consistent with the MPPs and are one of the primary mechanisms for VISION 2050 to be implemented at the local level.

Each of chapters below discuss the MPPs in more detail, how VISION 2050 is applicable to the CPPs, and provides a framework and policy guidance for the jurisdictions of Pierce County.

Jurisdictions are required by VISION 2050 to individually update their local Comprehensive Plans and other long range planning documents for consistency with VISION 2050.



Users Guide and Rules of Interpretation

Applicability

The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning among Pierce County jurisdictions. The policies also establish processes and mechanisms designed to foster open communication and feedback among the jurisdictions.

CPPs apply only to jurisdictions located within Pierce County. The vast majority of the CPPs apply to both the county and the cities and towns within the county. However, some policies apply only to the County, such as the rural lands chapter, and some policies apply only to cities and towns.

Some of the CPPs direct and encourage jurisdictions to cooperate and participate with other agencies and entities that are not bound to the CPPs. The CPPs are not intended to remove the local authority of the jurisdictions to rely on their own local input and unique circumstances as the guiding principles when cooperating and participating with other agencies. If desired by the local jurisdiction, the CPPs may be used as a framework for jurisdictions to draw from in these efforts.

Expectations of Jurisdictions

The local comprehensive plans of the county and the cities and towns are expected, and required by GMA, to be consistent with the CPPs. How a jurisdiction chooses to comply with the policies of the CPPs is left to the local control of the jurisdictions. It is the expectation that jurisdictions will review their local comprehensive plans and update them for consistency with the CPPs during each GMA mandated "periodic update", at a minimum.

In order for the CPPs to be implemented, all jurisdictions must take certain actions to further the goals and policies. However, not every CPP requires every jurisdiction to undertake every action listed below. When not explicit in the policies, it is up to the local control of the jurisdictions to determine which local action are necessary and appropriate, based on the applicability of the policy and the local resources and circumstances of the jurisdiction.

These actions may take a number of forms including but not limited to: adoption and/or amendments of long range plans and regulations, studying of issues, mapping of areas, creation and/or implementation of programs, participation/coordination by elected officials and staff in various arenas, expenditure of funds, public participation, education and outreach, and other appropriate and legal governmental actions.

Definitions and Use of Terms

Words and terms used in the Countywide Planning Policies shall be defined as set forth in the Policies and in the Growth Management Act to the extent defined therein. To the extent not defined therein, words and terms shall be given their plain and ordinary meanings.

The use of the terms "jurisdictions" and "municipalities" are synonymous with "county" and "cities and towns".

The term "shall" is intended to be mandatory; the terms "may" and "should" are advisory only. While the terms "shall" and "will" are mandatory, it shall be understood and implied that the policy statement in which they are used is applicable to a municipality and/or the County only when, through objective determination, the circumstances on which the Policy is premised are relevant.

When a policy does not use the term "shall" or have specific applicability direction, it is intended that said policy will be implemented to the best of the ability of each jurisdiction, based on applicability of the circumstances in which the policy is premised, and the resources and ability of the jurisdiction to address the issue.

The term "Consider" is used throughout the CPPs and uses the plain and ordinary meaning, "to think about something carefully, typically before making a decision".

The term "Coordinate" is meant to encourage, and require where appropriate, a jurisdiction to participate in conversations and other forums at an inter-jurisdictional level. Coordination may be necessary, to achieve the intent of a policy or to address a regional issue. "Coordination" in itself, does not require the



1 adoption or creation of policies or regulations. A jurisdiction may, or not, find it in their best interest, and
2 choose to adopt policies or regulations as a result of their coordination efforts.
3 Terms such as “Assist”, “In conjunction with”, “Cooperatively”, and the like, are similar in nature to the
4 concept of “Coordinate” in that they are usually associated with an issue that requires participation at in
5 inter-jurisdictional level. These terms, however imply a more active role in the conversation by providing
6 local perspective, data and analysis, and staff time to achieve the intent of the policy.
7 Terms such as “Plan for”, “Adopt”, “Designate”, and the like, imply that an action may be necessary to
8 assure the policy is implemented and are usually associated with requirements of the Growth
9 Management Act or VISION 2050. It is up to the local control of the jurisdiction to determine the scope
10 and content of the plan, adopted material, or designated item.
11 Terms such as “Support”, “Encourage”, “Promote”, “Advance”, and the like, are usually associated with
12 an issue or scenario that requires an inter-jurisdictional approach to achieve the intent of the policy.
13 Jurisdictions are expected to, as local circumstances and applicability allow, give credence to the issue or
14 scenario and assist where possible, to further the intent of the policy.
15
16



Affordable Housing

Introduction

Housing determines health. Whether one has accessible, affordable, safe, healthy, and stable housing affects one's ability to attain full health potential. Those with fair and equitable access to attainable and stable housing experience less stress and better mental well-being. Conversely, individuals and families experiencing homelessness are constantly exposed to high health and safety risks. Housing location has a direct link to access to opportunities. Co-locating affordable and attainable housing with living wage jobs, schools, parks, and other amenities can reduce cost burdens for every household, improve our economy, enrich social life, support health, and improve quality of life. Healthy and adequate housing meets basic human needs and minimizes threats to health and safety, such as allergens and other hazards. Resilient housing located away from potential hazards can lessen the stresses of the changing climate, increase household and community resiliency, and prevent negative health impacts.

Background - Growth Management Act

The Washington State Growth Management Act mandates that counties and cities encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of the existing housing stock. [RCW 36.70A.020(4)]. The term

Resource:

This [Housing and Health Logic Model](#) provides a menu of evidence-based policies and strategies to improve health, well-being and quality of life.

"affordable housing" is defined in RCW 36.70A.030(2) as follows:

- (2) "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:
 - (a) For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or
 - (b) For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

The Washington State Growth Management Act requires the adoption of countywide planning policies establish a consistent county-wide framework from which county and city comprehensive plans are developed and adopted. RCW 36.70A.210 requires each county to adopt policies for housing which, .3, at a minimum, "consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution" [RCW 36.70A.210(3)(e)].

A countywide housing planning policy shall at a minimum, address the following:

"Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;"

The Washington State Growth Management Act also identifies mandatory and optional plan elements. [RCW 36.70A.070 and .080]. A Housing Element is a mandatory plan element that must at a minimum comply with 2021 E2SHB 1220.

Since the comprehensive plan of every city and county must be an internally consistent document [RCW 36.70A.070] and all plan elements must be consistent with the future land use map prepared as part of the required land use element [RCW 36.70A.070], these other plan elements will, to a great extent, dictate what will be in the housing element.

Thus, the land use element, relying upon estimates of future population, growth, average numbers of persons per household, and land use densities, and assumptions about what type of housing each economic segment will need will indicate how much (and where) land needs to be made available to accommodate the identified housing needs. The capital facilities, transportation and utilities elements then provide choices about when and how public facilities will be provided to accommodate the projected



housing, by type, density and location and other factors such as equitable distribution of public investments.

Background - VISION 2050

The Multicounty Planning Policies (MPPs), named VISION 2050 and produced by the Puget Sound Regional Council (PSRC), include policies and actions as well as the Regional Growth Strategy, which promotes a focused regional growth pattern and serves as a guide for counties and cities as they set local growth targets through their countywide processes to implement the strategy. PSRC and local jurisdictions are expected to address these actions through their planning and work programs.

Policies

AH-1 Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation and with Policy AH-8 regarding displacement.

AH-2 Plan to meet their affordable and moderate-income housing needs goal by utilizing a range of strategies that may include a Housing Action Plan and will result in the preservation of existing housing, and the production of new, affordable and moderate-income housing that is safe and healthy.

Washington State is consistently considering new legislation related to affordable housing and mandates on City's regulatory authority. Jurisdictions are expected to adhere to this legislation regardless of the CPPs. The CPPs should be updated if mandated by State legislation.

Jurisdictions should consider the availability and proximity of public transportation, governmental and commercial services necessary to support residents' needs, and prioritize density and investment in these areas.

2.1 Jurisdictions should consider adopting reasonable measures and innovative techniques (e.g., moderate density housing, clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher- density affordable and moderate-income housing stock on residentially zoned vacant and underutilized parcels.

AH-3 Determine the extent of the need for housing affordable for all economic segments of the population, with special attention paid to the historically underserved, both existing and projected for its jurisdiction over the planning period, and shall encourage the availability of housing affordable to all economic segments of the population for each jurisdiction.

3.1 Affordable housing needs not typically met by the private housing market should be addressed through more coordinated countywide and regional approaches/strategies.

3.2 Each jurisdiction may adopt plans and policies for meeting its affordable and moderate income housing needs in a manner that reflects its unique demographic characteristics, comprehensive plan vision and policies, development and infrastructure capacity, location and proximity to job centers, local workforce, and access to transportation.

3.2.1 Jurisdictions with designated regional centers should consider incorporating affordable housing allocations as part of their adopted allocations for these centers.



3.3 Each jurisdiction should plan to accommodate a sufficient supply of permanent supportive housing as defined in RCW 36.70A.030 (16), foster care housing, and those requiring special needs housing (i.e., the elderly, developmentally disabled, chronically mentally ill, physically disabled, homeless, persons participating in substance abuse programs, persons with AIDS, and victims of domestic violence) that is equitably and rationally distributed throughout the County.

AH-4 Establish a countywide housing affordability program by an organization capable of long-term consistent coordination of regional housing planning, design, development, funding, and housing management. All jurisdictions should cooperatively maximize available funding opportunities and leverage private resources in the development of affordable housing for households.

In the fall of 2018, local elected leaders began holding roundtable discussions to address housing affordability in Pierce County. In 2019, this 'Mayor's Roundtable' group began calling itself the **South Sound Housing Affordability Partners (SSHAP)**. In late 2021, 14 governments signed an interlocal agreement which established an Executive Board of the member governments, an Advisory Board of key housing stakeholders, a budget for SSHAP staff, and the potential for a capital fund. As a regional coalition of cities, the Puyallup Tribe of Indians, and Pierce County, SSHAP aims to support a vision of affordable, attainable, and accessible housing in Pierce County. <https://www.piercecountywa.gov/SSHAP>

4.1 All jurisdictions should jointly explore opportunities to develop a countywide funding mechanism and the potential for both voter-approved measures (bond or levy), and nonvoter approved sources of revenue to support the development of housing affordable to all economic segments.

4.2 All jurisdictions should jointly pursue state legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing.

4.3 All jurisdictions should explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.

4.4 All jurisdictions should explore the expansion of existing non-profit partnerships, increased coordination with local public housing authorities, a county-wide land trust, as well as future involvement of larger County employers, in the provision of housing assistance for their workers.

4.5 Jurisdictions should evaluate inclusionary or incentive zoning measures as a condition of major rezones and development.

4.6 New fully contained communities- in unincorporated Pierce County shall contain a mix of dwelling units to provide for the affordable and moderate-income housing needs that will be created as a result of the development.

AH-5 Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing.

5.1 Jurisdictions should explore options to dedicate or make available below market-rate surplus land and also identify opportunities to assemble, reutilize, and redevelop existing parcels for affordable housing projects.

5.2 All jurisdictions should review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize costs to housing.



1 AH-6 Jurisdictions, shall periodically monitor and assess their success in meeting the housing needs to
2 accommodate their 20-year population allocation.

3 6.1 Jurisdictions should utilize the available data and analyses provided by federal, state, and
4 local sources to monitor their progress in meeting housing demand as part of the required
5 Growth Management Act comprehensive plan update process.

6 6.2 Countywide housing allocations shall be monitored with each Buildable Lands Report and
7 evaluated to determine if countywide needs are being adequately met; the evaluation should
8 identify all regulatory, programmatic, and financial measures taken to address the allocation
9 need.

10 6.2.1 Each jurisdiction should provide, if available, the quantity of affordable housing
11 units created, preserved, or rehabilitated since the previous Buildable Lands
12 Report.

13 6.2.2 Jurisdictions should consider using a consistent reporting template for their
14 evaluations to facilitate the countywide monitoring and assessment.

15 6.2.3 In conjunction with the Buildable Lands Report, a report should be forwarded from
16 GMCC to the Pierce County Regional Council (PCRC) addressing the progress in
17 developing new affordable housing.

18 AH-7 Support and encourage homeownership opportunities for low-income, moderate-income, and
19 middle-income families and individuals while recognizing historic inequities in access to
20 homeownership opportunities for communities of color.

21 AH-8 Jurisdictions should identify potential physical, economic, and cultural displacement of low-
22 income households and marginalized populations that may result from planning, public
23 investments, private redevelopment, and market
24 pressure, and use a range of strategies to prevent and
25 minimize, the cultural and physical displacement and
26 mitigate its impacts to the extent feasible.

27 8.1 Metropolitan Cities, Core Cities, and High-
28 Capacity Transit Communities will develop and
29 implement strategies to address displacement in
30 coordination with the populations identified of
31 being at risk of displacement, including residents, local community groups, and
32 neighborhood-based small business owners.
33
34

See VISION 2050 Background in “Growth
Targets” Chapter and “Urban Growth
Areas” Chapter for additional information
on the Regional Growth Strategy and
regional geographies.



Agricultural Conservation and Lands

Introduction

Agricultural lands serve an important purpose to Pierce County and the region at large. Accessible food and goods sources are necessary to support a growing population. There are ongoing pressures to develop agricultural lands, so preservation of these lands is crucial because once they are developed with improvements there is often not an opportunity to return the land for agricultural purposes in the future. While most remaining agricultural lands are within the unincorporated rural area, the preservation of agricultural lands impacts the well-being within all jurisdictions. Pierce County's Comprehensive Plan outlines the requirements to be designated as Agricultural Resource Lands to meet the Growth Management Act (GMA) requirements; however, cities and towns may also adopt their own policies to preserve Agricultural Resource Lands within their respective jurisdictions. These natural resources are an important part of the regional economy, providing jobs, tax revenue, valuable products, and raw materials for local use and export. Agricultural lands also provide aesthetic, recreational, and environmental benefits to the public while contributing to the diverse character of Pierce County.

Background - Growth Management Act

The Washington State Growth Management Act identifies the maintenance and enhancement of natural resource-based industries, including productive agricultural industries, and the conservation of productive agricultural lands as planning goals to guide the development and adoption of comprehensive plans and development regulations. [RCW 36.70A.020(8)]. While the expression of planning goals in the Growth Management Act is linked to "natural resource industries," including productive timber and fisheries, a separate policy for Agricultural Lands has been developed because of their unique importance in Pierce County and their relationship to urban growth area boundaries and policies. The designation of agricultural lands per the Growth Management Act includes lands "that are not already characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products." [RCW 36.70A.170(1)(a)]. The Washington Administrative Code Section 365-196-480 includes guidelines for designating agricultural lands pursuant to RCW 36.70A.050. Although the Growth Management Act does not expressly require a countywide planning policy on agricultural lands, the requirement was added by the Interlocal Agreement: Framework Agreement for the Adoption of the Countywide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991).

Background - VISION 2050

VISION 2050 recognizes agricultural resource lands under the Natural Resource Lands regional geography. Since the agricultural land in the central Puget Sound region is among the most productive in Washington State VISION 2050 also recognized that the loss of these lands, along with their productivity, has impacts on the environment, including air and water quality and quantity, our economy, and ultimately the health of the region's people. Under the Regional Growth Strategy, they are to be permanently protected from incompatible uses and fragmentation. VISION 2050 identifies threats to the region's agricultural lands, including urban development, incompatible adjacent land uses, and the loss of supporting services. VISION 2050 seeks to permanently protect these key agricultural resource lands. The Multicounty Planning Policies calls for conserving the region's natural resource lands, establishing best management practices that protect the long-term integrity and productivity of these lands, limiting the conversion of these lands, and ensuring that development does not adversely impact these lands.

Policies

AG-1 Jurisdictions choosing to designate agricultural lands of long-term commercial significance, shall do so using the methodology and criteria stated in WAC 365-190-050. Cities are encouraged to coordinate their agricultural resource lands designations with the County and adjacent jurisdictions and are encouraged to adopt the same criteria.



1.1 Consistency with WAC 365-190-050 shall be based on the following factors:

1.1.1 The land is not already characterized by urban growth;

1.1.2 The land is used or capable of being used for agricultural production; and

1.1.3 The land has long-term commercial significance for agriculture.

1.2 Consider food security issues, including providing food supplies for food banks, schools and institutions, vocational training opportunities, and preserving heritage or artisanal foods.

1.3 Consider the minimum amount of agricultural land county-wide necessary to maintain economic viability for the agricultural industry, and retain businesses supporting agriculture such as processors, suppliers, distributors, and equipment dealers.

1.4 Agricultural lands should be designated through consultation with the public and stakeholders such as, local conservation districts, and organizations promoting farming and local agricultural producers.

AG-2 Jurisdictions choosing to designate agricultural land, shall achieve agricultural preservation through:

2.1 Implementing agricultural area zoning that maintains large minimum lot sizes in agricultural areas, prohibition of conversion to non-farm uses and urban scale development, and flexible approaches such as clustering;

2.2 Buffering agricultural areas from urban development;

2.3 Avoiding location of major new roads or capacity expansions in agricultural areas unless management is controlled to inhibit intrusion of non-farming uses;

2.4 Purchase of development rights;

2.5 Transfer of development rights within the jurisdiction, including the designation of receiving zones for agricultural development rights and between jurisdictions, including the designation of receiving zones by local agreement;

2.6 Lease of development rights for a term of years;

2.7 "Anti-nuisance" laws to protect agricultural activities from being defined as a public nuisance;

2.8 Preferential tax treatment ("use value assessment");

2.9 Other innovative techniques including, but not limited to, purchase-leaseback through issuance of bonds, university purchase for research, and prevention of the formation of improvement districts or the creation of benefit assessments within designated agricultural preservation areas; or

2.10 Reduced fee structure for agricultural related permitting.

AG-3 Jurisdictions choosing to designate agricultural lands, shall address the effect of practices on non-point source pollution and groundwater impacts including the use of "best management practices" to reduce pesticides and fertilizers, and minimize risk to human health and the environment.

AG-4 Jurisdictions choosing to designate agricultural lands, shall work to:



- 1 4.1 Protect agricultural areas from encroachment by incompatible uses;
- 2 4.2 Encourage related development such as farmers markets and roadside stands;
- 3 4.3 Protect smaller-sized agricultural parcels which are not individually viable for agricultural
- 4 Production but, which are within a large area of more viable parcels should be considered for
- 5 designation; and
- 6 4.4 Provide agricultural surface water drainage and avoid draining of water from high-density
- 7 residential areas to agricultural lands.
- 8 AG-5 Jurisdictions choosing to designate agricultural lands, shall address the conversion of agricultural
- 9 land from agricultural to non-agricultural use by:
- 10 5.1 Establishing criteria for zoning changes and comprehensive plan amendments; and
- 11 5.2 Establishing legal and financial mechanisms so that property owners realize economic value
- 12 that would have accrued from conversion, but land remains in agricultural use if within Urban
- 13 Growth Areas.
- 14 AG-6 Jurisdictions choosing to designate agricultural lands, shall ensure that prime agricultural lands
- 15 are preserved and protected by the enactment of appropriate land use controls; or by including the
- 16 land in the urban growth area boundary of a municipality only if the municipality has delineated
- 17 standards and criteria relating to preserving the agricultural lands, and transfer and purchase of
- 18 development right programs.
- 19 AG-7 Jurisdictions choosing to designate agricultural lands, shall coordinate agricultural land
- 20 preservation policies with other Countywide Planning Policies through:
- 21 7.1 Correlating agricultural land preservation policies with urban growth area policies and with
- 22 public facility and service provision policies to avoid the extension of urban services to areas
- 23 intended for continued agricultural use;
- 24 7.2 Ensuring that public facility and service extension, even if not directly serving the
- 25 agricultural lands, do not stimulate the conversion of agricultural land or make its
- 26 preservation and protection more difficult; and
- 27 7.3 Joint jurisdictional planning of agricultural land.
- 28 AG-8 Encourage the development and implementation of community plans and programs, such as
- 29 community gardens and farmers' markets, to support agricultural farmland, and aquatic uses that
- 30 facilitate the production and distribution of fresh and minimally processed healthy foods, and
- 31 encourage equitable access to those resources.



Amendments and Transitions

Introduction

The Pierce County Countywide Planning Policies is a living document that fosters coordination between jurisdictions within Pierce County. It is anticipated that the Countywide Planning Policies will be amended periodically to address current topics and needs. The Amendments and Transition policies establish the framework to amend and ratify the Countywide Planning Policies.

Policies

AT-1 Countywide Planning Policies adopted pursuant to the Growth Management Act may be amended by Pierce County and ratified by the municipalities in the county.

1.1 Ratification of amendments to the Countywide Planning Policies requires the affirmative vote of 60% of the affected governments in the county representing a minimum of 75% of the total Pierce County population as designated by the State Office of Financial Management at the time of the proposed ratification.

1.2 Demonstration of ratification shall be by execution of an interlocal agreement or the absence of a legislative action to disapprove a proposed amendment.

1.2.1 A jurisdiction shall be deemed as casting an affirmative vote if it has not taken legislative action to disapprove a proposed amendment within 180 days from the date the Pierce County Council formally authorizes the Pierce County Executive to enter into an interlocal agreement.

1.3 An amendment to the Countywide Planning Policies or to any individual policy (all hereinafter referred to as proposed amendments) may be initiated by the County or any municipality in the county or by the Pierce County Regional Council. The proposed amendment shall include the following:

1.3.1 The exact language of the proposed amendment (shown in "strike out" for deletions and "highlight" for additions); and

1.3.2 A brief explanation of the need for the proposed amendment, including the factors, data or analyses that have changed since the original adoption of the Countywide Planning Policies and/or the experiences with the existing Countywide Planning Policies that have prompted the proposed amendment.

1.4 A proposed amendment to the Countywide Planning Policies shall be initially referred to the Pierce County Regional Council (PCRC) for analysis and recommendation.

AT-2 The PCRC shall have the following responsibilities in addition to those already specified in the Interlocal Agreement: Framework Agreement for the Adoption of the Countywide Planning Policy (Pierce County Council Resolution No. R2006-8, dated March 21, 2006):

2.1 Development of model, uniform implementation methodologies for the County, and all cities in the County, to be used at their discretion;

2.2 Assistance in resolution of interjurisdictional disputes;

2.3 Input to joint planning issues in Urban Growth Areas;

2.4 Input with respect to Countywide facilities;

2.5 Advice and consultation on phased development, short plats, vested rights and related issues;



Amendments and Transitions

- 1 2.6 Coordination of these responsibilities with the Puget Sound Regional Council;
- 2 2.7 Making a recommendation on the respective location of municipal and the County Urban
- 3 Growth Area boundaries consistent with these policies;
- 4 2.8 Making a recommendation with regard to dissolution of the Boundary Review Board;
- 5 2.9 Monitoring development in the County, including population and employment growth and its
- 6 effect on the development capacity within urban growth areas; and
- 7 2.10 Advice and consultation on population, housing, and employment growth targets.
- 8



Buildable Lands

Introduction

While the County is the administrator of the Buildable Lands Program per the Growth Management Act, the cities and towns are necessary partners and major contributors to the monitoring and evaluation program and use the information in their local comprehensive planning. It is important to have consistent policies and coordination within the Countywide Planning Policies to implement the Program across all jurisdictions. Background – Growth Management Act

RCW 36.70A.215 requires seven counties, including Pierce County, to evaluate whether a county and its municipalities are achieving urban densities within urban growth areas and housing production rates consistent with adopted growth targets. To do this, the counties and municipalities are to compare growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the County and city and town comprehensive plans with actual growth and development that has occurred. At a minimum, the evaluation is to determine if there is sufficient suitable land to accommodate the countywide population projection and determine the density of housing that has been constructed and amount of land developed for commercial and industrial uses within the urban growth area, and identify regulations that impact the achieved densities. Detailed procedures, standards, and definitions for implementing this policy and complying with RCW 36.70A.215 are found in the current report titled Pierce County Buildable Lands, Procedures for Collecting and Monitoring Data, hereinafter referred to as the Procedures Report.

Policies

BL-1 Pierce County in cooperation with Pierce County cities and towns shall establish a Pierce County Buildable Lands Program to provide a Countywide monitoring and analysis mechanism to meet the requirements of 36.70.A.215 Buildable Lands.

1.1 The Program shall be coordinated through Pierce County Planning and Land Services.

1.2 The focus of the Buildable Lands Program shall be an analysis of annual development data as related to locally adopted comprehensive plan goals and policies and targets, the calculation of residential and employment land capacity as compared to the 20-year need, and identification of actions to rectify inconsistencies.

1.3 The primary product of the Buildable Lands Program shall be the publication of a Buildable Lands Report in the timeframe required by RCW 36.70.A.215, the first being by September 1, 2002.

BL-2 Each municipality within Pierce County shall provide information on land development activities to the County and assist in an inventory of buildable lands. The County and municipalities shall follow the guidelines specified in the Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.

2.1 Municipalities are encouraged to submit the annual development data by June 1 of each year.

2.2 Pierce County shall summarize the submitted annual development data by zoning classification for each jurisdiction.



2.3 Prior to the publication of submitted annual development data, representatives from each municipality shall have an opportunity to review and suggest refinements to summarized development data.

BL-3 Each municipality within Pierce County shall assist the County in conducting an inventory of buildable lands. The County and municipalities shall follow the guidelines specified in the Procedures Report for the collection, monitoring, and analysis of development activity and potential residential/employment capacity.

The **Buildable Lands Report** is created by the County, in coordination with the Cities and Towns. By reviewing past development trends and assumptions, together with vacant land and current development regulations, the Buildable Lands Report creates a point in time analysis of the capacity of Pierce County, and cities and towns, to accommodate future growth.

<https://www.piercecountywa.gov/923/Buildable-Lands>

3.1 Pierce County shall confer with each municipality to identify the appropriate criteria for each of its zoning classifications to identify buildable lands: vacant - subdividable, vacant - not subdividable, underdeveloped residential and re-developable lands.

3.2 Pierce County shall forward the preliminary results of the buildable lands inventory to representatives of each municipality for local review and modification.

BL-4 Pierce County, in consultation with its municipalities, shall conduct an analysis of inventoried buildable lands to evaluate the County's ability to accommodate its 20-year population and employment land needs.

BL-5 Pierce County, in cooperation with the municipalities, shall prepare a Buildable Lands Capacity Report in the timeframe required by RCW 36.70.A.215, with the first report completed by September 2002. The report will detail growth, development, and the ability to accommodate future population and employment land needs.

5.1 The Buildable Lands Report shall include a summary of housing production rates, development activity by zoning classification, and detailed assumptions incorporated in the residential and employment capacity analysis for each jurisdiction.

5.2 The report must include an analysis of and assumptions for applicable environmental regulations (such as tree retention, stormwater, or critical area regulations) impacting development, other regulations that prevent assigned densities from being achieved, and infrastructure gaps (including but not limited to transportation, water, sewer, and stormwater).

5.3 Prior to the publication of a draft report, representatives from each municipality shall have an opportunity to review and suggest modifications to information associated with their jurisdiction.

BL-6 Pierce County, in cooperation with the municipalities, shall conduct a consistency evaluation between the Pierce County Countywide Planning Policies, comprehensive plan goals, adopted targets, housing and employment capacity, housing production rates, and actual densities of built-out projects within the observation period since the previous Buildable Lands Report for Pierce County and the municipalities within it.

6.1 The results of the consistency evaluation may be reported in a separate report.

6.2 The consistency evaluation should be completed within one year of the publication of the latest Buildable Lands Report if it is not included in the report.



- 6.3 Pierce County shall be the responsible agency for conducting the evaluation.
- 6.4 The consistency evaluation shall address if the observed density resulted in a jurisdiction achieving at least the average net density of 4 dwelling units per acre as stipulated in Urban Growth Areas, Promotion of Contiguous and Orderly Development and Provision of Urban Services to Such Development – policy 8.1 of these Countywide Planning Policies.
- 6.5 The consistency evaluation shall address if the observed density within a jurisdiction was consistent with the density assumption incorporated within the residential capacity analysis.
- 6.6 The consistency evaluation shall compare the housing needs associated with the allocated population with the housing unit capacity calculated through the residential capacity analysis.
- 6.7 The consistency evaluation shall compare the land needs associated with the employment targets with the employment capacity calculated through the employment capacity analysis.
- 6.8 The consistency evaluation shall compare the observed housing production rates to the adopted housing targets.
- 6.9 The consistency evaluation report shall be forwarded to the respective jurisdictions for review and comment.

BL-7 The results of the consistency evaluation shall be used to determine inconsistencies between observed and planned housing production rates and densities and ensure suitable land to accommodate future population and employment needs. In addressing the inconsistencies, the County and municipalities shall identify reasonable measures other than adjusting urban growth areas, that may be taken to comply with the requirements of RCW 36.70A.215. Each respective jurisdiction shall be responsible for taking action as necessary to rectify the inconsistency as determined by that jurisdiction.

If the Buildable Lands Report identifies a lack of capacity, jurisdictions may be required to take “**reasonable measures**” necessary to assure a jurisdiction can accommodate allocated growth. Reasonable measures may include updating and/or clarifying development regulations, rezoning property, increasing density, and other actions aimed at assuring growth can be accommodated.

BL-8 Disputes between and among jurisdictions regarding inconsistencies in the collection and analysis of land development activities and residential and employment capacity analysis findings, shall be resolved by first attempting to reach an agreement through negotiation or through a designated mediation process agreeable to all parties. In case of an impasse, the matter shall be referred to the Pierce County Regional Council for review and resolution.

BL-9 The County should establish an opportunity for stakeholders to be informed and provide feedback on the various aspects of the Buildable Lands Program.

- 9.1 An ad hoc committee should be re-established every time the Buildable Lands Report is developed to review appropriate development information, assumptions, and methodology applied to calculate the residential and employment capacity analysis.

BL-10 Pierce County and its cities and towns are not obligated to fulfill the countywide planning policies for the Buildable Lands Program if GMA is amended with provisions suspending the requirements of RCW 36.70A.215.



Centers

Introduction

The Puget Sound regional growth strategy identifies Centers as an integral feature for accommodating residential and employment growth. The strategy describes Regional Growth Centers and other Centers that may be designated. Regional Growth Centers, once regionally designated, are located either in Metropolitan Cities or in Core Cities. The strategy also identifies Regional Manufacturing/Industrial Centers, which consist primarily of manufacturing and industrial uses. Centers are areas of concentrated employment and/or housing within Urban Growth Areas (UGAs) which serve as the hub of transit and transportation systems. Centers and connecting corridors are integral to creating compact, urban development that conserves resources and creates additional transportation, housing, and shopping choices. Centers are an important part of the regional strategy for urban growth and are required to be addressed in the Countywide Planning Policies. Centers are, or will become, focal points for growth within the county's UGA and are areas where public investment is directed.

C-1 The purpose of Regional Growth Centers and Countywide Centers is to:

- 1.1 Prioritize locations for accommodating growth;
- 1.2 Strengthen existing development patterns;
- 1.3 Promote housing opportunities close to employment;
- 1.4 Support development of an extensive multimodal transportation system which reduces dependency on automobiles;
- 1.5 Reduce congestion and improve air quality; and
- 1.6 Maximize the benefit of public investment in infrastructure and services.

C-2 The purpose of Manufacturing/Industrial Centers is to:

- 2.1 Recognize strategically located concentrations of industrial activity as essential resources for the local economy;
- 2.2 Protect and leverage critical and difficult-to-replace freight infrastructure;
- 2.3 Preserve the industrial land base in the long term;
- 2.4 Support family/living wage jobs;
- 2.5 Emphasize the importance of freight movement; and
- 2.6 Preserve the county's supply of industrial land.

C-3 Regional Growth Centers and Countywide Centers function as anchors within the region for a high-density mix of business, residential, public, cultural and recreational uses, and day and night activity that provide a sense of place and community. They are characterized by their role as the central business districts and regional centers of commerce. Centers may also serve national or international roles.



C-4 Manufacturing Industrial Centers (MICs) preserve lands for family-wage jobs in basic industries and trade and provide areas where that employment may grow in the future. MICs form a critical regional resource that provides economic diversity, supports national and international trade, generates substantial revenue for local governments, and offers higher than average wages.

Resource:

This [Land-use & Community Design and Health Logic Model](#) provides examples of evidence-based policies and strategies that jurisdictions may incorporate into local plans to create healthy natural and built environments for various types of centers

C-5 Transportation and economic development funds should be prioritized for transportation and infrastructure supporting Centers in Pierce County. Projects that support Regional Growth and/or Manufacturing Industrial Centers (and Candidates), support more than one center, and benefit a variety of user groups will be given higher consideration.

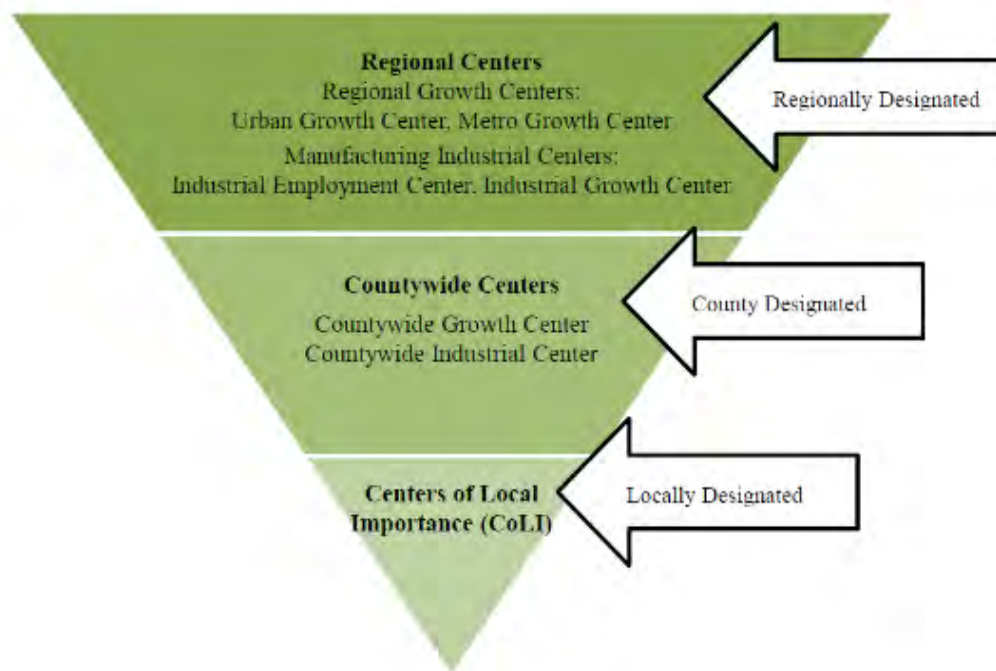
C-6 Centers must be identified in a Comprehensive Plan with information about the type of Center and the specific geographic boundaries. Capital improvements must be present and available, or be planned and financed, consistent with the expected rate of growth. Such improvements include, but are not limited to, roads, sewers and other utilities, schools, parks, and open space. In order to provide balance between higher intensity of use within Centers, public and/or private open space shall be provided.

Types of Centers

Centers must meet minimum designation criteria, which includes the criteria of the lower category Center type. For example, a Regional Center must meet the designation criteria for a Regional Center as well as the criteria for a Countywide Center.

In March 2018, the Puget Sound Regional Council (PSRC) adopted the Regional Centers Framework Update that established new eligibility and criteria for Regional Centers. Jurisdictions must adhere to the latest eligibility and designation criteria for new Regional Centers as adopted by PSRC.





Center Designation Authority

Regional Centers must be approved by Puget Sound Regional Council (PSRC), in addition to Pierce County Regional Council (PCRC), by amending the Countywide Planning Policies (CPPs).
Countywide Centers and Centers of Local Importance (CoLI) are approved by the Pierce County Regional Council by amending the Countywide Planning Policies.

Center Designation Process

Pierce County and any municipality in the County that is planning to include a county or regionally designated Center within its boundaries shall specifically define the area of such Center within its Comprehensive Plan. The Comprehensive Plan shall include policies aimed at focusing growth within the Center and along corridors consistent with the applicable criteria contained within the Countywide Planning Policies. The County or municipality shall adopt regulations that reinforce the Center's designation.

Beginning in 2019, and once every two years thereafter, the Pierce County Regional Council (PCRC) shall invite jurisdictions to submit requests for designation of new Centers. Said request shall be processed in accordance with established procedures for amending the Countywide Planning Policies. Each jurisdiction seeking to designate a new Countywide Center shall provide the PCRC with a report demonstrating that the proposed Center:

1. Meets the basic standards for designation;
2. Is characterized and defined in the local Comprehensive Plan;
3. Is consistent with the applicable Countywide Planning Policies; and
4. Is supported and served by adopted local development regulations.

The minimum criteria report and statement shall be reviewed by the Growth Management Coordinating Committee (GMCC) for consistency with Countywide Planning Policies, the Transportation Coordinating Committee (TCC) for consistency with transportation improvements plans of WSDOT, and with Pierce Transit's Comprehensive Plan. The coordinating committees shall provide joint recommendation to the PCRC.

Once included in the Countywide Planning Policies, the jurisdiction where a Center is located may go on to seek regional designation of the Center from the Puget Sound Regional Council (PSRC). Jurisdictions



must adhere to the latest eligibility, designation criteria, and process for new Regional Growth Centers as adopted by PSRC as they prepare applications for new Center designation. Countywide Centers should be reviewed for consistency and countywide concurrence prior to submitting for regional designation.

After the Center is designated as a Countywide Center within the Countywide Planning Policies, and until regional-level designation by the PSRC occurs, the Center shall be considered a “candidate” Regional Growth Center or Manufacturing/Industrial Center.

Each jurisdiction which designates a Regional Growth Center shall establish 20-year household and employment growth targets for that Center. The expected range of targets will reflect the diversity of the various Centers and allow communities to effectively plan for needed services. The target ranges not only set a policy for the level of growth envisioned for each Center, but also for the timing and funding of infrastructure improvements. Reaching the target ranges will require careful planning of public investment and providing incentives for private investments.

Amending an Existing Countywide Center

Once a Center has been designated in the Countywide Planning Policies, the affiliated jurisdiction may request an amendment to the Center. The Center amendment process shall be limited to a vote of the PCRC through submission of a report explaining the requested amendment and affirming that the amended Center will be consistent with the Countywide Center basic standards and the Countywide Planning Policies.

Urban Growth Outside of Centers

A variety of urban land uses and areas of growth will occur outside of designated Centers but within the Urban Growth Area (UGA). Local land use plans will guide the location, scale, timing, and design of development within UGAs. The UGA will be where the majority of future growth and development will be targeted. Development should be encouraged which complements the desired focus of growth into Centers and supports a multimodal transportation system. For example, policies which encourage infill and revitalization of communities would help to achieve the regional and statewide objectives of a compact and concentrated development pattern within urban areas. The Countywide Planning Policies provide guidance for development and the provision of urban services to support development within the UGA. Jurisdictions with Centers should plan connections with adjacent neighborhoods and other centers to encourage access to Centers and connectivity across the county.

Regional Growth Centers

Regional Growth Centers are locations of more compact, pedestrian-oriented development with a mix of housing, jobs, retail, services, and other destinations. The region’s plans identify Centers as areas that should receive a significant share of the region’s population and employment growth compared with other parts of the urban area, while providing improved access and mobility, especially for walking, biking, and transit.

Regional Growth Centers are locations that include a dense mix of business, commercial, residential, and cultural activity within a compact area. Regional Growth Centers are targeted for employment and residential growth, and provide excellent transportation service, including fast, convenient, high-capacity transit service, as well as investment in major public amenities. The following Pierce County Regional Growth Centers have been adopted into the PSRC Regional Growth Strategy:

- Tacoma Central Business District
- Tacoma Mall
- Lakewood
- Puyallup Downtown
- Puyallup South Hill
- University Place

C-7 Jurisdictions that designate a Center within its Comprehensive Plan shall encourage density and development to achieve targeted growth. Any of the following approaches could be used to implement Center development by:

- 7.1 Encouraging higher residential densities within Centers;



- 7.2 Avoiding creation of large blocks of single-use zones;
 - 7.3 Allowing for greater intensity of use within Centers;
 - 7.4 Increasing building heights, greater floor/area ratios within Centers;
 - 7.5 Minimizing setbacks within Centers;
 - 7.6 Allowing buildings to locate close to street to enhance pedestrian accessibility;
 - 7.7 Encouraging placement of parking to rear of structures; or
 - 7.8 Reducing parking requirements based on type of use, demographics, and other factors.
- C-8 Designated Centers are expected to receive a significant share of projected growth in conjunction with periodic disaggregation of Countywide population allocations.
- C-9 Centers shall provide necessary capital facilities needed to accommodate the projected growth in population and employment.
- C-10 Streetscape amenities (landscaping, furniture, etc.) should be provided within Centers to create a walkable environment. Street cross-sections should incorporate planters, street trees, sidewalks, traffic-calming features, and other features to promote walking.
- C-11 Agencies should coordinate efforts and cooperate in the development of Centers to ensure that services and infrastructure are designed to promote physical, mental, and social health in both the natural and built environments.
- C-12 Jurisdictions should incorporate strategies into plans and regulations for Regional Growth Centers and Countywide Growth Centers that encourage affordable housing, especially near High-Capacity Transit areas.
- C-13 To encourage transit use within Centers, jurisdictions should establish mechanisms to limit the use of single-occupancy vehicles. Such mechanisms could include:
- 13.1 Charging for parking;
 - 13.2 Limiting the number of off-street parking spaces;
 - 13.3 Establishing minimum and maximum parking requirements;
 - 13.4 Implementing Commute Trip Reduction (CTR) measures and other transportation demand management measures;
 - 13.5 Developing commuter programs for multiple employers not otherwise affected by the CTR law; or
 - 13.6 Providing nonmotorized transportation facilities.
- C-14 Centers receive a high priority for the location of high-capacity transit stations and/or transit centers.
- C-15 Higher residential densities and uses that support high-density residential should be located close to transit stops within Centers and seek opportunities to:
- 15.1 Create a core area to support transit and high occupancy vehicle use;



1 15.2 Allow/encourage all types of transit facilities (transit Centers, bus pullouts, etc.) within
2 Centers; and

3 15.3 Establish incentives for developers to provide transit and transportation demand
4 management supportive amenities.

5 C-16 Provisions for nonmotorized transportation shall be provided, such as:

6 16.1 Bicycle-friendly roadway design;

7 16.2 Wider outside lane or shared parking/bike lanes;

8 16.3 Bike-activated signals;

9 16.4 Covered, secure bicycle parking at all places of employment;

10 16.5 Bicycle racks; or

11 16.6 Pedestrian pathways.

12 C-17 Jurisdictions should consider incentives for development within Centers, such as:

13 17.1 Streamlined permitting;

14 17.2 Financial incentives;

15 17.3 Density bonuses or transfer of development rights;

16 17.4 Using SEPA provisions to streamline environmental review; and

17 17.5 Shared mitigation, such as stormwater detention and joint parking.

18 C-18 Regional Growth Centers should be planned to have fast and frequent high-capacity transit, as
19 well as other modes of transportation options.

20 C-19 Jurisdictions should individually and collectively coordinate with transit agencies to improve
21 transit service infrastructure and efficiency within and between Countywide and Regional
22 Centers.

23 C-20 Roadways and nonmotorized networks should be designed to promote efficient transit services,
24 including the provision for facilities such as bus stops.

25 C-21 Regional Growth Centers, Countywide Centers and employment centers should be connected to
26 each other via multiple modes of transit in order to strengthen the region's economy and connect
27 communities, housing and jobs.

28 C-22 Support the transition to zero-emission vehicles by encouraging private and public development
29 of the infrastructure needed to support electrification of the transportation system within and
30 between Centers.

31 C-23 Support transportation investments that provide alternatives to single-occupancy vehicle travel
32 and increase travel options to and within Centers and along corridors connecting Centers.

33 C-24 Designation requirements for Regional Growth Centers (RGCs):

34 24.1 Consistency with specific criteria for Centers adopted in the Countywide Planning
35 Policies.



- 24.2 Consistency with the Puget Sound Regional Council's current Regional Growth Center criteria.
- 24.3 The Center's location in the County and its potential for fostering a logical and desirable Countywide transportation system and distribution of Centers.
- 24.4 Consideration of the total number of Centers in the County that can be reasonably developed based on projected growth over the next twenty years.
- 24.5 Environmental analysis, which shall include demonstration that urban services, including an adequate supply of drinking water, are available to serve projected growth within the Center and that the jurisdiction is capable of ensuring concurrent urban services to new development.
- 24.6 If a jurisdiction designates a Center, it must also adopt the Center's designation and provisions in its Comprehensive Plan and development regulations to ensure that growth targeted to Centers is achieved and urban services will be provided.
- 24.7 Centers shall be characterized by all of the following:
- 24.7.1 Clearly defined geographic boundaries;
 - 24.7.2 Intensity/density of land uses sufficient to support high-capacity transit;
 - 24.7.3 A diversity of land uses;
 - 24.7.4 Pedestrian-oriented land uses and amenities;
 - 24.7.5 Pedestrian connections shall be provided throughout;
 - 24.7.6 Urban design standards which reflect the local community;
 - 24.7.7 Provisions to reduce single-occupancy vehicle use, especially during peak hours and commute times;
 - 24.7.8 Provisions for bicycle use;
 - 24.7.9 Sufficient public open spaces and recreational opportunities, including placemaking and public gathering places;
 - 24.7.10 Uses which provide both daytime and nighttime activities; and
 - 24.7.11 Located in urban growth areas.

Regional Manufacturing/Industrial Centers (MIC)

Regional Manufacturing/Industrial Centers are areas where employee- or land-intensive uses are located. These Centers differ from Regional Growth Centers in that they consist of an extensive land base and the exclusion of non-manufacturing or manufacturing-supportive uses is an essential feature of their character. These areas are characterized by a significant amount of manufacturing, industrial, and advanced technology employment uses. Large retail and non-related office uses are discouraged. Other than caretakers' residences, housing is prohibited within Manufacturing/Industrial Centers. However, these Centers should be linked to high-density housing areas by an efficient multimodal transportation system. The efficiency of rail and overland freight to markets is the critical element for manufacturers and industries located in these Centers.

The following Manufacturing/Industrial Centers have been adopted into the Regional Growth Strategy for



Pierce County:

- Frederickson
 - Port of Tacoma
 - Sumner/Pacific
 - South Tacoma – Candidate Manufacturing/Industrial Center (not adopted – targeting 2024 for regional designation by PSRC)
- C-25 Focus a significant share of employment growth in designated regional manufacturing/industrial centers.
- C-26 Provisions to achieve targeted employment growth should include:
- 26.1 Preservation and encouragement of the aggregation of vacant land parcels sized for manufacturing/industrial uses;
 - 26.2 Prohibition of land uses which are not compatible with manufacturing/industrial, manufacturing/industrial supportive, and advanced technology uses;
 - 26.3 Limiting the size and number of offices and retail uses as accessory use and only to serve the needs of employees within a Center; and
 - 26.4 Reuse and/or intensification of the land use consistent with the mix of uses envisioned for the MIC.
- C-27 The transportation network within Manufacturing/Industrial Centers should provide for the needs of freight movement and employees by ensuring a variety of transportation modes, such as roads, rail, and various trucking facilities. Nonmotorized facilities and transit services should be creatively provided when it makes sense and is safe, providing the MIC with alternative transportation to single- occupancy vehicles (SOVs) and transportation demand management strategies if transit is unavailable or is not feasible.
- C-28 Manufacturing/Industrial Centers should be connected to centers of concentrated employee housing, via a transportation network that prioritizes transit, facilities for carpooling, and other alternative modes of transportation.
- C-29 The transportation system, including, but not limited to, road, rail, dock, and port terminal, within Manufacturing/Industrial Centers shall be built, protected, and maintained to accommodate existing and future industrial uses.
- C-30 All jurisdictions should support transportation capital improvement projects which improve access and movement of goods to, in, and from Manufacturing/Industrial Centers.
- C-31 Encourage private and public development of the infrastructure needed to support the transition of freight carriers and delivery fleets to alternative fuels and technologies, such as electrification of vehicles and conversion to renewable fuels.
- C-32 To support the health and well-being of employees in employment centers, encourage the development of nearby rest and recreation opportunities for employees, such as on-site exercise facilities, outdoor recreation areas, and trail and sidewalk systems that promote walking/biking and community connections.
- C-33 Encourage the development of accessory uses in MICs that provide services for employees that are close to work sites, such as food services, health services, etc. to better serve the needs of large daytime population and to reduce vehicle miles traveled. Accessory uses should complement, not compete with industrial uses.



- C-34 To be designated as a Regional Manufacturing/Industrial Center (MICs), the following criteria shall be met:
- 34.1 Consistency with specific criteria for Manufacturing/Industrial Centers adopted within the Countywide Planning Policies and the Multicounty Planning Policies.
 - 34.2 Consideration of the Center's location in the County and region, especially relative to existing and proposed transportation facilities.
 - 34.3 Consideration of the total number of Manufacturing/Industrial Centers in the County that are needed over the next twenty years based on projected need for manufacturing/industrial land to satisfy regional projections of demand for manufacturing/industrial land uses.
 - 34.4 Environmental analysis, which shall include demonstration that the jurisdiction is capable of concurrent service to new development.
 - 34.5 Adoption within the jurisdiction's Comprehensive Plan of the Center's designation and provisions to ensure that job growth targeted to the Manufacturing/Industrial Center is achieved.
 - 34.6 Manufacturing/Industrial Centers shall be characterized by:
 - 34.6.1 Clearly defined geographic boundaries;
 - 34.6.2 Intensity of land uses sufficient to support alternatives to single-occupancy vehicle use;
 - 34.6.3 Direct access to regional highway, rail, air, and/or waterway systems for the movement of goods;
 - 34.6.4 Provisions to prohibit housing; and
 - 34.6.5 Identified transportation linkages to high-density housing areas.
 - 34.7 Jurisdictions having a designated Manufacturing/Industrial Center shall:
 - 34.7.1 Plan for and fund capital facility improvement projects which support the movement of goods;
 - 34.7.2 Coordinate with utility providers to ensure that utility facilities are available to serve such Centers;
 - 34.7.3 Facilitate land assembly;
 - 34.7.4 Assist in recruiting appropriate businesses;
 - 34.7.5 Encourage employers to participate in Commute Trip Reduction programs; and
 - 34.7.6 Ensure that land uses in MICs are of the appropriate types to promote employment growth, and that MICs are protected from incompatible adjacent uses, through zoning, buffers and other mechanisms.

Countywide Centers

Through the 2018 Centers Framework Update, designation of Countywide Centers remains delegated to a



Countywide process, while a baseline of consistent regional standards for each county to use was adopted. PSRC reviews and certifies Countywide planning policies, but PSRC's role does not include review of Countywide Centers.

Designated Centers may vary substantially in the number of households and jobs they contain today. The intent of the Countywide Planning Policies is that Centers become attractive places to live and work, while supporting efficient public services, such as transit and being responsive to the local market for jobs and housing.

Countywide Growth Centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood Centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.

Countywide Industrial Centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in the county's manufacturing/industrial economy.

Within Pierce County, a limited number of additional Centers may be designated through amendment of the Countywide Planning Policies consistent with the basic standards and process included below.

C-35 Countywide Growth Centers are local focal points where people come together for a variety of activities, including business, shopping, living, and recreation. These Centers may include the core of small- to medium-sized cities and may also be located in unincorporated urban areas. Often, Countywide Centers include a strong public presence because they are the location of city hall, main street, and other public spaces.

C-36 Countywide Growth Centers should be developed as complete neighborhoods to allow residents and workers in the centers to walk to daily necessities, amenities and services.

C-37 Encourage focused growth and infill in Countywide Growth Centers by streamlining development standards and regulations for residential and commercial development and public projects, especially around high-capacity transit station areas.

C-38 A jurisdiction may apply for status as a Candidate Countywide Center if it satisfies all required criteria included below, has a minimum of 7 activity units per acre, and is planning for at least 16 activity units per acre. The application for Countywide Center would not be regionally designated until the Center achieves at least 10 activity units per acre. Activity units means the sum of population and job units per gross acre, per PSRC.

C-39 Countywide Centers are potential candidates for designation as Regional Centers.

Pierce County has the following Countywide Growth Centers:

- | | |
|---|----------------------------------|
| • Sumner Town Center | • Proctor (Tacoma) |
| • 6 th Avenue (Tacoma) | • South Tacoma Way (Tacoma) |
| • Lincoln (Tacoma) | • Tacoma Central (Tacoma) |
| • Lower Pacific (Tacoma) | • Upper Pacific (Tacoma) |
| • McKinley (Tacoma) | • Upper Portland Avenue (Tacoma) |
| • Narrow (Tacoma) | • Ruston Point (Tacoma/Ruston) |
| • James Center (Tacoma/Fircrest/University Place) | • Downtown Bonney Lake |

C-40 To be designated as a Countywide Center, the following criteria shall be met.

Countywide Growth Center

Countywide Industrial Center



Center must meet each of the following criteria:

- Identified as a Center in the local Comprehensive Plan and adopted regulations.
- Identified as a Countywide Center in the Countywide Planning Policies.
- Located within a city, multiple adjacent cities, or unincorporated urban area.

Demonstration that:

The Center is a local planning and investment priority:

- Identified as a Countywide Center in a local Comprehensive Plan; Subarea Plan recommended
- Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure.

The Center is a location for compact, mixed-use development, including:

- A minimum existing activity unit density of 10 activity units per acre
- Planning and zoning for a minimum mix of uses of 20 percent high-density residential and 20 percent employment, unless unique circumstances make these percentages not possible to achieve
- Capacity and planning for additional growth of 16 activity units per acre or more.

The Center supports multimodal transportation, including:

- Transit service**
- Pedestrian infrastructure and amenities
- Street pattern that supports walkability
- Bicycle infrastructure and amenities
- Compact, walkable size of one-quarter mile squared (160 acres); the size may increase to up to half-mile transit walkshed (500 acres) if more than two points within the center are served by transit services.

*“Core industrial uses”: Core industrial zoning is characterized by allowing, and preferring, most industrial uses. Incompatible land uses are generally prohibited but may be allowed in limited instances.

**Transit is defined as existing or planned options, such as bus, train, or ferry service.

Center must meet each of the following criteria:

- Identified as a Center in the local Comprehensive Plan and adopted regulations.
- Identified as a Countywide Center in the Countywide Planning Policies.
- Located within a city, multiple adjacent cities, or unincorporated urban area.

Demonstration that:

The Center is a local planning and investment priority:

- Identified as a Countywide Center in a local Comprehensive Plan; Subarea Plan recommended
- Clear evidence that area is a local priority for investment, such as planning efforts or infrastructure.

The Center supports industrial sector employment:

- Minimum 1,000 existing jobs and/or 500 acres of industrial land
- Defined transportation demand management strategies in place
- At least 75% of land area zoned for core industrial uses*
- Industrial retention strategies in place
- Capacity and planning for additional growth
- Important county role and concentration of industrial land or jobs with evidence of long-term demand.



Centers of Local Importance (CoLIs)

CoLIs are designated for the purpose of identifying local Centers and activity nodes that are consistent with PSRC Multicounty 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 be in an established industrial area.

A CoLI is characterized by a concentration of land uses or activities that provide a sense of place or gathering place for the community and neighborhood residents. A CoLI should include two or more of the following characteristics:

- Civic services
- Commercial areas
- Recreational areas
- Industrial areas
- Cultural facilities/activities
- Historic buildings or sites
- Residential areas

C-41 CoLIs may only be located in a town or city without a Countywide or Regional Center located in Pierce County. CoLIs may be allowed in an urban unincorporated area.

C-42 Local comprehensive plans should include policies that direct development regulations, including zoning, of the CoLI to uses that provide a focal point or sense of place for a community and its surrounding area.

C-43 The size of a CoLI and the mix and density of uses are to be locally determined to meet community goals.

C-44 Each jurisdiction defines the role that the CoLI plays in supporting planned growth.

C-45 A variety of appropriate transportation options and walkable design should be available or planned within a CoLI.

A CoLI shall be locally adopted; approval by the PCRC or other regional organization shall not be required.

1. A jurisdiction shall document how an area meets the design features of a CoLI in its Comprehensive Plan.
2. The documentation should include examples, plans, or other information that supports the designation of a CoLI.
3. An area adopted as a CoLI shall be definitively delineated on a map within a jurisdiction's Comprehensive Plan.
4. A CoLI shall have appropriate land use designations, zoning regulations, and infrastructure plans for existing and planned development.
5. A Comprehensive Plan that utilizes an alternative label to refer to a CoLI shall be accompanied with adopted findings of fact that recognizes the area as a CoLI per the Pierce County CPPs.

A jurisdiction shall provide the PCRC notice of its intention to locally adopt a CoLI or recognize formally adopted CoLIs that meet the criteria:



- 1 1. The notice shall be provided to the PCRC 60 days (minimum) prior to the expected date of
2 adoption.
- 3 2. The notice shall provide information that identifies the location of the proposed CoLI and
4 documents how the location meets the CoLI policies.

5 A locally adopted CoLI will be recognized in the Countywide Planning Policies Appendix. Jurisdictions
6 shall forward a map of locally adopted CoLIs, together with the Comprehensive Plan citations, to the
7 PCRC for inclusion into Appendix B. The adopted CoLIs shall be attached to the CPP publications as
8 Appendix B for ease of reference. Appendix B shall not be considered a component of the CPPs and,
9 accordingly, an update to Appendix B shall not constitute an amendment to the CPPs requiring
10 ratification by Pierce County jurisdictions.



Community and Urban Design

Introduction

Urban design is the careful planning and shaping of a community's built environment in such a way that maintains the objectives and interests of the community. Traditionally combining the practices of architecture together with planning and landscape design, urban design addresses the way people perceive and interact with the built environment to achieve a unique sense of place and community. Additionally concepts of transportation compatibility, increased density, equity, plan implementation, and environmental protection can be addressed through community and urban design policies and regulations. Community and Urban design principles can be used by jurisdiction to assure the local history and uniqueness of a community is not lost to the accommodation of future growth.

Background - Growth Management Act

The Washington State Growth Management Act identifies as a planning goal to encourage development in urban areas and to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. To encourage this type of urban development that has increased density, and is compact and serviced by multiple transportation alternatives, it requires close attention to the urban design, community context and character, in order to function effectively and consistent with the vision of an individual community. The Growth Management Act does not expressly require that the County adopt a planning policy on urban design; however, VISION 2050 and the Multicounty Planning Policies provide goals and policies related to regional design and urban design.

Background - VISION 2050

VISION 2050 called for identifying and protecting significant visual and cultural resources that preserve community character. It calls for designing facilities throughout the region that advance community development, and for creating parks and civic spaces. VISION 2050 also advances redevelopment and infill as opportunities for revitalizing communities, including along linear corridors (such as low-scale retail strips along the thoroughfares). Open space and parks at a variety of scales create public amenities, contribute to the character of communities, and provide opportunities for recreation and physical activity.

Policies

CU-1 Incorporate community and urban design principles consistent with VISION 2050 to create communities that:

1.1 Impart a sense of place;

1.2 Preserve local character;

1.3 Provide for mixed uses and choices in housing types;

1.4 Encourage walking, bicycling, and transit use; and

1.5 Provide for access to healthy food purveyors such as grocery stores, farmers markets, and community food gardens in proximity to residential areas and centers.

Resource:

This [Land Use & Community Design and Health Logic Model](#) contains a menu of strategies and policies to support placemaking and built form, universal design, and biophilic principles to improve a sense of place, health and well-being, and livability.

CU-2 Design public buildings and public spaces that contribute to the unique sense of community and a sense of place.

CU-3 Design transportation projects and other infrastructure to achieve community development objectives and improve the community.



- 1 CU-4 Promote context-sensitive design of transportation facilities, both for facilities to fit in the context
2 of the communities in which they are located, as well as applying urban design principles for
3 projects in centers and transit station areas.



Economic Development and Employment (Urban)

Introduction

The prosperity of a region's economy relies on thriving natural and built environments, healthy people, and a supportive business climate. Our region's outstanding environment and location relative to international markets are key elements for economic success. Land-use policies that encourage job growth in the communities where people live, promote a better jobs/housing balance across the region. Abundant natural resources, a beautiful setting, and vibrant communities with housing affordable to local workers make communities more attractive to businesses operating in a global economy. Infrastructure planning must consider future e-commerce, information, and data needs. Capitalizing on the region's competitive advantages while maintaining healthy and vibrant communities requires policies throughout Pierce County that balance conservation and growth while avoiding displacement and fragmentation of marginalized communities.

Background - Growth Management Act

The Washington State Growth Management Act mandates that counties and cities encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, especially for unemployed and disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities [RCW 36.70A.020(5)]. Additionally, the Growth Management Act expressly requires that the County adopt a planning policy on countywide economic development and employment [RCW 36.70A.210(3)(g)].

Background - VISION 2050

VISION 2050 recognizes that a robust economy is integral to our environmental, social, and financial well-being. It acknowledges that a healthy and diverse economy is vital for paying for public services, supporting arts and cultural institutions, and building our communities. The Multicounty Planning Policies for economic development in VISION 2050 focus on business, people, and places. An emphasis is placed on a better balance of equitable job creation among the counties to broaden opportunity and create a better jobs-housing balance. Importance is also placed on small and locally owned businesses, because they create jobs, can offer family-wage jobs, and make vital contributions to the sustainability of the region's economy and prosperity. VISION 2050 recognizes the region's economic well-being is also dependent upon the safe and reliable movement of people, goods and services, and information and includes provisions for prioritizing economic development and transportation funding to centers.

Resource:

The Pierce County [Economic Development & Health Logic Model](#) includes strategy and policy ideas aimed at creating inclusive economies and improving human and environmental health.

Policies

- EC-1 Jurisdictions will work to achieve a prospering and sustainable regional economy by supporting business and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life. This will involve assuring consistency between economic development plans and policies and adopted comprehensive plans by:
 - 1.1 Providing within the areas designated for urban development, sufficient land to accommodate projected development including both housing and commerce;
 - 1.2 Striving for a balance and match of local jobs and local housing;



Economic Development and Employment (Urban)

- 1.3 Providing adequate public facilities and services to employment centers and an adequate supply of housing with good access to employment centers;
 - 1.4 Separating, buffering, or leaving natural buffers between residential development and areas of non-residential development where necessary, due to the type, characteristics and impacts of the development activity;
 - 1.5 Evaluating federal, state, and local regulatory, taxing, facility financing and expenditure practices striving for equitable investment at appropriate locations;
 - 1.6 Leveraging the region's and county's position as an international gateway by supporting businesses, ports, and agencies involved in trade-related activities;
 - 1.7 Encouraging the private, public, and nonprofit sectors to incorporate environmental and social responsibility into their practices;
 - 1.8 Maximizing the use of existing designated Manufacturing and Industrial Centers [see Centers chapter for policies] by focusing appropriate types and amounts of employment growth in these areas and by protecting them from incompatible adjacent uses; and
 - 1.9 Preserving industrial zoning where the appropriate infrastructure exists or is planned.
- EC-2 Promote diverse economic opportunities for all citizens of the County, especially the unemployed, disadvantaged persons, minorities and small businesses. Where appropriate, the following measures are examples of actions that may be used to accomplish this policy:
- 2.1 Determining a reasonable "jobs/housing" balance and then coordinating land use and development policies to help achieve the designated balance of adequate affordable housing attainable to local workers and accessible to areas of employment, in a way that avoids the placement of incompatible land uses next to each other and does not lead to the fragmentation of existing communities;
 - 2.2 Identifying urban land suitable for the accommodation of a wide range of non-residential development activities;
 - 2.3 Utilizing state and federal programs and financial assistance to the maximum extent appropriate;
 - 2.4 Encouraging redevelopment of underutilized commercial and industrial areas;
 - 2.5 Encouraging flexibility in local zoning and land use controls, such as performance-based zoning, to permit a variety of economic uses, but doing so without sacrificing sound performance, design, and development standards;
 - 2.6 Encouraging programs, in conjunction with other public, quasi-public and private entities, to attract appropriate businesses and industries, particularly those that diversify the economic base and provide living-wage jobs;
 - 2.7 Encouraging the location of investment in areas served by public transit and adequate transportation facilities, with emphasis on connecting underserved populations with jobs;
 - 2.8 Maintaining and enhancing natural resource-based industries, including productive timber, agriculture, fishing and mining;



Economic Development and Employment (Urban)

- 1 2.9 Targeting the appropriate creation and retention of specific firms and industries within
2 established and emerging industry clusters that export goods and services, import capital, and
3 have growth potential;
- 4 2.10 Promoting high-quality and accessible educational, job training, and cultural opportunities,
5 particularly for those facing unique obstacles and/or those with special needs;
- 6 2.11 Steering investments to community and economic development initiatives that elevate
7 economic opportunity for those communities most marginalized and impacted by
8 disinvestment and economic disruptions; or
- 9 2.12 Fostering opportunities and a supportive environment for business startups, small businesses,
10 and women- and minority-owned businesses.
- 11 EC-3 Plan for sufficient growth and development balancing fiscal/economic costs and benefits derived
12 from different land uses by:
- 13 3.1 Ensuring an appropriate mix and balance of land uses;
- 14 3.2 Reducing inefficient, sprawling development patterns;
- 15 3.3 Encouraging developments that include active transportation options and access to transit
16 reducing pressures on transportation facilities with limited capacities;
- 17 3.4 Coordinating the provision of public facilities and services and/or ensuring that new
18 development supports the cost of public facility and service expansions made necessary by
19 such development;
- 20 3.5 Promoting development in areas with existing available public facility capacity;
- 21 3.6 Encouraging joint public/private development as appropriate;
- 22 3.7 Concentrating, and planning for, a significant amount of investment in designated Centers
23 [see Centers chapter for policies]; and
- 24 3.8 Planning for the efficient flow of people, goods, services, and information throughout the
25 region with infrastructure investments, particularly in and connecting designated Centers [see
26 the Centers chapter for policies].
- 27 EC-4 Work to strengthen existing businesses and industries and to add to the diversity of economic
28 opportunity and employment by:
- 29 4.1 Assisting in maintaining a viable market for existing businesses;
- 30 4.2 Utilizing public financing mechanisms, where appropriate, to strengthen existing businesses;
- 31 4.3 Making information, technical assistance, and loans available for business expansion,
32 innovation, and job creation;
- 33 4.4 Protecting existing viable businesses from incompatible neighbors and from displacement;
- 34 4.5 Streamlining permit processing;
- 35 4.6 Striving to maintain adequate public facilities and service levels;



Economic Development and Employment (Urban)

- 1 4.7 Evaluating regulatory and other constraints to business investment and operations and
2 minimizing the effect of such constraints;
- 3 4.8 Supporting the contributions of the region's and county's culturally and ethnically diverse
4 communities in fostering local businesses and helping the region and the county continue to
5 expand its international economy;
- 6 4.9 Identifying, supporting, and leveraging the retention of key regional and local assets to the
7 economy unique to our region's position as an international gateway, such as seaports,
8 airports, educational facilities, research institutions, health care facilities, military
9 installations, long-haul trucking facilities, and manufacturing facilities; and
- 10 4.10 Supporting the regional food economy including the production, processing, wholesaling, and
11 distribution of the region's agricultural food and food products to all Pierce County
12 communities. Emphasize improving access for those communities with limited healthy,
13 affordable, culturally-relevant food options.
- 14 EC-5 Provide both the private sector and the public sector with information necessary to support and
15 promote economic development by:
- 16 5.1 Coordinating the collection and dissemination of information with various local governments;
17 and
- 18 5.2 Cooperating with private and quasi-private entities and sharing information to attract new
19 industries.



Education

Introduction

A high-quality educational system is integral to a thriving, livable community, and is key to the health of its residents. Educational facilities are an important part of public infrastructure; not only do they provide space for students, but they also provide open space, recreation areas, and community gathering space. Further, access to education increases economic and social opportunity in underserved areas and populations, supporting goals toward equity for all residents. In turn, a well-educated population supports a healthy economy through both a skilled work force and the desirability for businesses to locate in the region.

Background - Growth Management Act

The Washington State Growth Management Act does not identify education as a planning goal to guide the development and adoption of comprehensive plans and development regulations. Neither is education listed as a planning policy requirement in the Growth Management Act. However, the list of topics identified in the Growth Management Act is intended to delineate only the minimum policy requirements. Education is identified as an additional policy area in the Interlocal Agreement: "Framework Agreement for the Adoption of the Countywide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991)".

Background - VISION 2050

VISION 2050 contains policies related to education obtainment, services, and the siting of education facilities. It calls for ensuring accessible and high quality education and skills-training programs to all of the region's residents and integrates the provision of education facilities and services with care for the environment. VISION addresses the provision of educational facilities and services that are provided to both urban and rural populations by calling for the siting of schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans. It also calls for locating schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community.

Policies

ED-1 "Educational Facilities" means all public and private educational facilities.

ED-2 Strive to achieve excellence in education and to offer diverse educational opportunities to be made available to all residents of the County, cities, and towns by:

2.1 Developing a broad tax base;

2.2 Encouraging coordination between educational and employment requirements; and

2.3 Working to ensure that the region and the county has high quality and accessible training programs that give people opportunities to learn, maintain and upgrade skills necessary to meet the current and forecast needs of the regional and global economy.

ED-3 Coordinate with other institutions or governmental entities responsible for providing educational services, in order to ensure the provision of educational facilities along with other necessary public facilities and services and along with established and planned growth patterns through:

3.1 The capital facilities plan element;

3.2 The land use element;

3.3 School site location decisions;



- 1 3.4 Coordination and, if necessary, formal interlocal agreements between school districts and
2 other governmental entities exercising land use planning, regulation, and capital improvement
3 planning functions;
 - 4 3.5 The possible use of impact fees, voluntary advancements, and regulatory requirements for a
5 portion of school facility financing;
 - 6 3.6 Encouraging of joint (municipal/school district) use of playgrounds, parks, open-spaces and
7 recreational facilities;
 - 8 3.7 Supporting for sufficient funding of educational facilities and services; and
 - 9 3.8 Supporting for the provision of educational facilities and services to meet specialized needs.
- 10 ED-4 Coordinate with educational facilities by:
- 11 4.1 Incorporating school facility location criteria, developed in conjunction with the local school
12 district, in the local comprehensive plan;
 - 13 4.2 Including school districts in the comprehensive planning process;
 - 14 4.3 Developing a common base of data and sharing the data with school districts concerning
15 population, household, and school-age population projections, non-educational capital facility
16 needs, and land uses; and
 - 17 4.4 Initiating dialogues with school districts about school district boundaries and service areas in
18 relation to municipal boundaries, designated urban growth areas, annexation plans, and
19 service extension plans and policies.
- 20 ED-5 Determine specific siting requirements for all public and private educational facilities and meet
21 specific educational facility needs by:
- 22 5.1 Locating schools in a manner that is consistent with the local comprehensive plan, including
23 the capital facilities element;
 - 24 5.2 Deciding all facility locations, types and sizes with consideration for the provision of other
25 necessary public facilities and services and the compatibility and effect of the provision of
26 such facilities on land use and development patterns; and
 - 27 5.3 Working toward standards that would prioritize the location of these facilities to be in urban
28 areas, with consideration to existing facilities in rural areas.

Environment

Introduction

The quality of life and natural beauty of Pierce County are inherently tied to the environment and its protection for future generations. Open spaces, natural resource lands, environmentally sensitive areas, and clean air and water all play an important role in the quality of life and outdoor activities enjoyed by all the residents of Pierce County. Further, it is recognized that active recreation opportunities, natural resource protection, and the attraction of open space, contribute to the economic well-being of the county; both through direct spending and through the desirability of property near recreation, open space, and natural resources

No single entity can adequately protect all aspects of the environment. Water flows from the easternmost portion of the County at the summit of Mt Rainier through the County and its Municipalities, across both privately and publicly owned lands, and flows into the Puget Sound. This is just one example of the necessity for comprehensive and consistent countywide policies related to protecting the environment. The health of the natural environment directly impacts human health. Contact with and access to a healthy natural environment has the ability to provide a host of benefits to overall human health. Conversely, a polluted environment can cause equally as much damage to human health.

Resource:

This [Natural Environment and Health Logic Model](#) provides a menu of evidence-based policies and strategies to improve the environmental and human health. This [Parks, Recreation & Open Space Logic Model](#) offers research-backed policies and strategies to improve physical activity, social interaction, health, and well-being.

Background – Growth Management Act

The Washington State Growth Management Act identifies the following as planning goals related to protection of the environment:

- Maintain and enhance natural resource-based industries, including productive timber, agricultural and fisheries industries.
- Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop park.
- Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

Although the Growth Management Act does not expressly require a countywide planning policy on natural resources, open space, and protection of environmentally sensitive lands, the addition of such a policy is specifically identified in the Pierce County Interlocal Agreement: “Framework Agreement for the Adoption of the Countywide Planning Policy (Pierce County Council Resolution No. R-91-172, September 24, 1991)”.

Background – VISION 2050

VISION 2050 provides numerous policies for protection of the environment, all aimed at implementing the stated Environmental Goal - *“The region cares for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, and reducing air pollutants. The health of all residents and the economy is connected to the health of the environment. Planning at all levels considers the impacts of land use, development, and transportation on the ecosystem.”*

The 2018 Regional Open Space Conservation Plan maps the regionally important open spaces and identifies regionally important access and improvement opportunities. Recovery of the Puget Sound and implementation of the Puget Sound Partnership’s Action Agenda are emphasized by VISION 2050. Beyond preparing for the impacts of climate change by implementing resilience and mitigation strategies,



VISION 2050 identifies “substantially reduces emissions of greenhouse gases that contribute to climate change in accordance with the goals of the Puget Sound Clean Air Agency (50% below 1990 levels by 2030 and 80% below 1990 levels by 2050).”

Policies

ENV-1 Act in a coordinated manner to identify, designate, and conserve resources, and to protect open space and environmentally sensitive lands, and to reduce the production of greenhouse gases and the effects of climate change.

ENV-2 Countywide natural resources identified and designated pursuant to this chapter shall be maintained and enhanced through one or more of the following means:

- 2.1 Conservation;
- 2.2 Conservation combined with planned use;
- 2.3 Planned use;
- 2.4 Enhancement;
- 2.5 Education;
- 2.6 Preservation;
- 2.7 Purchase/acquisition;
- 2.8 Regulatory approaches;
- 2.9 Compensable approaches;
- 2.10 Transfer of development rights programs; or
- 2.11 Mitigation banking.

ENV-3 Environmentally sensitive lands, for the purpose of the Policy includes all designated critical areas pursuant to RCW 36.70A.030(6) including, but not limited to, wetlands, aquifer recharge areas, fish and wildlife habitat, geologically hazardous lands and shall also include water supply areas, shorelines, creeks, streams, lakes, rivers, deltas, frequently flooded areas, estuaries, and unique geologic features such as canyons. Jurisdictions shall maintain the following relationships, as applicable, between environmentally sensitive lands and development:

- 3.1 Give priority to protection of environmentally sensitive lands.
- 3.2 Develop standards and criteria for limiting development, if allowed, in the County or in municipal comprehensive plans.
- 3.3 Provide protection for environmentally sensitive lands through the provision of appropriate buffers where development is allowed.



3.4 Adopt a “no net loss” approach.

3.5 Utilize positive incentives for conservation.

3.6 Utilize transfer of development rights, purchase of development rights, or other flexible, clustered or compensatory regulatory approaches.

“No net loss” is intended to halt the introduction of new impacts resulting from new development. This standard aims to maintain, or improve, function of environmental systems, through implementation of appropriate policies and regulations. Both protection and restoration may be appropriate to achieve “no net loss”.

3.7 Designate environmentally sensitive lands of local, county and statewide significance.

3.8 Educate all segments of the community concerning the importance of these Policy objectives.

3.9 Utilize market-based incentives, such as wetland banking and other mechanisms, to encourage innovation and market driven environmental stewardship and protection.

ENV-4 Solicit the input and expertise of the Puget Sound Partnership and/or other entities with expertise who are working to protect the species, habitat, and biodiversity of the Puget Sound, during review and update of applicable plans and regulations.

Inter-jurisdictional Coordination

ENV-5 Recognizing the economic, human health, and natural benefits of maintaining and improving environmental quality, all jurisdictions shall work cooperatively and consistently with each other to implement the policies in this chapter through measures such as:

5.1 Identifying, designating, maintaining, conserving, enhancing, and/or protecting, as appropriate, natural resources through the adoption of specific elements in the county and municipal comprehensive plans;

5.2 Developing appropriate implementation strategies and regulations;

5.3 Adopting local capital improvement programs designed to achieve the objectives of this chapter;

5.4 Coordinating standards and criteria among the programs of governmental entities, including where necessary the use of inter-governmental agreements, so as to be consistent with the objectives of this chapter;

5.5 Using integrated and interdisciplinary approaches for environmental planning and assessment; or

5.6 Using the best information available at all levels of planning, especially scientific information, when establishing and implementing environmental standards established by the local, state, or federal government.

ENV-6 All jurisdictions in the County should explore the opportunities, benefits, challenges, political will and logistics of creating a Pierce County coalition to address the impacts of climate change on a regional scale. Recognize the clear and present danger posed by climate change, and its potential to drastically impact quality of life, the natural and built environment, and human health and safety for future generations.



- 1 ENV-7 Consider the following regarding natural resources:
 - 2 7.1 Placing a primary emphasis on maintaining, enhancing, conserving, and/or protecting, as
3 appropriate, designated and identified natural resources including lands of local, county, and
4 statewide significance;
 - 5 7.2 Developing and applying criteria for limiting development (where development may be
6 allowed) so as to maintain, enhance, and conserve identified and designated important,
7 productive or economically viable natural resources or natural resource-based industries;
 - 8 7.3 Ensuring the provision of buffers to protect environmentally sensitive lands where economic
9 use of natural resource lands will cause adverse impacts;
 - 10 7.4 Adopting a "no net loss" approach where applicable;
 - 11 7.5 Utilizing positive incentives to ensure conservation over time;
 - 12 7.6 Utilizing transfer of development rights; purchase of development rights; conservation
13 easements; or other compensable approaches (see CPPs for Agricultural Lands and Open
14 Space);
 - 15 7.7 Educating all segments of the community concerning the importance of the CPP objectives;
 - 16 7.8 Emphasizing the prevention of air and water quality degradation;
 - 17 7.9 Establish best management practices that protect the long-term integrity of the natural
18 environment, adjacent land uses, and the long-term productivity of resource lands;
 - 19 7.10 Support the sustainability of designated resource lands. Conversion of lands to other uses is
20 strongly discouraged; and
 - 21 7.11 Ensure that resource lands and their related economic activities are not adversely impacted by
22 development on adjacent non-resource lands.
- 23 ENV-8 Determine the amount of development permitted on environmentally sensitive lands according
24 to the nature of the area sought to be protected and do so on a case-by-case basis in conjunction
25 with SEPA and critical areas regulations. Enhancements to environmentally sensitive lands,
26 consistent with these policies, may be allowed.
- 27 ENV-9 All jurisdictions are encouraged to exceed federal, state and regional environmental quality
28 standards where possible.
- 29 ENV-10 Recognizing the unique interconnectedness between a healthy environment and a healthy
30 economy, all jurisdictions, as well as other governmental entities, shall consider policies on
31 environmentally sensitive lands in conjunction with other Countywide Planning Policies,
32 including, but not limited to, policies which address:
 - 33 10.1 Urban growth areas;
 - 34 10.2 Contiguous orderly development and the provision of urban services to such development;
 - 35 10.3 Capital facility siting;
 - 36 10.4 Transportation efficiency;
 - 37 10.5 Siting of transportation facilities;



- 10.6 Operations and maintenance of transportation facilities;
- 10.7 Infill development;
- 10.8 Affordable housing;
- 10.9 State and local Shoreline Master Programs;
- 10.10 Goals and mandates of federal and state land jurisdiction agencies including the Washington State Department of Natural Resources, the U.S. Forest Service, the National Park Service and Tribal governments; and
- 10.11 Watershed management.

Open Space

ENV-11 Open space, for the purpose of this Policy, includes federal, state, and local parks, recreation areas, greenbelts/natural buffers, scenic and natural amenities, or unique geological features or unique resources.

ENV-12 Plan for and provide access to open space for all segments of the population regardless of race, social, physical ability or economic status.

12.1 Consider adoption of increased measures to ensure the creation and retention of adequate nearby (within ½ mile proximity) access to open space for residents of urban areas.

“Underserved populations” generally refers to people who are impacted by the action at hand but are often (usually unintentionally) missing from the planning process and plan implementation.

12.2 Consider adoption of proactive measures to increase equity in access to open space for underserved populations.

ENV-13 Plan for the provision and designation of open space considering and including the following:

13.1 Environmentally sensitive lands may also include open space and/or greenbelt areas.

13.2 Open space areas planned, created, maintained, and/or enhanced within urban growth areas.

13.3 Open space is defined in conjunction with recreation and facilities.

13.4 Open space and environmentally sensitive lands can create linkages across jurisdictional boundaries and coordination needs to occur between entities.

13.5 Open space cluster design should be included in development regulations.

13.6 Natural buffering should be included as part of development design.

ENV-14 Jurisdictions may make the following uses of open space:

14.1 Recreational areas, including parks (golf courses, picnic areas, bicycle, equestrian and walking trails) and general recreation;

14.2 Uses as considered on a case-by-case basis; and

14.3 Uses derived from community definition (i.e., greenbelts).



ENV-15 Encourage new housing to locate outside of designated open spaces, or in a compatible fashion (i.e., clustered design) with open space designations.

ENV-16 Regulate open space through tools such as:

16.1 Zoning and subdivision ordinances, including but not limited to cluster and minimum lot size zoning with required open space, overlay zones and/or open space, and adequate off-site public facility regulations;

16.2 Development impact fees for park and open space acquisition;

16.3 Dedication of land or money in-lieu of land;

16.4 Designation of open space corridors;

16.5 Soil conservation measures;

16.6 Wetlands, shorelines, floodplain, or other environmentally sensitive lands ordinances;

16.7 Development agreements; or

16.8 Protection and encouragement of urban tree canopy coverage.

ENV-17 Cooperatively inventory existing and potential open space by creating local and regional planning inventories.

ENV-18 Authorize the following, or other similar methods of retaining open space land or wildlife corridors:

18.1 Public acquisition of property in fee simple or through development easement acquisition;

18.2 Private acquisition with covenants, conditions and/or restrictions limiting the use of the property to open space;

18.3 Alternatives to public purchase, including, but not limited to:

18.3.1 Flexible zoning, subdivision and regulatory approaches designed for protection or preservation;

18.3.2 Land trust;

18.3.3 Conservation easement;

18.3.4 Transfer of development rights, purchase of development rights, and other compensable regulatory approaches;

18.3.5 Rails-to-trails;

18.3.6 Donations;

18.3.7 Preferential assessments;

18.3.8 Planned developments;

18.3.9 Dedications;

18.3.10 Impact fees;



- 18.3.11 View easements; or
- 18.3.12 Use value assessments.
- 18.4 Retention of existing open space through:
 - 18.4.1 The designation of natural resource lands of statewide significance;
 - 18.4.2 Required open space preservation within and without Urban Growth Boundaries established by Pierce County;
 - 18.4.3 Coordination with agricultural landowners and right to farm policies; and
 - 18.4.4 Preserving and enhancing significant regional open space networks and linkages across jurisdictional boundaries.

Natural Habitat and Watershed

ENV-19 Recognizing that almost all surface water in Pierce County flows to the Puget Sound, consider impacts to the health of the Puget Sound in long range planning efforts and the adoption of development and stormwater regulations.

ENV-20 Support implementation of the Puget Sound Partnership's action agenda.

The **Puget Sound Partnership** is the state agency leading the region's collective effort to restore and protect Puget Sound. The Puget Sound Partnership brings together hundreds of partners to mobilize partner action around a common agenda, advance Sound investments, and advance priority actions by supporting partners.
<https://www.psp.wa.gov/>

ENV-21 Preserve, protect, and aim to restore natural habitat critical for the conservation of salmonid species, southern resident orcas and other species listed under the federal Endangered Species Act, whenever practicable, through actions such as:

- 21.1 Adopting comprehensive plan policies that seek to protect, maintain, or restore aquatic ecosystems and associated upland habitat;
- 21.2 Considering creation of a Public Benefit Rating System under the Current Use Assessment Program (RCW 84.34) or other Tax Incentive Programs that includes a higher priority for fish and wildlife habitat conservation areas;
- 21.3 Considering fish and wildlife habitat conservation areas when designating land use designations and companion zoning regulations;
- 21.4 Amending existing critical area regulations, as necessary, to protect fish and wildlife habitat conservation areas from development impacts;
- 21.5 Addressing fish passage barriers and retrofit with fish friendly passages, as part of publicly funded projects;
- 21.6 Retrofitting storm water systems associated with public infrastructure to meet current standards, as part of publicly funded projects;
- 21.7 Utilizing low impact development standards and techniques;
- 21.8 Reconnecting floodplains and creation of off channel habitat; or



21.9 Partnering with others who are seeking to promote species recovery and to protect, enhance, and restore critical habitat such as the tribes, federal and state entities, non-profit organization, and private sector groups and businesses.

ENV-22 Adopt comprehensive plan policies and regulations to protect and enhance natural ecosystems, and reflect natural constraints and protect sensitive features, such as:

22.1 Preserving and enhancing habitat to prevent species from inclusion on the endangered species list and to accelerate their removal from the list;

22.2 Identifying and protecting wildlife corridors both inside and outside the urban growth area;

22.3 Preserving and restoring native vegetation to protect habitat, especially where it contributes to the overall ecological function and where invasive species are a significant threat to native ecosystems; or

22.4 Reducing the use of pesticides and chemical fertilizers to the extent feasible and identify alternatives that minimize risks to human health and the environment.

ENV-23 Coordinate watershed planning and land use planning activities and implementation activities within a watershed boundary by undertaking actions such as:

23.1 Participating in local watershed council meetings and planning processes;

23.2 Recognizing that watershed planning may be useful in analyzing changes in stream hydrology, flooding, water quality and capital facilities under different land use scenarios;

23.3 Evaluating the use of vegetation retention, tree conservation, and maximum impervious surface standards;

23.4 Utilizing watershed boundaries instead of jurisdictional boundaries for plans and studies whenever possible;

23.5 Considering the implications of planning and implementation activities on natural environmental and built systems that are located outside jurisdictional boundaries but within the shared watershed; or

23.6 Updating land use plans and regulations, in consideration of the information that is contained within watershed plans.

ENV-24 Coordinate on watershed planning for the purposes of:

24.1 Maintaining natural hydrological functions, ecosystems and watersheds and, where feasible, restore to a more natural state;

24.2 Restoring, when feasible, freshwater and marine shorelines, watersheds, and estuaries to a natural condition for ecological function and value;

24.3 Identifying and addressing the impacts of climate change and sea level rise on hydrological systems; and

24.4 Maintaining and enhancing the ecological, social, and economic benefits provided by a healthy Puget Sound.

ENV-25 Work together to identify and protect natural habitat corridors that cross jurisdictional boundaries.



25.1 Establish informational sharing workshops or present information at established coordinating committees.

25.2 Whenever possible, utilize watershed boundaries instead of jurisdictional boundaries for plans and studies.

25.3 Establish a common method for assessing the habitat needs for sensitive species.

ENV-26 Coordinate watershed/aquatic restoration planning and implementation activities within a watershed.

26.1 Consider the implications of planning and transportation projects, and implementation activities not only within jurisdictional boundaries, but also the implications of decisions and activities on habitat for critical fish species that is located outside jurisdictional boundaries but within the shared watershed.

26.2 Encourage involvement with local drainage districts and watershed councils in planning process.

Built Environment

ENV-27 Maintain or enhance water quality through adoption of stormwater regulations to control runoff and best management practices to maintain natural aquatic communities and beneficial uses.

ENV-28 Encourage green building (LEED), low impact development, and other similar technique to reduce the production of greenhouse gases and the impact to climate change, from construction materials, methods, and maintenance of the resulting built environment.

ENV-29 Consider the need for, and encourage electric and alternative fuel vehicle infrastructure in private and public development projects and long range planning efforts.

29.1 New public facilities should provide for electric vehicle charging stations or at a minimum the infrastructure necessary to readily upgrade the facility when appropriate.

29.2 Establish parking regulations and development standards that support electric and alternative fuel vehicle infrastructure and active transportation infrastructure.

ENV-30 Support and incentivize, where feasible, development that:

30.1 Offers new and innovative inter-disciplinary approaches to address climate change, greenhouse gas production and environmental stewardship; and

30.2 Utilizes biophilic principles for exterior and/or interior design to encourage construction of healthy buildings and facilities to promote healthy people.

“Biophilic design” is a concept used within the building industry to increase occupant connectivity to the natural environment through the use of direct nature, indirect nature, and space and place conditions. Used at both the building and city-scale, this idea has health, environmental, and economic benefits for building occupants and urban environments, with few drawbacks.

Monitoring, Best Available Science, and Adaptive Management

ENV-31 Work cooperatively toward creating and implementing methodologies designed to determine the effectiveness of enhancement and recovery strategies for listed species. (The term recovery is applied to species and not to habitat.)



31.1 Monitoring and evaluation strategies should be designed to develop data and information that can be used to evaluate future policy choices and management actions.

31.2 Whenever practicable, adoption of local plans, which include conservation plans or watershed basin plans, should include monitoring and evaluation criteria.

31.3 Use the best information available at all levels of planning, especially scientific information.

“Best available science” means current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 365-195-925.

ENV-32 Recognize that the best available science to address listed species recovery issues is evolving. Each jurisdiction should apply an adaptive management strategy to determine how well the objectives of listed species recovery and critical habitat preservation/restoration are being achieved.

32.1 Consider the results of pilot developments in land use planning.

ENV-33 Ensure that all residents, regardless of social or economic status, live in a healthy environment with minimal exposure to pollution.

ENV-34 Locate development in a manner that minimizes impacts to natural features and promote the use of innovative environmentally sensitive development practices, including design, materials, construction, and on-going maintenance.

Under GMA, all jurisdictions in Pierce County are required to adopt **“Critical Areas Ordinance”** to identify and protect wetlands, aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. (RCW 36.70A.060

ENV-35 Mitigate noise caused by traffic, industries, and other sources or adjust land uses as appropriate to secure the same result.

ENV-36 Jurisdictions, shall cooperatively work together to create and adopt modifications to their Critical Areas Regulations that include the best available science for the protection of existing habitat, wetlands, estuaries, and riparian areas by avoiding negative impacts.

36.1 Encourage the removal of invasive species and the replanting of natural vegetation.

36.2 Encourage local community groups in critical habitat restoration and enhancement efforts.

36.3 Utilize incentives to encourage landowners to retain, enhance, or restore critical habitat.

36.4 Develop complementary, coordinated, integrated, and flexible approaches for the collection, analysis, and sharing of monitoring information (e.g., GIS data, hydrologic and hydraulic analysis).

“Stream typing” is a Washington State Department of Natural Resources (DNR) classification system of streams and other water bodies that identifies whether or not streams/waterbodies are used by fish, and whether or not streams experience perennial or seasonal flow.

ENV-37 Utilize a single system for stream typing, accepted as the best available science.

<https://www.dnr.wa.gov/forest-practices-water-typing>



Air Quality

- ENV-38 Reach and maintain air pollution attainment level/standards for carbon monoxide, greenhouse gases, particulates, and toxics as determined by the Environmental Protection Agency or the Puget Sound Clean Air Agency.
- ENV-39 Strive to improve the countywide overall air quality for greenhouse gases, particulates, and toxics through measures such as:
- 39.1 Providing education to the community about the sources and implications of particulate matter, greenhouse gases, and air toxics;
 - 39.2 Coordinating and partnering across jurisdictional boundaries on air quality issues, strategies, funding opportunities, and education efforts;
 - 39.3 Employing methods to reduce particulates by improving indoor and outdoor wood burning activities, reducing wood as a primary source of heat, and encouraging the use of low or no emission heat sources;
 - 39.4 Strengthening efforts to reduce pollutants from construction activities (i.e., fugitive dust);
 - 39.5 Strengthening efforts to reduce pollutants from transportation activities by:
 - 39.5.1 Including pollution reduction methods through technologies such as the use of cleaner fuels and vehicle programs, for example, electric charging stations, bike and pedestrian infrastructure, and partnering to construct intra-jurisdictional trails and non-motorized facilities, linear trails, and low speed vehicles;
 - 39.5.2 Reducing vehicle miles traveled and auto dependency; and
 - 39.5.3 Designing and prioritizing compact communities and neighborhood accessibility for daily goods and services.
 - 39.6 Reducing air toxics emissions through freight infrastructure investment, diesel retrofits, woodstove change-out programs, and various community-scale projects; or
 - 39.7 Reviewing the use and duty-specific needs of publicly owned vehicles and consider the benefits of transitioning to electric vehicles or hybrid vehicles, where appropriate.

Climate Change

- ENV-40 Jurisdictions, individually or through cooperation with coalitions, state, and/or regional agencies, shall assess existing plans and regulations, and update as necessary, to address impacts from climate change, sea level rise, and climate resiliency, as applicable to each jurisdiction's unique circumstances.

“Climate Change” is defined by the Oxford Dictionary as *"a change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels"*.

- 40.1 Consider planning actions and implementing regulations to address impacts from climate change, such as:



- 1 40.1.1 Addressing adaptation and mitigation strategies from the effects of climate change
2 and sea level rise in applicable long range
3 planning documents such as shoreline master
4 plans, comprehensive plans, subarea plans,
5 planned actions, transportation improvement
6 plans, utility plans, etc;
-
- 7 40.1.2 Requiring the incorporation of climate resiliency
8 measures in all new development, especially new
9 critical infrastructure and public facilities; and
-
- 10 40.1.3 Adopting measures to avoid, mitigate, and
11 reverse climate change impacts on disproportionately impacted communities,
12 including Black, Indigenous, and communities of color, populations without
13 permanent shelter, and low-income residents.
- 14 40.2 Consider adopting regulations to avoid impacts from sea level rise by undertaking such
15 actions as:
- 16 40.2.1 Strengthening regulations for 500-year flood plains and other at-risk areas to prevent
17 location of essential public facilities and hazardous uses;
- 18 40.2.2 Locating critical infrastructure outside flood plains, shorelines, and other at-risk
19 locations to the extent possible; where not possible, design and construct
20 infrastructure to withstand climate change impacts; and
- 21 40.2.3 Adopting regulations to require climate-responsive measures when redevelopment
22 or improvements to existing development take place.
- 23 ENV-41 Plan to meet State mandates on climate change and the reduction of greenhouse gases, and
24 support achievement of regional greenhouse gas emission reduction goals.
- 25 ENV-42 Jurisdictions, individually or through coordination with coalitions, state, and/or regional entities,
26 shall work to identify, address and mitigate the adverse impacts of climate change on people's
27 health, particularly that of populations at a greater risk of climate change impacts.
- 28 ENV-43 Encourage, incentivize, and require where appropriate, the development community to reduce
29 impacts of proposed projects on climate change by undertakings such actions as:
- 30 43.1 Promote green development building standards (e.g., LEED and equivalent) in both public
31 and private development and operations;
- 32 43.2 Utilize low impact development techniques;
- 33 43.3 Incentivize projects that exceed minimum standards, and/or provide for low carbon power
34 sources;
- 35 43.4 Coordinate with the development community to encourage the use of pilot projects and new
36 and innovative approaches to address climate change and greenhouse gas production; and
- 37 43.5 Include an analysis (i.e., supplemental greenhouse gas/climate change impact worksheet) of
38 climate change impacts and potential mitigation when conducting an environmental review
39 process under the State Environmental Policy Act.
- 40 ENV-44 Work to protect and restore the carbon sequestration potential of environmentally sensitive lands,
41 natural resources, and open space through actions such as:



- 1 44.1 Direct development into urban areas and centers to prevent and reduce the urbanization of
- 2 ecologically sensitive areas and natural resources; and
- 3 44.2 Encourage countywide carbon sequestration through:
- 4 44.2.1 Increasing the amount of vegetation and canopy cover in urban areas by coordinating
- 5 the preservation and growth of open space; and
- 6 44.2.2 Developing a comprehensive strategy to maintain and restore vegetation and increase
- 7 canopy cover in rural areas.

8 ENV-45 Support energy management technologies as well as zero emission and renewable energy sources.

- 9 45.1 Cooperate with regional initiatives and efforts toward the development and use of energy
- 10 management technologies.
- 11 45.2 Reduce greenhouse gases by expanding the use of biofuels, energy efficiency/conservation,
- 12 zero emission and renewable energy sources within municipal and private development and
- 13 operations.
- 14 45.3 Investigate and pursue opportunities for district heating (thermal energy on a neighborhood
- 15 scale).
- 16 45.4 Investigate and pursue opportunities for landfill methane sequestration.
- 17 45.5 Adjust development standards to allow, encourage, and preserve opportunities for renewable
- 18 energy infrastructure.
- 19 45.6 Encourage the electrification of transportation systems.

20 ENV-46 Include climate change mitigation strategies in local transportation planning through actions such

21 as:

- 22 46.1 Cooperating with regional and countywide transportation initiatives to develop strong
- 23 regional public transportation options;
- 24 46.2 Increasing alternatives to driving alone;
- 25 46.3 Encouraging private and public development of transit-oriented development adjacent to
- 26 transit stations and transit areas, to reduce the need for personal vehicle use;
- 27 46.4 Prioritizing transportation investments that reduce vehicle miles traveled and greenhouse gas
- 28 emissions; or
- 29 46.5 Considering the electrification of agency owned fleets.



Essential Public Facilities

Introduction

There are certain types of land use, buildings, and infrastructure that are necessary for a well-functioning society but that often receive little or no public support when they are proposed or sited or improved. The primary components of the definition of an “essential public facility” (EPF) is that it (1) provides a public service; and (2) is difficult to site. In order to ensure that they are able to be established and then to operate, the GMA identifies planning for EPFs as required, and sets out the processes by which they must be allowed.

RCW 36.70A.200 and WAC 365-196-550 discuss how essential public facilities are identified and must be addressed in county and city comprehensive plans. Consistent with countywide planning policies, counties and cities should create their own lists of “essential public facilities,” to include at a minimum those set forth in RCW 36.70A.200. EPFS do not have to be publicly owned, and include both new and existing facilities. In addition, EPFs may include the expansion of existing essential public facilities or support activities and facilities necessary for an essential public facility.

Background - Growth Management Act

The Washington State Growth Management Act requires that the comprehensive plan of the County and of each municipality in the County include a process for identifying and siting essential public facilities [RCW 36.70A.200(1)]. “Essential public facilities” include those facilities that are typically difficult to site, such as airports, marine port facilities, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. The State Office of Financial Management is required to maintain a list of essential state public facilities that are required or likely to be built within the next six (6) years. Facilities may be added to the list at any time. The Growth Management Act further mandates that no local comprehensive plan or development regulation may preclude the siting of essential public facilities [RCW 36.70A.200(5)].

The GMA requires coordination between cities and large ports, which are designated essential public facilities under [RCW 36.70A.200](#) and RCW [47.06.140](#). [WAC 365-196-550](#) further defines requirements for the process for identifying and siting essential public facilities, both existing and new, and on how they should be incorporated into local comprehensive plans and permitting approaches.

Policies

EPF-1 Adopt a policy in local comprehensive plan, regarding the siting of essential public capital facilities of a Countywide or statewide nature.

1.1 Essential public facilities include airports, marine port facilities, large ports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. They must have a useful life of 10 years or more and be either:

1.1.1 A Countywide facility which has the potential for serving the entire County or more than one jurisdiction in the County; or

1.1.2 A statewide facility which serves or has the potential for serving the entire state, or which serves less than the entire state, but more than one county.



- 1 EPF-2 Identify lands useful for public purposes and incorporate such designations in local
2 comprehensive plans.
- 3 EPF-3 Incorporate a policy and process in local comprehensive plans to identify and site essential
4 public facilities. The process and policy shall include the following components:
- 5 3.1 A requirement that the state provide a justifiable need for the public facility and for its
6 location in Pierce County based upon forecasted needs and a logical service area, and the
7 distribution of facilities in the region and state; and
- 8 3.2 A requirement that the state establish a public process by which the residents of the County
9 and of affected and "host" municipalities have a reasonable opportunity to participate in the
10 site selection process.
- 11 EPF-4 Local Comprehensive Plan policies shall be based upon the following criteria:
- 12 4.1 Specific facility requirements:
- 13 4.1.1 Minimum acreage;
- 14 4.1.2 Accessibility;
- 15 4.1.3 Transportation needs and services;
- 16 4.1.4 Supporting public facility and public service needs and the availability thereof;
- 17 4.1.5 Health and safety;
- 18 4.1.6 Site design;
- 19 4.1.7 Zoning of site;
- 20 4.1.8 Availability of alternative sites;
- 21 4.1.9 Community-wide distribution of facilities; and
- 22 4.1.10 Natural boundaries that determine routes and connections.
- 23 4.2 Impacts of the facility:
- 24 4.2.1 Future land use compatibility;
- 25 4.2.2 Existing land use and development in adjacent and surrounding areas;
- 26 4.2.3 Existing zoning of surrounding areas;
- 27 4.2.4 Existing Comprehensive Plan designation for surrounding areas;
- 28 4.2.5 Present and proposed population density of surrounding area;
- 29 4.2.6 Environmental impacts and opportunities to mitigate environmental impacts;
- 30 4.2.7 Physical, social, emotional and mental health impacts and opportunities to mitigate
31 health impacts of those living in the vicinity;
- 32 4.2.8 Effect on agricultural, forest or mineral lands, critical areas and historic,
33 archaeological and cultural sites;



- 1 4.2.9 Effect on areas outside of Pierce County;
- 2 4.2.10 Effect on designated open space corridors;
- 3 4.2.11 "Spin-off" (secondary and tertiary) impacts; and
- 4 4.2.12 Effect on the likelihood of associated development being induced by the siting of the
- 5 facility.
- 6 4.3 Impacts of the facility siting on urban growth area designations and policies:
- 7 4.3.1 Urban nature of facility;
- 8 4.3.2 Existing urban growth near facility site;
- 9 4.3.3 Compatibility of urban growth with the facility;
- 10 4.3.4 Compatibility of facility siting with respect to urban growth area boundaries; and
- 11 4.3.5 Timing and location of facilities that guide growth and development.
- 12 EPF-5 Ensure that the facility siting is consistent with the adopted County and municipal
- 13 comprehensive plans, including:
 - 14 5.1 The future land use map and other required and optional plan elements not otherwise listed
 - 15 below;
 - 16 5.2 The identification of lands for public purposes in the land use element;
 - 17 5.3 The capital facilities plan element and budget;
 - 18 5.4 The utilities element;
 - 19 5.5 The rural element;
 - 20 5.6 The transportation element;
 - 21 5.7 The housing element;
 - 22 5.8 The comprehensive plans of adjacent jurisdictions that may be affected by the facility siting;
 - 23 and
 - 24 5.9 The regional general welfare considerations.
- 25 EPF-6 Local policies may include standards and criteria related to:
 - 26 6.1 The time required for construction;
 - 27 6.2 Property acquisition;
 - 28 6.3 Control of on- and off-site impacts during construction;
 - 29 6.4 Expediting and streamlining necessary government approvals and permits if all other
 - 30 elements of the County or municipal policies have been met;



- 6.5 The quasi-public or public nature of the facility, balancing the need for the facility against the external impacts generated by its siting and the availability of alternative sites with lesser impacts;
 - 6.6 Zoning of area around site to protect against encroachment;
 - 6.7 Impacts of climate change, economic, and health impacts when siting and building essential public services and facilities;
 - 6.8 Addressing rising sea water by siting and planning for relocation;
 - 6.9 Facility operations;
 - 6.10 Health and safety (consider use of health impact assessment tools when developing and evaluating planning projects to identify possible impacts of projects on community health);
 - 6.11 Nuisance effects;
 - 6.12 Maintenance of standards congruent with applicable governmental regulations, particularly as they may change and become more stringent over time; and
 - 6.13 Sustainable development practices.
- EPF-7 Locally adopted policies on facility siting shall be coordinated with and advance other planning goals including, but not necessarily limited to, the following:
- 7.1 Reduction of sprawl development;
 - 7.2 Promotion of economic development and employment opportunities;
 - 7.3 Protection of the environment;
 - 7.4 Positive fiscal impact and on-going benefit to the host jurisdiction;
 - 7.5 Serving population groups needing affordable housing;
 - 7.6 Receipt of financial or other incentives from the state and/or the County or other municipalities;
 - 7.7 Fair distribution of such public facilities throughout the County and state; and
 - 7.8 Requiring state and federal projects to be consistent with this policy.



Fiscal Impact

Introduction

The Washington State Growth Management Act requires that the Countywide Planning Policies address “an analysis of fiscal impact” [RCW 36.70A.210(3)(h)]. However, the legislature did not define the scope of the required fiscal impact analysis. During the legislative proceedings a number of alternatives were discussed, ranging from fiscal analysis of the policies themselves, fiscal analysis of the comprehensive plans and implementing regulations, fiscal analysis of governmental decisions affecting jurisdictional responsibilities and/or boundaries and fiscal analysis of significant public and private development projects. From these alternatives, the County, and each municipality, has determined that at the Countywide Planning Policy level fiscal impact analysis will be required only for governmental decisions affecting jurisdictional responsibilities and/or boundaries and significant public and private development projects.

Policies

- FI-1 The purposes of fiscal impact analysis are to assess the relative costs of providing public facilities and services, with the public revenues that will be derived from: (a) decisions affecting jurisdictional responsibilities and/or boundaries and (b) significant public and private development projects.
- FI-2 Use the results of any required fiscal impact analysis as one of the factors in determining acceptance, modification, or rejection of the proposal/project.



Growth Targets

Introduction

Countywide growth targets are informed by the Washington State Office of Financial Management (OFM) per the Growth Management Act and by the Regional Growth Strategy within VISION 2050. It is necessary for the County and all 23 cities and towns to participate in and coordinate the allocation of growth targets using information from the OFM and Puget Sound Regional Council while considering the unique characteristics and needs of each jurisdiction.

Background –Growth Management Act

The Growth Management Act (GMA) requires comprehensive plans to be consistent with the twenty-year population forecast from the Office of Financial Management (OFM). VISION 2050 builds on GMA and establishes Multicounty Planning Policies for the Puget Sound region. The Regional Growth Strategy set forth in VISION 2050, provides guidance for the distribution of future population and employment growth over 30 years through the year 2050 within the Central Puget Sound Region. This strategy, in combination with the OFM's population forecasts, provides a framework for establishing growth targets consistent with the requirements of the GMA. Consistent with VISION 2050, these growth targets are the minimum number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are informational tools integrated into local land use plans to assist in addressing future residential and employment land needs. These targets are to be developed through a collaborative countywide process that ensures all jurisdictions are accommodating a fair share of growth.

The population projections developed by OFM are based on previous growth trends that are projected over the next 20 years and represent a population increase based on existing policy and development trends. The growth targets developed by PSRC are based on a forecast consistent with the OFM projections for the four counties and their jurisdictions so they are within the scope of GMA; however, the growth targets are allocated to regional geographies based on policy direction to focus growth in areas with planned or funded high-capacity transit, regional growth centers, and manufacturing/industrial centers.

Background –VISION 2050

The Regional Growth Strategy (RGS) in VISION 2050 distributes growth targets to six regional geographies based on their size, function, and access to high-capacity transit, shown below in descending order of accommodating the highest to lowest shares of growth:

- Metropolitan Cities – Tacoma
- Core Cities – Auburn, Lakewood, Puyallup, University Place.
- High-Capacity Transit Communities – DuPont, Fife, Fircrest, Sumner, Mid-County Community Planning Area, Parkland-Spanaway-Midland Community Plan Area, and South Hill community Plan Area.
- Cities and Towns – Bonney Lake, Buckley, Carbonado, Eatonville, Edgewood, Gig Harbor, Milton, Orting, Pacific, Roy, Ruston, South Prairie, Steilacoom, Wilkeson.
- Urban Unincorporated Areas – Pierce County Urban Unincorporated Areas.
- Rural Areas – Pierce County Rural.

The RGS also recognizes Natural Resource Lands as a geography that is not allocated growth and two other regional geographies that plan for their own respective growth:

- Major Military Installations
- Indian Reservation Lands

Countywide growth targets should be adopted consistent with VISION 2050 as reasonably possible in an effort to “bend the trend” of future growth to more closely conform to the Regional Growth Strategy.

Achievement of the future envisioned by VISION 2050 will be challenging. Jurisdictions in some



regional geographies will likely be planning for growth targets that are above or below the policy direction set by the Regional Growth Strategy. There may be factors outside a jurisdiction's control that cause the actual growth to exceed or not achieve the adopted target. These factors may create a need to recognize front- or back-loaded growth scenarios. GMA comprehensive plans and associated development projects implemented and vested prior to 2008 also affect the ability to shift trends toward the policy-adjusted growth targets as set by the Multicounty Planning Policies

To recognize the challenges in achieving the policy-adjusted growth targets, a regional geography and/or jurisdiction(s) may provide documentation to acknowledge constraints related to achieving VISION 2050 guidance. If a jurisdiction's adopted target is lower or higher than expected from a straight-line application of the Regional Growth Strategy, certification by the Puget Sound Regional Council (PSRC) will be based on the actions and measures taken or proposed to be put in place to bend the trend, not just on an assessment of the adopted targets.

Policies

GT-1 Jurisdictions shall cooperatively develop and propose objective standards and criteria to develop growth targets for housing and employment within the range set by the State Office of Financial Management's Countywide growth forecasts and taking into account the VISION 2050 Regional Growth Strategy forecasts and the availability and concurrency of public facilities and services with the impact of development.

1.1 The County shall work with cities and towns to allocate targets within each regional geography based on the VISION 2050 Regional Growth Strategy.

1.1.1 The Growth Management Coordinating Committee (GMCC) may establish working groups based on the regional geographies identified in VISION 2050 to allocate draft targets to their respective jurisdiction.

1.1.1.1 The GMCC will forward recommended targets to Pierce County Regional Council (PCRC), including any documentation that supports the recommendation to be considered as findings.

1.1.2 The PCRC shall review and make a recommendation to the Pierce County Council on proposed growth targets, including any documentation that supports the recommendation to be considered as findings.

1.1.2.1 The PCRC may conduct public meetings to review the proposed designation and, at such meetings, may accept oral or written comments and communications from the public.

1.1.2.2 If the Pierce County Council amends the PCRC's growth target recommendation, the PCRC shall be provided time to review and comment on the modifications prior to Council adoption.

1.1.2.3 In the case of an impasse, the affected jurisdiction may appeal the adopted target to the GMHB after the growth targets are adopted.

GT-2 The Pierce County Council shall be the responsible body for adopting housing and employment targets for Pierce County jurisdictions, subject to appeal to the Growth Management Hearings Board (GMHB).



2.1 The adopted targets shall be attached to the Countywide Planning Policy (CPP) publications as Appendix A for ease of reference.

2.1.1 Appendix A shall be updated to reflect future County Council action.

2.1.2 Appendix A shall not be considered a component of the CPPs and, accordingly, an update to Appendix A shall not constitute an amendment to the CPPs requiring ratification by Pierce County jurisdictions.

GT-3 Jurisdictions should incorporate adopted growth targets when updating their local comprehensive plans.

3.1 Growth targets are the minimum number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are to be developed through a collaborative countywide process that ensures all jurisdictions are accommodating a fair share of growth.

3.2 The adopted growth targets are based on jurisdictional boundaries at time of adoption, any annexations made after adoption of the growth targets would require reconciliation of growth targets for the affected jurisdictions per GT-5.

3.3 Targets are informational tools integrated into local land use plans to assist in formulating future residential and employment land needs.

GT-4 Jurisdictions with Regional Growth Centers and/or Regional Manufacturing/Industrial Centers shall establish targets for the applicable centers in their local comprehensive plans consistent with VISION 2050.

GT-5 If local projections are different than the adopted targets based on VISION 2050, potential modifications to comprehensive plans may be necessary to align with the adopted targets and Regional Growth Strategy.

5.1 The County and its cities and towns shall monitor the local projections to determine if the projections are shifting to align with the adopted targets over time.

GT-6 Once the GMA comprehensive plan updates of jurisdictions in Pierce County are adopted, jurisdictions may review and, if necessary, make a request to the Pierce County Council to adjust the population, housing, and employment growth targets.

6.1 Once a jurisdiction makes such a request, the County should survey the other jurisdictions to determine if other requests will be made. If so, the County may wait until other requests are made before moving forward with the reconciliation process.



Health, Healthy Communities, and Healthy Community Planning

Introduction

Health is a state of complete physical, mental, and social well-being, and not merely the absence of disease ([World Health Organization](#)).

The way we design and build our communities can affect our physical, social and mental health. Not every neighborhood across our County offers health-promoting opportunities, such as connected sidewalks, reliable public transit, affordable housing, safe parks and open space, healthy foods, and other amenities. As a result, not every County resident is given a fair opportunity to attain one's full health potential.

To enable everyone to enjoy a good quality of life, we need healthy communities. These are places where all individuals have access to healthy social, economic, built and natural environments that give everyone the opportunity to live to the fullest, regardless of race and ethnicity, gender, income, age, abilities, or other socially defined circumstances.

Background - Washington State Growth Management Act

There's a strong research evidence showing that urban sprawl adversely reduces our quality of life. The Washington State Growth Management Act (GMA) (Chapter 36.70A RCW) was adopted to acknowledge the fact that uncoordinated and unplanned growth poses a threat to the environment, sustainable economic development, and the quality of life in Washington.

The two-fold purpose of the GMA is to protect the environment by encouraging development in urban areas while reducing sprawling into undeveloped lands, and to enhance the state's high quality of life. Each GMA goal has a bearing on our health and a potential to improve community livability. How we plan for urban growth, transportation, housing, economic development, parks and open, etc., impacts our physical, social and mental well-being. Thus, the Countywide Planning Policies apply a health-in-all-policies approach to integrate health into individual planning elements.

Relationship between GMA Goals and Health—A Few Examples:

- Urban growth: Compact growth can improve walkability to access daily services and enhance community interactions to build social capital of its residents.
- Reduce sprawl: Research evidence shows that sprawling low-density developments have significant negative health impacts from increased obesity, poor diets, death from vehicular crashes, reduced physical activity, lower community involvement, and increased stress.

Social Determinants of Health are those social, economic, and environmental factors or conditions in which people are born, live, work, and age. ([Healthy People 2020](#) and [US Centers for Disease Control and Prevention](#)). These factors or conditions in our neighborhoods significantly affect our health.

Health disparity is the gap or difference in health status between different groups of people, including race, income, education and geographic location. It's a particular type of health difference that is closely linked with social, economic, and/or environmental disadvantage. ([Healthy People 2020](#)).

Health equity is the attainment of the highest level of health for all people. ([Healthy People 2020](#)).

Quality of Life is a broad multi-dimensional concept comprised of two domains—"individual health and well-being" and "neighborhood livability". The first domain includes physical health and social, emotional and mental well-being. The second relates to those rich opportunities in our neighborhoods affording one to fully enjoy life, such as access to living wage jobs, affordable housing, reliable transit, good schools, safe parks and protected natural areas, etc. ([US Centers for Disease Control and Prevention](#)).



Health, Healthy Communities, and Healthy Community Planning

- Transportation: Physical and social connectivity and walkability benefit individual health and well-being as well as improve neighborhood livability.
- Housing: The affordability, location, and quality of housing have all been independently linked to health.
- Economic development: Research indicates a direct linkage between the income and economic opportunities of a community and individual health outcomes. Access to living-wage jobs and greater economic opportunities can improve financial stability and make individuals healthier.
- Open space and recreation: Trails, parks, and green space provide opportunities for individuals to escape the concrete built environments, recreate and socially interact, and connect with the nature.
- Environment: Clean air and water are crucial to the health of the ecosystem and region's population.
- Citizen participation and coordination: Civic engagement and citizen participation in both the planning process and the community at large can empower communities and instill a sense of belonging and ownership, which in turn benefit health.

Background - VISION 2050

Puget Sound Regional Council's Vision 2050 envisages that the Central Puget Sound region provides an exceptional quality of life and opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy. The region will be made up of healthy people living and working in places and neighborhoods offering diverse opportunities for people of all backgrounds and incomes to attain their full health potential. Among others, it calls out "health and equity" as desired outcomes for the region to achieve. Thus, policies and strategies ensuring health and equity are incorporated throughout the Countywide Planning Policies.

Policies

Each planning element in the Countywide Planning Policies is vital to human health and well-being. Specific policies relating to each planning element, like transportation, housing, economic development, environment, etc. are integrated into topic-specific chapters throughout the Countywide Planning Policies.

Equity and health are two desirable outcomes specifically targeted to address public health. Vision 2050 operationalizes these two outcomes for planners to achieve: Equity: All people can attain the resources and opportunities to improve their quality of life and enable them to reach their full potential. Health: Communities promote physical, social, and mental well-being so that all people can live healthier and more active lives. Vision 2050 embeds health discussions throughout different chapters of the Multicounty Planning Policies. Specifically, under "Development Patterns", the goal is to create walkable, compact, and equitable transit-oriented communities to promote physical health and social well-being, build strong communities with a sense of identity, and make healthy communities more accessible for all



Health, Healthy Communities, and Healthy Community Planning

This chapter provides the high-level, overarching policies that support healthy community planning practices to achieve healthy communities and improve quality of life.

H-1 Incorporate human health considerations into each planning element of comprehensive plans, including subarea plans. Prioritize planning practices (e.g. processes, policies, programs, projects and investment decisions) to support mental, social and physical well-being for all.

H-2 Apply a “Health-In-All-Policies” framework that considers and integrates healthy community planning when making planning and other policy decisions.

H-3 Identify and mitigate health and equity impacts of policy, regulation, or development proposals. This may include:

3.1 Seeking to consider the health ramifications of physical and built environment impacts when conducting SEPA reviews;

3.2 Utilizing a Health Impact Assessment when Environmental Impact Statement (EIS) is required;

3.3 Applying equity tools or other data-informed analyses to assess health and equity impacts, with particular emphasis on negative impacts to underserved populations;

3.4 Identifying, integrating, and implementing mitigation actions in collaboration with the affected populations;

3.5 Developing public investment evaluation criteria to prioritize public investments to address health disparities; or

Healthy community planning is both an “approach” and a “process” which integrates evidence-based health strategies into community planning, transportation and land-use decisions. Its purpose is to create vibrant, equitable and safe places with abundant opportunities for all to live, work and play ([American Planning Association](#)). Its evidence-informed approach helps develop or prioritize planning practices (such as processes, policies, programs and projects, etc.) that support mental, social, and physical well-being for all. Its process simultaneously generates livable natural and built environments, viable economic development, and equitable societies to improve those non-medical (i.e. social, economic and environmental) factors affecting one’s health.

Health-in-all-policies is a collaborative approach that integrates and articulates health considerations into policy-making across sectors to improve the health of all communities and people. ([US Centers for Disease Control and Prevention](#))

Health Impact Assessment (HIA) is a process that helps evaluate the potential health effects of a plan, project, or policy before it is built or implemented. HIA brings potential positive and negative public health impacts and considerations to the decision-making process for plans, projects, and policies, such as transportation and land use. An HIA provides practical recommendations to increase positive health effects and minimize negative health effects. ([US Centers for Disease Control and Prevention](#)). It typically involves six steps: screening, scoping, assessment, recommendations, reporting and monitoring. It’s an opportunity for the affected communities and vulnerable populations to address health disparities. CDC provides a [Health Impact Assessment Tool and Other Types of Health Assessments](#). APA has a [Health Impact Assessment’s Role in Planning and Toolkit](#). [Tacoma-Pierce County Board of Health adopted Resolutions](#) recommending the use of HIA in conjunction with SEPA



Health, Healthy Communities, and Healthy Community Planning

3.6 Implementing development standards and conditions to prevent, minimize, and mitigate potential negative health impacts from development activities.

H-4 Meaningfully engage and empower all people, particularly the underserved, in planning for communities. This may include:

4.1 Increasing familiarity with health data, community-based/grassroots organizations, social and environmental determinants of health, and health inequities;

4.2 Making special efforts to outreach and understand community needs and the aspirations of underserved populations;

4.3 Working with populations experiencing health disparities and strengthen their capacity for collective efficacy;

4.4 Including special needs and diverse populations representative of your jurisdiction demographics or historically underserved; or

4.5 Helping communities understand how short- and long-range policy, land use, infrastructure, and other decisions affect the public health of the entire community, and how to effectuate ongoing positive health outcomes.

H-5 Promote cooperation and coordination among public service providers, local government, the local health department, developers, community organizations, and all segments of the community to encourage healthy developments that promote and improve physical and social well-being for all.

H-6 Apply evidence and performance-based planning practices to carry out healthy community planning. This may include:

6.1 Conducting livability needs assessment to help identify needs, opportunities and threats, including, but not limited to, health and equity issues, to inform local comprehensive or subarea plan development;

6.2 Collecting, analyzing and interpreting health and other evidence-based data to support comprehensive or strategic planning;

6.3 Identifying health-supporting policies and strategies based on well-founded research evidence;

6.4 Developing, monitoring and managing meaningful built environment metrics and health outcomes to gauge implementation progress in collaboration with the public; or

The differences in one's opportunity and freedom to "control over destiny" often lead to health disparities. Engaging the underserved populations, either under-represented or low-income, in the planning process by hearing, understanding and responding to their concerns can improve their health

Resource:

TPCHD's [Healthy Community Planning Toolbox](#) includes [Planning Process Tools](#), [Policy Intervention Tools](#), [Health-in-all-policies Tools](#) and a [Health Lens Analysis Tool](#). It also contain resources such as Community Profiles, [Livability Needs Assessment](#), and [Built Environment Performance Measure Samples](#). For data or other assistance, contact Tacoma-Pierce County Health Department



Health, Healthy Communities, and Healthy Community Planning

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- 6.5 Periodically revisiting goals and evaluating related policies and action strategies based on performance outcomes to improve health in collaboration with the affected public.



Historic, Archaeological, and Cultural Preservation

Introduction

The preservation of historic, archaeological, and cultural resources is integral to a community's identity and sense of place. The protection, access to, use, and public awareness of Tribal Cultural Resources is vitally important to the continuation of traditional cultural ways of Sovereign Nations. Tribal Cultural Resources are recognized as non-renewable resources that require management to assure their benefit to past, present, and future Tribal History. Cultural resources are generally defined as prehistoric and historic sites, structures, landscapes, districts, and any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, religious, or any other reason determined by the Tribe. Tribes have a substantial interest in protecting, accessing, and controlling their cultural resources. Many of these resources may be protected by tribal, state, or federal laws.

- Purpose is to establish a meaningful consultation process with local Federally recognized tribes.
- Consideration of Tribal Cultural Values in determination of project impacts and mitigation.
- Consultation ends when either parties agree to mitigation measures or avoid a significant effect on Tribal Cultural Resources or a party, acting in good faith and after reasonable effort concludes that mutual agreement cannot be reached.
- Public agencies shall, when feasible, avoid damaging effects to Tribal Cultural Resources.
- Mitigation measures agreed upon during consultation shall be recommended for inclusion in environmental document.

Background – Growth Management Act

The Washington State Growth Management Act mandates that counties and cities identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. [RCW 36.70A.020(13)]. The term "significance" is not defined. However, it is well-recognized that the federal and state governments have programs that have been in operation for some time by which land, sites, structures and districts of national or state significance may be placed on the National Register of Historic Places or State Register of Historic Places, respectively. Certain cities have also adopted local programs to designate land, sites, and structures of local significance. Although the Growth Management Act does not require a countywide planning policy on historic, archaeological and cultural preservation, that requirement was added by the Interlocal Agreement: "Framework Agreement for the Adoption of the Countywide Planning Policy (Pierce County Council Resolution No. R91-172, September 24, 1991)".

Background – VISION 2050

VISION 2050 promotes the preservation of significant visual and cultural resources, in addition to historic and archeological resources, and also contains policies that promote urban design techniques to preserve these assets in recognition of the economic value of sense of place. Furthermore, VISION 2050 recognizes the importance of culturally significant sites and coordination between tribes and local jurisdictions, including a new policy that recognizes how development could impact those sites and the importance of interjurisdictional coordination.

The **Department of Archaeology and Historic Preservation (DAHP)** is Washington State's primary agency with knowledge and expertise in historic preservation. We advocate for the preservation of Washington's irreplaceable historic and cultural resources - significant buildings, structures, sites, objects and districts - as assets for the future. <https://dahp.wa.gov/>

Historical, archeological and cultural resources are valuable community capitals that can knit communities together, improve walkability, and help people relates to the past and their roots. They can also help reduce stress and crime.

Resource: This [Land Use & Community Design and Health Logic Model](#) offers a menu of strategies and policies to support historic, architectural, arts and cultural resources that would ultimately improve a sense of place and identity.



Policies

HAC-1 Utilizing applicable federal, state, and local designations, and in cooperation with the Indian tribes, all jurisdictions shall identify the presence of federal, state, and local historic, archaeological and cultural lands, sites, and structures, of significance within their boundaries.

1.1 In instances where the County or municipalities are making land use decisions resulting in more intense development, those jurisdictions should contact tribal historic preservation officers to identify potential cultural resource impacts.

The “**Tribal Consultation, Coordination and Lands Compatibility**” Chapter provides additional guidance to protect invaluable Tribal historical resources.

HAC-2 Consider the potential impacts of development to culturally significant tribal sites.

2.1 The County and each municipality should reach out to the Department of Archaeology and Historic Preservation to verify the presence of cultural resources through available databases.

2.2 The County and each municipality should contact local tribal historic preservation officers to determine likelihood of impact to potential cultural resources when reviewing development proposals that involve ground disturbance.

HAC-3 Jurisdictions may, utilizing County standards or locally-developed standards, identify and designate local historic, archaeological and cultural lands, sites, and structures of significance within their boundaries.

3.1 Recommendations for local designations may be made by any person or entity or by any municipality or governmental body.

3.2 The municipality may designate an individual, commission or committee to be responsible for review of recommendations and to forward such recommendations on to the legislative body.

3.3 Designations shall only be made by the local legislative body if the land, site, or structure has only local significance.

3.4 All such designations shall be reflected in the land use element of the comprehensive plan.

3.5 Any municipality may request that the County's Landmarks Commission and/or staff provide assistance in designating land, sites, or structures; if sought, such assistance may be provided pursuant to an interlocal agreement.

3.6 Preservation of significant lands, sites, and structures shall be encouraged or accomplished by the County, and each municipality in the County, through any one or a combination of the following techniques, as determined to be appropriate by the local legislative body:

3.6.1 Designation;

3.6.2 Incentives for preservation;

3.6.3 Loans and grants;

3.6.4 Public purchase;

3.6.5 ‘on-development’ easement;

3.6.6 Development rights transfer;



Historic, Archaeological, and Cultural Preservation

- 3.6.7 Restrictive covenants;
- 3.6.8 Regulations for protection, maintenance, and approval of appropriate development;
- 3.6.9 Plans/policies/standards for preservation as set by the U.S. Department of the Interior; and/or
- 3.6.10 Certified local government designation.
- 3.7 Jurisdictions may utilize one or more of the following criteria, or others as may be determined to be appropriate, to make designation decisions for recommended lands, sites, or structures:
 - 3.7.1 Archaeological, historic, or cultural "significance";
 - 3.7.2 Condition;
 - 3.7.3 Uniqueness;
 - 3.7.4 Accessibility;
 - 3.7.5 Cost/benefit;
 - 3.7.6 Extent to which land, site, or structure is undisturbed;
 - 3.7.7 Presence of incompatible land uses or activities;
 - 3.7.8 Presence of environmental, health, or safety hazards;
 - 3.7.9 Tourism potential;
 - 3.7.10 Educational value; and/or
 - 3.7.11 Consent of owner.
- 3.8 The legislative body of the County, and each municipality in the County, may utilize one or more of the following criteria or others as may be determined to be appropriate, to make a designation decision:
 - 3.8.1 Error in historical/archaeological/cultural research for the original designation.
 - 3.8.2 Economic hardship for the owner leaving no reasonable use of the land, site, or structure.
 - 3.8.3 Deterioration of lands, site, or structure.
 - 3.8.4 Discovery of other (better) examples of lands, sites, or structures.
 - 3.8.5 Presence of land, site, or structure on state or federal registers.
- HAC-4 Encourage public education programs regarding historic, archaeological, and cultural lands, sites, and structures as a means of raising public awareness of the value of maintaining those resources.
- HAC-5 Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region's and the county's unique attributes and each community's distinctive identity in recognition of the economic value of sense of place.



Military Installations and Compatibility

Introduction

Military readiness can be severely impacted by growth and general congestion near bases, and access is important to maintain for installations and surrounding communities. Installations serve as hubs for both employment and population, and it is important to work together on growth planning in and around bases. This ensures the welfare, safety, and security of community members and military personnel. Limiting incompatible uses adjacent to military installations can take several forms, from adopting development guidelines that restrict height or land uses to analyzing how transportation impacts from new development affect military transportation routes. Background - Growth Management Act

Military installations are of particular importance to the economic health of the state of Washington and it is a priority of the state to protect the land surrounding our military installations from incompatible development. 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. (RCW [36.70A.530\(3\)](#).)

Per RCW [36.70A.530\(4\)](#), as part of the requirements of RCW [36.70A.070\(1\)](#), each county and city planning under RCW [36.70A.040](#) that has a federal military installation that employs one hundred or more personnel and is operated by the United States department of defense within or adjacent to its border, including Joint Base Lewis-McChord (JBLM), shall notify the commander of the military installation of the county's or city's intent to amend its comprehensive plan or development regulations to address lands adjacent to military installations to ensure those lands are protected from incompatible development. The county or city shall follow notice requirements as stated in RCW [36.70A.530\(5\)](#).

Per RCW [36.70A.085\(3\)](#), cities that include all or part of a port district with annual operating revenues in excess of twenty million dollars may include a marine industrial port element. Such port elements must be developed collaboratively between the city and the applicable port. All 23 cities and towns in Pierce County are located with the Port of Tacoma District.

WAC [365-196-430\(2\)\(b\)](#) states that local comprehensive plan transportation elements' goals and policies should address freight mobility including port facilities, truck, air, rail, and water-based freight.

The Port of Tacoma has been classified as one of 23 strategic ports for the US military and is part of the [National Port Readiness Network \(NPRN\)](#) designed to ensure readiness of commercial ports to support deployment.

The **South Sound Military Community Partnership (SSMCP)** is a partnership of more than 50 members: cities, counties, tribes, nonprofits, corporations, organizations, and Joint Base Lewis-McChord who seek to bridge military and civilian communities through innovative and flexible partnerships and performing mutually beneficial work in the South Sound. <https://cityoflakewood.us/south-sound-military-and-communities-partnership/>

Background – VISION 2050

Per the VISION 2050 Regional Centers Framework, regional expectations for Major Military Installations include:

- Ongoing coordination between the military installation, countywide planning forum, and neighboring jurisdictions regarding planned growth, regional impacts, and implementation of multimodal transportation options;
- Support for multimodal commute planning and mode split goals for the installation; and
- Completed Joint Land Use Study or similar coordinated planning effort.

Policies

MI-1 Recognize the beneficial land use, housing, and transportation impacts of Joint Base Lewis-McChord (JBLM) as well as the land use, housing, and transportation challenges for adjacent and nearby communities in local comprehensive plans and policies.



Military Installations and Compatibility

- 1 MI-2 Protect military lands from encroachment by incompatible uses and development on adjacent land
2 in local comprehensive plans and polices and implementing regulations.
- 3 MI-3 Notify JBLM regarding regional and local planning actions, recognizing the mutual benefits and
4 potential for impacts between growth occurring within and outside installation boundaries.
- 5 MI-4 Project Selection Criteria: Incorporate criteria into countywide infrastructure evaluation processes
6 that would allow for the inclusion and funding of transportation projects, identified in a
7 completed local or regional transportation study, that relate to and potentially benefit access to
8 military installations and surrounding jurisdictions. Funding for such projects will be consistent
9 with the goals and policies of VISION 2050, including support for regional centers and progress
10 toward greenhouse gas emissions reductions targets.
- 11 MI-5 Recognize in local comprehensive plans that the Port of Tacoma has been classified as one of 23
12 strategic ports for the US military and is part of the National Port Readiness Network (NPRN)
13 designed to ensure readiness of commercial ports to support deployment.



Rural Areas

Introduction

A major cornerstone of the Growth Management Act and VISION 2050 is to concentrate growth in the urban areas and preserve rural areas and resource lands. Rural lands are located outside of the urban growth area and are separate from natural resource lands. While the GMA assigns responsibility for adopting a rural element to counties, all jurisdictions in a county, particularly those surrounded by or adjacent to rural lands, have an interest in what occurs on rural lands.

Background - Growth Management Act

The Washington State Growth Management Act requires that county comprehensive plans include a rural element that includes lands that are not designated for urban growth, agriculture, forest, or mineral resources. This element is guided by multiple sections in the GMA related to rural areas, including RCW 36.70A.030 (Definitions), RCW 36.70A.011 (Findings - Rural lands), RCW 36.70A.070 (5) (Comprehensive plans - Mandatory elements - Rural Element); and others.

Rural elements are intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. In the rural element, counties are to foster land use patterns and develop a local vision of rural character that will: help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns; be compatible with the use of the land by wildlife and for fish and wildlife habitat; foster the private stewardship of the land and preservation of open space; and enhance the rural sense of community and quality of life.

Background – VISION 2050

VISION 2050 identifies rural lands as permanent and vital parts of the region. It recognizes that rural lands accommodate many activities associated with natural resources, as well as small-scale farming and cottage industries. VISION 2050 emphasizes the preservation of these lands and acknowledges that managing rural growth by directing urban-type development into designated urban lands helps to preserve vital ecosystems and economically productive lands.

VISION 2050 also acknowledges recent successes in directing growth away from rural lands. However, it acknowledges that conversion pressures from urban development continue today, particularly through vesting, and calls for continued use of rural lands for farming, forestry, recreation, and low-density development supported by rural services. The Multicounty Planning Policies reinforce this and call for minimizing environmental impacts to rural lands, while providing long-term solutions for the environmental and economic sustainability of rural-based industries.

Policies

Overarching Goal

RUR-1 The County will sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.

Development Patterns

RUR-2 Ensure that development in rural areas is consistent with the countywide and regional vision.

RUR-3 Prohibit urban densities in rural areas.

RUR-4 Avoid creating new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine local, countywide, regional, and State growth management goals.



4.1 In the event that a proposal is made for creating a new fully contained community, the County shall make the proposal available to the Pierce County Regional Council, other counties, and Puget Sound Regional Council for advance review and comment on countywide and regional impacts.

RUR-5 Explore the application of tools and strategies to address vested development and better align future growth with the expectations envisioned within the Puget Sound Regional Council VISION 2050 Regional Growth Strategy.

RUR-6 Ensure that development occurring in rural areas is rural in character.

RUR-7 Direct commercial, retail, and community services that serve rural residents into neighboring cities and existing activity areas.

RUR-8 Support economic activity in rural and natural resource areas at a size and scale that is compatible with the long-term integrity and productivity of these lands.

RUR-9 Minimize impacts to rural lands and contribute to improved ecological functions and more appropriate use of rural lands through innovative and environmentally sensitive land use management and development practices.

RUR-10 Support long-term solutions for the environmental and economic sustainability of agriculture and forestry within rural areas.

Public Services

RUR-11 Do not provide urban services in rural areas. Design services for limited access when they are needed for schools or to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural area.

RUR-12 Encourage the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.

RUR-13 Work with schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design these facilities in keeping with the size and scale of the local community.



Transportation Facilities and Strategies

Introduction

The population and employment growth in the Puget Sound region poses challenges to the functionality and sustainability of the transportation system. It is paramount that Pierce County jurisdictions work together, and with adjacent Counties and regional partners to address transportation with environmentally sound and equitable multimodal solutions.

Transportation connects people to people, places and resources. It can either be a conduit or a barrier for people of different backgrounds to access employment, medical care, recreation and other opportunities. Effective, equitable and affordable mobility choices integrated into our transportation network support a cleaner environment, better quality of life, a healthy economy, social justice, and positive health outcomes.

Background – Growth Management Act

The Washington State Growth Management Act identifies transportation facilities planning and, specifically, encouraging efficient multimodal transportation systems based on regional priorities and coordinated with local comprehensive plans, as a planning goal to guide the development and adoption of comprehensive plans and development regulations [RCW 36.70A.020(3)]. In addition, it identifies a transportation element as a mandatory element of a county or city comprehensive plan [RCW 36.70A.070(6)]. The transportation element must include: (i) land use assumptions used in estimating travel; (ii) traffic impacts to state-owned transportation facilities resulting from land use assumptions (iii) facilities and services needs; (iv) financial analysis; (v) intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions; (vi) demand management strategies; and (vii) a pedestrian and bicycle component.

The Commute Reduction Efficiency Act of 2006 (RCW 70A.15.4000) goal is to reduce congestion on the roadway network and help address the air pollution issues within the urban areas. This act requires local governments to work with their larger employers to develop and implement strategies for reducing their single occupant auto trips. Jurisdictions affected by the [commute trip reduction](#) (CTR) law are required to develop local CTR plans that include the documenting of local transportation setting of the affected work sites and the strategies by which the rate of single occupant vehicle use may be reduced.

Background – VISION 2050

VISION 2050 is the shared regional plan for moving toward a sustainable and more equitable future. The goal statement of the Vision 2050 multicounty transportation planning policies is “the region has a sustainable, equitable, affordable, safe, and efficient multimodal transportation system, with specific emphasis on an integrated regional transit network that supports the Regional Growth Strategy and promotes vitality of the economy, environment, and health.

VISION 2050 offers an integrated approach to addressing land use and transportation, along with the environment, economic development and equity. It calls for a clean, sustainable transportation future that supports the regional growth strategy. Sustainable transportation involves the efficient and environmentally sensitive movement of people, information, goods and services – with attention to safety, health and access to opportunity. Sustainable transportation minimizes the impacts of transportation activities on our air, water, and climate. It includes the design of walkable cities and bikeable neighborhoods, as well as using alternatives to driving alone. It relies on cleaner, renewable resources for energy.

The transportation-related multicounty planning policies in VISION 2050 are presented in four groups. The first group of policies speaks to the Regional Transportation Plan and calls for maintaining, preserving, and operating the existing transportation system in safer, cleaner, more efficient, and equitable ways. The second group of policies call for developing the multimodal transportation system to support the economy of the region by investing in a transportation system that attracts and retains businesses and skilled labor in the region, including freight, rail, and aviation infrastructure. The third group of policies



addresses protection of the environment, including investment in zero emission vehicles, low carbon fuels and other clean energy options along with providing infrastructure sufficient to support widespread electrification of the transportation system. This section also speaks to resiliency in preparing the transportation system for disaster, reducing stormwater pollution, and enhancing fish passage. The fourth and final group of policies focuses on innovation, by preparing for changes in transportation technologies and mobility patterns, to support communities with a sustainable and efficient transportation system. GMA and VISION 2050 contain requirements and guidance for creating and implementing sound transportation solutions. [RCW 36.70A.210](#) describes the requirements for CPPs, which include “policies for countywide transportation facilities and strategies.” The following policies are intended to meet the intent of GMA and VISION 2050 and provide guidance to the County, Cities and Towns, and other public agencies in guiding their comprehensive planning.

Policies

General

TR-1 Promote a sustainable and coordinated multi-modal transportation system that aligns with the Regional Transportation Plan and the Regional Growth Strategy and provides current and future generations with transportation infrastructure and services that offer mobility for all users in an equitable, efficient, clean, and cost effective manner.

1.1 Plan and implement programs for the design, construction, and operation of transportation facilities for all users, including motorists, freight, transit users, pedestrians, bicyclists, and other active transportation modes.

1.2 Jurisdictions shall consider the interrelationship of their transportation and land use planning and implementation on neighboring jurisdictions’ transportation systems.

1.2.1 Coordinate roadway functional classifications across jurisdictional lines and promote predictability in design and character of roadways.

1.3 Identify solutions to address deficiencies on regional facilities, including collaboration with the Washington State Department of Transportation (WSDOT) when the deficiency is on a State Highway.

TR-2 Improve safety in the transportation system by working toward the State’s “[Target Zero](#)”, zero death and disabling injury goal.

TR-3 For the purpose of this Policy, consistent with definitions of essential public facilities in the CPPs, WAC 365-196-550 and facilities of statewide significance in RCW 47.06.140, the following existing and new transportation services and facilities are part of the Countywide multimodal network and should be addressed in local Comprehensive Plans, as applicable:

3.1 State and federal highways;

3.2 Roads, including major highways, arterials and collectors, and any local streets that are part of the national system and designated by the Federal Highway Administration as National Highway System Intermodal Connectors or Critical Urban or Rural Freight Corridors;

Active Transportation Modes
Include:
Bicycles/Unicycles/E-Bikes
Walking
Scooters/E-Scooters
Skateboards/Longboards
Mobility Assist Devices
Other human-powered devices



- 3.3 Transit facilities and services including bus, rail, vanpool, paratransit, park and ride lots, and transit hubs and stations;
- 3.4 Waterborne transportation (ferries, cargo shipping);
- 3.5 Airports (passenger and freight);
- 3.6 Rail systems and facilities (passenger and freight);
- 3.7 Active transportation facilities;
- 3.8 Major passenger intermodal terminals excluding all airport facilities and services;
- 3.9 Marine port facilities and services that are related solely to marine activities affecting international and interstate trade;
- 3.10 Key freight transportation corridors serving these marine port facilities;
- 3.11 Regional transit authority facilities as defined under RCW 81.112.020;
- 3.12 Parking facilities;
- 3.13 Facilities related to carpooling and transportation demand management; and
- 3.14 Port cargo facilities.

Inclusiveness and Equity

TR-4 Consider, whenever feasible, equity, inclusion, and access to opportunity when developing and implementing programs and actions.

- 4.1 Prioritize investments for historically underserved populations to improve affordable and convenient access to jobs, education, health care, social services, recreation, and culture.
 - 4.1.1 Target active transportation and transit investments in communities of color and areas with higher concentrations of low-income, non-English speaking, seniors, youth, and disabled populations.
- 4.2 Consider current and past inequities in infrastructure development when planning and programming new investment.
- 4.3 Consider using PSRC's Opportunity Index and/or the Countywide Equity Index, when adopted, to identify underserved communities in order to prioritize transportation improvements and service delivery.



4.4 Mitigate negative impacts of the transportation system on historically underserved communities when developing plans and programs.

4.5 Develop plans to meet Americans with Disabilities Act (ADA) requirements and guidance, including facilitating ease of access for the disability community and retrofitting non-compliant sidewalks and walkways.

4.6 Coordinate with tribal governments on joint planning and project implementation consistent with the policies under the Tribal Consultation, Coordination, and Lands Compatibility Chapter.

PRSC’s Opportunity Index and Mapping:

Areas of opportunity is based on an “Opportunity Index”, which combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores <https://www.psrc.org/opportunity-mapping>

Healthy Communities and Transportation Systems

TR-5 Promote and develop policies and comprehensive transportation system options that support health and well-being, such as improving the design of local street patterns to support walking, bicycling, and transit use, placemaking, connectivity, physical activity, health and well-being.

5.1 Adopt complete streets policies based on best practices and implement capital improvements to support a safe and inviting multimodal environment such as:

“Complete Streets” are policy and design principles to plan for, design, operate and maintain, streets that are accessible, safe, convenient and comfortable for all users and abilities regardless of their form of transportation.

5.1.1 Traffic calming and other measures to increase safety and visibility for active transportation modes;

5.1.2 Connecting on-street facilities to trails;

5.1.3 Green spaces and other pedestrian-friendly amenities; and

5.1.4 A corridor approach that looks for opportunities on parallel facilities when a single roadway cannot accommodate all modes.

5.2 Work with School Districts to enhance safety at and near school sites.



5.2.1 Create Safe Routes to School Plans that identify capital improvements around school sites.

5.2.2 Identify and pursue funding sources for improvements around schools.

5.3 Consider a wide range of strategies and policies aimed at improving health and well-being, including universal design standards, safe routes to destinations, etc.

Safe Routes to School is a Washington state and Federal Highway Administration funded program which was created to enable and encourage children to walk and bicycle to school safely, thereby encouraging a healthy and active lifestyle from an early age.

Land Use/Transportation Integration

TR-6 Address compatibility between land use and community development objectives and transportation facilities by:

6.1 Requiring new transportation facilities and/or services in areas in which new growth is appropriate or desirable to be phased within a twenty-year time frame consistent with the Regional Growth Strategy.

6.1.1 Prioritizing multimodal transportation improvements to support the land development patterns of the Regional Growth Strategy, especially within Regional Growth Centers and Manufacturing/Industrial Centers and on corridors serving these Centers.

Resource:

This [Transportation and Health Logic Model](#) contains a host of transportation strategies and policies to improve human and environmental health.

6.1.2 Focusing capital projects, particularly improvements for active transportation, near high-capacity transit stations and stops, in regional and local centers and along corridors connecting centers.

6.2 Discouraging the extension of new roadways and road capacity expansion into designated rural and resource areas, unless there is a proven need to serve travel between two urban areas or between a satellite rural city or town and the urban area and/or another city or town.

6.2.1 Access management strategies should be implemented with such roadway improvements in order to prevent unplanned growth in rural areas.

6.3 Using regulations to ensure that development does not create demands exceeding the capacity of the transportation system, including mitigation that includes supporting transit and other modes if consistent with land use plans and the Regional Growth Strategy.

6.4 Using land use regulations to increase the share of travel in modes other than the automobile, such as implementing the following strategies:



- 6.4.1 Encouraging or requiring mixed use development and Transit Oriented Development (TOD) in Centers;
- 6.4.2 Designating high density land uses in transit/transportation corridors and designated TOD sites;
- 6.4.3 Considering dedications and impact fees to provide public transit capital improvements within the public right-of-way such as exclusive bus lanes and signal improvements as allowed by state law; or
- 6.4.4 Requiring construction of sidewalks, bike facilities, trails, and/or other active transportation facilities.

According to the Institute for Development and Transportation Policy: **Transit Oriented Development (TOD)**, means integrated urban places designed to bring people, activities, buildings, and public space together, with easy walking and cycling connection between them and near-excellent transit service to the rest of the city. It means inclusive access for all to local and citywide opportunities and resources by the most efficient and healthful combination of mobility modes, at the lowest financial and environmental cost, and with the highest resilience to disruptive events.

TR-7 Promote cooperation and coordination among transportation providers, local government, and developers, wherever feasible, to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social well-being and improve the natural and built environments.

Ports, Freight, and Aviation, and Military Installations

TR-8 Work in cooperation with WSDOT and Port authorities to plan and implement projects and programs to meet freight mobility and access needs, including planning for needed capital improvements, and the establishment of programs designed to maintain, preserve and expand freight rail capacity.

- 8.1 Participate in interjurisdictional efforts to improve access to regional airports and rail facilities.
- 8.2 Participate in interjurisdictional efforts to improve access within and to Manufacturing Industrial Centers and Port facilities on connecting corridors and roadway systems for efficient movement of goods movement by trucking and rail, while minimizing impacts and conflicts with other transportation modes.
- 8.3 Develop plans or planning provisions, where appropriate, to protect the continued operation of military airfields and general aviation airports by using adopted land compatibility standards such as those published by the Federal Aviation Administration (FAA) and the Washington State Department of Transportation (WSDOT) to discourage incompatible land uses and development on adjacent land.
- 8.3.1 Implement compatibility measures recommended in Joint Base Lewis-McChord (JBLM) [Joint Land Use Study \(JLUS\)](#), as described in the Essential Public Facilities section of these Countywide Planning Policies.

Sustainability and the Environment

TR-9 Jurisdictions shall address environmental impacts of transportation policies, project implementation, and operations wherever practicable through:



9.1 Programming capital improvements and transportation facilities designed to alleviate and mitigate impacts on land use, air quality and energy consumption such as high-occupancy vehicle lanes, public transit infrastructure, bicycle/pedestrian facilities, and designated truck freight corridors;

9.2 Locating and/or constructing transportation improvements so as to discourage adverse impacts on water quality and other environmental resources;

9.3 Retrofitting fish passages and storm systems to meet best available science and standards of practice as part of publicly and privately funded transportation improvement projects;

9.3.1 Prioritize improvements to deficient structures that contribute to fish blockage.

9.4 Combining infrastructure projects where possible, for instance, constructing road and sewer projects in same time window; and

9.5 Strengthening efforts to reduce pollutants from transportation activities by:

9.5.1 Including pollution reduction methods through technologies such as the use of cleaner fuels and vehicle programs, for example, electric charging stations, bike and pedestrian infrastructure, intersection control strategies such as roundabouts and signal modifications and bike and pedestrian infrastructure partnering to construct (including trails and other active transportation facilities);

An **intelligent transportation system** is an advanced application which aims to provide innovative services relating to different modes of transport and traffic management and enable users to be better informed and make safer, more coordinated, and 'smarter' use of transport networks.

9.5.2 Reducing vehicle miles traveled and auto dependency;

9.5.3 Designing and prioritizing compact communities and neighborhood accessibility for daily goods and services; and

TSMO is a set of strategies that focus on operational improvements that can maintain and even restore the performance of the existing transportation system before extra capacity is needed. This may enable transportation agencies to "stretch" their funding to benefit more areas and customers. TSMO also helps agencies balance supply and demand and provide flexible solutions to match changing conditions.

9.5.4 Implementing and coordinating Intelligent Transportation Systems (ITS) and Transportation Systems Management and Operations (TSMO) technology to reduce congestion.

TR-10 Use low-impact development practices or environmentally appropriate approaches for the design, construction and operation of transportation facilities to reduce and mitigate environmental impacts, including, but not limited to, greenhouse gas emissions and storm water runoff from streets and roadways.



- 10.1 Use vegetative installations such as bioswales, rain gardens, green spaces and other features to assist with carbon uptake and reduction of stormwater runoff.

TR-11 Jurisdictions, in cooperation with transit agencies, shall strive to reduce environmental impacts by implementing and promoting facilities and services to encourage alternatives to automobile travel and/or to reduce the number of vehicle miles traveled (modal split, trip generation and trip length) including:

- 11.1 Structural alternatives such as grade separated guideways and exclusive lanes for bus and rail; construction of new high-occupancy vehicle lanes; carpool/vanpool facilities; and constructing active transportation facilities; and

- 11.2 Non-structural/regulatory alternatives such as concurrency-based measures to focus or phase growth; limiting the size of urban growth areas and other measures to limit sprawl; road/congestion pricing; auto-restricted zones; parking management; site design; active transportation programs and promotion, ridesharing incentives, and transportation systems and demand management.

Transit

TR-12 Jurisdictions that receive transit service shall work with transit agencies in the creation and implementation of their long-range plans to ensure consistency between entities.

- 12.1 Implement transit supportive zoning and land use actions that accommodate transit service and facilities and create demand for ridership in targeted residential, commercial, and mixed-used growth areas.

12.1.1 Consider reducing parking requirements for new development along transit corridors with frequent service and consideration of developer mitigation requirements that improve nearby transit facilities.

12.1.2 Consider siting new and relocated public facilities/offices to areas with transit service.

12.1.3 Identify and attempt to preserve property for park-and-ride facilities in areas at or near the end of transit routes.

12.1.4 Look for opportunities to densify jobs and create workforce development opportunities in Regional Growth Centers.

12.1.5 Involve transit agencies in the pre-application process for large development proposals.

12.1.6 Consider dedication of a percentage of Transportation Impact Fees for transit related infrastructure improvements within the public right-of-way to increase efficiency, such as exclusive bus lanes and transit signal priority as allowed by state law.

- 12.2 Look for opportunities to densify jobs and create workforce development opportunities in/next to Manufacturing/Industrial Centers.

TR-13 Jurisdictions shall work with transit agencies to ensure consistency and efficiency of existing and future transit service and timely expansion of all types of service to serve the urban area.



- 13.1 Identify, acquire, and preserve rights-of-way to better accommodate existing and future transit alignments.
- 13.2 Coordinate expansion of public transit benefit area boundaries as development occurs and new growth areas are planned.
- 13.3 Work collaboratively to increase transit ridership and instill a sense of safety for riders by requiring transit stop improvements (if near existing or planned route), or other multimodal needs to improve access to transit as part of SEPA transportation mitigation requirements.
- 13.4 By coordinating Capital Infrastructure planning with transit agencies to ensure a safe operation of transit throughout the system for the users and fleet. The County and Cities will contact the transit agency when considering capital infrastructure improvements or revisions along an existing service route that apply to:
 - 13.4.1 Curb radius adjustments;
 - 13.4.2 Intersection improvements (adjustments to signal phasing/timing, and type of intersection control); and
 - 13.4.3 Sidewalk/Crosswalk additions.
- 13.5 Plan for the interrelationship and connectivity of different agencies and modes of transit including commuter rail, light rail, bus rapid transit, and local transit.
- 13.6 Work collaboratively and pursue funding for bus rapid transit, including the Pacific Avenue/SR 7 line and additional routes, to support regional and local growth plans, particularly in designated Regional Growth Centers and High-Capacity Transit Communities.

Performance Standards and Concurrency

TR-14 Consider the impacts of local planning activities on neighboring jurisdictional (inclusive of WSDOT) roadway facilities when developing and administering a jurisdiction's performance standards or level of service (LOS) standards.

- 14.1 Designate or adopt performance standards or LOS per RCW 36.70A.108, such as:
 - 14.1.1 Roadways and intersections;
 - 14.1.2 Existing and planned measures used for transit performance standards or LOS (e.g., hours of service, headways, pedestrian environment, accessibility, safety, rider comfort, reliability, transfer necessity, cost, and travel time);
 - 14.1.3 Performance standards or LOS that measure multiple modes of travel, including active transportation; or
 - 14.1.3.1 Seek regional guidance and agreement on the application of multimodal measures.
- 14.2 Enter into interlocal agreements, where necessary, to establish uniform, coordinated performance standards or service levels between jurisdictions for countywide facilities.

TR-15 Adopted performance standards or LOS may be:



Transportation Facilities and Strategies

- 15.1 Set below existing levels thereby allowing reserve capacity for growth and minimizing the need for new capital investment;
 - 15.2 Set above existing levels (thereby increasing comfort and convenience of travel, enhancing economic development and minimizing some environmental impacts;
 - 15.3 Set at existing levels (thereby allowing new development to mitigate full marginal impacts;
 - 15.4 Set at different levels of service in different zones, especially in designated centers and on transit and freight corridors;
 - 15.5 Set at different levels of service based on facility classifications;
 - 15.6 Set to measure multiple modes of travel (e.g. transit, bicycling and/or walking); or
 - 15.7 Taken directly from standards developed by the Washington State Department of Transportation for Highways of Statewide Significance and directly from standards developed by the Puget Sound Regional Council for regionally significant state highways.
- TR-16 Determine the adequacy of transportation facilities, taking into account existing development, approved but unbuilt development, current and future roadway conditions, and multiple modes of transportation through utilization of one or more of the following:
- 16.1 Capacity-to-demand thresholds;
 - 16.2 A regionally agreed upon method for measuring the availability of person and freight carrying capacity based on current and future demand including phased capacity; and/or
 - 16.3 Appropriate standards of design across jurisdictional lines.
- TR-17 Address substandard performance or LOS for existing facilities by one or more of the following:
- 17.1 Designating funding mechanisms;
 - 17.2 Prioritizing facility needs in capital improvement and transportation improvement programs to correct existing deficiencies;
 - 17.3 Using transportation demand management;
 - 17.4 Using transportation systems management to promote cost effective methods of moving people and goods such as:
 - 17.4.1 Exclusive lanes, signal priority, queue jumps and/or other measures to expedite transit and freight travel; or
 - 17.4.2 Traffic management such as ramp meters and travel time notices to maximize the performance of the system.
 - 17.5 Providing infrastructure to allow for travel by active transportation modes; or
 - 17.6 Addressing regional facilities through inter-jurisdictional collaboration and coordinated strategies for addressing deficiencies, including involvement from WSDOT when the issue is on a State Highway.

TR-18 Address concurrency through the following methods:



- 18.1 Provide transportation facilities needed to accommodate new development within six years of development approval.
- 18.2 Limit new development to a level that can be accommodated by existing facilities and facilities planned for completion over the next six years.
- 18.3 Encourage new and existing development to implement measures to decrease congestion and enhance mobility through transportation demand and congestion management.
- 18.4 Identify solutions to address deficiencies on regional facilities, including collaboration with WSDOT when the deficiency is on a State Highway.

Maintenance, Operations, and Preservation

TR-19 Protect transportation investments and assets through the proper operations, maintenance, and preservation to provide safe, efficient, and reliable movement of people, goods, and services.

- 19.1 Reduce life-cycle costs through effective preservation and maintenance programs.
- 19.2 Implement best practice recommendations including those contained in the Regional Transportation Plan.
- 19.3 Promote increased funding for maintenance, operations, and preservation.

Resiliency and Disaster Preparedness

TR-20 Advance the resilience of the transportation system by incorporating redundancies, preparing for disasters and other impacts, and coordinated planning for system recovery by using transportation-related preparedness, prevention, mitigation, response, and recovery strategies and procedures adopted in the emergency management plans and hazard mitigation plans of the County and Cities, Ports, and those contained in the Washington State Comprehensive Emergency Management Plan.

- 20.1 Plan for resilience in the transportation system to prepare for a variety of imminent and potential disaster events, including but not limited to:
 - 20.1.1 Pandemics;
 - 20.1.2 Earthquakes;
 - 20.1.3 Tsunamis;
 - 20.1.4 Flooding;
 - 20.1.5 Lahars;
 - 20.1.6 Fires;
 - 20.1.7 Windstorms;
 - 20.1.8 Winter storms;
 - 20.1.9 Terrorism;
 - 20.1.10 Cyberattacks; and
 - 20.1.11 Climate change impacts.



1 **Transportation Technologies**

2 TR-21 Incorporate technological advances into transportation system planning that is coordinated among
3 jurisdictions and transit agencies where feasible and applicable:

4 21.1 Participate in efforts to expand electrification and other zero emissions technology in vehicle
5 fleets, transit, and freight mobility. (including unmanned aerial delivery, maritime vessels,
6 and aircraft).

7 21.2 Participate in efforts to expand infrastructure for electric vehicles, consistent with
8 improvements to the power infrastructure in utility provider plans.

9 21.2.1 Implement and encourage new electric and other zero emissions vehicle charging
10 or fueling stations at public and private locations.

11 21.2.2 Incorporate provisions for charging stations into development regulations and
12 building codes.

13 21.3 Plan for the deployment of autonomous vehicles in the transportation system.

14 21.4 Expand corridor systems management efforts by implementing and coordinating Intelligent
15 Transportation Systems (ITS) and Transportation Systems Management and Operations
16 (TSMO) technology, including the use and installation of information systems for operating
17 conditions on roads and at rail crossings.

18 21.4.1 Coordinate with private mapping vendors to integrate accurate roadway
19 representations and real-time information into wayfinding apps.

20 21.5 Expand and coordinate incident response team efforts along State highways and arterials
21 serving as alternate routes for state facilities.

22 **Funding**

23 TR-22 Strive for sustainable funding sources and consider a number of financing measures, including
24 but not limited to:

25 22.1 General revenues;

26 22.2 Fuel taxes;

27 22.3 Toll roads and other user fees;

28 22.4 Bonding;

29 22.5 Congestion pricing;

30 22.6 Public/private partnerships, and public/public partnerships;

31 22.7 Assessment and improvement districts, transportation benefit districts, facility benefit
32 assessments, traffic transportation impact fees, tax increment financing, dedication of right-
33 of-way and voluntary funding agreements;

34 22.8 Grants; or

35 22.9 Others, as may be appropriate.



Tribal Consultation, Coordination, and Lands Compatibility

Introduction

There are several Tribes within Pierce County with reservations and/or federally adjudicated treaty rights within the County. These Tribes are parties to treaties with the United States Government in which certain rights and privileges both on and off reservation were articulated and remain in effect. Through the Treaty of Medicine Creek (1854) and Treaty of Point Elliot (1855) tribes ceded their land which allowed for Pierce County and local jurisdictions to incorporate. The responsibility of local jurisdictions to uphold aspects of those treaties is essential to Tribes. Tribes have, responsibilities, interests, and treaty rights that are not only on reservation but can extend well off reservation boundaries. Not having Tribes as part of the regional picture of growth has led to historical conflict over the impact development sometimes has over treaty resources. Including Tribes in the framework of local planning will better characterize how the Pierce County region grows collectively and deliver more certainty to our communities.

As sovereign governments, Tribes have jurisdiction and interests over several areas throughout the County. The Federal Government designated reservations through the signing of treaties where Tribes relinquished all claim to their traditional territory. The purpose of these reserves was to provide housing, the ability to hunt and fish, and the opportunity to provide facilities for education and healthcare. Most of these responsibilities were first placed on the Federal Government, but now have been moved in the interest of self-determination to Tribal Governments. Treaty Rights, like fishing and hunting occur both within the Reservation & Usual and Accustomed areas where Tribes ceded their traditional territory. That is why it is important that in order to maintain the integrity of treaties, local governments should recognize the complex issues related to land use and planning when considering Tribal lands and treaty resources.

Background – Growth Management Act

As part of RCW 36.70A.210(4) Federal agencies and Indian Tribes may participate in and cooperate with the countywide planning policy adoption process. Adopted countywide planning policies shall be adhered to by state agencies.

Background – VISION 2050

Puget Sound is a part of a larger area that has been the traditional aboriginal territory of the Coast Salish peoples, who live around the Salish Sea in what is now Washington State and the Canadian province of British Columbia. The Coast Salish Tribes have lived here since time immemorial and while each tribe is unique, all share in having a deep historical connection and legacy of respect for the land and natural resources. These sovereign Tribal nations enrich the region through environmental stewardship, cultural heritage, and economic development, and collaborate with local governments to shape the region's future.

As part of Vision 2050 Federally recognized Indian Tribes were included as part of many regional planning processes. Like all governments, Tribes engage in land use planning and economic development to provide jobs, housing, and services, as well as the infrastructure to support and plan for growth of their land base and reservations. As sovereign nations, Tribes are not required to plan under the Growth Management Act but recognize the importance of coordination and cooperation with all governments to deal with the challenges and benefits of growth and development.

Policy Intent

Treaties are the highest law of the land. [The Treaty of Medicine Creek \(1854\)](#) and [The Treaty of Point Elliot \(1855\)](#) are the Treaties that encompass the ceded land of Pierce County. The Treaties and the designation of reservations guaranteed specific rights. Those rights can extend beyond reservations throughout the ceded areas as usual and accustomed grounds and stations.



The following Countywide Planning Policies formulate best practices to consult and coordinate land use matters between Tribes and local jurisdictions. Local jurisdictions should continue to follow notification and consultation protocols where State and Federal laws exist (For example Section 106 cultural resources, project specific Federal permits conditioning consultation with Tribes, specific laws requiring consultation like the 1989 Settlement Agreement). The purpose of these policies is to support both formal and informal communication between each government and provide flexibility in handling land use matters where there is no existing guidance. They follow recommendations outlined by the Washington State Centennial Accord and the Millennium Agreement.

Additionally, the chapter addresses Tribal land compatibility and Treaty Rights. As the trustee for Tribes, the Federal Government may intervene when Federal obligations to Tribes are not being fulfilled. These policies recognize the unique designation of reservation land and provide proactive measures working with local jurisdictions to protect treaty rights. The policies serve the mutual interest to resolve conflicts before development occurs.

[The Washington State Centennial Accord](#) (1989) and [Millennium Agreement](#) (1999) are Tribal-State agreements that provide a framework for government-to-government relationships and implementation procedures to assure the execution of that relationship.

Tribes Definition

For the purposes of following and implementing the following countywide planning policies “Tribe” is defined as all Federally recognized Tribes with reservations and adjudicated rights within the exterior boundaries of Pierce County.

Consultation Definition

Consultation means the process of seeking, discussing, and considering the views of other participants, and, where feasible, seeking agreement. The process may be formally outlined by State and Federal law. Consultation may also be conducted informally over matters related to the normal planning process. This definition is supportive of both acts. The goal of consultation is to further the government-to-government relationship with Tribes and local jurisdictions, and ensure the mutual respect for the rights, interests, and obligations of each government.

Policies

TC-1 Tribes and jurisdictions should notify each other when making significant land use decisions that may have potential impacts to the other jurisdiction and provide opportunity for consultation.

- 1.1 Meaningful and substantial opportunities for early and continuous Tribal government participation and consultation should be incorporated into regional and local planning activities.
- 1.2 The County and each municipality are encouraged to work with Tribes to understand common interests and issues of concern over development and planning. Tribal and local governments should seek regular input from one another so they are properly consulted on significant land use decisions of interest.
- 1.3 A Tribe, the County, or municipality may request on a government-to-government basis to develop a memorandum of agreement that defines how and under what circumstances the local governments and Tribe will formally consult with each other when making significant land use decisions.
- 1.4 These agreements will recognize the importance of early and continuous Tribal government participation in regional and local planning activities, acknowledging a Tribe’s status as a



Tribal Consultation, Coordination, and Lands Compatibility

- sovereign government with a unique history and interest in the land and natural environment while providing the framework for opportunities to promote the open communication regarding land uses and development that may impact the other jurisdiction.
- 1.5 Jurisdictions are encouraged to review the Treaty of Medicine Creek, Treaty of Point Elliot, Puyallup Land Claims Settlement Agreement, Centennial Accord and Millennium Agreement, and other relevant governing authorities when developing these agreements.
- 1.6 Tribal consultation is commonly cited in Federal and State legislation or through preexisting agreements. The purpose of this policy is to support those existing agreements and legislation. Some municipalities may have no agreements in place regarding Tribal consultation. It is encouraged that those municipalities work with local Tribes to develop guidelines for notification and consultation over significant land use decisions.
- TC-2 Separate from any other obligation to consult with each other, Tribes, the County, and each municipality should coordinate planning efforts and notify each other of opportunities to comment regularly.
- 2.1 All Tribal, County, and municipal government agencies shall be included in public notice and comment procedures of other jurisdictions. Examples of this include adding interested Tribes to SEPA notification lists or streamlining project notifications to be sent to Tribes when a project may be near a reservation or Tribal land.
- 2.2 Tribal, County, and municipal governmental agencies should coordinate planning efforts among jurisdictions, agencies, federally recognized Tribes, ports, and adjacent regions, where there are common borders or related regional issues, to facilitate a common vision.
- 2.3 All Tribal, County, and municipal governmental agencies are encouraged to keep one another informed about matters of local and regional interest by mutually agreeable means and schedule.
- TC-3 Upon the request of a Tribal Council, The County and each applicable municipal government within a Tribal reservation will explore with the requesting Tribe voluntary agreements for coordinated land use permitting and code enforcement with Tribes.
- 3.1 As part of these agreements, the County and each applicable municipal government on a Tribal reservation may work with Tribes to develop ongoing administrative processes to jointly discuss and comment on permit applications, including and not limited to development activities on reservations and development impacting Tribal treaty rights; and may identify enhanced opportunities to include Tribal governments in joint comprehensive and other long-range planning activities.
- 3.2 As part of these agreements, the County and each municipal government shall provide an opportunity to include Tribal governments in joint comprehensive and other long-range planning activities.
- TC-4 Strive to protect Tribal reservation lands from encroachment by incompatible land uses and development both within reservation boundaries and on parcels abutting the reservation boundary.
- 4.1 Recognize adopted Tribal land use plans within or adjacent to their respective jurisdiction.



Tribal Consultation, Coordination, and Lands Compatibility

- 1 4.2 Recognize the unique Federal designation and purpose of reservation lands for Tribes to
2 provide a diversity of services, housing, jobs, and preserving the rights to hunt, fish, and
3 gather.
- 4 4.3 Consider amendments that identify approaches to provide consistency and compatibility
5 between their respective comprehensive plan's land use designations and policies and
6 comprehensive plan.
- 7 4.4 Jurisdictions shall regularly coordinate with Tribes regarding regional and local planning
8 within reservation boundaries and on parcels abutting the reservation boundary, recognizing
9 the mutual benefits and the possible potential for impacts.
- 10 4.5 Tribes and jurisdictions will work with one another to seek solutions for resolving
11 inconsistencies between local comprehensive plans and Tribal plans, within the requirements
12 of Federal, State, and local laws.
- 13 TC-5 Jurisdictions shall update their comprehensive plan during its next amendment cycle to
14 incorporate ways to preserve Tribal treaty rights when notified by Tribes of their presence in a
15 particular location.
- 16 5.1 All Jurisdictions shall consider the potential impacts to Tribal treaty fishing, hunting, and
17 gathering grounds, which may include the development patterns in their comprehensive
18 plans.
- 19 5.2 Consideration of impacts may appear in in a variety of ways such as goals, policies,
20 implementation measures, and other forms of documentation.



Urban Growth Areas

Introduction

When following the goals and requirements of the Growth Management Act, it is important to balance coordination of focusing growth within the urban growth area with protection of the individual identities and spirit of the cities towns, the rural areas and unincorporated urban communities.

The Countywide Planning Policies are intended to be the consistent "theme" of growth management planning among Pierce County jurisdictions. The policies also establish processes and mechanisms designed to foster open communication and feedback among the jurisdictions.

Background - Growth Management Act

The Washington State Growth Management Act has as planning goals the encouragement of development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner [RCW 36.70A.020(1)], the reduction of sprawl (i.e., the inappropriate or premature conversion of undeveloped land into low-density development) [RCW 36.70A.020(2)], and the provision of adequate public facilities and services necessary to support urban development at the time the development is available for occupancy and use (without decreasing current service levels below locally established minimum standards) [RCW 36.70A.020(12)] as planning goals.

The Growth Management Act further requires (1) that the County designate an "urban growth area" (UGA) or areas within which urban growth shall be encouraged and outside of which growth shall occur only if it is not "urban" in character; (2) that each municipality in the County be included within an UGA; (3) that an UGA include territory outside of existing municipal boundaries only if such territory is characterized by urban growth or is adjacent to territory that is already characterized by urban growth. [RCW 36.70A.110(1); for definition of "urban growth" see RCW 36.70A.030(17).]

The designated UGAs shall be of adequate size and appropriate permissible densities so as to accommodate the urban growth that is projected by the State Office of Financial Management to occur in the County for the succeeding 20-year period. While each UGA shall permit urban densities, it shall also include greenbelt and open space areas [RCW 36.70A.110(2)].

As to the timing and sequencing of urban growth and development over the 20-year planning period, urban growth shall occur first in areas already characterized by urban growth that have existing public facility and service capacities to service such development, second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources [RCW 36.70A.110(3)]. Urban government services shall be provided primarily by cities, and it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and environment and when such services are financially supportable at rural densities and do not permit urban development [RCW 36.70A.110(4)].

The Growth Management Act Amendments expressly require that countywide planning policies address the implementation of UGA designations [RCW 36.70A.210(3)(a)], the promotion of contiguous and orderly development, the provision of urban services to such development [RCW 36.70A.210(3)(b)], and the coordination of joint county and municipal planning within UGAs [RCW 36.70A.210(3)(f)].

Background - VISION 2050

VISION 2050 calls for a more efficient, sustainable, and strategic use of the region's land. It identifies urban lands as a critical component to accommodate population and employment growth in a sustainable way. VISION 2050 calls for directing development to the region's existing urban lands, especially in centers and near transit, while limiting growth on rural lands. The Regional Growth Strategy found in VISION 2050 allocates 98 percent of the region's future population growth and 99 percent of its employment growth into the existing urban growth area. Urban Areas are divided into five distinct groups: Metropolitan Cities, Core Cities, High-Capacity Transit Communities, Cities and Towns, and Unincorporated Urban (outside of High-Capacity Transit Communities). Additional geographies include Rural, Natural Resources Lands, and Military Installations. Tribal lands are acknowledged as overlapping the various geographies. VISION 2050 recognizes that unincorporated urban lands are often similar in character to cities they are adjacent to, calling for them to be affiliated with adjacent cities for joint planning purposes and future annexation.



VISION 2050 recognizes that transit oriented compact development creates vibrant, livable, and healthy urban communities that offer economic opportunities for all, provide housing and transportation choices, and use our resources wisely. The Multicounty Planning Policies support the effective use of urban land and include provisions that address brownfield and contaminated site clean-up, the development of compact communities and centers with pedestrian-friendly, transit-oriented locations and a mix of residences, jobs, retail, and other amenities, and the siting of facilities and major public amenities in compact urban communities and centers.

VISION 2050 recognizes that centers provide easy access to jobs, services, shopping, and entertainment. With their mix of uses and pedestrian-friendly design, they can rely less on forms of transportation that contribute to air pollution and greenhouse gas emissions. VISION 2050 identifies 29 regional growth centers. These places play an important role as locations of the region's most significant business, governmental, and cultural facilities. The 18 jurisdictions that have one or more regional growth centers are expected to accommodate a significant portion of the region's residential growth (64 percent) and employment growth (79 percent).

VISION 2050 calls for local jurisdictions with regional growth centers to adopt housing and employment targets for each center. Ten regional manufacturing/industrial centers have also been designated. These are locations for more intensive commercial and industrial activity. Both regional growth centers and regional manufacturing/industrial centers are focal points for economic development and transportation infrastructure investments. Subregional centers, including downtowns in suburban cities and other neighborhood centers, also play an important role in VISION 2040's Regional Growth Strategy. These, too, are strategic locations for concentrating jobs, housing, shopping, and recreational opportunities. VISION 2050 calls for each of the region's cities to develop one or more central places as compact mixed-use hubs for concentrating residences, jobs, shops, and community facilities. Urban services addressed in VISION 2050 include wastewater and stormwater systems, solid waste, energy, telecommunications, emergency services, and water supply. An overarching goal of VISION 2050 is to provide sufficient and efficient public services and facilities in a manner that is healthy, safe, and economically viable. Conservation is a major theme throughout VISION 2050. The Multicounty Planning Policies address increasing recycling and reducing waste and encouraging more efficient use of water, low-impact development techniques, and renewable and alternative energy. The Multicounty Planning Policies also address siting of public facilities and the appropriateness and scale of particular public services.

VISION 2050 calls for jurisdictions to invest in facilities and amenities that serve centers and restrict urban facilities in rural and resource areas. The Multicounty Planning Policies also discourage schools and other institutions serving urban residents from locating outside the urban growth area.

Growth Targets

The Regional Growth Strategy set forth in VISION 2050 provides guidance for the distribution of future population and employment growth through the year 2050 within the Central Puget Sound Region. This strategy in combination with the Office of Financial Management's population forecasts provide a framework for establishing growth targets consistent with the requirements of the Growth Management Act. Consistent with VISION 2050, these growth targets are the minimum number of residents, housing units, or jobs a given jurisdiction is planning to accommodate within the appropriate planning horizon and are informational tools integrated into local land use plans to assist in formulating future residential and employment land needs. These targets are to be developed through a collaborative countywide process that ensures all jurisdictions are accommodating a fair share of growth.

It is recognized that some of the urban growth areas in existence prior to the adoption of VISION 2040 may contain more potential housing and employment capacity based upon zoning, allowed density, land division patterns, and other factors than is needed to accommodate the growth target of the associated geography. In many cases, these urban growth areas have been in existence for a decade or more, contain existing development patterns which are urban in character, and are served by sanitary sewer and other urban infrastructure. These areas are largely expected to remain within the urban growth area consistent with their urban character. Expansion of these urban growth area boundaries that do not comply with provisions in the Amendments and Transition section of these policies is acknowledged to be inconsistent with CPPs and is strongly discouraged.

Urban Growth Outside of Centers

A variety of urban land uses and areas of growth will occur outside of designated centers but within the UGA. Local land use plans will guide the location, scale, timing and design of development within UGAs. The UGA will be where the majority of future growth and development will be targeted. Development should be encouraged which



complements the desired focus of growth into centers and supports a multimodal transportation system. For example, policies which encourage infill and revitalization of communities would help to achieve the regional and statewide objectives of a compact and concentrated development pattern within urban areas. The Countywide Planning Policies provide guidance for development and the provision of urban services to support development within the UGA.

Urban Facilities and Services

Beyond inter-jurisdictional coordination, services provided within our communities by special purpose districts are of vital importance to our residents. Consistent with the adopted regional strategy, these districts will be part of future individual and group negotiations under the Countywide Planning Policies.

While the Growth Management Act defines sewer service as an urban service, Pierce County currently is a major provider of both sewer transmission and treatment services. The County and municipalities recognize that it is appropriate for the County and municipalities to continue to provide sewer transmission and treatment services.

Freestanding Cities and Towns

Freestanding cities and towns are incorporated communities separated from the contiguous urban growth area and surrounded by unincorporated rural areas. These communities are a significant part of Pierce County's diversity and heritage. They have an important role as local trade and community centers. These communities continue to be the primary providers of shopping, job and service needs of both their residents and residents in neighboring rural areas. Development patterns in these communities reflect the size and scale appropriate for smaller towns and should continue to support their walkable town centers. They also contribute to the variety of development patterns and housing choices within the county. As municipalities, these cities and towns provide many urban services. Under the Growth Management Act, these communities are a designated urban growth area.

Freestanding Cities and Towns:

Buckley
Carbonado
Eatonville
Roy
South Prairie
Wilkeson

Policies

Designating Urban Growth Areas

UGA-1 The County shall designate the countywide Urban Growth Area and Potential Annexation Areas within it, in consultations between the County and each municipality.

1.1 County referral of proposed Urban Growth Area and Potential Annexation Area designations to the Pierce County Regional Council (PCRC).

1.1.1 The PCRC may refer the proposed designations to the Growth Management Coordinating Committee (GMCC), or its successor entity for technical advice and for a report.

1.1.2 The PCRC may conduct public meetings to review the proposed designation and, at such meetings, may accept oral or written comments and communications from the public.

1.1.3 At the conclusion of its review and analysis, the PCRC shall make a recommendation to the County and to the municipalities in the County.

1.2 The Urban Growth Area and Potential Annexation Area designations shall only be changed in accordance with Countywide Planning Policy UGA-3.

1.2.1 A jurisdiction shall not be required to modify existing Urban Growth Area boundaries or Potential Annexation Areas in order to reduce the residential or employment capacity to conform to adopted growth targets reflecting VISION 2050's Regional Growth Strategy. Jurisdictions shall, however, consider the adopted growth targets when updating their local comprehensive plans.

UGA-2 The following specific factors and criteria shall dictate the size and boundaries of urban growth areas:



2.1 Size

- 2.1.1 Urban growth areas must be of sufficient size to accommodate the urban growth projected to occur over the succeeding 20-year planning period taking into account the following:
- 2.1.1.1 Land with natural constraints, such as critical areas (environmentally- sensitive land);
 - 2.1.1.2 Greenbelts and open space;
 - 2.1.1.3 Maintaining a supply of developable land sufficient to allow market forces to operate and precluding the possibility of a land monopoly but no more than is absolutely essential to achieve the above purpose;
 - 2.1.1.4 Existing projects with development potential at various stages of the approval or permitting process (i.e., the "pipeline");
 - 2.1.1.5 Land use patterns created by subdivisions, short plats or large lot divisions;
 - 2.1.1.6 Build-out of existing development and areas which are currently only partially built out; and
 - 2.1.1.7 Follow existing parcel boundary lines.

2.2 Boundaries

- 2.2.1 Any of the following shall be considered in determining the location of urban growth area boundaries:
- 2.2.1.1 Geographic, topographic, and manmade features;
 - 2.2.1.2 Public facility and service availability, limits and extensions;
 - 2.2.1.3 Jurisdictional boundaries including special improvement districts;
 - 2.2.1.4 Location of designated natural resource lands and critical areas;
 - 2.2.1.5 Avoidance of unserviceable islands of County land surrounded by other jurisdictional entities; and
 - 2.2.1.6 Destination 2030 urban/rural line and PSCAA burn ban line.

Urban Growth Area Capacity and Bank

The Growth Management Act requires Pierce County to designate an Urban Growth Area (UGA) that is sufficient in size to accommodate the projected urban population growth for the 20-year planning period. Expansion of the UGA requires a demonstrated countywide need for additional residential or employment capacity, or that the expansion results in a no net gain in capacity within the countywide UGA. It is expected that Pierce County and its cities and towns, collectively, will continue to contain an adequate amount of buildable land needed to accommodate the planned growth, as documented in the past Buildable Lands Reports. Effectively, until there is a demonstrated need, any application to expand the UGA to accommodate new growth would need an accompanying application to reduce the UGA in another area. This is a difficult endeavor for individuals and jurisdictions. To address this, the following policies establish a UGA Capacity Bank (Bank) that allows for credits of residential and employment capacity to be formally established and deposits made associated with areas removed from the UGA. A jurisdiction may make a request to the Pierce County Regional Council to use all or a portion of the capacity credits deposited in the Bank to offset additional capacity associated with a proposed UGA expansion.



- UGA-3 Urban Growth Area boundaries designated by the County pursuant to the Growth Management Act may be amended by Pierce County and accepted by the municipalities in the county pursuant to the same process by which the Urban Growth Areas were originally adopted and pursuant to subpolicies UGA-1. and UGA-2.
- 3.1 An amendment to Urban Growth Area boundaries may be initiated by the County or any municipality in the County.
- 3.2 A proposed amendment to Urban Growth Area boundaries shall include:
- 3.2.1 A map indicating the existing Urban Growth Area boundary and the proposed boundary modification;
- 3.2.2 A statement indicating how, and the extent to which, the proposed boundary modification complies with each of the factors listed in subpolicies UGA-2.2, 2.4, 2.5 and 2.6;
- 3.2.3 A statement indicating the factors, data or analyses that have changed since the designation of the initial Urban Growth Area boundaries and/or the experience with the existing Urban Growth Area boundaries that have prompted the proposed amendment; and
- 3.2.4 Documentation, if applicable, that an adequate number of capacity credits have been authorized to be withdrawn from the Urban Growth Area Capacity Bank as set forth in UGA 3.5
- 3.3 The Urban Growth Area of a jurisdiction may be expanded only if:
- 3.3.1 The jurisdiction's observed development densities are consistent with the planned density assumptions as documented in the most recently published Buildable Lands Report as required by RCW 36.70A.215; and
- 3.3.2 There is a demonstrated need for additional residential or employment capacity within the Urban Growth Area affiliated with an individual jurisdiction and a demonstrated need countywide; the expansion results in a no net gain to the countywide Urban Growth Area; or an adequate number of capacity credits from the Urban Growth Area Capacity Bank are available and have been authorized to be used; and
- 3.3.3 The consistency evaluation, as required through the Countywide Planning Policies on Buildable Lands, policies BL-6. and BL-7., identifies an inconsistency between the observed and planned densities, the jurisdiction shall either:
- 3.3.3.1 demonstrate reasonable measures were adopted to rectify the inconsistencies. Documentation shall also be submitted that summarizes the monitoring results of the effectiveness of the measures in rectifying density inconsistencies; or
- 3.3.3.2 document updated development data that indicates consistency.
- 3.4 To ensure the orderly development of urban lands, predictability in the provision of urban services, and the eventual annexation of Urban Growth Areas, Pierce County may incorporate criteria into its Comprehensive Plan policies for evaluating amendments proposing to remove properties from the Urban Growth Area. The criteria should, at a minimum, include the existing development pattern and density, vested development applications, and infrastructure and service needs to accommodate the existing and future residents. In general, any lands proposed to be removed from the Urban Growth Area shall be rural in character and not require any urban level infrastructure or service needs.



- 3.5 Pierce County, in conjunction with its cities and towns, may establish and utilize an Urban Growth Area Capacity Bank for unincorporated lands that are removed from the Urban Growth Area.
- 3.5.1 Portions of the existing Urban Growth Area, which are rural in character or where it has been determined that urban services will not be available, may be removed from the Urban Growth Area.
- 3.5.2 The land capacity associated with undeveloped or underutilized properties removed from the Urban Growth Area may be placed in the Urban Growth Area Capacity Bank in the form of housing and/or employment capacity credits.
- 3.5.2.1 The land capacity for underdeveloped and underutilized properties shall be calculated using the methodology and assumptions incorporated in the most recent Pierce County Buildable Lands Report.
- 3.5.3 The Urban Growth Area may be expanded using capacity credits from the Urban Growth Area Capacity Bank.
- 3.5.3.1 The banked capacity credits should only be utilized for the expansion of the Urban Growth Area when the area is affiliated with a city or town through the designation of a Potential Annexation Area.
- 3.5.4 Pierce County Regional Council is the body for authorizing distribution of capacity credits from the Urban Growth Area Capacity Bank.
- 3.5.5 The Pierce County Regional Council shall establish an application and review process for authorizing use of capacity credits.
- 3.5.6 The Pierce County Regional Council shall consider the following preference in the distribution of capacity credits:
- 3.5.6.1 Cities and towns that have not had a Potential Annexation Area since 1996;
- 3.5.6.2 Cities and towns that have had a reduction in their Potential Annexation Area that has resulted in deposits into the Urban Growth Area Capacity Bank;
- 3.5.6.3 Cities and towns that have annexed all of their associated Potential Annexation Areas; and
- 3.5.6.4 The creation of logical city or town boundaries.
- 3.5.7 Cities and towns utilizing capacity credits to expand its Urban Growth Area must demonstrate a commitment to annex the associated property.
- 3.5.8 Pierce County will provide an annual report to the PCRC identifying the number of available capacity credits in the Urban Growth Area Capacity Bank.
- 3.5.9 Participation in the Pierce County Transfer of Development Rights (TDR) program is not required when the Urban Growth Area is expanded using capacity credits from the Urban Growth Area Capacity Bank.
- 3.6 A proposed amendment to the Urban Growth Area boundaries shall be referred to the PCRC for its review and recommendation.

Annexation within the Urban Growth Area

The County recognizes that unincorporated lands within UGAs are often Potential Annexation Areas for cities.



Although annexation is preferred, these are also areas where incorporation of new cities could occur. The County will work with existing municipalities and emerging communities to make such transitions efficiently. The identification of “Potential Annexation Areas” (PAAs) is intended to serve as the foundation for future strategies to annex areas within the urban growth area. A Potential Annexation Area refers to an unincorporated area within the designated urban growth area which a city or town has identified as being appropriate for annexation at some point in the future. A Potential Annexation Area designation does not obligate a jurisdiction to annex an area within a defined timeline. It is the County’s authority, in consultation with cities and towns, to adopt the urban growth area(s), and identify individual Potential Annexation Areas.

In order to promote logical, orderly, and systematic annexations of the urban growth area(s), the County in partnership with cities and towns, should establish joint planning agreements and annexation plans prior to expanding or adding to existing PAAs. Creation of new PAAs prior to the annexation of existing PAAs may directly impact Pierce County government and its service obligations, and may undermine the transition of existing unincorporated lands into cities and towns.

The County encourages cities and towns to annex land within its respective PAAs. The County recognizes cities and towns may not have a financial incentive to annex areas that will require more expenditures than the revenue produced through property or sales tax. Jurisdictions need to be creative in identifying potential financial incentives, in addition to establishing partnerships to overcome the financial obstacles. As a means to allocate resources, the County should prioritize the PAAs, with the highest being unincorporated “islands” between cities and towns. Pierce County shall support future annexations for areas in which a joint planning agreement exists between the County and appropriate city or town.

At the same time, annexations and incorporations have direct and significant impacts on the revenue of county government, and therefore, may affect the ability of the County to fulfill its role as a provider of certain regional services. The municipalities will work closely with the County to develop appropriate revenue sharing and contractual services arrangements that facilitate the goals of GMA.

UGA-4 Potential Annexation Areas shall be designated through the Pierce County Comprehensive Plan in consultation with cities and towns.

4.1 A city or town shall first identify a Potential Annexation Area(s) within its respective Comprehensive Plan.

4.2 Potential Annexation Area boundaries shall be determined with consideration for the following additional factors:

4.2.1 The VISION 2050 document, including Multicounty Planning Policies;

4.2.2 The carrying capacity of the land considering natural resources, agricultural land, and environmentally-sensitive lands;

4.2.3 Population, housing, and employment projections;

4.2.4 Financial capabilities and urban services capacities;

4.2.5 Consistency and compatibility with neighborhood, local and regional plans;

4.2.6 The existing land use and subdivision pattern; and

4.2.7 Property access and ownership.

4.3 Potential Annexation Areas should not overlap or leave unincorporated urban islands between cities and towns.

4.3.1 Future requests to establish a new Potential Annexation Area shall not result in an overlap with an existing Potential Annexation Area or create islands between cities and towns.



- 1 4.3.2 Cities and towns with existing Potential Annexation Area overlaps should work toward
2 resolving the existing overlaps.
- 3 4.4 The urban service areas and freestanding urban growth areas as designated through the Pierce County
4 Comprehensive Plan as of June 30, 2013 shall be recognized as designated Potential Annexation Areas.
- 5 4.4.1 Urban service area designations approved by the Pierce County Council through its 2013
6 Comprehensive Plan Amendment Cycle shall be recognized as a Potential Annexation Area.
- 7 4.4.2 Boundaries of the Potential Annexation Areas should not split parcels. Efforts should be put
8 forth to resolve split parcels prior to the initial designation of Potential Annexation Areas.
- 9 UGA-5 Pierce County, in conjunction with its cities and towns, shall establish a strategy for future annexations
10 within the urban growth area.
- 11 5.1 Annexation is preferred over incorporation within the urban growth area.
- 12 5.2 The Potential Annexation Areas as identified in the Pierce County Comprehensive Plan shall be the
13 foundation to an annexation strategy.
- 14 5.2.1 Cities and towns are allowed to annex territory only within their adopted Potential Annexation
15 Area as identified in the Pierce County Comprehensive Plan.
- 16 5.2.2 Annexation of an area should be phased to coincide with a city or town's ability to coordinate
17 the provision of a full range of urban services to the areas proposed for annexation.
- 18 5.3 The County and its cities and towns should proactively coordinate the annexation of unincorporated
19 areas within the urban growth area that are within each respective city or town's Potential Annexation
20 Area.
- 21 5.3.1 The County and each city and town should work towards the establishment of annexation plans
22 and joint planning agreements, with an exception for lands associated with Joint Base Lewis
23 McChord and Camp Murray.
- 24 5.3.1.1 A joint planning agreement is to serve as a mechanism where the County or a city
25 can, prior to notice of annexation, identify potential objections and resolutions.
- 26 5.3.1.2 An annexation plan should identify a potential schedule for annexation of areas with
27 a city or town.
- 28 5.3.2 The County should explore and implement financial incentives for a city or town to annex areas
29 associated with its respective Potential Annexation Area.
- 30 5.3.2.1 Financial incentives may include the establishment of a County level grant fund to
31 assist in financial challenges a city or town may have in annexing an area.
- 32 5.3.2.2 Financial incentives may include the elimination or reduction in a fee associated
33 with a County service to a city or town in exchange for annexing an area.
- 34 5.3.3 The County, and cities and towns, should explore potential partnerships in grant funding
35 opportunities to overcome obstacles associated with annexing specific areas.
- 36 5.3.4 Cities and towns should recognize the financial impacts experienced by the County when
37 annexation only encompasses commercial or greenfield areas and avoids existing residential
38 development.



5.3.4.1 Cities and towns are encouraged to include a mix of existing commercial, residential, and greenfield areas, where appropriate, in future annexation proposals.

5.4 The County should prioritize the adopted Potential Annexation Areas for annexation.

5.4.1 The County's highest priority should be Potential Annexation Areas representing unincorporated "islands" between cities and towns; and,

5.4.2 The County shall support annexation for areas in which a joint planning agreement exists between the County and appropriate city or town.

Phasing of Development within the Urban Growth Area

UGA-6 Seek to direct growth as follows:

6.1 First to cities and towns, centers and urbanized areas with existing infrastructure capacity;

6.2 Second to areas that are already urbanized such that infrastructure improvements can be easily extended; and

6.3 Last to areas requiring major infrastructure improvements.

6.3.1 The County's urban growth area may be extended to allow for build-out of newly developed areas only if development capacity within Potential Annexation Areas and growth in the areas determined to be inadequate to meet total population and employment projections consistent with the other policies set forth herein.

6.4 Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

6.5 The Urban Growth Areas in existence prior to the adoption of VISION 2040 may contain capacity beyond that needed to accommodate the growth target per regional geography for the succeeding 20-year planning period based upon existing zoning designations, allowed density, existing land division patterns, and similar factors. It is permissible for such areas to continue to be designated as Urban Growth Areas. Expansion of these Urban Growth Area boundaries is acknowledged to be inconsistent with the CPPs and strongly discouraged if the Urban Growth Area expansion is not in accordance with policy UGA-3.3.

UGA-7 Adopt policies within their respective comprehensive plans, to ensure that development within the urban growth area uses land efficiently, provides for a wide variety of uses, conserves natural resources, and allows for the connection of communities to an efficient, transit-oriented, multimodal transportation system. Policies shall:

7.1 Provide for more choices in housing types, including missing middle housing like duplexes, triplexes, fourplexes, rowhouses and townhomes, and moderate increases in density to achieve at least an average net density of four units per acre;

7.2 Support infill and compact development; and

7.3 Provide for land uses that encourage travel by foot, bike and transit.

UGA-8 Provide for conveniently located, appropriately scaled commercial development to serve the immediate local needs of the surrounding community by encouraging revitalization of underused commercial areas before establishing new areas.



UGA-9 Adopt plans to encourage concentrated development within the urban growth area which will accommodate the twenty-year population and employment growth targets.

Joint Planning

Joint planning between local governments can provide numerous possible benefits, including but not limited to:

- More efficient delivery of services;
- Shared use of public facilities;
- Coordinated permitting processes;
- Cost-sharing for planning and construction of public facilities (e.g., water, sewer infrastructure, parks, etc.);
- Consistent development standards;
- Shared regional data, including GIS data;
- Proactive identification of potential issues.

UGA-10 Joint planning may be municipal-municipal as well as municipal-County. The County and each municipality shall jointly plan for the designated urban growth area of that municipality (outside of municipal corporate limits) and may include municipal utility service areas. Joint municipal-municipal planning may occur in those other areas where the respective jurisdictions agree such planning would be beneficial.

10.1 Any jurisdiction initiating joint planning with one or more other jurisdictions shall do so by submitting a written proposal from its legislative authority to the legislative authority of the other jurisdiction(s). In forming its proposal, the initiating jurisdiction should consider the Joint Planning Framework recommended by the Pierce County Regional Council, April 15, 1993, and adopted by Resolution No. R93-127 of the Pierce County Council, July 13, 1993. The proposal shall include, but not be limited to, the following:

- 10.1.1 Size of the proposed joint planning study area;
- 10.1.2 Location of the proposed study area in relation to urban growth boundaries;
- 10.1.3 Description of the issues proposed to be addressed in the joint planning process;
- 10.1.4 Proposed end-product of the joint planning process (e.g., amendments to comprehensive plans or implementing ordinances of each jurisdiction, interlocal agreement, etc.);
- 10.1.5 Proposed resources (e.g., staff, funding, technology, etc.) to be provided by the initiating jurisdiction toward completing the joint planning process; and
- 10.1.6 Evidence that notification of the joint planning process will be provided to residents, property owners, businesses, service providers, special districts, or other parties affected by the proposed joint planning process.

10.2 A jurisdiction receiving a proposal for joint municipal-County planning shall respond by either:

- 10.2.1 Issuing a resolution of its legislative authority indicating an intent to enter into a joint planning process as proposed;
- 10.2.2 Entering into discussions with the proposing jurisdiction regarding alternatives to joint planning proposal; or
- 10.2.3 Proposing to Pierce County that the proposal be included as part of an appropriate community planning process, if mutually agreeable to all jurisdictions involved.



10.3 If at any time Pierce County receives more proposals for participation in joint planning than its resources will provide, the County shall forward the proposals to the Pierce County Regional Council (PCRC) for consideration and a recommendation on prioritization based on planning needs. The PCRC shall consider proposals for joint planning that have been forwarded to them and prioritize the proposals according to the probable benefit to the County as a whole. Prioritization shall be based on the information included in the proposal, plus other criteria agreed upon by the PCRC. These criteria could include, but are not limited to:

10.3.1 Rate of growth in the proposed study area;

10.3.2 Scope of existing municipal utility provision in the proposed study area;

10.3.3 Existence of special districts serving both the proposed study area and the municipality;

10.3.4 Degree to which development standards or comprehensive plan policies may differ between jurisdictions within the proposed study area; and

10.3.5 Criteria 10.4.1 through 10.4.3 below.

10.4 When joint planning is required, the joint planning effort shall determine and resolve issues including, but not limited to, the following:

10.4.1 How zoning, subdivision and other land use approvals in designated urban growth areas of municipalities will be coordinated;

10.4.2 How appropriate service level standards for determining adequacy and availability of public facilities and services will be coordinated;

10.4.3 How the rate, timing, and sequencing of boundary changes will be coordinated;

10.4.4 How the provision of capital improvements to an area will be coordinated; or

10.4.5 To what extent a jurisdiction(s) may exercise extra jurisdictional responsibility.

10.5 Joint planning may be based upon factors including, but not limited to, the following:

10.5.1 Contemplated changes in municipal and special purpose district boundaries;

10.5.2 The likelihood that development, capital improvements, or regulations will have significant impacts across a jurisdictional boundary; or

10.5.3 The consideration of how public facilities and services are and should be provided and by which jurisdiction(s).

UGA-11 The County and each municipality shall enter into an interlocal cooperation agreement providing for the approval and delivery of public facilities and services in the Urban Growth Area. Such further agreements shall include, where appropriate, provisions relating to services such as law enforcement and schools and the services of special purpose districts and other service providers.

Public Facilities and Services

UGA-12 Capital facilities plans shall identify existing, planned, and future infrastructure needs within Urban Growth Areas.

12.1 The County and each municipality in the County should identify appropriate levels of service and concurrency standards that address schools, sewer, water, and parks.



12.2 The County and each municipality in the County shall identify appropriate levels of service and multimodal concurrency standards that address roads.

UGA-13 Within the delineated urban growth areas, the County, and each municipality in the County, shall adopt measures to ensure that growth and development are timed and phased consistent with the provision of adequate public facilities and services.

13.1 "Adequacy" shall be defined by locally established service level standards for local facilities and services both on the site and off-site. For facilities and services provided by other agencies, adequacy shall be defined by level of service standards mutually agreed upon by the service provider and the jurisdiction served. The definition of levels of service standards may allow for the phasing-in of such standards as may be provided in the capital facilities element of County or municipal comprehensive plans.

13.2 "Public facilities" include:

13.2.1 Streets, roads, highways, sidewalks, street and road lighting systems, and traffic signals;

13.2.2 Domestic water systems;

13.2.3 Sanitary sewer systems;

13.2.4 Storm sewer systems;

13.2.5 Park and recreational facilities; and

13.2.6 Schools.

13.3 "Public services" include:

13.3.1 Fire protection and suppression;

13.3.2 Law enforcement;

13.3.3 Public health;

13.3.4 Education;

13.3.5 Recreation;

13.3.6 Environmental protection;

13.3.7 Access to broadband internet; and

13.3.8 Other governmental services, including power, transit, and libraries.

13.4 Public Sanitary Sewer Service. The following policies shall be applicable to the provision of public sanitary sewer service in the County and its municipalities:

13.4.1 Relationship of Sewer Interceptors to Comprehensive Plans. The timing, phasing and location of sewer interceptor expansions shall be included in the capital facilities element of the applicable municipal or County comprehensive plans and shall be consistent with Countywide Planning Policies, the Urban Growth Area boundaries and the local comprehensive land use plan. The phased expansions shall be coordinated among the County and the municipalities therein and shall give priority to existing unserved urbanized areas within the Urban Growth Area except as provided in 13.4.2 a. and b. below.



13.4.2 Public Sewer Interceptor and Service Extensions/Expansions.

- a. Public sewer interceptors shall only extend or expand outside of Urban Growth Areas where:
 - (i) Sewer service will remedy ground water contamination and other health problems by replacing septic systems;
 - (ii) A formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area; or
 - (iii) An interceptor will convey wastewater originating within a designated Urban Growth Area to sewerage facilities in another designated Urban Growth Area.
- b. New sanitary sewer service inside Urban Growth Areas must follow phasing of capital facilities as provided in the municipality's adopted comprehensive plan or any adopted Sewer Master Plan unless:
 - (i) Sewer service will remedy ground water contamination and other health problems by replacing septic systems and community on-site sewage systems;
 - (ii) A new municipality incorporates;
 - (iii) A formal binding agreement to service an approved planned development was made prior to the establishment of the Urban Growth Area; or
 - (iv) An interceptor will convey wastewater originating within a designated Urban Growth Area to sewerage facilities in another designated Urban Growth Area.
- c. New sanitary sewer service connections from interceptors shall not be made available to properties outside the Urban Growth Area except as provided in (a) above.
- d. Sanitary Sewer service shall not be provided in areas designated "rural," except as provided in 13.4.2(a)(i)(ii).
- e. A sewer interceptor or trunk line constructed or planned for construction through a rural area to convey wastewater from a designated Urban Growth Area to sewerage facilities in a designated Urban Growth Area shall not constitute a change of conditions that can be used as the basis for a change in land use designation or urban/rural designation, either for adjacent or nearby properties.

13.4.3 On-Site and Community Sewage Systems.

- a. In order to protect the public health and safety of the citizens of Pierce County and of the municipalities in the County, to preserve and protect environmental quality including, but not limited to, water quality and to protect aquifer recharge areas, to work toward the goal of eliminating the development of new residential and commercial uses on on-site and community sewage systems within the urban areas in the unincorporated County or within municipal boundaries consistent with the Countywide Planning Policies, the County and each municipality shall adopt policies on the use of on-site and community sewage including:
 - (i) The most current Tacoma-Pierce County Board of Health Land Use Regulations for On-Site and Community Sewerage Systems.
 - (ii) Policies which require connection to sanitary sewers when they are available in the following circumstances:



- a. If a septic system fails;
- b. For all new development except existing single-family lots; and
- c. For development with dry sewer systems.

(iii) If sewer service is not available, dry sewer facilities shall be required unless the local jurisdiction has adopted criteria that otherwise must be met.

b. New industrial development on community or on-site sewage systems shall not be allowed in urban areas in the unincorporated County or within municipal boundaries. Sanitary facilities necessary for recreation sites may be exempt from this policy.

c. It is not the intent of these policies to require any individual property owner on an existing, properly permitted and functioning septic system to connect to a public sewer unless:

(i) The septic system fails;

(ii) The system is not in compliance with the most current version of the Tacoma-Pierce County Board of Health Land Use Regulations or the current use of the property changes;

(iii) The density of development on the property increases;

(iv) The existing septic system was originally permitted as an interim system to be abandoned when sewers became available; or

(v) A municipality had a mandatory policy.

13.4.4 Achieving an adopted Level of Sewer Service.

a. The County, each municipality, and sewer providers shall work together to achieve adopted levels of service for sewers. All sewer service providers shall work with municipalities to process sewer permits in a manner that allows municipalities to comply with timelines imposed under RCW 36.70B.080(1).

b. The County, each municipality, and their sewer providers shall work to secure funding sources to achieve the adopted levels of sewer service such as:

(i) Grants;

(ii) Public Works Trust Fund;

(iii) State Revolving Fund;

(iv) Centennial Clean Water Fund; or

(v) Municipally imposed surcharges to fund sewer improvements in the jurisdictions where the surcharges are collected.

13.4.5 The availability or potential for availability of sewer treatment plant capacity shall not be used to justify expansion of the sewer system or development in a manner inconsistent with the Countywide Planning Policy, Urban Growth Area boundaries and the applicable municipal or County comprehensive land use plans.

13.5 Non-Municipal Service-Provision Entities.



- 13.5.1 Special purpose districts shall conform their capital facility and service plans so as to be consistent with the capital facility element of the County or municipal comprehensive plans.
- 13.5.2 Where facilities and services will be provided by special purpose, improvement or facility service provision entities, such entities shall coordinate the provision of facilities and services with the County, and each affected municipality in the County, so that new growth and development is, in fact, served by adequate public facilities and services at the time of development.
- 13.6 Urban government services shall be provided primarily by cities and urban government services shall not be provided in rural areas.
- 13.7 Public facilities and services will be considered available "at the time of development" as follows:
- 13.7.1 As to all public facilities and services other than transportation, if the facility or service is in place at the time demand is created, or if the County or municipality has made appropriate provision to meet the demand for the public facility or service through one or more of the following techniques:
- a. Inclusion of the public facility or service in the applicable County or municipal capital facilities plan element and specification of the full source of the funding for such project;
 - b. Impact fees;
 - c. Required land dedication;
 - d. Assessment districts;
 - e. Users fees and charges;
 - f. Utility fees; or
 - g. Other.
- 13.7.2 As to transportation facilities, if needed transportation improvements are within the then existing 6-year capital facilities plan element and program, but only if a specific financial commitment to the transportation improvement project has been made.
- 13.7.3 Public facilities and services will not be considered available at the time of development unless they are provided consistently with the applicable level of service standards adopted in the capital facilities element of the Comprehensive Plan.
- 13.8 Public facility and service adequacy shall be determined by the County, and each municipality in the County, based upon:
- 13.8.1 The specific public facility or service;
- 13.8.2 The adopted or established level of service standard;
- a. Established by each municipality for local facilities and services;
 - b. By mutual agreement between provider and municipality served for other facilities and services; or
 - c. Established through interlocal agreements for cross-jurisdictional facilities and services.



- 13.8.3 The current usage of the existing public facilities and services, existing development commitments and obligations, the vested or non-vested status of pipeline approvals or existing lots of record, and new development applications; and
- 13.8.4 Where development projects partially meet adequacy of public facilities and services standards, development approval may be authorized for that portion of the project that meets the adequacy standards or the project may be phased to coincide with the phasing of future availability of adequate public facilities and services.
- 13.9 Facility and service provision/extension to new development areas shall be subject to the following:
- 13.9.1 Imposition of requirement for payment of the full, but fair, share of costs of needed facilities and services on the new development through:
- a. Impact fees;
 - b. Assessment districts;
 - c. User fees and charges;
 - d. Surcharges;
 - e. Dedication;
 - f. Utility fees; or
 - g. Other, as appropriate.
- 13.9.2 Consideration of the total impact of the facility or service extension on the achievement of other policies, goals and objectives, in addition to the impact on the area being served.
- 13.9.3 If necessary to minimize off-site impacts, specify that such service extensions (e.g., sewer, water) are not subject to connection by intervening landowners.

Freestanding Cities and Towns

UGA-14 Freestanding Cities and Towns are local focal points where people come together for a variety of activities, including business, shopping, living and recreation. Often, Freestanding Cities and Towns include a strong public presence because they are the location of city hall, main street, and other public spaces.

- 14.1 Freestanding cities and towns should provide the majority of services and jobs for surrounding rural residents.

UGA-15 Freestanding Cities and Towns will be characterized by a compact urban form that includes a moderately dense mix of locally oriented retail, jobs and housing that promotes walking, transit usage, when feasible, and community activity.

- 15.1 Freestanding Cities and Towns will be developed at a higher density than surrounding urban and rural areas.
- 15.2 Small scale forms of intensification such as accessory housing units and development of vacant lots and parking lots help achieve the qualities of centers while preserving the neighborhood character.
- 15.3 Freestanding cities and towns should provide more concentrated and varied housing options than surrounding rural areas.



1 UGA-16 At a minimum, Freestanding Cities and Towns will be served by State Routes which connect them to other
2 centers and to the regional high-capacity transit system. In some instances, Freestanding Cities and Towns
3 may have direct connections to the local public transportation system.
4
5
6



REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: <u>Sept. 6, 2022</u>	TITLE: Motion authorizing the City Manager to execute a professional services agreement with David Evans and Associates, Inc. in an amount not to exceed \$343,378 for design engineering services related to the Ardmore/Whitman/93 rd Sidewalks project.	TYPE OF ACTION: — ORDINANCE — RESOLUTION <u>X</u> MOTION 2022-63 — OTHER
REVIEW: <u>Sept. 6, 2022</u>	ATTACHMENTS: Consultant Estimate Project Scope of Services	

SUBMITTED BY: Paul A. Bucich, P.E., Public Works Engineering Director.

RECOMMENDATION: It is recommended that the City Council authorize the City Manager to execute a professional services agreement with David Evans and Associates, Inc. in an amount not to exceed \$343,378 for engineering design services related to the Ardmore/Whitman/93rd Sidewalks project.

DISCUSSION: The purpose of this project is to provide a non-motorized facility within the following project limits: Whitman Ave. from Motor Ave. to 93rd St. SW, Ardmore Dr. from Steilacoom Blvd. to 93rd st. and 993rd St. from Ardmore Dr. to Bridgeport Way. Design improvements that include new sidewalk, curb and gutter, street lighting, storm drainage, new pavement and intersection control improvements.

ALTERNATIVE(S): There is no practical alternative other than to conduct a new consultant selection process and negotiate a new fee. PWE believes the design budget is in line with the work requested and a new RFQ process will not result in savings.

FISCAL IMPACT: This project is funded from the sale of Transportation Benefit District bonds and the Surface Water Management Program (401) and is fully funded with no additional fiscal impact anticipated.

Charles "Ted" Hill, P.E.

Prepared by

Paul A. Bucich, P.E.

Department Director


City Manager Review

City of Lakewood

Ardmore/Whitman/93rd Sidewalk

SCOPE OF WORK

Prepared for
City of Lakewood

Prepared by
David Evans and Associates, Inc.

724 Columbia ST NW #320
Olympia, WA 98501

August 3, 2022

CITY OF LAKEWOOD

SCOPE OF SERVICES For 30%, 60% 90% and Bid Ready PSE Ardmore/Whitman/93rd Sidewalk Amendment 1

This Scope of Services is for David Evans and Associates, Inc. (DEA) to assist the City of Lakewood (CITY) with preliminary design, final design and bid support for the Ardmore/Whitman/93rd Sidewalk Project.

The project will involve the design of sidewalk, street lighting and replace Ardmore Dr, 93rd Av and Whitman Road between Steilacoom Blvd., Motor Avenue and Bridgeport Way. The existing span-wire traffic signal at the Ardmore/Whitman/93rd intersection will be upgrade to a mast arm. As first order of business a high level conceptual roundabout graphic will be developed for this intersection prior to any other work to determine if the City would like to proceed with a roundabout at this location. Key project elements are listed below:

- 14 foot outside lanes will establish a shared use facility
- Curbing and Sidewalk on both Sides of Ardmore Drive
- Curbing and Sidewalk on both Sides of Whitman, excepting the old QFC Parcel
- Curbing and Sidewalk on north side of 93rd Avenue
- Replace Ardmore/Whitman/93rd signal to mast-arm
- 2-inch overlay, including pavement repair of existing surface.
- Roundabout High-Level Concept for Ardmore/Whitman/93rd intersection along with Conceptual Cost estimate.

The project will be designed in accordance with City of Lakewood Public Works Standards, current American Association of State and Highway Transportation Officials (AASHTO) green book, WSDOT Standard Plans (most current version), Pierce County Standards and the 2022 Standard Specifications for Road, Bridge, and Municipal Construction.

GENERAL ASSUMPTIONS

This Scope of Services is based on the following assumptions:

1. The budget for the Scope of Services is based on a project schedule of up to nine (9) months, with and anticipate bid by early spring 2023, to allow for construction during the spring/summer2023.
2. DEA and the CITY will hold one-hour conference call long progress and coordination meetings at each design milestones of 30%, 60%, 90% & bid ready for two (2) consultant staff to attend.

3. DEA and the CITY will hold up to 4 one-hour conference calls to discuss project progress for (2) consultant staff to attend.
4. It is assumed up to 3 site visits are included for up to 3 staff.
5. It is assumed no utility design is included in the project, except for the necessary stormwater improvements.
6. It is assumed that two (2) Consultant will attend three (3) coordination conference call meetings with franchise utilities as requested by the city.
7. Scope and fee for all ROW services excluded.
8. Scope and fee for all Geotechnical services excluded.
9. All milestone deliverables will be provided in a PDF Format. All final deliverables will also be provided in native file format (i.e.: excel, word, AutoCad/Civil 3D, etc.). Upon request from the CITY native file formats will be provided to the CITY at any Milestone Submittal.
10. A base line of up to 24 hours is included for Bid Support.
11. No Design Support During Construction is included.
12. All services will be provided based on the standard of care consistent with similar professionals providing similar services under similar conditions.
13. All Public involvement will be completed by the City.
14. Detailed design of driveway restoration is not included. A table reflecting location, area of restoration, and material to be used will be provided.
15. MEF will not be required for sidewalk and crosswalk designs.

TASK 6 – DESIGN PROJECT MANAGEMENT

For this project task, DEA will:

1. The Design Project Manager (PM) and 1 task lead will attend up to 8 one-hour long conference call project meetings. Meetings will be held approximately at milestones to discuss project issues, obtain project decisions from the CITY, or jointly develop project criteria for the development of the project.
2. Prepare and submit monthly invoices to the CITY and perform project administrative duties to coordinate and document work performed. The invoices will be broken into subsections that follow the tasks identified in this Scope of Services and will show the hours of work used for each task for the billing period and the individuals who worked on the project. The invoices will show mileage, postage, reprographic, and other expenses associated with the project.
3. A progress report will be submitted with each monthly tasks completed and tasks to be completed the following month.
4. Provide project management, administration, and supervision for the project to coordinate, document, and progress the work in conformance with the scope, schedule and budget.

5. Allow up to 3 site visits for Design Staff to visit the project site to evaluate whether design concepts can practically be implemented in the field.
6. Two (2) Consultant will attend three (3) conidiation conference call meetings with franchise utilities as requested by the city.
7. Setup and monitor QA/QC (QC will be completed under the deliverables).

Task Deliverables:

Meeting summaries.

Monthly invoices.

Monthly progress reports.

TASK 7 Conceptual Roundabout Layout and Cost Estimate

For this project task, DEA will provide the following work for the preferred roadway cross section, stormwater improvements and culvert crossing alternative:

1. DEA will develop a conceptual roundabout layout on aerial along with the survey for the intersection of Ardmore/Whitman/93rd. This will be in concept only identifying generally how a roundabout would layout at the intersection and area of impacts to adjacent parcels. Our estimate provides for incorporating one set of minor revisions to the draft concept.
2. At the request of the City a conceptual level cost estimate will be developed to establish a rough order of magnitude of the cost of the roundabout.

Task Deliverables:

Draft Concept Roundabout Layout.

Final Concept Roundabout Layout

Conceptual Level Cost Estimate

TASK 8 30% PSE

For this project task, DEA will provide the following work for the roadway improvements:

1. Prepare 30% design plans, including the following sheets:
 - a. Cover, Vicinity Map, Index and Summary Quantity Sheets - 4 Sheets
 - b. Roadway Plan, Profile, and Typical Sections/Details (Ardmore Sheets (2 P&P, 1 detail, 1 Section); 93rd Sheets (1 P&P, 1 detail, 1 Section); Whitman Sheets (2 P&P, 1 detail, 1 Section); Intersection Sheet and ADA detailed layout sheet) - 13 sheets
 - c. Drainage (assumes drainage layout will be shown on roadway plans and will incorporate City Standard Details for treatment and flow control, specialized Drainage will not be designed)
 - d. Channelization/Signing plans and Details (assumes up to 8 sheets)

- e. Illumination design (assumes Illumination sheets are included as part of Channelization/Signing Sheets, Illumination will be LED)
 - f. Signalization Sheets (assumes up to 4 sheets)
2. Prepare AGI light level outputs to establish streetlight layout.
 3. Prepare a 30% cost estimate inclusive of all estimated design, permitting, construction, environmental and right of way procurement cost estimates.
 4. Submit 30% plans to the CITY for review and comment.

Assumptions:

- North End Ardmore Dr. at Steilacoom, project matches into new pavement and sidewalks (no curb ramps)
- Complete reconstruction of Ardmore/Whitman/93rd intersections necessary to construct new signal system and ADA ramps. (North side of intersection is limited to the intersection only (limits of survey).
- South end of Whitman at Motor, it is assumed no curb ramps will be reconstructed. Limits of grind and overlay will match into Motor Ave.
- East End of 93rd At Bridgeport, project will include grind overlay up to Bridgeport, no curb ramps will be reconstructed.
- No Improvements will be made at the QFC parcel
- No landscaping plans or structural plans (except luminaire and signal pole foundations, per standard plans) are required.
- Plan Sheets assumed to be at 30 scale on 22X34 sheets. Details/Cross-sections will be scale as appropriate to define requirements

Task Deliverables:

- 30% Plans
- Draft AGI Light Levels Output
- 30% Cost Estimate

TASK 9 60% PSE

For this project task, DEA will provide the following work for the roadway improvements:

1. Prepare 60% design plans, including the following sheets:
 - a. Cover, Vicinity Map, Index and Summary Quantity Sheets - 4 Sheets
 - b. Roadway Plan, Profile, and Typical Sections/Details (Ardmore Sheets (2 P&P, 1 detail, 1 Section); 93rd Sheets (1 P&P, 1 detail, 1 Section); Whitman Sheets (2 P&P, 1 detail, 1 Section); Intersection Sheet and ADA detailed layout sheet) - 13 sheets
 - c. Drainage (assumes drainage layout will be shown on roadway plans and will incorporate City Standard Details for treatment and flow control, specialized Drainage will not be designed)
 - d. Channelization/Signing plans and Details (assumes up to 8 sheets)

- e. Illumination design (assumes Illumination sheets are included as part of Channelization/Signing Sheets, Illumination will be LED)
 - f. Signalization Sheets (assumes up to 4 sheets)
2. Prepare a 60% cost estimate inclusive of all estimated design, permitting, construction, environmental and right of way procurement cost estimates.
 3. Prepare 60% Specification Package
 4. Submit 60% plans to the CITY for review and comment.

Assumptions:

- North End Ardmore Dr. at Steilacoom, project matches into new pavement and sidewalks (no curb ramps)
- Complete reconstruction of Ardmore/Whitman/93rd intersections necessary to construct new signal system and ADA ramps. (North side of intersection is limited to the intersection only (limits of survey).
- South end of Whitman at Motor, it is assumed no curb ramps will be reconstructed. Limits of grind and overlay will match into Motor Ave.
- East End of 93rd At Bridgeport, project will include grind overlay up to Bridgeport, no curb ramps will be reconstructed.
- No Improvements will be made at the QFC parcel
- No landscaping plans or structural plans (except luminaire and signal pole foundations, per standard plans) are required.
- Plan Sheets assumed to be at 30 scale on 22X34 sheets. Details/Cross-sections will be scale as appropriate to define requirements

Task Deliverables:

- 60% Plans
- Final AGI Light Levels Output
- 60% Cost Estimate
- 60% Specifications

TASK 10 90% PSE

For this project task, DEA will provide the following work for the roadway improvements:

1. Prepare 90% design plans, including the following sheets:
 - a. Cover, Vicinity Map, Index and Summary Quantity Sheets - 4 Sheets
 - b. Roadway Plan, Profile, and Typical Sections/Details (Ardmore Sheets (2 P&P, 1 detail, 1 Section); 93rd Sheets (1 P&P, 1 detail, 1 Section); Whitman Sheets (2 P&P, 1 detail, 1 Section); Intersection Sheet and ADA detailed layout sheet) - 13 sheets
 - c. Drainage (assumes drainage layout will be shown on roadway plans and will incorporate City Standard Details for treatment and flow control, specialized Drainage will not be designed)
 - d. Channelization/Signing plans and Details (assumes up to 8 sheets)

- e. Illumination design (assumes Illumination sheets are included as part of Channelization/Signing Sheets, Illumination will be LED)
 - f. Signalization Sheets (assumes up to 4 sheets)
2. Prepare the following reports:
 - a. Final Drainage report incorporating City standard details for treatment and flow control utilizing infiltration.
 3. Finalize AGI light level outputs to establish streetlight layout.
 4. Prepare a 90% cost estimate inclusive of all estimated design, permitting, construction, environmental and right of way procurement cost estimates.
 5. Prepare 90% Specification Package.
 6. Up to 4 Temporary Traffic Control Sheets will be prepared.
 7. Submit 90% plans to the CITY for review and comment.

Assumptions:

- North End Ardmore Dr. at Steilacoom, project matches into new pavement and sidewalks (no curb ramps)
- Complete reconstruction of Ardmore/Whitman/93rd intersections necessary to construct new signal system and ADA ramps. (North side of intersection is limited to the intersection only (limits of survey).
- South end of Whitman at Motor, it is assumed no curb ramps will be reconstructed. Limits of grind and overlay will match into Motor Ave.
- East End of 93rd At Bridgeport, project will include grind overlay up to Bridgeport, no curb ramps will be reconstructed.
- No Improvements will be made at the QFC parcel
- No landscaping plans or structural plans (except luminaire and signal pole foundations, per standard plans) are required.
- Plan Sheets assumed to be at 30 scale on 22X34 sheets. Details/Cross-sections will be scale as appropriate to define requirements

Task Deliverables:

- 90% Plans
- 90% Cost Estimate
- 90% Specifications

TASK 11 BID READY PS&E

For this project task, DEA will provide the following work for the roadway improvements:

1. Prepare Bid Ready design plans, including the following sheets:

- a. Cover, Vicinity Map, Index and Summary Quantity Sheets - 4 Sheets
 - b. Roadway Plan, Profile, and Typical Sections/Details (Ardmore Sheets (2 P&P, 1 detail, 1 Section); 93rd Sheets (1 P&P, 1 detail, 1 Section); Whitman Sheets (2 P&P, 1 detail, 1 Section); Intersection Sheet and ADA detailed layout sheet) - 13 sheets
 - c. Drainage (assumes drainage layout will be shown on roadway plans and will incorporate City Standard Details for treatment and flow control, specialized Drainage will not be designed)
 - d. Channelization/Signing plans and Details (assumes up to 8 sheets)
 - e. Illumination design (assumes Illumination sheets are included as part of Channelization/Signing Sheets, Illumination will be LED)
 - f. Signalization Sheets (assumes up to 4 sheets)
2. Prepare a official engineer estimate inclusive of all estimated design, permitting, construction, environmental and right of way procurement cost estimates.
 3. Prepare Bid Ready Specification Package
 4. Submit Bid Ready plans to the CITY.

Assumptions:

- North End Ardmore Dr. at Steilacoom, project matches into new pavement and sidewalks (no curb ramps)
- Complete reconstruction of Ardmore/Whitman/93rd intersections necessary to construct new signal system and ADA ramps. (North side of intersection is limited to the intersection only (limits of survey).
- South end of Whitman at Motor, it is assumed no curb ramps will be reconstructed. Limits of grind and overlay will match into Motor Ave.
- East End of 93rd At Bridgeport, project will include grind overlay up to Bridgeport, no curb ramps will be reconstructed.
- No Improvements will be made at the QFC parcel
- No landscaping plans or structural plans (except luminaire and signal pole foundations, per standard plans) are required.
- Plan Sheets assumed to be at 30 scale on 22X34 sheets. Details/Cross-sections will be scale as appropriate to define requirements

Task Deliverables:

- Bid Ready Plans
- Bid Ready Cost Estimate
- Bid Ready Specifications

TASK 7 BID SUPPORT

For this project task, DEA will:

This phase of work includes assistance with advertisement of the project for the public bidding process and issues related to the project prior to bid opening. DEA will provide the CITY with assistance for the advertisement and bidding process. DEA assumes that there are a total of 24 hours available to support the city as requested.

EXTRA WORK

DEA has the resources available to perform additional services in connection with the project at the request of the CITY. No extra work will begin until directed by the CITY and contract scope and budget amendment is executed.

EXCLUSIONS

The following work tasks are not included in this Scope of Work, but may be added by the CITY on future phases:

1. Negotiations with impacted utilities for utility replacement work or related work tasks.
2. No Design Support during Construction
3. No Environmental/Permitting support
4. No Right-of-way Support

SERVICES PROVIDED BY THE CITY

The CITY will:

1. Provide all available plans, studies, reports, or other pertinent existing documents.
2. Provide current design standards and criteria in published form and in electronic format.
3. Provide all CITY standards details in electronic format compatible with AutoCAD.
4. Provide current storm drainage standards and criteria in published form and in electronic format if needed by DEA.
5. Provide DEA with applicable utility permit and franchise information as needed to facilitate this project.
6. CITY will lead the Utility Coordination.
7. Coordinate all transactions and communications with regulatory agencies and other local agencies.
8. Review all submittals made to the CITY within 14 working days.

REIMBURSABLES

1. Fees payable to various agencies for copies of legal documents obtained during the research phase of the project.
2. Fees for reprographics, postage, and express mailing.
3. Mileage.

PROJECT COMPLETION

Work on this project shall begin upon receipt of Notice to Proceed (NTP) and shall be complete no later than 9 months after NTP unless DEA encounters delays beyond its reasonable control.

FEE ESTIMATES
City of Lakewood
Ardmore/Whitman/93rd Sidewalks
0

David Evans and Associates, Inc.

	Classification	Hrs.	x	Negotiated Rate	=	Cost
1	QA/QC	4		\$ 349.83		\$1,399
2	Project Manager (PJMR)	230		\$ 247.63		\$56,956
3	Engineer V	333		\$ 211.52		\$70,436
4	Engineer IV	249		\$ 186.88		\$46,533
5	Designer III	228		\$ 168.88		\$38,505
6	Designer II	800		\$ 137.26		\$109,808
9	Account Manager	13		\$ 139.97		\$1,820
10	Admin/Project Coordinator	41		\$ 98.44		\$4,036
Total Hrs.		1898				

Salary Cost **\$ 329,493**

Salary Escalation Cost (estimated)

Escalation - % of Labor Cost 4% per year @ 0.75 year(s) \$9,885

Total Salary Cost **\$ 339,378**

Direct Expenses

Reproduction, Printing, Postage, Express Delivery Costs
Mileage

Cost

\$2,000
\$2,000

Subtotal **\$ 4,000**

David Evans and Associates Total **\$ 343,378**

Subconsultants

UDBE

		\$ Total
	no	
Subconsultant Total		\$ -

Direct Expenses Sub-Total (including Subconsultants) **\$ 4,000**

Total Costs **\$ 343,378**

Management Reserve Fund

Total Costs with Management Reserve Fund **\$ 343,378**

Anticipated UDBE Percentage **0%**

Note: Ott-Sakai is included for potential future work.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: September 6, 2022	TITLE: Authorizing the execution of necessary agreements and forms related to the Washington Opioid Settlement.	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. — MOTION NO. 2022-64 — OTHER
REVIEW:	ATTACHMENTS:	

SUBMITTED BY: Heidi Ann Wachter, City Attorney

RECOMMENDATION: It is recommended that the City Council authorize the execution of the “Allocation Agreement” and “Participation Form” related to the Washington Opioid Settlement. This is the recommendation of counsel representing the City and other plaintiffs.

DISCUSSION: The City is a participating litigant in one case among many nationwide seeking recovery for damages associated with the opioid epidemic. This case involves numerous plaintiffs comprised primarily of cities and counties and numerous defendants comprised primarily of producers and distributors of opioids. Due to the number of defendants and variety of circumstances (some defendants declaring bankruptcy, others settling, etc.), this case is expected to resolve in pieces rather than as a single judgment. The first such piece occurred earlier this year when the State of Washington settled with defendants McKesson Corporation, Cardinal Health, Inc. and AmerisourceBergen Corporation, each a distributor.

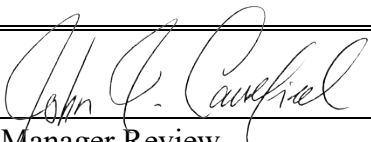
Defendants in question settled with the State of Washington on the condition that the settlement dispose of all liability for distribution in the state; in order for the State to settle the case, each jurisdiction would have to agree so that there is no further exposure for these defendants. The City Council previously authorized the City’s participation in the “OneWA MOU” that brought the cities and counties of Washington together regardless of participation in the litigation.

In order to approve the settlement, the City must submit the “Participation Form” and authorize the “Allocation Agreement.” The “Participation Form” simply provides identifies the City as one participating in the settlement reached by the State. The “Allocation Agreement” details the amount to be paid by the defendants, the terms of payment and how that amount will be allocated among participating jurisdictions.

ALTERNATIVE(S): The City could refuse to authorize participation in the settlement. This course threatens settlement for the state, as defendants seek complete resolution. This course is also inconsistent with the advice of counsel. Alternative to settlement is litigation. Given the array of plaintiffs and defendants, litigation, even if successful, will extend recovery unnecessarily and for an inestimable time.

FISCAL IMPACT: The \$430,249,769.02 state settlement with three opioid distributors will be split with Participating Local Governments (LG) 50/50. Allocations to LG will come out of the \$215,124,884.51 modified to \$182,856,151.81 to address 15% attorney’s fees mitigated by a contribution from defendants. This amount is subject to a formula for each LG that we estimate to be approximately \$1,129,533 or \$66,443 per year over the next 17 years, with the exception of the first year, when the City should expect double to reflect the first of an 18 year payment plan.

Heidi Ann Wachter
Prepared by


City Manager Review

**ALLOCATION AGREEMENT GOVERNING THE ALLOCATION OF FUNDS PAID
BY THE SETTLING OPIOID DISTRIBUTORS IN WASHINGTON STATE**

AUGUST 8, 2022

This Allocation Agreement Governing the Allocation of Funds Paid by the Settling Opioid Distributors in Washington State (the “Allocation Agreement”) governs the distribution of funds obtained from AmerisourceBergen Corporation, Cardinal Health, Inc., and McKesson Corporation (the “Settling Distributors”) in connection with its resolution of any and all claims by the State of Washington and the counties, cities, and towns in Washington State (“Local Governments”) against the Settling Distributors (the “Distributors Settlement”). The Distributors Settlement including any amendments are attached hereto as Exhibit 1.

1. This Allocation Agreement is intended to be a State-Subdivision Agreement as defined in Section I.VVV of the Global Settlement (the “Global Settlement”), which is Exhibit H of the Distributors Settlement. This Allocation Agreement shall be interpreted to be consistent with the requirements of a State-Subdivision Agreement in the Global Settlement.
2. This Allocation Agreement shall become effective only if all of the following occur:
 - A. All Litigating Subdivisions in Washington and 90% of Non-Litigating Primary Subdivisions in Washington as the terms are used in Section II.C.1 of the Distributors Settlement must execute and return the Subdivision Settlement Participation Form, Exhibit F of the Distributors Settlement (the “Participation Form”) by **September 23, 2022**. This form is also attached hereto as Exhibit 2.
 - B. The Consent Judgment and Stipulation of Dismissal with Prejudice, Exhibit G of the Distributors Settlement, is filed and approved by the Court.
 - C. The number of Local Governments that execute and return this Allocation Agreement satisfies the participation requirements for a State-Subdivision Agreement as specified in Exhibit O of the Global Settlement.
3. Requirements to become a Participating Local Government. To become a Participating Local Government that can participate in this Allocation Agreement, a Local Government must do all of the following:
 - A. The Local Government must execute and return this Allocation Agreement.
 - B. The Local Government must release their claims against the Settling Distributors and agree to be bound by the terms of the Distributors Settlement by timely executing and returning the Participation Form. This form is attached hereto as Exhibit 2.

- C. Litigating Subdivisions must dismiss the Settling Distributors with prejudice from their lawsuits. The Litigating Subdivisions are listed on Exhibit B of the Distributors Settlement.
- D. The Local Government must execute and return the One Washington Memorandum of Understanding Between Washington Municipalities (“MOU”) agreed to by the Participating Local Governments in Washington State, which is attached hereto as Exhibit 3. As specified in Paragraph 10.A of this Allocation Agreement, the Local Government may elect in its discretion to execute the MOU for purposes of this Allocation Agreement only.

A Local Government that meets all of the conditions in this paragraph shall be deemed a “Participating Local Government.” Alternatively, if the requirements of Paragraphs 2(A), 2(B), and 2(C) of this Allocation Agreement are satisfied and this Allocation Agreement becomes effective, then all Local Governments that comply with Paragraph 3(B) of this Allocation Agreement shall be deemed a “Participating Local Government.”

- 4. This Allocation Agreement applies to the Washington Abatement Amount as defined in Section IV.A of the Distributors Settlement. The maximum possible Washington Abatement Amount for the Distributors Settlement is \$430,249,769.02. As specified in the Global Settlement, the Washington Abatement Amount varies dependent on the percentage of Primary Subdivisions that choose to become Participating Local Governments and whether there are any Later Litigating Subdivisions as defined in Section I.EE of the Global Settlement.
- 5. This Allocation Agreement does not apply to the Washington Fees and Costs as defined in Section V of the Distributors Settlement. After satisfying its obligations to its outside counsel for attorneys’ fees and costs, the State estimates that it will receive approximately \$46 million for its own attorneys’ fees and costs pursuant to Section V.B.1 of the Distributors Settlement. The State shall utilize any and all amounts it receives for its own attorneys’ fees and costs pursuant to Section V.B.1 of the Distributors Settlement to provide statewide programs and services for Opioid Remediation as defined in Section I.SS of the Global Settlement.
- 6. While this Allocation Agreement does not apply to the Washington Fees and Costs as defined in Section V of the Distributors Settlement, Section V.B.2 of the Distributors Settlement estimates that the Settling Distributors shall pay \$10,920,914.70 to Participating Litigating Subdivisions’ attorneys for fees and costs. The actual amount may be greater or less. This Allocation Agreement and the MOU are a State Back-Stop Agreement. The total contingent fees an attorney receives from the Contingency Fee Fund pursuant to Section II. D in Exhibit R the Global Settlement, the MOU, and this Allocation Agreement combined cannot exceed 15% of the portion of the LG Share paid to the Litigating Local Government that retained that firm (i.e., if City X filed suit with outside counsel

on a contingency fee contract and City X receives \$1,000,000 from the Distributors Settlement, then the maximum that the firm can receive is \$150,000 for fees.)

7. No portion of the Washington Fees and Costs as defined in Section V of the Distributors Settlement and/or the State Share as defined in Paragraph 8.A of this Allocation Agreement shall be used to fund the Government Fee Fund (“GFF”) referred to in Paragraph 10 of this Allocation Agreement and Section D of the MOU, or in any other way to fund any Participating Local Government’s attorneys’ fees, costs, or common benefit tax other than the aforementioned payment by the Settling Distributors to Participating Litigating Subdivisions’ attorneys for fees and costs in Section V.B.2 of the Distributors Settlement.
8. The Washington Abatement Amount shall and must be used by the State and Participating Local Governments for Opioid Remediation as defined in Section I.SS of the Global Settlement, except as allowed by Section V of the Global Settlement. Exhibit 4 is a non-exhaustive list of expenditures that qualify as Opioid Remediation. Further, the Washington Abatement Amount shall and must be used by the State and Participating Local Governments as provided for in the Distributors Settlement.
9. The State and the Participating Local Governments agree to divide the Washington Abatement Amount as follows:
 - A. Fifty percent (50%) to the State of Washington (“State Share”).
 - B. Fifty percent (50%) to the Participating Local Governments (“LG Share”).
10. The LG Share shall be distributed pursuant to the MOU attached hereto as Exhibit 3 as amended and modified in this Allocation Agreement.
11. For purposes of this Allocation Agreement only, the MOU is modified as follows and any contrary provisions in the MOU are struck:
 - A. The MOU is amended to add new Section E.6, which provides as follows:

A Local Government may elect in its discretion to execute the MOU for purposes of this Allocation Agreement only. If a Local Governments executes the MOU for purposes of this Allocation Agreement only, then the MOU will only bind such Local Government and be effective with respect to this Allocation Agreement and the Distributors Settlement, and not any other Settlement as that term is defined in Section A.14 of the MOU. To execute the MOU for purposes of this Allocation Agreement only, the Local Government may either (a) check the applicable box on its signature page of this Allocation Agreement that is returned or (b) add language below its signature lines in the MOU that is returned indicating that the Local Government is executing or has

executed the MOU only for purposes of the Allocation Agreement Governing the Allocation of Funds Paid by the Settling Opioid Distributors in Washington State.

- B. Exhibit A of the MOU is replaced by Exhibit E of the Global Settlement, which is attached as Exhibit 4 to this Agreement.
- C. The definition of “Litigating Local Governments” in Section A.4 of the MOU shall mean Local Governments that filed suit against one or more of the Settling Defendants prior to May 3, 2022. The Litigating Local Governments are listed on Exhibit B of the Distributors Settlement, and are referred to as Litigating Subdivisions in the Distributors Settlement.
- D. The definition of “National Settlement Agreement” in Section A.6 of the MOU shall mean the Global Settlement.
- E. The definition of “Settlement” in Section A.14 of the MOU shall mean the Distributors Settlement.
- F. The MOU is amended to add new Section C.4.g.vii, which provides as follows:

“If a Participating Local Government receiving a direct payment (a) uses Opioid Funds other than as provided for in the Distributors Settlement, (b) does not comply with conditions for receiving direct payments under the MOU, or (c) does not promptly submit necessary reporting and compliance information to its Regional Opioid Abatement Counsel (“Regional OAC”) as defined at Section C.4.h of the MOU, then the Regional OAC may suspend direct payments to the Participating Local Government after notice, an opportunity to cure, and sufficient due process. If direct payments to Participating Local Government are suspended, the payments shall be treated as if the Participating Local Government is foregoing their allocation of Opioid Funds pursuant to Section C.4.d and C.4.j.iii of the MOU. In the event of a suspension, the Regional OAC shall give prompt notice to the suspended Participating Local Government and the Settlement Fund Administrator specifying the reasons for the suspension, the process for reinstatement, the factors that will be considered for reinstatement, and the due process that will be provided. A suspended Participating Local Government may apply to the Regional OAC to be reinstated for direct payments no earlier than five years after the suspension.”

- G. Consistent with how attorney fee funds for outside counsel for Participating Local Subdivisions are being administered in most states across the country, the Government Fee Fund (“GFF”) set forth in the

MOU shall be overseen by the MDL Fee Panel (David R. Cohen, Randi S. Ellis and Hon. David R. Herndon (ret.)). The Fee Panel will preside over allocation and disbursement of attorney's fees in a manner consistent with the *Motion to Appoint the Fee Panel to Allocate and Disburse Attorney's Fees Provided for in State Back-Stop Agreements* and the *Order Appointing the Fee Panel to Allocate and Disburse Attorney's Fees Provided for in State Back-Stop Agreements*, Case No. 1:17-md-02804-DAP Doc #: 4543 (June 17, 2022).

- H. The GFF set forth in the MOU shall be funded by the LG Share of the Washington Abatement Amount only. To the extent the common benefit tax is not already payable by the Settling Distributors as contemplated by Section D.8 of the MOU, the GFF shall be used to pay Litigating Local Government contingency fee agreements and any common benefit tax referred to in Section D of the MOU, which shall be paid on a pro rata basis to eligible law firms as determined by the Fee Panel.
- I. To fund the GFF, fifteen percent (15%) of the LG Share shall be deposited in the GFF from each LG Share settlement payment until the Litigating Subdivisions contingency fee agreements and common benefit tax (if any) referred to in Section D of the MOU are satisfied. Under no circumstances will any Non-Litigating Primary Subdivision or Litigating Local Government be required to contribute to the GFF more than 15% of the portion of the LG Share allocated to such Non-Litigating Primary Subdivision or Litigating Local Government. In addition, under no circumstances will any portion of the LG Share allocated to a Litigating Local Government be used to pay the contingency fees or litigation expenses of counsel for some other Litigating Local Government.
- J. The maximum amount of any Litigating Local Government contingency fee agreement (from the Contingency Fee Fund pursuant to Section II. D in Exhibit R the Global Settlement) payable to a law firm permitted for compensation shall be fifteen percent (15%) of the portion of the LG Share paid to the Litigating Local Government that retained that firm (i.e., if City X filed suit with outside counsel on a contingency fee contract and City X receives \$1,000,000 from the Distributors Settlement, then the maximum that the firm can receive is \$150,000 for fees.) The firms also shall be paid documented expenses due under their contingency fee agreements that have been paid by the law firm attributable to that Litigating Local Government. Consistent with the Distributors Settlement and Exhibit R of the Global Settlement, amounts due to Participating Litigating Subdivisions' attorneys under this Allocation Agreement shall not impact (i) costs paid by the subdivisions to their attorneys pursuant to a State Back-Stop agreement, (ii) fees paid to subdivision attorneys from the Common Benefit Fund for common benefit work performed by the attorneys pursuant to Section II.C of Exhibit R of the Global Settlement, or (iii) costs paid to subdivision attorneys from the MDL Expense Fund

for expenses incurred by the attorneys pursuant to Section II.E of the Global Settlement.

- K. Under no circumstances may counsel receive more for its work on behalf of a Litigating Local Government than it would under its contingency agreement with that Litigating Local Government. To the extent a law firm was retained by a Litigating Local Government on a contingency fee agreement that provides for compensation at a rate that is less than fifteen percent (15%) of that Litigating Local Government's recovery, the maximum amount payable to that law firm referred to in Section D.3 of the MOU shall be the percentage set forth in that contingency fee agreement.
 - L. For the avoidance of doubt, both payments from the GFF and the payment to the Participating Litigating Local Governments' attorneys for fees and costs referred to in Paragraph 6 of this Allocation Agreement and Section V.B.2 Distributors Settlement shall be included when calculating whether the aforementioned fifteen percent (15%) maximum percentage (or less if the provisions of Paragraph 10.K of this Allocation Agreement apply) of any Litigating Local Government contingency fee agreement referred to above has been met.
 - M. To the extent there are any excess funds in the GFF, the Fee Panel and the Settlement Administrator shall facilitate the return of those funds to the Participating Local Governments as provided for in Section D.6 of the MOU.
- 12. In connection with the execution and administration of this Allocation Agreement, the State and the Participating Local Governments agree to abide by the Public Records Act, RCW 42.56 *eq seq.*
 - 13. All Participating Local Governments, Regional OACs, and the State shall maintain all non-transitory records related to this Allocation Agreement as well as the receipt and expenditure of the funds from the Distributors Settlement for no less than five (5) years.
 - 14. If any party to this Allocation Agreement believes that a Participating Local Government, Regional OAC, the State, an entity, or individual involved in the receipt, distribution, or administration of the funds from the Distributors Settlement has violated any applicable ethics codes or rules, a complaint shall be lodged with the appropriate forum for handling such matters, with a copy of the complaint promptly sent to the Washington Attorney General, Complex Litigation Division, Division Chief, 800 Fifth Avenue, Suite 2000, Seattle, Washington 98104.
 - 15. To the extent (i) a region utilizes a pre-existing regional body to establish its Opioid Abatement Council pursuant to the Section 4.h of the MOU, and (ii) that

pre-existing regional body is subject to the requirements of the Community Behavioral Health Services Act, RCW 71.24 *et seq.*, the State and the Participating Local Governments agree that the Opioid Funds paid by the Settling Distributors are subject to the requirements of the MOU and this Allocation Agreement.

16. Upon request by the Settling Distributors, the Participating Local Governments must comply with the Tax Cooperation and Reporting provisions of the Distributors Settlement and the Global Settlement.
17. Venue for any legal action related to this Allocation Agreement (separate and apart from the MOU, the Distributors Settlement, or the Global Settlement) shall be in King County, Washington.
18. Each party represents that all procedures necessary to authorize such party's execution of this Allocation Agreement have been performed and that such person signing for such party has been authorized to execute this Allocation Agreement.

FOR THE STATE OF WASHINGTON:

ROBERT W. FERGUSON
Attorney General

JEFFREY G. RUPERT
Division Chief

Date: _____

FOR THE PARTICIPATING LOCAL GOVERNMENT:

Name of Participating Local Government: _____

Authorized signature: _____

Name: _____

Title: _____

Date: _____

A Local Government may elect in its discretion to execute the MOU for purposes of this Allocation Agreement only by checking this box (see Paragraph 10.A of this Allocation Agreement):

☐ Local Government is executing the MOU in the form attached hereto as Exhibit 3, but which is further amended and modified as set forth in this Allocation Agreement, only for purposes of this Allocation Agreement.

EXHIBIT 1
Distributors Settlement

DISTRIBUTORS WASHINGTON
SETTLEMENT AGREEMENT

Table of Contents

I.	Overview.....	1
II.	Conditions to Effectiveness of Agreement	1
III.	Participation by Subdivisions	3
IV.	Settlement Payments.....	3
V.	Plaintiffs' Attorneys' Fees and Costs	4
VI.	Release	6
VII.	Miscellaneous	6
	Exhibit A Primary Subdivisions	A-1
	Exhibit B Litigating Subdivisions.....	B-1
	Exhibit C ABC IRS Form 1098-F	C-1
	Exhibit D Cardinal Health IRS Form 1098-F	D-1
	Exhibit E McKesson IRS Form 1098-F	E-1
	Exhibit F Subdivision Settlement Participation Form	F-1
	Exhibit G Consent Judgment and Stipulation of Dismissal with Prejudice.....	G-1
	Exhibit H Distributor Global Settlement Agreement.....	H-1

DISTRIBUTORS – WASHINGTON SETTLEMENT AGREEMENT

I. Overview

This Distributors Washington Settlement Agreement (“*Agreement*”) sets forth the terms and conditions of a settlement agreement between and among the State of Washington, McKesson Corporation (“*McKesson*”), Cardinal Health, Inc. (“*Cardinal*”) and AmerisourceBergen Corporation (“*Amerisource*”) (collectively, the “*Agreement Parties*”) to resolve opioid-related Claims against McKesson, Cardinal, and/or Amerisource (collectively, “*Settling Distributors*”).

By entering into this Agreement, the State of Washington and its Participating Subdivisions agree to be bound by all terms and conditions of the Distributor Global Settlement Agreement dated July 21, 2021 (including its exhibits) (“*Global Settlement*”), which (including its exhibits) is incorporated into this Agreement as Exhibit H.¹ By entering this Agreement, and upon execution of an Agreement Regarding the State of Washington and the Distributor Global Settlement Agreement (“*Enforcement Committee Agreement*”), unless otherwise set forth in this Agreement, the Settling Distributors agree to treat the State of Washington for all purposes as if it were a Settling State under the Global Settlement and its Participating Subdivisions for all purposes as if they were Participating Subdivisions under the Global Settlement. Unless stated otherwise in this Agreement, the terms of this Agreement are intended to be consistent with the terms of the Global Settlement and shall be construed accordingly. Unless otherwise defined in this Agreement, all capitalized terms in this Agreement shall be defined as they are in the Global Settlement.

The Settling Distributors have agreed to the below terms for the sole purpose of settlement, and nothing herein, including in any exhibit to this Agreement, may be taken as or construed to be an admission or concession of any violation of law, rule, or regulation, or of any other matter of fact or law, or of any liability or wrongdoing, or any misfeasance, nonfeasance, or malfeasance, all of which the Settling Distributors expressly deny. No part of this Agreement, including its statements and commitments, and its exhibits, shall constitute or be used as evidence of any liability, fault, or wrongdoing by the Settling Distributors. Unless the contrary is expressly stated, this Agreement is not intended for use by any third party for any purpose, including submission to any court for any purpose.

II. Conditions to Effectiveness of Agreement

A. *Global Settlement Conditions to Effectiveness.*

1. The Agreement Parties acknowledge that certain deadlines set forth in Section VIII of the Global Settlement passed before the execution of this Agreement. For

¹ The version of the Global Settlement as updated on March 25, 2022 is attached to this Agreement as Exhibit H. Further updates to the Global Settlement shall be deemed incorporated into this Agreement and shall supersede all earlier versions of the updated provisions.

that reason, (i) Settling Distributors agree to treat the State of Washington as satisfying the deadlines set forth in Section VIII of the Global Settlement provided that the State of Washington satisfies its obligations set forth in this Section II and (ii) the State of Washington agrees to treat Settling Distributors as having satisfied all notice obligations under Section VIII.B of the Global Settlement as to the State of Washington.

2. The State of Washington shall deliver all signatures and releases required by the Agreement to be provided by the Settling States to the Settling Distributors by September 30, 2022. This Section II.A.2 supersedes the deadline for delivering those signatures and releases set forth in Section VIII.A.1 of the Global Settlement.

B. *Agreement with Enforcement Committee.* This Agreement shall not become effective unless the Enforcement Committee and the Settling Distributors execute the Enforcement Committee Agreement. If the Enforcement Committee Agreement is not executed by June 1, 2022, the State of Washington and Settling Distributors will promptly negotiate an agreement that mirrors the Global Settlement to the extent possible and with a credit of \$1,000,000 to Settling Distributors to account for possible credits the Settling Distributors would have received under Section V of this Agreement from the State Cost Fund and the Litigating Subdivision Cost Fund of the Global Settlement and to be deducted from the Year 7 payment described in Section V.B.1 and Section V.C.g of this Agreement.

C. *Participation by Subdivisions.* If the condition in Section II.B has been satisfied, this Agreement shall become effective upon one of the following conditions being satisfied:

1. All Litigating Subdivisions in the State of Washington and ninety percent (90%) of Non-Litigating Primary Subdivisions (calculated by population pursuant to the Global Settlement) in the State of Washington must become Participating Subdivisions by September 23, 2022.

2. If the condition set forth in Section II.C.1 is not met, the Settling Distributors shall have sole discretion to accept the terms of this Agreement, which shall become effective upon notice provided by the Settling Distributors to the State of Washington. If the condition set forth by Section II.C.1 is not met and Settling Distributors do not exercise discretion to accept this Agreement, this Agreement will have no further effect and all releases and other commitments or obligations contained herein will be void.

D. *Dismissal of Claims.* Provided that the conditions in Sections II.B and II.C have been satisfied, the State of Washington shall file the Consent Judgment described in Section I.N of the Global Settlement and attached hereto as Exhibit G ("*Washington Consent Judgment*") with the King County Superior Court ("*Washington Consent Judgment Court*") on or before November 1, 2022. This Section II.C.2 supersedes the deadline for submitting a Consent Judgment set forth in Section VIII.B of the Global Settlement. In the event that the Court declines to enter the Washington Consent Judgment, each Settling Distributor shall be entitled to terminate the Agreement as to itself and shall be excused from all obligations under the Agreement, and if a Settling Distributor terminates the Agreement as to itself, all releases and other commitments or obligations contained herein with respect to that Settling Distributor will be null and void. The date of the entry of the Washington Consent Judgment shall be the effective date of this Agreement

(“*Washington Effective Date*”). Within the later of forty-five (45) days after the Washington Effective Date or December 31, 2022, each Settling Distributor will certify to the State that all medical claims data provided to it during the litigation (including Medicaid, PMP, LNI claims, and PEBB data) has been destroyed by the party and its agents, including all retained experts.

III. Participation by Subdivisions

A. *Notice.* The Office of the State of Washington Attorney General in consultation with the Settling Distributors shall send individual notice of the opportunity to participate in this Agreement and the requirements for participation to all Subdivisions eligible to participate who have not returned an executed Subdivision Settlement Participation Form within fifteen (15) days of the execution of this Agreement. The Office of the State of Washington Attorney General may also provide general notice reasonably calculated to alert Subdivisions, including publication and other standard forms of notification. Nothing contained herein shall preclude the State of Washington from providing further notice to, or from contacting any of its Subdivision(s) about, becoming a Participating Subdivision.

B. *Trigger Date for Later Litigating Subdivisions.* Notwithstanding Sections I.EE and I.GGGG of the Global Settlement, as to the State of Washington, Settling Distributors and the State of Washington agree to treat the Trigger Date for Primary Subdivisions as September 23, 2022 and the Trigger Date for all other Subdivisions as May 3, 2022.

C. *Initial and Later Participating Subdivisions.* Notwithstanding Sections I.BB, I.CC, I.FF and Section VII.D and E of the Global Settlement, any Participating Subdivision in Washington that meets the applicable requirements for becoming a Participating Subdivision set forth in Section VII.B or Section VII.C of the Global Settlement on or before September 23, 2022 shall be considered an Initial Participating Subdivision. Participating Subdivisions that are not Initial Participating Subdivisions but meet the applicable requirements for becoming Participating Subdivisions set forth in Section VII.B or Section VII.C of the Global Settlement after September 23, 2022 shall be considered Later Participating Subdivisions.

D. *Subdivision Settlement Participation Forms.* Each Subdivision Settlement Participation Form submitted by a Participating Subdivision from the State of Washington shall be materially identical to Exhibit F to this Agreement. Nothing in Exhibit F is intended to modify in any way either the terms of this Agreement or the terms of the Global Settlement, both of which the State of Washington and Participating Subdivisions agree to be bound. To the extent that any Subdivision Settlement Participation Form submitted by any Participating Subdivision is worded differently from Exhibit F to this Agreement or interpreted differently from the Global Agreement and this Agreement in any respect, the Global Agreement and this Agreement control.

IV. Settlement Payments

A. *Schedule.* Annual Payments under this Agreement shall be calculated as if the State of Washington were a Settling State under the Global Settlement and shall be made pursuant to the terms of Section IV of the Global Settlement except that, as to the State of Washington, the Payment Date for Payment Year 1 shall be December 1, 2022 and the Payment Date for Payment

Year 2 shall be December 1, 2022. For the avoidance of doubt, the sole component of the State of Washington's Annual Payment is the portion of the Net Abatement Amount allocated to the State of Washington under the Global Settlement ("*Washington Abatement Amount*"). The maximum possible Washington Abatement Amount is \$430,249,769.02.

B. *Use of Payment.* The Washington Abatement Amount paid under this Agreement shall be used as provided for in Section V of the Global Settlement.

C. *Nature of Payment.* The State of Washington and its Participating Subdivisions agree that payments made to the State of Washington and its Participating Subdivisions under this Agreement are properly characterized as described in Section V.F of the Global Settlement.

V. Plaintiffs' Attorneys' Fees and Costs

A. *Interaction with Global Settlement.* Notwithstanding any contrary provision in the Global Settlement, payments to cover attorneys' fees and costs under this Agreement ("*Washington Fees and Costs*") shall be made pursuant to this Section V.

B. *Amounts.* The total amount to cover of all Washington Fees and Costs is \$87,750,230.98. That total consists of the categories of attorneys' fees and costs set forth in this Section V.B and shall be paid on the schedule set forth in Section V.C.

1. State Outside and Inside Counsel Fees and Costs. Settling Distributors shall pay \$76,829,316.21 to cover in-house fees and costs and outside counsel fees and costs to the Washington Attorney General's Office, which shall be used for any lawful purpose in the discharge of the Attorney General's duties at the sole discretion of the Attorney General. The amount shall be paid in increments as specified in Section V.C (Payment Year 1 – 20%, Payment Year 2 – 20%, Payment Year 3 – 15%, Payment Year 4 – 15%, Payment Year 5 – 15%, Payment Year 6 – 10%, Payment Year 7– 5%.)

2. Fees and Costs for Participating Litigating Subdivisions' Attorneys. Settling Distributors shall pay \$10,920,914.70 to Participating Litigating Subdivisions' attorneys for fees and costs into a single account as directed by the Washington Attorney General's Office, which then shall be paid as agreed between the State of Washington and attorneys for Participating Litigating Subdivisions. Participating Litigating Subdivisions' attorneys shall be paid in accordance with the schedule in Section V.C and V.D.5 of this Agreement.

C. *Schedule.* Washington Fees and Costs shall be paid according to the following schedule:

a. Payment Year 1: Twenty percent (20%) of the total Washington Fees and Costs amount (\$17,550,046.20), to be paid on or before December 1, 2022.

b. Payment Year 2: Twenty percent (20%) of the total Washington Fees and Costs amount (\$17,550,046.20), to be paid on or before December 1, 2022.

c. Payment Year 3: Fifteen percent (15%) of the total Washington Fees and Costs amount (\$13,162,534.65), to be paid on or before July 15, 2023.

d. Payment Year 4: Fifteen percent (15%) of the total Washington Fees and Costs amount (\$13,162,534.65), to be paid on or before July 15, 2024.

e. Payment Year 5: Fifteen percent (15%) of the total Washington Fees and Costs amount (\$13,162,534.65), to be paid on or before July 15, 2025.

f. Payment Year 6: Ten percent (10%) of the total Washington Fees and Costs amount (\$8,775,023.10), to be paid on or before July 15, 2026.

g. Payment Year 7: Five percent (5%) of the total Washington Fees and Costs amount (\$4,387,511.55), to be paid on or before July 15, 2027.

D. *Remittance.* So that Settling Distributors do not pay the same fees and costs under both the Global Settlement and this Agreement, Washington and its Participating Litigating Subdivisions and their respective counsel shall do as follows:

1. Participating Litigating Subdivisions in Washington and their counsel shall apply to the Attorney Fee Fund and the Litigating Subdivision Cost Fund created pursuant to Exhibit R of the Global Settlement for all fees, costs and expenses for which they may be eligible and shall instruct the Fee Panel and the Cost and Expense Fund Administrator to remit to Settling Distributors the full amount awarded to such Participating Litigating Subdivision, with each Settling Distributor receiving the percentage of that amount corresponding to the allocation set forth in Section IV.I of the Global Settlement.

2. Counsel for Participating Subdivisions shall instruct the Fee Panel created by the MDL Court pursuant to Exhibit R of the Global Settlement to remit to Settling Distributors the Contingency Fee Amount for their Participating Subdivisions in the State of Washington, with each Settling Distributor receiving the percentage of that amount corresponding to the allocation set forth in Section IV.I of the Global Settlement.

3. The State of Washington shall instruct the Fee Fund Administrator selected pursuant to Exhibit S of the Global Settlement that the Settling Distributors shall not pay the Fixed Amount for the State of Washington, and the State of Washington will not be eligible to receive funds from the State Outside Counsel Fee Fund under the Global Settlement.

4. The State of Washington shall submit documented costs, as provided for in Exhibit T of the Global Settlement, to the Global Settlement State Cost Fund created pursuant to Exhibit T of the Global Settlement for all costs and expenses for which it may be eligible and shall instruct the State Cost Fund Administrator to remit to Settling Distributors the full amount awarded to the State of Washington, with each Settling

Distributor receiving the percentage of that amount corresponding to the allocation set forth in Section IV.I of the Global Settlement.

5. No Participating Litigating Subdivision shall receive any payment due under this Agreement, including but not limited to the portion of the Washington Abatement Amount allocable to the Participating Subdivision, until it and/or its outside counsel, as applicable, fulfill their obligations under Sections V.D. 1-2.

VI. Release

A. *Scope.* As of the Washington Effective Date, Section XI of the Global Settlement is fully binding on, and effective with respect to, all Releasors under this Agreement. Accordingly, as of the Washington Effective Date, the Released Entities are hereby released and forever discharged from all Released Claims of Releasors, including the State of Washington and its Participating Subdivisions.

VII. Miscellaneous

A. *No Admission.* The Settling Distributors do not admit liability, fault, or wrongdoing. Neither this Agreement nor the Washington Consent Judgment shall be considered, construed or represented to be (1) an admission, concession or evidence of liability or wrongdoing or (2) a waiver or any limitation of any defense otherwise available to the Settling Distributors. It is the understanding and intent of the Agreement Parties that no portion of the Agreement shall be entered into evidence in any other action against the Settling Distributors, among other reasons, because it is not relevant to such action. For the avoidance of any doubt, nothing herein shall prohibit a Settling Distributor from entering this Agreement into evidence in any litigation or arbitration concerning a Settling Distributor's right to coverage under an insurance contract.

B. *Tax Cooperation and Reporting.* The State of Washington and its Participating Subdivisions will be bound by Section V.F and Section XIV.F of the Global Settlement, except (i) as set forth in the final sentence of this Section VII.B and (ii) that the State of Washington shall be its own Designated State and shall designate its own "appropriate official" within the meaning of Treasury Regulations Section 1.6050X-1(f)(1)(ii)(B) (the "*Appropriate Official*"). The IRS Forms 1098-F to be filed with respect to this Agreement are attached as Exhibit C, Exhibit D, and Exhibit E. The State of Washington and its Participating Subdivisions agree that any return, amended return, or written statement filed or provided pursuant to Section XIV.F.4 of the Global Settlement with respect to this Agreement, and any similar document, shall be prepared and filed in a manner consistent with reporting each Settling Distributor's portion of the aggregate amount of payments paid or incurred by the Settling Distributors hereunder as the "Total amount to be paid" pursuant to this Agreement in Box 1 of IRS Form 1098-F, each Settling Distributor's portion of the amount equal to the aggregate amount of payments paid or incurred by the Settling Distributors hereunder less the Compensatory Restitution Amount as the "Amount to be paid for violation or potential violation" in Box 2 of IRS Form 1098-F and each Settling Distributor's portion of the Compensatory Restitution Amount as "Restitution/remediation amount" in Box 3 of IRS Form 1098-F, as reflected in Exhibit C, Exhibit D, and Exhibit E.

C. *No Third-Party Beneficiaries.* Except as expressly provided in this Agreement, no portion of this Agreement shall provide any rights to, or be enforceable by, any person or entity that is not the State of Washington or a Released Entity. The State of Washington may not assign or otherwise convey any right to enforce any provision of this Agreement.

D. *Cooperation.* Each Agreement Party and each Participating Subdivision agrees to use its best efforts and to cooperate with the other Agreement Parties and Participating Subdivisions to cause this Agreement to become effective, to obtain all necessary approvals, consents and authorizations, if any, and to execute all documents and to take such other action as may be appropriate in connection herewith. Consistent with the foregoing, each Agreement Party and each Participating Subdivision agrees that it will not directly or indirectly assist or encourage any challenge to this Agreement or the Washington Consent Judgment by any other person, and will support the integrity and enforcement of the terms of this Agreement and the Washington Consent Judgment.

E. *Enforcement.* All disputes between Settling Distributors and the State of Washington and/or the Participating Subdivisions in the State of Washington shall be handled as specified in Section VI of the Global Settlement, including the referral of relevant disputes to the National Arbitration Panel.

F. *No Violations of Applicable Law.* Nothing in this Agreement shall be construed to authorize or require any action by Settling Distributors in violation of applicable federal, state, or other laws.

G. *Modification.* This Agreement may be modified by a written agreement of the Agreement Parties. For purposes of modifying this Agreement or the Washington Consent Judgment, Settling Distributors may contact the Washington Attorney General for purposes of coordinating this process. The dates and deadlines in this Agreement may be extended by written agreement of the Agreement Parties, which consent shall not be unreasonably withheld.

H. *No Waiver.* Any failure by any Agreement Party to insist upon the strict performance by any other party of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions of this Agreement, and such party, notwithstanding such failure, shall have the right thereafter to insist upon the specific performance of any and all of the provisions of this Agreement.

I. *Entire Agreement.* This Agreement, including the Global Settlement (and its exhibits), represents the full and complete terms of the settlement entered into by the Agreement Parties, except as provided herein. In any action undertaken by the Agreement Parties, no prior versions of this Agreement and no prior versions of any of its terms may be introduced for any purpose whatsoever.

J. *Counterparts.* This Agreement may be executed in counterparts, and a facsimile or .pdf signature shall be deemed to be, and shall have the same force and effect as, an original signature.

K. *Notice.* All notices or other communications under this Agreement shall be provided to the following via email and overnight delivery to:

Copy to AmerisourceBergen Corporation's attorneys at:
Michael T. Reynolds
Cravath, Swaine & Moore LLP
825 8th Avenue
New York, NY 10019
mreynolds@cravath.com

Copy to Cardinal Health, Inc.'s attorneys at:
Elaine Golin
Wachtell, Lipton, Rosen & Katz
51 West 52nd Street
New York, NY 10019
epgolin@wlrk.com

Copy to McKesson Corporation's attorneys at:
Thomas J. Perrelli
Jenner & Block LLP
1099 New York Avenue, NW, Suite 900
Washington, DC 20001-4412
TPerrelli@jenner.com

Copy to the State of Washington at:

Shane Esquibel
Jeffrey Rupert
Laura Clinton
Washington Attorney General's Office
1125 Washington Street SE
PO Box 40100
Olympia, WA 98504-0100
Shane.Esquibel@atg.wa.gov
Jeffrey.Rupert@atg.wa.gov
Laura.Clinton@atg.wa.gov

[Signatures begin on next page.]

Authorized and agreed to by:

Dated: 5/2/22

ROBERT W. FERGUSON
Attorney General, State of Washington

By: 

Name: JEFFREY RUPERT

Title: Division Chief

Authorized and agreed to by:

Dated: May 2, 2022

AMERISOURCEBERGEN CORPORATION

A handwritten signature in black ink, appearing to read "Elizabeth Campbell", is positioned above a horizontal line.

By: _____

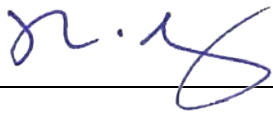
Elizabeth Campbell

Executive Vice President and Chief Legal Officer

Authorized and agreed to by:

Dated: 04/29/2022

CARDINAL HEALTH, INC.

By: _____

Name: Jessica Mayer

Title: Chief Legal and Compliance Officer

Authorized and agreed to by:

Dated: 5/2/22

MCKESSON CORPORATION

By: 

Name: Sarah C. Brav

Title: Corporate Secretary

Exhibit A
Primary Subdivisions²

No.	Subdivision Name
1.	Aberdeen city
2.	Adams County
3.	Anacortes City
4.	Arlington City
5.	Asotin County
6.	Auburn City*
7.	Bainbridge Island City
8.	Battle Ground City
9.	Bellevue City*
10.	Bellingham City*
11.	Benton County*
12.	Bonney Lake City
13.	Bothell City*
14.	Bremerton City*
15.	Burien City*
16.	Camas City
17.	Centralia City
18.	Chelan County*
19.	Cheney City
20.	Clallam County*
21.	Clark County*
22.	Covington City
23.	Cowlitz County*
24.	Des Moines City*
25.	Douglas County*
26.	East Wenatchee City
27.	Edgewood City
28.	Edmonds City*
29.	Ellensburg City
30.	Enumclaw City
31.	Everett City*
32.	Federal Way City*
33.	Ferndale City
34.	Fife City
35.	Franklin County*
36.	Gig Harbor City
37.	Grandview City
38.	Grant County*

² Entities denoted with an asterisk (*) indicate a population of greater than 30,000 for purposes of the definition of Primary Subdivision as it relates to Incentive Payment C.

39. Grays Harbor County*
40. Island County*
41. Issaquah City*
42. Jefferson County*
43. Kelso City
44. Kenmore City
45. Kennewick City*
46. Kent City*
47. King County*
48. Kirkland City*
49. Kitsap County*
50. Kittitas County*
51. Klickitat County
52. Lacey City*
53. Lake Forest Park City
54. Lake Stevens City*
55. Lakewood City*
56. Lewis County*
57. Liberty Lake City
58. Lincoln County
59. Longview City*
60. Lynden City
61. Lynnwood City*
62. Maple Valley City
63. Marysville City*
64. Mason County*
65. Mercer Island City
66. Mill Creek City
67. Monroe City
68. Moses Lake City
69. Mount Vernon City*
70. Mountlake Terrace City
71. Mukilteo City
72. Newcastle City
73. Oak Harbor City
74. Okanogan County*
75. Olympia City*
76. Pacific County
77. Pasco City*
78. Pend Oreille County
79. Pierce County*
80. Port Angeles City
81. Port Orchard City
82. Poulsbo City
83. Pullman City*
84. Puyallup City*

85. Redmond City*
86. Renton City*
87. Richland City*
88. Sammamish City*
89. San Juan County
90. Seatac City
91. Seattle City*
92. Sedro-Woolley City
93. Shelton City
94. Shoreline City*
95. Skagit County*
96. Skamania County
97. Snohomish City
98. Snohomish County*
99. Snoqualmie City
100. Spokane City*
101. Spokane County*
102. Spokane Valley City*
103. Stevens County*
104. Sumner City
105. Sunnyside City
106. Tacoma City*
107. Thurston County*
108. Tukwila City
109. Tumwater City
110. University Place City*
111. Vancouver City*
112. Walla Walla City*
113. Walla Walla County*
114. Washougal City
115. Wenatchee City*
116. West Richland City
117. Whatcom County*
118. Whitman County*
119. Woodinville City
120. Yakima City*
121. Yakima County*

Exhibit B
Litigating Subdivisions

No.	Subdivision Name
1.	Anacortes City
2.	Bainbridge Island City
3.	Burlington City
4.	Chelan County
5.	Clallam County
6.	Clark County
7.	Everett City
8.	Franklin County
9.	Island County
10.	Jefferson County
11.	Kent City
12.	King County
13.	Kirkland City
14.	Kitsap County
15.	Kittitas County
16.	La Conner School District
17.	Lakewood City
18.	Lewis County
19.	Lincoln County
20.	Mount Vernon City
21.	Mount Vernon School District
22.	Olympia City
23.	Pierce County
24.	San Juan County
25.	Seattle City
26.	Sedro-Woolley City
27.	Sedro-Woolley School District
28.	Skagit County
29.	Snohomish County
30.	Spokane City
31.	Spokane County
32.	Tacoma City
33.	Thurston County
34.	Vancouver City
35.	Walla Walla County
36.	Whatcom County
37.	Whitman County

Exhibit C
ABC IRS Form 1098-F

This Exhibit C will be appended to the Agreement prior to the Effective Date pursuant to Section VII.B.

Exhibit D
Cardinal Health IRS Form 1098-F

This Exhibit D will be appended to the Agreement prior to the Effective Date pursuant to Section VII.B.

Exhibit E
McKesson IRS Form 1098-F

This Exhibit E will be appended to the Agreement prior to the Effective Date pursuant to Section VII.B.

Exhibit F
Subdivision Settlement Participation Form

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated May 2, 2022 (“*Distributors Washington Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Distributors Washington Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributors Washington Settlement, including the Distributor Global Settlement Agreement dated July 21, 2021 (“*Global Settlement*”) attached to the Distributors Washington Settlement as Exhibit H, understands that all terms in this Participation Form have the meanings defined therein, and agrees that by signing this Participation Form, the Governmental Entity elects to participate in the Distributors Washington Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of October 1, 2022 and prior to the filing of the Consent Judgment, secure the dismissal with prejudice of any Released Claims that it has filed.
4. The Governmental Entity agrees to the terms of the Distributors Washington Settlement pertaining to Subdivisions as defined therein.
5. By agreeing to the terms of the Distributors Washington Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after December 1, 2022.
6. The Governmental Entity agrees to use any monies it receives through the Distributors Washington Settlement solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the Washington Consent Judgment Court for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Distributors Washington Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in the Distributors Washington Settlement.

8. The Governmental Entity has the right to enforce the Distributors Washington Settlement as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributors Washington Settlement, including, but not limited to, all provisions of Section XI of the Global Settlement, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributors Washington Settlement are intended by the Agreement Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributors Washington Settlement shall be a complete bar to any Released Claim.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributors Washington Settlement.
11. In connection with the releases provided for in the Distributors Washington Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the date the Distributors Washington Settlement becomes effective pursuant to Section II.B of the Distributors Washington Settlement, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributors Washington Settlement.

12. Nothing herein is intended to modify in any way the terms of the Distributors Washington Settlement, to which Governmental Entity hereby agrees. To the extent this Participation Form is worded differently from Exhibit F to the Distributors Washington Settlement or interpreted differently from the Distributors Washington Settlement in any respect, the Distributors Washington Settlement controls.

I have all necessary power and authorization to execute this Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

Exhibit G
Consent Judgment and Stipulation of Dismissal with Prejudice

The Honorable Michael Ramsey Scott
Trial Date: November 15, 2021

**STATE OF WASHINGTON
KING COUNTY SUPERIOR COURT**

STATE OF WASHINGTON,

Plaintiff,

v.

MCKESSON CORPORATION,
CARDINAL HEALTH INC., and
AMERISOURCEBERGEN DRUG
CORPORATION,

Defendants.

NO. 19-2-06975-9 SEA

FINAL CONSENT JUDGMENT AND
DISMISSAL WITH PREJUDICE

FINAL CONSENT JUDGMENT AND DISMISSAL WITH PREJUDICE

The State of Washington (“*State*”) and McKesson Corporation, Cardinal Health, Inc., AmerisourceBergen Drug Corporation and AmerisourceBergen Corporation, together with the subsidiaries thereof (collectively, the “*Settling Distributors*,” and each a “*Settling Distributor*”) (together with the State, the “*Parties*,” and each a “*Party*”) have entered into a consensual resolution of the above-captioned litigation (the “*Action*”) pursuant to a settlement agreement entitled Distributors Washington Settlement Agreement, dated as of May 2, 2022 (the “*Washington Agreement*”), a copy of which is attached hereto as Exhibit A. The Washington Agreement shall become effective by its terms upon the entry of this Final Consent Judgment (the “*Judgment*”) by the Court without adjudication of any contested issue of fact or law, and without finding or admission of wrongdoing or liability of any kind. By entering into the Washington Agreement, the State of Washington agrees to be bound by all terms and conditions

of the Distributor Settlement Agreement, dated as of July 21, 2021 (as subsequently updated) (the “*Global Agreement*”), a copy of which is attached hereto as Exhibit B (together with the Washington Agreement, the “*Agreements*”) unless stated otherwise in the Washington Agreement. Unless stated otherwise in the Washington Agreement, the terms of the Washington Agreement are intended to be consistent with the terms of the Global Settlement and shall be construed accordingly.

I. RECITALS:

1. Each Party warrants and represents that it engaged in arm’s-length negotiations in good faith. In hereby executing the Agreements, the Parties intend to effect a good-faith settlement.

2. The State has determined that the Agreements are in the public interest.

3. The Settling Distributors deny the allegations against them and that they have any liability whatsoever to the State, its Subdivisions, and/or (a) any of the State’s or Subdivisions’ departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, including its Attorney General, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, (b) any public entities, public instrumentalities, public educational institutions, unincorporated districts, fire districts, irrigation districts, and other Special Districts, and (c) any person or entity acting in a *parens patriae*, sovereign, quasi-sovereign, private attorney general, *qui tam*, taxpayer, or other capacity seeking relief on behalf of or generally applicable to the general public.

4. The Parties recognize that the outcome of the Action is uncertain and a final resolution through the adversarial process likely will require protracted litigation.

5. The Parties agree to the entry of the injunctive relief terms pursuant to Exhibit P of the Global Agreement.

6. Therefore, without any admission of liability or wrongdoing by the Settling Distributors or any other Released Entities (as defined in the Global Agreement), the Parties now mutually consent to the entry of this Judgment and agree to dismissal of the claims with prejudice pursuant

to the terms of the Agreements to avoid the delay, expense, inconvenience, and uncertainty of protracted litigation.

NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:

In consideration of the mutual promises, terms, and conditions set forth in the Agreements, the adequacy of which is hereby acknowledged by all Parties, it is agreed by and between the Settling Distributors and the State, and adjudicated by the Court, as follows:

1. The foregoing Recitals are incorporated herein and constitute an express term of this Judgment.

2. The Parties have entered into a full and final settlement of all Released Claims of Releasers against the Settling Distributors (including but not limited to the State) and the Released Entities pursuant to the terms and conditions set forth in the Agreements.

3. The “Definitions” set forth in Section I of the Global Agreement are incorporated by reference into this Judgment. The State is a “Settling State” within the meaning of the Global Agreement. Unless otherwise defined herein, capitalized terms in this Judgment shall have the same meaning given to them in the Global Agreement, or, if not defined in the Global Agreement, the same meaning given to them in the Washington Agreement.

4. The Parties agree that the Court has jurisdiction over the subject matter of the Action and over the Parties with respect to the Action and this Judgment. This Judgment shall not be construed or used as a waiver of any jurisdictional defense the Settling Distributors or any other Released Entity may raise in any other proceeding.

5. The Court finds that the Agreements were entered into in good faith.

6. The Court finds that entry of this Judgment is in the public interest and reflects a negotiated settlement agreed to by the Parties. The Action is dismissed with prejudice, subject to a retention of jurisdiction by the Court as provided herein and in the Agreements.

7. By this Judgment, the Agreements are hereby approved by the Court, and the Court hereby adopts their terms as its own determination of this matter and the Parties' respective rights and obligations.

8. The Court shall have authority to resolve disputes identified in Section VI.F.1 of the Global Agreement, governed by the rules and procedures of the Court.

9. The Parties have satisfied the Conditions to Effectiveness of Agreement set forth in Section II.B of the Washington Agreement as follows:

- a. The Enforcement Committee and the Settling Distributors executed the Enforcement Committee Agreement by June 1, 2022.
- b. All Litigating Subdivisions in the State of Washington and ninety percent (90%) of Non-Litigating Primary Subdivisions (calculated by population pursuant to the Global Settlement) in the State of Washington became Participating Subdivisions by September 23, 2022.

10. The Parties have satisfied the Condition to Effectiveness of Agreement set forth in Section VIII of the Global Agreement and the Release set forth in Sections XI.A, F, and G of the Global Agreement, as follows:

- a. The Attorney General of the State exercised the fullest extent of his or her powers to release the Settling Distributors and all other Released Entities from all Released Claims pursuant to the release attached hereto as Exhibit C (the "*AG Release*").
- b. The Settling Distributors have determined that there is sufficient State participation and sufficient resolution of the Claims of the Litigating Subdivisions in the Settling States to proceed with the Agreements.
- c. The Participation Form for each Initial Participating Subdivision in the State has been delivered to the Settling Distributors. As stated in the Participation Form, and for the avoidance of doubt, nothing in the Participation Form executed by the Participating Subdivisions is intended to modify in any way the terms of the

Agreements to which the Participating Subdivisions agree. As stated in the Participation Form, to the extent the executed version of the Participation Form differs from the Global Agreement in any respect, the Global Agreement controls.

- d. Pursuant to Section VIII.B of the Global Agreement, each Participating Subdivision in the State is dismissing with prejudice any Released Claims that it has filed against the Settling Distributors and the Released Entities.

11. Release. The Parties acknowledge that the AG Release, which is incorporated by reference herein, is an integral part of this Judgment. Pursuant to the Agreements and the AG Release and without limitation and to the maximum extent of the power of the State's Attorney General, the Settling Distributors and the other Released Entities are, as of the Effective Date, hereby released from any and all Released Claims of (a) the State and its Participating Subdivisions and any of their departments, agencies, divisions, boards, commissions, Subdivisions, districts, instrumentalities of any kind and attorneys, including the State's Attorney General, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing, and any agency, person, or other entity claiming by or through any of the foregoing, (b) any public entities, public instrumentalities, public educational institutions, unincorporated districts, fire districts, irrigation districts, and other Special Districts in the State, and (c) any person or entity acting in a *parens patriae*, sovereign, quasi-sovereign, private attorney general, *qui tam*, taxpayer, or other capacity seeking relief on behalf of or generally applicable to the general public with respect to the State or any Subdivision in the State, whether or not any of them participate in the Agreements. Pursuant to the Agreements and the AG Release and to the maximum extent of the State's power, the Settling Distributors and the other Released Entities are, as of the Effective Date, hereby released from any and all Released Claims of (1) the State, (2) all past and present executive departments, state agencies, divisions, boards, commissions and instrumentalities with the regulatory authority to enforce state and federal controlled substances acts, and (3) any of the State's past and present executive departments, agencies, divisions, boards, commissions and instrumentalities that have the authority to bring Claims related to Covered Conduct seeking

money (including abatement and/or remediation) or revocation of a pharmaceutical distribution license. For the purposes of clause (3) above, executive departments, agencies, divisions, boards, commissions, and instrumentalities are those that are under the executive authority or direct control of the State's Governor. Further, the provisions set forth in Section XI of the Global Agreement are incorporated by reference into this Judgment as if fully set forth herein. The Parties acknowledge, and the Court finds, that those provisions are an integral part of the Agreements and this Judgment, and shall govern the rights and obligations of all participants in the settlement. Any modification of those rights and obligations may be made based only on a writing signed by all affected parties and approved by the Court.

12. Release of Unknown Claims. The State expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

13. The State may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but the State expressly waived and fully, finally, and forever settled, released and discharged, through the Agreements and AG Release, any and all Released Claims that may exist as of the Effective Date but which the State does not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would have materially affected the State's decision to enter into the Agreements.

14. Costs and Fees. The Parties will bear their own costs and attorneys' fees except as otherwise provided in the Agreements.

15. No Admission of Liability. The Settling Distributors are consenting to this Judgment solely for the purpose of effectuating the Agreements, and nothing contained herein may be taken as or construed to be an admission or concession of any violation of law, rule, or regulation, or of any other matter of fact or law, or of any liability or wrongdoing, all of which the Settling Distributors expressly deny. None of the Settling Distributors or any other Released Entity admits that it caused or contributed to any public nuisance, and none of the Settling Distributors or any other Released Entity admits any wrongdoing that was or could have been alleged by the State, its Participating Subdivisions, or any other person or entity. No part of this Judgment shall constitute evidence of any liability, fault, or wrongdoing by the Settling Distributors or any other Released Entity. The Parties acknowledge that payments made under the Agreements are not a fine, penalty, or payment in lieu thereof and are properly characterized as described in Section V.F of the Global Agreement.

16. No Waiver. This Judgment is entered based on the Agreements without adjudication of any contested issue of fact or law or finding of liability of any kind. This Judgment shall not be construed or used as a waiver of any Settling Distributor's right, or any other Released Entity's right, to defend itself from, or make any arguments in, any other regulatory, governmental, private individual, or class claims or suits relating to the subject matter or terms of this Judgment. Notwithstanding the foregoing, the State may enforce the terms of this Judgment as expressly provided in the Agreements.

17. No Private Right of Action. This Judgment is not intended for use by any third party for any purpose, including submission to any court for any purpose, except pursuant to Section VI.A of the Global Agreement. Except as expressly provided in the Agreements, no portion of the Agreements or this Judgment shall provide any rights to, or be enforceable by, any person or entity that is not a Settling State or Released Entity. The State shall allow Participating Subdivisions in the State to notify it of any perceived violations of the Agreements or this Judgment. No Settling State, including the State of Washington, may assign or otherwise convey any right to enforce any provision of the Agreements.

18. Admissibility. It is the intent of the Parties that this Judgment not be admissible in other cases against the Settling Distributors or binding on the Settling Distributors in any respect other than in connection with the enforcement of this Judgment or the Agreements. For the avoidance of doubt, nothing herein shall prohibit a Settling Distributor from entering this Judgment or the Agreements into evidence in any litigation or arbitration concerning (1) a Settling Distributor's right to coverage under an insurance contract or (2) the enforcement of the releases provided for by the Agreements and this Judgment.

19. Preservation of Privilege. Nothing contained in the Agreements or this Judgment, and no act required to be performed pursuant to the Agreements or this Judgment, is intended to constitute, cause, or effect any waiver (in whole or in part) of any attorney-client privilege, work product protection, or common interest/joint defense privilege, and each Party agrees that it shall not make or cause to be made in any forum any assertion to the contrary.

20. Mutual Interpretation. The Parties agree and stipulate that the Agreements were negotiated on an arm's-length basis between parties of equal bargaining power and was drafted jointly by counsel for each Party. Accordingly, the Agreements are incorporated herein by reference and shall be mutually interpreted and not construed in favor of or against any Party, except as expressly provided for in the Agreements.

21. Retention of Jurisdiction. The Court shall retain jurisdiction of the Parties for the limited purpose of the resolution of disputes identified in Section VI.F.1 of the Global Agreement. The Court shall have jurisdiction over Participating Subdivisions in the State for the limited purposes identified in the Agreements.

22. Successors and Assigns. This Judgment is binding on each of the Settling Distributor's successors and assigns.

23. Modification. This Judgment shall not be modified (by the Court, by any other court, or by any other means) without the consent of the State and the Settling Distributors, or as provided for in Section XIV.U of the Global Agreement.

So ORDERED this _____ day of _____ 2022.

THE HONORABLE JUDGE MICHAEL. R. SCOTT

APPROVED, AGREED TO AND PRESENTED BY:

ROBERT W. FERGUSON
Attorney General

STOEL RIVES LLP

s/
MARTHA RODRÍGUEZ LÓPEZ,
WSBA No. 35466
ANDREW R.W. HUGHES, WSBA No. 49515
NATHAN K. BAYS, WSBA No. 43025
BRIAN H. ROWE, WSBA No. 56817
SPENCER W. COATES, WSBA No. 49683
KELSEY E. ENDRES, WSBA No. 39409
LAURA K. CLINTON, WSBA No. 29846
JONATHAN J. GUSS, WSBA No. 57663
SUSAN E. LLORENS, WSBA No. 38049
LIA E. PERNELL, WSBA No. 50208

s/
VANESSA SORIANO POWER,
WSBA No. 30777
JENNA M. POLIGO, WSBA No. 54466
RACHEL C. LEE, WSBA No. 48245
S. JULIA LITTELL, WSBA No. 54106
PER RAMFJORD, pro hac vice
CHRIS C. RIFER, pro hac vice

WILLIAMS & CONNOLLY LLP

MOTLEY RICE LLC

s/
LINDA SINGER, pro hac vice
ELIZABETH SMITH, pro hac vice
DAVID I. ACKERMAN, pro hac vice
JAMES LEDLIE, pro hac vice
DON MIGLIORI, pro hac vice
REBECCA FONSECA, pro hac vice
MICHAEL J. QUIRK, pro hac vice
ANNIE KOUBA, pro hac vice
MICHAEL J. PENDELL, pro hac vice
CHRISTOPHER MORIARTY, pro hac vice
LISA M. SALTZBURG, pro hac vice
NATALIA DEYNEKA, pro hac vice
MICHAEL E. ELSNER, pro hac vice
ANDREW P. ARNOLD, pro hac vice
MIMI LIU, pro hac vice

s/
LORYN HELFMANN, pro hac vice
A. JOSHUA PODOLL, pro hac vice
SUZANNE SALGADO, pro hac vice
NEELUM J. WADHWANI, pro hac vice
PAUL E. BOEHM, pro hac vice
ELEANOR J.G. WASSERMAN, pro hac vice
DAVID J. PARK, pro hac vice
JOSHUA D. TULLY, pro hac vice
STEVEN PYSER, pro hac vice
ENU A. MAINIGI, pro hac vice
JENNIFER G. WICHT, pro hac vice
JOSEPH S. BUSHUR, pro hac vice
COLLEEN MCNAMARA, pro hac vice
MATTHEW P. MOONEY, pro hac vice
ASHLEY W. HARDIN, pro hac vice
J. ANDREW KEYES, pro hac vice
EMILY R. PISTILLI, pro hac vice
BRAD MASTERS, pro hac vice

ANN RITTER, pro hac vice
SARA AGUINGUA, pro hac vice
DAVID BURNETT, pro hac vice
VINCENT GREENE, pro hac vice

Attorneys for Plaintiff State of Washington

WILLIAM F. HAWKINS, pro hac vice

Attorneys for Defendant Cardinal Health Inc.

GORDON TILDEN THOMAS & CORDELL
LLP

s/
FRANKLIN D. CORDELL,
WSBA No. 26392
JEFFREY M. THOMAS,
WSBA No. 21175
KASEY HUEBNER,
WSBA No. 32890

COVINGTON & BURLING

CHRISTOPHER EPPICH, pro hac vice
ANDREW STANNER, pro hac vice
KEVIN KELLY, pro hac vice
AMBER CHARLES, pro hac vice
MEGHAN MONAGHAN, pro hac vice
ISAAC CHAPUT, pro hac vice
DANIEL EAGLES, pro hac vice
MEGAN MCLAUGHLIN, pro hac vice
DEVON L. MOBLEY-RITTER, pro hac vice
MEGAN RODGERS, pro hac vice
SONYA D. WINNER, pro hac vice
CLAYTON L. BAILEY, pro hac vice
JAMES A. GOOLD, pro hac vice
EMILY KVESELIS, pro hac vice
PAUL W. SCHMIDT, pro hac vice
ALEXANDER SETZEPFANDT, pro hac vice
CHRISTIAN J. PISTILLI, pro hac vice
LAUREN DORRIS, pro hac vice
NICHOLAS GRIEPSMA, pro hac vice
ALISON DICIURCIO, pro hac vice
SARA J. DENNIS, pro hac vice
PHYLLIS A. JONES, pro hac vice
DALE A. RICE, pro hac vice

Attorneys for Defendant McKesson Corp.

LANE POWELL PC

s/
JOHN S. DEVLIN III, WSBA No. 23988
PILAR FRENCH, WSBA No. 33300

REED SMITH LLP

ROBERT A. NICHOLAS, pro hac vice
KIM M. WATTERSON, pro hac vice

STEVEN BORANIAN, pro hac vice
ELIZABETH BRANDON, pro hac vice

*Attorneys for Defendant AmerisourceBergen
Drug Corporation and AmerisourceBergen
Corporation*

DECLARATION OF SERVICE

I declare that I caused a copy of the foregoing document to be electronically served using the Court's Electronic Filing System, which will serve a copy of this document upon all counsel of record.

CARDINAL	
Vanessa S. Power, Atty	vanessa.power@stoel.com
Jenna Poligo, Atty	jenna.poligo@stoel.com
Per A. Ramfjord, Atty	per.ramfjord@stoel.com
Rachel C. Lee, Atty	rachel.lee@stoel.com
Christopher C. Rifer, Atty	christopher.rifer@stoel.com
Loryn Helfmann, Atty	lhelfmann@wc.com
A. Joshua Podoll, Atty	apodoll@wc.com
Suzanne Salgado, Atty	ssalgado@wc.com
Neelum J. Wadhwani, Atty	nwadhwani@wc.com
Paul E. Boehm, Atty	pboehm@wc.com
Eleanor J. G. Wasserman, Atty	ewasserman@wc.com
David J. Park, Atty	dpark@wc.com
Joshua D. Tully, Atty	jtully@wc.com
Steven Pyser, Atty	spyser@wc.com
Enu A. Mainigi, Atty	emainigi@wc.com
Jennifer G. Wicht, Atty	jwicht@wc.com
Joseph S. Bushur, Atty	jbushur@wc.com
Colleen McNamara, Atty	cmcnamara@wc.com
Ashley W. Hardin, Atty	ahardin@wc.com
J. Andrew Keyes, Atty	akeyes@wc.com
Emily R. Pistilli, Atty	epistilli@wc.com
William F. Hawkins, Atty	whawkins@wc.com
Stoel Docketing	docketclerk@stoel.com
Leslie Lomax, Legal Assistant	leslie.lomax@stoel.com
WA Action	cardinalwashingtonaction@wc.com

MCKESSON	
Franklin D. Cordell	fcordell@gordontilden.com
Jeffrey M. Thomas	jthomas@gordontilden.com
Kasey Huebner	khuebner@gordontilden.com
Christopher Eppich, Atty	ceppich@cov.com
Andrew Stanner, Atty	astanner@cov.com
Kevin Kelly, Atty	kkelly@cov.com
Amber Charles, Atty	acharles@cov.com
Meghan Monaghan, Atty	mmonaghan@cov.com
Isaac Chaput, Atty	ichaput@cov.com
Daniel Eagles, Atty	deagles@cov.com
Megan McLaughlin, Atty	mmclaughlin@cov.com
Devon L. Mobley-Ritter, Atty	dmobleyritter@cov.com
Megan Rodgers, Atty	mrodgers@cov.com
Sonya D. Winner, Atty	swinner@cov.com
Clayton L. Bailey, Atty	cbailey@cov.com

James A. Goold, Atty	jgoold@cov.com
Emily Kveselis, Atty	ekveselis@cov.com
Paul W. Schmidt, Atty	pschmidt@cov.com
Alexander Setzepfandt, Atty	asetzepfandt@cov.com
Christian J. Pistilli, Atty	cpistilli@cov.com
Lauren Dorris, Atty	ldorris@cov.com
Nicholas Griepsma, Atty	ngriepsma@cov.com
Alison DiCiurcio, Atty	adiciurcio@cov.com
Sara J. Dennis, Atty	sdennis@cov.com
Phyllis A. Jones, Atty	pajones@cov.com
Dale A. Rice, Atty	drice@cov.com
Nicole Antoine, Atty	nantoine@cov.com
Timothy Hester, Atty	thester@cov.com
Gregory L. Halperin, Atty	ghalperin@cov.com
Stephen Petkis, Atty	spetkis@cov.com
Alice Phillips Atty	aphillips@cov.com
Ellen Evans, Legal Assistant	eevans@gordontilden.com
Jacqueline Lucien Legal Assistant	jlucien@gordontilden.com
Courtney Caryl Garth, Paralegal	ccaryl@gordontilden.com
Electronic Mailing Inbox	mckessonwa@cov.com

AMERISOURCEBERGEN	
Pilar French, Atty	frenchp@lanepowell.com
John S. Devlin III, Atty	devlinj@lanepowell.com
Katie Bass, Atty	bassk@lanepowell.com
Elizabeth Brandon, Atty	ebrandon@reedsmith.com
Sarah Johansen, Atty	sjohansen@reedsmith.com
Rachel B. Weil, Atty	rweil@reedsmith.com
Steven Boranian, Atty	sboranian@reedsmith.com
Adam D. Brownrout, Atty	abrownrout@reedsmith.com
Nicole S. Soussan, Atty	nsoussan@reedsmith.com
Brian T. Himmel, Atty	bhimmel@reedsmith.com
Shannon E. McClure, Atty	smcclure@reedsmith.com
Michael J. Salimbene, Atty	msalimbene@reedsmith.com
Robert A. Nicholas, Atty	rnicholas@reedsmith.com
Thomas H. Suddath, Jr., Atty	tsuddath@reedsmith.com
Thomas J. McGarrigle, Atty	tmcgarrigle@reedsmith.com
Courtland C. Chillingworth, Atty	cchillingworth@reedsmith.com
Christina M. Vitale, Atty	cvitale@reedsmith.com
Brian T. Kiolbasa, Atty	kiolbasab@lanepowell.com
Abigail M. Pierce, Atty	abigail.pierce@reedsmith.com
Joseph Mahady, Atty	jmahady@reedsmith.com
Jeffrey R. Melton, Atty	jmelton@reedsmith.com
Anne E. Rollins, Atty	arollins@reedsmith.com
Eric J. Buhr, Atty	ebuhr@reedsmith.com
Brent R. Gary, Atty	bgary@reedsmith.com
Kim M. Watterson, Atty	KWatterson@reedsmith.com
Jeffrey M. Weimer, Atty	JWeimer@reedsmith.com
E-Mailbox	Docketing-SEA@lanepowell.com
E-Mailbox	Docketing-PDX@lanepowell.com
E-Mailbox	ABDCWA@LanePowell.com

DATED ____ day of _____ 2022, at Seattle, Washington.

s/
ANDREW R.W. HUGHES, WSBA No. 49515

Exhibit H Distributor Global Settlement Agreement

This document is not attached due to its size. The document can be found here: <https://agportal-s3bucket.s3.amazonaws.com/DistributorsSettlement/National%20Distributor%20Settlement.pdf>

EXHIBIT 2
Subdivision Settlement Participation Form
(Exhibit F of the Distributors Settlement)

Exhibit F
Subdivision Settlement Participation Form

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated May 2, 2022 (“*Distributors Washington Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Distributors Washington Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributors Washington Settlement, including the Distributor Global Settlement Agreement dated July 21, 2021 (“*Global Settlement*”) attached to the Distributors Washington Settlement as Exhibit H, understands that all terms in this Participation Form have the meanings defined therein, and agrees that by signing this Participation Form, the Governmental Entity elects to participate in the Distributors Washington Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of October 1, 2022 and prior to the filing of the Consent Judgment, secure the dismissal with prejudice of any Released Claims that it has filed.
4. The Governmental Entity agrees to the terms of the Distributors Washington Settlement pertaining to Subdivisions as defined therein.
5. By agreeing to the terms of the Distributors Washington Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after December 1, 2022.
6. The Governmental Entity agrees to use any monies it receives through the Distributors Washington Settlement solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the Washington Consent Judgment Court for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Distributors Washington Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in the Distributors Washington Settlement.

8. The Governmental Entity has the right to enforce the Distributors Washington Settlement as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributors Washington Settlement, including, but not limited to, all provisions of Section XI of the Global Settlement, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributors Washington Settlement are intended by the Agreement Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributors Washington Settlement shall be a complete bar to any Released Claim.
10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributors Washington Settlement.
11. In connection with the releases provided for in the Distributors Washington Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the date the Distributors Washington Settlement becomes effective pursuant to Section II.B of the Distributors Washington Settlement, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributors Washington Settlement.

12. Nothing herein is intended to modify in any way the terms of the Distributors Washington Settlement, to which Governmental Entity hereby agrees. To the extent this Participation Form is worded differently from Exhibit F to the Distributors Washington Settlement or interpreted differently from the Distributors Washington Settlement in any respect, the Distributors Washington Settlement controls.

I have all necessary power and authorization to execute this Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

EXHIBIT 3
One Washington Memorandum of Understanding Between Washington Municipalities

ONE WASHINGTON MEMORANDUM OF UNDERSTANDING BETWEEN WASHINGTON MUNICIPALITIES

Whereas, the people of the State of Washington and its communities have been harmed by entities within the Pharmaceutical Supply Chain who manufacture, distribute, and dispense prescription opioids;

Whereas, certain Local Governments, through their elected representatives and counsel, are engaged in litigation seeking to hold these entities within the Pharmaceutical Supply Chain of prescription opioids accountable for the damage they have caused to the Local Governments;

Whereas, Local Governments and elected officials share a common desire to abate and alleviate the impacts of harms caused by these entities within the Pharmaceutical Supply Chain throughout the State of Washington, and strive to ensure that principals of equity and equitable service delivery are factors considered in the allocation and use of Opioid Funds; and

Whereas, certain Local Governments engaged in litigation and the other cities and counties in Washington desire to agree on a form of allocation for Opioid Funds they receive from entities within the Pharmaceutical Supply Chain.

Now therefore, the Local Governments enter into this Memorandum of Understanding (“MOU”) relating to the allocation and use of the proceeds of Settlements described.

A. Definitions

As used in this MOU:

1. “Allocation Regions” are the same geographic areas as the existing nine (9) Washington State Accountable Community of Health (ACH) Regions and have the purpose described in Section C below.
2. “Approved Purpose(s)” shall mean the strategies specified and set forth in the Opioid Abatement Strategies attached as Exhibit A.
3. “Effective Date” shall mean the date on which a court of competent jurisdiction enters the first Settlement by order or consent decree. The Parties anticipate that more than one Settlement will be administered according to the terms of this MOU, but that the first entered Settlement will trigger allocation of Opioid Funds in accordance with Section B herein, and the formation of the Opioid Abatement Councils in Section C.
4. “Litigating Local Government(s)” shall mean Local Governments that filed suit against any Pharmaceutical Supply Chain Participant pertaining to the Opioid epidemic prior to September 1, 2020.

5. “Local Government(s)” shall mean all counties, cities, and towns within the geographic boundaries of the State of Washington.

6. “National Settlement Agreements” means the national opioid settlement agreements dated July 21, 2021 involving Johnson & Johnson, and distributors AmerisourceBergen, Cardinal Health and McKesson as well as their subsidiaries, affiliates, officers, and directors named in the National Settlement Agreements, including all amendments thereto.

7. “Opioid Funds” shall mean monetary amounts obtained through a Settlement as defined in this MOU.

8. “Opioid Abatement Council” shall have the meaning described in Section C below.

9. “Participating Local Government(s)” shall mean all counties, cities, and towns within the geographic boundaries of the State that have chosen to sign on to this MOU. The Participating Local Governments may be referred to separately in this MOU as “Participating Counties” and “Participating Cities and Towns” (or “Participating Cities or Towns,” as appropriate) or “Parties.”

10. “Pharmaceutical Supply Chain” shall mean the process and channels through which controlled substances are manufactured, marketed, promoted, distributed, and/or dispensed, including prescription opioids.

11. “Pharmaceutical Supply Chain Participant” shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution, and/or dispensing of a prescription opioid, including any entity that has assisted in any of the above.

12. “Qualified Settlement Fund Account,” or “QSF Account,” shall mean an account set up as a qualified settlement fund, 468b fund, as authorized by Treasury Regulations 1.468B-1(c) (26 CFR §1.468B-1).

13. “Regional Agreements” shall mean the understanding reached by the Participating Local Counties and Cities within an Allocation Region governing the allocation, management, distribution of Opioid Funds within that Allocation Region.

14. “Settlement” shall mean the future negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant when that resolution has been jointly entered into by the Participating Local Governments. “Settlement” expressly does not include a plan of reorganization confirmed under Title 11 of the United States Code, irrespective of the extent to which Participating Local Governments vote in favor of or otherwise support such plan of reorganization.

15. “Trustee” shall mean an independent trustee who shall be responsible for the ministerial task of releasing Opioid Funds from a QSF account to Participating Local Governments as authorized herein and accounting for all payments into or out of the trust.

16. The “Washington State Accountable Communities of Health” or “ACH” shall mean the nine (9) regions described in Section C below.

B. Allocation of Settlement Proceeds for Approved Purposes

1. All Opioid Funds shall be held in a QSF and distributed by the Trustee, for the benefit of the Participating Local Governments, only in a manner consistent with this MOU. Distribution of Opioid Funds will be subject to the mechanisms for auditing and reporting set forth below to provide public accountability and transparency.

2. All Opioid Funds, regardless of allocation, shall be utilized pursuant to Approved Purposes as defined herein and set forth in Exhibit A. Compliance with this requirement shall be verified through reporting, as set out in this MOU.

3. The division of Opioid Funds shall first be allocated to Participating Counties based on the methodology utilized for the Negotiation Class in *In Re: National Prescription Opiate Litigation*, United States District Court for the Northern District of Ohio, Case No. 1:17-md-02804-DAP. The allocation model uses three equally weighted factors: (1) the amount of opioids shipped to the county; (2) the number of opioid deaths that occurred in that county; and (3) the number of people who suffer opioid use disorder in that county. The allocation percentages that result from application of this methodology are set forth in the “County Total” line item in Exhibit B. In the event any county does not participate in this MOU, that county’s percentage share shall be reallocated proportionally amongst the Participating Counties by applying this same methodology to only the Participating Counties.

4. Allocation and distribution of Opioid Funds within each Participating County will be based on regional agreements as described in Section C.

C. Regional Agreements

1. For the purpose of this MOU, the regional structure for decision-making related to opioid fund allocation will be based upon the nine (9) pre-defined Washington State Accountable Community of Health Regions (Allocation Regions). Reference to these pre-defined regions is solely for the purpose of

drawing geographic boundaries to facilitate regional agreements for use of Opioid Funds. The Allocation Regions are as follows:

- King County (Single County Region)
- Pierce County (Single County Region)
- Olympic Community of Health Region (Clallam, Jefferson, and Kitsap Counties)
- Cascade Pacific Action Alliance Region (Cowlitz, Grays Harbor, Lewis, Mason, Pacific, Thurston, and Wahkiakum Counties)
- North Sound Region (Island, San Juan, Skagit, Snohomish, and Whatcom Counties)
- SouthWest Region (Clark, Klickitat, and Skamania Counties)
- Greater Columbia Region (Asotin, Benton, Columbia, Franklin, Garfield, Kittitas, Walla Walla, Whitman, and Yakima Counties)
- Spokane Region (Adams, Ferry, Lincoln, Pend Oreille, Spokane, and Stevens Counties)
- North Central Region (Chelan, Douglas, Grant, and Okanogan Counties)

2. Opioid Funds will be allocated, distributed and managed within each Allocation Region, as determined by its Regional Agreement as set forth below. If an Allocation Region does not have a Regional Agreement enumerated in this MOU, and does not subsequently adopt a Regional Agreement per Section C.5, the default mechanism for allocation, distribution and management of Opioid Funds described in Section C.4.a will apply. Each Allocation Region must have an OAC whose composition and responsibilities shall be defined by Regional Agreement or as set forth in Section C.4.

3. King County's Regional Agreement is reflected in Exhibit C to this MOU.

4. All other Allocation Regions that have not specified a Regional Agreement for allocating, distributing and managing Opioid Funds, will apply the following default methodology:

- a. Opioid Funds shall be allocated within each Allocation Region by taking the allocation for a Participating County from Exhibit B and apportioning those funds between that Participating County and its Participating Cities and Towns. Exhibit B also sets forth the allocation to the Participating Counties and the Participating Cities or Towns within the Counties based on a default allocation formula. As set forth above in Section B.3, to determine the allocation to a county, this formula utilizes: (1) the amount of opioids shipped to the county; (2) the number of opioid deaths that occurred in that county; and (3) the number of people who suffer opioid use disorder in that county. To determine the allocation within a county, the formula utilizes historical federal data showing how the specific Counties and the Cities and Towns within the Counties have

made opioids epidemic-related expenditures in the past. This is the same methodology used in the National Settlement Agreements for county and intra-county allocations. A Participating County, and the Cities and Towns within it may enter into a separate intra-county allocation agreement to modify how the Opioid Funds are allocated amongst themselves, provided the modification is in writing and agreed to by all Participating Local Governments in the County. Such an agreement shall not modify any of the other terms or requirements of this MOU.

b. 10% of the Opioid Funds received by the Region will be reserved, on an annual basis, for administrative costs related to the OAC. The OAC will provide an annual accounting for actual costs and any reserved funds that exceed actual costs will be reallocated to Participating Local Governments within the Region.

c. Cities and towns with a population of less than 10,000 shall be excluded from the allocation, with the exception of cities and towns that are Litigating Participating Local Governments. The portion of the Opioid Funds that would have been allocated to a city or town with a population of less than 10,000 that is not a Litigating Participating Local Government shall be redistributed to Participating Counties in the manner directed in C.4.a above.

d. Each Participating County, City, or Town may elect to have its share re-allocated to the OAC in which it is located. The OAC will then utilize this share for the benefit of Participating Local Governments within that Allocation Region, consistent with the Approved Purposes set forth in Exhibit A. A Participating Local Government's election to forego its allocation of Opioid Funds shall apply to all future allocations unless the Participating Local Government notifies its respective OAC otherwise. If a Participating Local Government elects to forego its allocation of the Opioid Funds, the Participating Local Government shall be excused from the reporting requirements set forth in this Agreement.

e. Participating Local Governments that receive a direct payment maintain full discretion over the use and distribution of their allocation of Opioid Funds, provided the Opioid Funds are used solely for Approved Purposes. Reasonable administrative costs for a Participating Local Government to administer its allocation of Opioid Funds shall not exceed actual costs or 10% of the Participating Local Government's allocation of Opioid Funds, whichever is less.

f. A Local Government that chooses not to become a Participating Local Government will not receive a direct allocation of Opioid Funds. The portion of the Opioid Funds that would have been allocated to a Local Government that is not a Participating Local Government shall be

redistributed to Participating Counties in the manner directed in C.4.a above.

g. As a condition of receiving a direct payment, each Participating Local Government that receives a direct payment agrees to undertake the following actions:

- i. Developing a methodology for obtaining proposals for use of Opioid Funds.
- ii. Ensuring there is opportunity for community-based input on priorities for Opioid Fund programs and services.
- iii. Receiving and reviewing proposals for use of Opioid Funds for Approved Purposes.
- iv. Approving or denying proposals for use of Opioid Funds for Approved Purposes.
- v. Receiving funds from the Trustee for approved proposals and distributing the Opioid Funds to the recipient.
- vi. Reporting to the OAC and making publicly available all decisions on Opioid Fund allocation applications, distributions and expenditures.

h. Prior to any distribution of Opioid Funds within the Allocation Region, The Participating Local Governments must establish an Opioid Abatement Council (OAC) to oversee Opioid Fund allocation, distribution, expenditures and dispute resolution. The OAC may be a preexisting regional body or may be a new body created for purposes of executing the obligations of this MOU.

i. The OAC for each Allocation Region shall be composed of representation from both Participating Counties and Participating Towns or Cities within the Region. The method of selecting members, and the terms for which they will serve will be determined by the Allocation Region's Participating Local Governments. All persons who serve on the OAC must have work or educational experience pertaining to one or more Approved Uses.

j. The Regional OAC will be responsible for the following actions:

- i. Overseeing distribution of Opioid Funds from Participating Local Governments to programs and services within the Allocation Region for Approved Purposes.

- ii. Annual review of expenditure reports from Participating Local Jurisdictions within the Allocation Region for compliance with Approved Purposes and the terms of this MOU and any Settlement.
- iii. In the case where Participating Local Governments chose to forego their allocation of Opioid Funds:
 - (i) Approving or denying proposals by Participating Local Governments or community groups to the OAC for use of Opioid Funds within the Allocation Region.
 - (ii) Directing the Trustee to distribute Opioid Funds for use by Participating Local Governments or community groups whose proposals are approved by the OAC.
 - (iii) Administrating and maintaining records of all OAC decisions and distributions of Opioid Funds.
- iv. Reporting and making publicly available all decisions on Opioid Fund allocation applications, distributions and expenditures by the OAC or directly by Participating Local Governments.
- v. Developing and maintaining a centralized public dashboard or other repository for the publication of expenditure data from any Participating Local Government that receives Opioid Funds, and for expenditures by the OAC in that Allocation Region, which it shall update at least annually.
- vi. If necessary, requiring and collecting additional outcome-related data from Participating Local Governments to evaluate the use of Opioid Funds, and all Participating Local Governments shall comply with such requirements.
- vii. Hearing complaints by Participating Local Governments within the Allocation Region regarding alleged failure to (1) use Opioid Funds for Approved Purposes or (2) comply with reporting requirements.

5. Participating Local Governments may agree and elect to share, pool, or collaborate with their respective allocation of Opioid Funds in any manner they choose by adopting a Regional Agreement, so long as such sharing, pooling, or collaboration is used for Approved Purposes and complies with the terms of this MOU and any Settlement.

6. Nothing in this MOU should alter or change any Participating Local Government's rights to pursue its own claim. Rather, the intent of this MOU is to join all parties who wish to be Participating Local Governments to agree upon an allocation formula for any Opioid Funds from any future binding Settlement with one or more Pharmaceutical Supply Chain Participants for all Local Governments in the State of Washington.

7. If any Participating Local Government disputes the amount it receives from its allocation of Opioid Funds, the Participating Local Government shall alert its respective OAC within sixty (60) days of discovering the information underlying the dispute. Failure to alert its OAC within this time frame shall not constitute a waiver of the Participating Local Government's right to seek recoupment of any deficiency in its allocation of Opioid Funds.

8. If any OAC concludes that a Participating Local Government's expenditure of its allocation of Opioid Funds did not comply with the Approved Purposes listed in Exhibit A, or the terms of this MOU, or that the Participating Local Government otherwise misused its allocation of Opioid Funds, the OAC may take remedial action against the alleged offending Participating Local Government. Such remedial action is left to the discretion of the OAC and may include withholding future Opioid Funds owed to the offending Participating Local Government or requiring the offending Participating Local Government to reimburse improperly expended Opioid Funds back to the OAC to be re-allocated to the remaining Participating Local Governments within that Region.

9. All Participating Local Governments and OAC shall maintain all records related to the receipt and expenditure of Opioid Funds for no less than five (5) years and shall make such records available for review by any other Participating Local Government or OAC, or the public. Records requested by the public shall be produced in accordance with Washington's Public Records Act RCW 42.56.001 *et seq.* Records requested by another Participating Local Government or an OAC shall be produced within twenty-one (21) days of the date the record request was received. This requirement does not supplant any Participating Local Government or OAC's obligations under Washington's Public Records Act RCW 42.56.001 *et seq.*

D. Payment of Counsel and Litigation Expenses

1. The Litigating Local Governments have incurred attorneys' fees and litigation expenses relating to their prosecution of claims against the Pharmaceutical Supply Chain Participants, and this prosecution has inured to the benefit of all Participating Local Governments. Accordingly, a Washington

Government Fee Fund (“GFF”) shall be established that ensures that all Parties that receive Opioid Funds contribute to the payment of fees and expenses incurred to prosecute the claims against the Pharmaceutical Supply Chain Participants, regardless of whether they are litigating or non-litigating entities.

2. The amount of the GFF shall be based as follows: the funds to be deposited in the GFF shall be equal to 15% of the total cash value of the Opioid Funds.

3. The maximum percentage of any contingency fee agreement permitted for compensation shall be 15% of the portion of the Opioid Funds allocated to the Litigating Local Government that is a party to the contingency fee agreement, plus expenses attributable to that Litigating Local Government. Under no circumstances may counsel collect more for its work on behalf of a Litigating Local Government than it would under its contingency agreement with that Litigating Local Government.

4. Payments from the GFF shall be overseen by a committee (the “Opioid Fee and Expense Committee”) consisting of one representative of the following law firms: (a) Keller Rohrback L.L.P.; (b) Hagens Berman Sobol Shapiro LLP; (c) Goldfarb & Huck Roth Riojas, PLLC; and (d) Napoli Shkolnik PLLC. The role of the Opioid Fee and Expense Committee shall be limited to ensuring that the GFF is administered in accordance with this Section.

5. In the event that settling Pharmaceutical Supply Chain Participants do not pay the fees and expenses of the Participating Local Governments directly at the time settlement is achieved, payments to counsel for Participating Local Governments shall be made from the GFF over not more than three years, with 50% paid within 12 months of the date of Settlement and 25% paid in each subsequent year, or at the time the total Settlement amount is paid to the Trustee by the Defendants, whichever is sooner.

6. Any funds remaining in the GFF in excess of: (i) the amounts needed to cover Litigating Local Governments’ private counsel’s representation agreements, and (ii) the amounts needed to cover the common benefit tax discussed in Section C.8 below (if not paid directly by the Defendants in connection with future settlement(s), shall revert to the Participating Local Governments *pro rata* according to the percentages set forth in Exhibits B, to be used for Approved Purposes as set forth herein and in Exhibit A.

7. In the event that funds in the GFF are not sufficient to pay all fees and expenses owed under this Section, payments to counsel for all Litigating Local Governments shall be reduced on a *pro rata* basis. The Litigating Local Governments will not be responsible for any of these reduced amounts.

8. The Parties anticipate that any Opioid Funds they receive will be subject to a common benefit “tax” imposed by the court in *In Re: National Prescription Opiate Litigation*, United States District Court for the Northern District of Ohio, Case No. 1:17-md-02804-DAP (“Common Benefit Tax”). If this occurs, the Participating Local Governments shall first seek to have the settling defendants pay the Common Benefit Tax. If the settling defendants do not agree to pay the Common Benefit Tax, then the Common Benefit Tax shall be paid from the Opioid Funds and by both litigating and non-litigating Local Governments. This payment shall occur prior to allocation and distribution of funds to the Participating Local Governments. In the event that GFF is not fully exhausted to pay the Litigating Local Governments’ private counsel’s representation agreements, excess funds in the GFF shall be applied to pay the Common Benefit Tax (if any).

E. General Terms

1. If any Participating Local Government believes another Participating Local Government, not including the Regional Abatement Advisory Councils, violated the terms of this MOU, the alleging Participating Local Government may seek to enforce the terms of this MOU in the court in which any applicable Settlement(s) was entered, provided the alleging Participating Local Government first provides the alleged offending Participating Local Government notice of the alleged violation(s) and a reasonable opportunity to cure the alleged violation(s). In such an enforcement action, any alleging Participating Local Government or alleged offending Participating Local Government may be represented by their respective public entity in accordance with Washington law.

2. Nothing in this MOU shall be interpreted to waive the right of any Participating Local Government to seek judicial relief for conduct occurring outside the scope of this MOU that violates any Washington law. In such an action, the alleged offending Participating Local Government, including the Regional Abatement Advisory Councils, may be represented by their respective public entities in accordance with Washington law. In the event of a conflict, any Participating Local Government, including the Regional Abatement Advisory Councils and its Members, may seek outside representation to defend itself against such an action.

3. Venue for any legal action related to this MOU shall be in the court in which the Participating Local Government is located or in accordance with the court rules on venue in that jurisdiction. This provision is not intended to expand the court rules on venue.

4. This MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Participating Local Governments approve the use of electronic signatures for execution of this MOU. All use of electronic signatures

shall be governed by the Uniform Electronic Transactions Act. The Parties agree not to deny the legal effect or enforceability of the MOU solely because it is in electronic form or because an electronic record was used in its formation. The Participating Local Government agree not to object to the admissibility of the MOU in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the grounds that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

5. Each Participating Local Government represents that all procedures necessary to authorize such Participating Local Government's execution of this MOU have been performed and that the person signing for such Party has been authorized to execute the MOU.

[Remainder of Page Intentionally Left Blank – Signature Pages Follow]

This One Washington Memorandum of Understanding Between Washington Municipalities is signed this _____ day of _____, 2022 by:

Name & Title _____

On behalf of _____

4894-0031-1574, v. 2

EXHIBIT A

OPIOID ABATEMENT STRATEGIES

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including all forms of Medication-Assisted Treatment (MAT) approved by the U.S. Food and Drug Administration.
2. Support and reimburse services that include the full American Society of Addiction Medicine (ASAM) continuum of care for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including but not limited to:
 - a. Medication-Assisted Treatment (MAT);
 - b. Abstinence-based treatment;
 - c. Treatment, recovery, or other services provided by states, subdivisions, community health centers; non-for-profit providers; or for-profit providers;
 - d. Treatment by providers that focus on OUD treatment as well as treatment by providers that offer OUD treatment along with treatment for other SUD/MH conditions, co-usage, and/or co-addiction; or
 - e. Evidence-informed residential services programs, as noted below.
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-based, evidence-informed, or promising practices such as adequate methadone dosing.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction and for persons who have experienced an opioid overdose.
6. Support treatment of mental health trauma resulting from the traumatic experiences of the opioid user (e.g., violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (e.g., surviving family members after an overdose

or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support detoxification (detox) and withdrawal management services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including medical detox, referral to treatment, or connections to other services or supports.
8. Support training on MAT for health care providers, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
10. Provide fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (DATA 2000) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.
12. Support the dissemination of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.
13. Support the development and dissemination of new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication-Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in treatment for and recovery from OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Provide the full continuum of care of recovery services for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including supportive housing, residential treatment, medical detox services, peer support services and counseling, community navigators, case management, and connections to community-based services.
2. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.

3. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including supportive housing, recovery housing, housing assistance programs, or training for housing providers.
4. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
5. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
6. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
7. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
8. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to manage the opioid user in the family.
9. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to current and recovering opioid users, including reducing stigma.
10. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

**C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED
(CONNECTIONS TO CARE)**

Provide connections to care for people who have – or are at risk of developing – OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Support Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders.
3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Support training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.
6. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, or persons who have experienced an opioid overdose, into community treatment or recovery services through a bridge clinic or similar approach.
7. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or persons that have experienced an opioid overdose.
8. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
9. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or to persons who have experienced an opioid overdose.
10. Provide funding for peer navigators, recovery coaches, care coordinators, or care managers that offer assistance to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction or to persons who have experienced on opioid overdose.
11. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.
12. Develop and support best practices on addressing OUD in the workplace.
13. Support assistance programs for health care providers with OUD.
14. Engage non-profits and the faith community as a system to support outreach for treatment.
15. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
16. Create or support intake and call centers to facilitate education and access to treatment, prevention, and recovery services for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.

17. Develop or support a National Treatment Availability Clearinghouse – a multistate/nationally accessible database whereby health care providers can list locations for currently available in-patient and out-patient OUD treatment services that are accessible on a real-time basis by persons who seek treatment.

D. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are involved – or are at risk of becoming involved – in the criminal justice system through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Support pre-arrest or post-arrest diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including established strategies such as:
 - a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);
 - b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;
 - c. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;
 - d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model;
 - e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative;
 - f. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise and to reduce perceived barriers associated with law enforcement 911 responses; or
 - g. County prosecution diversion programs, including diversion officer salary, only for counties with a population of 50,000 or less. Any diversion services in matters involving opioids must include drug testing, monitoring, or treatment.
2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts for persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, but only if these courts provide referrals to evidence-informed treatment, including MAT.

4. Provide evidence-informed treatment, including MAT, recovery support, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are incarcerated in jail or prison.
5. Provide evidence-informed treatment, including MAT, recovery support, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction who are leaving jail or prison have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal-justice-involved persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, and the needs of their families, including babies with neonatal abstinence syndrome, through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Support evidence-based, evidence-informed, or promising treatment, including MAT, recovery services and supports, and prevention services for pregnant women – or women who could become pregnant – who have OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Provide training for obstetricians or other healthcare personnel that work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
3. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with Neonatal Abstinence Syndrome get referred to appropriate services and receive a plan of safe care.
4. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

5. Offer enhanced family supports and home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, including but not limited to parent skills training.
6. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
2. Academic counter-detailing to educate prescribers on appropriate opioid prescribing.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Support enhancements or improvements to Prescription Drug Monitoring Programs (PDMPs), including but not limited to improvements that:
 - a. Increase the number of prescribers using PDMPs;
 - b. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs or by improving the interface that prescribers use to access PDMP data, or both; or
 - c. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD.
6. Development and implementation of a national PDMP – Fund development of a multistate/national PDMP that permits information sharing while providing appropriate safeguards on sharing of private health information, including but not limited to:
 - a. Integration of PDMP data with electronic health records, overdose episodes, and decision support tools for health care providers relating to OUD.

- b. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database.
7. Increase electronic prescribing to prevent diversion or forgery.
8. Educate Dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Corrective advertising or affirmative public education campaigns based on evidence.
2. Public education relating to drug disposal.
3. Drug take-back disposal or destruction programs.
4. Fund community anti-drug coalitions that engage in drug prevention efforts.
5. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA).
6. Engage non-profits and faith-based communities as systems to support prevention.
7. Support evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
8. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
9. Support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
10. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
11. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses or other school staff, to

address mental health needs in young people that (when not properly addressed) increase the risk of opioid or other drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based, evidence-informed, or promising programs or strategies that may include, but are not limited to, the following:

1. Increase availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, opioid users, families and friends of opioid users, schools, community navigators and outreach workers, drug offenders upon release from jail/prison, or other members of the general public.
2. Provision by public health entities of free naloxone to anyone in the community, including but not limited to provision of intra-nasal naloxone in settings where other options are not available or allowed.
3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, and other members of the general public.
4. Enable school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expand, improve, or develop data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.
7. Public education relating to immunity and Good Samaritan laws.
8. Educate first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
10. Support mobile units that offer or provide referrals to treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
11. Provide training in treatment and recovery strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction.
12. Support screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items C8, D1 through D7, H1, H3, and H8, support the following:

1. Current and future law enforcement expenditures relating to the opioid epidemic.
2. Educate law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, and coordination to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Community regional planning to identify goals for reducing harms related to the opioid epidemic, to identify areas and populations with the greatest needs for treatment intervention services, or to support other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
2. A government dashboard to track key opioid-related indicators and supports as identified through collaborative community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to in various items above, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Invest in infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, co-usage, and/or co-addiction, or implement other

strategies to abate the opioid epidemic described in this opioid abatement strategy list (e.g., health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.
3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
4. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
5. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
6. Research on expanded modalities such as prescription methadone that can expand access to MAT.

EXHIBIT B

County	Local Government	% Allocation
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Adams County

Adams County	0.1638732475%
Hatton	
Lind	
Othello	
Ritzville	
Washtucna	
County Total:	0.1638732475%

Asotin County

Asotin County	0.4694498386%
Asotin	
Clarkston	
County Total:	0.4694498386%

Benton County

Benton County	1.4848831892%
Benton City	
Kennewick	0.5415650564%
Prosser	
Richland	0.4756779517%
West Richland	0.0459360490%
County Total:	2.5480622463%

Chelan County

Chelan County	0.7434914485%
Cashmere	
Chelan	
Entiat	
Leavenworth	
Wenatchee	0.2968333494%
County Total:	1.0403247979%

Clallam County

Clallam County	1.3076983401%
Forks	
Port Angeles	0.4598370527%
Sequim	
County Total:	1.7675353928%

EXHIBIT B

County	Local Government	% Allocation
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Clark County

Clark County	4.5149775326%
Battle Ground	0.1384729857%
Camas	0.2691592724%
La Center	
Ridgefield	
Vancouver	1.7306605325%
Washougal	0.1279328220%
Woodland***	
Yacolt	
County Total:	6.7812031452%

Columbia County

Columbia County	0.0561699537%
Dayton	
Starbuck	
County Total:	0.0561699537%

Cowlitz County

Cowlitz County	1.7226945990%
Castle Rock	
Kalama	
Kelso	0.1331145270%
Longview	0.6162736905%
Woodland***	
County Total:	2.4720828165%

Douglas County

Douglas County	0.3932175175%
Bridgeport	
Coulee Dam***	
East Wenatchee	0.0799810865%
Mansfield	
Rock Island	
Waterville	
County Total:	0.4731986040%

Ferry County

Ferry County	0.1153487994%
Republic	
County Total:	0.1153487994%

EXHIBIT B

County	Local Government	% Allocation
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Franklin County

Franklin County	0.3361237144%
Connell	
Kahlotus	
Mesa	
Pasco	0.4278056066%
County Total:	0.7639293210%

Garfield County

Garfield County	0.0321982209%
Pomeroy	
County Total:	0.0321982209%

Grant County

Grant County	0.9932572167%
Coulee City	
Coulee Dam***	
Electric City	
Ephrata	
George	
Grand Coulee	
Hartline	
Krupp	
Mattawa	
Moses Lake	0.2078293909%
Quincy	
Royal City	
Soap Lake	
Warden	
Wilson Creek	
County Total:	1.2010866076%

EXHIBIT B

County	Local Government	% Allocation
<u>Grays Harbor County</u>		
	Grays Harbor County	0.9992429138%
	Aberdeen	0.2491525333%
	Cosmopolis	
	Elma	
	Hoquiam	
	McCleary	
	Montesano	
	Oakville	
	Ocean Shores	
	Westport	
	County Total:	1.2483954471%
<u>Island County</u>		
	Island County	0.6820422610%
	Coupeville	
	Langley	
	Oak Harbor	0.2511550431%
	County Total:	0.9331973041%
<u>Jefferson County</u>		
	Jefferson County	0.4417137380%
	Port Townsend	
	County Total:	0.4417137380%

EXHIBIT B

County	Local Government	% Allocation
<u>King County</u>		
	King County	13.9743722662%
	Algona	
	Auburn***	0.2622774917%
	Beaux Arts Village	
	Bellevue	1.1300592573%
	Black Diamond	
	Bothell***	0.1821602716%
	Burien	0.0270962921%
	Carnation	
	Clyde Hill	
	Covington	0.0118134406%
	Des Moines	0.1179764526%
	Duvall	
	Enumclaw***	0.0537768326%
	Federal Way	0.3061452240%
	Hunts Point	
	Issaquah	0.1876240107%
	Kenmore	0.0204441024%
	Kent	0.5377397676%
	Kirkland	0.5453525246%
	Lake Forest Park	0.0525439124%
	Maple Valley	0.0093761587%
	Medina	
	Mercer Island	0.1751797481%
	Milton***	
	Newcastle	0.0033117880%
	Normandy Park	
	North Bend	
	Pacific***	
	Redmond	0.4839486007%
	Renton	0.7652626920%
	Sammamish	0.0224369090%
	SeaTac	0.1481551278%
	Seattle	6.6032403816%
	Shoreline	0.0435834501%
	Skykomish	
	Snoqualmie	0.0649164481%
	Tukwila	0.3032205739%
	Woodinville	0.0185516364%
	Yarrow Point	
	County Total:	26.0505653608%

EXHIBIT B

County	Local Government	% Allocation
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Kitsap County

Kitsap County	2.6294133668%
Bainbridge Island	0.1364686014%
Bremerton	0.6193374389%
Port Orchard	0.1009497162%
Poulsbo	0.0773748246%
County Total:	3.5635439479%

Kittitas County

Kittitas County	0.3855704683%
Cle Elum	
Ellensburg	0.0955824915%
Kittitas	
Roslyn	
South Cle Elum	
County Total:	0.4811529598%

Klickitat County

Klickitat County	0.2211673457%
Bingen	
Goldendale	
White Salmon	
County Total:	0.2211673457%

Lewis County

Lewis County	1.0777377479%
Centralia	0.1909990353%
Chehalis	
Morton	
Mossyrock	
Napavine	
Pe Ell	
Toledo	
Vader	
Winlock	
County Total:	1.2687367832%

EXHIBIT B

County	Local Government	% Allocation
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Lincoln County

Lincoln County	0.1712669645%
Almira	
Creston	
Davenport	
Harrington	
Odessa	
Reardan	
Sprague	
Wilbur	
County Total:	0.1712669645%

Mason County

Mason County	0.8089918012%
Shelton	0.1239179888%
County Total:	0.9329097900%

Okanogan County

Okanogan County	0.6145043345%
Brewster	
Conconully	
Coulee Dam***	
Elmer City	
Nespelem	
Okanogan	
Omak	
Oroville	
Pateros	
Riverside	
Tonasket	
Twisp	
Winthrop	
County Total:	0.6145043345%

Pacific County

Pacific County	0.4895416466%
Ilwaco	
Long Beach	
Raymond	
South Bend	
County Total:	0.4895416466%

EXHIBIT B

County	Local Government	% Allocation
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Pend Oreille County

Pend Oreille County	0.2566374940%
Cusick	
Ione	
Metaline	
Metaline Falls	
Newport	
County Total:	0.2566374940%

Pierce County

Pierce County	7.2310164020%
Auburn***	0.0628522112%
Bonney Lake	0.1190773864%
Buckley	
Carbonado	
DuPont	
Eatonville	
Edgewood	0.0048016791%
Enumclaw***	0.0000000000%
Fife	0.1955185481%
Fircrest	
Gig Harbor	0.0859963345%
Lakewood	0.5253640894%
Milton***	
Orting	
Pacific***	
Puyallup	0.3845704814%
Roy	
Ruston	
South Prairie	
Steilacoom	
Sumner	0.1083157569%
Tacoma	3.2816374617%
University Place	0.0353733363%
Wilkeson	
County Total:	12.0345236870%

San Juan County

San Juan County	0.2101495171%
Friday Harbor	
County Total:	0.2101495171%

EXHIBIT B

County	Local Government	% Allocation
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Skagit County

Skagit County	1.0526023961%
Anacortes	0.1774962906%
Burlington	0.1146861661%
Concrete	
Hamilton	
La Conner	
Lyman	
Mount Vernon	0.2801063665%
Sedro-Woolley	0.0661146351%
County Total:	1.6910058544%

Skamania County

Skamania County	0.1631931925%
North Bonneville	
Stevenson	
County Total:	0.1631931925%

Snohomish County

Snohomish County	6.9054415622%
Arlington	0.2620524080%
Bothell***	0.2654558588%
Brier	
Darrington	
Edmonds	0.3058936009%
Everett	1.9258363241%
Gold Bar	
Granite Falls	
Index	
Lake Stevens	0.1385202891%
Lynnwood	0.7704629214%
Marysville	0.3945067827%
Mill Creek	0.1227939546%
Monroe	0.1771621898%
Mountlake Terrace	0.2108935805%
Mukilteo	0.2561790702%
Snohomish	0.0861097964%
Stanwood	
Sultan	
Woodway	
County Total:	11.8213083387%

EXHIBIT B

County	Local Government	% Allocation
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Spokane County

Spokane County	5.5623859292%
Airway Heights	
Cheney	0.1238454349%
Deer Park	
Fairfield	
Latah	
Liberty Lake	0.0389636519%
Medical Lake	
Millwood	
Rockford	
Spangle	
Spokane	3.0872078287%
Spokane Valley	0.0684217500%
Waverly	
County Total:	8.8808245947%

Stevens County

Stevens County	0.7479240179%
Chewelah	
Colville	
Kettle Falls	
Marcus	
Northport	
Springdale	
County Total:	0.7479240179%

Thurston County

Thurston County	2.3258492094%
Bucoda	
Lacey	0.2348627221%
Olympia	0.6039423385%
Rainier	
Tenino	
Tumwater	0.2065982350%
Yelm	
County Total:	3.3712525050%

Wahkiakum County

Wahkiakum County	0.0596582197%
Cathlamet	
County Total:	0.0596582197%

EXHIBIT B

County	Local Government	% Allocation
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Walla Walla County

Walla Walla County	0.5543870294%
College Place	
Prescott	
Waitsburg	
Walla Walla	0.3140768654%
County Total:	0.8684638948%

Whatcom County

Whatcom County	1.3452637306%
Bellingham	0.8978614577%
Blaine	
Everson	
Ferndale	0.0646101891%
Lynden	0.0827115612%
Nooksack	
Sumas	
County Total:	2.3904469386%

Whitman County

Whitman County	0.2626805837%
Albion	
Colfax	
Colton	
Endicott	
Farmington	
Garfield	
LaCrosse	
Lamont	
Malden	
Oakesdale	
Palouse	
Pullman	0.2214837491%
Rosalia	
St. John	
Tekoa	
Uniontown	
County Total:	0.4841643328%

EXHIBIT B

County	Local Government	% Allocation
<u>Yakima County</u>		
	Yakima County	1.9388392959%
	Grandview	0.0530606109%
	Granger	
	Harrah	
	Mabton	
	Moxee	
	Naches	
	Selah	
	Sunnyside	0.1213478384%
	Tieton	
	Toppenish	
	Union Gap	
	Wapato	
	Yakima	0.6060410539%
	Zillah	
	County Total:	2.7192887991%

EXHIBIT 4
Non-Exhaustive List of Expenditures that Qualify as Opioid Remediation
(Exhibit E of the Global Settlement)

EXHIBIT E**List of Opioid Remediation Uses****Schedule A
Core Strategies**

States and Qualifying Block Grantees shall choose from among the abatement strategies listed in Schedule B. However, priority shall be given to the following core abatement strategies (“*Core Strategies*”).¹⁴

A. NALOXONE OR OTHER FDA-APPROVED DRUG TO REVERSE OPIOID OVERDOSES

1. Expand training for first responders, schools, community support groups and families; and
2. Increase distribution to individuals who are uninsured or whose insurance does not cover the needed service.

B. MEDICATION-ASSISTED TREATMENT (“MAT”) DISTRIBUTION AND OTHER OPIOID-RELATED TREATMENT

1. Increase distribution of MAT to individuals who are uninsured or whose insurance does not cover the needed service;
2. Provide education to school-based and youth-focused programs that discourage or prevent misuse;
3. Provide MAT education and awareness training to healthcare providers, EMTs, law enforcement, and other first responders; and
4. Provide treatment and recovery support services such as residential and inpatient treatment, intensive outpatient treatment, outpatient therapy or counseling, and recovery housing that allow or integrate medication and with other support services.

¹⁴ As used in this Schedule A, words like “expand,” “fund,” “provide” or the like shall not indicate a preference for new or existing programs.

C. **PREGNANT & POSTPARTUM WOMEN**

1. Expand Screening, Brief Intervention, and Referral to Treatment (“*SBIRT*”) services to non-Medicaid eligible or uninsured pregnant women;
2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for women with co-occurring Opioid Use Disorder (“*OUD*”) and other Substance Use Disorder (“*SUD*”) / Mental Health disorders for uninsured individuals for up to 12 months postpartum; and
3. Provide comprehensive wrap-around services to individuals with OUD, including housing, transportation, job placement/training, and childcare.

D. **EXPANDING TREATMENT FOR NEONATAL ABSTINENCE SYNDROME (“*NAS*”)**

1. Expand comprehensive evidence-based and recovery support for NAS babies;
2. Expand services for better continuum of care with infant-need dyad; and
3. Expand long-term treatment and services for medical monitoring of NAS babies and their families.

E. **EXPANSION OF WARM HAND-OFF PROGRAMS AND RECOVERY SERVICES**

1. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments;
2. Expand warm hand-off services to transition to recovery services;
3. Broaden scope of recovery services to include co-occurring SUD or mental health conditions;
4. Provide comprehensive wrap-around services to individuals in recovery, including housing, transportation, job placement/training, and childcare; and
5. Hire additional social workers or other behavioral health workers to facilitate expansions above.

F. **TREATMENT FOR INCARCERATED POPULATION**

1. Provide evidence-based treatment and recovery support, including MAT for persons with OUD and co-occurring SUD/MH disorders within and transitioning out of the criminal justice system; and
2. Increase funding for jails to provide treatment to inmates with OUD.

G. **PREVENTION PROGRAMS**

1. Funding for media campaigns to prevent opioid use (similar to the FDA’s “Real Cost” campaign to prevent youth from misusing tobacco);
2. Funding for evidence-based prevention programs in schools;
3. Funding for medical provider education and outreach regarding best prescribing practices for opioids consistent with the 2016 CDC guidelines, including providers at hospitals (academic detailing);
4. Funding for community drug disposal programs; and
5. Funding and training for first responders to participate in pre-arrest diversion programs, post-overdose response teams, or similar strategies that connect at-risk individuals to behavioral health services and supports.

H. **EXPANDING SYRINGE SERVICE PROGRAMS**

1. Provide comprehensive syringe services programs with more wrap-around services, including linkage to OUD treatment, access to sterile syringes and linkage to care and treatment of infectious diseases.

I. **EVIDENCE-BASED DATA COLLECTION AND RESEARCH ANALYZING THE EFFECTIVENESS OF THE ABATEMENT STRATEGIES WITHIN THE STATE**

Schedule B Approved Uses

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder (“*OUD*”) and any co-occurring Substance Use Disorder or Mental Health (“*SUD/MH*”) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:¹⁵

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment (“*MAT*”) approved by the U.S. Food and Drug Administration.
2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine (“*ASAM*”) continuum of care for OUD and any co-occurring SUD/MH conditions.
3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including *MAT*, as well as counseling, psychiatric support, and other treatment and recovery support services.
4. Improve oversight of Opioid Treatment Programs (“*OTPs*”) to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.
5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.
6. Provide treatment of trauma for individuals with OUD (*e.g.*, violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (*e.g.*, surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.
7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

¹⁵ As used in this Schedule B, words like “expand,” “fund,” “provide” or the like shall not indicate a preference for new or existing programs.

8. Provide training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.
9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.
10. Offer fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
11. Offer scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD/MH or mental health conditions, including, but not limited to, training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.
12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 (“*DATA 2000*”) to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.
13. Disseminate of web-based training curricula, such as the American Academy of Addiction Psychiatry’s Provider Clinical Support Service–Opioids web-based training curriculum and motivational interviewing.
14. Develop and disseminate new curricula, such as the American Academy of Addiction Psychiatry’s Provider Clinical Support Service for Medication–Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the programs or strategies that:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.
2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.
3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.

4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved medication with other support services.
5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.
6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.
7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.
8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.
9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.
11. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.
12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.
13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.
14. Create and/or support recovery high schools.
15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

**C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED
(CONNECTIONS TO CARE)**

Provide connections to care for people who have—or are at risk of developing—OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Fund SBIRT programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.
3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.
4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.
6. Provide training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.
7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically appropriate follow-up care through a bridge clinic or similar approach.
8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.
9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.
11. Expand warm hand-off services to transition to recovery services.
12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.
13. Develop and support best practices on addressing OUD in the workplace.

14. Support assistance programs for health care providers with OUD.
15. Engage non-profits and the faith community as a system to support outreach for treatment.
16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:
 1. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (“*PAARP*”);
 2. Active outreach strategies such as the Drug Abuse Response Team (“*DART*”) model;
 3. “Naloxone Plus” strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;
 4. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (“*LEAD*”) model;
 5. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or
 6. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.
2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.
3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.

4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.
5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison or have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.
6. Support critical time interventions (“*CTT*”), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.
7. Provide training on best practices for addressing the needs of criminal justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome (“*NAS*”), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women—or women who could become pregnant—who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.
2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.
3. Provide training for obstetricians or other healthcare personnel who work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.
4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; and expand long-term treatment and services for medical monitoring of NAS babies and their families.

5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with NAS get referred to appropriate services and receive a plan of safe care.
6. Provide child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.
7. Provide enhanced family support and child care services for parents with OUD and any co-occurring SUD/MH conditions.
8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.
9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including, but not limited to, parent skills training.
10. Provide support for Children’s Services—Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding medical provider education and outreach regarding best prescribing practices for opioids consistent with the Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).
2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
3. Continuing Medical Education (CME) on appropriate prescribing of opioids.
4. Providing Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Supporting enhancements or improvements to Prescription Drug Monitoring Programs (“PDMPs”), including, but not limited to, improvements that:

1. Increase the number of prescribers using PDMPs;
2. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or
3. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.
6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.
7. Increasing electronic prescribing to prevent diversion or forgery.
8. Educating dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding media campaigns to prevent opioid misuse.
2. Corrective advertising or affirmative public education campaigns based on evidence.
3. Public education relating to drug disposal.
4. Drug take-back disposal or destruction programs.
5. Funding community anti-drug coalitions that engage in drug prevention efforts.
6. Supporting community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction—including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration (“SAMHSA”).
7. Engaging non-profits and faith-based communities as systems to support prevention.

8. Funding evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.
11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.
12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or another drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increased availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.
2. Public health entities providing free naloxone to anyone in the community.
3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.
4. Enabling school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.
5. Expanding, improving, or developing data tracking software and applications for overdoses/naloxone revivals.
6. Public education relating to emergency responses to overdoses.

7. Public education relating to immunity and Good Samaritan laws.
8. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.
9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.
10. Expanding access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.
11. Supporting mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.
12. Providing training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.
13. Supporting screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in section C, D and H relating to first responders, support the following:

1. Education of law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.
2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitations, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment

intervention services, and to support training and technical assistance and other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

2. A dashboard to (a) share reports, recommendations, or plans to spend opioid settlement funds; (b) to show how opioid settlement funds have been spent; (c) to report program or strategy outcomes; or (d) to track, share or visualize key opioid- or health-related indicators and supports as identified through collaborative statewide, regional, local or community processes.
3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.
4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, those that:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.
2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (*e.g.*, health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection and evaluation of programs and strategies described in this opioid abatement strategy list.
2. Research non-opioid treatment of chronic pain.
3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.

4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.
5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (*e.g.*, Hawaii HOPE and Dakota 24/7).
7. Epidemiological surveillance of OUD-related behaviors in critical populations, including individuals entering the criminal justice system, including, but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring (“*ADAM*”) system.
8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.
9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: September 6, 2022	TITLE: Approval of Public Works Abatement Contracts with Northwest Abatement Services for the Demolition of 9616 Gravelly Lake Dr. SW	TYPE OF ACTION: — ORDINANCE — RESOLUTION ✓ MOTION 2022-65 — OTHER
REVIEW: September 6, 2022	ATTACHMENTS: 1. Asbestos Abatement Demolition Contract – Northwest Abatement Services 2. Building Demolition Contract – Northwest Abatement Services	

SUBMITTED BY: Dave Bugher, Assistant City Manager and Jeff Gumm, Program Manager

RECOMMENDATION: It is recommended that the Mayor and City Council approve abatement contracts in the combined amount of \$375,078 for the removal of asbestos and demolition of a dangerous and nuisance structure located at 9616 Gravelly Lake. Dr. SW.

DISCUSSION: This property has been a long-standing dangerous and nuisance structure dating back to 2012 when code enforcement staff initially posted parts of the structure unsafe to occupy. The property has been posted with multiple stop work orders and unsafe to occupy notices, the latest on February 27, 2017, when the entire structure was posted unsafe to occupy by the Building Official due to unrepaired dangerous and nuisance conditions relating to improper and unpermitted work, ongoing water intrusion into multiple units on the first floor, illegal and improper modification, unpermitted electrical, plumbing and mechanical modification, improper storage of combustible and flammable material, and failing exterior conditions, including roofing, and structural elements.

On July 31, 2017, the City issued its first of two Findings and Orders relating to the correction of dangerous and nuisance conditions. At that time, the owner addressed all exterior dangerous and nuisance conditions and secured the structure leaving interior conditions unaddressed. *(Continued to page 2)*


ALTERNATIVE(S): The Council may choose not to authorize abatement contracts for the property; however, if contracts are not awarded, there is no promise the owner will properly and adequately address abatement of the structure and its components.

FISCAL IMPACT: Abatement contracts will be awarded through the City's abatement funds (General Abatement Fund 105 and NSP1 Abatement Fund 191), which have sufficient funds to cover the awarded contracts.

Dave Bugher

Prepared by

Department Director


City Manager Review

DISCUSSION CONTINUED: Since issuing the City's initial order in 2017, the property has degraded further, including a large structure fire on the morning of December 15, 2021 which destroyed much of the second story and damaged most of the first story and its contents. On December 15, 2021, a hearing on the property was held before the City Building Official regarding dangerous and nuisance conditions present. The owner Mr. Dirk Mayberry and the owner's counsel, Jason Anderson were present at the hearing. On of December 17, 2021 the City issued a second Findings and Order identifying all dangerous and nuisance conditions present on the property.

Since the City's issuance of Findings and Order on December 17, 2021, the owner has done nothing to address any of the dangerous and nuisance conditions present on the Property. The owner appealed the Findings and Order and a hearing was held before the Hearing's Examiner on March 25, 2022 which resulted in the initial Findings and Order being sustained on February 18, 2022. A second appeal was made by the owner and on April 11, 2022, Hearing Examiner Phil A. Olberchts issued a Findings of Fact, Conclusion of Law and Final Decision ("Findings of Fact") regarding the property. The Findings of Fact substantially sustained the City's Findings and Order; however, it provided the owner with the option of repair or demolition of the structure and extended permit issuance deadlines until May 12, 2022. Additionally, as a condition of extension, the Findings of Fact required the owner to: 1) fully reimburse the City for costs of securing the building; 2) remove all combustible and solid waste from inside the building and surrounding premises; 3) monitor the premises with 24-hour security until all repair/demolition were completed; 4) pay for monthly fence rental until the fencing is no longer necessary; and 5) secure any breaches in the fencing or security boarding within 24 hours of notification. If any of the afore mentioned conditions were not met, the City may initiate demolition at the cost of the property owner.

The owner did apply for permits to repair the property on two separate occasions late in his timeline, however, the permit applications were found to be deficient and incomplete on both occasions. In one instance, the owner applied for a demolition permit and a repair permit without providing adequate information or plans on how he intended to shore up the structure while demolishing the second story.

In June 2022, the City petitioned Pierce County Superior Court for a Warrant to abatement the conditions on the property. On July 1, 2022, the Court issued the Warrant of Abatement to the City, but with the provision that execution of the Warrant be stayed for 60 days to allow Mr. Mayberry to "follow through with the property cleanup." The owner applied for a demolition permit, but only at the end of the 60 day period; that is, he applied for the permit on August 23, 2022 and then amended his application on August 24, 2022 and August 26, 2022. It is doubtful that the owner will be able to "follow through with the property cleanup" by the end of August or even into September. If the Council approves this contract, any and all work not completed by the owner will be completed by the City under this contract.

To date, the City has expended in excess of \$47,000 to address the conditions on this property, including approximately \$39,000 to fence and secure the property immediately after the December 15th fire.

How did the City obtain bids for this project? In accordance with Public Works bidding procedures, the City solicited bids from all abatement contractors on the City's Small Works Roster. A bid request was emailed to all prospective bidders on August 9, 2022 soliciting separate bids for the removal of asbestos and the demolition of the all structures. A bid date of August 25, 2022 was provided. The City received one bid for the removal of asbestos and two bids from contractors for the demolition of all structures. Review of City estimates and contractor bids found the bids were reasonable in cost. Low bid for the removal of asbestos was Northwest Abatement Services at \$180,150 (6.77% above City estimate of \$165,000), and low bid for demolition of structures was also Northwest Abatement Services at \$180,830 (27.67% below City estimate of \$275,000).

See Tables 1 and 2 below for bids received and City estimated costs:

TABLE 1 – ASBESTOS ABATEMENT		
	Bid Amount (including sales tax)	% Difference
City Estimate	\$165,000	
Northwest Abatement Services	\$176,165	+6.77%

TABLE 2 – BUILDING DEMOLITION		
	Bid Amount (including sales tax)	% Difference
City Estimate	\$275,000	
Northwest Abatement Services	\$198,913	-27.67%
Green Tech Excavating	\$305,250	+10.9

What abatement funds will be utilized? This project will utilize \$273,692 in fund 191 (NSP1 Abatement Fund) with the remaining \$103,386 coming from fund 105 (General Abatement Fund). The use of these funds will leave the NSP1 abatement fund with a \$0 balance and \$648,078 in the General Abatement Fund. Expenses for the remainder of the fiscal year are anticipated at \$0 for fund 191 and \$504,000 for fund 105 (includes all ongoing projects). It should be noted the City anticipates it will receive approximately \$224,280 in fund 105 revenue prior to year's end, leaving a fund balance of approximately \$368,358 for future abatement projects.

How long will the abatement process take to remove all dangerous and nuisance conditions? The City anticipates all dangerous and nuisance conditions will be abated and the property cleaned up within a six-week period. Recent contact with the contractor confirmed that asbestos abatement will take approximately 3 weeks and the building demolition should take just in excess of 2 weeks.

What is the current valuation of the property? According to the Pierce County Assessor-Treasurer's website, the property has an assessed valuation of \$477,000 (\$378,700 land; \$98,300 improvements). The property is also listed as in foreclosure as property taxes are outstanding for the most recent three years.

How does the City recover abatement funds expended? All expenses associated with the abatement of dangerous and nuisance structures are eligible for reimbursement through the abatement process. The abatement process allows the City to tally total expenditures and file a lien against the subject property. Once a lien is filed with the Pierce County Treasurer, the lien carries 12 percent interest per annum and is on par with taxes. If not repaid within 3 years, the property is foreclosed on by the County and auction proceeds are used to repay debt of property.

Approval of Contracts

Staff is requesting a Council Motion of approval of abatement contracts in the amount of \$176,165 with Northwest Abatement Services for the removal of asbestos and \$198,913 for demolition of all structures at 9616 Gravelly Lake Dr. SW.

What will happen if Council chooses not to approve contracts for demolition and cleanup? If the Council does not move to abate the conditions on the property, it will likely degrade further. The City has been dealing with this property in excess of 10 years and the conditions have never improved. While the owner has recently applied for and received a demolition permit, he did not apply for the permit until the end of the 60 day period granted by the superior court and it is doubtful he will be able to complete the work in the time given by the court; that is, by August 31, 2022.

PUBLIC WORKS CONTRACT FOR ABATEMENT SERVICES AT 9616 GRAVELLY LK. DR. SW – BUILDING DEMOLITION

THIS AGREEMENT made and entered into on this **9th** day of **September 2022**, by and between the **City of Lakewood**, a municipal corporation of the State of Washington hereinafter referred to as the “City” and **Northwest Abatement Services, Inc.**, hereinafter referred to as the “Contractor”.

W I T N E S S E T H:

WHEREAS, the Property at 9616 Gravelly Lake Dr. SW in Lakewood, Washington, has/have been determined to contain dangerous building(s), dangerous condition(s); and junk or inoperable vehicles, trash, junk, debris and garbage. The Property has become a danger to the public, and exists to the detriment and annoyance of the community; and,

WHEREAS, on December 15, 2021, the Property suffered a structure fire that caused significant structural damage to the two-story commercial structure; and,

WHEREAS, on December 17, 2021, the City of Lakewood issued a Finding and Order for the Property identifying dangerous and nuisance conditions present on the Property; and,

WHEREAS, on July 1, 2022, Pierce County Municipal Court issued a Warrant of Abatement, No. 22-2-063162-1, determining the Property contained a dangerous building and was a public nuisance. The Warrant provided the City to demolish the dangerous structure, remove and dispose of all debris, junk, garbage, personal belongings, fallen and damaged construction material, and any and all other accumulations of combustible material inside the Property. Additionally, the City is to remove and dispose of all inoperable vehicles on the premises; and,

WHEREAS, in accordance with the City’s legal abatement action, the City is in need of services of individuals, employees or firms for abating and removing all dangerous and nuisance conditions associated with the Property; and,

WHEREAS, the City desires to retain the Contractor to provide such services in connection with the City’s action to abate all dangerous and public nuisance conditions present on the Property; and,

WHEREAS, the Contractor is qualified and able to provide abatement/demolition services in connection with the City’s needs for the above-described work, and is willing and agreeable to provide such services upon the terms and conditions herein contained.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Public Works Contract**

Based upon the nature of this action and the anticipated cost, it is a public works project pursuant to RCW 39.04. Prevailing wage requirements apply to this work. This work is subject to performance and payment bond requirements and shall require the Contractor to provide a performance and payment bond in the amount of 100% of the total contract (including tax) to the City. Retainage of 5% of the total compensation shall be withheld until all releases are obtained to ensure payment for materials and wages.

2. E-Verify

The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

3. Scope of Services

The Contractor agrees to perform in a good and professional manner the tasks described as follows at 9616 Gravelly Lake Dr. SW in Lakewood, Washington:

- a. Completely demolish and dispose of all buildings and structures on the property, including all associated foundations, footings, slabs, interior sidewalks, patios, covers, accessories, utilities, signage, and all signage concrete anchoring. Demolition shall include removal of all debris, junk, garbage, trash, scrap, and discarded and damaged building material and debris scattered about the property. Proof of permits and legal disposal will be required. Infill hole where foundation, interior sidewalks, and other concrete was removed with similar materials to bring up to existing grade.
- b. The Contractor shall act as general contractor and shall be responsible for all aspects of the job, including determining and following all legal and permitting requirements, hiring, managing, and paying any/all subcontractors and service providers, and for all associated documentation and reporting.
- c. Obtain all necessary permits and approvals, including but not limited to septic disconnection/decommissioning permits (as necessary), water disconnect, electrical/gas permit, and City of Lakewood building/demolition permit. Obtain final inspection for all permits prior to submittal of final bill to the City of Lakewood.
- d. If a building is scheduled to be demolished, the utilities shall be capped in such a way as not to interfere with the function of utilities for buildings that will remain occupied. Obtain final inspection for all permits prior to submittal of final bill to the City of Lakewood.
- e. Have all utilities located, disconnected, and properly capped at the point of entry to each building scheduled to be demolished, or as directed by the utility companies, prior to commencement of work. Water must be disconnected prior to application for demolition permit. Lakewood Water District requires that their personnel be present at time the water main is disconnected.
- f. The contractor will be responsible for security of the site and their equipment during the project.

- g. A right-of-way permit from the City of Lakewood shall be required for any work in or obstruction of the right-of-way. Contractor shall be responsible for any damage to the public right-of-way.
- h. Pursuant to Lakewood Municipal Code section 13.06.040(B)(3), for demolition waste, contractor may haul demolition waste from this site in vehicles owned by contractor's business; however, should contractor require a third-party to haul waste from this site, contractor must obtain these services from Waste Connections/LeMay, Inc, the City's contracted refuse hauler. A subcontractor may haul waste from the site only if the hauling is secondary and incidental to their work on the site. (Only fully separated, uncontaminated recyclables may be hauled by a third-party hauler other than the City's refuse contractor. Any such hauler must be properly licensed and permitted to transport recyclables in Lakewood.) The contractor's hauling plan must be reviewed and approved by Waste Connections/LeMay, Inc., prior to demolition permit application. Asbestos-containing and asbestos-contaminated material shall be removed and disposed of in accordance with Puget Sound Clean Air Agency regulations and Washington Administrative Code regulating asbestos removal and disposal.
- i. Upon completion, grade all work areas to a consistent, shallow, walkable contour, with no holes or sharp drops. Note: A site development permit from the City of Lakewood will be required for importation or disturbance of more than 25 cubic yards of material.
- j. At completion of the project, the work site shall be left in a thoroughly clean, safe condition, free of debris, litter, holes, sharp drops, hazards or unsafe conditions; finish grade shall be level. The project will not be considered complete until the site has been inspected and approved by an official of the City of Lakewood and all permits are finalized and approved.

The Contractor shall perform these services as an independent contractor and shall not be deemed, by virtue of this Agreement and the performance thereof, to have entered into any partnership, joint venture, employment or other relationship with the City.

4. Notice: Changes, Additional Services and Amendments

The parties hereto recognize that the City neither owns nor controls the property subject to this Agreement. During the time necessary to implement this Agreement, obtain permits, and prepare for site work, or during or after completion of the job, the site conditions addressed in the contractor's bid and this Agreement may change. In addition, unforeseen circumstances may arise during the prosecution of the job. Such changes in conditions may necessitate changes to the scope of services and associated compensation, or additional work after completion of the job.

5. Changes in Services

In accordance with the foregoing, the parties hereto may agree that the scope of services and associated compensation under this Agreement should be changed, whether increased, decreased or modified. Any such agreement(s) shall be set forth in a written change order signed by both parties and executed prior to the Contractor's performance of the services thereunder, except as may be provided to the contrary in Section 7 of this Agreement. Upon proper completion and execution of a change order, the change order shall be incorporated into this Agreement and all other terms and conditions of this Agreement remain in full force and effect. Provided, however, if the terms and conditions of a change order are contrary to the Agreement, the change order shall control. The City Contract Administrator is authorized to sign change orders on behalf of the City pursuant to this Section as long as any increase in compensation is five thousand (\$5,000) dollars or less. Changes between \$5,000 and \$50,000 will require City Manager approval. Changes in excess of

\$50,000 will require approval of the Lakewood City Council.

6. Performance of Additional Services Prior to Execution of a Change Order

The parties hereby agree that situations may arise in which the execution of a change order is impractical prior to the commencement of the Contractor's performance of the services requested by the City. The Contractor hereby agrees that it shall perform such services upon the oral request of an authorized representative of the City, pending execution of a change order pursuant to Section 5 of this Agreement, at a rate of compensation to be agreed to in connection therewith. The invoice procedure for any such additional services shall be as described in Section 12 of this Agreement, or as otherwise specifically agreed to in writing by and between the parties.

7. Amendment, Modification or Waiver

Except as authorized in Sections 5 and 6, no amendment, modification or waiver of any condition, provision, or term of this Contract shall be valid or of any effect unless made in writing, signed by the signatories to this Agreement or their duly authorized representative(s) and specifying with particularity the nature and extent of such amendment, modification or waiver. Any waiver by any party, related to any default by the other party, shall not effect or impair any right arising from any subsequent default.

8. Inspection Prior to Starting Site Work

Prior to beginning site work, the Contractor shall inspect the site and shall immediately notify the City's representative of any conditions that differ materially from the conditions represented in the Contractor's bid and this Agreement, which may require a change to the scope of services and a change to the compensation represented in the Agreement. In the event of material changes, site work shall not proceed, except at the Contractor's own risk, until the City has provided instructions to the Contractor in writing or as otherwise provided in this Agreement. Any changes in services or compensation shall be negotiated by the Contractor and the City's representative and shall be made in writing in accordance with Sections 5, 6, and 7 of this Agreement.

9. Contractor's Representations

The Contractor hereby represents and warrants that he has all necessary licenses and certifications to perform the services provided for herein, is not debarred in the State of Washington, and is qualified to perform the services provided for herein.

10. City's Responsibilities

The City shall do the following in a timely manner so as not to delay the services of the Contractor:

- a. Designate herein its Assistant City Manager (Development) as the City's representative with respect to the services. The City's representative, or a duly authorized designee, shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services.
- b. Furnish the Contractor with information, criteria, objectives, schedules and standards for the project and the services provided for herein if necessary for the performance of this Agreement and if such is within the City's dominion, control and ability to provide.
- c. Arrange for reasonable access to the property or facilities as required for the Contractor to perform the services provided for herein.
- d. Examine and evaluate studies, reports, memoranda, plans, sketches, and other documents prepared by the Contractor and render decisions regarding such documents, if such a decision is necessary and possible, in a timely manner to prevent delay of the services.

11. Acceptable Standards

The Contractor shall be responsible to provide, in connection with the services in this Agreement, work product and services of a quality and professional standard acceptable to the sole satisfaction of the City.

12. Compensation

As compensation for the Contractor's performance of the services provided for herein, the City accepts the Contractor's bid, as submitted on August 25, 2022.

A copy of the Contractor's bid, as received by the City is attached hereto as Exhibit A and incorporated herein as if fully set forth herein. Upon completion of the scope of services to the sole satisfaction of the City, the City shall pay the Contractor \$198,913.00, representing the amount of the bid, including sales tax.

The Contractor shall submit to the City an invoice which the City shall process in the next billing/claim cycle following receipt and shall remit payment to the Contractor thereafter in the normal course, subject to all conditions or provisions in this Agreement, including change orders and amendments, and all applicable laws and regulations.

13. Prevailing Wages

In accordance with RCW Chapter 39.12, all laborers, workers, or mechanics of the Contractor and any subcontractors involved in the performance of this contract shall be paid not less than the prevailing rate of wage for their particular trade or occupation as specified in the Washington State Prevailing Wage Rates for Public Works Contracts for Pierce County, in effect on August 25, 2022. The Washington Department of Labor & Industries prevailing wage rates are located at <https://secure.lni.wa.gov/wagelookup/>. A copy of the Washington State Prevailing Wage Rates for Public Works Contracts for Pierce County is attached hereto and incorporated herein as Exhibit B as if fully set forth herein.

14. Intents and Affidavits

As soon as practicable upon approval of this agreement, and before work begins, the Contractor and every subcontractor shall file a Statement of Intent to Pay Prevailing Wage (Intent) with the Washington Department of Labor and Industries.

Upon completion of the work, the Contractor and every subcontractor shall file an Affidavit of Wages Paid (Affidavit) with the Department of Labor and Industries.

The City shall make no payments to the contractor until the Contractor submits to the City an Intent that has been approved by the Industrial Statistician of the Department of Labor and Industries. Retainage shall not be paid prior to receipt from the Contractor of a similarly approved Affidavit.

15. Retainage/Subcontractor and Supplier Liens

Pursuant to RCW Chapter 39.08.010, the City and Contractor agree that the Contractor shall provide a performance and payment bond in the amount of 100% of the total contract (including tax) to the City. Retainage of 5% of the total compensation shall be withheld until all releases are obtained to ensure payment for materials and wages.

Upon non-payment by the Contractor, any supplier or subcontractor may file a lien against the retained funds, pursuant to RCW Chapter 39.08. Subcontractors or suppliers are required to give notice of any lien or claim after completion of the Work and in the manner provided in RCW

39.08.030. After completion of all Work on the Contract and the City is in receipt of all releases, approvals and documents as described herein, the City shall release final retainage held.

16. Prevailing Wage Dispute Resolution

In accordance with the provisions of RCW 39.12, if any dispute arises as to what are the prevailing rates of wages for work of a similar nature and such dispute cannot be adjusted by the parties in interest, including labor and management representatives, the matter shall be referred for arbitration to the director of the Washington Department of Labor and Industries and his or her decision therein shall be final and conclusive and binding on all parties involved in the dispute.

17. Time for Performance and Term of Agreement

The Contractor shall perform the services provided for herein in accordance with the direction and scheduling of the City, unless otherwise agreed to in writing by and between the parties.

The Term of this Agreement shall commence on the date hereof or upon signing by both parties, and shall terminate within thirty (30) calendar days or upon completion of the performance of the scope of work provided herein, unless otherwise agreed to in writing by the parties.

18. Continuation of Performance

In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Contractor agrees that, notwithstanding such dispute or conflict, the Contractor shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities, within the anticipated time for performance.

19. Administration of Agreement

This Agreement shall be administered by Mark Stephens for NW Abatement. Inc., the Contractor, and by the Assistant City Manager (Development), or designee, for the City. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

City of Lakewood
c/o David Bugher
6000 Main St. SW
Lakewood, WA 98499-5027
(253) 512-2261

Northwest Abatement Services, Inc.
c/o Mark Stephens
9822 32nd Ave. S
Lakewood, WA 98499

20. Notices

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address set forth next to such party's signature at the end of this Agreement, or if to a person not a party to this Agreement, to the address designated by a party to this Agreement in the foregoing manner.

Any party may change his, her or its address by giving notice in writing, stating his, her or its new address, to any other party, all pursuant to the procedure set forth in this section of the Agreement.

21. Insurance

The Contractor shall be responsible for maintaining, during the term of this Agreement and at its sole cost and expense, the types of insurance coverage and in the amounts described below. The Contractor shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Contractor shall take out and maintain in full force and affect the following insurance policies:

- a. Comprehensive public liability insurance, including automobile and property damage, insuring the City and the Contractor against loss or liability for damages for personal injury, death or property damage arising out of or in connection with the performance by the Contractor of its obligations hereunder, with minimum liability limits of \$1,000,000.00 combined single limit for personal injury, death or property damage in any one occurrence.
- b. Such workmen's compensation and other similar insurance as may be required by law.

22. Indemnification

The Contractor shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of or arising out of the negligent act or omission of the Contractor, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against the City and the Contractor and their respective officers, agents and employees, or any of them, the Contractor shall satisfy the same to the extent that such judgment was due to the Contractor's negligent acts or omissions. It is provided however that the City shall indemnify and hold harmless the Contractor for any liability or claims specifically arising out of the Contractor's entry upon the premises of the public nuisance.

23. Assignment

Neither party to this Agreement shall assign any right or obligation hereunder in whole or in part, without the prior written consent of the other party hereto. No assignment or transfer of any interest under this Agreement shall be deemed to release the assignor from any liability or obligation under this Agreement, or to cause any such liability or obligation to be reduced to a secondary liability or obligation.

24. Termination and Suspension

Either party may terminate this Agreement upon written notice to the other party if the other party fails substantially to perform in accordance with the terms of this Agreement through no fault of the party terminating the Agreement.

The City may terminate this Agreement upon not less than seven (7) days written notice to the Contractor if the services provided for herein are no longer needed from the Contractor. If this Agreement is terminated through no fault of the Contractor, the Contractor shall be compensated for services performed prior to termination in accordance with the rate of compensation provided herein.

25. Parties in Interest

This Agreement shall be binding upon, and the benefits and obligations provided for herein shall inure to and bind, the parties hereto and their respective successors and assigns, provided that this section shall not be deemed to permit any transfer or assignment otherwise prohibited by this Agreement. This Agreement is for the exclusive benefit of the parties hereto and it does not create a contractual relationship with or exist for the benefit of any third party, including contractors, sub-

contractors and their sureties.

26. Costs to Prevailing Party

In the event of such litigation or other legal action to enforce any rights, responsibilities or obligations under this Agreement, the prevailing parties shall be entitled to receive its reasonable costs and attorney's fees.

27. Applicable Law

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be Pierce County, State of Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion by the Contractor of the services.

28. Captions, Headings and Titles

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraph or sections to which they apply.

As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neuter expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the parties.

29. Severable Provisions

Each provision of this Agreement is intended to be severable. If any provision of this Agreement or its application to any person or circumstance is held invalid, the remainder of this Agreement or the application of the provision to other persons or circumstances shall not be affected.

30. Entire Agreement

This Agreement contains the entire understanding of the parties hereto in respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

31. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be one and the same Agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF LAKEWOOD

NORTHWEST ABATEMENT SERVICES, INC.

John J. Caulfield, City Manager Date

Mark Stephens Date

Attest:

Briana Schumacher, City Clerk Date

Approved as to Form:

Heidi Ann Wachter, City Attorney Date

CITY OF LAKEWOOD

E-VERIFY REQUIREMENTS FOR CONTRACTORS

By Ordinance, the City of Lakewood requires that all contractors who enter into agreements to provide services or products to the City use the Department of Homeland Security's E-Verify system when hiring new employees for the term of the contract.

E-Verify is an electronic system designed to verify the documentation of job applicants. It is run by the Department of Homeland Security.

Who is affected?

- All contractors doing business for the City of Lakewood. There is no minimum dollar value for contracts affected.
- All subcontractors employed by the general contractor on these contracts.

Are there exceptions?

- Contracts for "Commercial-Off-The-Shelf" items are exempted from this requirement.
- Individuals, Companies, or other organizations who do not have employees.

How long must the contractor comply with the E-Verify system?

- For at least the term of the contract.

Are there other stipulations?

- E-Verify must be used ONLY for NEW HIRES during the term of the contract. It is NOT to be used for EXISTING EMPLOYEES.
- E-Verify must be used to verify the documentation of ANY new employee during the term of the contract, not just those directly or indirectly working on deliverables related to the City of Lakewood contract.

How will the City of Lakewood check for compliance?

- All contractors will retain a copy of the E-Verify Memorandum of Understanding that they execute with the Department of Homeland Security AND
- Sign and submit to the City an Affidavit of Compliance with their signed contract.
- All General Contractors will be required to have their subcontractors sign an Affidavit of Compliance and retain that Affidavit for 4 years after end of the contract.
- The City of Lakewood has the right to audit the Contractor's compliance with the E-Verify Ordinance.

Further information on E-Verify can be found at the following website:

http://www.uscis.gov/e-verify

If you have questions about the City's E-Verify Ordinance, please contact the City of Lakewood's legal department prior to contracting with the City.

CITY OF LAKEWOOD

**AFFIDAVIT OF COMPLIANCE WITH LAKEWOOD MUNICIPAL CODE 1.42
“E-VERIFY”**

As the person duly authorized to enter into such commitment for

_____,
(Company or Organization Name)

I hereby certify that the Company or Organization named herein will

(check one box below)

- ☐ Be in compliance with all of the requirements of City of Lakewood Municipal Code Chapter 1.42 for the duration of the contract entered into between the City of Lakewood and the Company or Organization.

OR

- ☐ Hire no employees for the term of the contract between the City and the Company or Organization.

NAME

TITLE

DATE

EXHIBIT A

CONTRACTOR'S BID

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW



"It's Not What We Do, It's How We Do It"

Page 1 of 3

8/25/2022

Sent: Via E-Mail

To: Mr. Jeff Gumm
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

Phone No: (253) 983-7773
Email : jgumm@cityoflakewood.us

RE: Demolition Quotation
DANGEROUS BUILDING DEMOLITION
9616 Gravelly Lake Dr SW
Lakewood, WA 98499

Bid Number: 2022-5398

Northwest Abatement Services appreciates this opportunity to provide you with this proposal for our services. We look forward to working with you, and hope that our proposal meets your requirements.

We propose to remove the general debris, as per our scope of work listed below, at the address listed above for the sum of: **\$180,830.00** PLUS APPLICABLE SALES TAX

SCOPE OF WORK

Northwest Abatement Services, Inc. proposes to provide labor, equipment, materials, and disposal to perform the following:

Full Structure Demolition per SOW Listed in Dangerous Building Demolition by Jeff Gumm. Demo to include the following:

- 1) City of Lakewood Demo Permit
- 2) PSCAA Demo Permit
- 3) Sewer Disconnection Cut/Cap & Permit.
- 4) Water Cut & Cap
- 5) Natural Gas Cut & Cap
- 6) Power Disconnection.
- 7) Completely demolish and dispose of all buildings and structures on the property, including all associated foundations, footings, slabs, interior sidewalks, patios, covers, accessories, utilities, signage, and all signage concrete anchoring. Demolition shall include removal of all debris, junk, garbage, trash, scrap, and discarded and damaged building material and debris scattered about the property. Proof of permits and legal disposal will be required. Infill hole where foundation, interior sidewalks, and other concrete was removed with similar materials to bring up to existing grade.
- 8) Removal & all Junk on-site. The City of Lakewood will be responsible for hauling away Cars/Trucks per SOW.

Authorized Signature <i>Christopher Stephens</i>	Name and title: Chris Stephens, Estimator
--	---

P.O. Box 39220 • 9822 32nd Ave. S. • Lakewood, WA 98499 • (253) 588-0440 • Fax (253) 588-0198 • 1-800-588-0340
Website: www.wabatement.com • Contractor# NORTHAS066RN

Jeff Gumm

2022-5398

Page 2 of 3

CONTRACT CONDITIONS/EXCLUSIONS

1. Price includes Liability Insurance for Two (2) Million dollars (\$2,000,000)
2. Price includes applicable Permit Fees.
3. Price includes applicable disposal fees.
4. Price does not include Sales Tax.
5. Price is based on power and water being provided by the **Owner/General Contractor**.
6. All work will be performed in accordance with EPA, WISHA and OSHA standards.
7. Price excludes replacement of any and/or all items removed, unless otherwise specified in the special conditions sections of this contract.
8. **Northwest Abatement Services, Inc.** will not be responsible for the removal of any and/or all furnishings, etc., from the area of abatement.
9. **Northwest Abatement Services, Inc.** will not be responsible for tape and/or staple damage to walls, floors, finishes, etc., which may occur while constructing our containment.
10. Price excludes a performance bond. If required to be provided by **Northwest Abatement Svcs, Inc.**, please add 3% to the above price.

SPECIAL CONDITIONS AND EXCLUSIONS

--

PAYMENT TERMS: NET DUE ON RECEIPT
VISA/MASTERCARD/DISCOVER/AMERICAN EXPRESS accepted.
*** All contracts \$5000.00 or larger in which a TOTAL of \$5000.00 or more is paid by a credit card will incur a 2.5% processing fee. ***

Finance Charge of 1.5 % will be paid on past due balances.
Corresponding Annual Rate of 18% Minimum Finance Charge.

~ Northwest Abatement Services, Inc., reserves the right to withdraw this proposal if not accepted within 30 days~
Acceptance of Proposal: The above prices, specifications, condition/exclusions and scope of work as specified on page 1 are satisfactory and are hereby accepted. You are authorized to proceed with the work as specified. Payment will be made as outlined above. In case suit or action is commenced to collect on this note or any portion thereof, I promise to pay, in addition to the costs provided by statute, such sum as the court may adjudge reasonable as attorney's fees therein, (including any action to enforce the judgment and this provision as to attorney's fees and costs shall survive the judgment.) I, the customer, also acknowledge receipt of Construction Lien Notice.

Print Name:	Date Of Acceptance:
Signature:	NOTE: If accepted, please sign and return this proposal in its entirety.

P.O. Box 39220 • 9822 32nd Ave. S. • Lakewood, WA 98499 • (253) 588-0440 • Fax: (253) 588-0198 • 1-800-588-0340
Website: www.nwabatement.com • Contractor#NORTHAS066RN

Department of Labor and Industries
Construction Compliance



MODEL DISCLOSURE STATEMENT
NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration no northas066rn and has posted with the state a bond or deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is 10/31/2022.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract:

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.

The contractor is required to provide you with further information about lien release document if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Dated this _____ day of _____ of the year _____.

Signature of Customer

The contractor must retain a signed copy of the disclosure statement in his or her files for a minimum of three years, and produce a signed or electronic signature copy of the disclosure statement to the department upon request.

F625-030-000 model disclosure statement notice to customer 08-2007

EXHIBIT B

**WASHINGTON STATE PREVAILING WAGE RATES FOR PUBLIC WORKS FOR
PIERCE COUNTY**

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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State of Washington
Department of Labor & Industries
Prevailing Wage Section - Telephone 360-902-5335
PO Box 44540, Olympia, WA 98504-4540

Washington State Prevailing Wage

The PREVAILING WAGES listed here include both the hourly wage rate and the hourly rate of fringe benefits. On public works projects, worker's wage and benefit rates must add to not less than this total. A brief description of overtime calculation requirements are provided on the Benefit Code Key.

Journey Level Prevailing Wage Rates for the Effective Date: 8/25/2022

County	Trade	Job Classification	Wage	Holiday	Overtime	Note	*Risk Class
Pierce	Asbestos Abatement Workers	Journey Level	\$54.62	5D	1H		View
Pierce	Boilermakers	Journey Level	\$72.54	5N	1C		View
Pierce	Brick Mason	Journey Level	\$63.32	7E	1N		View
Pierce	Brick Mason	Pointer-Caulker-Cleaner	\$63.32	7E	1N		View
Pierce	Building Service Employees	Janitor	\$21.29	5S	2F		View
Pierce	Building Service Employees	Traveling Waxer / Shampooer	\$22.24	5S	2F		View
Pierce	Building Service Employees	Window Cleaner (High Time)	\$29.74	5S	2F		View
Pierce	Building Service Employees	Window Cleaner (Non-High Time)	\$28.74	5S	2F		View
Pierce	Cabinet Makers (In Shop)	Journey Level	\$28.36		1		View
Pierce	Carpenters	Acoustical Worker	\$68.19	15J	4C		View
Pierce	Carpenters	Bridge, Dock And Wharf Carpenters	\$68.19	15J	4C		View
Pierce	Carpenters	Carpenter	\$68.19	15J	4C		View
Pierce	Carpenters	Floor Finisher	\$68.19	15J	4C		View
Pierce	Carpenters	Floor Layer	\$68.19	15J	4C		View
Pierce	Carpenters	Scaffold Erector	\$68.19	15J	4C		View
Pierce	Cement Masons	Application of all Composition Mastic	\$67.41	15J	4U		View
Pierce	Cement Masons	Application of all Epoxy Material	\$66.91	15J	4U		View
Pierce	Cement Masons	Application of all Plastic Material	\$67.41	15J	4U		View
Pierce	Cement Masons	Application of Sealing Compound	\$66.91	15J	4U		View
Pierce	Cement Masons	Application of Underlayment	\$67.41	15J	4U		View
Pierce	Cement Masons	Building General	\$66.91	15J	4U		View
Pierce	Cement Masons	Composition or Kalman Floors	\$67.41	15J	4U		View
Pierce	Cement Masons	Concrete Paving	\$66.91	15J	4U		View
Pierce	Cement Masons	Curb & Gutter Machine	\$67.41	15J	4U		View
Pierce	Cement Masons	Curb & Gutter, Sidewalks	\$66.91	15J	4U		View
Pierce	Cement Masons	Curing Concrete	\$66.91	15J	4U		View
Pierce	Cement Masons	Finish Colored Concrete	\$67.41	15J	4U		View
Pierce	Cement Masons	Floor Grinding	\$67.41	15J	4U		View
Pierce	Cement Masons	Floor Grinding/Polisher	\$66.91	15J	4U		View
Pierce	Cement Masons	Green Concrete Saw, self-powered	\$67.41	15J	4U		View
Pierce	Cement Masons	Grouting of all Plates	\$66.91	15J	4U		View
Pierce	Cement Masons	Grouting of all Tilt-up Panels	\$66.91	15J	4U		View
Pierce	Cement Masons	Gunite Nozzleman	\$67.41	15J	4U		View
Pierce	Cement Masons	Hand Powered Grinder	\$67.41	15J	4U		View
Pierce	Cement Masons	Journey Level	\$66.91	15J	4U		View
Pierce	Cement Masons	Patching Concrete	\$66.91	15J	4U		View
Pierce	Cement Masons	Pneumatic Power Tools	\$67.41	15J	4U		View
Pierce	Cement Masons	Power Chipping & Brushing	\$67.41	15J	4U		View
Pierce	Cement Masons	Sand Blasting Architectural Finish	\$67.41	15J	4U		View

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1/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Cement Masons	Screed & Rodding Machine	\$67.41	15J	4U		View
Pierce	Cement Masons	Spackling or Skim Coat Concrete	\$66.91	15J	4U		View
Pierce	Cement Masons	Troweling Machine Operator	\$67.41	15J	4U		View
Pierce	Cement Masons	Troweling Machine Operator on Colored Slabs	\$67.41	15J	4U		View
Pierce	Cement Masons	Tunnel Workers	\$67.41	15J	4U		View
Pierce	Divers & Tenders	Bell/Vehicle or Submersible Operator (Not Under Pressure)	\$122.46	15J	4C		View
Pierce	Divers & Tenders	Diver	\$122.49	15J	4C	8V	View
Pierce	Divers & Tenders	Diver On Standby	\$81.04	15J	4C		View
Pierce	Divers & Tenders	Diver Tender	\$73.60	15J	4C		View
Pierce	Divers & Tenders	Manifold Operator	\$73.60	15J	4C		View
Pierce	Divers & Tenders	Manifold Operator Mixed Gas	\$78.60	15J	4C		View
Pierce	Divers & Tenders	Remote Operated Vehicle Operator/Technician	\$73.60	15J	4C		View
Pierce	Divers & Tenders	Remote Operated Vehicle Tender	\$68.64	15J	4C		View
Pierce	Dredge Workers	Assistant Engineer	\$73.62	5D	3F		View
Pierce	Dredge Workers	Assistant Mate (Deckhand)	\$73.05	5D	3F		View
Pierce	Dredge Workers	Boatmen	\$73.62	5D	3F		View
Pierce	Dredge Workers	Engineer Welder	\$75.03	5D	3F		View
Pierce	Dredge Workers	Leverman, Hydraulic	\$76.53	5D	3F		View
Pierce	Dredge Workers	Mates	\$73.62	5D	3F		View
Pierce	Dredge Workers	Oiler	\$73.05	5D	3F		View
Pierce	Drywall Applicator	Journey Level	\$68.19	15J	4C		View
Pierce	Drywall Tapers	Journey Level	\$67.91	5P	1E		View
Pierce	Electrical Fixture Maintenance Workers	Journey Level	\$17.76		1		View
Pierce	Electricians - Inside	Cable Splicer	\$81.91	5C	1G		View
Pierce	Electricians - Inside	Journey Level	\$76.57	5C	1G		View
Pierce	Electricians - Inside	Lead Covered Cable Splicer	\$87.23	5C	1G		View
Pierce	Electricians - Inside	Welder	\$81.91	5C	1G		View
Pierce	Electricians - Motor Shop	Craftsman	\$15.37		1		View
Pierce	Electricians - Motor Shop	Journey Level	\$14.69		1		View
Pierce	Electricians - Powerline Construction	Cable Splicer	\$88.89	5A	4D		View
Pierce	Electricians - Powerline Construction	Certified Line Welder	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Groundperson	\$52.91	5A	4D		View
Pierce	Electricians - Powerline Construction	Heavy Line Equipment Operator	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Journey Level Lineperson	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Line Equipment Operator	\$70.02	5A	4D		View
Pierce	Electricians - Powerline Construction	Meter Installer	\$52.91	5A	4D	8W	View
Pierce	Electricians - Powerline Construction	Pole Sprayer	\$81.65	5A	4D		View
Pierce	Electricians - Powerline Construction	Powderperson	\$60.75	5A	4D		View
Pierce	Electronic Technicians	Journey Level	\$48.88	6Z	1B		View
Pierce	Elevator Constructors	Mechanic	\$103.81	7D	4A		View
Pierce	Elevator Constructors	Mechanic In Charge	\$112.09	7D	4A		View
Pierce	Fabricated Precast Concrete Products	Journey Level	\$15.00		1		View
Pierce	Fence Erectors	Fence Erector	\$46.29	15J	4V	8Y	View
Pierce	Fence Erectors	Fence Laborer	\$46.29	15J	4V	8Y	View
Pierce	Flaggers	Journey Level	\$46.29	15J	4V	8Y	View
Pierce	Glaziers	Journey Level	\$72.41	7L	1Y		View
Pierce	Heat & Frost Insulators And Asbestos Workers	Journey Level	\$82.02	15H	11C		View
Pierce	Heating Equipment Mechanics	Journey Level	\$91.83	7F	1E		View
Pierce	Hod Carriers & Mason Tenders	Journey Level	\$57.31	15J	4V	8Y	View
Pierce	Industrial Power Vacuum Cleaner	Journey Level	\$14.49		1		View
Pierce	Inland Boatmen	Boat Operator	\$61.41	5B	1K		View

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2/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Inland Boatmen	Cook	\$56.48	5B	1K	View
Pierce	Inland Boatmen	Deckhand	\$57.48	5B	1K	View
Pierce	Inland Boatmen	Deckhand Engineer	\$58.81	5B	1K	View
Pierce	Inland Boatmen	Launch Operator	\$58.89	5B	1K	View
Pierce	Inland Boatmen	Mate	\$57.31	5B	1K	View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Cleaner Operator, Foamer Operator	\$14.49		1	View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Grout Truck Operator	\$14.49		1	View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Head Operator	\$14.49		1	View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Technician	\$14.49		1	View
Pierce	Inspection/Cleaning/Sealing Of Sewer & Water Systems By Remote Control	Tv Truck Operator	\$14.49		1	View
Pierce	Insulation Applicators	Journey Level	\$68.19	15J	4C	View
Pierce	Ironworkers	Journeyman	\$80.28	7N	1Q	View
Pierce	Laborers	Air, Gas Or Electric Vibrating Screed	\$54.62	15J	4V	8Y View
Pierce	Laborers	Airtrac Drill Operator	\$56.31	15J	4V	8Y View
Pierce	Laborers	Ballast Regular Machine	\$54.62	15J	4V	8Y View
Pierce	Laborers	Batch Weighman	\$46.29	15J	4V	8Y View
Pierce	Laborers	Brick Pavers	\$54.62	15J	4V	8Y View
Pierce	Laborers	Brush Cutter	\$54.62	15J	4V	8Y View
Pierce	Laborers	Brush Hog Feeder	\$54.62	15J	4V	8Y View
Pierce	Laborers	Burner	\$54.62	15J	4V	8Y View
Pierce	Laborers	Caisson Worker	\$56.31	15J	4V	8Y View
Pierce	Laborers	Carpenter Tender	\$54.62	15J	4V	8Y View
Pierce	Laborers	Cement Dumper-paving	\$55.62	15J	4V	8Y View
Pierce	Laborers	Cement Finisher Tender	\$54.62	15J	4V	8Y View
Pierce	Laborers	Change House Or Dry Shack	\$54.62	15J	4V	8Y View
Pierce	Laborers	Chipping Gun (30 Lbs. And Over)	\$55.62	15J	4V	8Y View
Pierce	Laborers	Chipping Gun (Under 30 Lbs.)	\$54.62	15J	4V	8Y View
Pierce	Laborers	Choker Setter	\$54.62	15J	4V	8Y View
Pierce	Laborers	Chuck Tender	\$54.62	15J	4V	8Y View
Pierce	Laborers	Clary Power Spreader	\$55.62	15J	4V	8Y View
Pierce	Laborers	Clean-up Laborer	\$54.62	15J	4V	8Y View
Pierce	Laborers	Concrete Dumper/Chute Operator	\$55.62	15J	4V	8Y View
Pierce	Laborers	Concrete Form Stripper	\$54.62	15J	4V	8Y View
Pierce	Laborers	Concrete Placement Crew	\$55.62	15J	4V	8Y View
Pierce	Laborers	Concrete Saw Operator/Core Driller	\$55.62	15J	4V	8Y View
Pierce	Laborers	Crusher Feeder	\$46.29	15J	4V	8Y View
Pierce	Laborers	Curing Laborer	\$54.62	15J	4V	8Y View
Pierce	Laborers	Demolition: Wrecking & Moving (Incl. Charred Material)	\$54.62	15J	4V	8Y View
Pierce	Laborers	Ditch Digger	\$54.62	15J	4V	8Y View
Pierce	Laborers	Diver	\$56.31	15J	4V	8Y View
Pierce	Laborers	Drill Operator (Hydraulic, Diamond)	\$55.62	15J	4V	8Y View
Pierce	Laborers	Dry Stack Walls	\$54.62	15J	4V	8Y View
Pierce	Laborers	Dump Person	\$54.62	15J	4V	8Y View
Pierce	Laborers	Epoxy Technician	\$54.62	15J	4V	8Y View
Pierce	Laborers	Erosion Control Worker	\$54.62	15J	4V	8Y View
Pierce	Laborers	Faller & Bucker Chain Saw	\$55.62	15J	4V	8Y View
Pierce	Laborers	Fine Graders	\$54.62	15J	4V	8Y View
Pierce	Laborers	Firewatch	\$46.29	15J	4V	8Y View
Pierce	Laborers	Form Setter	\$54.62	15J	4V	8Y View
Pierce	Laborers	Gabian Basket Builders	\$54.62	15J	4V	8Y View

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3/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Laborers	General Laborer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Grade Checker & Transit Person	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Grinders	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Grout Machine Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Groutmen (Pressure) Including Post Tension Beams	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Guardrail Erector	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Hazardous Waste Worker (Level A)	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Hazardous Waste Worker (Level B)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Hazardous Waste Worker (Level C)	\$54.62	15J	4V	8Y	View
Pierce	Laborers	High Scaler	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Jackhammer	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Laserbeam Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Maintenance Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Manhole Builder-Mudman	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Material Yard Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Motorman-Dinky Locomotive	\$55.62	15J	4V	8Y	View
Pierce	Laborers	nozzleman (concrete pump, green cutter when using combination of high pressure air & water on concrete & rock, sandblast, gunite, shotcrete, water blaster, vacuum blaster)	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Pavement Breaker	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pilot Car	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Pipe Layer (Lead)	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Pipe Layer/Tailor	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pipe Pot Tender	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pipe Reliner	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pipe Wrapper	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Pot Tender	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Powderman	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Powderman's Helper	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Power Jacks	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Railroad Spike Puller - Power	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Raker - Asphalt	\$57.31	15J	4V	8Y	View
Pierce	Laborers	Re-timberman	\$56.31	15J	4V	8Y	View
Pierce	Laborers	Remote Equipment Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Rigger/Signal Person	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Rip Rap Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Rivet Buster	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Rodder	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Scaffold Erector	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Scale Person	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Sloper (Over 20")	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Sloper Sprayer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Spreader (Concrete)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Stake Hopper	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Stock Piler	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Swinging Stage/Boatswain Chair	\$46.29	15J	4V	8Y	View
Pierce	Laborers	Tamper & Similar Electric, Air & Gas Operated Tools	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Tamper (Multiple & Self-propelled)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Timber Person - Sewer (Lagger, Shorer & Cribber)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Toolroom Person (at Jobsite)	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Topper	\$54.62	15J	4V	8Y	View

about:blank

4/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Laborers	Track Laborer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Track Liner (Power)	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Traffic Control Laborer	\$49.50	15J	4V	9C	View
Pierce	Laborers	Traffic Control Supervisor	\$52.45	15J	4V	9C	View
Pierce	Laborers	Truck Spotter	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Tugger Operator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 0-30 psi	\$142.82	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 30.01-44.00 psi	\$147.85	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 44.01-54.00 psi	\$151.53	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 54.01-60.00 psi	\$157.23	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 60.01-64.00 psi	\$159.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 64.01-68.00 psi	\$164.45	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 68.01-70.00 psi	\$166.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 70.01-72.00 psi	\$168.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Compressed Air Worker 72.01-74.00 psi	\$170.35	15J	4V	9B	View
Pierce	Laborers	Tunnel Work-Guage and Lock Tender	\$57.41	15J	4V	8Y	View
Pierce	Laborers	Tunnel Work-Miner	\$57.41	7A	4V	8Y	View
Pierce	Laborers	Tunnel Work-Miner	\$57.41	15J	4V	8Y	View
Pierce	Laborers	Vibrator	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Vinyl Seamer	\$54.62	15J	4V	8Y	View
Pierce	Laborers	Watchman	\$42.08	15J	4V	8Y	View
Pierce	Laborers	Welder	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Well Point Laborer	\$55.62	15J	4V	8Y	View
Pierce	Laborers	Window Washer/Cleaner	\$42.08	15J	4V	8Y	View
Pierce	Laborers - Underground Sewer & Water	General Laborer & Topman	\$54.62	15J	4V	8Y	View
Pierce	Laborers - Underground Sewer & Water	Pipe Layer	\$55.62	15J	4V	8Y	View
Pierce	Landscape Construction	Landscape Construction/Landscaping Or Planting Laborers	\$42.08	15J	4V	8Y	View
Pierce	Landscape Construction	Landscape Operator	\$73.05	7A	3K	8X	View
Pierce	Landscape Maintenance	Groundskeeper	\$17.07		1		View
Pierce	Lathers	Journey Level	\$68.19	15J	4C		View
Pierce	Marble Setters	Journey Level	\$63.32	7E	1N		View
Pierce	Metal Fabrication (In Shop)	Fitter	\$15.25		1		View
Pierce	Metal Fabrication (In Shop)	Laborer	\$14.49		1		View
Pierce	Metal Fabrication (In Shop)	Machine Operator	\$14.49		1		View
Pierce	Metal Fabrication (In Shop)	Welder	\$14.49		1		View
Pierce	Millwright	Journey Level	\$69.74	15J	4C		View
Pierce	Modular Buildings	Journey Level	\$14.49		1		View
Pierce	Painters	Journey Level	\$47.70	6Z	11J		View
Pierce	Pile Driver	Crew Tender	\$62.69	15J	4C		View
Pierce	Pile Driver	Crew Tender/Technician	\$62.69	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 0-30.00 PSI	\$85.00	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 30.01 - 44.00 PSI	\$90.00	15J	4C		View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 44.01 - 54.00 PSI	\$94.00	15J	4C		View

about:blank

5/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

about:blank

Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 64.01 - 68.00 PSI	\$106.50	15J	4C	View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 68.01 - 70.00 PSI	\$108.50	15J	4C	View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 70.01 - 72.00 PSI	\$110.50	15J	4C	View
Pierce	Pile Driver	Hyperbaric Worker - Compressed Air Worker 72.01 - 74.00 PSI	\$112.50	15J	4C	View
Pierce	Pile Driver	Journey Level	\$68.64	15J	4C	View
Pierce	Plasterers	Journey Level	\$64.14	7Q	1R	View
Pierce	Plasterers	Nozzleman	\$67.64	7Q	1R	View
Pierce	Playground & Park Equipment Installers	Journey Level	\$14.49		1	View
Pierce	Plumbers & Pipefitters	Journey Level	\$82.22	5A	1G	View
Pierce	Power Equipment Operators	Asphalt Plant Operator	\$74.27	7A	3K	8X View
Pierce	Power Equipment Operators	Assistant Engineer	\$72.30	7A	3K	8X View
Pierce	Power Equipment Operators	Barrier Machine (zipper)	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Batch Plant Operator: Concrete	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Bobcat	\$69.87	7A	3K	8X View
Pierce	Power Equipment Operators	Brokk - Remote Demolition Equipment	\$69.87	7A	3K	8X View
Pierce	Power Equipment Operators	Brooms	\$69.87	7A	3K	8X View
Pierce	Power Equipment Operators	Bump Cutter	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Cableways	\$74.27	7A	3K	8X View
Pierce	Power Equipment Operators	Chipper	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Compressor	\$69.87	7A	3K	8X View
Pierce	Power Equipment Operators	Concrete Pump: Truck Mount With Boom Attachment Over 42m	\$74.27	7A	3K	8X View
Pierce	Power Equipment Operators	Concrete Finish Machine -laser Screed	\$69.87	7A	3K	8X View
Pierce	Power Equipment Operators	Concrete Pump - Mounted Or Trailer High Pressure Line Pump, Pump High Pressure	\$73.05	7A	3K	8X View
Pierce	Power Equipment Operators	Concrete Pump: Truck Mount With Boom Attachment Up To 42m	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Conveyors	\$73.05	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes Friction: 200 tons and over	\$79.20	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes, A-frame: 10 tons and under	\$72.30	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: 100 tons through 199 tons, or 150' of boom (including jib with attachments)	\$77.63	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: 20 tons through 44 tons with attachments	\$76.19	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: 200 tons- 299 tons, or 250' of boom including jib with attachments	\$78.44	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: 300 tons and over or 300' of boom including jib with attachments	\$79.20	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: 45 tons through 99 tons, under 150' of boom(including jib with attachments)	\$76.87	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: Friction cranes through 199 tons	\$78.44	7A	3K	8X View
Pierce	Power Equipment Operators	Cranes: through 19 tons with attachments, A-frame over 10 tons	\$75.60	7A	3K	8X View
Pierce	Power Equipment Operators	Crusher	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Deck Engineer/deck Winches (power)	\$73.62	7A	3K	8X View
Pierce	Power Equipment Operators	Derricks: on building work	\$76.87	7A	3K	8X View
Pierce	Power Equipment Operators	Dozers D-9 & Under	\$73.05	7A	3K	8X View
Pierce	Power Equipment Operators	Drill Oilers: Auger Type, Truck Or Crane Mount	\$73.05	7A	3K	8X View
Pierce	Power Equipment Operators	Drilling Machine	\$75.03	7A	3K	8X View

about:blank

6/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Power Equipment Operators	Elevator and man-lift: permanent and shaft type	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Finishing Machine, Bidwell And Gamaco & Similar Equipment	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Forklift: 3000 lbs and over with attachments	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Forklifts: under 3000 lbs. with attachments	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Grade Engineer: Using Blueprints, Cut Sheets, etc.	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Gradechecker/stakeman	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Guardrail punch/Auger	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Hard Tail End Dump Articulating Off-Road Equipment 45 Yards. & Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Hard Tail End Dump Articulating Off-road Equipment Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Horizontal/directional Drill Locator	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Horizontal/directional Drill Operator	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Hydralifts/boom trucks: 10 tons and under	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Hydralifts/boom trucks: over 10 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Loader, Overhead 8 Yards. & Over	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators	Loader, Overhead, 6 Yards. But Not Including 8 Yards	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Loaders, Overhead Under 6 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Loaders, Plant Feed	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Loaders: Elevating Type Belt	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Locomotives, All	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Material Transfer Device	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Mechanics: all (Leadmen - \$0.50 per hour over mechanic)	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Motor patrol graders	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Mucking Machine, Mole, Tunnel Drill, Boring, Road Header And/or Shield	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Oil Distributors, Blower Distribution & Mulch Seeding Operator	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Outside Hoists (elevators and manlifts), Air Tuggers, Strato	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, bridge type Crane: 20 tons through 44 tons	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, Bridge Type Crane: 20 Tons Through 44 Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, bridge type: 100 tons and over	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Overhead, bridge type: 45 tons through 99 tons	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Pavement Breaker	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Pile Driver (other Than Crane Mount)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Plant Oiler - Asphalt, Crusher	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Posthole Digger, Mechanical	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Power Plant	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Pumps - Water	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Quad 9, HD 41, D10 And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Quick Tower: no cab, under 100 feet in height based to boom	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Remote Control Operator On Rubber Tired Earth Moving Equipment	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Rigger and Bellman	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators	Rigger/Signal Person,	\$75.60	7A	3K	8X	View

about:blank

7/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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		Bellman(Certified)					
Pierce	Power Equipment Operators	Rollagon	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Roller, Other Than Plant Mix	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Roller, Plant Mix Or Multi-lift Materials	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Roto-mill, Roto-grinder	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Saws - Concrete	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Scraper, Self Propelled Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Scrapers - Concrete & Carry All	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Scrapers, Self-propelled: 45 Yards And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Service Engineers: equipment	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Shotcrete/gunite Equipment	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoe, Tractors Under 15 Metric Tons	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoe: Over 30 Metric Tons To 50 Metric Tons	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoes, Tractors: 15 To 30 Metric Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoes: Over 50 Metric Tons To 90 Metric Tons	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators	Shovel, Excavator, Backhoes: Over 90 Metric Tons	\$75.78	7A	3K	8X	View
Pierce	Power Equipment Operators	Slipform Pavers	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Spreader, Topsider & Screedman	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Subgrader Trimmer	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower Bucket Elevators	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower Crane: over 175' through 250' in height, base to boom	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower crane: up to 175' in height base to boom	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators	Tower Cranes: over 250' in height from base to boom.	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators	Transporters, All Track Or Truck Type	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators	Trenching Machines	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators	Truck Crane Oiler/Driver: 100 tons and over	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators	Truck crane oiler/driver: under 100 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators	Truck Mount Portable Conveyor	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators	Welder	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Wheel Tractors, Farmall Type	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators	Yo Yo Pay Dozer	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Asphalt Plant Operator	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Assistant Engineer	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Barrier Machine (zipper)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Batch Plant Operator: Concrete	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Bobcat	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Brokk - Remote Demolition Equipment	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Brooms	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Bump Cutter	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators-	Cableways	\$74.27	7A	3K	8X	View

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8/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Underground Sewer & Water	Chipper	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Compressor	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Pump: Truck Mount With Boom Attachment Over 42m	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Finish Machine -laser Screed	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Pump - Mounted Or Trailer High Pressure Line Pump, Pump High Pressure	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Concrete Pump: Truck Mount With Boom Attachment Up To 42m	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Conveyors	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes Friction: 200 tons and over	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes, A-frame: 10 tons and under	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 100 tons through 199 tons, or 150' of boom (including jib with attachments)	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 20 tons through 44 tons with attachments	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 200 tons- 299 tons, or 250' of boom including jib with attachments	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 300 tons and over or 300' of boom including jib with attachments	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: 45 tons through 99 tons, under 150' of boom(including jib with attachments)	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: Friction cranes through 199 tons	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Cranes: through 19 tons with attachments, A-frame over 10 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Crusher	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Deck Engineer/deck Winches (power)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Derricks: on building work	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Dozers D-9 & Under	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Drill Oilers: Auger Type, Truck Or Crane Mount	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Drilling Machine	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Elevator and man-lift: permanent and shaft type	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Finishing Machine, Bidwell And Gamaco & Similar Equipment	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Forklift: 3000 lbs and over with attachments	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Forklifts: under 3000 lbs. with attachments	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Grade Engineer: Using Blueprints, Cut Sheets,etc.	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Gradechecker/stakeman	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Guardrail punch/Auger	\$73.62	7A	3K	8X	View

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9/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Power Equipment Operators- Underground Sewer & Water	Hard Tail End Dump Articulating Off-Road Equipment 45 Yards. & Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Hard Tail End Dump Articulating Off-road Equipment Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Horizontal/directional Drill Locator	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Horizontal/directional Drill Operator	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Hydralifts/boom trucks: 10 tons and under	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Hydralifts/boom trucks: over 10 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loader, Overhead 8 Yards. & Over	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loader, Overhead, 6 Yards. But Not Including 8 Yards	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loaders, Overhead Under 6 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loaders, Plant Feed	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Loaders: Elevating Type Belt	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Locomotives, All	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Material Transfer Device	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Mechanics: all (Leadmen - \$0.50 per hour over mechanic)	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Motor patrol graders	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Mucking Machine, Mole, Tunnel Drill, Boring, Road Header And/or Shield	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Oil Distributors, Blower Distribution & Mulch Seeding Operator	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Outside Hoists (elevators and manlifts), Air Tuggers, Strato	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, bridge type Crane: 20 tons through 44 tons	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, Bridge Type Crane: 20 Tons Through 44 Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, bridge type: 100 tons and over	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Overhead, bridge type: 45 tons through 99 tons	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Pavement Breaker	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Pile Driver (other Than Crane Mount)	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Plant Oiler - Asphalt, Crusher	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Posthole Digger, Mechanical	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Power Plant	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Pumps - Water	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Quad 9, HD 41, D10 And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Quick Tower: no cab, under 100 feet in height based to boom	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Remote Control Operator On Rubber Tired Earth Moving Equipment	\$74.27	7A	3K	8X	View

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10/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Power Equipment Operators- Underground Sewer & Water	Rigger and Bellman	\$72.30	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Rigger/Signal Person, Bellman(Certified)	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Rollagon	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Roller, Other Than Plant Mix	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Roller, Plant Mix Or Multi-lift Materials	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Roto-mill, Roto-grinder	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Saws - Concrete	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Scraper, Self Propelled Under 45 Yards	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Scrapers - Concrete & Carry All	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Scrapers, Self-propelled: 45 Yards And Over	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Service Engineers: equipment	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shotcrete/gunite Equipment	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoe, Tractors Under 15 Metric Tons	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoe: Over 30 Metric Tons To 50 Metric Tons	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoes, Tractors: 15 To 30 Metric Tons	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Shovel, Excavator, Backhoes: Over 50 Metric Tons To 90 Metric Tons	\$75.03	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Slipform Pavers	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Spreader, Topsider & Screedman	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Subgrader Trimmer	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower Bucket Elevators	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower Crane: over 175' through 250' in height, base to boom	\$78.44	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower crane: up to 175' in height base to boom	\$77.63	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Tower Cranes: over 250' in height from base to boom.	\$79.20	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Transporters, All Track Or Truck Type	\$74.27	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Trenching Machines	\$73.05	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Truck Crane Oiler/Driver: 100 tons and over	\$76.19	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Truck crane oiler/driver: under 100 tons	\$75.60	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Truck Mount Portable Conveyor	\$73.62	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Welder	\$76.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Wheel Tractors, Farmall Type	\$69.87	7A	3K	8X	View
Pierce	Power Equipment Operators- Underground Sewer & Water	Yo Yo Pay Dozer	\$73.62	7A	3K	8X	View

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11/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Power Line Clearance Tree Trimmers	Journey Level In Charge	\$57.22	5A	4A	View
Pierce	Power Line Clearance Tree Trimmers	Spray Person	\$54.32	5A	4A	View
Pierce	Power Line Clearance Tree Trimmers	Tree Equipment Operator	\$57.22	5A	4A	View
Pierce	Power Line Clearance Tree Trimmers	Tree Trimmer	\$51.18	5A	4A	View
Pierce	Power Line Clearance Tree Trimmers	Tree Trimmer Groundperson	\$38.99	5A	4A	View
Pierce	Refrigeration & Air Conditioning Mechanics	Journey Level	\$82.21	5A	1G	View
Pierce	Residential Brick Mason	Journey Level	\$27.02		1	View
Pierce	Residential Carpenters	Journey Level	\$49.17	15J	4C	View
Pierce	Residential Cement Masons	Journey Level	\$45.99		1	View
Pierce	Residential Drywall Applicators	Journey Level	\$68.19	15J	4C	View
Pierce	Residential Drywall Tapers	Journey Level	\$67.91	5P	1E	View
Pierce	Residential Electricians	Journey Level	\$44.11		1	View
Pierce	Residential Glaziers	Journey Level	\$72.41	7L	1Y	View
Pierce	Residential Insulation Applicators	Journey Level	\$24.52		1	View
Pierce	Residential Laborers	Journey Level	\$33.97		1	View
Pierce	Residential Marble Setters	Journey Level	\$29.29		1	View
Pierce	Residential Painters	Journey Level	\$47.70	6Z	11J	View
Pierce	Residential Plumbers & Pipefitters	Journey Level	\$82.22	5A	1G	View
Pierce	Residential Refrigeration & Air Conditioning Mechanics	Journey Level	\$82.22	5A	1G	View
Pierce	Residential Sheet Metal Workers	Journey Level	\$91.83	7F	1E	View
Pierce	Residential Soft Floor Layers	Journey Level	\$54.41	5A	3J	View
Pierce	Residential Sprinkler Fitters (Fire Protection)	Journey Level	\$53.04	5C	2R	View
Pierce	Residential Stone Masons	Journey Level	\$29.29		1	View
Pierce	Residential Terrazzo Workers	Journey Level	\$14.86		1	View
Pierce	Residential Terrazzo/Tile Finishers	Journey Level	\$21.96		1	View
Pierce	Residential Tile Setters	Journey Level	\$25.98		1	View
Pierce	Roofers	Journey Level	\$59.00	5A	2Q	View
Pierce	Roofers	Using Irritable Bituminous Materials	\$62.00	5A	2Q	View
Pierce	Sheet Metal Workers	Journey Level (Field or Shop)	\$91.83	7F	1E	View
Pierce	Shipbuilding & Ship Repair	New Construction Boilermaker	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Carpenter	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Crane Operator	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Electrician	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Heat & Frost Insulator	\$82.02	15H	11C	View
Pierce	Shipbuilding & Ship Repair	New Construction Laborer	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Machinist	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Operating Engineer	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Painter	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Pipefitter	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Rigger	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Sheet Metal	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Shipfitter	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Warehouse/Teamster	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	New Construction Welder / Burner	\$39.58	7V	1	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Boilermaker	\$47.45	7X	4J	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Carpenter	\$47.35	7X	4J	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Crane Operator	\$45.06	7Y	4K	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Electrician	\$48.92	7X	4J	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Heat & Frost Insulator	\$82.02	15H	11C	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Laborer	\$47.35	7X	4J	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Machinist	\$47.35	7X	4J	View

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12/13

ABATEMENT CONTRACT – BUILDING DEMOLITION
9616 Gravelly Lake Dr. SW

8/25/22, 9:05 PM

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Pierce	Shipbuilding & Ship Repair	Ship Repair Operating Engineer	\$45.06	<u>7Y</u>	<u>4K</u>	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Painter	\$47.35	<u>7X</u>	<u>4J</u>	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Pipefitter	\$47.35	<u>7X</u>	<u>4J</u>	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Rigger	\$47.45	<u>7X</u>	<u>4J</u>	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Sheet Metal	\$47.35	<u>7X</u>	<u>4J</u>	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Shipwright	\$47.35	<u>7X</u>	<u>4J</u>	View
Pierce	Shipbuilding & Ship Repair	Ship Repair Warehouse / Teamster	\$45.06	<u>7Y</u>	<u>4K</u>	View
Pierce	Sign Makers & Installers (Electrical)	Sign Installer	\$26.17		<u>1</u>	View
Pierce	Sign Makers & Installers (Electrical)	Sign Maker	\$20.33		<u>1</u>	View
Pierce	Sign Makers & Installers (Non-Electrical)	Sign Installer	\$33.43		<u>1</u>	View
Pierce	Sign Makers & Installers (Non-Electrical)	Sign Maker	\$22.79		<u>1</u>	View
Pierce	Soft Floor Layers	Journey Level	\$54.41	<u>5A</u>	<u>3J</u>	View
Pierce	Solar Controls For Windows	Journey Level	\$14.49		<u>1</u>	View
Pierce	Sprinkler Fitters (Fire Protection)	Journey Level	\$89.49	<u>5C</u>	<u>1X</u>	View
Pierce	Stage Rigging Mechanics (Non Structural)	Journey Level	\$14.49		<u>1</u>	View
Pierce	Stone Masons	Journey Level	\$63.32	<u>7E</u>	<u>1N</u>	View
Pierce	Street And Parking Lot Sweeper Workers	Journey Level	\$21.69		<u>1</u>	View
Pierce	Surveyors	Chain Person	\$71.30	<u>7A</u>	<u>3K</u>	View
Pierce	Surveyors	Instrument Person	\$71.95	<u>7A</u>	<u>3K</u>	View
Pierce	Surveyors	Party Chief	\$73.15	<u>7A</u>	<u>3K</u>	View
Pierce	Telecommunication Technicians	Journey Level	\$48.88	<u>6Z</u>	<u>1B</u>	View
Pierce	Telephone Line Construction - Outside	Cable Splicer	\$38.27	<u>5A</u>	<u>2B</u>	View
Pierce	Telephone Line Construction - Outside	Hole Digger/Ground Person	\$25.66	<u>5A</u>	<u>2B</u>	View
Pierce	Telephone Line Construction - Outside	Telephone Equipment Operator (Light)	\$31.96	<u>5A</u>	<u>2B</u>	View
Pierce	Telephone Line Construction - Outside	Telephone Lineperson	\$36.17	<u>5A</u>	<u>2B</u>	View
Pierce	Terrazzo Workers	Journey Level	\$58.71	<u>7E</u>	<u>1N</u>	View
Pierce	Tile Setters	Journey Level	\$58.71	<u>7E</u>	<u>1N</u>	View
Pierce	Tile, Marble & Terrazzo Finishers	Finisher	\$49.54	<u>7E</u>	<u>1N</u>	View
Pierce	Traffic Control Strippers	Journey Level	\$50.51	<u>7A</u>	<u>1K</u>	View
Pierce	Truck Drivers	Asphalt Mix Over 16 Yards	\$69.95	<u>15J</u>	<u>11I</u> <u>8L</u>	View
Pierce	Truck Drivers	Asphalt Mix To 16 Yards	\$69.11	<u>15J</u>	<u>11I</u> <u>8L</u>	View
Pierce	Truck Drivers	Dump Truck	\$69.11	<u>15J</u>	<u>11I</u> <u>8L</u>	View
Pierce	Truck Drivers	Dump Truck & Trailer	\$69.95	<u>15J</u>	<u>11I</u> <u>8L</u>	View
Pierce	Truck Drivers	Other Trucks	\$69.95	<u>15J</u>	<u>11I</u> <u>8L</u>	View
Pierce	Truck Drivers - Ready Mix	Transit Mix	\$69.95	<u>15J</u>	<u>11I</u> <u>8L</u>	View
Pierce	Well Drillers & Irrigation Pump Installers	Irrigation Pump Installer	\$16.09		<u>1</u>	View
Pierce	Well Drillers & Irrigation Pump Installers	Oiler	\$15.39		<u>1</u>	View
Pierce	Well Drillers & Irrigation Pump Installers	Well Driller	\$18.30		<u>1</u>	View

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13/13

PUBLIC WORKS CONTRACT FOR ABATEMENT SERVICES AT 9616 GRAVELLY LK. DR. SW – ASBESTOS ABATEMENT

THIS AGREEMENT made and entered into on this **9th** day of **September 2022**, by and between the **City of Lakewood**, a municipal corporation of the State of Washington hereinafter referred to as the “City” and **Northwest Abatement Services, Inc.**, hereinafter referred to as the “Contractor”.

W I T N E S S E T H:

WHEREAS, the Property at 9616 Gravelly Lake Dr. SW in Lakewood, Washington, has/have been determined to contain dangerous building(s), dangerous condition(s); and junk or inoperable vehicles, trash, junk, debris and garbage. The Property has become a danger to the public, and exists to the detriment and annoyance of the community; and,

WHEREAS, on December 15, 2021, the Property suffered a structure fire that caused significant structural damage to the two-story commercial structure; and,

WHEREAS, on December 17, 2021, the City of Lakewood issued a Finding and Order for the Property identifying dangerous and nuisance conditions present on the Property; and,

WHEREAS, on July 1, 2022, Pierce County Municipal Court issued a Warrant of Abatement, No. 22-2-063162-1, determining the Property contained a dangerous building and was a public nuisance. The Warrant provided the City to demolish the dangerous structure, remove and dispose of all debris, junk, garbage, personal belongings, fallen and damaged construction material, and any and all other accumulations of combustible material inside the Property. Additionally, the City is to remove and dispose of all inoperable vehicles on the premises; and,

WHEREAS, in accordance with the City’s legal abatement action, the City is in need of services of individuals, employees or firms for abating and removing all dangerous and nuisance conditions associated with the Property; and,

WHEREAS, the City desires to retain the Contractor to provide such services in connection with the City’s action to abate all dangerous and public nuisance conditions present on the Property; and,

WHEREAS, the Contractor is qualified and able to provide abatement/demolition services in connection with the City’s needs for the above-described work, and is willing and agreeable to provide such services upon the terms and conditions herein contained.

NOW, THEREFORE, the parties hereto agree as follows:

1. **Public Works Contract**

Based upon the nature of this action and the anticipated cost, it is a public works project pursuant to RCW 39.04. Prevailing wage requirements apply to this work. This work is subject to performance and payment bond requirements and shall require the Contractor to provide a performance and payment bond in the amount of 100% of the total contract (including tax) to the City. Retainage of 5% of the total compensation shall be withheld until all releases are obtained to ensure payment for materials and wages.

2. E-Verify

The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

3. Scope of Services

The Contractor agrees to perform in a good and professional manner the tasks described as follows at 9616 Gravelly Lake Dr. SW in Lakewood, Washington:

- a. The Contractor shall act as general contractor and shall be responsible for all aspects of the job, including determining and following all legal and permitting requirements, hiring, managing, and paying any/all subcontractors and service providers, and for all associated documentation and reporting.
- b. Obtain all necessary permits and approvals, including but not limited to Puget Sound Clean Air Agency notification of asbestos removal, and City of Lakewood building/demolition permit. Obtain final inspection for all permits prior to submittal of final bill to the City of Lakewood.
- c. Remove and dispose of all asbestos-containing material identified in the Northwest Abatement Asbestos Survey number SR22-4126, dated August 4, 2022. Asbestos removal to include all building components and materials identified as asbestos-containing material. Additionally, all debris inside the structure is considered contaminated with friable asbestos and should be removed accordingly.
- d. The contractor will be responsible for security of the site and their equipment during the project.
- e. A right-of-way permit from the City of Lakewood shall be required for any work in or obstruction of the right-of-way. Contractor shall be responsible for any damage to the public right-of-way.
- f. Pursuant to Lakewood Municipal Code section 13.06.040(B)(3), for demolition waste, contractor may haul demolition waste from this site in vehicles owned by contractor's business; however, should contractor require a third-party to haul waste from this site, contractor must obtain these services from Waste Connections/LeMay, Inc, the City's contracted refuse hauler. A subcontractor may haul waste from the site only if the hauling is secondary and incidental to their work on the site. (Only fully separated, uncontaminated recyclables may be hauled by a third-party hauler other than the City's refuse contractor. Any such hauler must be properly licensed and permitted to transport recyclables in Lakewood.) The contractor's hauling plan must be reviewed and approved by Waste Connections/LeMay, Inc., prior to demolition permit application. Asbestos-containing and asbestos-contaminated material shall be removed and

disposed of in accordance with Puget Sound Clean Air Agency regulations and Washington Administrative Code regulating asbestos removal and disposal.

- g. The contractor shall provide the City with a certification of removal and disposal of all asbestos-containing and asbestos-contaminated material upon completion of work.

The Contractor shall perform these services as an independent contractor and shall not be deemed, by virtue of this Agreement and the performance thereof, to have entered into any partnership, joint venture, employment or other relationship with the City.

4. Notice: Changes, Additional Services and Amendments

The parties hereto recognize that the City neither owns nor controls the property subject to this Agreement. During the time necessary to implement this Agreement, obtain permits, and prepare for site work, or during or after completion of the job, the site conditions addressed in the contractor's bid and this Agreement may change. In addition, unforeseen circumstances may arise during the prosecution of the job. Such changes in conditions may necessitate changes to the scope of services and associated compensation, or additional work after completion of the job.

5. Changes in Services

In accordance with the foregoing, the parties hereto may agree that the scope of services and associated compensation under this Agreement should be changed, whether increased, decreased or modified. Any such agreement(s) shall be set forth in a written change order signed by both parties and executed prior to the Contractor's performance of the services thereunder, except as may be provided to the contrary in Section 7 of this Agreement. Upon proper completion and execution of a change order, the change order shall be incorporated into this Agreement and all other terms and conditions of this Agreement remain in full force and effect. Provided, however, if the terms and conditions of a change order are contrary to the Agreement, the change order shall control. The City Contract Administrator is authorized to sign change orders on behalf of the City pursuant to this Section as long as any increase in compensation is five thousand (\$5,000) dollars or less. Changes between \$5,000 and \$50,000 will require City Manager approval. Changes in excess of \$50,000 will require approval of the Lakewood City Council.

6. Performance of Additional Services Prior to Execution of a Change Order

The parties hereby agree that situations may arise in which the execution of a change order is impractical prior to the commencement of the Contractor's performance of the services requested by the City. The Contractor hereby agrees that it shall perform such services upon the oral request of an authorized representative of the City, pending execution of a change order pursuant to Section 5 of this Agreement, at a rate of compensation to be agreed to in connection therewith. The invoice procedure for any such additional services shall be as described in Section 12 of this Agreement, or as otherwise specifically agreed to in writing by and between the parties.

7. Amendment, Modification or Waiver

Except as authorized in Sections 5 and 6, no amendment, modification or waiver of any condition, provision, or term of this Contract shall be valid or of any effect unless made in writing, signed by the signatories to this Agreement or their duly authorized representative(s) and specifying with particularity the nature and extent of such amendment, modification or waiver. Any waiver by any party, related to any default by the other party, shall not effect or impair any right arising from any subsequent default.

8. Inspection Prior to Starting Site Work

Prior to beginning site work, the Contractor shall inspect the site and shall immediately notify the City's representative of any conditions that differ materially from the conditions represented in the Contractor's bid and this Agreement, which may require a change to the scope of services and a change to the compensation represented in the Agreement. In the event of material changes, site work shall not proceed, except at the Contractor's own risk, until the City has provided instructions to the Contractor in writing or as otherwise provided in this Agreement. Any changes in services or compensation shall be negotiated by the Contractor and the City's representative and shall be made in writing in accordance with Sections 5, 6, and 7 of this Agreement.

9. Contractor's Representations

The Contractor hereby represents and warrants that he has all necessary licenses and certifications to perform the services provided for herein, is not debarred in the State of Washington, and is qualified to perform the services provided for herein.

10. City's Responsibilities

The City shall do the following in a timely manner so as not to delay the services of the Contractor:

- a. Designate herein its Assistant City Manager (Development) as the City's representative with respect to the services. The City's representative, or a duly authorized designee, shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services.
- b. Furnish the Contractor with information, criteria, objectives, schedules and standards for the project and the services provided for herein if necessary for the performance of this Agreement and if such is within the City's dominion, control and ability to provide.
- c. Arrange for reasonable access to the property or facilities as required for the Contractor to perform the services provided for herein.
- d. Examine and evaluate studies, reports, memoranda, plans, sketches, and other documents prepared by the Contractor and render decisions regarding such documents, if such a decision is necessary and possible, in a timely manner to prevent delay of the services.

11. Acceptable Standards

The Contractor shall be responsible to provide, in connection with the services in this Agreement, work product and services of a quality and professional standard acceptable to the sole satisfaction of the City.

12. Compensation

As compensation for the Contractor's performance of the services provided for herein, the City accepts the Contractor's bid, as submitted on August 25, 2022.

A copy of the Contractor's bid, as received by the City is attached hereto as Exhibit A and incorporated herein as if fully set forth herein. Upon completion of the scope of services to the sole satisfaction of the City, the City shall pay the Contractor \$176,165.00, representing the amount of the bid, including sales tax.

The Contractor shall submit to the City an invoice which the City shall process in the next billing/claim cycle following receipt and shall remit payment to the Contractor thereafter in the normal course, subject to all conditions or provisions in this Agreement, including change orders and amendments, and all applicable laws and regulations.

13. Prevailing Wages

In accordance with RCW Chapter 39.12, all laborers, workers, or mechanics of the Contractor and any subcontractors involved in the performance of this contract shall be paid not less than the prevailing rate of wage for their particular trade or occupation as specified in the Washington State Prevailing Wage Rates For Public Works Contracts for Pierce County, in effect on August 25, 2022. The Washington Department of Labor & Industries prevailing wage rates are located at <https://secure.lni.wa.gov/wagelookup/>. A copy of the Washington State Prevailing Wage Rates for Public Works Contracts for Pierce County is attached hereto and incorporated herein as Exhibit B as if fully set forth herein.

14. Intents and Affidavits

As soon as practicable upon approval of this agreement, and before work begins, the Contractor and every subcontractor shall file a Statement of Intent to Pay Prevailing Wage (Intent) with the Washington Department of Labor and Industries.

Upon completion of the work, the Contractor and every subcontractor shall file an Affidavit of Wages Paid (Affidavit) with the Department of Labor and Industries.

The City shall make no payments to the contractor until the Contractor submits to the City an Intent that has been approved by the Industrial Statistician of the Department of Labor and Industries. Retainage shall not be paid prior to receipt from the Contractor of a similarly approved Affidavit.

15. Retainage/Subcontractor and Supplier Liens

Pursuant to RCW Chapter 39.08.010, the City and Contractor agree that the Contractor shall provide a performance and payment bond in the amount of 100% of the total contract (including tax) to the City. Retainage of 5% of the total compensation shall be withheld until all releases are obtained to ensure payment for materials and wages.

Upon non-payment by the Contractor, any supplier or subcontractor may file a lien against the retained funds, pursuant to RCW Chapter 39.08. Subcontractors or suppliers are required to give notice of any lien or claim after completion of the Work and in the manner provided in RCW 39.08.030. After completion of all Work on the Contract and the City is in receipt of all releases, approvals and documents as described herein, the City shall release final retainage held.

16. Prevailing Wage Dispute Resolution

In accordance with the provisions of RCW 39.12, if any dispute arises as to what are the prevailing rates of wages for work of a similar nature and such dispute cannot be adjusted by the parties in interest, including labor and management representatives, the matter shall be referred for arbitration to the director of the Washington Department of Labor and Industries and his or her decision therein shall be final and conclusive and binding on all parties involved in the dispute.

17. Time for Performance and Term of Agreement

The Contractor shall perform the services provided for herein in accordance with the direction and scheduling of the City, unless otherwise agreed to in writing by and between the parties.

The Term of this Agreement shall commence on the date hereof or upon signing by both parties, and shall terminate within thirty (30) calendar days or upon completion of the performance of the scope of work provided herein, unless otherwise agreed to in writing by the parties.

18. Continuation of Performance

In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Contractor agrees that, notwithstanding such dispute or conflict, the Contractor shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities, within the anticipated time for performance.

19. Administration of Agreement

This Agreement shall be administered by Mark Stephens for NW Abatement. Inc., the Contractor, and by the Assistant City Manager (Development), or designee, for the City. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

City of Lakewood
c/o David Bugher
6000 Main St. SW
Lakewood, WA 98499-5027
(253) 512-2261

Northwest Abatement Services, Inc.
c/o Mark Stephens
9822 32nd Ave. S
Lakewood, WA 98499

20. Notices

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address set forth next to such party's signature at the end of this Agreement, or if to a person not a party to this Agreement, to the address designated by a party to this Agreement in the foregoing manner.

Any party may change his, her or its address by giving notice in writing, stating his, her or its new address, to any other party, all pursuant to the procedure set forth in this section of the Agreement.

21. Insurance

The Contractor shall be responsible for maintaining, during the term of this Agreement and at its sole cost and expense, the types of insurance coverage and in the amounts described below. The Contractor shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Contractor shall take out and maintain in full force and affect the following insurance policies:

- a. Comprehensive public liability insurance, including automobile and property damage, insuring the City and the Contractor against loss or liability for damages for personal injury, death or property damage arising out of or in connection with the performance by the Contractor of its obligations hereunder, with minimum liability limits of \$1,000,000.00 combined single limit for personal injury, death or property damage in any one occurrence.
- b. Such workmen's compensation and other similar insurance as may be required by law.

22. Indemnification

The Contractor shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of or arising out of the negligent act or omission of the Contractor, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against the City and the Contractor and their respective officers, agents and employees, or any of them, the Contractor shall satisfy the same to the extent

that such judgment was due to the Contractor's negligent acts or omissions. It is provided however that the City shall indemnify and hold harmless the Contractor for any liability or claims specifically arising out of the Contractor's entry upon the premises of the public nuisance.

23. Assignment

Neither party to this Agreement shall assign any right or obligation hereunder in whole or in part, without the prior written consent of the other party hereto. No assignment or transfer of any interest under this Agreement shall be deemed to release the assignor from any liability or obligation under this Agreement, or to cause any such liability or obligation to be reduced to a secondary liability or obligation.

24. Termination and Suspension

Either party may terminate this Agreement upon written notice to the other party if the other party fails substantially to perform in accordance with the terms of this Agreement through no fault of the party terminating the Agreement.

The City may terminate this Agreement upon not less than seven (7) days written notice to the Contractor if the services provided for herein are no longer needed from the Contractor. If this Agreement is terminated through no fault of the Contractor, the Contractor shall be compensated for services performed prior to termination in accordance with the rate of compensation provided herein.

25. Parties in Interest

This Agreement shall be binding upon, and the benefits and obligations provided for herein shall inure to and bind, the parties hereto and their respective successors and assigns, provided that this section shall not be deemed to permit any transfer or assignment otherwise prohibited by this Agreement. This Agreement is for the exclusive benefit of the parties hereto and it does not create a contractual relationship with or exist for the benefit of any third party, including contractors, sub-contractors and their sureties.

26. Costs to Prevailing Party

In the event of such litigation or other legal action to enforce any rights, responsibilities or obligations under this Agreement, the prevailing parties shall be entitled to receive its reasonable costs and attorney's fees.

27. Applicable Law

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be Pierce County, State of Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion by the Contractor of the services.

28. Captions, Headings and Titles

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraph or sections to which they apply.

As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neuter expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this

Agreement, this Agreement having been drafted by mutual agreement of the parties.

29. Severable Provisions

Each provision of this Agreement is intended to be severable. If any provision of this Agreement or its application to any person or circumstance is held invalid, the remainder of this Agreement or the application of the provision to other persons or circumstances shall not be affected.

30. Entire Agreement

This Agreement contains the entire understanding of the parties hereto in respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

31. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be one and the same Agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF LAKEWOOD

NORTHWEST ABATEMENT SERVICES, INC.

John J. Caulfield, City Manager Date

Mark Stephens Date

Attest:

Briana Schumacher, City Clerk Date

Approved as to Form:

Heidi Ann Wachter, City Attorney Date

CITY OF LAKEWOOD

E-VERIFY REQUIREMENTS FOR CONTRACTORS

By Ordinance, the City of Lakewood requires that all contractors who enter into agreements to provide services or products to the City use the Department of Homeland Security's E-Verify system when hiring new employees for the term of the contract.

E-Verify is an electronic system designed to verify the documentation of job applicants. It is run by the Department of Homeland Security.

Who is affected?

- All contractors doing business for the City of Lakewood. There is no minimum dollar value for contracts affected.
- All subcontractors employed by the general contractor on these contracts.

Are there exceptions?

- Contracts for "Commercial-Off-The-Shelf" items are exempted from this requirement.
- Individuals, Companies, or other organizations who do not have employees.

How long must the contractor comply with the E-Verify system?

- For at least the term of the contract.

Are there other stipulations?

- E-Verify must be used ONLY for NEW HIRES during the term of the contract. It is NOT to be used for EXISTING EMPLOYEES.
- E-Verify must be used to verify the documentation of ANY new employee during the term of the contract, not just those directly or indirectly working on deliverables related to the City of Lakewood contract.

How will the City of Lakewood check for compliance?

- All contractors will retain a copy of the E-Verify Memorandum of Understanding that they execute with the Department of Homeland Security AND
- Sign and submit to the City an Affidavit of Compliance with their signed contract.
- All General Contractors will be required to have their subcontractors sign an Affidavit of Compliance and retain that Affidavit for 4 years after end of the contract.
- The City of Lakewood has the right to audit the Contractor's compliance with the E-Verify Ordinance.

Further information on E-Verify can be found at the following website:

http://www.uscis.gov/e-verify

If you have questions about the City's E-Verify Ordinance, please contact the City of Lakewood's legal department prior to contracting with the City.

CITY OF LAKEWOOD

**AFFIDAVIT OF COMPLIANCE WITH LAKEWOOD MUNICIPAL CODE 1.42
“E-VERIFY”**

As the person duly authorized to enter into such commitment for

_____,
(Company or Organization Name)

I hereby certify that the Company or Organization named herein will

(check one box below)

- ☐ Be in compliance with all of the requirements of City of Lakewood Municipal Code Chapter 1.42 for the duration of the contract entered into between the City of Lakewood and the Company or Organization.

OR

- ☐ Hire no employees for the term of the contract between the City and the Company or Organization.

NAME

TITLE

DATE

EXHIBIT A

CONTRACTOR'S BID

ABATEMENT CONTRACT – ASBESTOS ABATEMENT
9616 Gravelly Lake Dr. SW



"It's Not What We Do, It's How We Do It"

Page 1 of 3

8/25/2022

Sent: Via E-Mail

To: Mr. Jeff Gumm
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

Phone No: (253) 983-7773
Email : jgumm@cityoflakewood.us

RE: Demolition Quotation
DANGEROUS BUILDING ASBESTOS ABATEMENT
9616 Gravelly Lake Dr SW
Lakewood, WA 98499

Bid Number: 2022-5399

Northwest Abatement Services appreciates this opportunity to provide you with this proposal for our services. We look forward to working with you, and hope that our proposal meets your requirements.

We propose to remove the Asbestos/Demo materials, as per our scope of work listed below, at the address listed above for the sum of: **\$160,150.00** PLUS APPLICABLE SALES TAX

SCOPE OF WORK

Northwest Abatement Services, Inc. proposes to provide labor, equipment, materials, and disposal to perform the following:

Licensed Asbestos Abatement Workers to properly remove and dispose of the identified asbestos containing materials per the provided Survey (SR22-4126). Per the survey asbestos abatement will include the following:

- 1) Handling/Disposal of all interior content as Friable Asbestos.
- 2) Abatement of all Interior Drywall. Walls will be taken down to the studs.
- 3) Abatement of all Tile/Mastic from both Floors.

Permits and the required air monitoring is included in the pricing and scope. Permits will be filed with Puget Sound Clean Air Agency (PSCAA) as well as Washington State Labor and Industries (L&I). Both of these permits require a 10 day wait before the abatement process can begin.

Prevailing Wage Rates are included in the pricing and scope.

Excludes: Fire Watch & After-hours security is not included in the pricing.

Authorized Signature: <i>Christopher Stephens</i>	Name and title: Chris Stephens, Estimator
---	---

P.O. Box 39220 • 9822 32nd Ave. S. • Lakewood, WA 98499 • (253) 588-0440 • Fax (253) 588-0198 • 1-800-588-0340
Website: www.nwabatement.com • Contractor #NORTHAS066RN

Jeff Gumm

2022-5399

Page 2 of 3

CONTRACT CONDITIONS/EXCLUSIONS

1. Price includes Liability Insurance for Two (2) Million dollars (\$2,000,000)
2. Price includes applicable Permit Fees.
3. Price includes applicable disposal fees.
4. Price does not include Sales Tax.
5. Price is based on power and water being provided by the **Owner/General Contractor**.
6. All work will be performed in accordance with EPA, WISHA and OSHA standards.
7. Price excludes replacement of any and/or all items removed, unless otherwise specified in the special conditions sections of this contract.
8. **Northwest Abatement Services, Inc.** will not be responsible for the removal of any and/or all furnishings, etc., from the area of abatement.
9. **Northwest Abatement Services, Inc.** will not be responsible for tape and/or staple damage to walls, floors, finishes, etc., which may occur while constructing our containment.
10. Price excludes a performance bond. If required to be provided by **Northwest Abatement Svcs, Inc.**, please add 3% to the above price.

SPECIAL CONDITIONS AND EXCLUSIONS

--

PAYMENT TERMS: NET DUE ON RECEIPT
VISA/MASTERCARD/DISCOVER/AMERICAN EXPRESS accepted.

***** All contracts \$5000.00 or larger in which a TOTAL of \$5000.00 or more is paid by a credit card will incur a 2.5% processing fee. *****

Finance Charge of 1.5 % will be paid on past due balances.
Corresponding Annual Rate of 18% Minimum Finance Charge.

~ Northwest Abatement Services, Inc., reserves the right to withdraw this proposal if not accepted within 30 days~
Acceptance of Proposal: The above prices, specifications, condition/exclusions and scope of work as specified on page 1 are satisfactory and are hereby accepted. You are authorized to proceed with the work as specified. Payment will be made as outlined above. In case suit or action is commenced to collect on this note or any portion thereof, I promise to pay, in addition to the costs provided by statute, such sum as the court may adjudge reasonable as attorney's fees therein, (including any action to enforce the judgment and this provision as to attorney's fees and costs shall survive the judgment.) I, the customer, also acknowledge receipt of Construction Lien Notice.

Print Name:	Date Of Acceptance:
Signature:	NOTE: If accepted, please sign and return this proposal in its entirety.

P. O. Box 39220 • 9822 32nd Ave. S. • Lakewood, WA 98499 • (253) 588-0440 • Fax (253) 588-0198 • 1-800-588-0340
Website: www.nwabatement.com • Contractor #NORTHAS066RN

Department of Labor and Industries
Construction Compliance



MODEL DISCLOSURE STATEMENT
NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration no northas066rn and has posted with the state a bond or deposit of \$12,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of the contractor's business. The expiration date of this contractor's registration is 10/31/2022.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract:

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.

The contractor is required to provide you with further information about lien release document if you request it. General information is also available from the state Department of Labor and Industries.

I have received a copy of this disclosure statement.

Dated this _____ day of _____ of the year _____.

Signature of Customer

The contractor must retain a signed copy of the disclosure statement in his or her files for a minimum of three years, and produce a signed or electronic signature copy of the disclosure statement to the department upon request.

F625-030-000 model disclosure statement notice to customer 08-2007

EXHIBIT B

**WASHINGTON STATE PREVAILING WAGE RATES FOR PUBLIC WORKS FOR
PIERCE COUNTY**

ABATEMENT CONTRACT – ASBESTOS ABATEMENT
9616 Gravelly Lake Dr. SW

8/25/22, 9:04 PM

about:blank

State of Washington
Department of Labor & Industries
Prevailing Wage Section - Telephone 360-902-5335
PO Box 44540, Olympia, WA 98504-4540

Washington State Prevailing Wage

The PREVAILING WAGES listed here include both the hourly wage rate and the hourly rate of fringe benefits. On public works projects, worker's wage and benefit rates must add to not less than this total. A brief description of overtime calculation requirements are provided on the Benefit Code Key.

Journey Level Prevailing Wage Rates for the Effective Date: 8/25/2022

<u>County</u>	<u>Trade</u>	<u>Job Classification</u>	<u>Wage</u>	<u>Holiday</u>	<u>Overtime</u>	<u>Note</u>	<u>*Risk Class</u>
Pierce	Asbestos Abatement Workers	Journey Level	\$54.62	<u>5D</u>	<u>1H</u>		View

about:blank

1/1

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: September 6, 2022	TITLE: Professional services contract in the amount of \$15,000 with Global IT Resources to update the Rental Housing Safety Plan (RHSP) software	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. ✓ MOTION NO. 2022-66 — OTHER
REVIEW: September 6, 2022	ATTACHMENTS: Draft Contract	

SUBMITTED BY: Dave Bugher, Assistant City Manager/Community & Economic Development (CED) Director.

RECOMMENDATION: That the Mayor and City Council approve a contract for services in the amount NOT TO EXCEED \$20,000 with Global IT Resources. (NOTE: Actual contract amount is \$14,920.50; however, when it comes to software programming it is often difficult to provide a precise cost allocation since we are performing both software modification and web development. It is requested to increase the amount of the award to \$20,000 in the event of unforeseen glitches.)

DISCUSSION: On November 1, 2021, the City Council authorized the City Manager to execute a contract for services with Global IT Resources. The purpose of the contract award was to update the current software. The RHSP software is of a custom design. The contract amount was \$75,000. The funds have been expended, but the upgrade is incomplete (currently at 90+ percent complete). (See next page.)

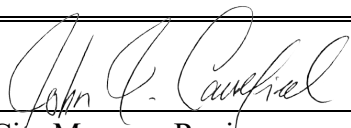
ALTERNATIVE(S): The City Council could not approve the contract award, although this is not recommended since the upgrade is almost complete. The City Council could request different software consultants. Again, this is not recommended since changing consultants would likely cost more; further, the City has a good working relationships with Global I/T Resources, and the current contact software programmer. (NOTE: The City has had significant difficulty finding a software developer. In 2021, several past interviews were conducted without success.)

FISCAL IMPACT: Request would be funded through 2022 year-end biennium adjustment.

Dave Bugher

Prepared by

Department Director


City Manager Review

DISCUSSION, CONTINUED:

The programming has been taking longer to fix because of several problems:

1. Some properties were showing up in the wrong categories – some on the registered, exempted properties that should have been on the registered list, and some properties did not appear anywhere. The problem is likely due to the initial data the City had for addresses which was acquired from the Pierce County Assessor.
2. Properties are listed by address, by parcel, and some with addresses that do not fully match;
3. Properties with multiple addresses over multiple parcels are all listed as one apartment complex;
4. In some situations property addresses are not accepted;
5. Issues with owners and managers not being able to properly register (the system improperly tallies registrations because of the underlying problem with property identification);
6. The current system will not let owners/landlords/property managers pay for reinspections or any late fees that are added; and
7. The current system does not allow to owners/landlords/property managers pre-register for the coming year until after January 1, and if one does, the software re-registers you, and you pay for the current year twice.



Task Order – Extension 9

This is the Task Order referred to in the agreement dated October 20, 2021 by and between **Global Healthcare IT, Inc.** ("GHIT") and **City of Lakewood** ("the client") and shall be read and construed as though incorporated as part of such letter agreement. This Task Order shall be effective immediately after it has been signed by both GHIT and City of Lakewood.

- | | |
|--|--|
| 1. NAME OF CONSULTANT | Vincent Nguyen |
| 2. SCOPE OF WORK | Software Developer |
| 3. ASSIGNMENT DETAILS | |
| a) Start Date | September 1, 2022 |
| b) Period | Services under this Task Order will be performed commencing September 1, 2022 until Completion of Project, an estimated 174 Hours. |
| 4. FEE RATE & EXPENSES | \$85.75 flat rate per hour. Working over 40 hours per week must be pre-approved. All timesheets must be approved by the client. |
| 5. INVOICE DETAILS | |
| a) Addressee:
Title | Erica Kanda
Administrative Manager |
| b) Address: | 17011 Beach Blvd Suite 1260
Huntington Beach, CA 92647 |
| 6. ANY SPECIAL TERMS/CONDITIONS | Remote. |

This Task Order has been duly signed by GHIT and City of Lakewood on the respective dates by respective individuals as indicated below.

Global Healthcare IT, Inc.

City of Lakewood

By: _____

By: _____

Nash Castle

Name: _____

CEO

Title: _____

Date: _____

Date: _____

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

September 6, 2022

REVIEW:

TITLE: Authorizing the execution of an Employment Agreement with John J. Caulfield.

ATTACHMENTS:

Agreement

TYPE OF ACTION:

— ORDINANCE NO.

— RESOLUTION NO.

X MOTION NO. 2022-67

— OTHER

SUBMITTED BY: Mary McDougal, Human Resources Director

RECOMMENDATION: It is recommended that the City Council authorize the Mayor to execute the Employment Agreement negotiated between the City Council and City Manager John Caulfield.

DISCUSSION: The City Council has performed an annual review of the City Manager's performance, and based on that review, intends to revise the City Manager employment agreement as follows:

- Increase compensation to \$217,000 annually, effective January 1, 2022.
- Increase deferred compensation to \$27,000 annually for 2022.

The employment agreement is open ended and may be amended as needed.

ALTERNATIVE(S): The Council could decide not to authorize execution of the amended agreement.

FISCAL IMPACT: Approximately \$15,350 annually.

Mary McDougal

Prepared by


City Manager Review

EMPLOYMENT AGREEMENT BETWEEN THE CITY OF LAKEWOOD
AND JOHN CAULFIELD

THIS AGREEMENT is made and entered into, by and between the City of Lakewood, Washington, a municipal corporation (“Employer” or “City Council”), and John Caulfield, hereinafter called (“Employee” or “City Manager.”)

WITNESSETH:

WHEREAS, Employer has fully reviewed the performance of the City Manager to date and finds that continued service is in the best interest of the City; and

WHEREAS, Employer desires to continue to employ the services of said John Caulfield as City Manager of the City of Lakewood, as provided for in Chapter 35A.13 of the Revised Code of Washington; and

WHEREAS, it is the desire of City Council to provide certain benefits and to establish conditions of employment of said Employee including inducements to continue employment; and

WHEREAS, Employer desires to establish an atmosphere which makes possible the Employee’s full productivity and at the same time ensures the Employee’s future security by establishing a clear mutual understanding as to pay and fringe benefits and providing a just and proper means for terminating the services of the Employee if that action becomes necessary or desirable; now therefore

IN CONSIDERATION of the mutual covenants herein contained, the parties agree as follows:

1. Employment and Duties

A. The City Council hereby agrees to continue to employ John Caulfield as City Manager of the City of Lakewood, to perform on a full-time basis the functions and duties specified in Chapter 35A.13 RCW and Chapter 2.08 of the Lakewood Municipal Code, for this office and other permissible and proper duties and functions as the City Council shall from time to time assign, subject to this Agreement.

B. The City Manager agrees to remain in the exclusive employment of the City of Lakewood, while employed by the City of Lakewood.

2. Term

A. This Agreement shall become effective January 1, 2022.

B. This Agreement is for an indefinite term of employment with no guaranteed tenure, subject, however to the limitations, notices, requirements, payments, and matters hereinafter set forth.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employer to terminate the services of Employee at any time, subject to the provisions set forth in Section 7 of this Agreement and those contained in applicable state or federal law.

D. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign his position with Employer at any time, subject to a thirty (30) day notice and the provisions of this Agreement.

3. Compensation and Benefits

A. Base Annual Salary. For services rendered by Employee pursuant to this Agreement, Employer shall pay Employee a base annual salary of Two Hundred and Seventeen Thousand Dollars (\$217,000.00), on the City's regular payroll schedule, subject to any lawful deductions.

B. Deferred Compensation. In addition to the Employer's payment to the state or local retirement system (as applicable) referenced herein, Employer agrees to execute all necessary agreements provided by ICMA Retirement Corporation [ICMA-RC] or other Section 457 deferred compensation plan for Employee's participation in said supplementary retirement plan and, in addition to the base salary paid by the Employer to Employee, Employer agrees to pay an amount equal to Twenty Seven Thousand Dollars (\$27,000.00) into the designated plan on the Employee's behalf, in equal proportionate amounts each pay period. The parties shall fully disclose to each other the financial impact of any amendment to the terms of Employee's retirement benefit.

C. Life Insurance. The Employer shall pay the amount of premium due for term life insurance in the amount equal to the Employee's annual base salary, including all increases in the base salary during the life of this agreement. The Employee shall name the beneficiary of the life insurance policy.

D. Insurance Coverage. Employer agrees to provide for, long term disability, life, survivor income, vision, dental and medical insurance for the Employee and dependents equal to that which is provided to all other senior management employees of the City of Lakewood.

E. Retirement. From January 1, 2022 through June 30, 2022, the City of Lakewood did not participate in Social Security or the Public Employees Retirement System (PERS). In lieu of Social Security and PERS contributions, the Employer contributed to qualified 401(a) accounts in the same manner as for all other senior management employees. These contributions are 100% vested. Effective July 1, 2022, the Employer joined PERS and makes required contributions. The Employer will continue to contribute to a qualified 401(a) account in lieu of Social Security.

F. Leave

1. Employee shall accrue vacation leave at a rate per pay period equivalent to twenty (20) days in each calendar year. Employee shall accrue major medical leave at a rate per pay period equivalent to eight (8) days in each calendar year. Employee shall accrue twelve (12) days of management leave annually which do not carry over from year to year.

2. Employee shall be granted all other leave at a rate equal to other City senior management employees.

G. Automobile Allowance. The Employer agrees to pay to the Employee, during the term of this Agreement and in addition to other salary and benefits herein provided the sum of Five Hundred Dollars (\$500.00), payable monthly, as a vehicle allowance to be used to purchase, lease, or own, operate and maintain a vehicle. The Employee shall be responsible for paying for liability, property damage, and comprehensive insurance coverage upon such vehicle and shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair, and regular replacement of said vehicle.

H. Bonds. Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

4. Professional Development

A. Memberships and Training. Employer hereby agrees to pay for expenses of Employee for membership to the Washington City/County Management Association and paid attendance to its annual conferences. Employer hereby agrees to pay for expenses of Employee for membership to the International City/County Management Association and attendance at the ICMA conference may be scheduled if funds are available in the annual budget for the City Manager's Office. Reimbursement for expenses incurred under this section shall be made according to the City Travel Policy and approved by the Mayor or designee.

B. Civic Group Membership. Employer will pay for the Employee's membership dues for in civic groups, e.g., Rotary, Lions and Kiwanis.

5. Annual Performance Evaluation

A. Employer shall review and evaluate the performance of the Employee at least once annually. The Employer and Employee agree that the Employee's compensation and benefits shall be reviewed for purposes of possible adjustment during each review, as determined by the City Council. Except where otherwise prohibited by the Washington Open Public Meetings Act, chapter 42.30 RCW, the reviews and evaluations will be conducted in Executive Session. The Mayor or designee shall provide the Employee with a written summary of the findings and provide adequate opportunity for the Employee to discuss the evaluation with the City Council.

B. Annually, the City Council and Employee shall define such goals and performance objectives which they determine necessary for the proper operation of the City and in the attainment of the Employer's policy objectives and shall further establish a relative priority among those various goals and objectives. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided. The goals and performance objectives shall be reduced to writing. Such goals and objectives may be revised by the City Council as necessary to meet the changing needs of the City following consultation with the Employee.

6. Indemnification

As a condition of Employee's employment Employer agrees that it shall defend, hold harmless and indemnify Employee against any tort, professional or personal liability claim, demand, or legal action of any kind or nature, whether groundless or otherwise, arising directly or indirectly out of an alleged act or omission occurring in the performance of Employee's duties according to Chapter 1.28 of the Lakewood Municipal Code. This indemnification and hold harmless shall continue after Employee's cessation of employment but only insofar as it relates back to claims, demands, suits, judgments and professional, personal and community liability arising either directly or indirectly out of his employment. The terms of this provision assume and are conditioned upon the Employee acting in a lawful manner and within the scope of his authority as City Manager and fully cooperating in the defense of any such claims and suits.

7. Termination and Severance

A. In the event the Employee is terminated or requested by the Employer to resign for the convenience of the City of Lakewood, or voters elect to change from a Council/Manager form of government and Employee does not agree to accept another position with the City of Lakewood following reorganization, the Employer shall provide severance compensation in the amount of six (6) months of salary, cash equivalent of vested benefits and deferred compensation, based upon the salary and benefits in effect at the time of notice of termination, resignation or change of government. In the event of a change of government whereby the Employee accepts another position with the City of Lakewood following reorganization, Employee shall retain his salary in effect at the time of reorganization or receive pay differential which when combined with the new salary and benefits will result in the Employee receiving the same salary and benefits received prior to reorganization. Further, should Employee be terminated without cause from the new position, Employee shall receive six months' salary, benefits and pay differential in effect at the time of the notice of termination. Employer shall additionally compensate Employee for all earned combination leave, management leave and major medical leave balances in effect on the date of termination, resignation, or change of government. Said severance compensation shall be paid in a lump sum, monthly or in quarterly installments, at the Employee's election. The Employer shall be authorized to perform any deductions required by law or voluntary deductions as authorized by the Employee. Any termination action taken by the Employer shall be subject to the notice period required by state law (RCW 35A.13.130 and RCW 35A.13.140, or successor statutes). The Employer, in its sole discretion, may substitute advance notice of termination in addition to that required by statute for any or all of the six months severance compensations listed above. Additionally, the Employer and Employee may, by mutual consent, arrange for a time certain effective date of such termination, subject to the aforementioned notice period required by state law.

B. Failure of the Employer to correct a material breach of the Agreement after notice and a reasonable opportunity to comply will be considered a constructive discharge without cause and Employee will be entitled to severance compensation specified in this section.

C. In the event the City Manager is terminated for “just cause,” then Employer’s only obligation to the City Manager is to pay all compensation and benefits accrued but unpaid at the date of termination. “Just cause” is defined and hereby limited for the purposes of this Agreement to the following reasons: (1) willful neglect of duty; (2) felony or misdemeanor conviction of any crime involving moral turpitude; (3) dishonesty in the performance of job duties; (4) improper government action as defined in RCW 42.02.020; or (5) failure to establish residency under Paragraph 8.

8. Residency

Residency within the City of Lakewood is required.

9. General Provisions

A. In addition to the rights and benefits detailed herein, the City Manager shall receive all benefits accruing to the senior management employees of the City of Lakewood, except where they are in conflict with the specific provisions of this Agreement.

B. The text herein shall constitute the entire agreement between the parties. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this agreement during the life of the agreement. Such amendments shall be incorporated and made a part of this agreement.

C. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

D. This Agreement shall become effective upon execution by Employee and adoption and approval by the City Council of the City of Lakewood and supersedes any prior agreement between the parties.

E. If any provisions, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

F. Notices pursuant to this Agreement shall be deemed given as of the date of personal service or date of deposit, postage prepaid, in the United States Postal Service addressed to the Employer at City Clerk, 6000 Main Street, Lakewood, WA 98499 or the Employee at the address maintained by the Employee at the City for mailing federal tax notices.

IN WITNESS HEREOF, the City Council of the City of Lakewood has caused this agreement to be signed and executed on its behalf by its Mayor and the undersigned employee as its City Manager. By his signature below, the City Manager further represents and acknowledges that (1) he has read this agreement in its entirety; (2) has an opportunity to review and study this

agreement; (3) has been advised that the City Attorney is counsel to the City of Lakewood and does not represent the City Manager; (4) has the right to consult his own independent counsel; and (5) he [has] [has not] done so.

DATED effective this ____ day of September, 2022

Jason Whalen
Mayor, City of Lakewood

DATED effective this ____ day of September, 2022

John J. Caulfield
City Manager

Attest:

Briana Schumacher
City Clerk

Approved as to Form:

Heidi Ann Wachter
City Attorney

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUEST
September 6, 2022

TITLE: Appointing DJ Wilkins to
serve on the Lodging Tax
Advisory Committee through
December 31, 2025.

TYPE OF ACTION:

— ORDINANCE

— RESOLUTION

☒ MOTION NO. 2022-68

— OTHER

REVIEW:

ATTACHMENTS:
Application

SUBMITTED BY: Briana Schumacher, City Clerk on behalf of Mayor Jason Whalen.

RECOMMENDATION: It is recommended that the City Council confirm the appointment of DJ Wilkins to represent businesses involved in activities authorized to collect hotel/motel taxes through December 31, 2025.

DISCUSSION: The Lodging Tax Advisory Committee was created pursuant to State law.

Any proposals for the imposition or expenditure of hotel-motel lodging tax funds, whether it involves the imposition of a tax, an increase in the rate of a tax, repeal of an exemption from a tax, or a change in the use of revenue received shall be submitted to the Lodging Tax Advisory Committee for review and comment. The submission shall occur at least forty-five days before final action on or passage of the proposal by the municipality. The advisory committee shall submit comments on the proposal in a timely manner through generally applicable public comment procedures. The comments shall include an analysis of the extent to which the proposal will accommodate activities for tourists or increase tourism, and the extent to which the proposal will affect the long-term stability of the fund created under RCW [67.28.1815](#). Failure of the advisory committee to submit comments before final action on or passage of the proposal shall not prevent the municipality from acting on the proposal.

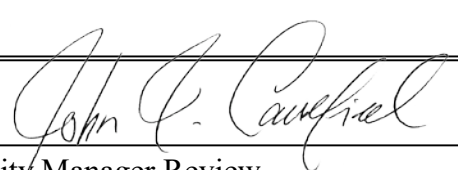
ALTERNATIVE(S): The Council could choose not to confirm the appointment or re-advertise for this position. However, Lodging Tax revenue may only be spent pursuant to the process involving the statutorily proscribed Lodging Tax Advisory Committee.

FISCAL IMPACT: There is no fiscal impact.

Briana Schumacher

Prepared by

Department Director


City Manager Review



CITY OF LAKEWOOD

6000 Main Street SW
Lakewood, WA 98499

APPLICATION FOR APPOINTMENT

*The information in this document is subject to public disclosure and can be made available to the public.
(Attach additional pages if necessary to complete answers.)*

I wish to be considered for appointment to the following committee, board or commission:

- | | |
|---|--|
| <input type="checkbox"/> Arts Commission | <input type="checkbox"/> Parks and Recreation Advisory Board |
| <input type="checkbox"/> Community Services Advisory Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Lakewood's Promise Advisory Board | <input type="checkbox"/> Public Safety Advisory Committee |
| <input type="checkbox"/> Landmarks and Heritage Advisory Board | <input type="checkbox"/> Salary Commission |
| <input checked="" type="checkbox"/> Lodging Tax Advisory Committee (Members of this committee must be representative of an agency involved in tourism promotion.) | |

EXPECTATIONS: Adhere to City of Lakewood's Code of Ethics and regular attendance at meetings is required.

PLEASE RETURN THIS FORM TO: City of Lakewood - City Clerk's Office
6000 Main Street SW
Lakewood, WA 98499
(253) 983-7705 Fax: (253) 589-3774
Email: bschumacher@cityoflakewood.us

Name: DJ Wilkins
(Please Print)

Home Address: 6453 Fairlawn Drive SW

City: Lakewood State: WA Zip: 98499

Home Phone Number: please use cell E-mail: djwilkins777@gmail.com

Present Employer: Best Western Lakewood

Address: 6125 Motor Ave SW Work Phone: (253) 584-2212

Cell: (253) 753-0314

LODGING TAX ADVISORY COMMITTEE APPLICANT QUESTIONS:

Are you representing a business that is required to collect lodging tax? Yes ☒ No ☐

Are you involved in activities authorized to be funded by revenues received from lodging tax? Yes ☐ No ☒

Have you previously served or are you currently on one of the Lakewood's Boards, Committees or Commissions? Yes ☒ No ☐ If yes, please explain (include names of Boards, Committees or Commissions and the dates that you served:

Date available for appointment: Any Week day, please confirm A time and date

Are you available to attend evening meetings? Yes ☒ No ☐

Are you available to attend daytime meetings? Yes ☒ No ☐

Recommended by: _____

Education: Military Training / Along with Business Operational Courses provided by pierce colleges

Professional and/or community activities:

General Manager/ Best Western Lakewood

Please share some of the experiences or qualifications that you have relating to the work of this board, committee or commission:

- Past And Current experiences
1. Past Franchise Consultant for Holiday Inn Express Lakewood
 2. Current General Manager for Best Western

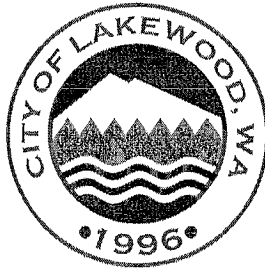
Please explain why you would like to be part of this board, committee or commission:

My family has lived in lakewood for many years, we actually have 2 homes in the area. We have purchased one, and now have the option to buy on the second. We have fully invested in making Lakewood our only home

I hereby certify that this application and any other materials and/or documents provided in this application process contains no willful misrepresentation and that the information given is true and complete to the best of my knowledge.

Signature: 

Date: 08/11/2022



PUBLIC SAFETY ADVISORY COMMITTEE

Regular Meeting Minutes
Wednesday, June 1, 2022
Zoom and In-Person Meeting

CALL TO ORDER

The meeting was called to order at 5:19 p.m.

ROLL CALL

Public Safety Advisory Committee Members Present: Alan Hart, Ray Dotson, Mark Peila, James Hairston, Tod Wolf, Mark Terry, Karen Ferreira, Ken Witkoe, Martin Pullman and Teresa Imholt King

Public Safety Advisory Committee Members Excused: None

Public Safety Advisory Committee Members Absent: None

City Councilmember Present: Michael Brandstetter

Fire Department Staff Present: Assistant Fire Chief Scott Adams

Lakewood Youth Council Present: Josephine Kaiser

Staff Present: Assistant Chief John Unfred and Committee Staff Support, Joanna LaVergne, Administrative Assistant

APPROVAL OF MINUTES

Mark Peila motioned to approve the minutes. All ayes; minutes approved.

PUBLIC COMMENT

No public comments.

SPEAKER: Public Works Director Scott Williams

Director Williams was not in attendance due to illness.

CITY COUNCIL LIAISON COMMENTS

Councilmember Mike Brandstetter gave an update on the Body Worn Camera's for the police department and the Public Disclosure Request (PDR) side of the process. Discussion ensued.

Councilmember Mike Brandstetter gave an update on the road/paving projects. Assistant Chief John Unfred asked Joanna LaVergne to share the YouTube video regarding roundabouts on social media, again.

FIRE CHIEF COMMENTS

Assistant Fire Chief Scott Adams discussed their open house happening on Saturday the 4th, their upcoming Youth Academy, Safe Sitter Class, and discussed their call volume, adding that about 78-80% of their call volume comes from Lakewood.

Assistant Fire Chief Scott Adams shared information about the PulsePoint AED app; Joanna LaVergne will try to get that up on social media soon, as well.

POLICE CHIEF COMMENTS

Assistant Chief John Unfred explained that he would be out of the office/state for the next 6 months (starting August 1st) for an FBI Internship in Washington D.C., and gave an update on the Body Worn Camera Pilot Program. Discussion ensued.

Assistant Chief John Unfred stated that Michael Vargas, with the City would be conducting a business survey in the next few weeks, and we were going to ask him to come present the results to PSAC once he's presented them to City Council, so there was some question over whether PSAC needed to do a survey as well. Discussion ensued.

YOUTH COUNCIL COMMENTS

Youth Council member Josephine Kaiser gave an update on the Youth Council Summit, stating it was a huge success. Ms. Kaiser asked about the training lockdown at Harrison Prep and Four Heroes Elementary. Discussion ensued.

UNFINISHED BUSINESS

Chair Alan Hart discussed the sign- up sheet for the SummerFest Dunk Tank, asked about pricing for the throwing balls, along with table, chairs, cash box, flyers, etc. Discussion ensued.

Fireworks Education was discussed. Assistant Fire Chief Scott Adams stated that the City and WPFR met and it was agreed that the City would be sending out a mailer reminding everyone about the new Municipal Code. Joanna LaVergne will be posting the "rack card" which WPFR created on the Department's Facebook and Twitter accounts, and email the electronic version to PSAC members. Discussion ensued.

The PSAC members discussed the City Council Business Survey. Tod Wolf gave a sub-committee update; he presented the idea of a survey at a Chamber of Commerce event and the responses he received there included mainly homelessness, panhandling, crime and trash. Chair Alan Hart stated he will coordinate with the subcommittee and Councilmember Brandstetter regarding next steps.

Chair Alan Hart asked if anyone had anything to add regarding Park Safety. There were no suggestions or concerns, so that issue is now closed.

NEW BUSINESS

Chair Alan Hart reminded everyone that their Joint Council Meeting session is on August 8th. The members will finalize their report at next month's meeting on August 3rd.

REPORTS FROM BOARD MEMBERS & STAFF

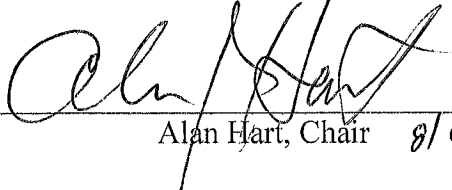
Members discussed their Neighborhood Associations, as applicable.

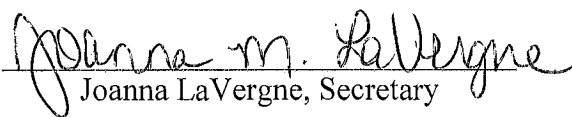
ADJOURNMENT


Mark Peila motioned to adjourn the meeting; all ayes. Meeting adjourned at 6:41 p.m.

Public Safety Advisory Committee:

Attest:


Alan Hart, Chair 8/02/22


Joanna LaVergne, Secretary

	<p>LAKEWOOD'S PROMISE ADVISORY BOARD Thursday, June 6th, 2022 Zoom Virtual Meeting Lakewood, WA 98499 7:30 am – 8:30 am</p>
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CALL TO ORDER

Ellie Wilson called the meeting to order at 8:16 am

ATTENDANCE

Promise Advisory Members Present: Ellie Wilson, Kerri Pedrick, Wanda Elder, Megan Dempsey, and Ron Banner

City Council Liaison: Mary Moss, Deputy Mayor

Staff Present: Mary Dodsworth and Nikki York

Guest Presenter: None

Guest: None

PUBLIC COMMENT

NONE

MEETING MINUTES

May meeting minutes were not available to approve.

NEW BUSINESS

Youth Summit update – Mary Dodsworth

Overall everyone was so pleased with the YS. The structure, format and layout was something we'd been trying to implement for several years. In March of 2020 YS was cancelled due to Covid-19. This year we held an all-day event at Harrison Prep / 4 Heroes elementary school. 120 kids participated with 13 break-out sessions that included art, music, fitness, meditation, meet the Mayor and financial literacy. Over 35 agencies and businesses participated in the vendor fair which was extremely popular and the youth really enjoyed interacting with the companies represented. A drum ceremony by the Nisqually Tribe and welcome by our Mayor and Superintendent along with two amazing keynote speakers set the tone and kicked off the event. A DJ, free lunch, transportation, game truck, open gym, and amazing prizes were extremely popular. Collaborations with current and new partners helped set the course for new ways to connect our youth and community. A debrief will be held with youth council at their June 6th meeting.

Ron Banner thought it was an impressive event and the bar was set for future events. No going back. Community and parents will expect this and more in future years. The break-out sessions were pivotal in supporting students for things they have asked for along with what we thought would benefit them. "It was very meaningful to the kids." It was strategic on our parts to incorporate the student voice.

Mary Moss enjoyed her duties greeting the students. Vendors were very engaged and accommodating, addressing issues and working together to solve problems. Really a team effort. Break outs were enjoyable. Students are our future so we need to listen to them.

Ellie Wilson loved the YMCA session included stress relief. 10-12 students attended and were extremely interested in way to eliminate stress.

Kerri Pedrick provided feedback from CIS Team members who attended. They noted that kids had fun and got something out of the event, which is a goal of CIS. The team enjoyed being there. She asked how we can bring partners on-board earlier in the process and iron out transportation issues early in planning. She was grateful to 828 Flow for helping not only with organizing the vendors, but also the partners. How can we increase the student voice in future planning? It will be powerful to share back with young people what local elected learned from the Youth Summit.

Strategic Initiative - Mary Dodsworth

Community Services Advisory Board (Board) and city staff are currently working with Council on preparing the application and rating program to support the human services grant program. Applications for the 2023-2024 grant program should be released in July. Non-profits will have until the end of August to submit, with review of applications occurring in September and October and presentation of a \$390k funding packet to Council for approval in November. The Board is recommending to continue using the existing five strategic initiatives which are: Emotional support for kids, housing and homeless prevention, crisis, stability and advocacy, access to healthcare and mental health, and access to food. Application will include questions regarding how agencies are doing outreach, gathering client voice, supporting equity, inclusion and empowerment and providing specific measureable outcomes.

BOARD MEMBER UPDATES

Kerri- CIS is excited to celebrate their seniors and transitions. 42 seniors, which reflects 100% in their caseload, will graduate this year and three are scholarship winners. CIS recognizes the challenges young people are facing as they complete a really hard year, head into the summer and feel the stress of transition and unknowns. CIS received funding from Pierce County and will be able to expand their support of students through hiring new staff.

Ron – Graduation ceremonies on June 9th and 10th. The Open Doors will have 91 graduates this spring and had around 40 graduates during the winter break. The Open Doors program was accredited by National Cognia, which is done for schools implementing continuous improvement and who submit for internal and external review. This means that the program is functioning at very high levels to help get kids graduated. All three of the other CP high schools have also earned the accreditation. Employee of the Year rewards went our last month and on June 13th the district will host a retirement party. Lemonade Day is Saturday, June 4th and is a partnership with the Lakewood Chamber of Commerce to support entrepreneurship within our

youth. CP students and staff put on the Arlington Project to pay tribute to our fallen soldiers throughout Memorial Day weekend. It was a great event and highlights can be seen on the CP YouTube channel. Summer Lunch programs happening again this year. Any child 0-18 years old can get a free lunch this summer at a designated site. Kindergarten registrations are going on and the last day of school is June 15th.

Megan – St Claire scored an A on Leap Frog scores which is for patient safety. Our Covid-19 number are coming back up, but patients not seeming as sick as they were in January.

Ellie – Friends of Claudia Thomas will be doing a presentation to Council on Monday night focusing on the Habitat for Humanity project honoring Dr. Claudia Thomas. Feel free to reach out to her for additional information.

Mary M – Council members (CM) are busy attending events in the community. Mayor Whalen did a Memorial Day ceremony at Mountain View cemetery and have been meeting with congress and senators to educate them on the needs within our community. On June 1st, Mary attended Buffalo Soldiers grand opening in DuPont. There was a good turnout and it's an impressive facility. New police officers will be commissioned on June 6th. She is always impressed with the local groups and volunteer's willingness to support and give back to the community, which helps council get things done. Council will be doing a proclamation in honor of Juneteenth.


Marty D – Gearing up for a busy summer. Farmer's Market starts next week and will be on Tuesday's from 3-7pm. We will now support SNAP at the market and thanks to sponsorships, Healthy Bucks for Kids provides kids with \$2 vouchers to get fruits and vegetables. Concerts in the Park start towards the end of June on Tuesday nights. Summer Camp is coming up as well as lots of events for kids and families to choose from. Our Connections magazine just came out. SummerFEST will occur on July 23rd and will be held at Fort Steilacoom Park. Mary gave an update for the library on behalf of Elise Bodell: Last month the Lakewood library announced that it will be closing. Mary asked that members reach out to Elise and library staff to offer spaces and support for the library programs. Ellie adjourned the meeting 9:01 am.

ADJOURN

Ellie Wilson adjourned the meeting at 9:01 am.

Ellie Wilson, Chair

Date





LANDMARKS AND HERITAGE ADVISORY BOARD

Thursday, June 23, 2022 Meeting Minutes
ZOOM Meeting
6000 Main Street SW
Lakewood, WA 98499

**"The mission of the City of Lakewood
Landmarks and Heritage Advisory Board is to
preserve, protect, and promote the unique heritage and historic
resources of the City of Lakewood"**

CALL TO ORDER

Mr. Glen Spieth, Chair called the meeting to order at 6:00 PM.

MEETING PROTOCOL

Roll Call

Landmarks & Heritage Advisory Board Members Present: Glen Spieth, Chair;
Joan Cooley, Beth Campbell, and Mark Hayes

Landmarks & Heritage Advisory Board Members Excused: None

Landmarks & Heritage Advisory Board Members Absent: Christina Manetti, Vice Chair
Staff Present: Josh Kubitz, Associate Planner; and Karen Devereaux, Administrative
Assistant

Council Liaison to LHAB: Councilmember Paul Bocchi (not present)

Acceptance/Changes to Agenda: Ms. Joan Cooley requested a brief discussion of
future designations in the new business section. All agreed.

Approval of Minutes

**The minutes of the meeting held on May 26, 2021 were approved as
written by voice vote, M/S/C Campbell/Cooley. Motion to approve the
minutes passed unanimously, 4-0. (Christina Manetti arrived later).**

Announcements: None

PUBLIC COMMENTS: None

PUBLIC HEARINGS: None

REPORTS BY HISTORIC PRESERVATION OFFICER OR STAFF

Nisqually Tribe Outreach

Board members wanted to include additional cultural heritage of the Nisqually
region. Ms. Brunell continues to reach out to tribal contacts and is waiting to hear
back as to some of their ideas to bring in to consider. Board member Mark Hayes
provided networking information for two more contacts and Ms. Brunell continues to
reach out.

Hopkins House designation termination schedule to be approved by City Council on July 5, 2022

Members asked that staff provide an update on the City Council decision regarding the determination at the July 28th meeting.

Lakewood Touring Map Update

At a recent past Council meeting, Councilmember Mike Brandstetter shared concern that Wards Lake Park and Springbrook Park were not chosen to be featured on the historical driving map. Board members were adamant that they only wish to feature historical parks, over 50 years old, that would qualify as required.

Mr. Spieth, Chair queried if staff could provide historic information on all the parks within the City limits.

UNFINISHED BUSINESS

Lakewood Tree Preservation Code Updates

At the June 23rd meeting, Ms. Brunell provided board members with an introduction to the tree preservation code updates including an overview of the existing code, identification of critical issues, ad hoc committee recommendations, and next steps.

Written comments will be accepted through June 30th. LHAB members were invited to prepare comments to forward to the Planning Commission for consideration during the public hearing scheduled for July 6, 2022. At the June 23rd meeting members stated they have no comments to submit.

NEW BUSINESS

Board member Ms. Joan Cooley queried the status of any items members were interested in naming. The short list is Denny's Restaurant off of Pacific Hwy SW and Bridgeport Way SW, Bolero Lanes on Steilacoom Blvd, and Original House of Donut's on Gravelly Lk Dr SW.

Next Regular Meeting would be held Thursday, July 28, 2022 at 6:00 p.m.

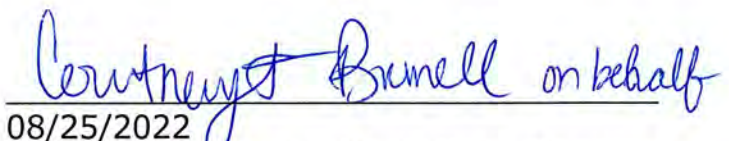
Meeting Adjourned at 6:27 p.m.



08/25/2022

Glen Spieth, Chair

Landmarks & Heritage Advisory Board

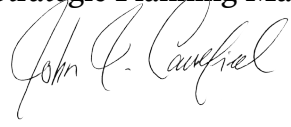


08/25/2022

Karen Devereaux, Recording Secretary

Landmarks & Heritage Advisory Board



TO: City Council
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
THROUGH: John Caulfield, City Manager 
DATE: September 6, 2022
SUBJECT: Public Hearing regarding Proposed Amendments to the Downtown Subarea Plan, Planned Action Ordinance and Development Code (LMC Title 18B)
ATTACHMENTS: Planning Commission Resolution 2022-05 (Attachment A); Ordinance 695 (Attachment B); Ordinance 696 (Attachment C)

BACKGROUND

On July 20, 2022, following its consideration of and public hearing on the second biennial review of the 2018 Downtown Subarea Plan, SEPA Planned Action and Development Code (LMC Title 18B), or the “DSAP package”, the Planning Commission approved its Resolution 2022-05. While no substantive amendments to the DSAP package are recommended, the Planning Commission does recommend changing the schedules of future subarea plan, planned action, and development code reviews that were established in Ordinances 695 and 696.

PLANNING COMMISSION RESOLUTION 2022-05 RECOMMENDATIONS

1. It is recommended that the next review of the Downtown Subarea Plan, its development regulations in LMC Title 18B, its SEPA Planned Action Ordinance, and its transportation mitigation fee be conducted as part of the City’s 2024 required Comprehensive Plan periodic review process rather than through a separate review.
2. It is recommended that after the 2024 Comprehensive Plan periodic review, the frequency for the review of the Downtown Subarea Plan, Planned Action Ordinance and implementing Development Regulations be changed from at least every two years to at least every five years. If this were approved, the next review of the DSAP package would occur in 2029.
3. If urgent, time sensitive issues are identified in the future, it is recommended that they be incorporated and considered within the City’s annual Comprehensive Plan, development regulations, and fee schedule amendment cycles.

PUBLIC HEARING

The City Council held a study session on the 2022 biennial review of the DSAP package on August 22. The Council is holding a public hearing on September 6.

RESOLUTION NO. 2022-05

A RESOLUTION OF THE LAKEWOOD PLANNING COMMISSION RECOMMENDING AFFIRMATION OF THE DOWNTOWN SUBAREA PLAN, DEVELOPMENT CODE (LAKEWOOD MUNICIPAL CODE TITLE 18B) AND PLANNED ACTION AS ADOPTED IN ORDINANCE 695 AND 696, AND RECOMMENDING AMENDMENTS TO THE REVIEW SCHEDULE OF THE DOWNTOWN SUBAREA PLAN, DEVELOPMENT CODE (LAKEWOOD MUNICIPAL CODE TITLE 18B) AND PLANNED ACTION AS ADOPTED IN ORDINANCES 695 AND 696.

WHEREAS, on October 1, 2018, the City of Lakewood City Council adopted Ordinance 695, which established a Downtown Subarea and adopted a Downtown Subarea Plan, added a new Title 18B to the Lakewood Municipal Code (LMC), and amended LMC Sections 18A.02.502, 18A.02.850, 18A.02.855, 18A.20.700(E), 18A.50.425(A)(2), 18A.50.430(A) and (G), 18A.90.200, and the Comprehensive Plan and Land Use Map; and

WHEREAS, on October 1, 2018, the City of Lakewood City Council adopted Ordinance 696, which adopted a SEPA Planned Action related to the Lakewood Downtown Subarea; and

WHEREAS, per Ordinance 695, the Lakewood City Council monitors the impact of the Downtown Code in implementing this Plan at least biennially and amends the Plan and its associated regulations as needed to improve outcomes; and

WHEREAS, per Ordinance 696 Section 4, the Lakewood City Council monitors the progress of development in the designated Planned Action area biennially to ensure that it is consistent with the assumptions of the Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area; and

WHEREAS, per Ordinance 696 Section 4, the Planned Action Ordinance is reviewed by the SEPA Responsible Official every two (2) years from its effective date in

conjunction with the City's regular Comprehensive Plan review or docket cycle, as applicable, to determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to Ordinance 696 or may supplement or revise the Planned Action EIS; and

WHEREAS, per Ordinance 696 Exhibit D, the Planned Action Share Transportation Fees are subject to biennial review to affirm the cost basis; and

WHEREAS, on September 8, 2020, the City of Lakewood City Council adopted Resolution 2020-13 affirming the Downtown Subarea Plan, Development Code (LMC Title 18B) and SEPA Planned Action (including Planned Action Share Transportation Fees) as adopted in Ordinance 695 and 696; and

WHEREAS, on July 13, 2022, following a discussion and review as directed in Ordinance 695 and 696, the Planning Commission held a duly noticed public hearing regarding the status and implementation of the Downtown Subarea Plan, Development Code (LMC Title 18B) and SEPA Planned Action; and

WHEREAS, after consideration of public testimony received, the Planning Commission considered whether to recommend any amendment to the Downtown Subarea Plan, Development Code (LMC Title 18B) and SEPA Planned Action; and

WHEREAS, the Planning Commission also considered whether to recommend amendments to the biennial review schedule for the Downtown Subarea Plan, Development Code and Planned Action;

NOW, THEREFORE, BE IT RESOLVED BY THE LAKEWOOD PLANNING COMMISSION DOES RECOMMEND AS FOLLOWS:

Section 1. Affirmation of the Downtown Subarea Plan, Development Code and SEPA Planned

Action. The Planning Commission recommends the affirmation of the Downtown Subarea Plan, Development Code (LMC Title 18B) and SEPA Planned Action as originally adopted in Ordinances 695 and 696.

Section 2. Schedule of Reviews of the Downtown Subarea Plan, Development Code and SEPA

Planned Action. The Planning Commission recommends updating the review schedule of the Downtown Subarea Plan, Development Code (LMC Title 18B) and SEPA Planned Action as originally established in Ordinances 695 and 696 as follows:

1. It is recommended that issues regarding the Downtown Subarea Plan, Development Code, and its SEPA Planned Action Ordinance (including the transportation mitigation fee (TMF)) be reviewed as part of the City's 2024 required Comprehensive Plan Periodic Update process rather than in a separate legislative process.
2. It is recommended that the frequency for the periodic review of the Downtown Subarea Plan, Development Code, and Planned Action Ordinance be changed from at least every two years to at least every five years after the 2024 Periodic Update. As a result, future periodic reviews would occur in 2029, 2034, and at least every five years thereafter.
3. If urgent and time sensitive issues are identified after the 2024 Periodic Update, it is recommended that they be considered within the City's annual Comprehensive Plan, development regulations, and fee schedule amendment cycles.

Section 3. The Lakewood Planning Commission hereby directs staff to transmit its recommendations as contained herein to the Lakewood City Council in a timely manner.

PASSED AND ADOPTED at a regular meeting of the City of Lakewood Planning Commission
this 13th day of July, 2022, by the following vote:

AYES: 6 BOARDMEMBERS: DON DANIELS, RYAN PEARSON,
PAUL WAGEMANN, PHILLIP COMBS, BRIAN PARSONS,
ROBERT ESTRADA

NOES: 0 BOARDMEMBERS: NONE

ABSENT: 1 BOARDMEMBERS: LINN LARSEN

Attest:



CHAIR, PLANNING COMMISSION

KAREN DEVEREAUX, SECRETARY

ORDINANCE NO. 695

AN ORDINANCE of the City Council of the City of Lakewood, Washington, adopting the Downtown Subarea Plan as an element of the Comprehensive Plan, amending the Lakewood Municipal Code by establishing a new Title 18B (Downtown Development Code), amending Lakewood Municipal Code Chapters 18A.02 (Administration), 18A.20 (Land Use Types and Levels), 18A.50 (Development Standards), and 18A.90 (Definitions), and amending the Lakewood Comprehensive Plan and Land Use Map.

I. RECITALS

WHEREAS, the City of Lakewood is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the State of Washington, and planning pursuant to the Growth Management Act (GMA), Chapter 36.70A RCW; and

WHEREAS, the City has adopted a Comprehensive Plan under the GMA and, as provided in RCW 36.70A.080(2), is authorized to adopt a subarea plan as an optional planning element; and

WHEREAS, RCW 36.70A.130(2)(a)(i) exempts the initial adoption of a subarea plan from the GMA's limitation on comprehensive plan amendments to once per year; and

WHEREAS, the City's Comprehensive Plan includes policies for the creation of a subarea plan for the Downtown (e.g., City of Lakewood Comprehensive Plan, page 71, Goal LU-19; page 88, Goal LU-43; and page 121, Subsection 4.5.1); and

WHEREAS, the Lakewood Comprehensive Plan anticipates the adoption of subarea plans as an implementation tool, including for the Central Business District (City of Lakewood Comprehensive Plan, page 220, Strategy 11.3.3); and

WHEREAS, the City commissioned and received a Motor Avenue Urban Design Vision in 2016; and

WHEREAS, the City commissioned and received a Central Business District Assessment in 2017; and

WHEREAS, the City prepared the Downtown Subarea Plan after an extensive public participation and review process for the Subarea Plan including online surveys, open houses, community meetings, stakeholder meetings, and study sessions and public meetings before the Planning Commission and the City Council in 2017 and 2018; and

WHEREAS, the City held the Downtown Planned Action Ordinance Community Meeting on April 26, 2018 as required by RCW 43.21C.440 (3)(b); and

WHEREAS, implementation of the “Downtown Subarea Plan Packet” (including the Downtown Subarea Plan, amendments to the Lakewood Land Use and Development Code to adopt a new Chapter 18B (Downtown Development Code)), would improve conditions for pedestrians and bicyclists. Design regulations would include standards related to: integration of the natural environment including new parks, building design, low-impact development surface water features, public art, pedestrian experience and streetscapes, public spaces, mixed-use building features, site planning, parking, lighting, screening, and signage; and

WHEREAS, the DSAP would substantially increase housing capacity and commercial space and further support business investment with more flexible zoning and civic and infrastructure investments. Tax exemptions for low and moderate-income housing units in “Tax Incentive Urban Use Centers” are allowed per LMC Chapter 3.64; the DSAP area is within a TIUUC. Over 300 respondents to an online survey about the DSAP showed a strong interest in: housing for senior and disabled; mixed use with housing and commercial use on the same site or in the same building; and transitional housing for homeless persons and families; and

WHEREAS, the DSAP job mix would change to more services jobs and less retail. Office and professional services jobs offer higher wages than typical retail jobs and support the increase of a jobs-housing balance. The DSAP would also serve to co-locate dwelling units and jobs, meaning people can live, work, and play in the same area; and

WHEREAS, the Planning Commission, held a duly noticed public hearing on May 2, 2018 regarding the “Downtown Subarea Plan Packet” (including the Downtown Subarea Plan, amendments to the Lakewood Land Use and Development Code to adopt a new Chapter 18B (Downtown Development Code), associated amendments to the City's Comprehensive Plan text and Land Use Map, and associated amendments to the Lakewood Municipal Code at Chapters 18A.02 (Administration), 18A.50 (Development Standards) and 18A.90 (Definitions)), reviewed the public record and made a recommendation to the City Council on June 20, 2018; and

WHEREAS, the City Council held a duly noticed public hearing on July 16, 2018 regarding the “Downtown Subarea Plan Packet” and reviewed the public record; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, on March 16, 2018, the City provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the amendments to City's Comprehensive Plan; and

WHEREAS, pursuant to RCW 43.21C and WAC 197-11-508, the City submitted information to the Department of Ecology related to the Downtown Subarea Planned Action Environmental Impact Statement via the SEPA register on March 16, 2018 and the materials were assigned SEPA Register #201801318; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the City issued the Downtown Subarea Final Planned Action Environmental Impact Statement (FPAEIS) on July 12, 2018, which identifies the impacts and mitigation measures associated with the adoption of the Subarea Plan. The City issued an Addendum to the FPAEIS on September 10, 2018 and a Second Addendum on September 25, 2018.

II. FINDINGS

The procedural and substantive requirements of the State Environmental Policy Act (RCW 43.21C) have been complied with.

The procedural requirements of the Growth Management Act (RCW 36.70A) have been complied with.

The proposed amendments are consistent with the requirements of Revised Code of Washington (RCW), and the Washington Administrative Code (WAC.)

The proposed amendments are consistent with the City of Lakewood Comprehensive Plan.

The proposed amendments have been reviewed and processed in accordance with the requirements of Lakewood Municipal Code (LMC) Title 14 Environmental Protection, Title 14A Critical Areas, and Title 18A Land Use and Development of the City of Lakewood Municipal Code.

All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.

The Lakewood City Council finds and determines that the regulation of development and land use within the Downtown is within the City's regulatory authority.

The Lakewood City Council finds and determines that approval of such amendments to the Comprehensive Plan and Land Use and Development Code is in the best interests of the residents of Lakewood, and will promote the general health, safety and welfare.

The Lakewood City Council finds and determines that regulation of land use and development is subject to the authority and general police power of the City, and the City reserves its powers and authority to appropriately amend, modify and revise such land use controls in accordance with applicable law;

The documents and other materials that constitute the record of the proceedings upon which the City Council's action is based, which include, but are not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the City of Lakewood, Community and Economic Development Department at 6000 Main Street SW, Lakewood, Washington, 98499-5027. The custodian of these documents is the Assistant City Manager for Development Services of the City of Lakewood;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. Adoption of the Downtown Subarea Plan. The Downtown Subarea Plan, filed with the Community and Economic Development Department and attached hereto as **Exhibit A**, is adopted as an optional element of the Comprehensive Plan.

Section 2. Adoption of Downtown Development Code. The City of Lakewood's Municipal Code is amended to include a new Title 18B, Downtown Development Code, filed with the Community and Economic Development Department and attached hereto as **Exhibit B**.

Section 3. Amendment of the Comprehensive Plan and Land Use Map. The City of Lakewood's Comprehensive Plan is amended to include the Downtown Subarea Plan, the City's Comprehensive Plan Land Use Map is amended to include the land use designations set forth in

the Downtown Subarea Plan, and the Comprehensive Plan's text is hereby amended as shown in **Exhibit C**, filed with the Community and Economic Development Department and attached hereto.

Section 4. Amendment of Lakewood Municipal Code Title 18A. The City of Lakewood's Municipal Code Title 18A is amended at Chapter 18A.02 (Administration), 18A.20 (Land Use Types and Levels), 18A.50 (Development Standards), and 18A.90 (Definitions) as shown below, filed with the Community and Economic Development Department.

18A.02.502 Process Types - Permits

TABLE 3: APPLICATION PROCESSING PROCEDURES

	Process I Administrative Action	Process II Administrative Action	Process III Hearing Action	Process IV Hearing Action	Process V Legislative Action
Permits	Zoning certification; Building permit ; Design Review; Sign permit; Temporary Sign permit; Accessory Living Quarters; Limited Home Occupation; Temporary Use; Manufactured or Mobile Home permit; Boundary Line Adjustments; Minor modification of Process II and III permits; Final Site Certification; Certificate of Occupancy; ***Sexually Oriented Business extensions, <u>Form-Based Code Review</u>	Administrative Uses; Short Plat; SEPA; Home Occupation; Administrative Variance ; Binding Site Plans, Minor Plat Amendment, Major modification of Process II permits; Shoreline Conditional Use; Shoreline Variance; Shoreline Substantial Development Permits; Cottage Housing Development (may be considered together with residential binding site plan)	Conditional use; Major Variance; Preliminary Plat; Major Plat Amendment; Major modification of Process III permits: Shoreline Conditional use; Shoreline Variance; Shoreline Substantial Development Permit when referred by the Shoreline Administrator; Public Facilities Master Plan; <u>Master Planned Development – Town Center Incentive Overlay</u>	Zoning Map Amendments; Site-specific Comprehensive map amendments; Specific Comprehensive Plan text amendments; Shoreline Redesignation, **Final Plat**, **Development Agreement** **No hearing required or recommendation made by Planning Commission**	Generalized or comprehensive ordinance text amendments; Area-wide map amendments; Annexation; Adoption of new planning-related ordinances

Add the following in LMC 18A.90.200 Definitions:

Building Recess: A recessed portion of a development created by the overhanging upper portion of the building to provide a sheltered area at grade level for pedestrians.

Marquee: A roof-like projection over the entrance to a theater, hotel, or other building.

Weather Protection: Awnings, canopies, marquees, building recesses, and arcades designed to shield pedestrians from precipitation or to offer shade.

Mixed Use Development: The development of a parcel or structure with one or more different land uses, such as a combination of residential, office, retail, public, or entertainment in a single or physically integrated group of structures. Mixed use is characterized by: 1) Complementary land uses – land uses that are at least compatible and, preferably, work together for mutual benefit (e.g., personal commercial services that serve adjacent residences); and 2) Convenient pedestrian connections.

Amend the following definition in LMC 18A.90.200 Definitions:

NONCONFORMING LOT. A lot which does not conform to the design or density requirements of the zoning district in which it is located. A non-conforming lot is a lot that was legal when it was created but no longer meets the current area, width, or depth dimensional requirements and/or does not meet the landscaping, site planning, or site design requirements for the zoning district in which the property is located. Nonconforming lots may be occupied by any permitted use in the district, provided that all other development regulations in effect at the time of development must be met.

Amend the following sections of LMC Title 18A as follows:

18A.02.850 Termination of Nonconforming Status.

A. A nonconforming structure or use or lot shall terminate under the following conditions:

1. When the use has been discontinued for a period of six (6) or more months.

2. When a nonconforming structure has been damaged or destroyed to an extent exceeding fifty (50) percent or more of its fair market value as indicated by the records of the Pierce County Assessor.

3. When a nonconforming lot becomes subject to landscaping, site planning, or site design requirements.

B. Provided; that damaged uses that are allowed to reestablish, as provided in LMC 18A.02.855, Damage or Destruction, shall not be considered to be terminated. Once terminated, the use shall not be reestablished, and any subsequent use must comply with the regulations of the zoning district in which it is located. (Ord. 264 § 1 (part), 2001.)

18A.02.855 Damage or Destruction - Nonconformities.

A. If a nonconforming use or structure is damaged or destroyed by any means to the extent of fifty (50) percent or more of fair market value, it may not be reestablished except in compliance with the regulations of the zoning district in which it is located. This provision shall not apply to dwelling units located in residential districts or in established mobile home parks, which may be reconstructed or replaced with no substantial change in floor area or other nonconforming feature.

B. If a nonconforming use or structure is damaged due to an involuntary event of fire, natural disaster or other casualty, to the extent of less than fifty (50) percent of fair market value, it may be restored to substantially the same extent of nonconformance as preexisted the damage, provided that all applicable construction permits are obtained prior to commencement of demolition and reconstruction. This provision shall not be construed as reducing any requirements of construction standards in effect for rebuilt structures. Restoration or replacement shall commence within one (1) year from the date of damage or the use shall be terminated pursuant to LMC 18A.02.850, Termination

of Nonconforming Status. (Ord. 264 § 1 (part), 2001.) Subsection B shall not apply to the Downtown District in LMC 18B; instead proportional compliance 18B.730 (C) and (D) shall apply.

C. A nonconforming lot landscaping or site design must be brought into conformity if improvements are damaged or destroyed greater than 50% of the value. Restoration or replacement shall commence within one (1) year from the date of damage or the use shall be terminated pursuant to LMC 18A.02.850, Termination of Nonconforming Status.

18A.20.700 Industrial Use Category - Land Use Types and Levels

E. Flex Space. Mixed-use industrial buildings or parks adaptable to multiple use types which primarily serve a number of small to medium-size tenants, which predominantly require direct access for truck deliveries and have limited or controlled on-site customer service, and which are generally comprised of adaptable open floor space with a delineated office area.

Level 1: Commercial office/warehouse/retail/residential uses combined within a single structure or structures, where residential is limited to live/work space and where a maximum of thirty-five (35) percent may be office use and a maximum of twenty-five (25) percent may be retail use.

Level 2: Commercial office/warehouse combined within a single structure or structures, where a maximum of thirty-five (35) percent may be office use. In the Central Business District zone, Level 2 Flex Space may include retail to a maximum of twenty-five (25) percent.

Level 3: Commercial office/secondary manufacturing and major assembly and limited manufacturing/assembly at the level allowed in the zoning district, combined within a single structure or structures, where a maximum of twenty-five (25) percent may be office use and where a maximum of fifty (50) percent may be warehouse use.

18A.50.425 Landscaping Types.

A. The landscaping types are intended to provide a basic list of landscaping standards that may be applied within a proposed project as necessary to provide for the intent of the comprehensive plan.

2. Type II, Streetscapes. A unifying theme of canopy type trees along a public or private street within the right-of-way, with an optional landscaping strip and a minimum five (5) to eight (8) foot wide sidewalk citywide, or eleven (11) to twenty (20) feet in the CBD zone, as required by the City Engineer, shall apply to all zones and shall be applied to all proposed developments other than a single family dwelling. The following standards shall be applied:

- a. Curb, gutter, and sidewalks standards as required in LMC 18A.50.135 Streetscapes, LMC 17.46 Site Development Regulations, LMC Title 12, Streets Sidewalks and Public Thoroughfares, and LMC 18B, Downtown Development Code.
- b. Landscaping strip of vegetative groundcover of three to eight feet in width, or as specified in LMC 18B, Downtown Development Code. at the discretion of the City Engineer, located between the curb and the sidewalk.
- c. Deciduous street trees, pursuant to LMC 18A.50.440 Street Tree Standards are required along the entire street frontage at a spacing of no more than thirty (30) feet on center or as required to continue the existing pattern of street, whichever is less distance.
- d. Tree wells, a minimum of four (4) foot in any dimension, with a grating system approved by the City Engineer, are required when trees are placed within the sidewalk. Sidewalks must maintain a minimum 48-inch clear width exclusive of

curbing. Trees not located on the sidewalk shall be centered on the landscaping strip, or behind the sidewalk within 10 feet of the right-of-way if the right-of-way is insufficient to accommodate street trees, or if curbs, gutters and sidewalks already exist.

e. Level 1 Utilities shall be placed underground as appropriate.

f. Street lights as directed by the City Engineer.

g. Landscaped medians within the roadway may be required at the discretion of the City Engineer and the Community Development Director including.

(1) Curb, gutter, four (4) to twelve (12) foot wide landscaping strip within the roadway with a length determined by the City Engineer.

(2) One (1) street tree at each end of the median, plus one (1) street tree per thirty (30) feet of median.

(3) Vegetative groundcover.

(4) Small shrubs shall be placed within the landscaping strip so as to cover thirty (30) percent of the strip, have a maximum bush height of three (3) feet, and provide year-round screening.

h. Bus stop(s), benches and/or bus shelter(s) as deemed necessary by the Community Development Director and Pierce Transit.

18A.50.430 Landscaping Regulations by Zoning Districts.

A. Type II, Streetscape shall apply to all zones and shall be applied to all proposed developments other than a single family dwelling, pursuant to LMC 18A.50.135 Streetscapes, LMC

17.46 Site Development Regulations, and LMC 12.02, Streets Sidewalks and Public Thoroughfares, and LMC 18B, Downtown Development Code.

G. Zones and Uses Minimum Landscaping Requirements

2. Multi Family Uses/Zones that abut:

Single Family Uses/Zones Type I, Vegetative Buffer, 10' landscape strip, except CBD 20 feet landscape strip in Transition Overlay

Open Space and Recreation Zones Type I, Vegetative Buffer, 10' landscape strip

3. Neighborhood Business and Commercial Uses/Zones that abut:

Single Family Uses/Zones Type I, Vegetative Buffer, 15' landscape strip, except CBD 20 feet landscape strip in Transition Overlay

Multi Family Uses/Zones Type I, Vegetative Buffer, 10' landscape strip, except CBD 20 feet landscape strip in Transition Overlay

Open Space and Recreation Zones Type I, Vegetative Buffer, 10' landscape strip

Section 2. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

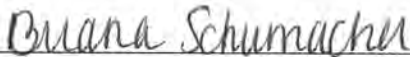
Section 3. Effective Date. That this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 1st day of October, 2018.

CITY OF LAKEWOOD

Attest:


Don Anderson, Mayor


Briana Schumacher, City Clerk

Approved as to Form:


Heidi Ann Wachter, City Attorney

EXHIBIT A

Exhibit A – Downtown Subarea Plan

EXHIBIT B

Exhibit B – Downtown Development Code (new LMC Title 18B)

EXHIBIT C

Exhibit C – Comprehensive Plan Amendments

City Council Approved Lakewood Downtown Plan

City of Lakewood | October 2018

Prepared by: BERK, ESA, Framework, Fehr & Peers, KPG, and Seth Harry & Associates

Introduction	2
What We Heard	7
Vision for Downtown	9
Concept Plan	10
Policies and Strategies.....	14
Urban Design + Land Use	14
Economic Development	33
Housing.....	35
Street Grids, Streetscapes & Public Spaces	38
Transportation.....	47
Parks, Open Spaces, & Trails	52
Stormwater and the Natural Environment.....	55
Utility Infrastructure (Water, Sewer, Power)	59
Community Partnerships and Organization	60
Implementation Plan	62
Appendix A Colonial District Design Overview	70
Appendix B: Capital Facility Plan	78

Introduction

A major goal of the City of Lakewood is to create a Downtown focused in the Central Business District (CBD) zone, redeveloping it into a rich urban area with civic amenities, walkable streets, and a mix of uses including housing, entertainment, restaurants, and retail. See Figure 1. Downtown Lakewood has significant economic and cultural assets to build upon and some challenges to overcome. To help attain this ambitious goal for Downtown Lakewood, the City of Lakewood has commissioned this Lakewood Downtown Plan, considered a subarea plan under the Growth Management Act.

This Downtown Plan honors past planning efforts, and weaves in fresh ideas from extensive outreach efforts in fall 2017. This plan describes a vision, land use and design, gathering places, and action strategies that will help bring about desired change and development. This plan will be implemented by new design-oriented zoning standards. A proposed Planned Action Ordinance will streamline environmental review.

The Lakewood Downtown Plan encompasses over 315 parcel acres, with three districts that illustrate different characters. See Figure 1.

- **Colonial:** This district includes colonial-style commercial buildings. It includes the historic Lakewood Theater, which has not operated for approximately 20 years.
- **Town Center:** This district contains the upgraded Lakewood Towne Center, an auto-oriented shopping area with stores and restaurants, a transit center, the Lakewood Playhouse, and City Hall. Referring to the district as a whole, “town” is used. Referring to the private mall, “towne” is used.
- **East District:** This district at the intersection of Bridgeport Way SW and 100th Street SW has a mix of large auto-oriented commercial centers and smaller strip-commercial properties along arterials.

History of Lakewood and the Downtown

Lakewood was a part of unincorporated Pierce County until 1996, when it officially incorporated to become the City of Lakewood. The City of Lakewood is now more than 20 years old and has a population of nearly 60,000 people. The City’s existing auto-oriented development pattern reflects the Pierce County regulations that governed development for most of the community’s history. In

Figure 1. Downtown Plan Vicinity



BERK Consulting 2018

the last update to the City's Comprehensive Plan, the Lakewood community said that urban design was the number one issue that the City should address.

Downtown exemplifies Lakewood's auto-oriented pattern, but is also rich with history. In 1937, Norton Clapp built part of the Lakewood Colonial Center, one of the first suburban shopping centers in the country.

The original Lakewood Towne Center development was built a short distance away almost two decades after the Colonial Center was built. The Lakewood Towne Center property started as a Catholic girls' school. It was transformed into an auto-oriented strip mall in the 1950s called the Villa Plaza Shopping Center. In 1986, it became an indoor mall called the Lakewood Mall. In 2001, the site was "demalled" and converted into a "power center" (a development type with category-dominant anchors, including discount department stores, off-price stores, wholesale clubs, with only a few small tenants¹) combined with neighborhood and civic center elements. It was renamed the Lakewood Towne Center at that point. Over the past 60 years, the property has changed ownership at least nine times. Facing rapidly evolving economic trends, such as online retail, the center is poised to evolve again into a destination-regional center that is walkable, mixed-use, and transit supportive.

This Plan maintains the spirit of the area's history while creating a new path for redevelopment within the Downtown.

Related planning efforts for Downtown

Comprehensive Plan and Community Vision

Citywide Comprehensive Plan policies, and the standards required and encouraged by the City of Lakewood, apply to the development of the Downtown Plan area. The policies and actions in this Downtown Plan supplement citywide guidance, providing specific direction for implementing the Downtown vision.

This Downtown Plan implements the Lakewood Community Vision that calls for a dynamic future and economic prosperity:

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

A key strategy to attaining the Lakewood Community Vision is a recognizable downtown through development of the Central Business District (CBD) as described in Section 1.4.3 of the Lakewood Comprehensive Plan:

The CBD is the center of commercial and cultural activity for the city. It encompasses both the Lakewood Towne Center and Colonial Center. The area in and around the Towne Center is envisioned as a magnet for intensive mixed use urban development including higher density office and residential uses. At the north end of the CBD, the Colonial Center will serve as the hub of Lakewood's cultural activity. Higher quality, denser urban redevelopment is expected within the District, noticeably increasing social, cultural, and commercial activity. Streetscape and other urban design improvements will make this area more accessible and inviting to pedestrians.

¹ Sources: ICSC Research and CoStar Realty Information, Inc.

Comprehensive Plan policies call for action to remove obstacles to mixed use development, invest in public community gathering spaces and public streets, and empower local organizations to promote the Downtown:

- Remove underlying deed restrictions and/or covenants that prohibit office development, open space, high density residential development and/or mixed-use development in the Towne Center. (LU-19.5)
- Acquire lands and construct community-gathering destinations such as plazas, open space or community facilities within the Towne Center. (LU-19.6)
- Support the formation of a Towne Center association or similar organization to establish economic improvement strategies and to sponsor social and safety events. (LU-19.7)
- Consider the use of the City's eminent domain powers to establish public streets and public open spaces in the Towne Center. (LU-19.8)
- Revise land use and development regulations to require mixed use development within the CBD for any new development excepting standalone commercial pads and service commercial uses. (LU-19.9)

CBD Assessment

A CBD Assessment developed in 2017 presents demographic, economic, and market information, as well as findings from targeted research and stakeholder engagement, to establish a shared understanding of baseline conditions in the CBD and to set realistic parameters for this Downtown Plan. Major report themes included:

- **Visioning.** Work with the community to set a realistic but aspirational Vision.
- **Place-Making** Create quality public spaces that contribute to people's health, happiness, and well-being.
- **Overcoming Lakewood's Community Challenges.** Implement strategies to overcome challenges to be successful in its subarea planning. These include: public safety, cleanliness, empty storefronts, fragmented property ownership, and a diffused, auto-oriented built environment.
- **Investing in Key Development Opportunities.** Successfully use public and private investment redevelopment opportunities to advance the community's Vision for the CBD.

The CBD Assessment shows a market potential of three million square feet of commercial growth in the City and much of that could be attracted to the Downtown through appropriate investments in amenities and infrastructure, as well as appropriate zoning and design standards. The CBD Assessment ideas and information are woven into this Downtown Plan.

Lakewood Colonial Plaza Project

The Motor Avenue area was identified as an opportunity to create a much-desired public open space for Lakewood's Downtown, which currently lacks the urban design features desired by the community. Motor Avenue is owned by the City as public right-of-way and currently has low volumes of traffic. Its central location and adjacency to Lakewood Colonial Center offers an exciting potential to create a vibrant, welcoming community gathering space that is a key component of Lakewood's vision. The Motor Avenue Urban Design Vision (2016) creates an urban design and streetscape plan including ideas for programming the space. The urban design implementation effort is now called Lakewood Colonial Plaza Project and is integrated into this Downtown Plan.

Existing Conditions Summary

As part of this Downtown Plan effort, an Existing Conditions Report characterizes the present status of natural systems and the built environment. This, together with the CBD Assessment, describe the current situation and are considered in this Plan. The information is also integrated into the companion Planned Action Environmental Impact Statement.

Table 1. Top Takeaways – Lakewood Downtown Conditions

Topic	Summary
Natural Environment	<p>Streams, some fish bearing, cross the Study Area in open channels and in enclosed pipes. City policies support restoration.</p> <p>Most of the area is developed with impervious surfaces though the area is an aquifer recharge area.</p> <p>Future redevelopment would be required to meet newer stormwater regulations and that would improve water quality.</p>
Land Use	<p>Current development is largely commercial, single story, with extensive parking, though the Comprehensive Plan Future Land Use Designation and Zoning authorize mixed-use buildings of much greater height. There is little housing. This is partly due to Covenants, Conditions & Restrictions (CC&R's) on the Lakewood Towne Center site, but is also due to the auto-oriented era in which development first occurred.</p> <p>Considering the CBD zoning and vacant and redevelopable land, as well as parking lots, there is a large capacity for employment and housing uses with underbuilding parking.</p>
Population, Housing, Employment	<p>The Study Area contains little housing and population. Market studies show an opportunity to add quality housing in the Study Area within the planned density of the area and with an investment in amenities such as parks.</p> <p>The Study Area is mostly in commercial use and contains over 5,000 jobs. Relatively lower-wage service sector jobs make up the bulk of this employment. Monthly wages earned would not be sufficient to support housing costs at fair market rents.</p>
Transportation	<p>Auto congestion is minimal outside of several key intersections along routes leading to I-5.</p> <p>Pedestrian and bicycle connections in the Study Area could be improved within and between districts to make non-motorized travel a more attractive and comfortable option.</p> <p>Lakewood's Transit Center acts as a hub for many Pierce Transit bus routes; this resource could be enhanced with better pedestrian and bicycle connections into the surrounding areas.</p> <p>Likewise, improved facilities between the Study Area and Lakewood Station could help connect the Study Area with a valuable regional transit amenity.</p>
Public Services	<p>The Study Area is fully served by public safety and school services. Water and sewer service is also available though some water lines in the Study Area will require replacement due to age.</p> <p>There are cultural facilities – a library, museum, and theater – but the primary finding in the Study Area is the lack of parks and open space. The City has developed urban design concepts for a linear park, and the CBD Assessment (BERK Consulting, 2017) has suggested placemaking as a tool to add gathering spaces and support economic development.</p>

McCament & Rogers, 2014, BERK, ESA, and Fehr & Peers 2017

Challenges and Opportunities

Based on CBD Assessment stakeholder interviews and a Downtown Plan developer forum held in 2017, many assets, challenges, opportunities, and incentives were defined and considered in this Plans policies and strategies:

Assets

- **Natural assets** that attract residents to community and by extension Downtown: natural features such as the lakes, creeks, and trees – though lakes are hidden – how to connect.
- Strengths of community and market area for Downtown: **cultural diversity and adjacent to JBLM**.
- **Attractive entertainment** and civic uses (AMC Theater stadium seating, Farmers Market).
- **Access and transit** center including informal park and ride that brings customers. Traffic patterns – customers and visibility on major roads.

Challenges

- **Homelessness:** there are many homeless persons in Town Center area. Need solutions for services and housing, and will take broader effort by more than the City of Lakewood.
- **Perception of safety**, in part driven by factors unrelated to Town Center area or City conditions, that deter customers and residents.
- **Perceptions of quality of life:** Poorly maintained housing, lack of housing options, schools, and crime combine to deter new residents.

Opportunities

- **Housing Options:** Adding housing options in Town Center area that is attractive to all incomes and fits community needs is important – future retirees may want luxury apartments, seniors need different housing choices including ability to age in place, young professionals want to live and work in same area provided there are amenities.
- Create a downtown that **attracts businesses with primary, high wage jobs**. For example, the City could incentivize office uses and other living-wage businesses. Encourage live/work to encourage entrepreneurs and younger households.
- **Catalyst sites for private reinvestment** on parking lots, vacant shopping centers, other possible redevelopment sites – Colonial Center, Lakewood Colonial Plaza Project, Southeast corner of Towne Center, west side of Gravelly Lake Drive SW, Bridgeport Way/Lakewood Drive, others.
- **Making more walkable and attractive** – break up blocks, add park features.
- **Cohesive and Connected Transportation and Landscaping:** Better signage, wayfinding, and beautification from highway interchanges and gateways to Downtown, and connection from Lakewood Station to Town Center.
- **Business owners work together and in collaboration with City:** e.g. form a business improvement district; incentives and funding for cleanup and maintenance (e.g. graffiti).

Incentives

- **Have clear and flexible regulatory environment:** adjust zoning map and density; clear design standards and simple design review; address parking standards; other.
- Tax abatement and incentives.
- **Public and civic investments:** public spaces, art, seasonal events; streets, streetscapes, and parks; environmental remediation.

What We Heard

Between September and November 2017, Lakewood hosted twelve public outreach and engagement efforts to encourage residents and business and property owners to participate in conversations about the best future for Downtown. Over 645 persons were reached through going to community markets, festivals, and classrooms, facilitating focus groups, hosting a multi-day charrette, and conducting an online survey. A dedicated website was created with hundreds of unique views: www.lakewooddowntownplan.org/.

Activities promoted meaningful dialogue within Lakewood's diverse community of businesses and residents and included: imagining places for live, work, and play at four elementary school classrooms; a visioning exercise with the Lakewood Youth Council; intercept surveys at the BooHan Market, JBLM commissary, JBLM PX, and El Mercado Latino; a focus group discussion with the Korean Women's Association; and a developer's forum. See Figure 2.

Lakewood also provided comment opportunities on the Draft Plan during March 20 July 2018, including public meetings, hearings, and an online survey. Results are incorporated into this plan Vision, Policies, and Strategies.

OUTREACH THEMES

More **entertainment** venues and restaurants

More **retail choices**, both mom and pop and brand stores

Well-designed housing for seniors & disabled and **mixed use** with housing and commercial together, within walking distance of work, shopping, and buses

Pedestrian friendly street design, well-maintained and safe roads

Family activities and gathering spaces, including Outdoor recreation (e.g. spray park, climbing walls, skating rink, other) and indoor cultural facilities (e.g. expanded library, children's museum, etc.)



Vision for Downtown

Based on feedback gained from the outreach with the Lakewood community described above, this Plan proposes a Downtown Vision Statement that is a basis for policies and actions in this Plan, and that will guide future Plan implementation. The Downtown Vision Statement is compatible with the City's Comprehensive Plan Vision that promotes a vibrant downtown.

Vision Statement

Our vision for downtown is that it is seen as the heart of Lakewood. Downtown is where people go to do fun things, see friends and neighbors, eat good food, and experience the cultural diversity of the City. Downtown brings a strong sense of pride for the community by celebrating all things Lakewood and bringing a strong sense of identity to the City and its people. Downtown is best experienced by walking or biking and is safe, inviting, accessible, and connected. Downtown has a mix of retail, restaurant, employment, and housing options that are cohesively and well-designed, and support civic life and a strong economy.

Guiding Principles

To help implement the vision, the City will consider the following guiding principles when making a decision or allocating resources.

Development and land uses, public investments, and ongoing programs and maintenance activities ensure that Downtown is:

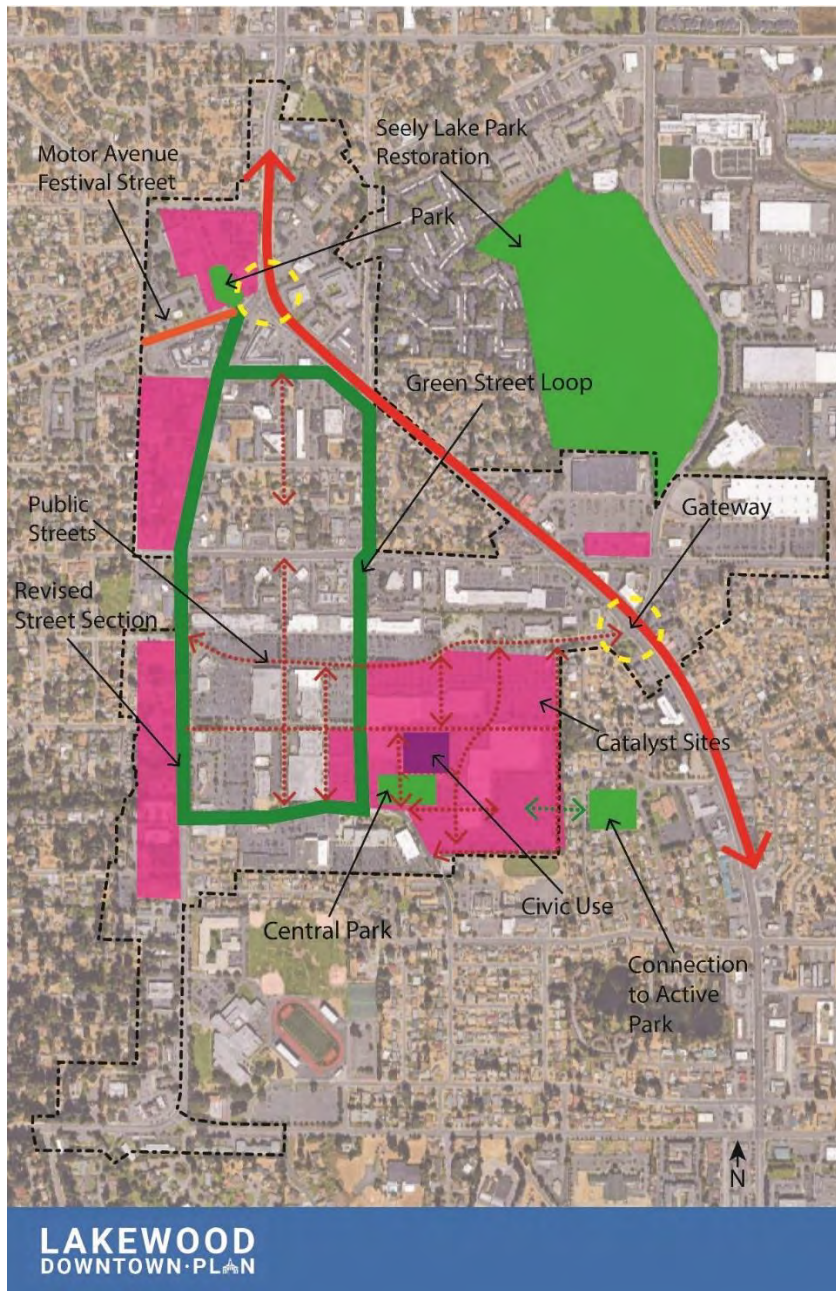
- The heart of the community and civic life
- Where all modes of travel are possible
- Designed for people to walk and bike
- Designed to be accessible by all ages and abilities
- Safe and welcoming
- Livable and affordable
- Where people of all ages go to do fun things, indoor and outdoor
- Rich with cultural diversity
- Sustainable and connected to nature
- Part of a thriving local economy and offering entrepreneurial opportunities
- A source of pride and identity for Lakewood
- Where people live, work, meet, play, shop, and eat

Concept Plan

The overall concept plan was initially developed during the 2017 charrette and informed by the public design exercise, public input to date, and insights from the planning and design team based on best practices and experience on similar projects (See Figure 3). The following are highlights from the concept plan:

- **Green Street Loop:** To address the lack of park space, improve public streets, and improve circulation for pedestrians and bicyclists the green loop will include park like elements, green infrastructure, and support redevelopment in Downtown.
- **New Public Streets:** The Downtown lacks a dense and walkable street grid to support urban development, circulation, and an active public realm.
- **Central Park:** A new urban park of between two to four acres is proposed just north of City Hall to serve as the main gathering space for the community and to include a variety of features and programming.
- **Revised Gravelly Lake Drive:** As part of the Green Street Loop, a revised road design for Gravelly Lake Drive SW is proposed. The revision will allow for expanded sidewalks and a multi-use path on the east side of the street.
- **Catalyst Sites:** Catalyst sites are the best opportunities to weave together public improvements in infrastructure and amenities with infill and redevelopment by the private sector. The best opportunities for redevelopment based on vacant and underutilized sites, and large surface parking areas, and surrounding context have been identified as catalyst sites in the near term to further the implementation of this Plan.
- **Festival Street:** The City intends to move forward with creating a festival street along Motor Avenue consistent with the adopted concept plan for Lakewood Colonial Plaza Project. The plan includes a large central plaza, a pedestrian promenade, a farmer's market and event structure, street trees, landscaping, and public art opportunities.

Figure 3. Downtown Plan Concept



Framework, 2018

Placemaking

Many of the design concepts in this plan require significant capital investments and in some cases the purchase of additional property or right-of-way. Placemaking is an opportunity to improve public spaces in the short-term through low-cost improvements that may include seating, games, events of various sizes, public art, food trucks, and other activities. These shorter-term placemaking activities are becoming more popular around the world as a strategy to begin improving places now without the long-term planning and costs associated with larger public improvement projects. The Lakewood Farmer's Market is an excellent local example of such a placemaking event that utilizes the primary public space in Downtown around City Hall.

Figure 4 shows a concept plan for programming along Motor Avenue, part of the Lakewood Colonial Plaza Project. Placemaking activities could occur prior to the redevelopment of Motor Avenue SW into a Festival Street. Figure 5 and Figure 6 show programming and activation examples.

Figure 4. Lakewood Colonial Plaza Project Programming Ideas



Framework, 2016

Figure 5. Programming and Activation Examples



Compiled by Framework 2018

Figure 6. Programming and Activation Examples



Compiled by Framework 2018

Policies and Strategies

Each of this Plan's subsections below conclude with proposed policies and strategies that then form the basis of the Implementation Plan. A "policy" is a high-level overall statement. A "strategy" is a contemplated set of steps to be used toward a specific end.

Urban Design + Land Use

Context

Urban Design was identified by the Lakewood Community as the most important issue to be addressed by the City during a prior comprehensive planning process. Because the Downtown mostly developed as part of the unincorporated county prior to incorporation of the City in 1996, it lacks the physical features typical of a walkable, lively Downtown. Following is a summary of the existing physical qualities in the Downtown that will be addressed in this Plan:

- Lack of a dense public street grid network, particularly in the Towne Center.
- Auto-centric street design with gaps in pedestrian facilities.
- Absence of public parks in the Downtown Study Area.
- Minimal public spaces in the Downtown.
- Auto-oriented character with primarily vehicle access design for many Downtown land uses.
- Auto-oriented, suburban site design and building architecture.
- Run-down and unusable historically and culturally significant structures in the Colonial District.
- Minimal residential and mixed-use development.

Hybrid Form-Based Code

As part of implementing this Plan, the adoption of a hybrid form-based development code (that combines form-based code elements with traditional zoning) for the Downtown subarea is recommended.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.

Most form-based codes have been applied to historic downtowns, neighborhood centers with well-established character and/or a well-defined vision, or master planned sites under consolidated ownership. By their nature, they are often very detailed and prescriptive in terms of streetscape design and development frontages. This makes them well suited to smaller targeted areas. These same features, however, make their application on a citywide basis or for areas with sloping terrain, irregular street patterns, and dispersed land ownership patterns much more challenging.

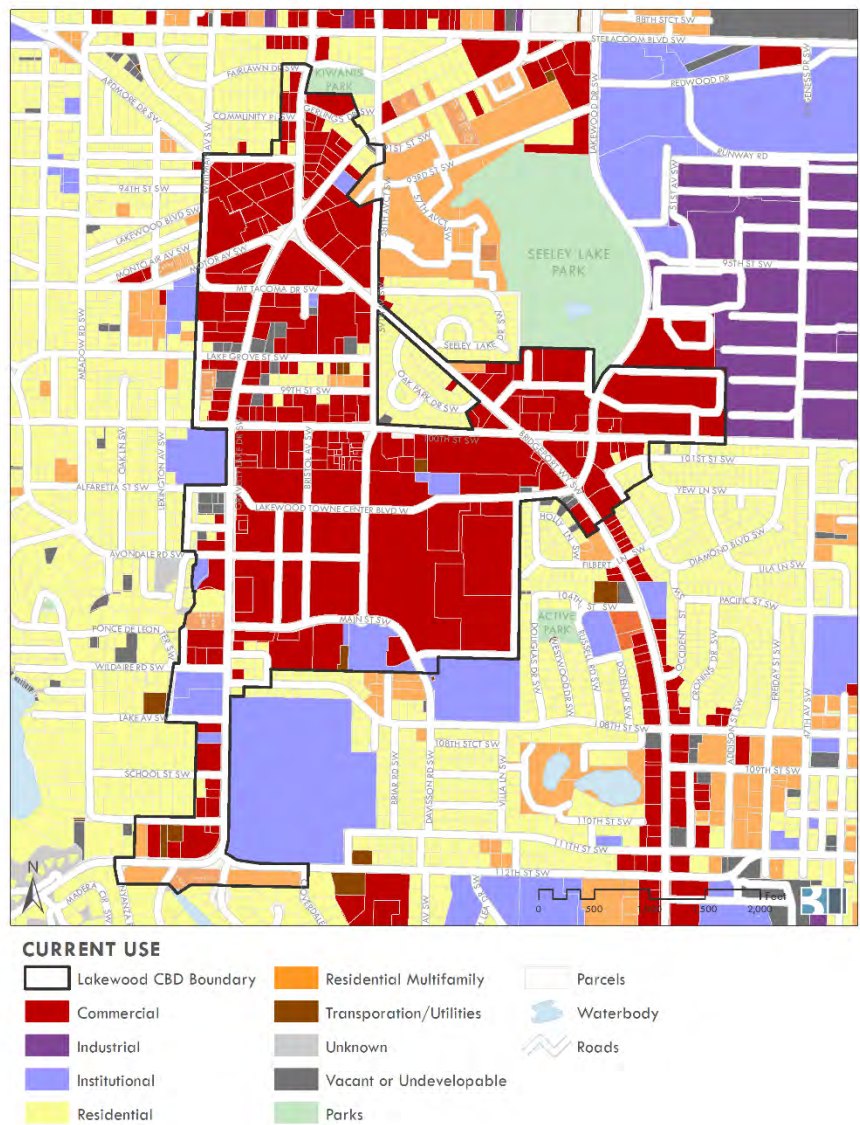
Over time, various hybrid codes have been developed for unique local conditions that combine form-based code elements with traditional zoning.² This is the recommended approach here.

Land Use Study Area

The land use Study Area is shown on Figure 7. Areas outlined in red are additions to the Study Area that were identified during the design charrette in November 2017. The maps and figures included in the remainder of this Plan incorporate these additional areas that have Residential Mixed designations into the Downtown Plan to resolve uneven CBD boundaries and increase residential density potential in the Downtown (see the Future Land Use discussion below.)

² Source: Form-Based Codes Institute, 2018; MRSC, 2012

Figure 8. Downtown Current Land Use

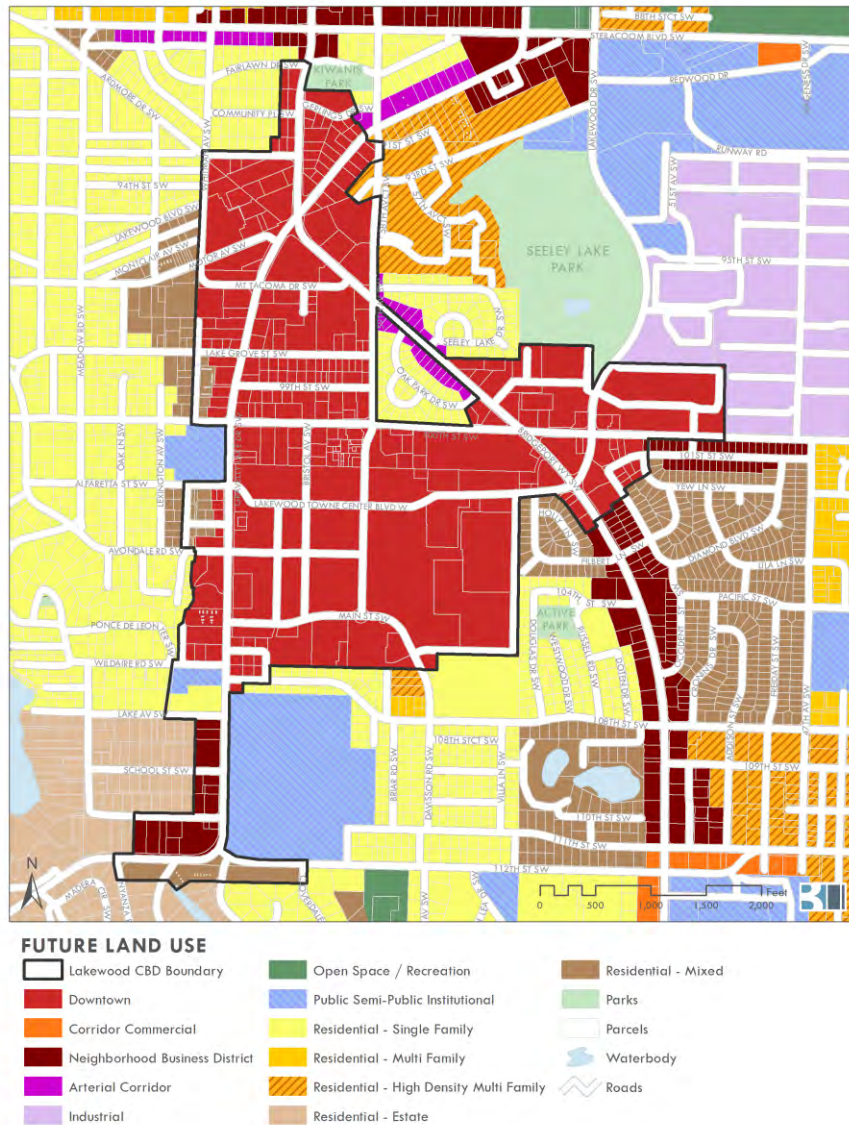


BERK, 2018; City of Lakewood, 2017

Future Land Use

Figure 9 shows the current future land use designations for the Study Area. Most of the Study Area is designated as the Central Business District, except the area in the southeast; this area is designated Neighborhood Business and for residential uses. The proposed future land use map is shown in Figure 10.

Figure 9. Downtown Future Land Use Designations 2017



BERK, 2018; City of Lakewood, 2017

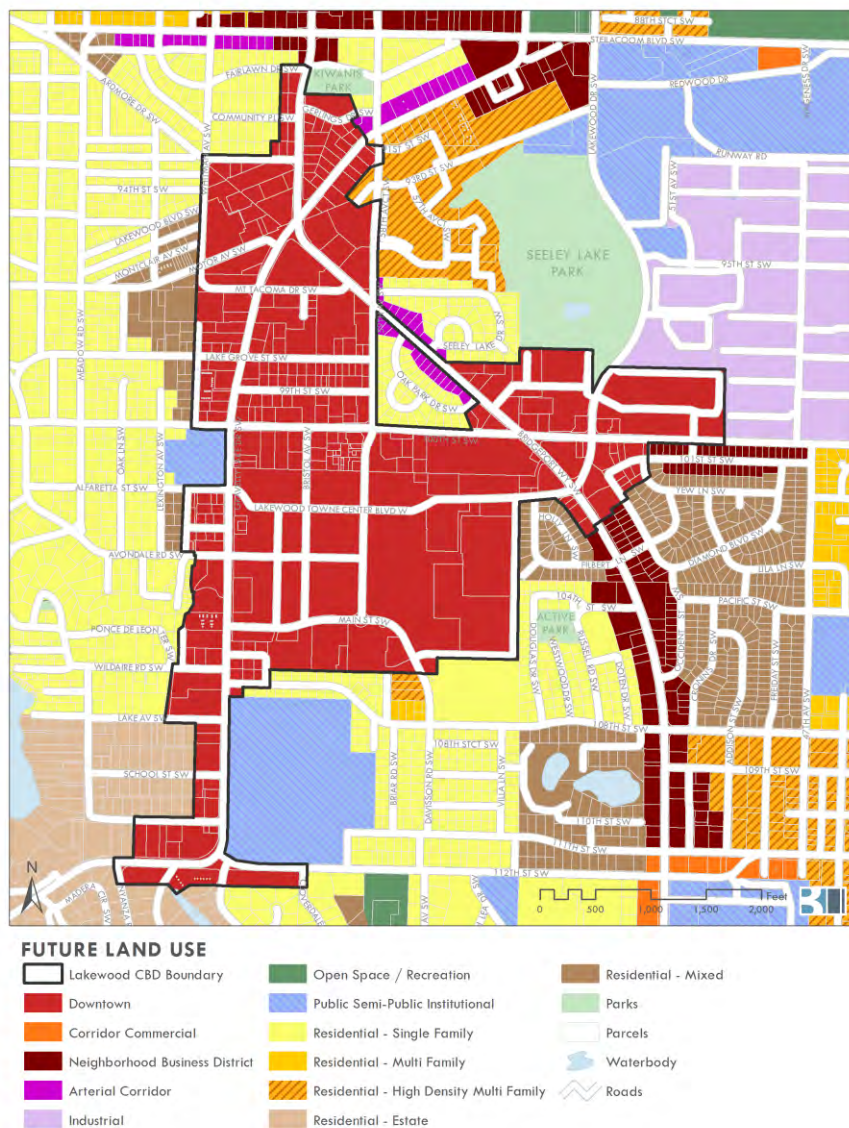
Proposed Future Land Use + Zoning

Future Land Use

The entire Study Area will be designated as Downtown in the updated Future Land Use Map for the City and will be subject to this Plan, its street typologies, and its associated development regulations.

The Downtown designation will also include an amended westward boundary to resolve uneven block boundaries and include properties presently designated Residential-Mixed as shown in Figure 7. Transitional building height, form, and landscaping standards would ensure compatibility with adjacent areas.

Figure 10. Proposed Future Land Use Map 2018

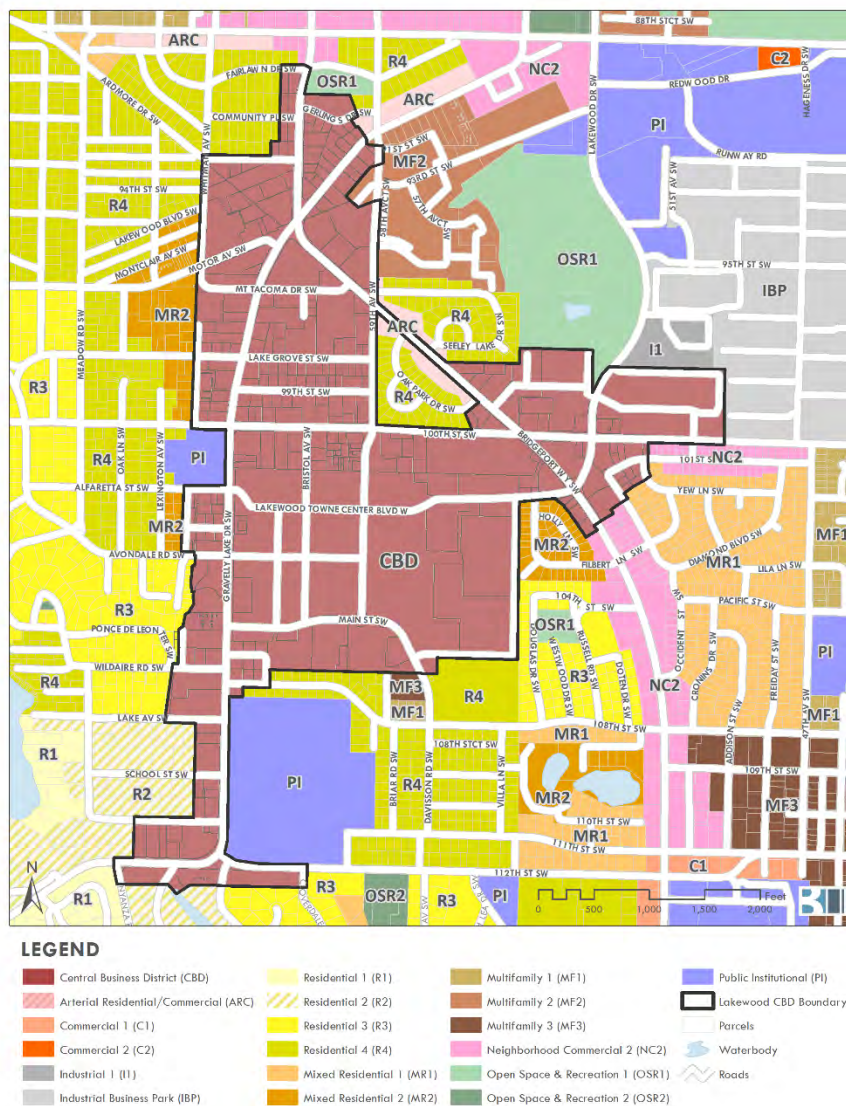


BERK, 2018; City of Lakewood, 2017

Zoning

Plan Area development will be regulated based on a simplified list of allowed land uses, street types, building frontage types, and overlay districts to provide for more specific standards based on location and context. As discussed above, the hybrid form-based development standards will emphasize building form as well as relationships between buildings, streets, and public spaces. The development code will emphasize creating an active public realm with streets, parks, and public spaces that are welcoming, active, and fun. The proposed zoning is Central Business District (CBD) throughout the study area.

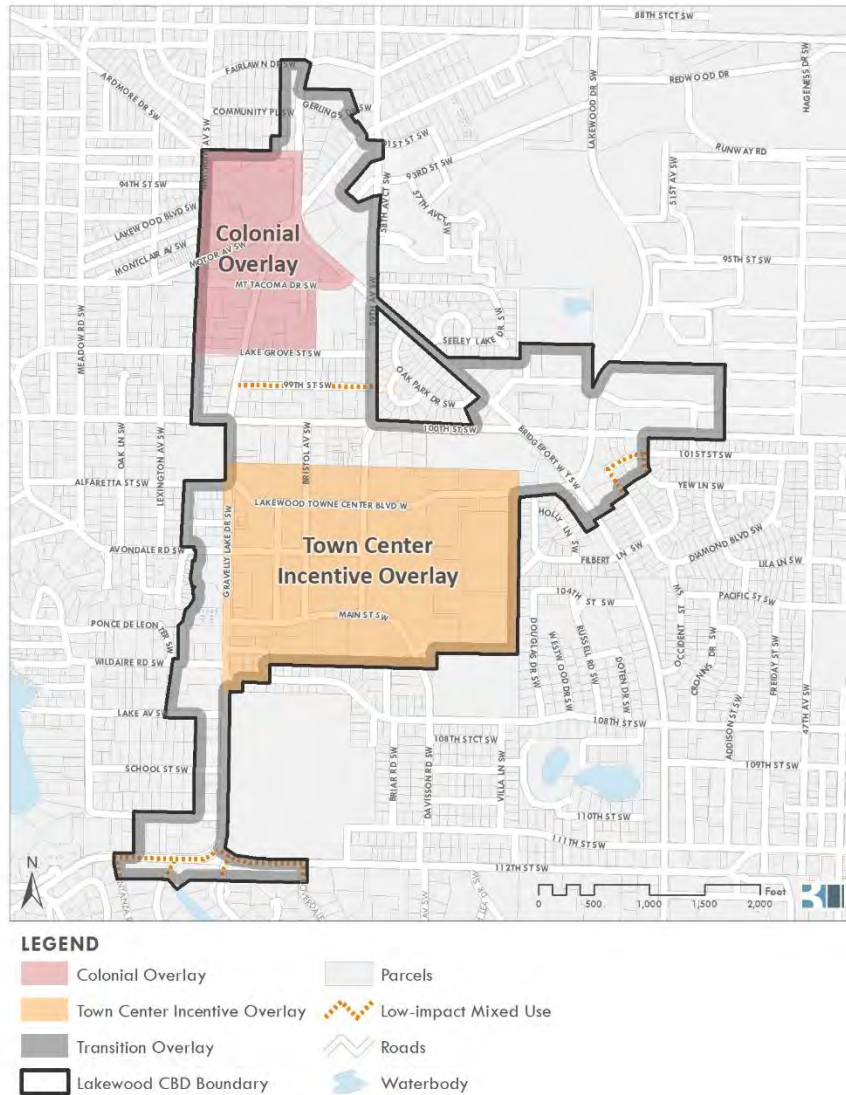
Figure 11. Proposed Zoning Map



BERK, 2018; City of Lakewood, 2017

Overlay districts also apply to provide unique characters or to address compatibility of abutting uses. See the Figure below.

Figure 12. Overlay Districts Map



The base and overlay district is described below:

- The Central Business District (CBD) zoning district is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the urban density, intensity, and composition of the uses in the district. Local character is reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces that foster a sense of community.
- Colonial Overlay (C-O) district is a special design district in the CBD zone that preserves the unique colonial style aesthetic within that area. See Appendix A for design considerations.
- Town Center Incentive Overlay (TCI-O) district allows for the holistic development of the Lakewood Towne Center in alignment with the vision and policies of the Downtown Plan. This area is available for Master Planning accordance with the provisions in LMC 18A.35.720.
- Low-Impact Mixed-Use Roads (LIMU-0) district supports the transformation of the Downtown District according to the Downtown Plan and the fulfillment of the purpose of the CBD zone, but allows for existing single-family residential development to remain in place.
- Transition Overlay – The Transition Overlay (TO) is any property or portion of a property in the Downtown District that is within 100 ft. of an abutting single-family residential zone or mixed residential zone (also called the district receiving the transition). Properties within the Downtown District that are separated from a single-family residential or mixed residential zone by a city-owned right of way of at least 60 ft. in width do not have to provide a transition area.

More details regarding development standards are found in the Downtown Development Code.

Urban Design

Although Lakewood is a diverse community with a rich history, a strong sense of community pride, and many assets, the physical development of the City, including Downtown Lakewood, has resulted in a lack of identity. Auto-oriented development provides few opportunities for walking and biking or interacting with friends and neighbors. Most of the Lakewood Towne Center acreage is used for surface parking, and many sections of the surrounding arterials feel unsafe for walking. Buildings often have little relationship with the street and are designed to be accessed by a vehicle and through a parking lot. Many of the uses in Downtown are large national chains, reflect corporate architecture, and lack a human scale.

Figure 13 shows the Lakewood Towne Center's beautiful natural setting with Steilacoom Lake in the background. The Lakewood Towne Center was developed in 2001 to replace an enclosed shopping mall. The open-air shopping mall is dominated by surface parking between the large scale mostly one-story retail buildings. A large retail building was recently torn down and another is vacant. These large buildings may be repurposed or removed for redevelopment or other purposes.

Figure 13. Lakewood Towne Center



Google Earth, 2018

Included below are several redevelopment concepts for Lakewood Towne Center (“Incremental Build-Out” and “Reimagined”), as well as Lakewood Colonial Plaza Project (“Infill” and “Redeveloped”), and Mixed-Use Housing on Gravelly Lake Drive SW.

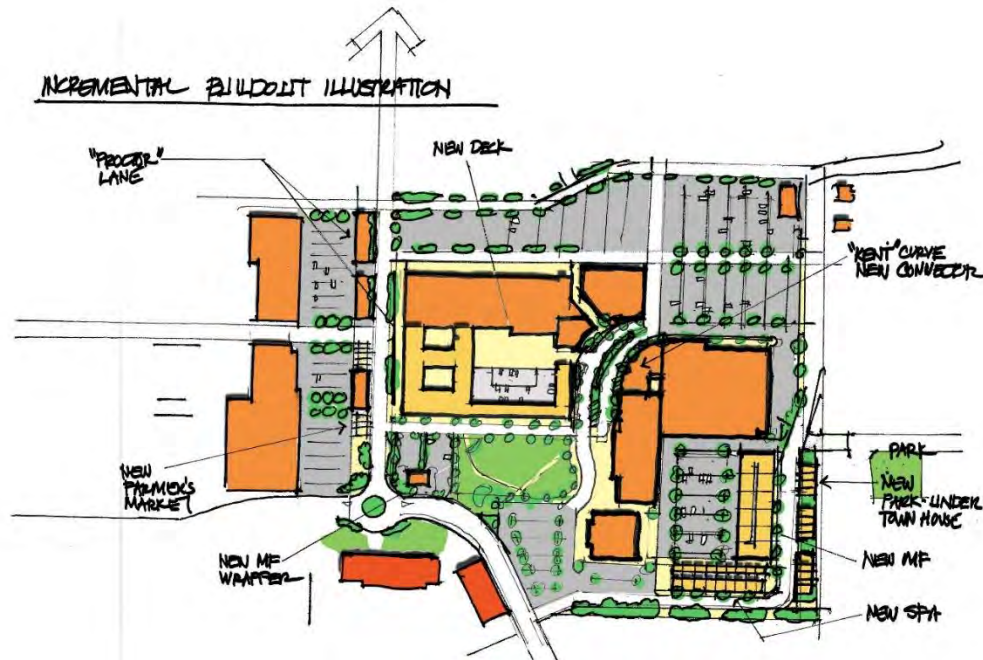
Lakewood Towne Center Concepts

These are strictly illustrative and may include elements that are not included during redevelopment.

Lakewood Towne Center Incremental Build-Out

This concept works with the existing building layout and street network to provide new mixed-use infill, a centralized parking structure, multifamily housing and active uses on 59th Avenue SW. A two-acre park is shown just northeast of City hall on a currently underutilized portion of the Towne Center. Figure 14 shows an earlier concept plan developed during the design charrette, and Figure 15 and Figure 16 show an updated model of the concept with more refinement.

Figure 14. Lakewood Towne Center Incremental Build-Out



Seth Harry and Associates, 2017

Figure 15. Lakewood Towne Center Incremental Build-Out 3D Model (View 1)



Seth Harry and Associates, 2017

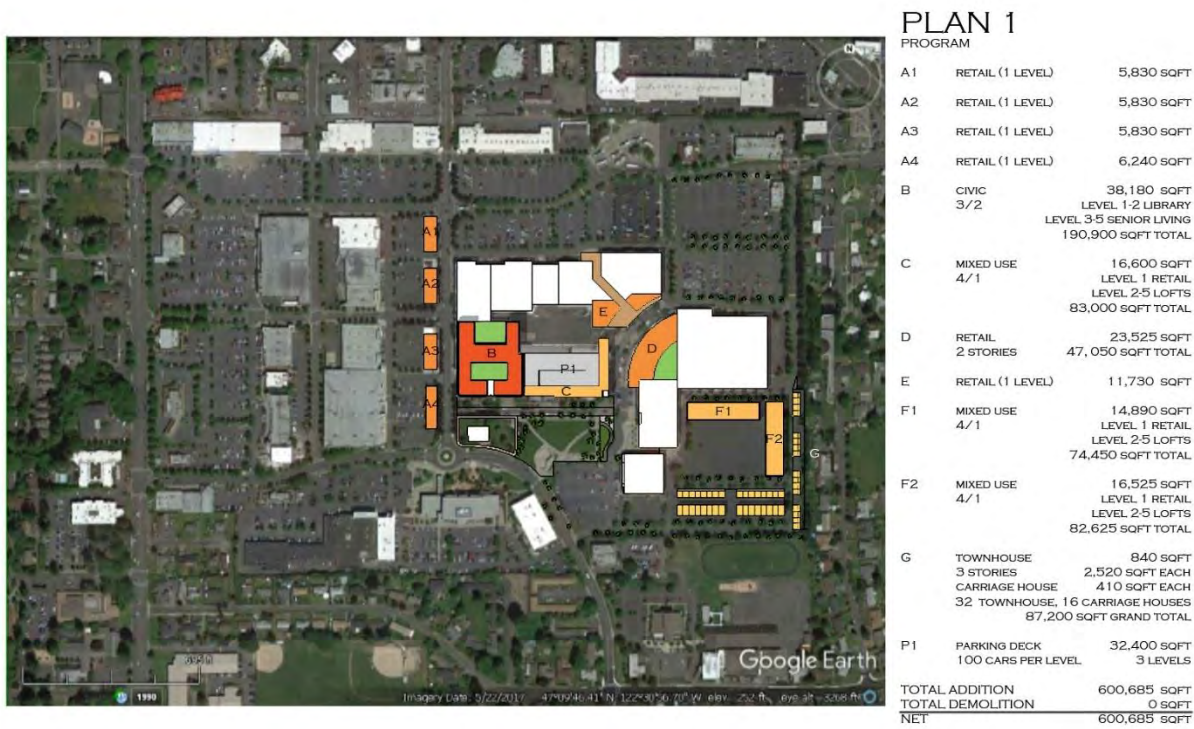
Figure 16. Town Center Incremental Build-Out 3D Model (View 2)



Seth Harry and Associates, 2018

Figure 17 shows the building program for concept plan #1 including land uses and building square footages.

Figure 17. Lakewood Towne Center Incremental Build-Out Site Plan

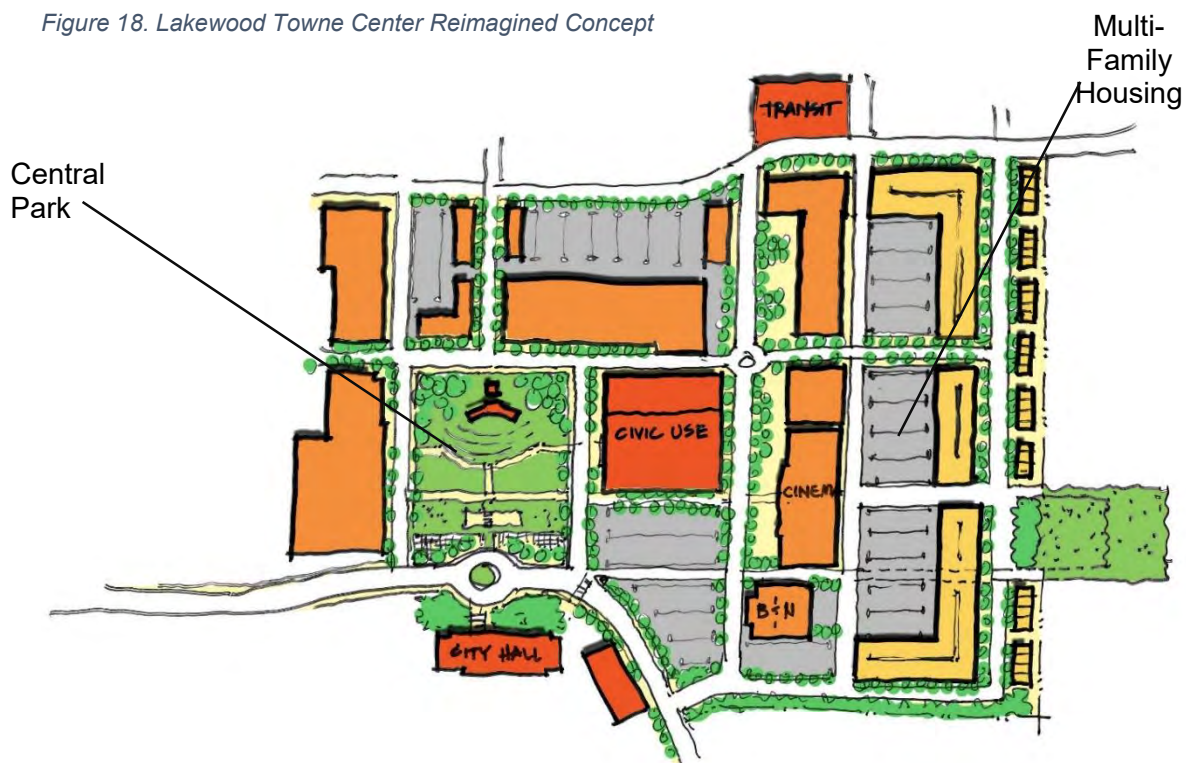


Seth Harry and Associates, 2017

Lakewood Towne Center Reimagined

This concept imagines a full redevelopment of the Lakewood Towne Center with a four-acre central park just north of City Hall, a new civic use near the park and City Hall, new pedestrian oriented mixed-use development, a reconfigured urban street grid and diverse multifamily housing to the east. Figure 18 shows an earlier concept plan developed during the design charrette, and Figure 19 shows the Lakewood Towne Center Reimagined 3D Model Close-Up. Figure 20 and Figure 21 show an updated model of the concept with more refinement.

Figure 18. Lakewood Towne Center Reimagined Concept



Framework, 2017

Figure 19. Lakewood Towne Center Reimagined 3D Model



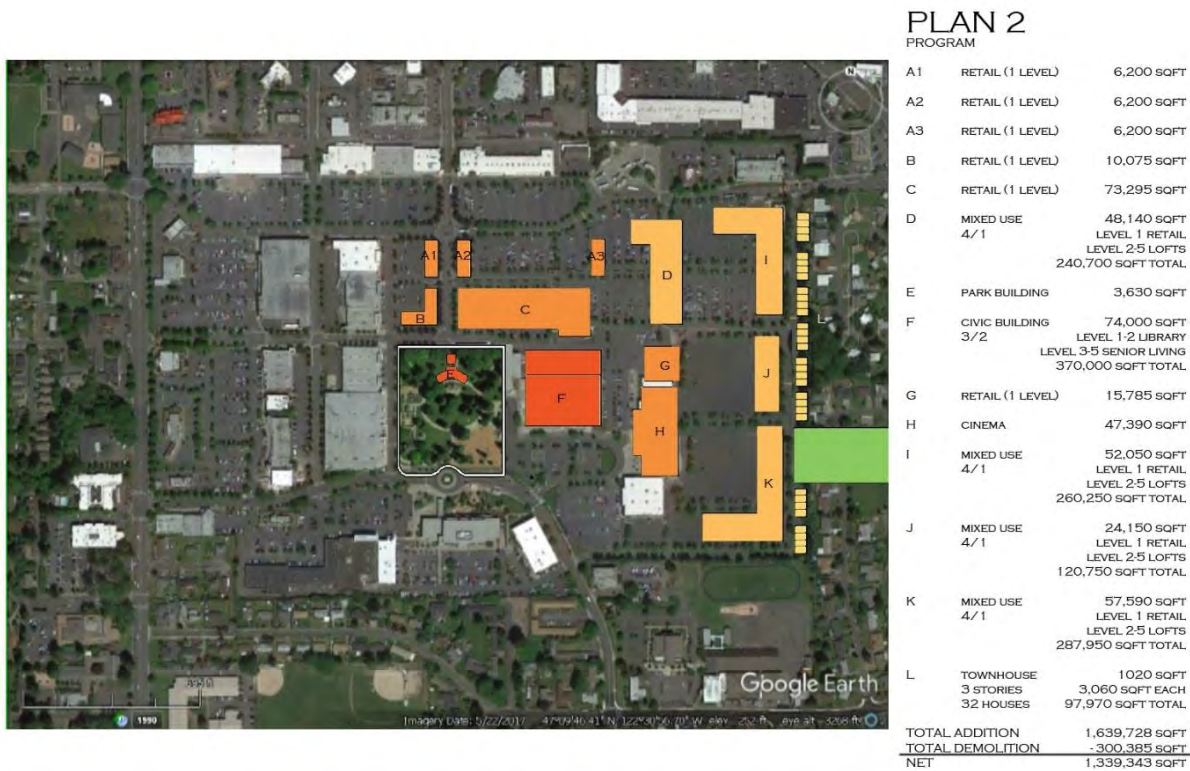
Seth Harry and Associates, 2017, Framework, 2018

Figure 20. Lakewood Towne Center Reimagined 3D Model Close-Up



Seth Harry and Associates, 2017, Framework, 2018

Figure 21. Lakewood Towne Center Reimagined Site Plan



Seth Harry and Associates, 2017; Framework, 2017

Lakewood Colonial Plaza Project Concepts

These are strictly illustrative and may include elements that are not included during redevelopment.

During the Lakewood Colonial Plaza Project, the design team developed concepts for infill and redevelopment around Motor Avenue SW in addition to the redesign of the street.

The first concept shown in Figure 22 shows the existing shopping center north of Motor Avenue SW remaining and being renovated with small multifamily development in the northeast corner of the district. The second district concept shows the shopping center north of Motor Avenue SW as being fully redeveloped with an urban street grid, higher-density mixed-use development, and neighborhood green space (see Figure 23).

Figure 22. Lakewood Colonial Plaza District Infill Concept



Seth Harry and Associates, 2016

Figure 23. Lakewood Colonial Plaza District Redevelopment Concept



Seth Harry and Associates, 2016

Mixed-Use Housing Concept

These are strictly illustrative and may include elements that are not included during redevelopment.

The concept plan in Figure 24 shows the redevelopment of a parcel on the west side of Gravelly Lake Drive SW. The concept includes townhouses at the rear of the property, a three-story multifamily building with street level retail along Gravelly Lake Drive SW and a mix of surface, garage, and structured parking in the first floor of the mixed-use building. This concept results in approximately 100 housing units per acre.

Figure 24. Mixed-use Housing Concept



Seth Harry and Associates, 2017; Framework, 2017

ACTIVITY UNITS - POPULATION + EMPLOYMENT IN DOWNTOWN LAKEWOOD

The Lakewood Urban Center was designated as a Regional Growth Center by the Puget Sound Regional Council (PSRC) in 1995, recognizing the potential of the center to provide jobs and housing and to help eligibility for infrastructure funding. Guidance from PSRC is that center targets “must represent a significant portion of the jurisdictions’ overall housing and employment growth targets for the 20-year planning period” (PSRC 2014). The housing and/or employment targets for each center should exceed the center’s shares of existing housing and/or jobs and exceed the center’s shares of recent growth in housing and/or jobs. Based on 2011 guidance, new regional growth centers must have a minimum existing activity level (population + employment) of at least 18 activity units per gross acre. The future target is to have a minimum target activity level of 45 activity units per gross acre. While not required of a 1995 designated center, the guidance helps the City understand what a significant share of the City’s growth targets mean.

The Downtown Plan supports jobs and housing opportunities. The current level of activity units less than 20 in the proposed Downtown boundaries. The Preferred Alternative would result in 58-69 activity units per acre, depending on the calculation of gross acres (parcels and road centerlines or parcels only). For more information, see the Planned Action Environmental Impact Statement (Alternative 2).

Urban Design Policies + Strategies

Policies

- **Policy:** Promote redevelopment of the Central Business District (CBD) as a mixed-use urban center that anchors the Downtown and bolsters Lakewood's sense of identity as a City.
- **Policy:** Develop Downtown as not only the "heart" of the city, but a regional urban center where commerce, culture, and government flourish.
- **Policy:** Promote the CBD as the primary center for retail, office, public services, cultural activities, urban residential, and civic facilities of Lakewood.
- **Policy:** Promote office development, open space, high density residential development and/or mixed-use development in the Towne Center.
- **Policy:** Promote the CBD as a daytime and nighttime center for social, entertainment, cultural, business and government activity.
- **Policy:** Adopt new urban design approaches to raise the aesthetic standards of the Downtown.
- **Policy:** Continue to foster transformation of the former mall to provide better public visibility; create additional public rights-of-way; and potentially develop entertainment, housing, visitor serving, and open space uses.

Strategies

- **Strategy:** Update the City's Future Land Use Map and Zoning Map to designate the entire Study Area as "Downtown."
- **Strategy:** Adopt a hybrid form-based code that combines design elements with traditional zoning to regulate Downtown development. Use Overlay Districts, Street Types, Building Frontage Standards, and a simplified list of allowed land uses in the Study Area.
- **Strategy:** Adopt standards to address the transition and minimize impacts from more intense development Downtown to lower-density residential neighborhoods.
- **Strategy:** Encourage integrated mixed-use urban development, including housing, in the Downtown.
- **Strategy:** Train staff on maintenance and implementation of the hybrid form-based development code.
- **Strategy:** Remove underlying deed restrictions and/or covenants that prohibit office, high density residential, and/or mixed-use development or open space.
- **Strategy:** Conduct a parking study in the Downtown to understand the existing demand for parking and identify opportunities for redevelopment of existing surface parking lots to support the implementation of this Plan.
- **Strategy:** Update the City's parking requirements to "right size" the requirements based on the results of the parking study and to encourage shared parking and flexibility in meeting parking requirements. The updated parking requirements should consider parking maximums.
- **Strategy:** Monitor the impact of the Downtown Code in implementing this Plan at least biennially and amend the Plan and its associated regulations as needed to improve outcomes.

Economic Development

Context

Surveys of business leaders and employees reveal that today's companies and employees "vote with their feet" and choose to be physically close to other knowledge workers, city infrastructure and cultural amenities. Workers in the new economy want to work in thriving locations that stimulate their creativity, along with an environment with openness and tolerance of ideas and people of all kinds. A 1998 KPMG survey of more than 1,200 high-technology workers examined the factors associated with the attractiveness of a new job. Community quality of life was second only to salary (outperforming benefits, stock options, or company stability). Given this preference, quality of life factors such as the availability of high quality public space, recreational amenities, transportation options, good schools, infrastructure, and safety are important drivers of economic development.

In terms of retail, larger trends within the industry indicate that retailers are exploring new business models given the threat of online competition and the ongoing fragmentation within the industry. One increasingly common response to these trends is the redevelopment of older retail areas as walkable, mixed-use, transit supportive neighborhoods. These redevelopments typically add housing and professional offices to the retail mix, with other non-retail uses such as parks, libraries, and town halls. This wide spectrum of uses in an attractive format work together to change the character and market perception of retail districts from generic retail areas to a distinctive place. (Seth Harry and Associates, 2017)

An unintended consequence of "placemaking" and similar quality of life investments (see further discussion of placemaking earlier in this Plan) is its potential to increase commercial rents and displace small, local businesses. Given this, economic development policies will need to address strategies around commercial affordability and support for small, local businesses.

Economic Development Policies + Strategies

Policies

- **Policy:** Develop Downtown as a destination for retail, office, public services, cultural activities (art, culture, and entertainment), urban residential, and civic facilities of Lakewood.
- **Policy.** Ensure Downtown is home to a wide spectrum of businesses that reflect the area's most competitive and desired industries.
- **Policy.** Prioritize and market catalytic sites identified through this Plan for mixed-use development.
- **Policy:** Improve the comfort and safety of residents, business owners and employees, customers, and visitors to the Downtown through design, maintenance, and policing strategies.

Strategies

- **Strategy:** Develop a Lakewood-specific business attraction and retention program with regional economic development partners including opportunities for incubator businesses.
- **Strategy.** Identify and implement incentives that would encourage new businesses to locate in Downtown Lakewood.
- **Strategy:** Provide resources for entrepreneurs and small businesses, including information available in multiple languages, and recruit key business services to the area.

- **Strategy:** Support a business improvement district and continue ongoing initiatives to make downtown Lakewood clean and safe.
- **Strategy:** Activate empty and underutilized places such as parking lots.
- **Strategy:** Seek neighborhood businesses that provide daily goods and services in the CBD.
- **Strategy:** Invest in civic amenities and infrastructure consistent with this Downtown Plan to attract business owners and investors who create living wage jobs.
- **Strategy:** Explore the feasibility of a business incubator in Downtown and consider incorporating economic gardening for microenterprises into it.
- **Strategy:** Work with local financial institutions on providing low interest loans for qualified small local businesses.
- **Strategy:** Implement “crime prevention through environmental design” principles at the time of design and through maintenance programs.
- **Strategy:** Improve regular police patrols through extension of public streets.
- **Strategy:** Evaluate regulations, procedures, and fees to remove barriers to business formation and development while remaining effective and reasonable to achieve the Vision of this plan.

Housing

Context

Very little housing is found in the Downtown area today; there are about 419 dwelling units. Lakewood has a tight housing supply with low vacancies, and as a built-out community has few opportunities to develop new housing. Downtown presents an opportunity as a place for a mixed-use, high amenity neighborhood.

Given the changing landscape of the retail sector described under Economic Development above, as well as infill opportunities on catalyst sites, Lakewood can attract a range of quality affordable housing choices.

Figure 25 Mixed Use Housing Examples – Rhode Island Avenue Development and Kirkland Juanita Village



Lakewood Downtown Survey 2017

MORE AND DIVERSE HOUSING WANTED

Over 300 respondents to an online survey about the Downtown vision showed a strong interest in:

- Housing for senior and disabled
- Mixed use with housing and commercial use on the same site or in the same building
- Transitional housing for homeless persons and families

With any housing type, the following design factors were heavily favored:

- Site design and architectural standards to ensure quality development
- Housing in walking distance of work, shopping, or bus service
- Stand-alone apartments and condominiums were not favored. Cottage housing was well liked and could serve as a transition housing type along with townhomes.

Adding residential to existing centers along with non-retail uses, such as civic functions, like libraries, or city halls, helps to increase the consumer base close in to the center itself, as well as changes the character and perception of the center from a generic retail experience to that of a genuine place, with amenities to match, including parks, civic, cultural, and recreational uses, along with quality dining and entertainment. (Seth Harry & Associates 2017)

LAKEWOOD'S RESPONSE TO HOMELESSNESS

Homelessness, the opioid crisis, and lack of state and federal funding for mental health conditions have individually and collectively created challenges for communities for quite some time. The City of Lakewood has responded to this problem, in multiple ways, through partnerships and contributing funding, including, but not limited to:

- Lakewood allocates 1% of its general fund in support of human and social services annually.
- In 2015 the City began to embed mental health professionals with patrol officers, and the program now has 2 full-time equivalents. In 2016, they helped 594 people find needed services, followed by another 629 in 2017. These are individuals who did not have to go to jail and/or hospital only to end up back in the same or similar dire straits.
- Lakewood partners with multiple organizations to address homelessness and mental health including Living Access Support Alliance (LASA), Habitat for Humanity, Western State Hospital, Catholic Community Services, Greater Lakes Mental Health, St Clare Hospital, and Tacoma Methadone Clinic. This has included funding for housing units and a homeless shelter.
- Lakewood is part of a consortium (Continuum of Care) with Pierce County and the City of Tacoma to qualify for Federal and Community Development Block Grant (CDBG) dollars that in turn is invested into program to address homelessness.
- The City of Lakewood has been partnering with Pierce County on a program modeled after the City of Albuquerque's called Homeless Empowerment Labor Program or HELP that would provide temporary employment opportunities for individuals to include access to social and human services. It is expected to be operational later this year.
- Lakewood is working with the Cohen Veterans Network who will be opening a clinic in Lakewood to serve the South Puget Sound region. The Cohen Veterans Network is a private foundation established to provide veterans and their family members with free accessible mental health care in select cities across the country.

Housing Policies + Strategies

Policies

- **Policy:** Encourage a diversity of housing types to ensure housing choices for current and future residents, workers, military families, and to strengthen commercial areas.
- **Policy:** Provide increased densities and regulatory flexibility in Downtown development regulations to attract diverse housing for all ages, abilities, and incomes.
- **Policy:** Create mechanisms that attract and increase multifamily development Downtown.
- **Policy:** Support hosting quality cultural, educational, and recreational activities to attract families to live Downtown.
- **Policy:** Promote well-designed and maintained diverse mixed use and multifamily housing opportunities available to all incomes.

Strategies

- **Strategy:** Adopt form-based development regulations that improve the quality of attached and mixed-use housing development and create a walkable attractive Downtown.
- **Strategy:** Revise land use and development regulations to promote mixed-use development within the Central Business District (CBD).
- **Strategy:** Adopt transitional height and landscape standards to ensure compatibility with abutting lower-density areas.
- **Strategy:** Engage affordable housing organizations about opportunities and partnerships to increase housing in the Downtown.
- **Strategy:** Explore opportunities for transitional housing and services with homelessness service providers to address the health, social, and shelter needs of homeless in Lakewood.
- **Strategy:** Foster neighbor engagement and create a sense of safety through “crime prevention through environmental design” principles integrated into development designs.
- **Strategy:** Explore expanding current tax abatement programs and other incentives.

Street Grids, Streetscapes & Public Spaces

Context

The amount and quality of public space are two defining features of successful Downtowns. Streets are the primary public spaces in Downtowns, in some cases accounting for almost half the land depending on the size and layout of the street grid. Lakewood currently lacks an urban street grid typical of a Downtown or the types of active public spaces that attract people to come Downtown.

Figure 26 shows the existing streetscape along 59th Avenue SW, which is one of the few public streets in the Towne Center. The existing streetscape has adequate sidewalks, but is not very active or pedestrian friendly. The concept plan in Figure 27 shows 59th Street SW reimaged as a pedestrian-oriented retail street with shops, restaurants, on-street parking, and mixed-use building. Figure 28 is an example of an active streetscape with street level retail and wide sidewalks.

Figure 26. 59th Avenue SW - Existing



Framework, 2017

Figure 27. 59th Avenue SW - Concept



Seth Harry and Associates, 2017

Figure 28. Active Retail Streetscape Example



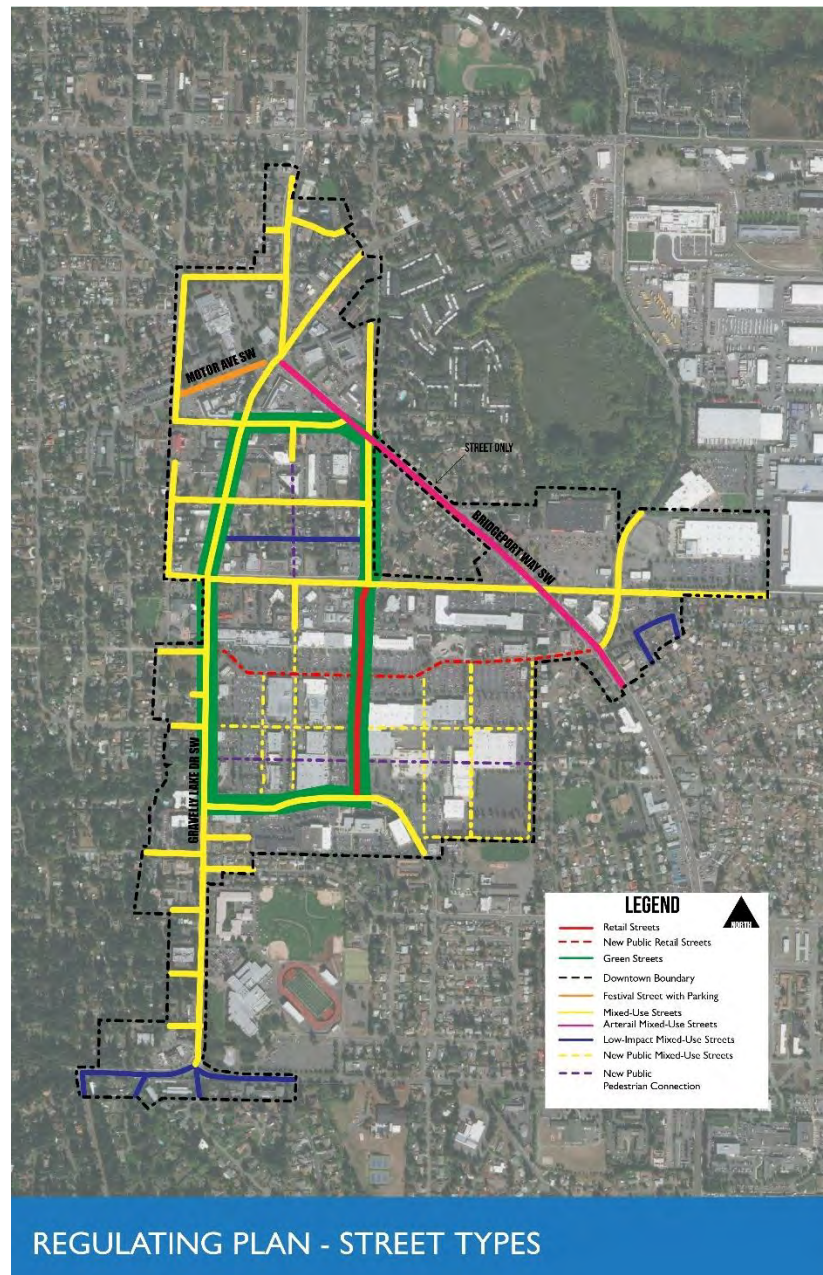
1kfriends.org, 2018

Streets

Expanding the network of public streets, primarily in the Towne Center, is a primary objective for this Plan.

Figure 29 shows the proposed street network based in part on the existing circulation pattern and a goal to reduce block sizes to a maximum of about 400'. The expanded public street grid will improve connectivity, particularly for pedestrians and bicyclists, by reducing travel distances, providing greater opportunities for on-street parking, improved sidewalks, and bike facilities. It is expected that streets will be improved based on the street concepts in this Plan and existing public works standards as they become public streets.

Figure 29. Downtown Regulating Plan – Street Types



Framework, 2018

The relationship between streets and private development along the street edge has a major impact on the pedestrian experience. Active uses, including retail, personal services, restaurants, and cafes create pedestrian activity, make the streets lively and fun, and attract people to Downtown. Much of the existing development in the Downtown includes surface parking along the street edge and is designed for vehicular access while negatively impacting the pedestrian experience Downtown.

To implement this Plan, development in the Downtown will be regulated, in part, by street typologies that address the design and function of the street. The street typologies will be paired with building or site development frontage types that are permitted along that street edge. For example, on the designated retail streets, either active first floor uses will be required with buildings primarily at the street edge, or any space between the street and building will be required to be active pedestrian space (e.g. outdoor dining, seating, public art, and other amenities.) Other street typologies will allow for a range of building frontage types and land uses to provide flexibility in design.

Street Concepts

The proposed street concepts support the expansion of the public street network, the green street loop, a better pedestrian experience and connectivity, and urban mixed-use infill development.

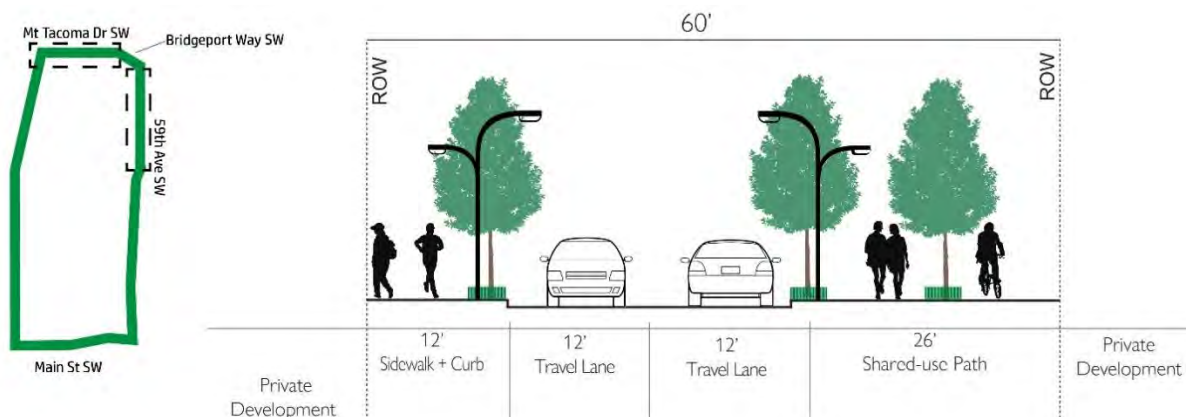
Green Street Loop

The Green Street Loop includes Gravelly Lake Drive SW, 59th Avenue SW, Mt Tacoma Drive SW, and a small portion of Bridgeport Way SW. The Green Loop proposes continuous pedestrian and off-street protected bike facilities, street trees, landscaping, and low-impact development stormwater improvements.

Mt Tacoma Drive SW/59th Avenue SW

The concept plan in Figure 30 for these streets is to reduce the number of travel lanes from three to two. The reduction in vehicle lanes allows for a 12' sidewalk on the west side and a 26' multi-use path on the east side.

Figure 30. Mt. Tacoma Drive SW and 59th Avenue SW between 100th Street SW and Bridgeport Way SW



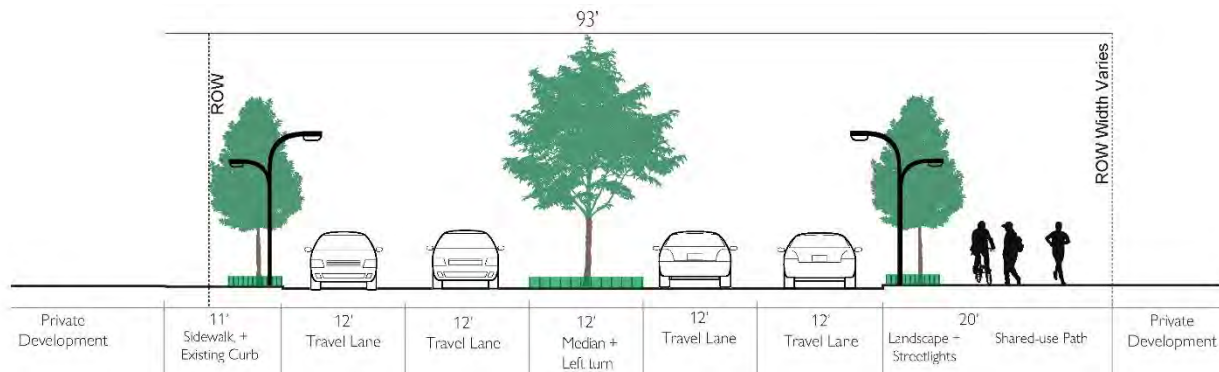
Framework and KPG, 2018

Gravelly Lake Drive SW

After evaluating several cross sections in the Draft EIS, Figure 31 illustrates the preferred section that includes four travel lanes and a center median with left turn pockets at public street

intersections. The street section maintains the existing curbs and expands the sidewalks on the west side of the street through acquiring additional ROW potentially as properties redevelop. Sidewalks may be expanded on the west side as part of frontage improvements associated with private development or a City capital project.

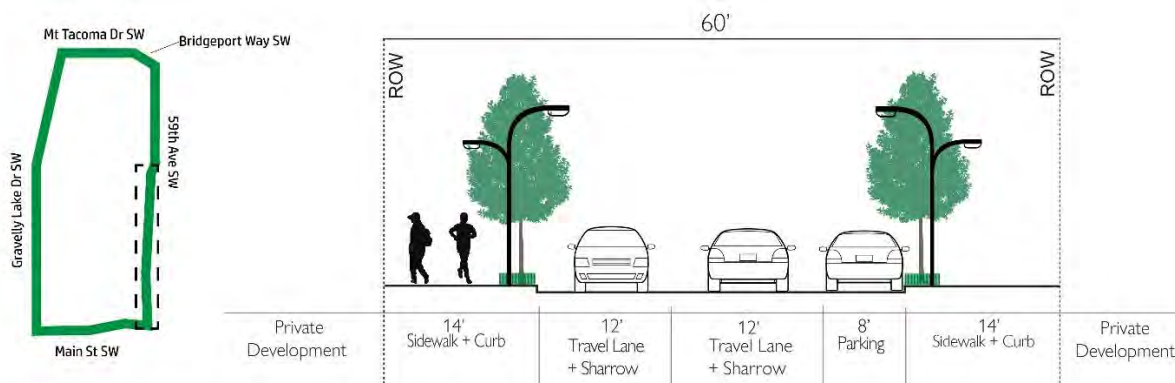
Figure 31. Gravelly Lake Drive SW Revision – Concept #3A (Looking north)



59th Avenue SW

59th Avenue SW is one of the few public streets in the Towne Center. It currently has three vehicle lanes and sidewalks on both sides of the street within an approximately 60' right-of-way. The concept shown in Figure 36 includes only the existing right-of-way and converts one of the travel lanes to on-street parallel parking and allows for sidewalks up to 14' in width on both sides. This concept supports the transition of 59th Street SW to a pedestrian oriented retail street.

Figure 32. 59th Avenue NW (Existing ROW)



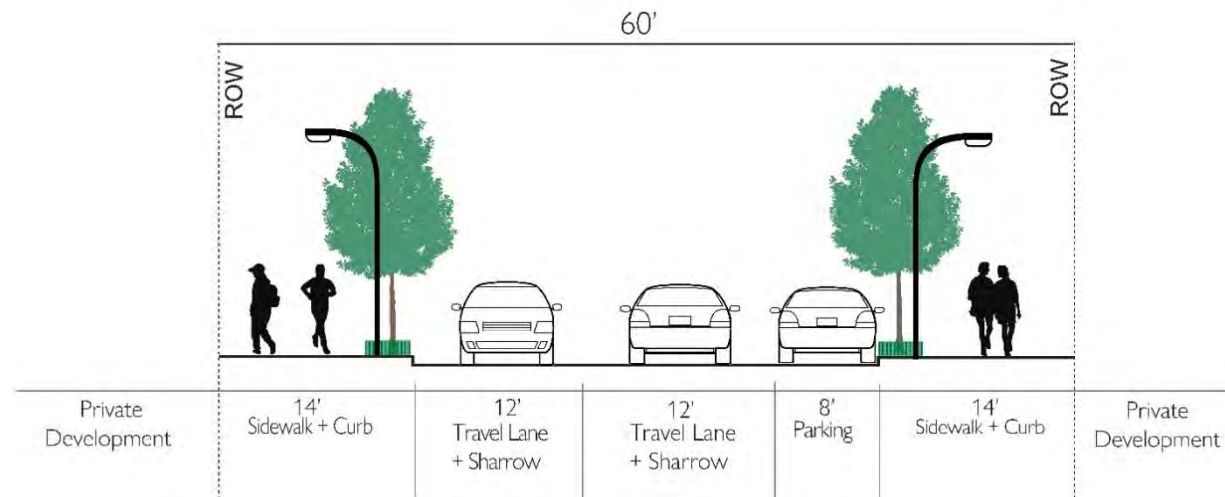
Framework and KPG, 2018

Lakewood Towne Center Boulevard SW

Lakewood Towne Center Boulevard SW is currently a private street with three vehicle travel lanes and sidewalks on both sides of the street. Figure 38 shows two 12' vehicle travel lanes with "sharrows" (i.e., road markings used to indicate a shared lane environment for bicycles and automobiles³), on-street parallel parking on one side of the street, and 14' sidewalks on both sides of the street.

³ Source: NACTO Urban Bikeway Design Guide

Figure38. Lakewood Towne Center Boulevard between Bridgeport Way SW and Gravelly Lake Dr. SW



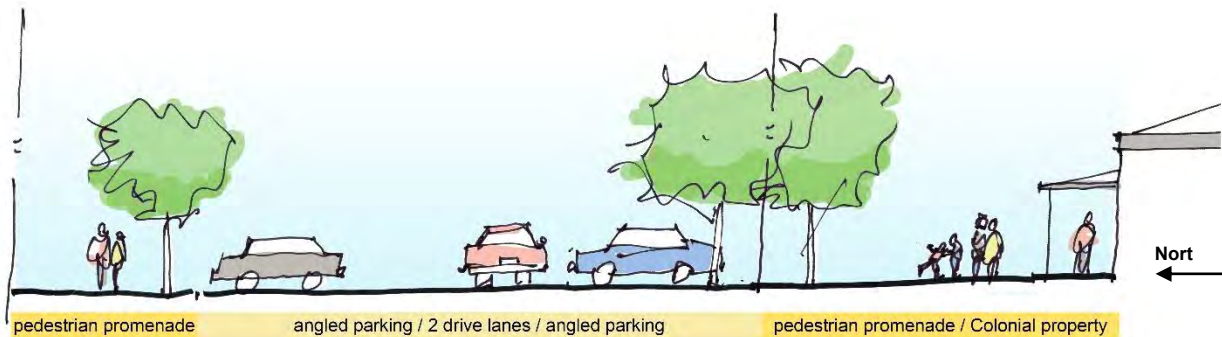
Framework and KPG, 2018

Lakewood Colonial Plaza

These are strictly illustrative and may include elements that are not included during redevelopment.

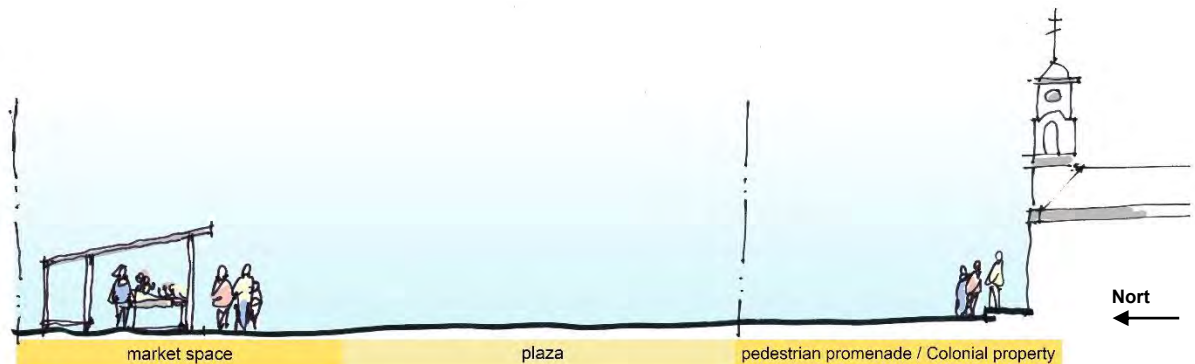
The concepts shown in Figure 39 and Figure 40 are from the preferred alternative developed as part of the Lakewood Colonial Plaza Project along Motor Avenue SW. The goal for the project is to expand public space in the Downtown and provide opportunities for programming, events, and to encourage redevelopment in the area. The typical section in Figure 39 shows angled parking on both sides of the street, wide sidewalks on the north side and a pedestrian promenade on the south side. The design supports programming for events with a variety of potential configurations depending on the size of the events including closing the street to vehicular traffic during major events. The concept design also includes a small structure to support a farmer's market, small concerts, and other events and a large central plaza to highlight the Lakewood Theater.

Figure 39. Lakewood Colonial Plaza Typical Section



Framework, 2016; KPG, 2016

Figure 40. Lakewood Colonial Plaza Typical Section



Framework, 2016; KPG, 2016

Public Spaces

Expanding the street grid, developing a large central park, creating the green street loop, and improving existing public streets are the core elements of the streets and public space strategy. Another element of the strategy is to identify opportunities for programming, testing design concepts with low-cost temporary improvements, and holding more events in the Downtown like the successful Lakewood Farmer's Market.

In addition, there is an opportunity to expand public space and semi-public space as infill and redevelopment occur. For example, on pedestrian and retail-focused streets, buildings may be set back from the street if public space with pedestrian amenities is designed between the building and the street. Figure 41 shows a potential Lakewood Colonial Plaza Project design.

Figure 41. Lakewood Colonial Plaza Design Concept



Framework, 2016; KPG, 2016

Parking

Context

The amount, design, and management of parking has a major impact on the success and experience in downtowns. The Study Area, particularly the Towne Center, currently has large surface parking areas that often fronts along the street edge and has very limited on- or off-street public parking.

More urban downtown environments generally have more public parking, on-street parking, and shared parking options that tend to be located either behind or to the side of buildings or in parking structures. In addition, downtowns typically have a greater level of parking management such as time limits, parking pricing, permits, and other management strategies to ensure that parking is being used efficiently. As redevelopment and infill occurs in the Downtown consistent with this Plan, the City should plan to become more active in regulating, providing, and managing parking to support the Plan's goals.

Street Grids, Streetscapes & Public Spaces Policies + Strategies

Policies

- **Policy:** Promote the Central Business District (CBD) as a daytime and nighttime center for social, entertainment, cultural, business and government activity. (See related policy in Urban Design + Land Use section).
- **Policy:** Promote cultural institutions, performing arts uses, and recreational activities within the CBD.
- **Policy:** Consider the use of the City's eminent domain powers to establish public streets and public open spaces in the Lakewood Towne Center.
- **Policy:** Maintain a pedestrian-orientation in building, site, and street design and development in the CBD.
- **Policy:** Maintain an appropriate supply of parking in the CBD as development intensifies.
- **Policy:** Foster the evolution of a CBD that is compact and walkable and not defined by large expanses of parking lots.
- **Policy:** Consider parking requirements for higher density areas that offer sufficient parking and access as well as encourage alternative transportation modes.
- **Policy:** Confine the location of parking areas to the rear of properties to increase pedestrian safety and minimize visual impact.
- **Policy:** Identify places where on-street parking can be added adjacent to street-facing retail to encourage shopping and buffer sidewalks with landscaping to create a pleasant walking environment.
- **Policy:** Encourage the use of structured, underbuilding, or underground parking, where feasible with site conditions, to use land more efficiently.
- **Policy:** Encourage shared parking agreements within the Lakewood Towne Center.
- **Policy:** Focus investments in Downtown by promoting joint and mixed-use development and integrating shared-use parking practices.

Strategies

- **Strategy:** Require land uses and development to support an active, safe, and engaging public realm in Downtown streets, parks, and public spaces.
- **Strategy:** Expand the number of events held in public spaces in Downtown by building off the success of the Lakewood Farmer's Market.
- **Strategy:** Implement public and civic investment programs such as: public spaces, art, seasonal events; streets, streetscapes, and parks; and environmental remediation.
- **Strategy:** Ensure parking in the Downtown reflects urban development patterns through use of right-sized parking requirements, a larger on-street parking network, parking facilities within structures or located away from the edges of streets and public spaces, and encouraged shared parking. (See related parking strategies in Transportation section.)

Transportation

Context

Downtown Lakewood is a predominantly auto-oriented environment. The local street network is made up of two-way streets with varying travel speeds. Auto congestion is minimal outside of several key intersections along routes leading to I-5. Bridgeport Way SW, 108th Street SW, and 100th Street SW are key access routes to Interstate 5 (I-5), so much of the traffic along the Study Area arterials is destined for I-5 rather than the Downtown itself. The arterials do not follow a typical grid pattern, and blocks vary in size considerably with smaller blocks in the Colonial District and East Commercial District and larger blocks in the Town Center District.

Pedestrian and bicycle connections in the Downtown could be improved within and between districts to make non-motorized travel a more attractive and comfortable option. Sidewalks are provided on most arterials within Downtown Lakewood, although there are some gaps, particularly along Gravelly Lake Drive SW at the north end of the Study Area. Most sidewalks are relatively narrow and do not have buffers, so pedestrians are walking alongside vehicle traffic, which can be uncomfortable for pedestrians on high speed and/or high-volume streets. Recently completed improvements, such as along Main Street SW, include more pedestrian friendly amenities such as buffered sidewalks and mid-block crossings.

While the arterial network has consistent sidewalk coverage, the adjacent residential areas generally lack sidewalks. The density of arterial connections is also a challenge for pedestrians who may have to complete out of direction travel to reach their destination. The Lakewood Towne Center at the heart of the Study Area includes wide swaths of surface parking lots. Some segments of the interior roadway network include sidewalks, but the segments are currently fragmented and would benefit from a more connected pedestrian network.

Lakewood's Transit Center acts as a hub for many Pierce Transit bus routes; this resource could be enhanced with better pedestrian and bicycle connections into the surrounding areas. Likewise, improved facilities between Downtown and Lakewood Station could help connect the Study Area with a valuable regional transit amenity.

Proposed Improvements

The City's six-year transportation improvement program (TIP) includes a "road diet" project ((i.e., removing travel lanes from a roadway and utilizing the space for other uses and travel modes"⁴) on Gravelly Lake Drive SW between Bridgeport Way and Steilacoom Drive which will reduce the road from four lanes to three lanes and proposes other various intersection pedestrian, and bicycle improvements. This Plan includes all of the City's six-year projects for the area, considers a revision to another section of Gravelly Lake Drive SW between 100th and 112th Streets SW, and proposes new public streets and connected non-motorized features.

⁴ Source: *Federal Highway Administration*

Table 2. Proposed Transportation Improvements

Six-Year TIP	Downtown Subarea Plan – Additions
<p>Per current plan. The City's 6-year TIP (2018-2023) includes the following relevant improvement projects:</p> <ul style="list-style-type: none"> 2.69B – Gravelly Lake Drive Road Diet b/w Bridgeport and Steilacoom (4 lanes to 3 lanes with bicycle lanes) 2.72 – 100th St & Lakewood Dr. curb, gutter, sidewalks, new signal 2.82 – New sidewalk east side of 59th Ave from 100th St to Bridgeport Way 3.13 – Install a traffic signal at Gravelly Lake Drive / Avondale Road 5.7 – Improve non-motorized connections on Motor Ave b/w Whitman and Gravelly Lake Dr. 9.16 – 59th Ave pavement restoration from Main St to 100th St 9.22 – 100th St pavement restoration from 59th Ave to Lakeview Ave 	<p>In addition to the six-year TIP:</p> <ul style="list-style-type: none"> Retain Bridgeport Way SW as primary vehicle entrance-strengthen gateway Retain 100th Street SW as a primary east-west vehicle connection between I-5 and subarea Modify cross section of Gravelly Lake Blvd. Study, 4, - lane cross sections with left turn pockets between Bridgeport and Nyanza Road SW to allow for improved bicycle and pedestrian facilities Conversion of Lakewood Towne Center Blvd as A public street Lakewood Towne Center Blvd at 59th Ave SW, consider roundabout Reduce 59th Avenue SW to two lanes, allowing for bicycle facilities Addition of new street connections to support walkability. Alternative 1 assumes fewer connections based on phasing or property owner preferences, compared with Alternative 2. Consider 400 feet as the desired maximum block lengths throughout Subarea.

City of Lakewood, KPG and Fehr & Peers 2017

Housing and job growth as proposed under this Plan would increase trips and create additional congestion Downtown, though this is offset in part by a greater network of public streets. It is anticipated that more persons would use non-motorized travel, particularly under the Preferred Alternative (EIS Alternative 2), due to an increase in mixed use development.

Table 3. Land Use Assumptions and Daily Person Trip Ends Generated by Preferred Alternative

	Existing	Preferred (Alternative 2)
Total Person Trip Ends	77,000	191,000
Vehicular Mode Trip Ends	71,000	168,900
Non-vehicular mode Trip Ends	6,000	22,100
Non-vehicular Mode Split	8%	12%

City of Lakewood, BERK 2017 (Land Use); Fehr & Peers 2018 (Trips)

Mitigation

Additional Capital Improvements

Considering proposed transportation improvements and land use together in the City's transportation model, some Plan area intersections would require additional capital improvements, or alternatively changes in programs or policies, as described below.

The results without that change are described below the table.

Table 4. Potential Additional Transportation Mitigation

Intersection	No Action	Preferred without Mitigation	Preferred Mitigated
Gravelly Lake Dr SW/59th Ave SW			
Signalize intersection	E/38	F/82	B/19
100th St SW/Bridgeport Way SW			
Add westbound right turn pocket, convert existing westbound through-right lane to through-only, and prohibit east and westbound left turns	E/68	F/102	D/49
100th St SW/Lakewood Dr SW			
Signal timing revisions to provide more green time to protected left turn phases and reduce time for eastbound and southbound through phases	D/50	E/56	D/54
Lakewood Dr SW/Bridgeport Way SW			
Convert westbound through-left lane to left only to remove split phase or move the pedestrian crossing to the north side of the intersection coincident with the WB phase*	C/34	E/67	D/48

Fehr & Peers 2018

*Notes: * The LOS results are slightly better if the split phasing is removed (D/48) than if the pedestrian crossing is relocated (D/54).*

Screening Transportation Improvements and Additional Mitigation

To assist with City decision-making, the major additional improvements proposed beyond the 6-year TIP or as a result of mitigation are evaluated across criteria. Based on the testing of the land use alternatives and transportation improvements, some are interdependent with others, some advance multi-modal travel, some reduce delay for automobiles, some serve to distribute traffic, and some provide opportunities to advance the linear park feature, green infrastructure, or streetscape amenities. Implementation costs have been developed for the preferred plan; see Appendix B. However, inclusion of improvements that require implementation of other improvements would have a greater cost than improvements that can be implemented independently.

Table 5. Transportation Improvements and Additional Mitigation Screening

Improvements	Reduced Vehicle Delay or Improved Auto Mobility	Multi-modal Focus	Traffic Distribution	Recreation or Amenity Value	Independent Implementation
1. Gravelly Lake Drive SW Revised Street Section	No	Yes	No	Yes	Yes, 4 or 5 lanes
2. Conversion of Lakewood Towne Center Blvd as a public street. Addition of new street connections to support walkability.	Yes	Yes	Yes	Yes	Yes
3. Lakewood Towne Center Blvd at 59th Ave SW, consider roundabout.	Yes	No	Yes	Yes	Yes
4. Reduce 59th Avenue SW to two lanes, allowing for bicycle facilities	No	Yes	No	Yes	Yes
5. Potential Additional Transportation Mitigation in Table 4.	Yes	No	No	No	Yes

BERK and Fehr & Peers 2018

Transportation Demand Management

To reduce capital and mitigation costs, a more robust implementation of Transportation Demand Management (TDM) strategies could be undertaken. With such a TDM program in place, it is expected that actual trip generation in the Downtown Plan area could be lowered below the levels analyzed in this plan and associated Planned Action EIS.

TDM strategies could include subsidies or discounts for non-auto travel, education, and assistance to help travelers identify non-auto commute options, rideshare, and ride match promotion, and local incentive and reward programs.

Transportation Policies + Strategies

Policies

- **Policy:** Balance the need for traffic flow with providing multi-modal travel options and supporting urban development in the Downtown.
- **Policy:** Emphasize pedestrian and bicycle connectivity and transit use within the Central Business District (CBD).
- **Policy:** Accommodate automobiles in balance with pedestrian, bicycle, and transit uses within the CBD and on individual sites.

Strategies

- **Strategy:** Amend City design and engineering standards to implement Downtown street sections.
- **Strategy:** Ensure development standards require new development to provide convenient pedestrian connections to bus stops.
- **Strategy:** Provide pedestrian facilities and amenities, local access, on-street parking, and active streets on designated retail streets in the Downtown.
- **Strategy:** Prioritize the design and construction of the Green Loop, including the revision on Gravelly Lake Drive SW.
- **Strategy:** Provide sidewalks and/or upgraded sidewalk conditions within the Downtown area along the Green Loop roadways and along connections to parks and recreational spaces.
- **Strategy:** Construct high quality bicycle facilities for riders of all ages, including bicycle lanes and multi-use paths to provide safe east-west and north-south routes in the Downtown.
- **Strategy:** Actively pursue the acquisition of the proposed public streets based on the priorities established in the Implementation Plan and as strategic opportunities arise.
- **Strategy:** Work with Pierce Transit, Sound Transit, and other partners to offer incentives to small employers that promote multimodal travel.
- **Strategy:** Provide a high level of transit stop amenities, including pads, bus shelters, and traveler information within the Plan area.
- **Strategy:** Conduct a parking study in the Downtown to understand the existing demand for parking and identify opportunities for redevelopment of existing surface parking lots to support the implementation of this Plan.
- **Strategy:** Update the City's parking requirements to "right size" the requirements based on the results of the parking study and to encourage shared parking and flexibility in meeting parking requirements.
- **Strategy:** Pursue opportunities to add on-street parking consistent with the street concept plans and support the redevelopment of existing surface parking lots and prioritize access to street level retail uses..

Parks, Open Spaces, & Trails

Context

There are cultural facilities – a library, museum, and theater – in the Plan area, but the Downtown lacks parks and open space. Per its 2014 Legacy Plan, the City's open space level of service is 0.75-mile walking distance, or a 20-minute walking time, to urban parks serving residents living in high density residential or mixed-use areas. Most of the Downtown does not meet this standard.

North of Downtown, the City manages the Kiwanis Park, which is three acres and contains a skate park. The County's Seeley Lake Park abuts Downtown to the northeast near the East Commercial District and is about 47-acres containing a loop trail, woods, and wetlands. Active Park lies to the east of the Lakewood Towne Center Mall.

Community engagement showed a keen interest in outdoor recreation such as a spray park, a linear park, entertainment venues for art, music, and food and indoor cultural facilities.

Figure43. Outdoor Recreation: Spray Park and Linear Park



Lakewood Downtown Plan Survey 2017, McCament & Rogers LLC 2014

Park Concepts

Recognizing the value of gathering spaces and active, healthy lifestyles by residents and businesses, coupled with the current lack of parks and recreation space, this Plan proposes a focal central park and a linear green street connection most of the Plan area. Connections to adjacent parks, including Active Park and Seeley Lake Park, are also proposed.

Figure 44. Park Concepts for Downtown Lakewood

Central Park Case Studies



Downtown Puyallup – Pioneer Park – 2 acres

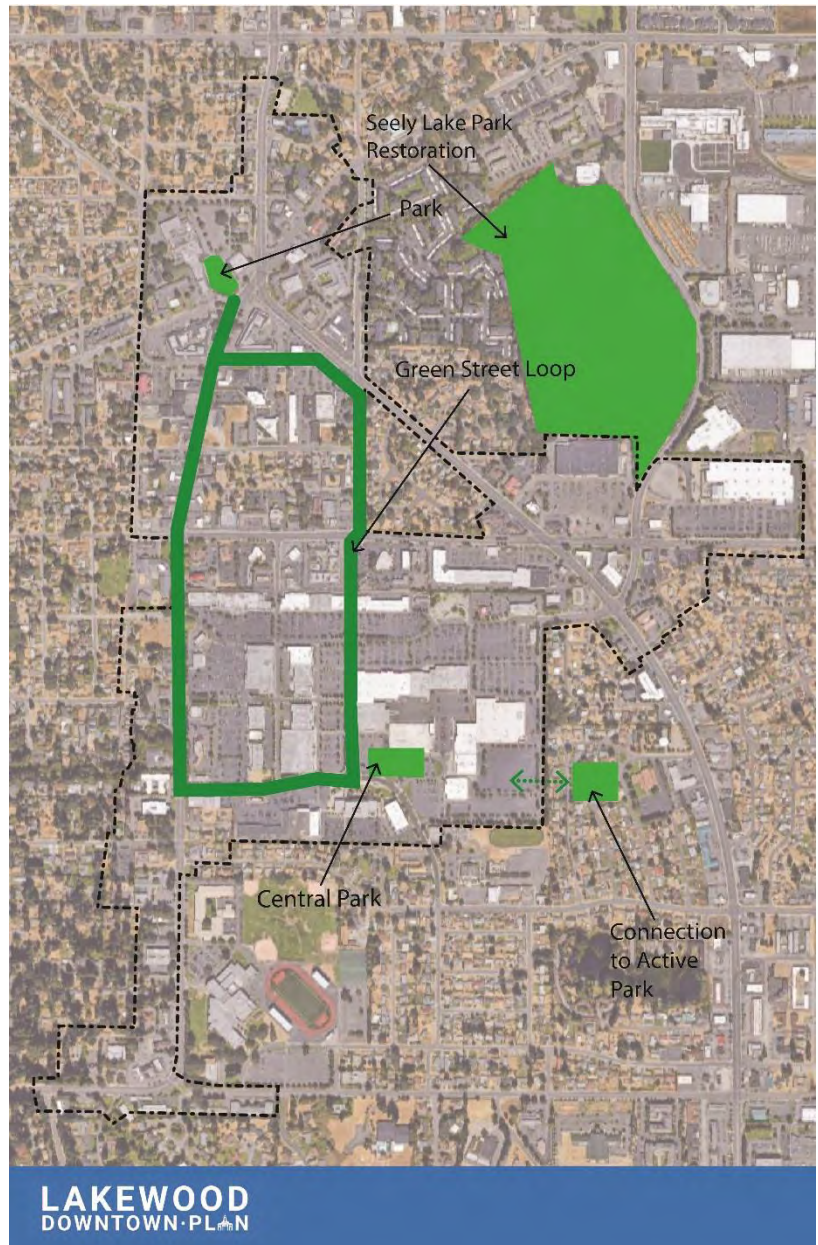


Downtown Burien – 1 acre



Downtown Redmond – 2 Acres, Under Construction

Downtown Lakewood Park Concept



Park, Open Spaces & Trails Policies + Strategies

Policies

- **Policy:** Create public spaces and amenities in the Central Business District (CBD) to support Downtown businesses and residents
- **Policy:** Acquire lands and construct community-gathering destinations such as plazas, open space or community facilities within the Towne Center.
- **Policy:** Invest in a quality park and recreation system to enhance economic benefit.
- **Policy:** Encourage the development of open space and recreation amenities in business parks or other commercial areas to support workers and nearby residents.
- **Policy:** Increase emphasis on making Lakewood accessible and convenient for pedestrians and bicycle riders.

Strategies

- **Strategy:** Implement the Lakewood Legacy Plan urban parks level of service standard.
- **Strategy:** Explore grant and other funding opportunities for public space improvements and programming.
- **Strategy:** Authorize partial fees-in-lieu of onsite parks and recreation facilities that would contribute to central and linear park implementation.
- **Strategy:** Acquire land for and develop a central park in Downtown to provide citizens with recreation and cultural features.
- **Strategy:** Develop the Green Loop to connect the Downtown's parks, recreation, cultural, transit, and retail assets.
- **Strategy:** Explore the potential to designate a cultural district within Downtown to celebrate art and creativity and to attract funding.
- **Strategy:** Program and host events (e.g., farmers market, parades, holiday festivals or Oktoberfest) for Downtown public spaces.
- **Strategy:** Create streetscapes and trails that link the Downtown area to parks and recreational facilities outside of Downtown.

Stormwater and the Natural Environment

Context

Natural Environment

Downtown is located to the west in the City and within the drainage basins of Steilacoom and Gravelly Lakes. Clover Creek flows northwest into Steilacoom Lake, crossing the southwest corner of the Town Center District. Clover Creek is a salmonid bearing stream with documented Coho salmon and presumed winter steelhead. Ponce de Leon Creek, another salmonid-bearing stream, flows to the west of the Town Center District. In addition to mapped critical areas, several streams and waterbodies are piped within the planning area.

Portions of Clover Creek are within a special flood hazard area. Special flood hazard areas are subject to flooding and have a 1% annual chance of flood (100-year food).

The entire Downtown Study Area is within an aquifer recharge area (Lakewood Water District, 2018). The soils are highly permeable and gravelly in nature, and the area is rated as highly vulnerable on the DRASTIC index range (LMC 14A.150; (Brown and Caldwell et al., 1990)). The City's sole source of drinking water is from underground aquifers and recharge (replenishing) of the aquifers comes from local rainfall in the Clover-Chambers watershed which includes the Downtown Plan Study Area.

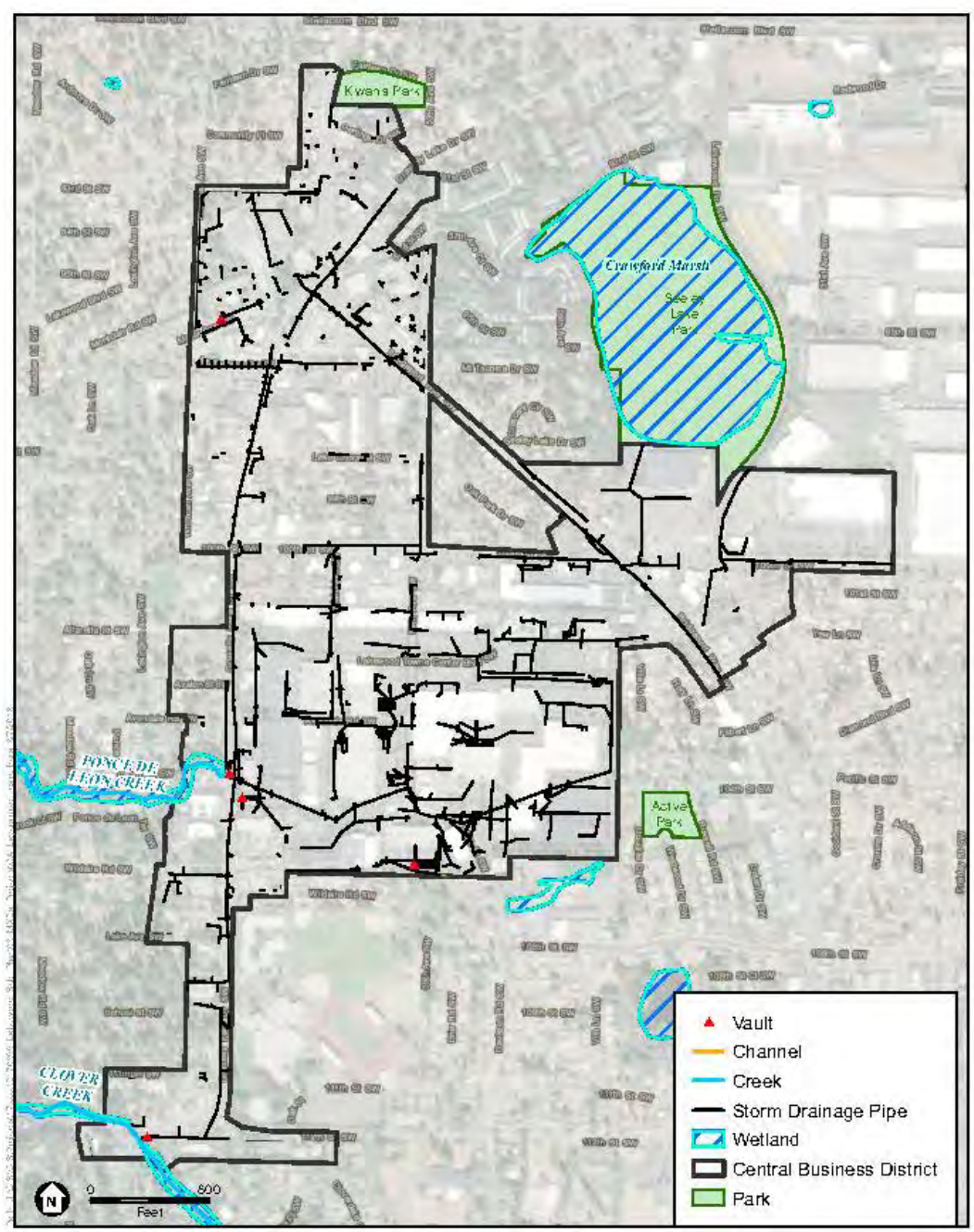
Urban adapted wildlife (e.g. rodents, raccoons, and some birds such as crows) may take advantage of the limited greenspace within Downtown Lakewood.

Stormwater

The natural surface waters have been modified over time and have been integrated into the manmade stormwater system to enable development. The Downtown stormwater pipes and vaults are shown in Figure45.

Redevelopment in the Downtown will require compliance with modern stormwater standards, including which best management practices to minimize stormwater impacts on water quality and quantity.

Figure45. Surface Water Features



Digital Globe, 2016, City of Lakewood, Pierce County GIS, ESA

Proposed Improvements

This plan supports restoration of Seeley Lake Park outside the Study Area and an option to daylight a portion of Ponce de Leon Creek per Comprehensive Plan policies.

Depending on the extent and type of restoration of Seeley Lake Park, these changes could help to improve the water quality of the wetland and improve habitat for urban wildlife.

Daylighting a portion of Ponce de Leon Creek could provide additional instream and riparian habitat along the daylighted portion of the stream. Daylighting a portion of the creek could also have a community benefit and be an opportunity for education as it would be a natural feature in an urban environment. However, daylighting a portion of the creek would not necessarily address water quality issues, which could hinder ecological benefit. The area also has a high water table, and daylighting may have an effect on groundwater. Additionally, depending upon site constraints and easements acquired, the riparian area may be too narrow to provide any ecological benefit or costs may render daylighting impractical.,

Improvements in the stormwater system, which currently has limited areas of filtration or water quality treatment, would be supported by the City's application of its stormwater standards, including:

- 2012 Stormwater Management Manual for Western Washington (as amended in 2014) (Washington Department of Ecology, 2014);
- Pierce County Stormwater Management and Site Development Manual (Pierce County, 2015); and
- Washington State Department of Transportation (WSDOT) Highway Runoff Manual (WSDOT, 2014)

Stormwater and the Natural Environment Policies + Strategies

Policies

- **Policy:** Protect the quality and quantity of groundwater.
- **Policy:** Require that development follow adopted stormwater standards that incorporate low impact development (LID) principles and standards.
 - Where onsite filtration is feasible, it should be provided.
 - Permeable surfaces should be considered for sidewalks.

Strategies

- **Strategy:** Feature low impact development and green stormwater infrastructure along the Green Street Loop.
- **Strategy:** Use native and/or drought tolerant landscaping in the Downtown.
- **Strategy:** Provide educational signage at aboveground stormwater facilities and/or added natural features.
- **Strategy:** Encourage that open ponds be an amenity for the Downtown, with both natural landscape and urban access and edge treatments.
- **Strategy:** Address protection and potential restoration of piped streams in development to improve downstream function.
- **Strategy:** Require a conservation easement or other regulatory structure for piped streams to ensure the possibility of creek daylighting is not precluded by future redevelopment.

- **Strategy:** Identify types of acceptable low impact development and green stormwater infrastructure techniques for small parcels in the Plan area. Be open to emerging ideas.

Utility Infrastructure (Water, Sewer, Power)

Context

Water service is provided by the Lakewood Water District, and Downtown is fully served. The District began a 35-year program of replacement and rehabilitation in 1995, and some of the lines are mapped as needing replacement in the Downtown Plan area. Once these replacements are complete, water service will be sufficient for Downtown including daily use and fire suppression demand.⁵

Sewer service is provided by Pierce County Public Works and Utilities. Downtown is in the County's Lakewood East Sewerage Sub-basin and is fully served. Pierce County plans to increase sewer capacity in the area. Designs under consideration currently include either an increase in the size of the current interceptor (from 54" to 72") or the addition of a parallel sewer line. Any needs for additional flow can be considered and incorporated into Unified Sewer Plan updates in 2018 or beyond. (Bedi, 2018)

Power providers in the Downtown include Lakeview Light and Power and Tacoma Power.

Water and sewer lines traverse larger private properties within the Plan area such as the Lakewood Towne Center Mall. This could affect where and how public streets are added. The addition of new public streets could necessitate changes to some utility lines. Developers are responsible for the cost of these alterations, which may be identified during the design review for individual projects. The City should consider development incentives to advance public street improvements and to help offset developer responsibility for the cost of utility alteration.

Utility Infrastructure (Water, Sewer, Power) Policies + Strategies

Policies

- **Policy:** Ensure Downtown features a connected public street grid and updated utility infrastructure to support densification.
- **Policy:** Encourage energy efficient development in the Downtown Study Area.

Strategies

- **Strategy:** Facilitate the creation of public streets to maximize development potential that meets the Downtown Plan vision.
- **Strategy:** Develop a water line replacement phasing plan in conjunction with the Lakewood Water District that dovetails with the installation of public streets to reduce the costs of utility relocation.
- **Strategy:** Coordinate with Pierce County on the relocation of sewer lines as public streets are developed.
- **Strategy:** Promote energy-saving building materials and site designs (e.g., LEED or similar ranking systems) through development regulation incentives..

⁵ Water supply requirements for fire flow can be much greater than the average daily usage for single buildings. Developers are responsible for improvements needed to meet fire code requirements on their property, so additional improvements may be identified during the design review for individual projects.

Community Partnerships and Organization

Context

Successful Downtowns often have active community organizations to partner with the City and the community to manage and improve the Downtown. The National Main Street Association and the Washington Main Street Association are two of the best examples of national and organizations that provide guidance and resources for local communities interested in revitalizing their Downtown. There are many main street organizations in Washington and throughout the United States (see Figure 46).

Figure 46. Map of Main Street Associations in the United States



Mainstreet.org, 2018; Google Maps, 2018

The main street approach is based on the understanding that the City governments do not have the resources to take on all aspects of a downtown revitalization effort and need resources from the community. It includes creating a sustainable organization that is committed to the revitalization of the Downtown and uses the Four Point Approach (see Figure 47) that includes organization, promotion, design, and economic vitality subcommittees. Business improvement associations, merchant associations, chambers of commerce, historic preservation organizations, and arts and culture organizations can also contribute to the success of a city's Downtown. Lakewood currently has many community organizations, but none focused exclusively on the revitalization of the Downtown.

Figure 33. Main Street Four Point Approach



Mainstreet.org, 2018

Community Partnerships and Organization Policies + Strategies

Policies

- **Policy:** Focus on the revitalization of the Downtown through partnerships among the City, business and property owners, and the community; develop an organization whose primary function is to support implementation of this Plan.
- **Policy:** Support formation of business improvement organizations.
- **Policy:** Support the formation of a Lakewood Towne Center association or similar organization to establish economic improvement strategies and to sponsor social and safety events.

Strategies

- **Strategy:** Create a Downtown Plan Advisory Commission with staff support to assist with implementation efforts.
- **Strategy:** Connect businesses to other Lakewood business support organizations' missions and programs including the Lakewood Chamber of Commerce.
- **Strategy:** Work with Lakewood Chamber of Commerce on a "buy local" initiative that builds on the small business movement.
- **Strategy:** Seek community partnerships for the programming and management of public spaces for active use.
- **Strategy:** Explore becoming a designated Main Street program through the State of Washington.

Implementation Plan

During the public outreach for this Plan, the community expressed a very strong desire to see progress towards realizing their vision for the Downtown and some frustration that more has not happened to date. Therefore, the implementation plan is a critical component to advancing the Downtown vision. The implementation plan outlines the project actions, the timeline for implementation, the responsible department (See Table 5). The timeline for plan actions include short-term (0-3 years), Mid-term (3-5 years) and long-term (5+ years).

Table 5. Implementation Plan

	Plan Action	Timeline	Department
Urban Design + Land Use	<ul style="list-style-type: none"> Update the City's Future Land Use Map and Zoning Map to designate the entire Study Area as "Downtown." 	Short-term	Community Development
	<ul style="list-style-type: none"> Adopt a hybrid form-based code that combines design elements with traditional zoning to regulate Downtown development. Use Overlay Districts, Street Types, Building Frontage Standards, and a simplified list of allowed land uses in the subarea. 	Short-term	Community Development
	<ul style="list-style-type: none"> Adopt standards to address the transition and minimize impacts from more intense development Downtown to lower-density residential neighborhoods. 	Short-term	Community Development
	<ul style="list-style-type: none"> Encourage integrated mixed-use urban development, including housing, in the Downtown. 	Ongoing	Community Development
	<ul style="list-style-type: none"> Train staff on maintenance and implementation of a hybrid form-based development code. 	Short-term	Community Development
	<ul style="list-style-type: none"> Remove underlying deed restrictions and/or covenants that prohibit office, high density residential, and/or mixed-use development or open space. 	Mid-term	Community Development
	<ul style="list-style-type: none"> Conduct a parking study in the Downtown to understand the existing demand for parking and identify opportunities for redevelopment of existing surface parking lots to support the implementation of this Plan. 	Short-term	Community Development

	Plan Action	Timeline	Department
	<ul style="list-style-type: none"> Update the City's parking requirements to "right size" the requirements based on the results of the parking study and to encourage shared parking and flexibility in meeting parking requirements. The updated parking requirements should consider parking maximums. 	Short-term	Community Development
	<ul style="list-style-type: none"> Monitor the impact of the Downtown Code in implementing this Plan at least biennially and amend the Plan and its associated regulations as needed to improve outcomes. 	Short-term; Ongoing	Community Development
Economic Development	<ul style="list-style-type: none"> Develop a Lakewood-specific business attraction and retention program with regional economic development partners including opportunities for incubator businesses. 	Ongoing	Community Development, Public Works Engineering, Parks and Recreation, Economic Development
	<ul style="list-style-type: none"> Identify and implement incentives that would encourage new businesses to locate in Downtown Lakewood. 	Short-term; Ongoing	Economic Development
	<ul style="list-style-type: none"> Provide resources for entrepreneurs and small businesses, including information available in multiple languages, and recruit key business services to the area. 	Short-term; Ongoing	Economic Development
	<ul style="list-style-type: none"> Support a business improvement district and continue ongoing initiatives to make downtown Lakewood clean and safe. 	Short-term	Economic Development
	<ul style="list-style-type: none"> Activate empty and underutilized places such as parking lots. 	Short-term	Community Development, Economic Development
	<ul style="list-style-type: none"> Seek neighborhood businesses that provide daily goods and services in the CBD. 	Ongoing	Economic Development
	<ul style="list-style-type: none"> Invest in civic amenities and infrastructure consistent with this Downtown Plan to attract business owners and investors who create living wage jobs. 	Mid-term	Community Development, Public Works Engineering, Parks and Recreation

	Plan Action	Timeline	Department
	<ul style="list-style-type: none"> Explore the feasibility of a business incubator in Downtown and consider incorporating economic gardening for microenterprises into it. 	Mid-term	Economic Development
	<ul style="list-style-type: none"> Work with local financial institutions on providing low interest loans for qualified small local businesses. 	Short-term; Ongoing	Economic Development
	<ul style="list-style-type: none"> Implement “crime prevention through environmental design” principles at the time of design and through maintenance programs. 	Short-term; Ongoing	Community Development, Public Works Engineering,,
	<ul style="list-style-type: none"> Improve regular police patrols through extension of public streets. 	Mid-term	Community Development, Public Works Engineering, Police Department
	<ul style="list-style-type: none"> Evaluate regulations, procedures, and fees to remove barriers to business formation and development while remaining effective and reasonable to achieve the Vision of this plan. 	Short-term	Community Development
Housing	<ul style="list-style-type: none"> Adopt form-based development regulations that improve the quality of attached and mixed-use housing development and create a walkable attractive Downtown. 	Short-term	Community Development
	<ul style="list-style-type: none"> Revise land use and development regulations to promote mixed-use development within the CBD. 	Short-term	Community Development
	<ul style="list-style-type: none"> Adopt transitional height and landscape standards to ensure compatibility with abutting lower-density areas. 	Short-term	Community Development
	<ul style="list-style-type: none"> Engage affordable housing organizations about opportunities and partnerships to increase housing in the Downtown. 	Short-term; Ongoing	Community Development, Economic Development
	<ul style="list-style-type: none"> Explore opportunities for transitional housing and services with homelessness service providers to address the health, social, and shelter needs of homeless in Lakewood. 	Short term; Ongoing	Community Development, Economic Development

	Plan Action	Timeline	Department
	<ul style="list-style-type: none"> Foster neighbor engagement and create a sense of safety through “crime prevention through environmental design” principles integrated into development designs. 	Ongoing	Community Development
	<ul style="list-style-type: none"> Explore expanding current tax abatement programs and other incentives. 	Long Term	Community Development
Street Grid, Streetscapes and Public Spaces	<ul style="list-style-type: none"> Require land uses and development to support an active, safe, and engaging public realm in Downtown streets, parks, and public spaces. 	Mind-term; Ongoing	Community Development, Economic Development, Public Works Engineering, Parks and Recreation
	<ul style="list-style-type: none"> Expand the number of events held in public spaces in Downtown by building off the success of the Lakewood Farmer’s Market. 	Short-term; Ongoing	Public Works Engineering, Community Development
	<ul style="list-style-type: none"> Implement public and civic investment programs such as: public spaces, art, seasonal events; streets, streetscapes, and parks; and environmental remediation. 	Mid-term	Public Works Engineering, Community Development, Parks and Recreation
	<ul style="list-style-type: none"> Adopt regulations for right-sized parking requirements, a larger on-street parking network, parking facilities within in structures or located away from the edges of streets and public spaces, and encouraged shared parking. 	Short-term; Ongoing	Community Development, Public Works Engineering
Transportation	<ul style="list-style-type: none"> Amend City design and engineering standards to implement Downtown street sections. 	Short-term	Public Works Engineering
	<ul style="list-style-type: none"> Ensure development standards require new development to provide convenient pedestrian connections to bus stops. 	Short-term	Community Development, Public Works Engineering
	<ul style="list-style-type: none"> Provide pedestrian facilities and amenities, local access, on-street parking, and active streets on designated retail streets in the Downtown. 	Ongoing	Public Works Engineering
	<ul style="list-style-type: none"> Prioritize the design and construction of the Green Loop, including the revision on Gravelly Lake Drive SW. 	Ongoing	Community Development, Public Works Engineering

Plan Action	Timeline	Department
<ul style="list-style-type: none"> Provide sidewalks and/or upgraded sidewalk conditions within the Downtown area along the Green Loop roadways and along connections to parks and recreational spaces. 	Ongoing	Community Development, Public Works Engineering
<ul style="list-style-type: none"> Construct high quality bicycle facilities for riders of all ages, including bicycle lanes and multi-use paths to provide safe east-west and north-south routes in the Downtown. 	Long-term	Community Development, Public Works Engineering
<ul style="list-style-type: none"> Actively pursue the acquisition of the proposed public streets based on the priorities established in the Implementation Plan and as strategic opportunities arise. 	Short-term	Public Works Engineering
<ul style="list-style-type: none"> Work with Pierce Transit, Sound Transit, and other partners to offer incentives to small employers that promote multimodal travel. 	Short-term	Public Works Engineering
<ul style="list-style-type: none"> Provide a high level of transit stop amenities, including pads, bus shelters, and traveler information within the Plan area. 	Short-term	Pierce Transit, Public Works Engineering
<ul style="list-style-type: none"> Conduct a parking study in the Downtown to understand the existing demand for parking and identify opportunities for redevelopment of existing surface parking lots to support the implementation of this Plan. 	Short-term	Community Development
<ul style="list-style-type: none"> Update the City's parking requirements to "right size" the requirements based on the results of the parking study and to encourage shared parking and flexibility in meeting parking requirements. 	Short-term	Community Development
<ul style="list-style-type: none"> Pursue opportunities to add on-street parking consistent with the street concept plans and support the redevelopment of existing surface parking lots and prioritize access to street level retail uses. 	Short Term; Ongoing	Community Development, Public Works Engineering

	Plan Action	Timeline	Department
Parks, Open Spaces, & Trails	■ Implement the Lakewood Legacy Plan urban parks level of service standard.	Mid-Term	Parks and Recreation, Community Development
	■ Explore grant and other funding opportunities for public space improvements and programming.	Mid-term	Parks and Recreation, Community Development, Public Works Engineering, Administrative Services
	■ Authorize partial fees in lieu of onsite parks and recreation facilities to contribute to central and linear park implementation.	Short-term	Parks and Recreation, Community Development
	■ Acquire land for and develop a central park in Downtown to provide citizens with recreation and cultural features.	Long-term	Community Development, Public Works Engineering
	■ Develop the Green Loop to connect the Downtown's parks, recreation, cultural, transit, and retail assets.	Short-term	Community Development, Public Works Engineering
	■ Explore the potential to designate a cultural district within Downtown to celebrate art and creativity and to attract funding.	Mid-term	Parks and Recreation
	■ Program and host events (e.g., farmers market, parades, holiday festivals or Oktoberfest) for Downtown public spaces.	Short-term; Ongoing	Parks and Recreation
	■ Create streetscapes and trails that link the Downtown area to parks and recreational facilities outside of Downtown.	Mid-term	Community Development, Public Works Engineering
Stormwater	■ Feature low impact development and green stormwater infrastructure along the Green Street Loop.	Short-term	Public Works Engineering, Community Development
	■ Use native and/or drought tolerant landscaping in the Downtown.	Short-term	Community Development, Public Works Engineering
	■ Provide educational signage at aboveground stormwater facilities and/or added natural features.	Short-term	Public Works Engineering
	■ Encourage that open ponds be an amenity for the Downtown, with both natural landscape and urban access and edge treatments.	Short-term	Public Works Engineering

	Plan Action	Timeline	Department
	<ul style="list-style-type: none"> Address protection and potential restoration of piped streams in development to improve downstream function. 	Mid-term	Community Development, Public Works Engineering
	<ul style="list-style-type: none"> Require a conservation easement or other regulatory structure for piped streams to ensure the possibility of creek daylighting is not precluded by future redevelopment. 	Mid-term	Community Development, Public Works Engineering
	<ul style="list-style-type: none"> Identify types of acceptable low impact development and green stormwater infrastructure techniques for small parcels in the Plan area. Be open to emerging ideas. 	Short-term; Ongoing	Public Works Engineering
Utility Infrastructure	<ul style="list-style-type: none"> Facilitate the creation of public streets to maximize development potential that meets the Downtown Plan vision. 	Mid-term	Public Works Engineering, Community Development
	<ul style="list-style-type: none"> Develop a water line replacement phasing plan in conjunction with the Lakewood Water District that dovetails with the installation of public street to reduce the costs of utility relocation. 	Short-term	Public Works Engineering
	<ul style="list-style-type: none"> Coordinate with Pierce County on the relocation of sewer lines as public streets are developed. 	Short-term; Ongoing	Public Works Engineering
	<ul style="list-style-type: none"> Promote energy-saving building materials and site designs (e.g., LEED or similar ranking systems) through development regulation incentives. 	Short-term; Ongoing	Community Development
Community Partnerships	<ul style="list-style-type: none"> Create a Downtown Plan Advisory Commission with staff support to assist with implementation efforts. 	Mid-term	Community Development, Economic Development
	<ul style="list-style-type: none"> Connect businesses to other Lakewood business support organizations' missions and programs including the Lakewood Chamber of Commerce. 	Short-term; Ongoing	Community Development, Economic Development

Plan Action	Timeline	Department
<ul style="list-style-type: none"> Work with Lakewood Chamber of Commerce on a “buy local” initiative that builds on the small business movement. 	Short-term	Economic Development
<ul style="list-style-type: none"> Seek community partnerships for the programming and management of public spaces for active use. 	Mid-term; Ongoing	Parks and Recreation
<ul style="list-style-type: none"> Explore becoming a designated Main Street program through the State of Washington. 	Short-term	Community Development, Parks and Recreation

Appendix A Colonial District Design Overview

COLONIAL DISTRICT DESIGN OVERVIEW

LAKEWOOD
DOWNTOWN · PLAN 



PRECEDENTS



ELEMENTS

* MATERIALS

- * BRICK
- * CLAPBOARDS
- * WOOD
- * GLASS
- * STONE
- * STUCCO WHEN LIMITED IN AREA

* COLOR

- * RED
- * WHITE
- * YELLOW
- * BLUE/GRAY
- * BLACK

* ARCHITECTURAL (COLONIAL REVIVAL)

- * CUPOLA
- * GABLET (DORMERS)
- * COLUMNS
- * PORTICO
- * PEDIMENTS
- * SHUTTERS
- * CHIMNEYS
- * PROMINENT ENTRY DESIGN
- * CORNICE WITH DETAILING
- * ORNATE DETAILING
- * ARCHES
- * ROOF FORMS
 - * SIDE GABLE, GABRIEL, HIPPED, GABLE
 - * FLAT ROOFS WHEN INCORPORATING FEATURES THAT CREATE A PROMINENT EDGE AND BREAK UP MASS
- * WINDOWS
 - * SYMMETRICAL FENESTRATION
 - * MULTI-PANE
 - * ARCHED
 - * SMALLER UPPER STORY WINDOWS

THE ELEMENTS OF COLONIAL DESIGN PROVIDE A MENU OF OPTIONS FOR THE CITY AND THE COMMUNITY TO CONSIDER IN DEVELOPING DESIGN STANDARDS FOR THE DISTRICT



MOTOR AVENUE CONCEPT

ELEMENTS



CUPOLA

COLUMNS

SYMMETRICAL
WINDOWS+ PANES

BRICK

WHITE TRIM

CHIMNEY

SIDE GABLE
ROOF

ROOF TYPES



SIDE GABLE



GABLE



GAMBREL

SEE ELEMENTS FOR OTHER TYPES.



HIPPED

DESIGN STANDARDS

Overview. American Colonial Revival Design is a part of Lakewood's history. The Lakewood Theater, constructed in 1937, is the most prominent example of Colonial Architecture in the District. Newer buildings in the district continue to exhibit Colonial Architectural elements and the community desires to reinforce the character of the district through adoption of design standards, but also provide flexibility to support other goals for activating public spaces in Downtown including along Motor Avenue adjacent to the Lakewood Theater.

Purpose and Intent. To maintain and enhance the colonial character and design elements within the district and require new development and modifications to be compatible with the scale, materials, and architectural elements of American Colonial Revival architecture. Sites and buildings should be designed to be recognizable as modern structures and not to appear as historic structures. Creativity is encouraged to design sites and buildings that represent modern interpretations of Colonial Architecture through building scale, materials, symmetry, window patterns, entry design, and other elements. Development shall be consistent with the Secretary of the Interiors Standards for the Rehabilitation of Historic Structures for new additions, exterior alterations, and related new construction (Standards 9 and 10). Additionally, the Colonial District Design Standards are intended to achieve the following:

1. To improve the image and character of the District and the Downtown.
2. To connect to Lakewood's History and identity as it relates to colonial architecture and the district's role

3. as a community gathering place
To support the community's vision for a vibrant Downtown for all and the implementation of the Downtown Subarea Plan
4. To create a great experience on Downtown Streets and in public spaces that is unique to Lakewood

Levels of Review.

1. Facade Improvements and Modifications.
2. Additions.
3. New Buildings and Redevelopment.

Design Standards. See Downtown Development Code. Addresses Colonial Elements and Roof Types.

Appendix B: Capital Facility Plan

Capital Facilities Plan Text

The EIS and Downtown Plan identified new transportation and park improvements. This capital plan identifies priorities for public investments based on City levels of service and the Downtown Plan Vision and concepts. It identifies available funding sources including local, state, and federal funds in addition to grant opportunities, and considers the City's budget and revenue projections and the Transportation Improvement Program (TIP).

Transportation Improvements

The list below, together with Exhibit 1, summarizes the transportation network assumptions for the Downtown Plan including projects in the City's Six-Year TIP and additional projects.

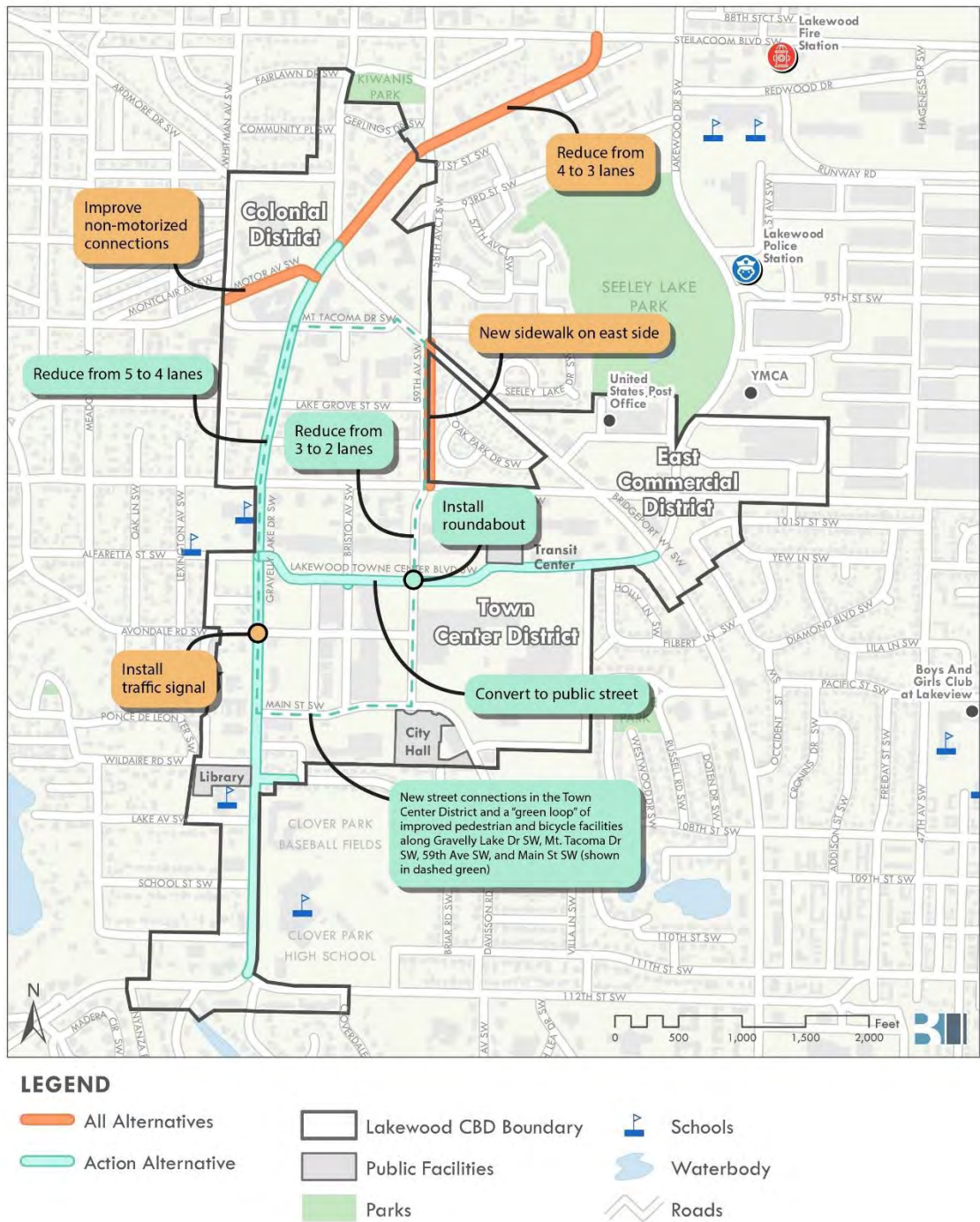
Transportation Improvement Program Improvements: 2018-2023

- 2.69B – Reduce Gravelly Lake Drive SW from four lanes to three lanes (with bicycle lanes) between Bridgeport Way SW to Steilacoom Blvd SW;
- 3.13 – Install a traffic signal at the Gravelly Lake Drive SW/Avondale Road SW intersection;
- 5.7 – Improve non-motorized connections on Motor Avenue SW between Whitman Avenue SW and Gravelly Lake Drive SW; and
- 2.82 – Construct sidewalk on the eastern side of 59th Avenue SW between Bridgeport Way SW and 100th Street SW.
- 2.72 – 100th St. & Lakewood Dr. curb, gutter, sidewalks, new signal
- 9.16 – 59th Ave pavement restoration from Main Street to 100th St
- 9.22 – 100th Street pavement restoration from 59th Ave to Lakeview Ave

Preferred Alternative Network Changes

- Consideration of reducing Gravelly Lake Drive SW from five lanes to four lanes with center turn lane/medians between Bridgeport Way SW and 112th Street SW and construct improved pedestrian and bicycle facilities;
- Convert Lakewood Towne Center Blvd SW to a public street within Lakewood Towne Center;
- Reduce 59th Avenue SW from three lanes to two lanes between Main Street SW and 100th Street SW and construct bicycle facilities;
- Install a one-lane roundabout at the 59th Avenue SW/Lakewood Towne Center Blvd SW intersection; and
- Construct more street connections to support walkability.

Exhibit 1. Transportation Network Assumptions - Preferred



Source: Fehr & Peers, BERK 2018

Additional Intersection Improvements

Based on the Planned Action EIS, in addition to the Six-Year TIP and additional Network Improvements described above, additional intersection improvements will be required as listed in Exhibit 2. The City Council selected Alternative 2 as its Preferred Alternative.

Exhibit 2. Proposed Mitigation Measures.

INTERSECTION	NO ACTION	ALT 1	ALT 1 MITIGATED	ALT 2	ALT 2 MITIGATED
Gravelly Lake Dr SW/59th Ave SW					
Signalize intersection	E/38	E/46	B/19	F/82	B/19
100th St SW/Bridgeport Way SW					
Add westbound right turn pocket, convert existing westbound through-right lane to through-only, and prohibit east and westbound left turns	E/68	F/85	C/34	F/102	D/49
100th St SW/Lakewood Dr SW					
Signal timing revisions to provide more green time to protected left turn phases and reduce time for eastbound and southbound through phases	D/50	E/56	D/49	E/56	D/54
Lakewood Dr SW/Bridgeport Way SW					
Convert westbound through-left lane to left only to remove split phase or move the pedestrian crossing to the north side of the intersection coincident with the WB phase *	C/34	E/66	D/39	E/67	D/48

Notes: * The LOS results are slightly better if the split phasing is removed (D/48) than if the pedestrian crossing is relocated (D/54)

Source: Fehr & Peers, 2018.

Transportation Costs

The table below identifies the cost for proposals in the Six-Year TIP. The total is about \$5.8 million. The City has funded about 40% of these improvements. About 58% is covered by grants, and the final 3% by Developer contributions.

Exhibit 3. Six-Year Transportation Improvement Program (2018-2023) in Downtown Study Area

PROJECT	COST	YEARS	FUNDING SOURCES
2.69B – Reduce Gravelly Lake Drive SW from four lanes to three lanes (with bicycle lanes) between Bridgeport Way SW to Steilacoom Blvd SW;	\$1,300,000	2018-2019	City: \$200,000 Grant: \$1,100,000

PROJECT	COST	YEARS	FUNDING SOURCES
3.13 – Install a traffic signal at the Gravelly Lake Drive SW/Avondale Road SW intersection;	\$250,000	2022	City: \$100,000 Other (Developer): \$150,000
5.7 – Improve non-motorized connections on Motor Avenue SW between Whitman Avenue SW and Gravelly Lake Drive SW; and	\$930,000	2018-2019	City: \$100,000 Grant: \$830,000
2.82 – Construct sidewalk on the eastern side of 59th Avenue SW between Bridgeport Way SW and 100th Street SW.	\$125,000	2019	City: \$25,000 Grant: \$100,000
2.72 – 100th St. & Lakewood Dr. curb, gutter, sidewalks, new signal	\$1,680,000	2018-2019	City: \$330,000 Grant: \$1,350,000
9.16 – 59th Ave pavement restoration from Main Street to 100th St	\$450,000	2020	City: \$450,000
9.22 – 100th Street pavement restoration from 59th Ave to Lakeview Ave	\$1,100,000	2022	City: \$1,100,000
Total	\$5,835,000		City \$2,305,000 Grant \$3,380,000 Other \$150,000

Note: Other includes Developer contributions.

Source: City of Lakewood 2017

The Planned Action EIS describes potential improvements to the network and impacted study intersections in addition to the City's 2018-2023 6-Year Transportation Improvement Program; see Exhibit 2. Implementation of improvements would occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects.

Planned Action EIS traffic modeling identified approximately 39% pass-through traffic in the study area under Modified Alternative 1 and 30% pass-through under Alternative 2; to support citywide or regional travel the City would provide some funding and much of it would come from grants or other funding sources. The responsibility of cumulative planned action development would equal 70% maximum; however, the City Council has set the planned action share at 50% recognizing its desire to balance public and private investment in the transportation system serving the Planned Action Area and the expected growth and land use. The proportionate share of costs of the Planned Actions would be determined based on their proportionate share of trips identified in the Planned Action Ordinance.

Exhibit 4. Transportation Improvements in addition to Six-Year Transportation Improvement Program

PROJECT	TITLE	COST (100%) 2018\$ ROUNDED	COST (50%) 2018\$ ROUNDED
1	Gravelly Lake Dr SW Revised Section: 4-lane section plus median/turn lane shown in the May 2018 Subarea Plan concept #3A.	\$19,410,000	\$9,705,000
2	Conversion of Lakewood Towne Center Blvd as Public Street*	\$5,096,070	\$2,548,000
3	Lakewood Towne Center Blvd at 59th Ave SW, Roundabout	\$2,402,000	\$1,201,000
4	Reduce 59th Ave SW to two lanes, allowing for bicycle facilities (sharrows)	\$189,000	\$94,500
5**	Gravelly Lake Dr / Avondale Rd SW New Signalized Intersection	\$1,178,000	\$589,000
6	100th St SW / Bridgeport Way SW	\$649,000	\$324,500
7	100th St SW / Lakewood Dr SW	\$8,000	\$4,000
8	Option A: 100th St SW / Lakewood Dr SW: Convert westbound through-left lane to left only to remove split phase	\$13,000	\$6,500
	Option B: 100th St SW / Lakewood Dr SW: Move the pedestrian crossing to the north side of the intersection coincident with the WB phase	\$269,000	\$134,500
Total	with 8A	\$28,944,000	\$14,472,500
	with 8B	\$29,200,000	\$14,600,500

* Costs for Lakewood Towne Center Blvd remove the 23% markup for potential federal funding and instead it is anticipated that non-federal funding would be used, such as state funding for complete streets; alternatively, if overall costs are similar to the total in Row 2, federal funds may be possible. Costs remove the right-of-way costs as the road is less essential to intersection results elsewhere, but since the roads do carry some new trips due to growth and promote multimodal trips, the road improvement costs remain.

**To the extent this improvement overlaps the 2018-2023 TIP, the total could be reduced by \$250,000 to \$1.2 Million.

Source: KPG, BERK 2018

Potential Funding Sources

The City would need to blend funding sources to pay for infrastructure improvements. Traditional funding sources include sales, property, and utility taxes, state and federal competitive grants and legislative allocations, and mitigation from development similar to the above. The City is also considering several sources in its Six-Year Financial Forecast Update (January 2018), including: an additional \$20 vehicle licensing fee (total \$40 VLF), property tax levy lid lift and capital bond.

The City could also consider specialized funding options like community revitalization financing, community facility districts, Local Improvement Districts or Road Improvement Districts, and latecomer agreements. These various sources of revenue are described below.

OPPORTUNITIES TO CAPTURE CONTRIBUTIONS FROM NEW DEVELOPMENT

- **Sales Tax Generated on Development.** Sales tax is generated from the taxable sales of goods occurring within the city boundaries. Sales tax impacts from potential site development in the Downtown study area will be generated in two ways:

- The initial construction of the development will generate sales tax for the full cost of supplies, material, and labor used in construction.
 - Retail and hotel development will generate significant ongoing sales and use tax revenues.
- **Property Tax Generated on Development.** Assessed value (AV) from new construction is the only way for a jurisdiction to increase its property tax base and revenues beyond the 1% per year cap on the property tax levy.
- **Utility Tax Generated on Development.** Utility taxes and franchise fees are charged against total utility revenues, and revenue from utility taxes scales in proportion with the quantity of utilities purchased by the study area's future tenants. The development in the study area would generate utility tax revenue for the City, based on the total utility billing generated by the area occupants.

In addition to the general tax benefits described above, there are funding mechanisms that provide opportunities to more directly tap the value increase in the land to support infrastructure development for the Downtown properties, summarized as follows:

- **Community Facility Districts.** Allow jurisdictions (including cities and counties) to finance infrastructure improvement through establishing a special assessment district for a variety of improvements including water, sewer, roads, storm drainage, sidewalks, and other forms of infrastructure. The formation of a district requires 100% of property owners within the district to sign a petition to form the district.
- **Road Improvement Districts (RID).** Levy a special assessment on properties that would benefit from roadway improvements to pay for those improvements. This mechanism can be particularly effective when: (1) there are significant and demonstrable benefits to the property values associated with the road improvements; and, (2) there are relatively few large property owners within the assessment area and they see the benefit of participating in the RID.

Finally, there are mechanisms that provide opportunities to address some of the equity balancing issues associated with allocating some of the funding responsibility to future development.

- **Latecomer Agreements.** Funding agreements that allow property owners who have paid for capital improvements to recover a portion of the costs from other property owners in the area who later develop property that will benefit from those improvements. This approach reflects the reality that it is difficult to phase some of these infrastructure investments which can result in the early participants carrying a larger financial burden to get the project off the ground. Latecomers agreements would offer a mechanism for the early commitments to recover some of their investment.

COMMUNITY CONTRIBUTIONS

Development of the Downtown area will result in general tax revenue and economic benefits. As a result, there is an appropriate role for public funding to build some of the infrastructure necessary to generate these broader community benefits. Investing in infrastructure with public funds (City or other agency) can result in several benefits:

- **Economic Opportunity.** The range of employment opportunities and the real wage gains of employees.
- **Constituent Tax Burdens.** Efficient land use and public services and high-value development opportunities can keep tax burdens lower than they would otherwise be.

- **Productive and Efficient Returns on Infrastructure.** Infrastructure is by nature a capacity building asset. Effectively leveraging infrastructure capacity and targeting new investments to open up economic opportunities are integral to supporting private investment in the community.

The following is a brief discussion of the mechanisms available to local jurisdictions seeking to generate public funding to support infrastructure development in the area.

- **Transportation Benefit District (TBD).** Funding districts that may be established for the construction and operation of improvements to roadways within their jurisdiction. TBDs have two available funding mechanisms:
 - **Sales and Use Tax (RCW 82.14.0455).** TBDs can levy up to a 0.2% local sales and use tax with voter approval. This tax must be authorized by voters, and may not be in effect longer than 10 years unless reauthorized by voters.
 - **Motor Vehicle Excise Tax (MVET) (RCWs 81.100 and 81.104).** TBDs can levy up to a \$100 fee for each new vehicle weighing less than 6,000 pounds registered in its jurisdiction. Initially, \$20 of this fee can be leveraged without a public vote. After two years that amount increases to \$40, and later to \$50.

On September 15, 2014, the Lakewood City Council, acting as the Transportation Benefit District Board, voted to enact a \$20 vehicle license fee. In 2015, the legislature increased the allowable nonvoted vehicle license fee up to a \$50 maximum. However, a TBD may only impose a nonvoted vehicle license fee above \$20 as follows:

- Up to \$40, but only if a \$20 fee has been in effect for at least 24 months.
 - Up to \$50, but only if a \$40 fee has been in effect for at least 24 months. Any nonvoted fee higher than \$40 is subject to potential referendum.
- **Property Tax Levy Lid Lift.** A taxing jurisdiction that is collecting less than its maximum statutory levy rate may ask a simple majority of voters to “lift” the total levy amount collected from current assessed valuation by more than 1% (RCW 84.55.050; WAC 458-19-045). With a single-year lid lift, a jurisdiction can exceed the 1% annual limit for one year only, and then future increases are limited to 1% (or inflation) for the remainder of the levy. With a multi-year lid lift, a jurisdiction can exceed the 1% annual limit for up to 6 consecutive years. A multi-year levy lid lift may be used for any purpose, but the ballot must state the limited purposes for which the increased levy will be used (unlike a single-year lid lift, where there is no requirement to state the purpose). (MRSC 2018)
- **Grants and Loans.** There are state and federal grant and revolving loan programs, which could provide some funding. These programs are extremely competitive; however, any grant funding that could be made available would significantly improve the funding and economic feasibility of the Downtown development, since these funds would reduce the amount that needs to come from development and local public sources.
- **Legislative Allocation.** In addition to the grant programs, some infrastructure funding is allocated through the state budget process. Since there are investments required for state transportation facilities, a contribution through the state budget would have the same benefits as a grant. As with grants, these discretionary funds are limited, subject to state appropriation, and very competitive.
- **Community Revitalization Financing.** A form of tax increment financing from local property taxes generated within the area authorized by Chapter 39.89 RCW. The law authorizes counties, cities, towns, and port districts to create tax increment areas within their boundaries where community

revitalization projects and programs are financed by diverting a portion of the regular property taxes imposed by local governments within the tax increment area. The law allows local governments raise revenue to finance public improvements that are designed to “encourage economic growth and development in geographic areas characterized by high levels of unemployment and stagnate employment and income growth.” Use of the funds is expected to “encourage private development within the increment area and to increase the fair market value of real property within the increment area.” The law requires there be a signed, written agreement among taxing districts, a public hearing, and adoption of an ordinance. The agreement indicates that taxing districts in the aggregate will levy at least 75 percent of the regular property tax within the increment area.

Parks Costs

The roadway improvements above address the Green Street Loop, a linear park and non-motorized travel improvement. In addition to the Green Street Loop the Downtown Plan supports a Central Park. A two to four-acre park has been evaluated. A two-acre park would have less potential disruption to future public road improvements and retain more area for private redevelopment.

The capital costs per acre (not including cost of land and design) will be in a range of \$3 to \$5 million. For reference, Downtown Redmond’s construction cost is \$11 million for 2.2 acres. Depending on land costs and design the costs could increase by \$5 to \$10 Million for a total of \$15 to \$30 Million.

Exhibit 5. Park Size and Costs Excluding Acquisition and Design

	TWO-ACRE PARK	FOUR-ACRE PARK
Capital Cost	\$10,000,000	\$20,000,000

Source: KPG, BERK 2018

The Downtown Development Code allows a developer to pay an in-lieu fee for up to half of the required private common and unit-specific open space, and instead contribute to the Central Park or the Green Loop.

Citywide the City is considering park financing options and exploring metropolitan park district options.

Downtown Development Code

October 1, 2018 | BERK and Framework

18B Downtown Development Code

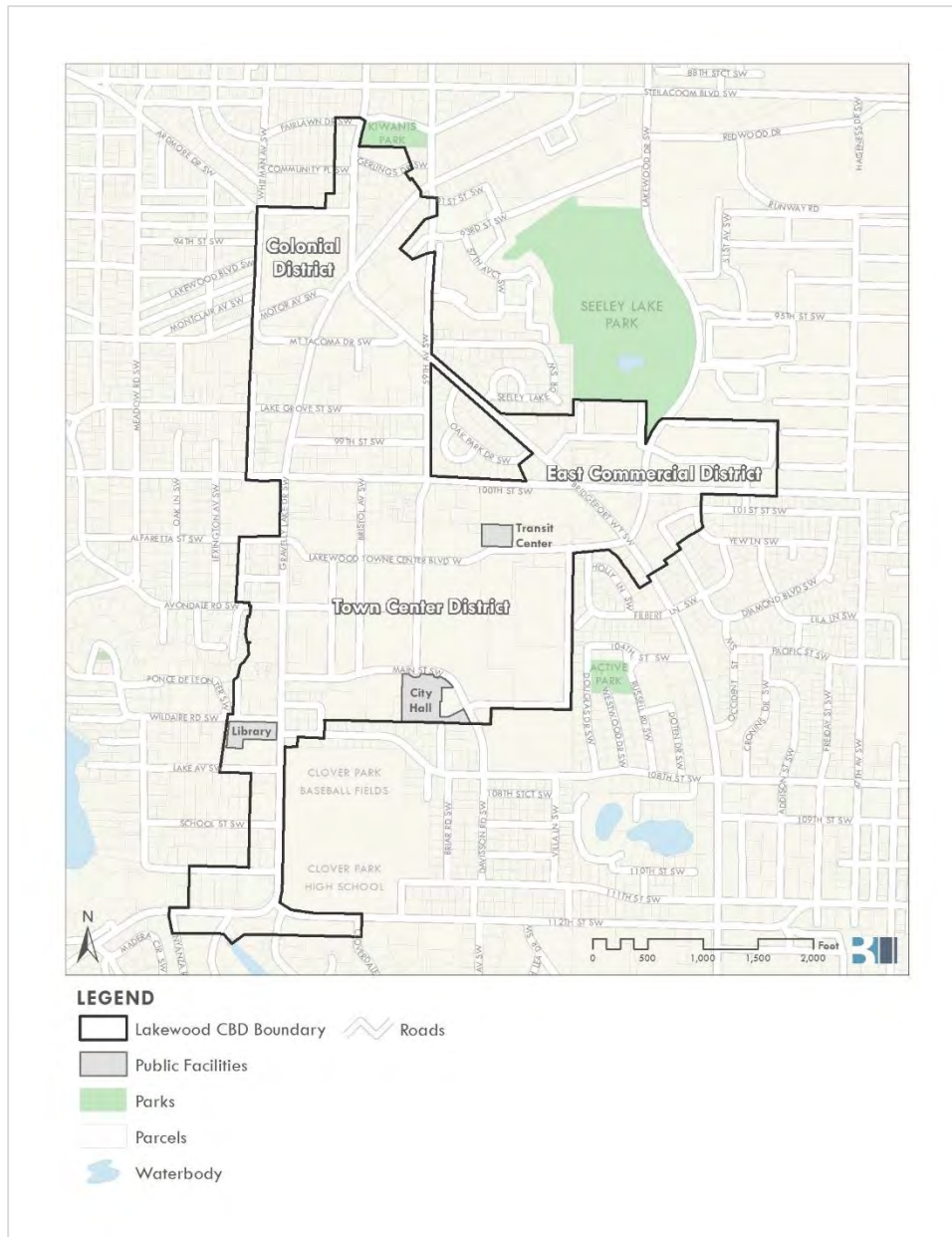
- 18B.100 Downtown District
- 18B.200 Land Use and Zoning
- 18B.300 Streets and Blocks
- 18B.400 Site Design, Buildings, and Frontage
- 18B.500 Landscaping, Open Space, and Green Infrastructure
- 18B.600 Parking
- 18B.700 Administration

18B.100 Downtown District

The purpose of the Downtown District is to implement the direction and policies of the Lakewood Comprehensive Plan, the Lakewood Community Vision, and the Downtown Plan. The Downtown District will be redeveloped into an area of rich civic amenities, walkable streets, and a mix of uses including housing, entertainment, restaurants, and retail that builds upon the cultural and economic assets of the city.

The Downtown District is defined as the area shown in the map below.

18B.100-1. Downtown District



18B.110 Vision and Objectives

Downtown is the heart of Lakewood where people go to do fun things, see friends and neighbors, eat good food, and experience the cultural diversity of the City. Downtown carries a strong sense of pride for the community by celebrating all things Lakewood. Downtown is best experienced by walking or biking and is safe, inviting, accessible, and connected. It has a mix of retail, restaurant, employment, and housing options that are cohesively and well-designed, and support civic life and a strong economy.

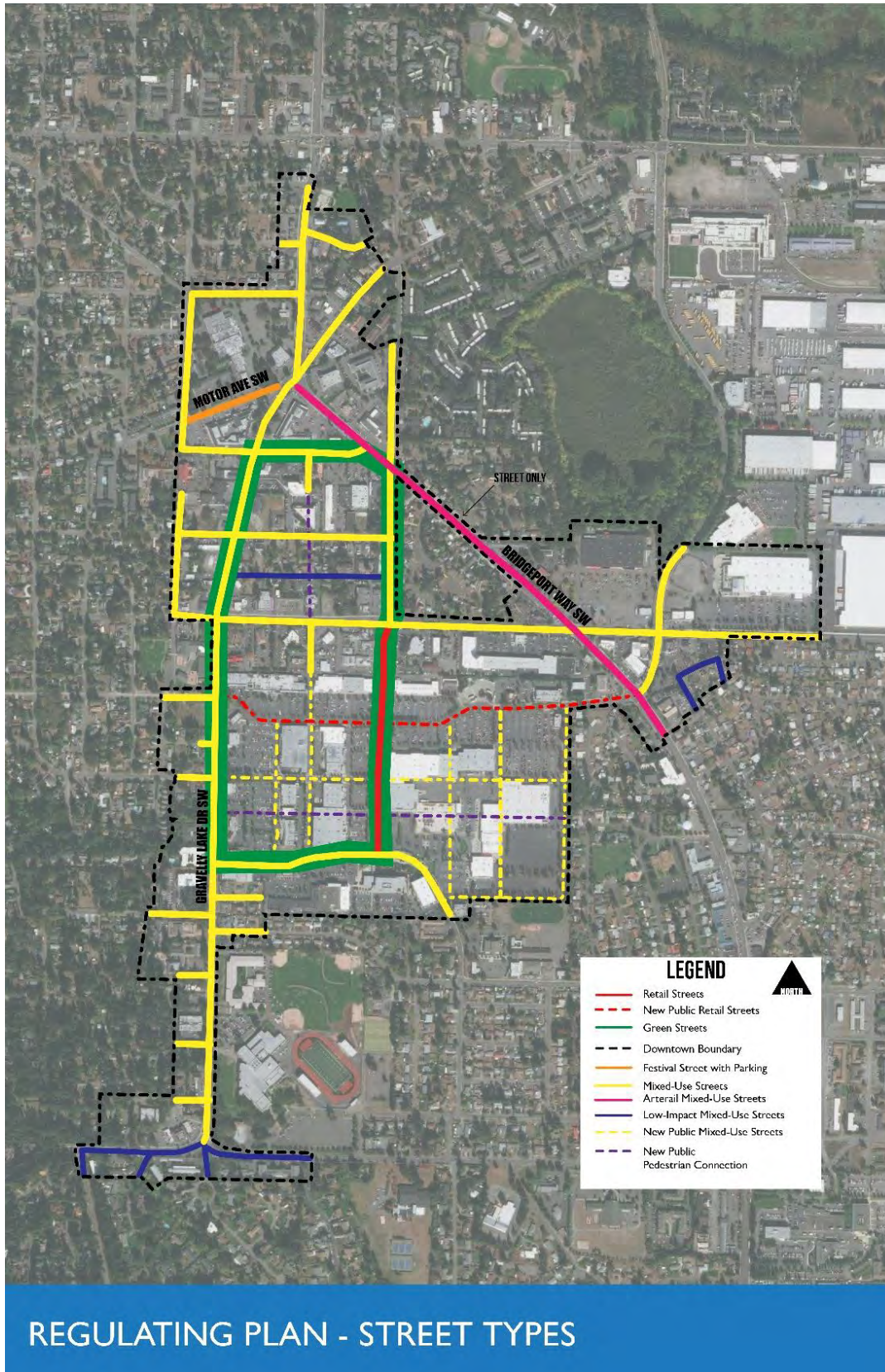
The following objectives are intended to guide the development of Downtown according to the community's vision for the district. All land use decisions made for Downtown shall demonstrate how they are consistent with and implement these objectives. Downtown is:

- A vibrant mixed- use community. It is an inviting place where people live, work, meet, play, shop, and recreate.
- A multi-modal and accessible environment. It is designed for all modes of travel. It is accessible by all ages and abilities. People can move, walk, and bike safely and freely throughout the district.
- A signature part of Lakewood's identity. Downtown is a community gathering place that celebrates Lakewood's rich heritage, cultural communities, and civic pride.
- Environmentally sustainable. Greenery, open space, and landscaping connect this urban environment to nature and mimic natural systems where possible.
- A thriving business community. Increased day-time and night-time populations support local businesses and create a lively place to shop, eat, or own a business.

18B.120 THE REGULATING PLAN MAP

The Regulating Plan translates the community vision into a map. The Regulating Plan designates the locations, subdistricts, and streets that are intended to embody specific physical characteristics. It specifies the location and applicability of specific design treatments and maps where they are required. The Regulating Plan works in tandem with the development standards, tables, and figures to define the shape, size, and location of streets, through connections, infill blocks, buildings, and landscaping.

18B.120 -1. Regulating Plan



18B.130 DEFINITIONS

Definitions shall be consistent with Chapter 18A.90 LMC Definitions. Interpretations of certain terms and phrases shall be consistent with LMC 18A.02.130 Rules of Construction.

18B.140 RELATIONSHIP TO OTHER REGULATIONS

In the case of a conflict between the regulations in 18B Downtown District and the rest of the Lakewood Municipal Code, the regulations in 18B Downtown District shall control.

18B.200 Land Use and Zoning

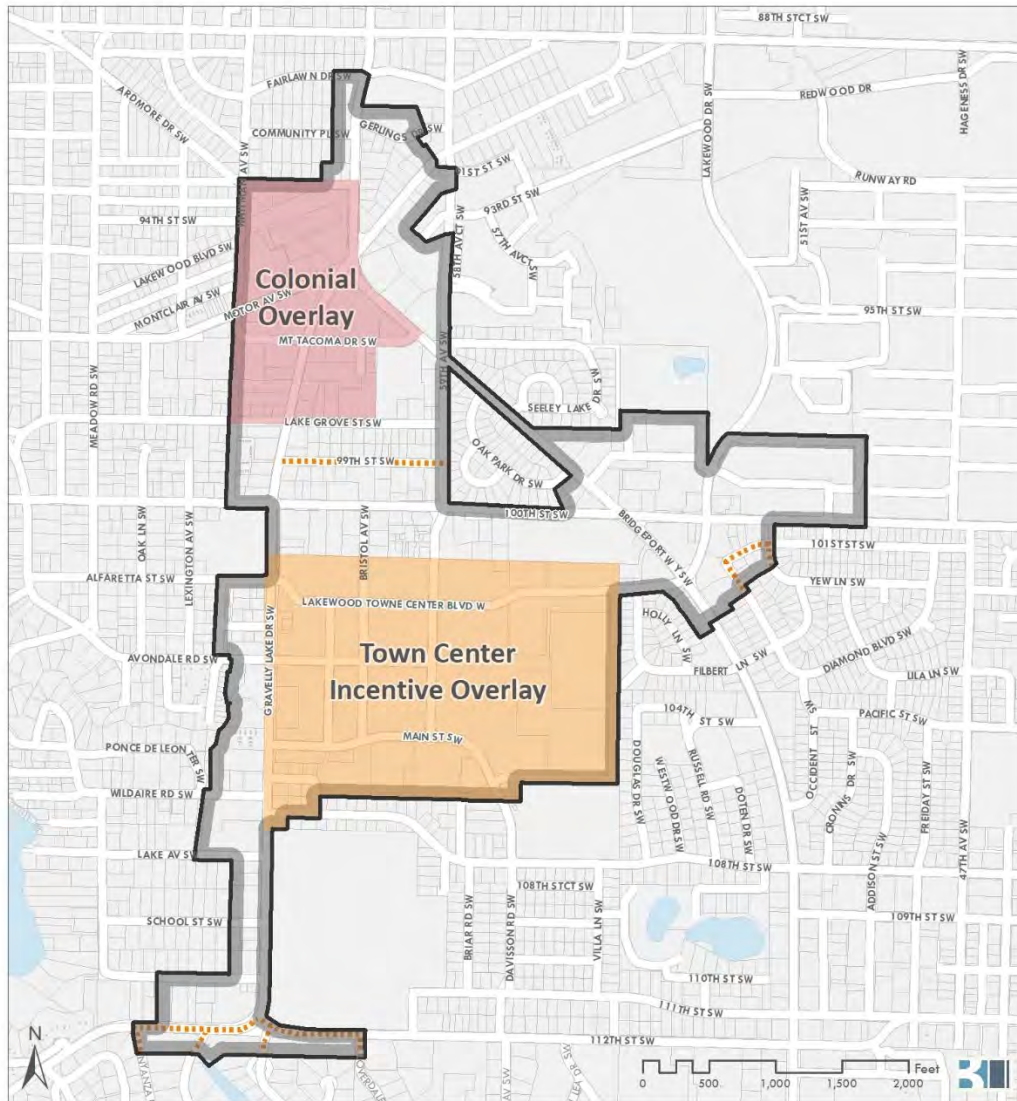
One base zone and several zoning overlays are applied within the Downtown District, as shown in the map below.

- A. The Central Business District (CBD) zoning district is the primary retail, office, social, urban residential, and government center of the city. The complementary and interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district is evident in the urban density, intensity, and composition of the uses in the district. Local character is reflected in the district's design, people orientation, and connectivity between uses, structures, and public spaces that foster a sense of community.
- B. Colonial Overlay (C-O) district is a special design district in the CBD zone that preserves the unique colonial style aesthetic within that area. Stand-alone residential development is prohibited in the C-O.
- C. Town Center Incentive Overlay (TCI-O) district allows for the holistic development of the Lakewood Towne Center in alignment with the vision and policies of the Downtown Plan. This area is available for Master Planning accordance with the provisions in LMC 18B.720. Stand-alone residential development is prohibited in the TCI-O.
- D. Low-Impact Mixed-Use Roads (LIMU-O) district supports the transformation of the Downtown District according to the Downtown Plan and the fulfillment of the purpose of the CBD zone, but allows for existing single-family residential development to remain in place.
- E. Transition Overlay – The Transition Overlay (TO) is any property or portion of a property in the Downtown District that is within 100 ft. of an abutting single-family residential zone or mixed residential zone (also called the district receiving the transition). Properties within the Downtown District that are separated from a single-family residential or mixed residential zone by a city-owned right of way of at least 60 ft. in width do not have to provide a transition area.

LEGEND

Central Business District (CBD)	Residential 1 (R1)	Multifamily 1 (MF1)	Public Institutional (PI)
Arterial Residential/Commercial (ARC)	Residential 2 (R2)	Multifamily 2 (MF2)	Lakewood CBD Boundary
Commercial 1 (C1)	Residential 3 (R3)	Multifamily 3 (MF3)	Parcels
Commercial 2 (C2)	Residential 4 (R4)	Neighborhood Commercial 2 (NC2)	Waterbody
Industrial 1 (I1)	Mixed Residential 1 (MR1)	Open Space & Recreation 1 (OSR1)	Roads
Industrial Business Park (IBP)	Mixed Residential 2 (MR2)	Open Space & Recreation 2 (OSR2)	

18B.200-2. Overlay Districts Map



LEGEND

- | | |
|---|---|
| Colonial Overlay | Parcels |
| Town Center Incentive Overlay | Low-impact Mixed Use |
| Transition Overlay | Roads |
| Lakewood CBD Boundary | Waterbody |

18B.220 USES

A. All Residential Uses, Civic Uses, and Commercial Uses and their related Accessory Uses as defined in LMC Chapter 18A.20 are permitted within the Downtown District, except in the Low-Impact Mixed-Use Roads district. Permitted uses are subject to the approval of all required development permits. Provided that the following uses are prohibited:

1. Prohibited Residential Uses:

- a. Single-Family Residential, Levels 1, 2, 3, and 4.
- b. Group Homes, Type 4 or 5
- c. Stand-alone residential uses within the Colonial Overlay (C-O) or Town Center Incentive Overlay (TCI-O) districts. Mixed use developments in the C-O and TCI-O incorporating multifamily residential uses are allowed.
- d. Where allowed within the Downtown, stand-alone residential uses located closer than 400 feet to each other as measured lot line to lot line.

2. Prohibited Civic Uses:

- a. Military Installations
- b. Postal Services, Level 3
- c. Public Maintenance, Level 2/3
- d. Public Safety Services, Level 3/4
- e. Transportation, Level 4/5

3. Prohibited Commercial Uses:

- a. Bulk Fuel Dealers
- b. Convenience Commercial, Level 2/3/4
- c. Funeral Services, Level 2/3
- d. Lodging, Level 2, primary or accessory
- e. Manufactured and Modular Home Sales
- f. Motor Vehicle Sales and Rental
- g. Motor Vehicles Service and Repair, Level 3/4/5
- h. Pet Sales and Service, Level 3/4
- i. Rental and Repair, Level 4
- j. Sales of Secondhand Property, Level 2/3
- k. Sexually Oriented Businesses
- l. Storage

4. The following uses are allowed administratively provided conditions are met:
 - a. Single-Family Residential, Level 5, if part of a mixed-use development with other Multifamily Residential, Civic Uses, and Commercial Uses.
 - b. Drive-Through Facilities, provided:
 - i. Drive-through facilities are limited to one drive-through lane per establishment;
 - ii. Drive-through facilities must have a primary customer entrance and cannot provide customer service exclusively from a drive-through or walk-up window;
 - iii. Drive-through facilities shall be designed so that vehicles, while waiting in line to be served, will not block vehicle or pedestrian traffic in the right-of-way;
 - iv. Drive-through facilities shall be appropriately and attractively screened from the public right-of-way:
 1. Drive-through facilities shall not parallel the Green Street Loop;
 2. Drive-through lanes shall only be placed parallel to a road if separated by a distance of 30 feet, or if fully screened by a 15-foot landscape setback with a designed landscape berm (six feet high at center of berm in 15-foot landscape setback) or three-and-one-half-foot decorative masonry wall;
 3. Drive-through lanes oriented perpendicular to a public right-of-way shall include landscape screening to shield headlights from shining directly into an abutting or adjacent street right-of-way.
5. Allowed Residential Uses, Civic Uses, and Commercial Uses subject to approval of a conditional use permit and all applicable development permits:
 - a. Group Homes, Type 3
 - b. Enhanced Services Facilities
 - c. Education Facilities
 - d. Outdoor Recreation, Level 4
 - e. Amusement and Recreation, Level 2 outdoor and Level 4 outdoor
 - f. Building/Garden Supply and Nurseries, Level 3
 - g. Buy-Back Recycling Center
 - h. Essential Public Facilities not otherwise permitted or prohibited
- B. All Utilities Uses, Industrial Uses, and Agricultural Uses are prohibited within the Downtown District with the exception of the following uses, which are subject to the approval of all required development permits:
 1. Permitted Utilities Uses:

- a. Communication Facilities
 - b. Electrical Facilities
 - c. Natural Gas, Level 1
 - d. Sewage Collection Facilities
 - e. Stormwater Facilities
 - f. Water Supply Facilities
2. Conditionally Permitted Utility Uses:
- a. Pipelines
3. Permitted Industrial Uses allowed in the Downtown, except not allowed on Retail Streets, Festival Streets, Or Low-Impact Mixed Use Streets. Where permitted, such uses shall be as part of mixed use development with commercial, retail, or residential uses:
- a. Limited Manufacturing/Assembly, Level 1
 - b. Flex Space, Level 1/2
 - c. Food and Related Products, Level 1
 - d. Printing and Publishing
 - e. Research, Development, and Laboratories, Level 1
 - f. Industrial Accessory Uses, if accessory to one of the permitted Industrial Uses listed above.
4. Conditionally-Permitted Industrial Uses allowed in the Downtown, except not allowed on Retail Streets, Festival Streets, Or Low-Impact Mixed Use Streets. Where part of a mixed-use development with commercial, retail, or residential uses:
- a. Food and Related Products, Level 2
- C. Low-Impact Mixed-Use Roads district: Permitted uses include professional office uses, personal services, private training school, community and cultural services, single-family residential uses, multiple-family residential uses, and community and cultural services in areas not suitable for general commercial development or adjacent to residential development. The Director may permit other uses consistent with the uses allowed in the NC2 zoning district where the footprint of development and customer visits are compatible with adjacent single-family residential development within or outside the Downtown district.

18B.230 District-wide Development Standards

Unless otherwise specifically modified by an adopted development agreement or Master Plan, in addition to the regulations and requirements contained in other sections of this title, the following property development standards apply to all land and buildings in the Downtown District:

A. Density.

1. Maximum density is 100 units per acre, except where other conditions are met in subsections A.2 through A.4. To qualify for 100 units per acre density, the residential uses shall be part of a mixed-use development, or added to a commercial site, or provide a first-floor height of 16 feet for at least a 30 foot depth that allows for future commercial occupancies.
2. On sites allowed a density of 100 units per acre under Subsection 1, density may be increased up to 125 units per acre for affordable housing according to the provisions of LMC 18A.50.740 Inclusionary Density Bonus- Housing Incentives Program only if the affordable housing is part of a mixed use development.
3. Density shall not exceed 80 units per acre for residential-only developments that are not added to or associated with existing commercial sites, or that do not provide a first-floor height that allows for future commercial occupancies.
4. No density limit may be allowed in the Town Center Incentives Overlay if a Master Plan is approved per LMC 18B.720, provided that that total number of dwellings is consistent with the Planned Action Ordinance (Ord. No. 696) and allowable height and bulk per 18B design parameters.

B. *Lot Size*. There is no minimum established lot size for the Downtown District. Proposed uses and the applicable design standards in this Chapter shall be used to establish the minimum lot size for a project.

C. *Lot Coverage*. There is no maximum lot coverage standard for the Downtown District. However, lot coverage may be reduced on individual properties due to stormwater or landscaping requirements.

D. *Setbacks*. The minimum distance setbacks for the Downtown District shall be determined by frontage type in LMC 18B.400, except where increased setbacks due to building/fire code requirements apply.

E. *Building Height*. The maximum building height, not including any applicable height bonus, for the Downtown District shall be determined by frontage type in LMC 18B.400, except where the Transition Area Standards under LMC 18B.250, require less height.

F. *Large-Scale Commercial Facilities*. Large-Scale Commercial Facilities shall meet the additional requirements specified in LMC [18A.50.241\(L\)](#).

G. *Design*. Design features shall be required as set forth in LMC 18B.300 Streets and Blocks and 18B.400 Site Design, Buildings, and Frontage and the community design standards in 18A.50.231.

H. *Tree Preservation*. Significant tree identification and preservation and/or replacement shall be required as set forth in LMC [18A.50.300](#), Tree [Tree](#) Preservation.

I. *Landscaping*. Landscaping shall be provided as set forth in LMC 18B.500 and [18A.50.400](#), Landscaping.

J. *Parking*. Parking shall conform to the requirements of LMC 18B.600 and [18A.50.500](#), Parking.

K. *Signs*. Signage shall conform to the requirements of LMC [18A.50.600](#), Sign Regulations.

L. *Tax Incentive.* The Downtown District is considered a residential target area for purposes of LMC 3.64, Tax Incentive Urban Use Center Development.

18B.240 Colonial District Standards

- A. American Colonial Revival Design is a part of Lakewood's history. The Lakewood Theater, constructed in 1937, is the most prominent example of Colonial Architecture in the District. Newer buildings in the district continue to exhibit Colonial Architectural elements and the community desires to reinforce the character of the district through adoption of design standards, but also provide flexibility to support other goals for activating public spaces in Downtown including along Motor Avenue adjacent to the Lakewood Theater, also called the Lakewood Colonial Plaza. The Downtown Plan contains an appendix with the Colonial District Guide and is a reference to help interpret and apply the Colonial District Standards in this section.
- B. Purpose and Intent. To maintain and enhance the colonial character and design elements within the district and require new development and modifications to be compatible with the scale, materials, and architectural elements of American Colonial Revival architecture. Sites and buildings should be designed to be recognizable as modern structures and not to appear as historic structures. Creativity is encouraged to design sites and buildings that represent modern interpretations of Colonial Architecture through building scale, materials, symmetry, window patterns, entry design, and other elements. Development shall be consistent with the Secretary of the Interiors Standards for the Rehabilitation of Historic Structures for new additions, exterior alterations, and related new construction (Standards 9 and 10). Additionally, the Colonial District Design Standards are intended to achieve the following:
1. To improve the image and character of the District and the Downtown.
 2. To connect to Lakewood's History and identity as it relates to colonial architecture and the district's role as a community gathering place
 3. To support the community's vision for a vibrant Downtown for all and the implementation of the Downtown Subarea Plan
 4. To create a great experience on Downtown Streets and in public spaces that is unique to Lakewood
- C. Relationship to Other Standards. Development in the Colonial District shall be consistent with the frontage standards in Title 18B.400.A and all other standards in Title 18B unless waived by the City based on site specific conditions and to further purpose and intent of the Colonial District design standards.
- D. Colonial District Guide. The Downtown Plan contains an appendix with the Colonial District Guide and is a reference to help interpret and apply the Colonial District Standards in this section.

Examples in the District Guide may not comply with every Colonial District standard and are meant to demonstrate certain elements of the Colonial Design standards.

- E. Review Levels. The following types of review are required for development and modifications in the Colonial District.
1. Facade Improvements and Modifications. Modifications to the facade of existing structures are required to comply with the standards of the Colonial District only when determined by the City to be practical and consistent with the scope of the planned improvements. The addition of detailed Colonial Architectural elements to non-colonial style buildings is not required. Examples of modifications that require compliance with the Colonial District standards may include:
 - i. Replacement of facade materials
 - ii. Replacement of windows
 - iii. Modification of building entrances
 - iv. Roof replacement
 2. Additions. Building additions shall comply with the requirements of the Colonial District Design Standards where practical and consistent with the design of the existing building and other buildings on the site. Additions and modifications that are valued at more than 50% of the value of existing improvements on site shall comply with the Colonial District Design Standards for new buildings and redevelopment.
 3. New Buildings and Redevelopment. New buildings and redevelopment shall comply with all Colonial District Design Standards.

- F. Design Standards. Buildings and structures in the Colonial District shall comply with the following design standards:
1. Roofs. Building shall use the following roof lines:
 - i. Gambrel
 - ii. Gable
 - iii. Side-Gable
 - iv. Hip Roof
 - v. Flat roofs, provided that one more of the following elements are used to create a prominent edge and to break up the massiveness of an uninterrupted flat roof:
 - a) Pitched or sloped roofs;
 - b) Extended parapets;
 - c) Projecting cornices;
 - d) Decorative molding if greater than or equal to 10 inches wide.
 2. Symmetrical Window Fenestration. Window patterns shall be designed to be symmetrical and consistent with American Colonial Revival architecture for all stories above the first floor. First floor facades shall meet the frontage and transparency requirements in Section 18B.400.A.
 3. Facade Materials. The following facade materials shall be used unless an alternative is Approved by the City upon determination it is consistent with the purpose and intent of the Colonial District Design Standards
 - i. Brick
 - ii. Stone
 - iii. Clapboards
 - iv. Wood
 - v. Stucco, if limited to a maximum 50 percent of total building surface area
 4. Prominent Front Entry Design. The entry shall be designed to be prominent and, where practical, centered along the primary street frontage.
 5. Design Elements. Designs should include some of the following architectural elements:
 - a. Columns
 - b. Chimney
 - c. Cupola
 - d. Arched Windows
 - e. Gablet Dormers
 - f. Pediment

g. Shutters

h. Portico

i. Other elements, as approved by the City, that are consistent with American Colonial Revival Architecture.

18B.250 Transition Area Standards

The transition area provides a buffer between higher intensity uses in the Downtown District and lower intensity uses in the residential zones that surround Downtown. When development is planned adjacent to residential uses it shall incorporate the following elements into its site and building design to soften its impact and result in a compatible transition.

A. Building Height. Building Height in the transition area is limited to 10 feet higher than the maximum height of the district receiving the transition.

B. Building Setbacks. Structures within the transition area must be setback 30 feet from the interior property line of the district receiving the transition. At least 20 feet of the setback shall be planted as a landscaped buffer consistent with the landscape standards in LMC 18A.50.400. This does not apply to street setbacks.

C. Parking and Loading. Surface parking lots and loading zones shall be located away from adjacent residential properties when feasible. Surface parking lots and loading zones that are visible from the ground level views of the abutting residential district shall be screened through the use of berms, hedges, walls, or combinations thereof.

D. Refuse Containers. Refuse and recycling containers shall be located on the side of the building facing away from the abutting residential district, but may not be located in a front setback. All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering materials.

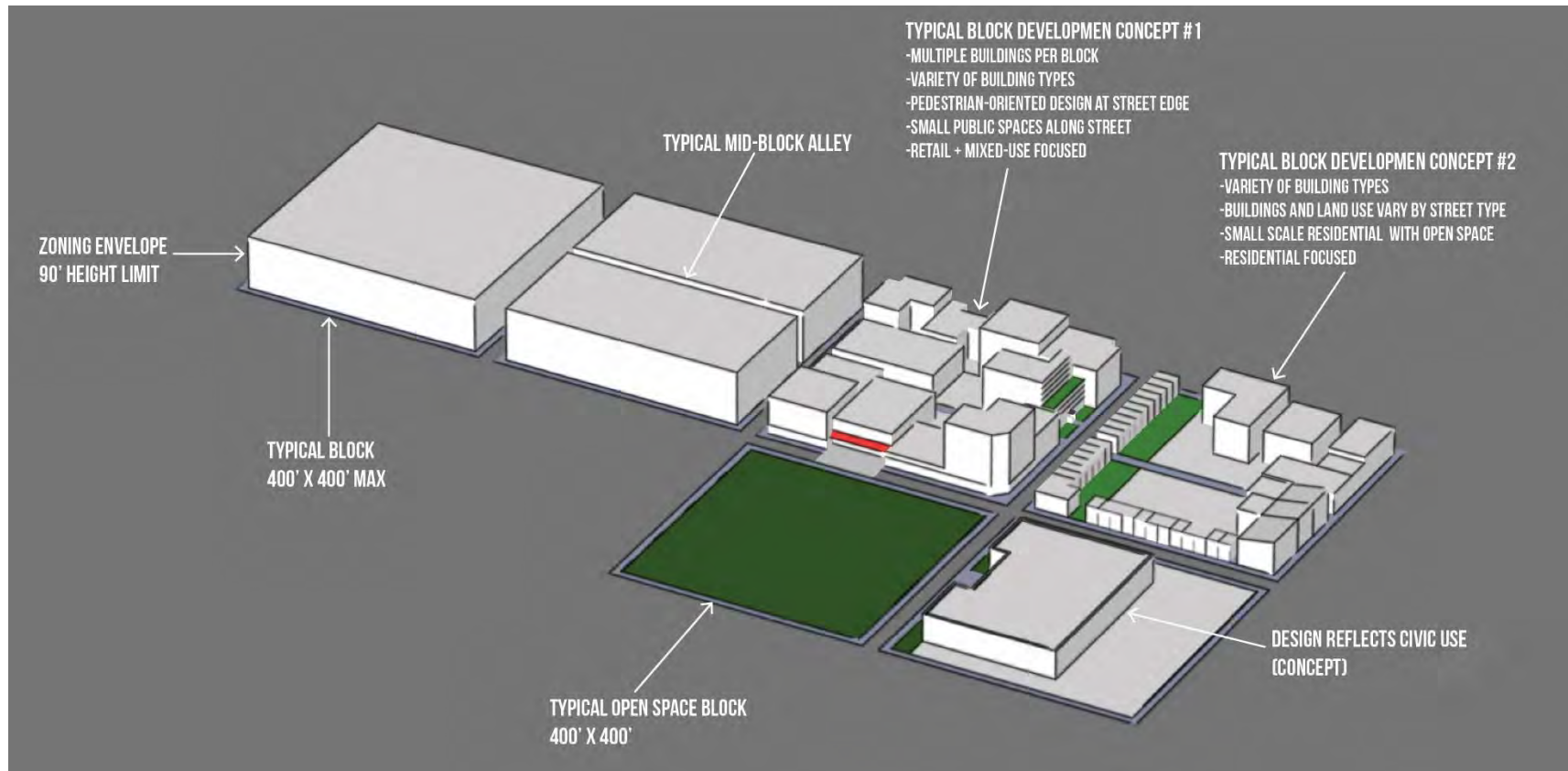
E. Mechanical Equipment. All mechanical equipment which is located on the roof shall be incorporated into the roof form and not appear as a separate penthouse or box. Mechanical equipment shall be fully screened and accommodated within the maximum height limit.

18B.300 Streets and Blocks

A. Street Grid and Blocks.

1. *Street Grid.* New and redevelopment must demonstrate the plan supports and accommodates the expansion of the public street grid to improve circulation for vehicles, pedestrians, and bicyclists. A circulation plan must be submitted for review by the City as part of any development permit in Downtown unless waived by the City upon finding the project will not impact circulation or the enhancement of the public street grid.
2. *Block Size.* The maximum block size is 400' and the maximum distance permitted between public streets. New public street alignments shall be consistent with the regulating plan map. The City may approve modifications to the street alignments and waive the 400' maximum block size to take advantage of existing travel corridors, the location of utilities, and required improvements.
3. *Private Streets.* Private streets shall only be permitted when the City has determined there is no public benefit for circulation in the Downtown. All private streets must be constructed to public standards.
4. *Mid-block Connections.* A minimum 20' wide mid-block connection shall be provided at the midpoint along each block face or every 200'. The mid-block connections shall be designed to accommodate service needs and for pedestrian use and be free from permanent obstructions.
5. *Street Sections.* The typical street sections provided below are the minimum requirements for the design of public streets. The City may approve modifications to the typical street section based on localized conditions and adjacent land uses. Modifications may include adding or removing on-street parking, wider sidewalks, loading zones, bicycle facilities, and transit accommodations.
6. *Block Development.* The minimum number of buildings per 400' of block frontage is 4 or one building per 100' to create variety in the streetscape experience and support human-scale design. A single-building may meet this requirement through building design and architecture that visually appears as multiple buildings. The City may approve modifications to this requirement based on site specific conditions including parcel ownership and configuration.
7. *Street Grid and Block Diagram.* The diagram in Figure 2 highlights the major features of the form-based code for the CBD including block size, building height, mid-block connections, and typical development within the block and grid structure. Development in the CBD should be generally consistent with the major features highlighted in this diagram.

18B -300-1. Street Grid and Block Diagram



B. Street Types

1. *Retail Streets.* Street level retail is required along the frontage of designated retail streets including 59th Street SW and Lakewood Towne Center Boulevard SW. Pedestrian-oriented design standards for retail streets address site and building design, building frontages, window transparency, weather protection, sidewalk widths, street entrances, access, and on-street parking. Building frontage types are more limited on retail streets.

18B -300-2. 59th Street SW Retail Street Concept



2. *Mixed-Use Streets.* Mixed-use streets support a variety of activities and functions both in the public right-of-way and development along the street edges. Street level retail is permitted, but not required and a wider range of building frontage types are permitted including street-level residential and office uses. Mixed-use streets also require pedestrian oriented design and requirements may vary based on the location with the Downtown.
 3. *Arterial Mixed-Use Streets.* Arterial mixed-use streets maintain the existing vehicle capacity and allow a range of land use and building frontage types and including surface parking lots.
 4. *Low-Impact Mixed-Use Streets.* Low-impact mixed-use streets allow for less intense commercial uses while maintaining the existing residential character for site and building design. Lower-density multifamily residential uses are permitted. Street design shall be consistent with City standards for residential streets including sidewalks.
 5. *Green Loop.* Streets designated as part of the Green Loop include design features for pedestrian and bicycle use and vary by street. Pedestrian and bicycle facilities include a shared-use path, sharrows, sidewalks, and other park like amenities that may include seating, bicycle parking, a bicycle repair station, signage, and landscaping.
 6. *Festival Street.* Festival streets are designed to support a variety of activities and events in addition to typical street elements such as travel lanes, parking, and sidewalks. Festival streets are developed with high-quality materials and are intended to be significant community gathering places within the CBD.
- C. *Street Standards and Frontage Types.* The following street standards are the minimum required and modifications to the standards may be approved by the City upon finding that the modification is consistent with the Vision and Objectives in 18B.110 and the Downtown Plan, supports pedestrian-oriented design, and balances the needs for traffic flow to minimize congestion.

18B-300-3. Street Standards and Frontage Types

Street Type	Sidewalk Width	Linear	Forecourt	Plaza	Landscape	Porch/Stoop/Terrace	Parking
Retail Street	14' Minimum	P	P	P/R ¹	X	X	X
Mixed-Use Street	10' Minimum	P	P	P	P	P	X
Low-Impact Mixed-Use Streets	As determined by Public Works	P	P	P	P	P	X
Arterial Mixed-Use Street	As determined by Public Works	P	P	P	P	P	P
Festival Street	10' Minimum	P	P	R ²	X	X	X

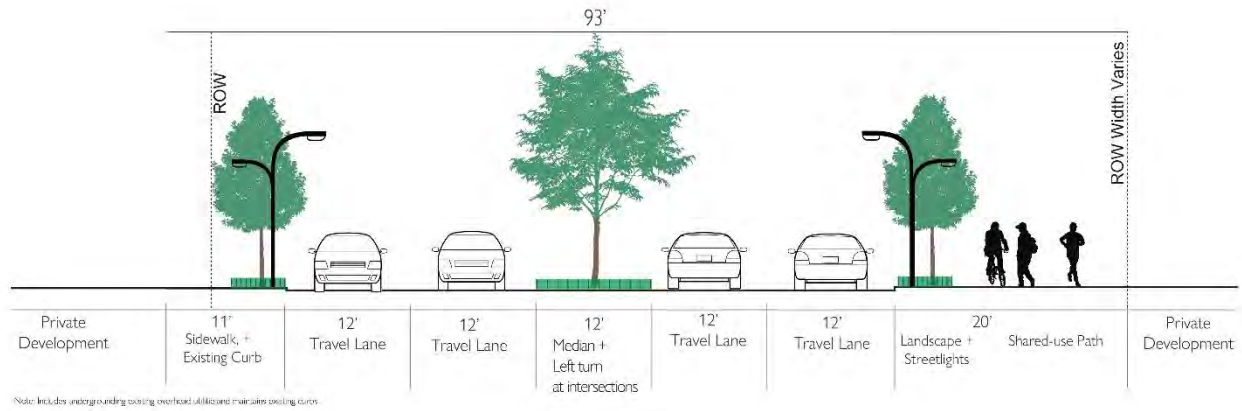
P=permitted, X=Prohibited, Required

¹Required when on a corner lot.

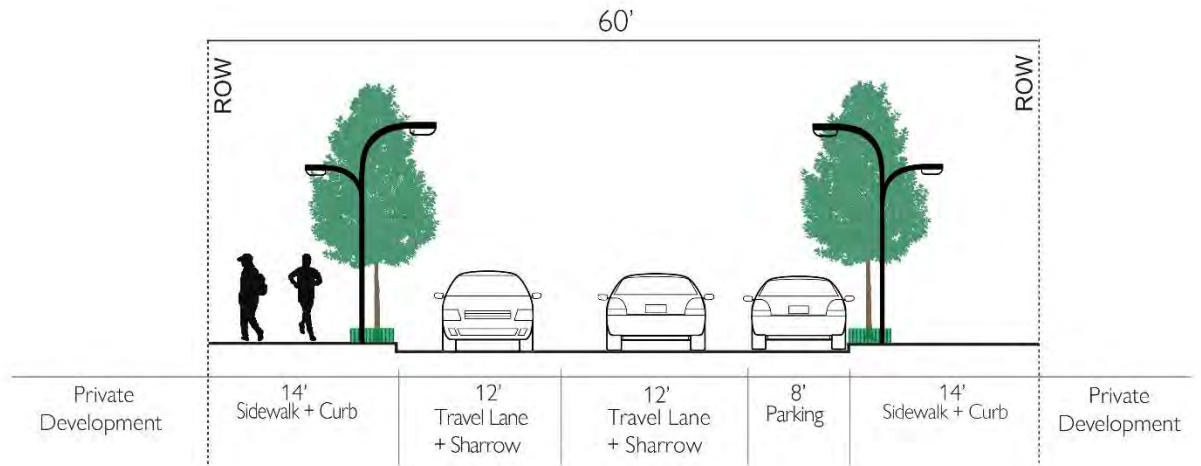
²Required pursuant to Motor Avenue Design Plan also known as the Lakewood Colonial Plaza.

D. Street Sections. The following street sections show the basic elements of the streetscape for each of the streets highlighted in the CBD. The City may approve modifications to the typical cross sections based on site-specific conditions including adjacent land uses, traffic management, parking needs, and right-of-way constraints.

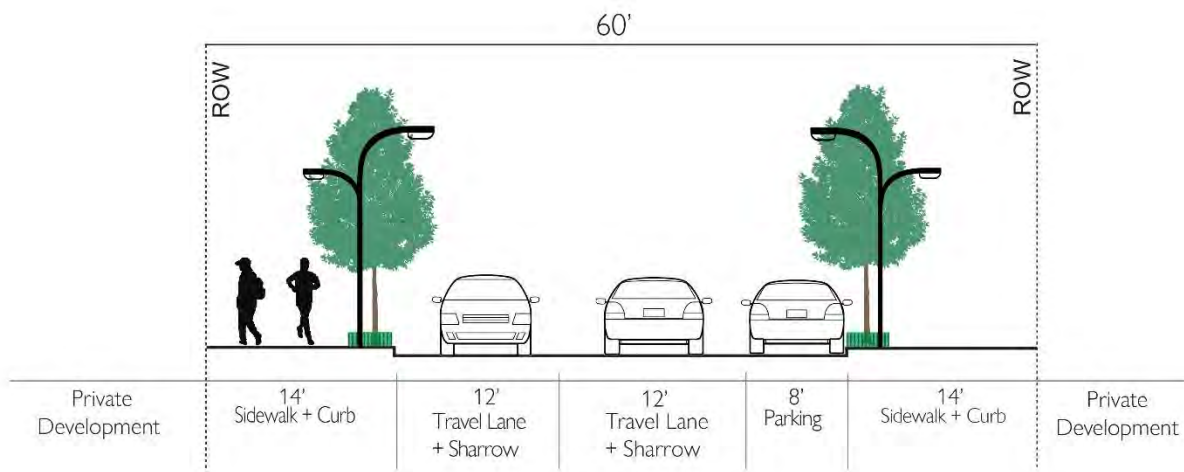
18B-300-4. Gravelly Lake Drive (Between Main Street SW and Bridgeport Way SW Looking North)



18B-300-5. 59th Avenue SW (Between Main St SW and 100th St SW Looking North)

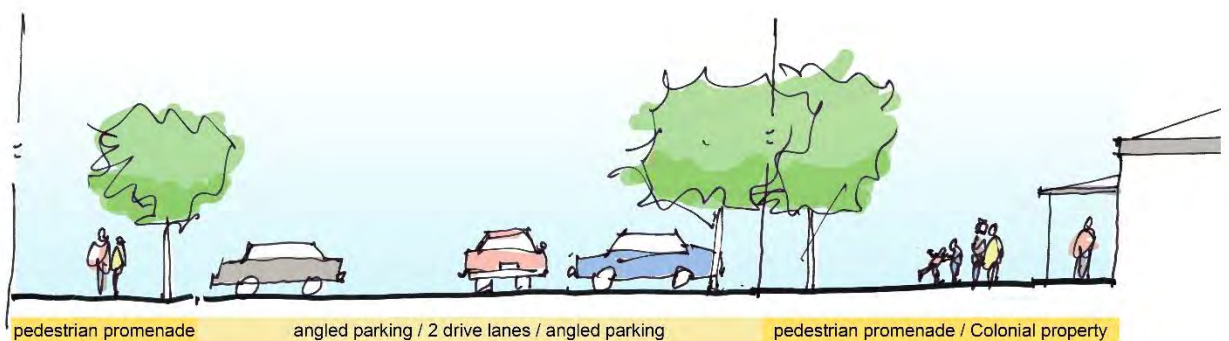


18B-300-6. Lakewood Towne Center Boulevard SW Looking North

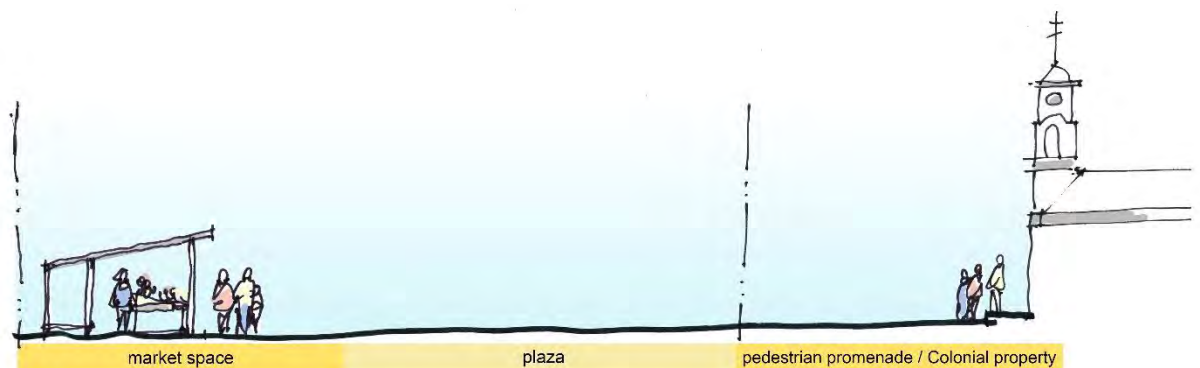


1. Lakewood Colonial Plaza Festival Street. Improvements to Motor Avenue should be consistent with the Motor Avenue Urban Design Plan Preferred Alternative as adopted by the City Council or as modified by the City, also known as the Lakewood Colonial Plaza.

18B-300-7. Lakewood Colonial Plaza Festival Street Section Looking Northeast (Preferred Alternative Selected by City Council)



18B-300-8. Lakewood Colonial Plaza Festival Street Plaza Section (Typical)



- E. Alleys. Alleys are encouraged to provide secondary access to properties, de-emphasize parking lots, and to promote continuous building frontages. Alleys shall meet Public Works Engineering Standards.
- F. Weather Protection-Easements. Weather protection or building overhangs that extend over public rights of way may be permitted by the Community Development Director subject to execution of an easement and requirements for maintenance by the property owner or developer.
 - 1. Access to existing and future utilities within and under the street and boulevard must be maintained.
 - 2. Freedom of movement of existing and future vehicular and pedestrian activity must not be restricted.
 - 3. Weather protection depth and percentage coverage shall be consistent with LMC 18.A.400.A for frontage types.
 - 4. All overhead weather protection shall be placed at a height that relates to architectural features of the building and adjacent storefront weather protection, while offering effective protection from weather. Weather protection shall have a minimum vertical clearance of 8 feet, measured from the sidewalk, and should not be greater than 12 feet above the pedestrian sidewalk level.
 - 5. The slope of the weather protection feature shall allow for proper drainage and self-cleaning action of rain and wind. Materials used should be durable and require minimum maintenance.

18B.400 Site Design, Buildings, and Frontage

- A. Frontage Types. The building frontage types below address the required standards for the relationship of buildings to the edge of the street and other site plan and design requirements. The permitted frontage types vary by street type as shown in Section 18B.300.C. The building setback may be modified as approved by the City when necessary to expand the width of the right-of-way to accommodate the desired street design and cross section.
1. Linear. The linear building frontage has zero setback from the street edge and is the primary frontage type on retail streets and is also appropriate for land uses such as townhouses and row houses.

18B-400-1. Linear Building Frontage



18B-400-2. Linear Frontage Standards

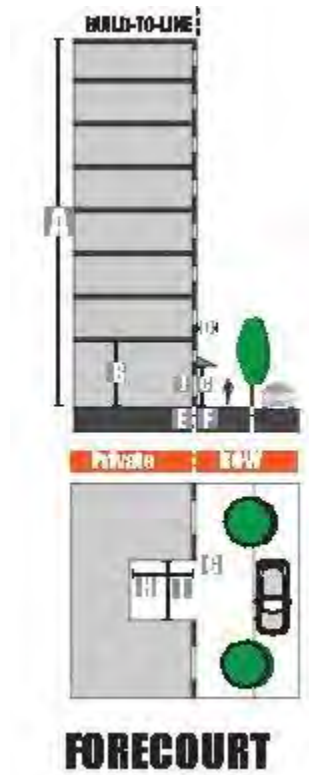
	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A	Building Height	90'	90'	90'	90'	35'	90'
B	First Floor Minimum Height	16'	16'	16'	16'	None	16'
C	Weather Protection Height	10'	10'	10'	10'	None	10'
D	Weather Protection Minimum Depth and Linear Frontage	10' Depth 60% of frontage must have weather protection	10' Depth Weather projection required for minimum of 60% of frontage	10' Depth Weather projection required for minimum of 60% of frontage	10' Depth Weather projection required for minimum of 60% of frontage	None	10' Depth 60% of frontage must have weather protection
E	Building Maximum Setback from Right of Way ¹	0'-10'	0'-10'	0'-10'	0'-10'	0'-10'	0'-10'
F	Building Setback Minimum	0'	0'	0'	0'	0'	0'
G	Front Entrance	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required
H	Window Transparency ²	A minimum 70% transparency required at street level between 30" and 8'	A minimum 70% transparency required at street level between 30" and 8'	A minimum 60% transparency required at street level between 30" and 8' for non-residential uses.	None.	None.	A minimum 70% transparency required at street level between 30" and 8'

¹ The maximum setback shall be up to 10' where the Public Works Engineering Director has determined property may be needed to accommodate the City's planned right-of-way at full build out. Otherwise the maximum setback is 0'.

² In Colonial District Overlay, or when buildings do not front a Retail Street, Green Street Loop, or Arterial Mixed-Use Street, minimum transparency is 50% between 30" and 8'.

2. Forecourt. The forecourt building frontage type that has an open area at the entrance along the street edge. This building type is applicable to a wide range of land use types and mixed-use development.

18B-400-3. Forecourt Frontage Type



18B400-4. Forecourt Frontage Standards

	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A	Building Height	90'	90'	90'	90'	35'	90'
B	First Floor Minimum Height for depth of 30 feet from street	16'	16'	16'	16'	None	16'
C	Weather Protection Height	10'	10'	10'	10'	None	10'
D	Weather Protection Minimum Depth and Linear Frontage	5' min depth; 60% of frontage along sidewalk must have weather protection. Weather protection required over primary entrance.	5' min depth; 60% of frontage along sidewalk must have weather protection. Weather protection required over primary entrance.	15' min depth 60% of frontage along sidewalk must have weather protection. Weather protection required over primary entrance.	5' min depth; 60% of frontage along sidewalk must have weather protection. Weather protection required over primary entrance.	None	5' min depth; 60% of frontage along sidewalk must have weather protection. Weather protection required over primary entrance.
E	Building Maximum Setback from Right of Way ¹	0'-10'	0'-10'	0'-10'	0'-10'	0'-10'	0'-10'
F	Building Setback Minimum	0'	0'	0'	0'	0'	0'
G	Front Entrance	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required
H	Forecourt Depth	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum
I	Forecourt Width	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum	10' minimum; 30' maximum
J	Window Transparency ²	A minimum 70% transparency required at street level between 30" and 8'	A minimum 70% transparency required at street level between 30" and 8'	A minimum 60% transparency required at street level between 30" and 8' for non-residential uses	None	None	A minimum of 70% transparency required at the street level between 30" and 8'

¹ The maximum setback shall be up to 10' where the Public Works Engineering Director has determined property may be needed to accommodate the City's planned right-of-way at full build out. Otherwise the maximum setback is 0'.

² In Colonial District Overlay, or when buildings do not front a Retail Street, Green Street Loop, or Arterial Mixed-Use Street, minimum transparency is 50% between 30" and 8'.

3. Plaza. The plaza frontage type includes a pedestrian-oriented plaza between the building and the street edge. The plaza frontage type is applicable to retail and dining uses and can support activities such as outdoor dining, public art displays, seating, entertainment, and events. The plaza must be designed to support human activity and support a safe and inviting streetscape environment.

18B-400-5. Plaza Frontage Type



18B-400-6. Plaza Frontage Type Standards

	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A	Building Height	90'	90'	90'	90'	35'	90'
B	First Floor Minimum Height for depth of 30 feet from street	16'	16'	16'	16'	None	16'
C	Weather Protection Height	10'	10'	10'	10'	None	10'

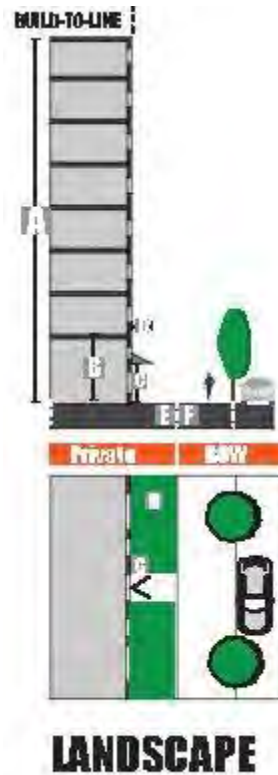
	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
D	Weather Protection Minimum Depth and Linear Frontage	5' min depth; 60% of frontage along sidewalk must have weather protection.	5' min depth; 60% of frontage along sidewalk must have weather protection.	5' min depth; 60% of frontage along sidewalk must have weather protection.	5' min depth; 60% of frontage along sidewalk must have weather protection.	None	5' min depth; 60% of frontage along sidewalk must have weather protection.
E	Building Maximum Setback from Right of Way ¹	5'-25'	5'-25'	5'-25'	5'-25'	5'-25'	5'-25'
F	Building Setback Minimum	5'	5'	5'	5'	5'	5'
G	Front Entrance	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required	An entrance must be located along the primary street frontage; 50% transparency required
H	Plaza Design	Plaza area must be designed for human activity and include seating, landscaping, and other amenities	Plaza area must be designed for human activity and include seating and other amenities.	Plaza area must be designed for human activity and include seating and other amenities.	Plaza area must be designed for human activity and include seating and other amenities.	n/a	Plaza area must be designed for human activity and include seating, landscaping, and other amenities
I	Window Transparency ²	A minimum 70% transparency required at street level between 30" and 8'	A minimum 70% transparency required at street level between 30" and 8'	A minimum 60% transparency required at street level between 30" and 8' for non-residential uses.	None.	None.	A minimum 70% transparency required at street level between 30" and 8'

¹ The maximum setback shall be up to 25' where the Public Works Engineering Director has determined property may be needed to accommodate the City's planned right-of-way at full build out. Otherwise the maximum setback is 5'.

² In Colonial District Overlay, or when buildings do not front a Retail Street, Green Street Loop, or Arterial Mixed-Use Street, minimum transparency is 50% between 30" and 8'.

4. Landscape. The landscape frontage has landscaping between the building and street edge. The landscape frontage is not permitted on retail streets and is appropriate for office and residential uses particularly when on the ground floor.

18B-400-7. Landscape Frontage



18B-400-8. Landscape Frontage Standards

	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A	Building Height	90'	n/a	90'	90'	35'	n/a
B	First Floor Minimum Height for depth of 30 feet from street: Commercial Uses	16'	n/a	16'	16'	None	n/a
C	Weather Protection Height	10'	n/a	10'	10'	None	n/a
D	Weather Protection Minimum Depth and Linear Frontage	5' minimum depth; required over primary entrance	n/a	5' minimum depth; required over primary entrance	5' minimum depth; required over primary entrance	5' minimum depth; required over primary entrance	n/a
E	Building Maximum Setback from Right of Way	20'	n/a	20'	20'	20'	n/a
F	Building Setback Minimum	10'	n/a	10'	10'	10'	n/a
G	Front Entrance	An entrance must be located along the primary street frontage	n/a	An entrance must be located along the primary street frontage	An entrance must be located along the primary street frontage	An entrance must be located along the primary street frontage	n/a
H	Landscape Requirements	The landscape area shall comply with the City's landscaping requirements.	n/a	The landscape area shall comply with the City's landscaping requirements.	The landscape area shall comply with the City's landscaping requirements.	The landscape area shall comply with the City's landscaping requirements.	n/a

5. Porch/Stoop/Terrace. This frontage type has the building setback from the street edge to accommodate a porch, stoop, or terrace to serve as the primary access to the building. This frontage type is applicable primarily to residential and non-retail commercial uses and is not permitted on retail streets.

18B-400-9. Porch/Stoop/Terrace Frontage Type

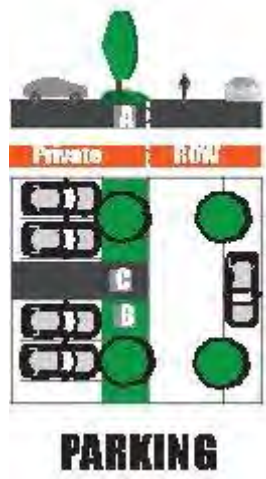


18B-400-10. Porch/Stoop/Stoop Frontage Standards

	Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A	Building Height	90'	n/a	90'	90'	35'	n/a
B	First Floor Minimum Height for depth of 30 feet from street: Commercial Uses	16'	n/a	16'	16'	None	n/a
C	Weather Protection Height	10'	n/a	10'	10'	None	n/a
D	Threshold Depth	4' minimum	n/a	4' minimum	4' minimum	None	n/a
E	Threshold Height	Below-grade maximum 4'; Above-grade maximum 5'	n/a	Below-grade maximum 4'; Above-grade maximum 5'	Below-grade maximum 4'; Above-grade maximum 5'	Below-grade maximum 4'; Above-grade maximum 5'	n/a
F	Front Entrance	An entrance must be located along the primary street frontage.	n/a	An entrance must be located along the primary street frontage.	An entrance must be located along the primary street frontage.	An entrance must be located along the primary street frontage.	n/a
G	Landscape Requirements	The landscape area shall comply with the City's landscaping requirements.	n/a	The landscape area shall comply with the City's landscaping requirements.	The landscape area shall comply with the City's landscaping requirements.	The landscape area shall comply with the City's landscaping requirements.	n/a

6. **Parking.** The parking frontage type is only permitted on Arterial Mixed-Use streets and is the only frontage type where parking is allowed between the building and the street edge. Landscape and trees are required in the landscaped area between the street edge and the parking area.

18B-400-11. Parking Frontage Type



18B-400-12. Parking Frontage Standards

Standard	CBD	Retail Street	Mixed-Use Street	Mixed-Use Arterial	Low-Impact Mixed-Use Streets	Festival Street
A Landscape Buffer Width	Minimum 10'; Maximum 20'	n/a	n/a	Minimum 10'; Maximum 20'	n/a	n/a
B Landscape Requirements	The landscape area shall comply with the City's landscaping requirements. A minimum of one tree must be planted every 30'.	n/a	n/a	The landscape area shall comply with the City's landscaping requirements.	n/a	n/a
C Pedestrian Walkway	Required from the street to primary building entrance(s)	n/a	n/a	Minimum width - see LMC 18B.520	n/a	n/a

- B. Civic Uses. Sites and buildings where the primary use is civic should be designed to reflect a public use and therefore may deviate from the frontage standards. Civic buildings and sites should be recognizable and accessible as public buildings in the Downtown and to reflect civic pride in the community. The following standards address the design of civic uses:
1. Civic uses are permitted on the ground level on all street types except the low-impact mixed-use streets and may be designed in accordance with any of the frontage types except Parking.
 2. Civic uses are not subject to the maximum setback requirements.
 3. Civic uses may provide the main entry on the side of the building when necessary to the function of the site including safety and security. A pedestrian connection shall be provided from the sidewalk to the entry.
 4. The design sites and buildings for civic uses should incorporate public open space when feasible and practical and provide for a variety of activities such as public art, seating, play equipment, games, and events.

18B 500 Landscaping, Open Space, and Green Infrastructure

18B.510 BASIC STANDARDS

Landscaping shall be provided consistent with 18A.50.400 Landscaping except as supplemented or superseded by this Title 18B

18B.520 SPECIAL LANDSCAPE TREATMENTS

The following special landscape treatments are required or permitted along street types.

18B.520 -1. Special Landscape Treatments

Street Type	Foundations	Plazas/Courtyards ¹	Pedestrian Walkways
Retail Street	R	P	R
Mixed-Use Street	R	P	R
Low-Impact Mixed-Use Streets	P	P	P
Arterial Mixed-Use Street	P	P	R
Festival Street	R	R	R

P=permitted, R=Required

1 Plaza landscaping is required when the Plaza Frontage is selected on a street

- A. Foundations: Buildings shall be accented by foundation plantings. Foundation plantings may frame doors, anchor corners, or screen undesirable areas with. Foundation plantings shall allow for 5' of unobstructed movement on the sidewalk. Examples of foundation plantings include raised planter boxes, containers, and similar.
- B. Plazas and Courtyards: Where provided consistent with frontage standards, plazas or courtyards shall meet the following standards:
 - 1. Plazas and courtyards shall be visible and accessible to the public.
 - 2. Minimum dimensions of plazas and courtyards are 20'. Courtyards may qualify as common open space per 18B.520 Common and Open Space Standards.
 - 3. Plazas or courtyards shall include one or more element from each category below.
 - i. Special Paving: Scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material.
 - ii. Landscaping: Trees, shrubs, trellises, flowers, or container plants. Landscaping shall be consistent with LMC 18B.500 and 18B.400, Landscaping.

- iii. Seating Area: Benches or low seating walls. Walls or benches shall be a min. of 4' long. Seating shall be provided at a ratio of at least one seat per 60 square feet of plaza area or open space.

C. Pedestrian Walkways: Pedestrian walkways are required as follows:

1. Street to Building: Required between a public right-of-way and building entrances where the building is set back from the street, sidewalk, or parking area.
2. Parking: Required between parking lots and building entrances.
3. Mid-block connections: One pedestrian walkway shall be provided between the street and the rear property line, spaced an average of every 200' or less of street frontage.

D. Dimensional Standards:

1. Pedestrian Walkway Width

- a. 6' minimum exclusive of landscaping or site furnishings, except that mid-block crossings shall have minimum walkway widths of 12'.
- b. Lines of Sight: Walkways shall be located and designed with clear sight lines for safety.
- c. Definition: Pedestrian walkways shall be defined through paving, landscaping, furnishings, and lighting.

2. Design:

- a. Pedestrian walkways shall be defined using a combination of one or more of the following techniques as follows:
- b. Special Paving: Scored concrete, stained/colored concrete, concrete pavers, paving inlays, mosaics, or other special paving material. Not all portions of the pedestrian walkway are required to be paved; however, a min. of 4' in width of the pedestrian walkway shall provide an all-weather walking surface.
- c. Architectural Features: Trellises, railing, low seat walls, weather protection, bollards, or other architectural features. Chain link fences are not allowed.
- d. Landscaped Edges: A continuous, landscaped area consistent with Type II Streetscapes where the pedestrian walkway is from the street to building or mid-block connection, otherwise Type III, Open Space is required, per LMC 18A.50.400, Landscaping. If the walkway abuts a driveway or driving aisle on both sides, the landscaped edge shall apply to both sides.
- e. Lighting: Pedestrian walkways shall include lighting such as pedestrian lights, bollards, and accent lighting to assist pedestrian navigation and promote a safe and comfortable walking space.

18B.530 COMMON AND OPEN SPACE STANDARDS

The purpose of this section is to provide residents with access to useable privately maintained and owned open space to create opportunities for active living and respite for onsite residents. This section provides a fee in lieu of providing onsite open space recognizing different site configurations, resident needs and desires, and opportunities to provide and enhance publicly owned and maintained system parks. Publicly

owned urban parks include nodal and linear parks consistent with the Downtown Plan and the City's Parks, Recreation, and Open Space Plan. Transferring the fee in lieu to a nearby nodal or linear park reinforces accessibility to larger public open spaces within walking distance of current and future residential and mixed-use development in Downtown Lakewood.

A. Common Open Space – Private:

1. Each mixed-use or residential development shall provide a common open space per dwelling unit of 100 square feet per dwelling unit.
2. For the purposes of this section, common open space means an open air area intended for use by all residents, guests, employees or patrons of a site and may include lawns, gardens, squares, plazas, courtyards, terraces, barbecue and picnic areas, games court or multi-use recreational areas, and other types of built space.
3. Design Standards:
 - i. Required setback areas shall not count toward the open space requirement unless they are part of an open space that meets the other requirements of common open space.
 - ii. Space shall have a minimum dimension of 20 feet in any direction to provide functional leisure or recreational activity. This dimension can be adjusted by the Community Development Director based on site conditions such as topography or irregular lot geometry.
 - ii. Space shall feature paths or walkable areas, landscaping, seating, lighting, play structures, sports courts, or other pedestrian amenities to make the area more functional and enjoyable for a range of users.
4. Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level decorative fencing (no chain link), or other treatments as approved by the Community Development Director that enhance safety and privacy for both the common open space and dwelling units.
5. The space shall be oriented to receive sunlight and preferably face south, if possible. Open space may also face east or west, but not north, unless the Community Development Director determines that site conditions such as topography or irregular lot geometry warrant waiving this requirement. The common open space shall be designed to provide landscaping that defines the open space but permit surveillance from units and roads.
6. The space must be accessible from the dwelling units. The space must be oriented to encourage activity from local residents.
7. No more than thirty (30) percent of the area may be covered by a structure.
8. The common open space may include multi-use stormwater detention facilities, if the Community Development Director determines that the facilities are designed to function as common open space by providing an enhanced nature or visually aesthetic design.
9. The common space shall be designed to ensure that the open space network addresses Crime Prevention Through Environmental Design (CPTED) principles such as security and surveillance from residential units. Common recreational spaces shall be located and arranged to allow windows to overlook them.

10. The common space shall provide adequate lighting in the open space network, but place and shield lighting so that it does not glare into housing units.

B. Private Open Space:

1. Each dwelling unit shall have a private open space, at a minimum of 48 square feet with a minimum width or depth of 6 feet.
2. For the purposes of this section, private open space includes individual decks, balconies, or patios.

C. Fee in Lieu for Portion of Open Space:

1. Within the Downtown Planned Action Area, a development may pay a fee in lieu of providing common open space or a portion of the private open space to support park land purchase and improvements within the Downtown Planned Action Area for urban nodal or urban linear parks identified in the Downtown Plan.
2. The fee in lieu is allowed for each 100 square feet of common open space not provided. No less than 50 square feet of common open space per unit shall be provided on-site.
3. The fee in lieu is allowed for balconies or patios not provided on street-front façade. No less than 50 percent of the units shall include private open spaces.
4. The fee shall be equal to the average fair market value of the land otherwise required to be provided in on-site common or private open space.
5. Fee payment and use:
 - a. The payment shall be held in a reserve account by the City and may only be expended to fund a capital improvement for parks and recreation facility identified in the Downtown Plan;
 - b. The payment shall be expended in all cases within five years of collection; and
 - c. Any payment not so expended shall be refunded with interest to be calculated from the original date the deposit was received by the City and at the same rate applied to tax refunds pursuant to RCW 84.69.100; however, if the payment is not expended within five years due to delay attributable to the developer, the payment shall be refunded without interest.

18B.540 GREEN INFRASTRUCTURE

- A. Development shall implement stormwater standards that incorporates low impact development (LID) principles and standards consistent with City standards in LMC Chapter 12A.11.
- B. Where onsite filtration is feasible, it shall be provided.
- C. Permeable surfaces shall be incorporated into plazas, courtyards, and pedestrian walkways, unless demonstrated infeasible to the satisfaction of the City Engineer, and shall meet City standards per LMC Chapter 12A.11.
- D. Open ponds shall be designed with both natural landscape and urban access and edge treatments consistent with LMC 18A.50.420.

- E. Native and/or drought tolerant landscaping shall be incorporated into required landscape plans.

18B.600 Parking

- A. **Off-street Parking Requirements.** The following off-street parking requirements supersede the requirements in 18A.50.560. Uses not listed below must comply with the requirements in 18A.50.560.

18B-600-1. Off-street Parking Requirements.

Land Use	Parking Requirement
Residential	1 per dwelling unit
Retail, Services, Restaurants	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum
Office	2 per 1,000 GSF minimum; 3 per 1,000 GSF maximum
Street level retail 3,000 sq ft or less per business	None where there is available public parking within 500' or abutting on-street parking designed to serve street level retail

- B. **Parking Reductions or Increases.** The amount of required parking may be reduced or eliminated, or increased above the maximum, based on a site- specific parking study that demonstrate one or more of the following:
1. *Reduction due to Shared Parking at Mixed-use Sites and Buildings.* A shared use parking analysis for mixed-use buildings and sites that demonstrate that the anticipated peak parking demand will be less than the sum of the off-street parking requirements for specific land uses.
 2. *Reduction due to Public Parking Availability.* The availability of public parking to accommodate the parking demand generated by the site or building. The City may approve a reduction in the amount of required parking by up to 50% for any parking stalls that will be open and available to the public. On-street parking may be considered for the reduction; any new on-street parking provided will be counted toward the required parking availability.
 3. *Reduction due to Lower Parking Demand or Increase based on Greater Parking Demand.* Demonstrating that anticipated parking demand will be less than the minimum parking required, or greater than the maximum allowed, based on collecting local parking data for similar land uses on a typical day for a minimum of 8 hours.
- C. **Parking Location and Design.** Parking shall be located behind the building or in a structure except in locations where the parking frontage type is permitted.
- D. **Shared Parking.** Shared parking is encouraged to support a walkable and pedestrian-oriented CBD where people can park once and visit multiple destinations. Off-site shared parking may be authorized per the standards in 18A.50.550.
- E. **Public Parking.** Public parking is permitted as a principal or accessory use in the Downtown District subject to the frontage and design standards.
- F. **Dimensional Standards.** Parking stall and circulation design shall meet the standards of 18A.50.

18B.700 Administration

18B.710 FORM-BASED CODE REVIEW

- A. Purpose. The purpose of Form-Based Code Review is to ensure that all development in the Downtown District implements the Downtown Plan.
- B. Applicability. All development requiring a land use or building permit in the Downtown District shall be subject to Form-Based Code Review.
- C. Review Process. Form-Based Code Review is a Process I application type under 18A.02.540. Review shall be conducted concurrently with any related planning review process or building permit, including consideration of the proposal as a Planned Action (Ordinance ____), and is subject to LMC 18A.02.530 Permit Procedures.
- D. Preapplication Conference. A preapplication conference is required for all development in the Downtown District. The preapplication conference shall be conducted in accordance with LMC 18A.02.622. The site plan, landscaping plan, and building design may be conceptual in form for the preapplication conference.
- E. Submittal Requirements. Applications for Form-Based Code Review shall be filed with the Community Development Department. All projects submitted for Form-Based Code Review shall be subject to the submittal requirements in LMC 18A.02.630 Project Permit Applications. Additional information or materials may be requested during the review process if the Community Development director determines they are necessary for proper review of the application. Request for additional materials shall not affect the Determination of Completeness under LMC 18A.02.635, but is subject to LMC 18A.02.735 Time Limitations.
- F. Review Decision. The Community Development Director shall provide the applicant with a written decision either approving, denying, or approving the application with modifications and/or conditions of approval. In such case that the application is processed in conjunction with a Process III or higher permit application under the provisions of LMC 18A.02.630 Permit Procedures, the Community Development Director shall provide a written recommendation to either approve, deny, or approve with modifications and/or conditions of approval to the appropriate decision-making body for the higher process permit, as listed in LMC 18A.02.502 Table 3.
- G. Review Standards. A decision on a Form-Based Code Review Application shall be based on the standard criteria for Process I Permits in LMC 18A.02.540 and the following:
 - 1. Consistency with the vision and policies of the Lakewood Comprehensive Plan.
 - 2. Consistency with the vision and objectives of the Downtown Plan in LMC 18B.110.
 - 3. Compliance with the standards in LMC Title 18B.
 - 4. Compliance with the Downtown Planned Acton Ordinance (____).
- H. Amendments to Approved Applications. Applicants wishing to amend approved applications may submit the amendment to the Community Development Director for review. The application shall meet the submittal requirements of 18B.610C unless waived by the Community Development Director. A preapplication conference is not required, but is encouraged for amendment applications that incorporate major changes.

18B.720 MASTER PLANNED DEVELOPMENT – TOWN CENTER INCENTIVE OVERLAY

A. Purpose. The purpose of a Master Planned Development in the Downtown District is to provide the developer and the City the opportunity to implement the Downtown Plan in way that could not be achieved through strict application of the standards in this chapter. It also allows for the development of larger, more complex, and multi-phased projects to develop with certainty.

B. Applicability. Development within the Town Center Incentive Overlay may apply for a Master Plan for the development of ten or more acres.

C. Allowed Modification. Adoption of a Master Planned Development allows for the modification of Downtown District development standards within the Town Center Incentive overlay district including modification of standards for height, site design, building design, landscaping, parking, and signage. In addition, density may be calculated by evaluating the number of residential units over the entire acreage subject to the Master Plan instead of the acreage of a particular site. This allows housing units to be clustered at higher intensities, if desired.

D. Review Process. A Master Planned Development is a Process III application under LMC 18A.02.550. Notice of application shall be provided pursuant to LMC [18A.02.670](#).

E. Submittal Requirements. Applications for a Master Planned Development shall be filed with the Community Development Department on forms provided by the Department along with established fees. An applicant for a Master Planned Development shall submit the following items to the City, unless the director finds in writing that one or more submittals are not required due to unique circumstances related to a specific development proposal:

1. A detailed narrative that includes:
 - a. A description detailing how the proposed development will be superior to or more innovative than conventional development methods as allowed under the City's land use regulations and how the approval criteria set forth in LMC 18B.720F have been satisfied;
 - b. A description of how the proposed Master Planned Development will benefit the public in a manner greater than that achieved if the project was to be developed under the adopted standards of the CBD zone;
 - c. A table illustrating the density and lot coverage of the overall development, with the proportion of the site devoted to public and open space clearly indicated;
 - d. A description of the land use planned for the site, including types and numbers for commercial, civic, industrial, and residential land uses;
 - e. A description of the dwelling units proposed and the overall density and intensity, including the types and numbers of affordable housing units;
 - e. A description of the proposed park, open space and recreation areas including any proposed improvements, including specific details regarding the ownership and maintenance of such areas;
 - f. Detailed information regarding all proposed landscaping that is not included on an associated landscaping plan;

- g. A description of the specific City standards as set forth in the underlying zoning district that the applicant is proposing for modification;
 - h. A description of how the Master Plan meets vision and objectives of the Downtown Plan in LMC 18B.110.
2. A site plan with the heading “Master Planned Development Site Plan” that includes information including, street frontage types, building footprints, proposed landscaping, open space and parks and/or recreational areas including trails, public spaces, pedestrian walkways, parking locations, and proposed setbacks;
 3. Conceptual elevation drawings illustrating facade and building design elements, including height, overall bulk/mass and density and proposed residential design features that will provide for a superior development;
 4. A conceptual landscape plan/map showing the proposed location and types of vegetation and landscaping. The landscape plan may also be incorporated into the Master Planned Development [site plan](#) and narrative;
 5. A phasing plan, if the development will occur in distinct phases with a written schedule detailing the timing of improvements;
 6. A draft development agreement, if proposed by the applicant, or as required by the City; and
 7. All of the submittal requirements in LMC 18A.02.630 Project Permit Applications.

E. Additional Information. Additional information or materials may be requested during the review process if the Community Development director determines they are necessary for proper review of the application.

F. Required Findings: A [Master](#) Planned Development shall only be granted after the [Hearing Examiner](#) has reviewed the proposed [use](#) and has made written findings that all of the standards and criteria set forth below have been met or can be met subject to conditions of approval:

1. The Master Planned Development is consistent with the Comprehensive Plan; and
2. The Master Planned Development is consistent with the vision and objectives of the Downtown Plan in LMC 18B.110.
3. The Master Planned Development by the use of permitted flexibility and variation in design, is a development practice that results in better urban design features than found in traditional development. Net benefit to the City may be demonstrated by one or more of the following:
 - a. Placement, type or reduced bulk of structures, or
 - b. Interconnected usable open space, or
 - c. Recreation facilities, or
 - d. Other public facilities, or
 - e. Conservation of natural features, or
 - f. Conservation of critical areas and critical area buffers beyond, or

- g. Aesthetic features and harmonious design, or
 - h. Energy efficient site design or building features, or
 - i. Use of low impact development techniques;
4. The Master Planned Development results in no greater burden on present and projected public utilities and services than would result from traditional development and will be served by adequate public or private facilities including streets, fire protection, and utilities; and
 5. Open space within the Master Planned Development is an integrated part of the project rather than an isolated element of the project; and
 6. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
 7. Roads and streets, whether public or private, within and contiguous to the site comply with guidelines for construction of streets and the street frontage standards; and
 8. Each phase of the proposed development, as it is planned to be completed, contains the parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.
 9. The Master Plan development is consistent with the Planned Action Ordinance (___).

G. Action of the Hearing Examiner. In addition to demonstrating compliance with the criteria as determined by the Hearing Examiner, the applicant shall accept those conditions that the Hearing Examiner finds are appropriate to obtain compliance with the criteria.

18B.730 UPDATE OF NONCONFORMING LOTS

A. Purpose. The establishment of design standards to implement the Downtown Plan resulted in the creation of nonconforming lots. This section defines how nonconforming lots are to be updated to meet the Downtown District design standards for street frontage, site design, and landscaping when incremental changes occur.

B. Applicability. This section applies to all nonconforming lots in the Downtown District, with the exception of lots subject to a development agreement or Master Planned Development. It supplements the standards and requirements for nonconformities in LMC 18A.02.800 through 18A.02.870.

C. Full Compliance. Within any three (3) year period, the expansion of any structure or complex of structures on a lot, which constitutes fifty percent (50%) or more of the existing floor area or building footprint, whichever is less, shall activate the requirement to bring the lot into full compliance with the Downtown District standards for street type, site design, and landscaping.

D. Proportional Compliance. Remodels, alterations, or other improvements to the existing structure activate the requirement to make improvements to the nonconforming lot to reduce the extent of the nonconformity. The degree to which the standards are applied shall be evaluated on a project specific basis and related to the improvement proposed. For example, if new windows are proposed to be installed, the project should address standards related to window transparency and weather protection (if located on a designated street frontage). The Community Development Director shall determine the type, location, and phasing sequence of proposed proportional compliance.

Additional Code Amendments Related to Downtown Development Code

Note: In place of advisory footnotes, related code changes are formalized under headings below.

18A.02.502 PROCESS TYPES- PERMITS

Add to Table 3 Application Processing Procedures, Row 1, Process 1:

TABLE 3: APPLICATION PROCESSING PROCEDURES

	Process I Administrative Action	Process II Administrative Action	Process III Hearing Action	Process IV Hearing Action	Process V Legislative Action
Permits	Zoning certification; Building permit; Design Review; Sign permit; Temporary Sign permit; Accessory Living Quarters; Limited Home Occupation; Temporary Use; Manufactured or Mobile Home permit; Boundary Line Adjustments; Minor modification of Process II and III permits; Final Site Certification; Certificate of Occupancy; ***Sexually Oriented Businesses extensions, <u>Form-Based Code Review</u>	Administrative Uses; Short Plat; SEPA; Home Occupation; Administrative Variance; Binding Site Plans, Minor Plat Amendment, Major modification of Process II permits; Shoreline Conditional use; Shoreline Variance; Shoreline Substantial Development Permits; Cottage Housing Development (may be considered together with residential binding site plan)	Conditional use; Major Variance; Preliminary plat; Major Plat Amendment; Major modification of Process III permits: Shoreline Conditional Use; Shoreline Variance; Shoreline Substantial Development Permit when referred by the Shoreline Administrator; Public Facilities; <u>Master Plan</u> ; <u>Master Planned Development – Town Center Incentive Overlay</u>	Zoning Map Amendments; Site-specific Comprehensive Map Amendments; Specific Comprehensive Plan text amendments; Shoreline Redesignation, **Final Plat**, **Development Agreement** ***No hearing required or recommendation made by Planning Commission**	Generalized or comprehensive ordinance text amendments; Area-wide map amendments; Annexation; Adoption of new planning-related ordinances;

18A.90.200 DEFINITIONS.

Add the following:

Building Recess: A recessed portion of a development created by the overhanging upper portion of the building to provide a sheltered area at grade level for pedestrians.

Marquee: A roof-like projection over the entrance to a theater, hotel, or other building.

Mixed use development: the development of a parcel or structure with one or more different land uses, such as a combination of residential, office, retail, public, or entertainment in a single or physically integrated group of structures. Mixed use is characterized by: 1) Complementary land uses – land uses that are at least compatible and, preferably, work together for mutual benefit (e.g., personal commercial services that serve adjacent residences); and 2) Convenient pedestrian connections.

Weather Protection: Awnings, canopies, marquees, building recesses, and arcades designed to shield pedestrians from precipitation or to offer shade.

Amend the following definition:

NONCONFORMING LOT. A lot which does not conform to the design or density requirements of the zoning district in which it is located. A non-conforming lot is a lot that was legal when it was created but no longer meets the current area, width, or depth dimensional requirements_and/or does not meet the landscaping, site planning, or site design requirements for the zoning district in which the property is located. Nonconforming lots may be occupied by any permitted use in the district, provided that all other development regulations in effect at the time of development must be met.

18A.02.850 TERMINATION OF NONCONFORMING STATUS.

A. A nonconforming structure or use or lots shall terminate under the following conditions:

1. When the use has been discontinued for a period of six (6) or more months.
2. When a nonconforming structure has been damaged or destroyed to an extent exceeding fifty (50) percent or more of its fair market value as indicated by the records of the Pierce County Assessor.
3. When a nonconforming lot becomes subject to landscaping, site planning, or site design requirements.

B. Provided; that damaged uses that are allowed to reestablish, as provided in LMC [18A.02.855](#), Damage or Destruction, shall not be considered to be terminated. Once terminated, the use shall not be reestablished, and any subsequent use must comply with the regulations of the zoning district in which it is located. (Ord. [264](#) § 1 (part), 2001.)

18A.02.855 DAMAGE OR DESTRUCTION - NONCONFORMITIES.

A. If a nonconforming use or structure is damaged or destroyed by any means to the extent of fifty (50) percent or more of fair market value, it may not be reestablished except in compliance with the regulations of the zoning district in which it is located. This provision shall not apply to dwelling units located in residential districts or in established mobile home parks, which may be reconstructed or replaced with no substantial change in floor area or other nonconforming feature.

B. If a nonconforming use or structure is damaged due to an involuntary event of fire, natural disaster or other casualty, to the extent of less than fifty (50) percent of fair market value, it may be restored to substantially the same extent of nonconformance as preexisted the damage, provided that all applicable

construction permits are obtained prior to commencement of demolition and reconstruction. This provision shall not be construed as reducing any requirements of construction standards in effect for rebuilt structures. Restoration or replacement shall commence within one (1) year from the date of damage or the use shall be terminated pursuant to LMC [18A.02.850](#), Termination of Nonconforming Status. (Ord. [264](#) § 1 (part), 2001.) Subsection B shall not apply to the Downtown District in LMC 18B; instead proportional compliance 18B.730 C and D shall apply.

C. A nonconforming lot landscaping or site design must be brought into conformity if improvements are damaged or destroyed greater than 50% of the value. Restoration or replacement shall commence within one (1) year from the date of damage or the use shall be terminated pursuant to LMC [18A.02.850](#), Termination of Nonconforming Status.

18A.20.700 INDUSTRIAL USE CATEGORY - LAND USE TYPES AND LEVELS

E. *Flex Space*. Mixed-use industrial buildings or parks adaptable to multiple use types which primarily serve a number of small to medium-size tenants, which predominantly require direct access for truck deliveries and have limited or controlled on-site customer service, and which are generally comprised of adaptable open floor space with a delineated office area.

Level 1: Commercial office/warehouse/retail/residential uses combined within a single structure or structures, where residential is limited to live/work space and where a maximum of thirty-five (35) percent may be office use and a maximum of twenty-five (25) percent may be retail use.

Level 2: Commercial office/warehouse combined within a single structure or structures, where a maximum of thirty-five (35) percent may be office use. In the Central Business District zone, Level 2 Flex Space may include retail to a maximum of twenty-five (25) percent.

Level 3: Commercial office/secondary manufacturing and major assembly and limited manufacturing/assembly at the level allowed in the zoning district, combined within a single structure or structures, where a maximum of twenty-five (25) percent may be office use and where a maximum of fifty (50) percent may be warehouse use.

18A.50.425 LANDSCAPING TYPES.

A. The landscaping types are intended to provide a basic list of landscaping standards that may be applied within a proposed project as necessary to provide for the intent of the comprehensive plan.

2. Type II, Streetscapes. A unifying theme of canopy type trees along a public or private street within the right-of-way, with an optional landscaping strip and a minimum five (5) to eight (8) foot wide sidewalk citywide, or eleven (11) to twenty (20) feet in the CBD zone, as required by the City Engineer, shall apply to all zones and shall be applied to all proposed developments other than a single family dwelling. The following standards shall be applied:

a. Curb, gutter, and sidewalks standards as required in LMC 18A.50.135 Streetscapes, LMC 17.46 Site Development Regulations, LMC Title 12, Streets Sidewalks and Public Thoroughfares, and LMC 18B Downtown Districts.

- b. Landscaping strip of vegetative groundcover of three to eight feet in width, or as specified in LMC 18B Downtown Districts, at the discretion of the City Engineer, located between the curb and the sidewalk.
- c. Deciduous street trees, pursuant to LMC 18A.50.440 Street Tree Standards are required along the entire street frontage at a spacing of no more than thirty (30) feet on center or as required to continue the existing pattern of street, whichever is less distance.
- d. Tree wells, a minimum of four (4) foot in any dimension, with a grating system approved by the City Engineer, are required when trees are placed within the sidewalk. Sidewalks must maintain a minimum 48-inch clear width exclusive of curbing. Trees not located on the sidewalk shall be centered on the landscaping strip, or behind the sidewalk within 10 feet of the right-of-way if the right-of-way is insufficient to accommodate street trees, or if curbs, gutters and sidewalks already exist.
- e. Level 1 Utilities shall be placed underground as appropriate.
- f. Street lights as directed by the City Engineer.
- g. Landscaped medians within the roadway may be required at the discretion of the City Engineer and the Community Development Director including.
 - (1) Curb, gutter, four (4) to twelve (12) foot wide landscaping strip within the roadway with a length determined by the City Engineer.
 - (2) One (1) street tree at each end of the median, plus one (1) street tree per thirty (30) feet of median.
 - (3) Vegetative groundcover.
 - (4) Small shrubs shall be placed within the landscaping strip so as to cover thirty (30) percent of the strip, have a maximum bush height of three (3) feet, and provide year-round screening.
- h. Bus stop(s), benches and/or bus shelter(s) as deemed necessary by the Community Development Director and Pierce Transit.

18A.50.430 LANDSCAPING REGULATIONS BY ZONING DISTRICTS.

A. Type II, Streetscape shall apply to all zones and shall be applied to all proposed developments other than a single family dwelling, pursuant to LMC 18A.50.135 Streetscapes, LMC 17.46 Site Development Regulations, LMC 12.02, Streets Sidewalks and Public Thoroughfares, and LMC 18B Downtown Districts.

G. Zones and Uses Minimum Landscaping Requirements

2. Multi Family Uses/Zones that abut:

Single Family Uses/Zones Type I, Vegetative Buffer, 10' landscape strip, except CBD 20 feet landscape strip in Transition Overlay

Open Space and Recreation Zones Type I, Vegetative Buffer, 10' landscape strip

3. Neighborhood Business and Commercial Uses/Zones that abut:

Single Family Uses/Zones Type I, Vegetative Buffer, 15' landscape strip, except CBD 20 feet landscape strip in Transition Overlay

Multi Family Uses/Zones Type I, Vegetative Buffer, 10' landscape strip, except CBD 20 feet landscape strip in Transition Overlay

Open Space and Recreation Zones Type I, Vegetative Buffer, 10' landscape strip

Lakewood Comprehensive Plan Amendments

To maintain consistency with the Comprehensive Plan and Downtown Plan, which will be considered a subarea plan and element of the plan, some text and policy changes are proposed. As the preferred alternative is fleshed out and implementation strategies and costs are developed, further edits to the Transportation Element and Capital Facilities Element will be needed. This document presents the basic land use and urban design related changes.

2.0 OFFICIAL LAND USE MAPS

2.3 Land Use Designations

2.3.6 Downtown

Downtown is the primary retail, office, social, urban residential, and government center of the City. The complementary, interactive mixture of uses and urban design provides for a regional intensity and viability with a local character. The regional focus and vitality of the district are evident in the urban intensity and composition of the uses in the district. Local character is reflected in the district's design, people-orientation, and connectivity, which foster a sense of community. The CBD is intended to attract significant numbers of additional office and retail jobs as well as new high-density housing. The plan anticipates that the properties within the CBD will be developed into commercial and residential mixed uses.

Table 2.1 Comprehensive Plan Designation by Density and Housing Type

Land-Use Designation	Major Housing Types Envisioned	Density ¹		Acres
		Low	High	
Residential Districts:				
Residential Estate	Larger single-family homes	1	2	1044.97
Single-Family Residential	Single-family homes	4	6	4,080.77
Mixed Residential	Smaller multi-unit housing	8	14	344.07
Multi-Family Residential	Moderate multi-unit housing	12	22	313.59
High Density Multi-Family	Larger apartment complexes	22	40	442.82
Mixed Use Districts:				
Downtown	High-density urban housing	30	80-100	318.69

Land-Use Designation	Major Housing Types Envisioned	Density ¹		Acres
		Low	High	
Neighborhood Business District	Multi-family above commercial	12	40	287.30
Arterial Corridor	Live/work units	6	6	18.85
Air Corridor 2	Single-family homes	2	2	235.77
Non-Residential Districts:				
Corridor Commercial	N/A	--	--	471.48
Industrial	N/A	--	--	752.48
Public/Semi-Public Institutional	N/A	--	--	807.18
Air Corridor 1	N/A	--	--	376.18
Open Space & Recreation	N/A	--	--	1945.26
Military Lands	N/A	--	--	24.95
Total designated area	N/A			11464.36
Excluded: Water & ROW	N/A	--	--	1172.14
TOTAL:				12636.5

¹ As expressed in the comprehensive plan for new development; existing densities are unlikely to match and may already exceed maximums in some cases.

2.4.1 Urban Center

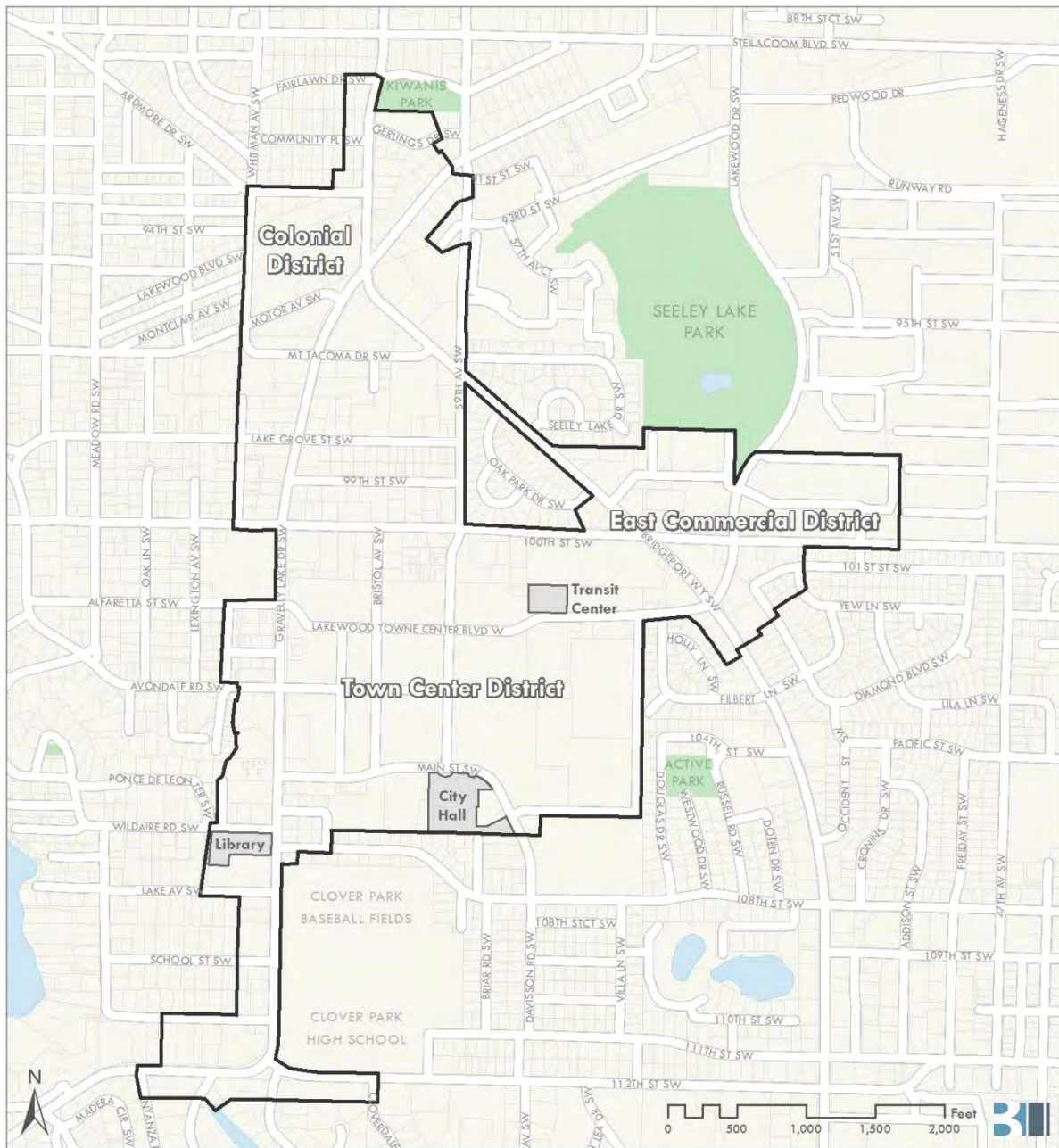
Urban centers as relatively compact clusters of densely mixed business, commercial, and cultural activity.

Urban centers are targeted for employment and residential growth with excellent transportation, including high capacity transit service and major public amenities.







Lakewood has one Urban Center; see Figure 2.2. The boundaries of the Urban Center were drawn to include the most appropriate balance of high-density employment and housing in the City. The Urban Center includes the entire Downtown. High capacity transit is provided by the existing Pierce Transit Center in Lakewood Towne Center, with connections to the Sound Transit commuter rail at Lakewood Station and direct high occupancy vehicle (HOV) access to I-5 for bus service outside the center. Major public amenities will include improved pedestrian facilities such as design treatments, trails, and parks to be developed concurrent with implementation of the comprehensive plan. Policy language addressing designation of the urban center is located in Section 3.5 of this plan.

OLD



NEW

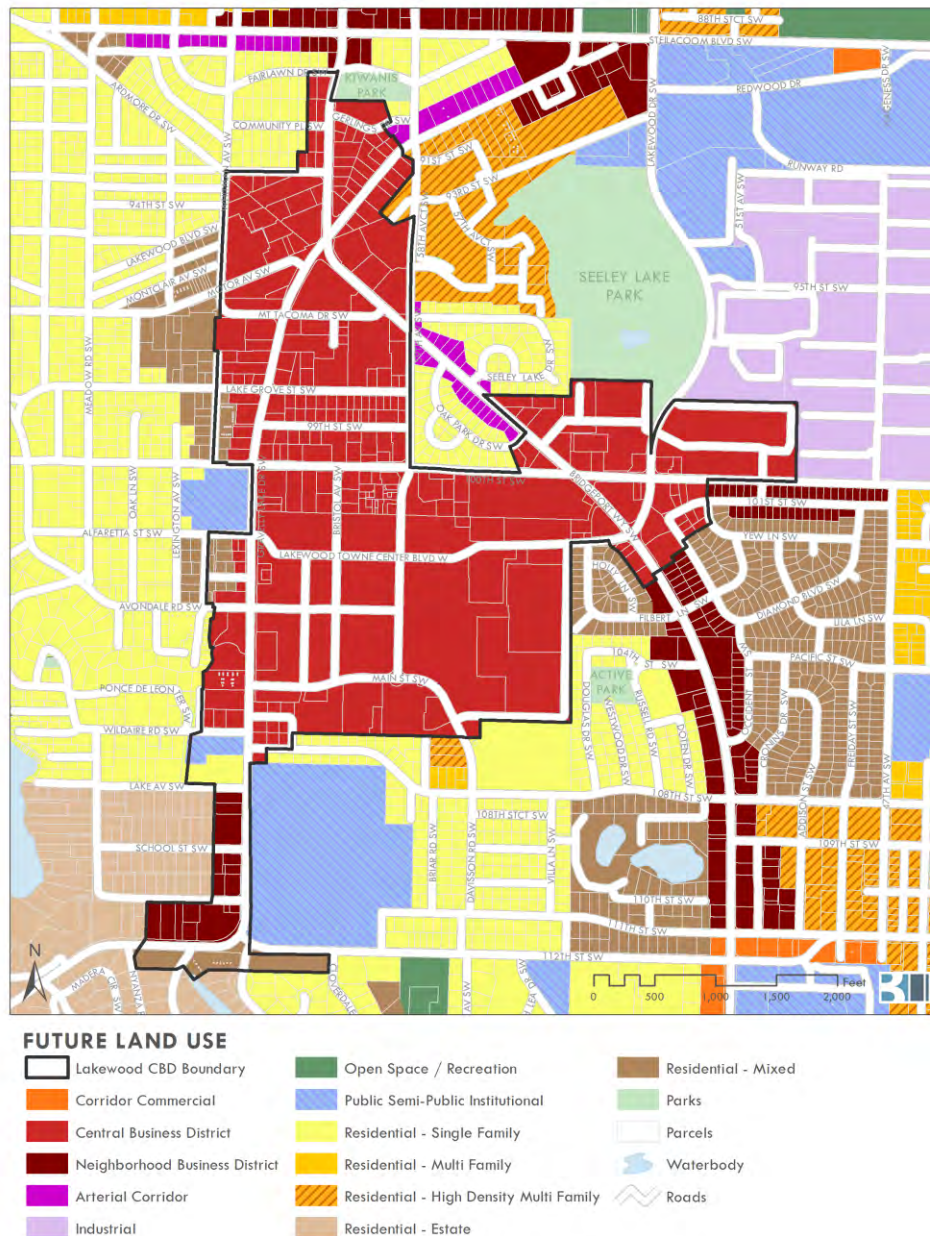
LEGEND

-  Lakewood CBD Boundary
  Roads
-  Public Facilities
-  Parks
-  Parcels
-  Waterbody

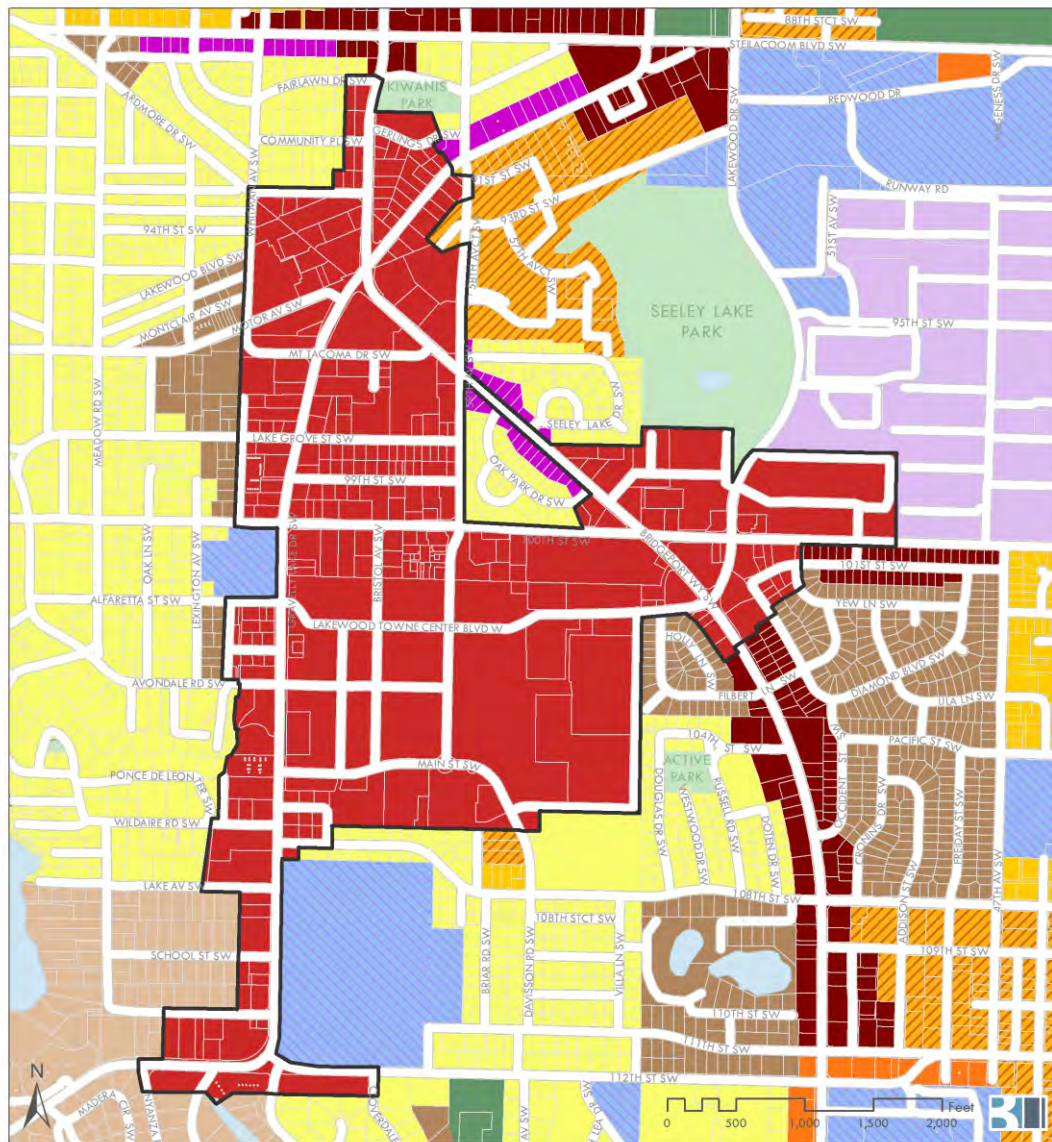
Future Land Use Map

Staff Description: A portion of the Future Land Use Map (Figure 2.1 in the plan; see map here: https://www.cityoflakewood.us/documents/community_development/FLU_11x17.pdf) would be amended to show the whole Downtown area as “Downtown” – the City would implement it with a CBD zone or other multifamily or commercial zones.

OLD portion of map (with study area as described in Draft Plan)



New portion of map (similar study area also shows Bridgeport ROW included on north for consistent landscaping)



FUTURE LAND USE

- | | | |
|--|---|---|
|  Lakewood CBD Boundary |  Open Space / Recreation |  Residential - Mixed |
|  Downtown |  Public Semi-Public Institutional |  Parks |
|  Corridor Commercial |  Residential - Single Family |  Parcels |
|  Neighborhood Business District |  Residential - Multi Family |  Waterbody |
|  Arterial Corridor |  Residential - High Density Multi Family |  Roads |
|  Industrial |  Residential - Estate | |

3.0 LAND USE

3.2.6 Lakewood's 2030 Housing Capacity

In 2014, Pierce County Planning and Land Services prepared a capacity analysis for Lakewood based on their buildable lands methodology. That model is based on existing land inventories, and a calculation of underutilized parcels based on transportation and land use demand. The accompanying map, Figure 3.1, which originates from the Pierce County 2014 Buildable Lands Report, identifies vacant, vacant single family, and underutilized properties. The analysis shows that by 2030, Lakewood would need to provide 9,565 new housing units. The data is described in Table 3.1. Current “built-in” capacity based on existing zoning densities and shown in Table 3.2 shows a new housing unit capacity of 12,563.

*** See plan for Table 3.1 ***

Table 3.2 City of Lakewood: Housing Unit Capacity

Zoning District	Adjusted Net Acres	Assumed Density	Unit Capacity	Plus 1 Dwelling Unit per Vacant (single-unit) Lot	Housing Capacity
R-1	47.97	1.45	70	3	73
R-2	132.76	2.2	292	12	304
R-3	376.08	4.8	1,805	43	1,848
R-4	71.28	6.4	456	5	461
MR-1	21.65	8.7	188	0	188
MR-2	60.65	14.6	885	3	888
MF-1	46.54	22	1,024	0	1,024
MF-2	67.44	35	2,360	0	2,360
MF-3	31.44	54	1,698	0	1,698
ARC	13.23	15	198	0	198
NC-1	1.59	22	35	2	37
NC-2	15.02	35	526	7	533
TOC	12.78	54	690	0	690
CBD	17.46	54	943	0	2,257]
Total Housing Capacity					12,563]¹

¹The total is about four units higher than adding absolute values due to rounding in the Pierce County Buildable Lands Report 2014, upon which much of this analysis is based.

3.3.1 General Commercial Goals and Policies

LU-17.2: Promote the Downtown as the primary location for businesses serving a Citywide market.

3.3.2 Central Business District

GOAL LU-19: Promote redevelopment of the Downtown as a mixed-use urban center that creates a downtown and bolsters Lakewood's sense of identity as a City.

LU-19.1: Promote the Downtown as the primary center for retail, office, public services, cultural activities, urban residential, and civic facilities of Lakewood.

LU-19.2 Encourage neighborhood businesses that provide daily goods and services in the Downtown.

LU-19.3: Promote the Downtown as a daytime and nighttime center for social, entertainment, cultural, business and government activity.

LU-19.4: Promote cultural institutions, performing arts uses, and recreational activities within the Downtown.

LU-19.5: Remove underlying deed restrictions and/or covenants that prohibit office development, open space, high density residential development and/or mixed-use development in the Towne Center.

LU-19.6: Acquire lands and construct community-gathering destinations such as plazas, open space or community facilities within the Towne Center.

LU-19.7: Support the formation of a Towne Center association or similar organization to establish economic improvement strategies and to sponsor social and safety events.

LU-19.8: Consider the use of the City's eminent domain powers to establish public streets and public open spaces in the Towne Center.

LU-19.10: Implement the policies and strategies in the Downtown Plan, which is hereby incorporated by reference as amended, to serve as a subarea plan and to supplement the Downtown policies of the comprehensive plan.

GOAL LU-20: Emphasize pedestrian and bicycle connectivity and transit use within the Downtown while accommodating automobiles.

LU-20.1: Accommodate automobiles in balance with pedestrian, bicycle, and transit uses within the Downtown and on individual sites.

LU-20.2: Maintain the Pierce Transit Center located in the Lakewood Towne Center.

LU-20.3: Maintain an appropriate supply of parking in the Downtown as development intensifies.

LU-20.4: Encourage shared parking agreements within the Towne Center.

LU-20.5: Encourage multi-modal policies, improvements, and strategies consistent with the Downtown Plan.

3.5 Urban Center

Lakewood's Urban Center, Chapter 2, Figure 2.2 includes the entire Downtown. Designation of this urban center is consistent with the vision of this plan and the region's VISION 2040 strategy.

GOAL LU-33: Achieve the VISION 2040 Urban Center criteria.

LU-33.1 Designate the Future Land Use Map "Downtown" designation as an Urban Center.

LU-33.2 Adopt by reference and implement the Countywide Planning Policies for Urban Centers.

4.0 URBAN DESIGN AND COMMUNITY CHARACTER

4.3 Relationship Between Urban Design and Transportation

See Element for framework of streets

Civic Boulevards: These are the key vehicular routes people use to travel through or to districts and neighborhoods. These road corridors should be a priority for improvements to vehicular and pedestrian functioning and safety, and for general streetscape improvements such as street trees, street lighting, landscaping, signage and pedestrian sidewalks, building orientation, and the location of on-street parking. They have been identified as civic boulevards due to the prominent role they play in carrying people into the city and therefore creating an image of the city. The urban design framework plan identifies the following arterials as civic boulevards: the full length of Bridgeport Way, Gravelly Lake Drive from Nyanza Boulevard to Steilacoom Boulevard, 100th Street from South Tacoma Way to Gravelly Lake Drive, and the entirety of S. Tacoma Way and Pacific Highway Southwest, the entire length of Steilacoom Blvd., Veterans Drive from Vernon Ave. to Gravelly Lake Drive, Washington Blvd. from Military Road to Gravelly Lake Drive, and Military Road from 107th Ave. to Washington Blvd, as well as N. Thorne Lane and Union Avenue in Tillicum (Table 4.2).

Table 4.2: Civic Boulevards.

Civic Boulevards	Locations
Bridgeport Way	Full length
Gravelly Lake Drive 100th Street	from Nyanza Boulevard to Steilacoom Boulevard from South Tacoma Way to Gravelly Lake Drive See also Downtown Plan for street sections
S. Tacoma Way/ Pacific Hwy SW	All (except So. Tac. Way extension)
N. Thorne Lane	from I-5 to Union Avenue
Union Avenue	from N. Thorne Lane to Berkeley Street
Veterans Drive	Vernon Ave SW to Gravelly Lake Drive
Steilacoom Blvd SW	South Tacoma Way to Far West Drive
Washington Blvd.	Military Road to Gravelly Lake Drive
Military Road	107th Avenue to Washington Blvd.

Key Pedestrian Streets or Trails (“Green Streets”): This term identifies streets that function as preferred pedestrian routes between nodes of activity, trails that link open space areas, or streets with a distinctive pedestrian oriented character, such as a shopping street. Key pedestrian streets should have wide sidewalks; streetscape features such as street trees, benches, way-finding signage, and pedestrian-oriented street lighting; and safe street crossings. The framework plan identifies pedestrian-friendly green streets in several areas including the Downtown where they are important to create a downtown atmosphere. Lastly, Lakewood’s Legacy Parks Plan identifies a system of off-street trails to be developed that link the city’s major open spaces.

Table 4.3: Key Pedestrian Routes.

Green Streets	Neighborhood	Extents
83rd Ave.	Oakbrook	Steilacoom Blvd. to Garnett
Onyx Drive	Oakbrook	Oakbrook Park to 87th Ave.
Phillips Road	Oakbrook	Steilacoom Blvd. to 81st St.
87th Ave SW	Oakbrook	Onyx Drive to Fort Steilacoom Park
Hipkins Road		104th to Steilacoom Blvd.
Green Street Loop with Arterial and Local Streets in Downtown	Downtown	See Downtown Plan for extent and street sections
72nd Ave.	Lakewood Center	Steilacoom Blvd. to Waverly Dr.
Waverly Drive	Lakewood Center	72nd Ave. to Hill Grove Lane
Hill Grove Lane	Lakewood Center	Waverly Drive to Mt. Tacoma Drive
Mt. Tahoma Drive	Lakewood Center	Dekoven to Bridgeport Way
108th Street	Lakeview	Pacific Hwy. to Davisson Road
Kendrick Street	Lakeview	Entire length
San Francisco Ave.	Springbrook	Bridgeport Way to 49th Ave.
49th Ave.	Springbrook	San Francisco Ave. to 127th St.
127th St.	Springbrook	49th Ave. to 47th Ave.
Bridgeport Way	Springbrook	123rd St. to McChord Gate
123rd St.	Springbrook	Entire length
47th Ave.	Springbrook	From Pacific Hwy. SW to 127th St.
Washington Ave.	Tillicum	W. Thorne Lane to N. Thorne Lane
Maple Street	Tillicum	Entire length
Custer Road	Flett	Bridgeport Way to Lakewood Drive

4.5 Focus Area Urban Design Plans

Three areas of the city were selected for a focused review of urban design needs: the Downtown, the Lakewood Station district, and Tillicum. These areas were singled out for their prominence, for the degree of anticipated change, and for the rich mixture of land uses within a limited space, calling for a higher level of urban design treatment. Each area is discussed in terms of a vision for that area, its needs, and proposed actions to fulfill those needs and realize the vision. A graphic that places those identified needs and proposed actions in context accompanies the discussion.

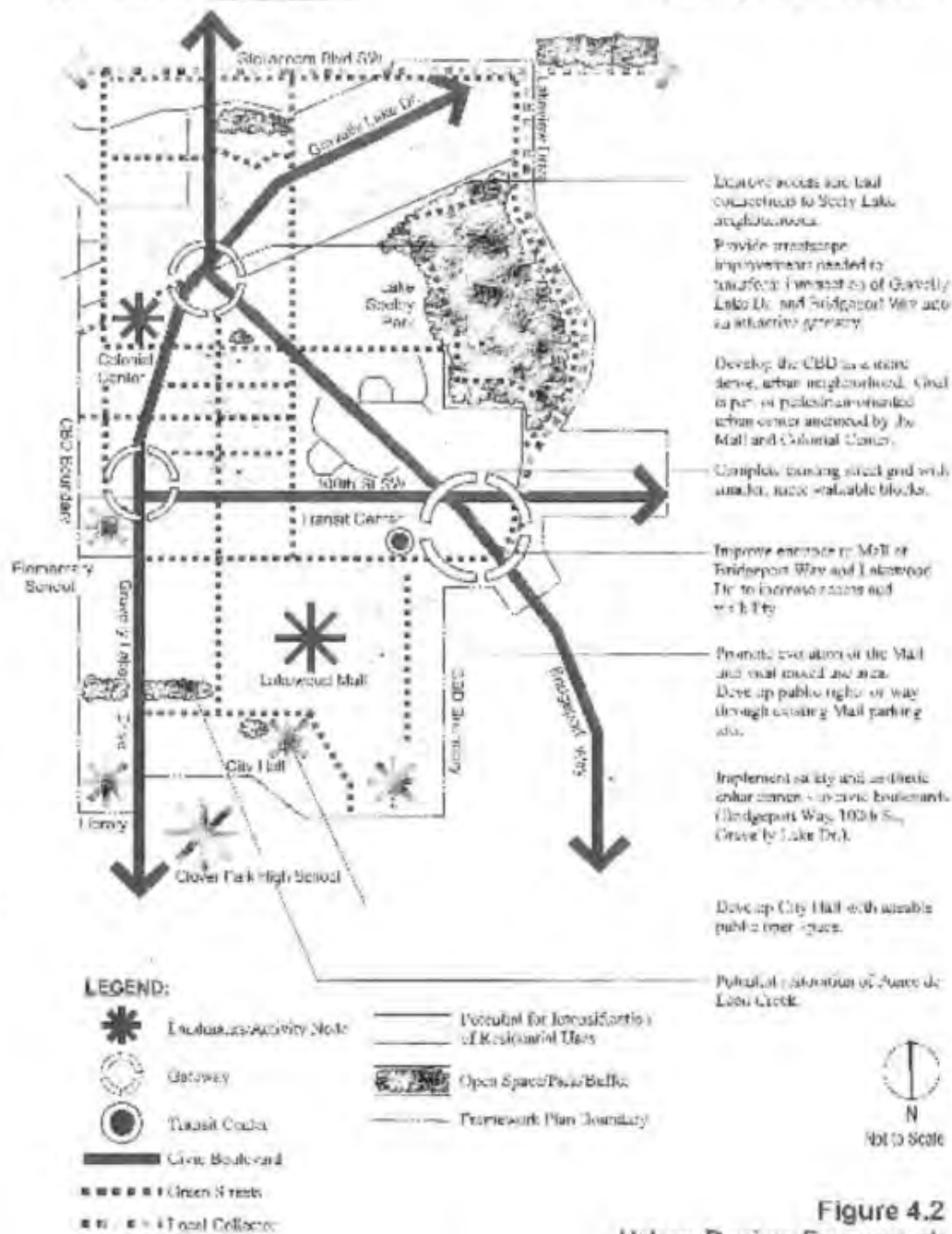
4.5.1 Central Business District

A major goal of this comprehensive plan is to create a downtown in the Urban Center where CBD zoning is largely applied, redeveloping it into a rich urban area with civic amenities, walkable streets, and a mix of uses including housing, entertainment, restaurants, and retail. The Downtown has significant economic assets such as the Lakewood Towne Center, historic and cultural assets such as the Colonial Center, nearby open space assets such as Seeley Lake, civic assets such as Clover Park High School and City Hall, and other major retail and entertainment assets. There is a strong street pattern, including the intersection of three of the city's major civic boulevards: Bridgeport Way, Gravelly Lake Drive, and 100th Street.

To create a downtown atmosphere, a number of land use and infrastructure changes will be needed, including:

- **Green Street Loop:** To address the lack of park space, improve public streets, and improve circulation for pedestrians and bicyclists the green loop will include park like elements, green infrastructure, and support redevelopment in Downtown.
- **New Public Streets:** The Downtown lacks a dense and walkable street grid to support urban development, circulation, and an active public realm.
- **Central Park:** A new urban park of between two to four acres is proposed just north of City Hall to serve as the main gathering space for the community and to include a variety of features and programming.
- **Revised Gravelly Lake Drive:** As part of the Green Street Loop, a revised road design for Gravelly Lake Drive SW is proposed. The revision will allow for expanded sidewalks and a multi-use path on the east side of the street.
- **Catalyst Sites:** Catalyst sites are the best opportunities to weave together public improvements in infrastructure and amenities with infill and redevelopment by the private sector. The best opportunities for redevelopment based on vacant and underutilized sites, and large surface parking areas, and surrounding context have been identified as catalyst sites in the near term to further the implementation of this Plan.
- **Motor Avenue Festival Street:** The City intends to move forward with creating a festival street along Motor Avenue consistent with the adopted concept plan. The plan includes a large central plaza, a pedestrian promenade, a farmer's market and event structure, street trees, landscaping, and public art opportunities.

OLD



SOURCE: SDPW, Inc., 1999.

July 2000

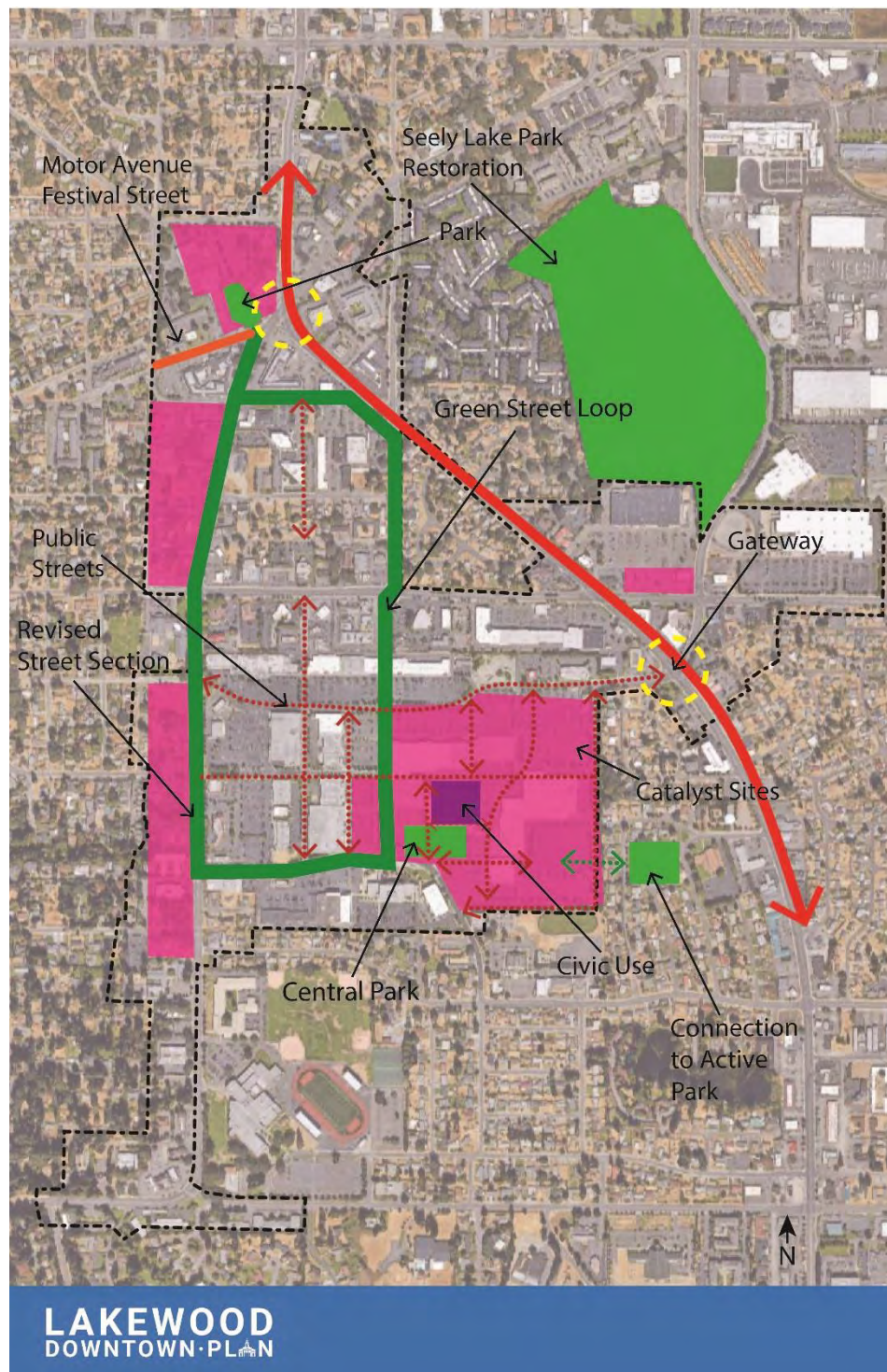
File path: p:\663101\graphics\UrbanDesign2.dwg

Figure 4.2
Urban Design Framework
for Central Business District (CBD)

Chapter 4, page

NEW

Figure 4.2 Downtown Plan Concept



Framework, 2018

CHAPTER 9 CAPITAL FACILITIES AND IMPROVEMENTS

9.3 Service and Utility Goals and Policies

Specific goals and policies for Type 1 services and utilities are found in other chapters of this comprehensive plan or in plans developed by the providers. The locations of these goals and policies are identified in Table 9.5.

The following documents contain information supplemental to this plan.

Environmental Impact Statement (EIS). Through the EIS process, existing capacities are documented and a forecast of future capital improvements in services and utilities is projected. Based on the EIS analysis, capacity and locational policies for each Type 1, Type 2, Type 3, and Type 4 service and utility are incorporated in the respective service, utility, transportation, and land-use chapters of this plan. The background report includes an inventory of existing capital facilities. As Lakewood continues with the process of assuming its own police services, the capital facilities inventory will be modified to include police-related elements.

Capital Improvement Plan (CIP). The CIP lists the planned capital investments for each Type 1 service and utility and identifies dedicated funding sources for the projects anticipated within six years. Lakewood's CIP is procedurally modified and updated in conjunction with its budget rather than as part of the yearly comprehensive plan amendment cycle.

Downtown Plan and EIS. The Downtown Plan is a subarea plan and element of the Comprehensive Plan. The Downtown Plan and associated Planned Action EIS and Planned Action Ordinance identify needed services and capital improvements, costs, and mitigation or in lieu fees for transportation and parks. The Downtown Plan and associated ordinances are a source for the 6-year CIP and Transportation Improvement Program (TIP). It is anticipated that the Downtown Plan will be implemented through the CIP, TIP, and budget process, as well as permit evaluation.

GOAL CF-6: Establish a City CIP consisting of separate CIPs for each service or utility that lists planned capital improvements and establishes a priority and dedicated funding source for the capital improvements for a six-year period.

Policies: CF-6.1: Evaluate each service or utility CIP priority and funding sources at least once every two years, but not more than twice a year. Any amendment to the CIP must analyze the impacts the amendment will have on permits issued by the City based on concurrency.

CF-6.2: Provide necessary Type 1 capital improvements within the City's ability to fund or within the City's authority to require others to provide.

CF-6.3: Evaluate concurrency for transportation based on only those capital improvements identified in the CIP as fully funded within the six-year period.

CF-6.4: The City shall not provide a capital improvement, nor shall it accept the provision of a capital improvement by others, if the City or the provider is unable to pay for subsequent annual operating and maintenance costs of the improvement.

CF-6.5: The City CIP shall constitute a separate adopted appendix to this plan.

ORDINANCE NO. 696

AN ORDINANCE of the City Council of the City of Lakewood, Washington, adopting a SEPA Planned Action related to the Lakewood Downtown Subarea.

I. RECITALS

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of planned actions by jurisdictions planning under the Growth Management Act (GMA), such as the City of Lakewood (“City”); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC) allow for and govern the adoption and application of a planned action designation under SEPA, and Section 14.02.030 of the Lakewood Municipal Code (LMC) adopts Chapter 197-11 WAC by reference as amended; and

WHEREAS, the designation of a planned action expedites the permitting process for projects of which the impacts have been previously addressed in an environmental impact statement (EIS); and

WHEREAS, a subarea of the City commonly referred to as the “Downtown”, as depicted on the map attached hereto as **Exhibit A** and incorporated herein by this reference, has been identified as a planned action area for future redevelopment to a mixed-use center (“Planned Action Area”); and

WHEREAS, the City has developed and adopted a subarea plan complying with the GMA (RCW 36.70A), dated October 1, 2018, to guide the redevelopment of the Planned Action Area (“Downtown Plan”); and

WHEREAS, after extensive public participation and coordination with all affected parties, the City, as lead SEPA agency, issued the Downtown Planned Action Final Environmental Impact Statement (“Final EIS”) dated July 12, 2018, which identifies the impacts and mitigation measures

associated with planned development in the Planned Action Area as identified in the Downtown Plan;
and

WHEREAS, The City issued an Addendum to the FPAEIS on September 10, 2018 and a Second Addendum on September 25, 2018; and

WHEREAS, the Final EIS includes by incorporation the Downtown Planned Action Draft Environmental Impact Statement issued on March 16, 2018 (collectively referred to herein as the “Planned Action EIS”); and

WHEREAS, the City desires to designate a planned action under SEPA for the Downtown (“Planned Action”); and

WHEREAS, adopting a Planned Action for the Downtown with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection;
and

WHEREAS, the City is amending the Lakewood Comprehensive Plan to incorporate maps, text and policies specific to the Downtown; and

WHEREAS, the City is adopting zoning and development regulations concurrent with the Downtown Plan to implement said Plan, including this Resolution; and

WHEREAS, the City Council finds that adopting this Ordinance and its Exhibits is in the public interest and will advance the public health, safety, and welfare.

II. FINDINGS

The procedural and substantive requirements of the State Environmental Policy Act (RCW 43.21C) have been complied with.

The procedural requirements of the Growth Management Act (RCW 36.70A) have been complied with.

The proposed action is consistent with the requirements of Revised Code of Washington, and the Washington Administrative Code.

The proposed action is consistent with the City of Lakewood Comprehensive Plan.

The proposed amendments have been reviewed and processed in accordance with the requirements of Title 14 Environmental Protection, Title 14A Critical Areas, and Title 18A Land Use and Development of the City of Lakewood Municipal Code.

All of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's municipal code.

The Lakewood City Council finds and determines that the regulation of development and land use within the Downtown is within the City's regulatory authority.

The Lakewood City Council finds and determines that approval of such amendments to the Comprehensive Plan and Land Use and Development Code is in the best interests of the residents of Lakewood, and will promote the general health, safety and welfare.

The Lakewood City Council finds and determines that regulation of land use and development is subject to the authority and general police power of the City, and the City reserves its powers and authority to appropriately amend, modify and revise such land use controls in accordance with applicable law.

The Planned Action Environmental Impact Statement (EIS) adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.

The mitigation measures identified in the Planned Action EIS, attached to this Ordinance as **Exhibit B** and incorporated herein by reference, together with adopted City development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area.

The Downtown Plan and Planned Action EIS identify the location, type, and amount of development that is contemplated by the Planned Action.

Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.

The City provided several opportunities for meaningful public involvement and review in the Downtown Plan and Planned Action EIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.

Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.

The designated Planned Action Area is located entirely within an Urban Growth Area.

Implementation of the mitigation measures identified in the Planned Action EIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

The documents and other materials that constitute the record of the proceedings upon which the Planning Commission's recommendations are based, including, but not limited to, the staff reports for the Project and all of the materials that support the staff reports for the Project, are located in the City of Lakewood, Community and Economic Development Department at 6000 Main Street SW, Lakewood, Washington, 98499-5027. The custodian of these documents is the Assistant City Manager for Development Services of the City of Lakewood.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. Adoption of City Council Findings. The Findings of the City Council are adopted as part of this Ordinance.

Section 2. Purpose. The purpose of this Ordinance is to:

A. Combine environmental analysis, land use plans, development regulations, and City codes and ordinances together with the mitigation measures in the Planned Action EIS to mitigate

environmental impacts and process Planned Action development applications in the Planned Action Area;

B. Designate the Downtown shown in Exhibit A as a Planned Action Area for purposes of environmental review and permitting of designated Planned Action Projects pursuant RCW 43.21C.440;

C. Determine that the Planned Action EIS meets the requirements of a planned action EIS pursuant to the State Environmental Policy Act (SEPA);

D. Establish criteria and procedures for the designation of certain projects within the Planned Action Area as “Planned Action Projects” consistent with RCW 43.21C.440;

E. Provide clear definition as to what constitutes a Planned Action Project within the Planned Action Area, the criteria for Planned Action Project approval, and how development project applications that qualify as Planned Action Projects will be processed by the City;

F. Streamline and expedite the land use permit review process by relying on the Planned Action EIS; and

G. Apply applicable regulations within the City’s development regulations and the mitigation framework contained in this Resolution for the processing of Planned Action Project applications and to incorporate the applicable mitigation measures into the underlying project permit conditions in order to address the impacts of future development contemplated by this Ordinance.

Section 3. Procedures and Criteria for Evaluating and Determining Planned Action Projects within the Planned Action Area.

A. Planned Action Area. This “Planned Action” designation shall apply to the area shown in Exhibit A of this Ordinance.

B. Environmental Document. A Planned Action Project determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Planned Action EIS. The mitigation measures contained in Exhibit B of this Ordinance are based upon the findings of the Planned Action EIS and shall, along with adopted City regulations,

provide the framework the City will use to apply appropriate conditions on qualifying Planned Action Projects within the Planned Action Area.

C. Planned Action Project Designated. Land uses and activities described in the Planned Action EIS, subject to the thresholds described in Subsection 3.D of this Ordinance and the mitigation measures contained in Exhibit B of this Ordinance, are designated “Planned Action Projects” pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area shall be designated a Planned Action Project if it meets the criteria set forth in Subsection 3.D of this Ordinance and all other applicable laws, codes, development regulations, and standards of the City, including this Ordinance, are met.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action EIS:

(1) Qualifying Land Uses.

(a) Planned Action Categories: The following general categories/types of land uses are defined in the Downtown Plan and can qualify as Planned Actions:

- i. Townhome or cottage dwelling units
- ii. Multi-family dwelling units
- iii. Commercial Office
- iv. Services,
- v. Medical
- vi. Hotel and Lodging
- vii. Retail and Eating and Drinking Establishments
- viii. Open Space, Parks, Plazas, Trails, Gathering Spaces, Recreation
- ix. Civic and Cultural Facilities
- x. Governmental and Utility Facilities

xi. Industrial uses that are part of a mixed-use development

xii. Other uses allowed in the Downtown Development Code, LMC 18.B.

(b) Planned Action Project Land Uses: A primary land use can qualify as a Planned Action

Project land use when:

- i. it is within the Planned Action Area as shown in Exhibit A of this Ordinance;
- ii. it is within one or more of the land use categories described in Subsection 3.D(1)(a) above; and
- iii. it is listed in development regulations applicable to the zoning classifications applied to properties within the Planned Action Area.

A Planned Action Project may be a single Planned Action land use or a combination of Planned Action land uses together in a mixed-use development. Planned Action land uses may include accessory uses.

(c) Public Services: The following public services, infrastructure, and utilities can also qualify as Planned Actions: onsite roads, utilities, parks, trails, and similar facilities developed consistent with the Planned Action EIS mitigation measures, City and special district design standards, critical area regulations, and the Lakewood Municipal Code.

(2) Development Thresholds:

(a) Land Use: The following thresholds of new land uses are contemplated by the Planned Action:

FEATURE	ALTERNATIVE 2
Residential Dwellings (units): Net 2018-2035	2,257
Commercial Square Feet: Net 2018-2035	2.85 million square feet
Jobs: Net 2018-2035	7,369

Action Alternative 2 is the Preferred Alternative.

(b) Shifting development amounts between land uses in identified in Subsection 3.D(2)(a) may be permitted when the total build-out is less than the aggregate amount of development

reviewed in the Planned Action EIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Planned Action EIS are mitigated consistent with Exhibit B of this Ordinance.

- (c) Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action Project or combination of Planned Action Projects exceeds the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Planned Action EIS.

(3) Transportation Thresholds:

- (a) Trip Ranges & Thresholds. The number of new PM peak hour trips anticipated in the Planned Action Area and reviewed in the Planned Action EIS for 2035 is as follows:

<u>LAND USE</u>	<u>ITE CODE</u>	<u>LAND USE QUANTITY (NET NEW)</u>				<u>PM PEAK HOUR TRIPS (NET NEW)</u>			
		<u>No Action</u>	<u>Alt. 1</u>	<u>Mod Alt. 1</u>	<u>Alt. 2</u>	<u>No Action</u>	<u>Alt. 1</u>	<u>Mod Alt. 1</u>	<u>Alt. 2</u>
Multi-family DU	220	456	1,579	1,725	2,257	283	979	1,070	1,399
Retail Jobs*	820	280	865	923	1,346	519	1,606	1,714	2,497
Office Jobs	710	1,243	3,157	3,464	5,814	572	1,452	1,593	2,674
Light Industrial Jobs	110	144	125	144	209	60	53	60	88
<i>ITE Gross PM Peak Hour Vehicle Trips</i>						<i>1,434</i>	<i>4,090</i>	<i>4,437</i>	<i>6,658</i>

Notes: ITE Trip Generation Manual, 9th Edition

*Retail jobs converted to KSF for trip generation calculations using estimate of 2 employees per KSF

Source: Fehr & Peers, 2018

- i. In no case shall trips exceed Action Alternative 2. At the time each level of trips is reached – No Action, Alternative 1, Modified Alternative 1, monitoring shall be conducted by the City to ensure planned improvements are implemented concurrent with development before the final level of trips in Action Alternative 2 is authorized for development.
- ii. A range of alternative results are illustrated as they may help phase desired transportation improvements. No Action level of trips is supported by the 2018 Transportation Improvement Program (TIP). All Action Alternatives require additional transportation

improvements tested in the Planned Action EIS and listed in **Exhibit D**; the improvements consider arterial throughput on Gravelly Lake Drive is retained at four lanes or more.

Additional improvements are identified in the Final EIS if higher volumes are found on Bridgeport Way though not expected if improvements are implemented consistent with Exhibit D.

(b) Concurrency. All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in LMC 18A.50.195.

(c) Traffic Impact Mitigation. Transportation mitigation shall be provided consistent with mitigation measures in Exhibit B-1 and Exhibit D of this Ordinance, attached hereto and incorporated by this reference.

(d) The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection 3.D(3)(a) are not exceeded, that the project meets the concurrency and intersection standards of Subsection 3.D(3)(b), and that the project has mitigated impacts consistent with Subsection 3.D (3)(c).

(e) Discretion.

i. The responsible City official shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City's Public Works Director at his or her sole discretion, for each project permit application proposed under this Planned Action, provided that the method is compatible with Exhibit D.1.b.

ii. The responsible City official shall have discretion to condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Lakewood Municipal Code.

iii. Planned Action Project applicants shall pay a proportionate share of the costs of the projects identified in Exhibit D. The responsible City official shall have the discretion to

adjust the allocation of responsibility for required improvements between individual Planned Action Projects based upon their identified impacts.

- (4) Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Planned Action EIS would not qualify as a Planned Action Project.
- (5) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action Project designation is no longer applicable until supplemental environmental review is conducted.

E. Planned Action Project Review Criteria.

- (1) The City's SEPA Responsible Official, or authorized representative, may designate as a Planned Action Project, pursuant to RCW 43.21C.440, a project application that meets all of the following conditions:
 - (a) the project is located within the Planned Action Area identified in Exhibit A of this Ordinance;
 - (b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection 3.D of this Ordinance;
 - (c) the project is within the Planned Action thresholds and other criteria of Subsection 3.D of this Ordinance;
 - (d) the project is consistent with the Lakewood Comprehensive Plan including the policies of the Downtown Plan incorporated into the Comprehensive Plan and the regulations of the Downtown Plan integrated into the Lakewood Municipal Code;
 - (e) the project's significant adverse environmental impacts have been identified in the Planned Action EIS;

- (f) the project's significant impacts have been mitigated by application of the measures identified in Exhibit B of this Ordinance and other applicable City regulations, together with any conditions, modifications, variances, or special permits that may be required;
- (g) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and
- (h) the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.

- (2) The City shall base its decision to qualify a project as a Planned Action Project on review of the SEPA Checklist form in WAC 197-11 and review of the Planned Action Project submittal and supporting documentation, provided on City required forms.

F. Effect of Planned Action Designation.

- (1) Designation as a Planned Action Project by the City's SEPA Responsible Official means that a qualifying project application has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein and with the environmental analysis contained in the Planned Action EIS.
- (2) Upon determination by the City's SEPA Responsible Official that the project application meets the criteria of Subsection 3.D and qualifies as a Planned Action Project, the project shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA. Planned Action Projects will still be subject to all other applicable City, state, and federal regulatory requirements. The Planned Action Project designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

G. Planned Action Project Permit Process. Applications submitted for qualification as a Planned Action Project shall be reviewed pursuant to the following process:

- (1) Development applications shall meet all applicable requirements of the Lakewood Municipal Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.
- (2) Applications for Planned Action Projects shall:
 - (a) be made on forms provided by the City;
 - (b) include the SEPA checklist in WAC 197-11;
 - (c) meet all applicable requirements of the Lakewood Municipal Code and this Ordinance.
- (3) The City's SEPA Responsible Official shall determine whether the application is complete and shall review the application to determine if it is consistent with and meets all of the criteria for qualification as a Planned Action Project as set forth in this Ordinance.
- (4)
 - (a) If the City's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, he/she shall issue a "Determination of Consistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440(3)(b).
 - (b) Upon issuance of the Determination of Consistency, the review of the underlying project permit(s) shall proceed in accordance with the applicable permit review procedures specified in Chapter 18A.02 LMC, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.
 - (c) The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.
 - (d) Public notice and review for qualified Planned Action Projects shall be tied to the underlying project permit(s). If notice is otherwise required for the underlying permit(s), the notice shall state that the project qualifies as a Planned Action Project. If notice is not otherwise required for the underlying project permit(s), no special notice is required by this Ordinance.

(5) (a) If the City's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, he/she shall issue a "Determination of Inconsistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to Chapter 1, Laws of 2012 (Engrossed Substitute Senate Bill (ESSB) 6406).

(b) The Determination of Inconsistency shall describe the elements of the Planned Action Project application that result in failure to qualify as a Planned Action Project.

(c) Upon issuance of the Determination of Inconsistency, the City's SEPA Responsible Official shall prescribe a SEPA review procedure for the non-qualifying project that is consistent with the City's SEPA regulations and the requirements of state law.

(d) A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project's SEPA requirements. The City's SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.

(6) To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action Project, consistent with RCW 36.70B.170 et seq.

(7) A Determination of Consistency or Inconsistency is a Process I land use decision and may be appealed pursuant to the procedures established in Chapter 18A.02 LMC. An appeal of a Determination of Consistency shall be consolidated with any pre-decision or appeal hearing on the underlying project application.

Section 4. Monitoring and Review.

A. The City should monitor the progress of development in the designated Planned Action area biennially to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official every two (2) years from its effective date in conjunction with the City's regular Comprehensive Plan review or docket cycle, as applicable. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

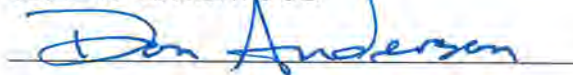
Section 5. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 6. Effective Date. That this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 1st day of October, 2018.

Attest:

CITY OF LAKEWOOD



Don Anderson, Mayor



Briana Schumacher, City Clerk

Approved as to Form:



Heidi Ann Wachter, City Attorney



Lakewood CBD Boundary Roads

-  Public Facilities
 Parks
 Parcels
 Waterbody

EXHIBIT B. Mitigation Document

The Planned Action EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts. Please see Final EIS Chapter 1 Summary for a description of impacts, mitigation measures, and significant unavoidable adverse impacts.

A Mitigation Document is provided in this Exhibit B-1 to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action EIS. The mitigation measures in this Exhibit B-1 shall apply to Planned Action Project applications that are consistent with the Preferred Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see Exhibit A).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform to the satisfaction of the City’s SEPA Responsible Official or authorized designee.

Any and all references to decisions to be made or actions to be taken by the City’s SEPA Responsible Official may also be performed by the City’s SEPA Responsible Official’s authorized designee.

Section B-1. Mitigation Required for Development Applications

Natural Environment

1. With major redevelopment that would propose activities that could involve groundwater discharge or potential changes to groundwater flow (such as underground structures), the City shall require site specific evaluation of groundwater protection. The susceptibility and vulnerability of the critical aquifer recharge area shall be evaluated by a licensed hydrogeologist. All stormwater shall be treated appropriately to avoid any potential groundwater contamination. Stormwater improvements should be designed to improve aquifer recharge.
2. The City shall require a conservation easement or other regulatory structure for piped streams to ensure that the possibility of creek daylighting is not precluded by future redevelopment.

Transportation

3. Implementation of transportation improvements identified as mitigation measures shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects. See Exhibit D.

Environmental Health (SEPA Checklist Draft EIS Appendix A)

4. Applicants for development shall conduct a site assessment to determine if contamination is present from past use.

Section B-2. Advisory Notes to Applicants: Applicable Regulations and Commitments

The Planned Action EIS identifies specific regulations that act as mitigation measures. These are summarized in this section by EIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable including those listed in the Planned Action EIS and those not included in the Planned Action EIS. In addition, this section identifies voluntary water and energy conservation measures that may be implemented by new development.

Natural Environment

Planned Actions shall comply with applicable regulations:

- City of Lakewood Critical Area Regulations (Title 14A), which includes protection of:
 - Aquifer recharge areas;
 - Fish and wildlife habitat areas (including streams) and their buffers;
 - Flood hazard areas;
 - Wetlands and their buffers;
- City of Lakewood Engineering Standards Manual (City of Lakewood, 2016);
- 2012 Stormwater Management Manual for Western Washington (as amended in 2014) (Washington Department of Ecology, 2014);
- Pierce County Stormwater Management and Site Development Manual (Pierce County, 2015) ; and
- WSDOT Highway Runoff Manual (Washington State Department of Transportation, 2014)

Planned Actions shall comply with the Downtown Development Code:

- 18A.35. 540.E: Native and/or drought tolerant landscaping shall be incorporated into required landscape plans.
- 18A.35. 540.F: The City may require educational signage for aboveground stormwater facilities and/or added natural features.

Population, Employment, and Housing

The City allows for tax exemptions for development projects including low and moderate-income housing units in “Tax Incentive Urban Use Centers” in Chapter 3.64 in the Lakewood Municipal Code. As defined in 3.64.010, such a center means “a compact, identifiable district where urban residents may obtain a variety of products and services” and which has businesses, adequate public facilities, and a mix of uses including housing, recreation, and cultural activities. The Downtown Study Area is generally included in this boundary. Planned actions are encouraged to implement this voluntary incentive.

Land Use

- Planned Actions shall comply with the Downtown Development Code: Title 18A.35.

Transportation

- Washington State Commute Trip Reduction (CTR) law focuses on employers with 100 or more employees whose shifts begin during the typical AM commute. This law requires employers to develop commute trip reduction plans and work toward meeting their mode share targets through internal programs and monitoring.

Public Services and Utilities

Planned Actions shall comply with applicable regulations:

- City of Lakewood Comprehensive Plan including the Capital Facilities and Utilities elements, and Legacy Plan for Parks, regarding levels of service.
- Downtown Development Code: 18A.35.530 Common and Open Space Standards.
- Lakewood Municipal Code standards for water, sewer, and stormwater infrastructure for new development. (LMC Title 12A)
- Lakewood Municipal Code requires application of the national energy code (LMC Chapter 15A.25).

Following are voluntary measures that result in water and energy efficiency and are encouraged in new development:

- Developments may reduce water demand by using new technologies that would reduce per-capita water use (and therefore wastewater service demand) by using newer, low- or no-flow plumbing fixtures and equipment.
- Implementation of sustainable requirements including the construction and operation of LEED-compliant (or similar ranking system) buildings could reduce the increase required in power systems.
- Implementation of conservation efforts and renewable energy sources to conserve electricity in new developments, including energy efficient equipment (i.e., light bulbs, appliances, and heating and air conditioning), could reduce energy consumption.

Environmental Health (SEPA Checklist)

The State Model Toxics Control Act (MTCA) sets standards for cleanup of lower levels of contaminants that are incorporated into new development and redevelopment parcels noted to have contamination potential. The City applies relevant standards regarding hazardous materials handling in the International Fire Code and Zoning Codes.

EXHIBIT C. Public Agency Actions and Commitments

Under some elements of the Planned Action EIS, specific City or other agency actions are identified.

Generally, incorporation of these actions is intended to provide for consistency within the City's

Comprehensive Plan, Downtown Plan, or between the Downtown Plan and implementing regulations; to

document pending City actions; to establish a protocol for long-term measures to provide for

coordination with other agencies; or to identify optional actions that the City may take to reduce

impacts. These actions are listed in Exhibit 1.

Exhibit 1. Public Agency Actions and Commitments

MITIGATION MEASURES	PROPOSED SYNCHRONOUS AMENDMENTS	SHORT TERM	LONG TERM	OTHER AGENCY	RESPONSIBLE DEPARTMENT
Natural Environment					
The ecological benefits of daylighting a portion of Ponce de Leon Creek could be evaluated by the City. An evaluation could include leaving the stream piped but identifying its historic location, as well as considering water quality treatments that benefit the nearby open channel stream, and serve as landscape amenities in the Study Area.			X		Public Works
The Downtown Plan offers support for Pierce County efforts to address potential habitat, stormwater, and recreation improvements to Seeley Lake Park.		X		X	Parks and Community Development
Population, Employment, and Housing					
The City works with the Economic Development Board for Tacoma-Pierce County on business retention, expansion, and recruitment activities, as well as the Lakewood Chamber of Commerce. If small business relocation			X	X	Economic Development

MITIGATION MEASURES	PROPOSED SYNCHRONOUS AMENDMENTS	SHORT TERM	LONG TERM	OTHER AGENCY	RESPONSIBLE DEPARTMENT
assistance is needed, the City could work with these agencies or others to develop strategies and solutions.					
Land Use					
Amend the Comprehensive Plan Land Use Designation for the Study Area and create a new implementing “form-based code”. Amend capital facility and transportation elements.	X				Community Development
In collaboration with Pierce County, the 2014 Buildable Lands Report methods for Lakewood should be updated at the next Buildable Lands Report Update to reflect an alternative method to the jobs per acre approach. The analysis should also reflect a higher density in the Downtown.		X		X	Community Development
Transportation					
The City of Lakewood has policies aimed at managing auto travel demand in its Comprehensive Plan. The policies call for the City to encourage and assist employers who are not affected by the CTR law to offer TDM programs on a voluntary basis, encourage large employers to offer flexible or compressed work schedules to reduce localized congestion, and implement a public awareness and educational program to promote TDM strategies.		X			Public Works
Public Services					
Implement the Legacy Plan and Downtown Plan to promote urban nodal and urban linear parks meeting distance standards.	X		X		Parks

MITIGATION MEASURES	PROPOSED SYNCHRONOUS AMENDMENTS	SHORT TERM	LONG TERM	OTHER AGENCY	RESPONSIBLE DEPARTMENT
Utilities					
City of Lakewood Comprehensive Plan including the Capital Facilities and Utilities element that set levels of service and coordination policies with service providers.	X		X		Community Development
Ongoing updates to Comprehensive Water System Plan by the Lakewood Water District and the Unified Sewer Plan by Pierce County would address the increases in density in the Study Area and ensure services are in place to meet the growing demand.			X	X	Community Development in association with Lakewood Water District and Pierce County
Power service providers conduct regular electric utility resource planning to address service demand and conservation.			X	X	Community Development in association with Tacoma Public Utilities and Lakewood Light and Power

Exhibit D. Transportation Cost Estimates

1. Improvements and Fair Share: The Planned Action EIS describes potential improvements to the network and impacted study intersections in addition to the City's 2018-2023 6-Year Transportation Improvement Program. Implementation of improvements identified in Exhibit 2 below shall occur through a SEPA fair share fee program such that new development contributes its share of the cost for these projects.
 - a. The maximum responsibility of cumulative planned action development is 70% under Alternative 2; however, the City Council has set the planned action share at 50%, recognizing its desire to balance public and private investment in the transportation system serving the Planned Action Area and the expected growth and land use. The proportionate share of costs of the Planned Actions shall be determined based on their proportionate share of trips identified in Section 3.D(3) of this ordinance and this section.

Exhibit 2. Transportation Improvements in addition to Six-Year Transportation Improvement Program – Preferred Alternative

PROJECT	TITLE	COST (100% IN 2018\$ ROUNDED)	ALT 2: PLANNED ACTION SHARE 50%
1	Gravelly Lake Dr SW Revised Section: 4-lane section plus median/turn lane shown in the Downtown Plan concept #3A	\$19,410,000	\$9,705,000
2	Conversion of Lakewood Towne Center Blvd as Public Street	\$5,096,000	\$2,548,000
3	Lakewood Towne Center Blvd at 59th Ave SW, Roundabout	\$2,402,000	\$1,201,000
4	Reduce 59th Ave SW to two lanes, allowing for bicycle facilities (sharrows)	\$189,000	\$94,500
5	Gravelly Lake Dr / Avondale Rd SW New Signalized Intersection	\$1,178,000	\$589,000
6	100th St SW / Bridgeport Way SW	\$649,000	\$324,500
7	100th St SW / Lakewood Dr SW	\$8,000	\$4,000
8	Option A: 100th St SW / Lakewood Dr SW: Convert westbound through-left lane to left only to remove split phase	\$13,000	\$6,500
	Option B: 100th St SW / Lakewood Dr SW: Move the pedestrian crossing to the north side of the intersection coincident with the WB phase	\$269,000	\$134,500
Total	with 8A	\$28,944,000	\$14,472,500
	with 8B	\$29,200,000	\$14,600,500

- b. Cost Basis: Unless amended, or replaced with a transportation impact fee, mitigation fees consistent with the proportionate share of costs shall be applied to planned action applications.
 - i. The per trip mitigation fee was determined using the gross number of PM peak hour vehicles trips generated by the proposed land use calculated using unadjusted Institute of Transportation Engineers [ITE] trip generation rates. For consistency, individual development projects should also calculate their total number of trips using the same methodology (raw ITE rates) without any reductions for internal capture, pass-by travel, or transit/walking/biking.

- ii. Though not included in the fee calculation, these types of vehicle trip reductions were included in the Lakewood travel model to produce intersection forecasts, calculate LOS, and determine required mitigations (and by extension the cost of the mitigation that is considered in the mitigation fee). Since these reductions have already been included in the analysis, it would be considered double counting to allow individual development projects to again take credit for them.

Exhibit 3. Cost Basis and Per Trip Fee: Alternative 2 - 50% Planned Action Share

SCENARIO	COST BASIS	FEE PER TRIP: ALT 2
PM Peak Hour Trips		6,658
Study Area Share 50%	\$14,472,500	\$2,174

2. Expenditure of Funds – Account: The City shall earmark mitigation fee receipts and retain them in an interest-bearing account, expending them on projects identified in Exhibit 2.
3. Mitigation Fee Payable at Permit Issuance: The mitigation fee shall be payable at the time of building permit issuance. For projects that require longer-term construction periods prior to occupancy and impacts to the transportation system, the City may allow for the mitigation fee to be paid prior to the issuance of occupancy permits subject to a construction schedule and supporting information provided to the satisfaction of the City.
4. Credit: The City shall provide a credit for the value of dedication or improvement to or new construction of any system improvements provided by the developer per subsection 1 above. The applicant shall be entitled to a credit for the value of the land or actual costs of capital facility construction against the fee that would be chargeable under the formula in subsection 1 above.
 - a. The dedication, improvement, or construction shall be conducted at suitable sites and constructed at acceptable quality as determined by the City. Such improvement or construction shall be completed, dedicated, or otherwise transferred to the City prior to the determination and award of a credit.
 - b. The value of a credit for right of way and easements shall be established on a case-by-case basis by an appraiser selected by, or acceptable to the City. The appraiser must be licensed in good standing by the State of Washington for the category of the property appraised. The appraisal shall be in accord with the most recent version of the Uniform Standards of Professional Appraisal Practice and shall be subject to review and acceptance by the City. The appraisal and review shall be at the expense of the applicant.
5. Period of Expenditure: The current owner of property on which traffic mitigation fees have been paid may receive a refund of such fees if the mitigation fees have not been expended or encumbered within 10 years of receipt of mitigation fees, unless the City has made a written finding that extraordinary or compelling reasons exist to extend the time for expending or encumbering the mitigation fees.
6. The Planned Action Share Transportation Fees will be incorporated into the City of Lakewood’s master fee schedule. Fees shall be subject to biennial review to affirm the cost basis.



TO: Mayor and City Council

FROM: Courtney Brunell, Planning Manager

THROUGH: John Caulfield, City Manager

Date: September 6, 2022

Subject: Tree Preservation Code Hearing

Purpose

This memo provides an overview of the Tree Code Update which is scheduled for a City Council public hearing this evening.

Background

The regulation of significant trees on residential, commercial, and institutional sites is contained in Lakewood Municipal Code (LMC) section [18A.70 Article III](#). Other relevant rules include the State Environmental Policy Act (SEPA) in [LMC 14.02](#) and critical areas in [Title 14](#).

Beginning in 2021 community members expressed interest and concern with tree preservation throughout the City. In response, the City Council directed the City Manager to complete a review of the tree preservation code and associated chapters. The City Council approved a Scope of Work and Public Participation Plan in November 2021 and formed an Ad Hoc Tree Committee in February 2022. Since February the City has engaged the public in activities to learn about the tree code update including the urban tree canopy, habitat protection, and housing and job targets.

Following the Advisory Committee recommendations in April 2022, the Planning Commission evaluated the code in May and June 2022 and following a public hearing provided recommendations to the City Council in July 2022. The City issued its SEPA determination on the draft code in July 2022 and provided notice of intent to adopt the code to the Department of Commerce for review consistent with Growth Management Act requirements, requesting a review period of 55 days. The SEPA comment period closed with no comments. The Department of Commerce has logged the proposal. Comments have not been received to date.

The following links to prior Ad Hoc Advisory Committee Planning Commission and City Council packets provides additional background on public engagement and the evolution of the code proposals.

- [Ad Hoc Committee Recommendations](#), April 2022

- Planning Commission Resolution and Recommendations, July 2022 (included in City Council August 8, 2022 packet, link below)
- Summary of Public Engagement, Comparison of Recommendations, and Example Cities provided to [City Council, August 8, 2022](#) (Also attached)
- Responses to City Council Questions and Options, Critical Areas Overview, Urban Forestry Program Overview, [City Council, August 22, 2022](#) (Also attached)

The remainder of this memo provides an overview of the Public Hearing Draft Policy and Code Amendments before the City Council.

Comprehensive Plan Policy Amendment

The setting of a Tree Canopy Goal would be consistent with Goals and Policies in the Comprehensive Plan including but not limited to: GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City. The setting of a 25-year goal would fit in the Comprehensive Plan. The Ad Hoc Committee recommended a goal of 40%. The Planning Commission reviewed the Ad Hoc Committee recommendation and considered the other city examples and costs/benefits and recommended a goal of 30%.

Achieving the goal would be based on a combination of voluntary incentives and code requirements for new development or ongoing land management.

Table 1. Tree Canopy Goal

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22
Key Issue #1: Canopy Goal	No numeric target. General goal and policies. GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City.	Considered range – no net loss, 35%, and 40%. Recommended adding a policy under Goal LU-60 for 40%.	Considered Ad Hoc Committee recommendations and range of targets. Recommended adding a policy under Goal LU-60 for 30%.

Tree Preservation Code and Landmark Commission Proposals

Presentations and study sessions with City Council led to additional proposed options to Article III Tree Preservation. Additional protective measures were added to avoid the clear-cutting of a residential property at the time of short plat or subdivision. A definition of “stand” was included to provide clarity on protection of Garry oak stands. For mitigation standards, an option was added to allow replanting based on optimal species and locations for carbon reductions, to align with the City’s climate action goals. These updates and others are summarized in the table below.

Table 2. Tree Preservation Code and Landmark Code Topics

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	Other Options or Updates
Key Issue #2: Residential lots exemption	Residential lots < 17,000 s.f.	No exemption	No exemption for Oregon white oak. Otherwise exempt < 17,000 sf.	No additional changes discussed w/City Council.
Key Issue #3: Industrially zoned properties	Exempt	No exemption	No exemption.	No additional changes discussed w/City Council.
Key Issue #4: Easements and Rights of Way	Exempt	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.	No exemption for Oregon white oak. Otherwise exempt.	No additional changes discussed w/City Council.
Key Issue #5: Set up tree permit process	Review non-exempt activities for compliance with tree protection regulations with a tree permit.	Keep Permits Fair, Inexpensive and Simple, except for Garry Oaks which require review and monitoring by arborist.	Require permit for non-exempt development. Also require permit for any Oregon white oak.	Tree permit processes updated to apply to single-family residential land uses or non-single-family residential land uses (rather than zoning districts or lots).
Key Issue #6: Significant tree definition Garry Oaks	Regulate significant trees if at least 6 inches diameter breast height (DBH).	Regulate as a significant tree at 4 inches DBH. Specify the size and	Similar to Ad Hoc Committee in Tree Protection Code, Article III.	Per City Council discussion, definition of tree “stand” added.

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	Other Options or Updates
See critical areas below too.	Oregon white oak stands are regulated as critical areas.	quality of individual Garry Oaks that would qualify as heritage trees. See critical areas below too.	Regulate as a significant tree at 4" DBH +. Set up heritage tree program with Landmark Committee. See critical areas below too.	
Key Issue #7: Heritage Tree/ Historical Tree	No heritage tree program.	Develop a Heritage Tree/ Historical Tree Program to recognize valuable and irreplaceable trees and offer incentives to property owners that participate.	Set up heritage tree program with Landmark Commission.	No additional changes discussed w/ City Council.
Key Issue #8: Maximum Tree Removal on Developed Single Family Properties.	Allow a specific (maximum) number of trees to be removed per year per property. Relate the number of significant trees that can be removed to lot size annually and over 5 years: Up to 30,000 SF, 2 per year max. 4 in 5 years; over 30,000 SF, 4 per year up to 8 max. in 5 years. No significant trees may be removed in critical areas/buffers.	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.	Maximum tree removal per lots at different sizes similar to current code, except that blanket tree removal not applicable to Oregon white oaks which require review/permits and consistency with tree protection regulations.	Per City Council discussion, additional tree preservation standards proposed for new residential subdivisions and short plats.
Key Issue #9: Replacement	Currently, the City of Lakewood requires a ratio of 2:1 replacement for significant trees and any other existing healthy trees (not significant) to be replaced at a 1:1 ratio.	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	Retain 2:1 replacement ratio for significant trees. An applicant may choose to plant fewer replacement trees if an ISA Certified Arborist determines they will compensate for the	Per City Council discussion, option added for on-site replacement based on carbon reductions (species selection for optimal carbon sequestration and placement for optimal energy

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	Other Options or Updates
		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.	canopy lost when they reach maturity.	reductions).
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.	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.	Allow tree permit fees and penalties to go into the fund. Promote explicit funding purpose to include restoration or enhancement of native trees like Garry Oaks.	No additional changes discussed w/City Council.
Key Issue #11: Fines	The City has collected fines and deposited it in its tree fund. The City has found that fees and fines may be reduced through court reviews.	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	Require a permit for removal of all significant Oregon white oak trees. Approval is required prior to the removal of any significant tree (track exempt removal on single family lots). Add decision criteria on tree permits. Add construction standards for Oregon white oaks. Add enforcement including stating a	No additional changes discussed w/City Council.

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22	Other Options or Updates
		property owner and contractor individually. Have an administrative appeal opportunity with a code-based percentage limit on reductions.	civil infraction, and triple fees for malicious cutting.	
Key Issue #12: Incentives	No explicit incentives.	Add incentives for preservation throughout the City's development regulations to promote tree preservation.	Add incentives for preservation throughout the City's development regulations to promote tree preservation.	No additional changes discussed w/City Council.

Critical Areas Code Amendment Proposals

The designation of critical fish and wildlife habitat areas is regulated by LMC 14.154.020. Under our existing regulations, there are two categories of Critical Fish and Wildlife Species and Habitats.

- A. Federal and State Listed Species and their Associated Habitats. This includes federal and state listed endangered, threatened and sensitive species per [WAC 365-190-130\(4\)\(a\)](#).
- B. Habitats of local importance. This includes considering best available science including priority habitats and species identified by the Washington state department of fish and wildlife per [WAC 365-190-130\(4\)\(b\)](#).

Priority Oregon white oak woodlands are listed under the second category. It is under this category that we find Priority Oregon white oak woodlands.

WDFW prepared management recommendations for priority [Oregon white oak woodlands](#) in 1998. Its definitions included large single oaks and oak stands. An excerpt is below:

Retention of Valuable Trees Recommendation. Large oaks (>50 cm dbh [20 in]), medium oaks (>30 cm dbh [12 in]), older oaks, and oaks with well formed, dominant crowns, should be retained wherever oak enhancement activities occur. Very large oaks are rare and should be retained at the cost of efficient oak regeneration directly under their canopies. **Rationale.** Stands of medium to large oaks provide more cavities for nesting than do stands of smaller oaks (Gumtow-Farrior 1991). Trees with well formed, dominant crowns may produce more acorns, and large live trees provide habitat for branch-nesting species. Large well-developed trees produce more mast for regeneration and wildlife consumption (Connel et al. 1973). Very large, old oaks are rare. **Consequences of Compromise.** Fewer cavities may limit the number of cavity-nesting animals that can inhabit

a particular oak woodlands. Stand domination by trees with smaller crowns and less canopy may limit acorn production. These limitations may affect the numbers of individuals and species that use oak woodlands.

Ad Hoc Committee recommendations considered state guidance and other example codes to protect large Oregon white oaks (<20") as critical areas; these trees would be considerably older and established. Regulating large individual Oregon white oaks as well as oak woodlands (more than one tree) would be consistent with State of Washington Department of Fish and Wildlife (WDFW) management guidelines for Oregon white oak. Balancing critical areas protections with reasonable use of property is also part of state guidance with the Washington Department of Commerce. The Planning Commission desired to retain the City's current definition that focuses on oak stands rather than a single oak.

The City Council has requested a definition of stand. As there is no uniform definition and the City's practice has been 2 or more trees, that is included in redlines.

Table 3. Critical Areas Related Provisions

Topic	Current Policy/Code	Ad Hoc Committee Recommendation	Planning Commission Recommendations: 7/20/22
Key Issue #6: Critical areas – Garry Oaks	Regulate significant trees if at least 6 inches diameter breast height (DBH). Oregon white oak stands are regulated as critical areas.	Regulate as a significant tree at 4 inches DBH. Specify the size and quality of individual Garry Oaks that would qualify as heritage trees. Any single Garry Oak tree 20"+ or white oak stands with average diameter at breast height of 15" or more regardless of stand size qualify as a fish and wildlife habitat conservation area. Review under critical area rule; would require a reasonable use exception	Similar to Ad Hoc Committee in Tree Protection Code, Article III. Regulate as a significant tree at 4" DBH +. Set up heritage tree program with Landmark Committee. Do not add as a critical area a single tree over 20". Retain current critical area definition focusing on tree stands. Set up administrative reasonable use for modest development; greater levels of change subject to reasonable use exception. Adds clarity for permitting that is lacking today.

Proposed Next Steps

1. September 6, 2022 City Council Public Hearing
2. September 19, 2022 City Council Review and Adoption

Attachments

- A. Draft City Council Ordinance
- B. Proposed Redlines, Updated: Comprehensive Plan Amendment, Protection and Preservation of Landmarks, Tree Protection Regulations, Fish and Wildlife Habitat Conservation Areas, and other sections of Lakewood Municipal Code (LMC)
- C. Study Session Memos August 8 and August 22, 2022

ORDINANCE NO. 2022-XX

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending the Critical Areas Ordinance, Title 14, and Chapters 2.48, 18A.70.300-350, 18A.80.060, 18B.600, 18C.600, 18A.60.110, 18B.200.230, 18C.200.230, 18B.700.720, 18C.700.720, 18A.70.140, 18A.60.030-070, related to the Tree Preservation Code.

WHEREAS, the City of Lakewood is a code city planning under the Growth Management Act, codified in RCW 36.70A, and,

WHEREAS, the City Council adopted its Tree Preservation Code, LMC 18A.70.300- 330 via Ordinance No. 726 on December 16, 2019; and,

WHEREAS, the Lakewood City Council adopted Title 14, Title 18A, Land Use and Development Code, of the Lakewood Municipal Code (LMC) via Ordinance No. 630 on December 7, 2015; and,

WHEREAS, on July 6, 2022 The Lakewood City Council adopted Ordinance No. 756 amending the Comprehensive Plan to create Chapter 10, *Sustainability*, which focuses on Energy and Climate Change; and,

WHEREAS, Chapter 10 of the Comprehensive Plan includes goals related to tree preservation and the urban forest; and,

WHEREAS, it is appropriate for the Lakewood City Council to consider and adopt amendments needed to ensure that the Plan and implementing regulations provide appropriate policy and regulatory guidance for growth and development; and,

WHEREAS, the Lakewood City Council passed Resolution 2021-15 to form a Tree Advisory ad hoc Committee to review the tree preservation code and associated municipal code chapters and forward its recommendations onto the Planning Commission; and,

WHEREAS, the Tree Advisory Ad hoc Committee met on seven (7) occasions between March-April, 2022; and,

WHEREAS, at the conclusion of its meetings, the Ad hoc Committee created a framework report to provide advice to the Lakewood Planning Commission; and,

WHEREAS, the Planning Commission reviewed the existing City tree preservation code and the Tree Advisory Ad hoc Committee recommendations on May 4th, May 18th, June 1st, June 8th and June 15th; and,

WHEREAS, on June 15, 2022 the Planning Commission set a public hearing date of July 6, 2022; and,

WHEREAS, public notice of the Planning Commission Public Hearing was provided

pursuant to Lakewood Municipal Code 18A.20.310 on June 15th and through post cards that were mailed to every Lakewood resident on June 1st; and,

WHEREAS, the Lakewood Planning Commission held an open record public hearing on July 5, 2022; and

WHEREAS, on July 20, 2022 the Planning Commission forwarded recommendations to the City Council via Planning Commission Resolution 2022-07; and,

WHEREAS, on July 21, 2022 the City issued a Determination of Non-Significance for the draft code; and,

WHEREAS, on July 25, 2022 the City provided notice of the intent to adopt code revisions to the Department of Commerce for review consistent with Growth Management Act requirements, requesting a review period of 55 days; and,

WHEREAS, the City Council reviewed the Adhoc Committee and Planning Commission recommendations on August 6, 2022 and August 22, 2022; and,

WHEREAS, the City Council set a public hearing date of July 6, 2022; and,

WHEREAS, public notice of the City Council Public Hearing was provided pursuant to Lakewood Municipal Code 18A.20.310 on August 17, 2022; and,

WHEREAS, the City Council desires to encourage future development in the City of Lakewood consistent with the City's vision and Comprehensive Plan; and

WHEREAS, the Lakewood City Council finds that the proposed amendments further the goals and policies of the Comprehensive Plan and promote the community's overall health, safety, and welfare;

NOW, THEREFORE, THE LAKEWOOD CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of Amendments to the Lakewood Municipal Code.

Amendments to the City's land use and development regulations are adopted as summarized below and included in full in Exhibit A, attached hereto:

- Chapter 2.48 related to the Protection and Preservation of Landmarks to establish a Heritage Tree Program
- Title 14 to establish Provisions for the Protection of Priority Oregon White Oak Trees and Woodlands and create a new definition for "feasible".

- Title 18A.70.300-350 the City's Tree Preservation Code
- Chapters 18A.80.060, 18B.600, 18C.600, 18A.60.110, 18B.200.230, 18C.200.230, 18B.700.720, 18C.700.720, 18A.70.140, 18A.60.030-070 to establish incentives to encourage tree preservation in all zones.

Section 2. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Effective Date. That this Ordinance shall be in full force and effect thirty (30) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 19th day of September, 2022.

CITY OF LAKEWOOD

Attest:

Don Anderson, Mayor

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

Lakewood Comprehensive Plan Goals and Policies

3.12.6 Urban Forestry

GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree canopy coverage throughout the City.

Policies:

- LU-60.1: Establish an urban forestry program for the City.
- LU-60.2: Promote planting and maintenance of street trees.
- LU-60.3: Provide for the retention of significant tree stands and the restoration of tree stands within the City.
- LU-60.4: Work towards a citywide goal of 30% tree canopy cover by the year 2050. Consider opportunities to increase canopy and environmental equity when evaluating tree canopy distribution.

Title 14

ENVIRONMENTAL PROTECTION*

Chapters:

14.02	Environmental Rules and Procedures
14.142	Critical Areas and Natural Resource Lands Authority, Intent, and General Provisions
14.146	Geologically Hazardous Areas
14.150	Aquifer Recharge Areas
14.154	Fish and Wildlife Habitat Areas
14.158	Flood Hazard Areas
14.162	Wetlands Areas
14.165	Definitions

* **Prior legislation note:** Ord. 362 repealed Chapters 14.138 through 14.170 and enacted a Title 14A; Ord. 590 repealed Chapters 14.06 through 14.134. Prior to its repeal and reenactment, the title was based on the provisions of Ords. 56, 57 and 585.

14.154.020 Designation of critical fish and wildlife habitat areas.

A. *General.* This chapter applies to proposed regulated activities within critical fish and wildlife habitat areas. Critical fish and wildlife habitat areas are those areas identified either by known point locations of specific species (such as a nest or den) or by habitat areas or both.

B. *Identification of Critical Fish and Wildlife Species and Habitats.*

1. *Critical Fish and Wildlife Habitat Areas.*

a. *Federal and State Listed Species and Their Associated Habitats.* Areas which have a primary association with federally or state listed endangered, threatened, or sensitive species of fish or wildlife (specified in [50 CFR 17.11](#), [50 CFR 17.12](#), [WAC 220-610-010](#) and [220-610-110](#)) and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

b. Habitats and species of local importance, including the following:

i. Areas with which state listed monitor or candidate species or federally listed candidate species have a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term.

ii. Documented habitat areas or outstanding potential habitat areas for fish and wildlife species. These areas include specific habitat types which are infrequent in occurrence in Pierce County and Lakewood, and may provide specific habitats with which endangered, threatened, sensitive, candidate, or monitor species have a primary association, such as breeding habitat, winter range, and movement corridors. These areas include the following:

- (A) Priority Oregon white oak woodlands.
- (B) Prairies.
- (C) Old growth forests.
- (D) Caves.
- (E) Cliffs.
- (F) Snag-rich areas.
- (G) Rivers and streams with critical fisheries.
- (H) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat.
- (I) Waters of the state, including all water bodies classified by the Washington Department of Natural Resources (DNR) water typing classification system as detailed in WAC [222-16-030](#), together with associated riparian areas.
- (J) Lakes, ponds, streams, and rivers planted with game fish by a governmental entity or tribal entity.
- (K) State natural area preserves and natural resource conservation areas.

2. *Mapping.* The resources listed below provide information on fish and wildlife habitat areas:

- a. Puget Sound Environmental Atlas, Puget Sound Water Quality Authority.
- b. The following Washington Department of Natural Resources documents and data sources:
 - i. Stream typing maps.
 - ii. Natural Heritage Database.
- c. The following Washington Department of Wildlife documents and data sources:
 - i. Priority Habitats and Species Program.
 - ii. Nongame Database.

- iii. Washington Rivers Information System.
- d. The following Washington Department of Fisheries documents:
 - i. Water Resource Index Areas (WRIA). [Ord. 630 § 1, 2015; Ord. 362 § 3, 2004.]

14.154.030 Habitat protection standards.

A. *Education and Information.* A voluntary education program to explain the need for and methods of habitat management will help provide for long-term protection and enhancement of critical fish and wildlife habitat areas. By informing citizens of the declining populations of several fish and wildlife species in Pierce County, the diminishing animal habitat available, and the management techniques that individuals can use to preserve and restore fish and wildlife habitat areas, the City can foster good stewardship of the land by property owners.

1. The Department will provide educational materials and lists of additional sources of information to applicants proposing regulated activities in the vicinity of critical fish and wildlife habitat areas. Materials will be selected from a variety of state and local resources.
2. The Department will accumulate information on the number of proposed activities associated with fish and wildlife habitat areas as identified by this chapter and indicated by County maps to be in the vicinity of identified critical fish and wildlife habitats pursuant to LMC [14.154.020](#). Information shall include the number of single-family residences and other development occurring in the vicinity of critical fish and wildlife areas. Based on this information, additional regulations may be developed.

B. *Use of Existing Procedures and Laws, Biological Assessments.* The primary procedures used to implement this chapter shall include this chapter itself, the City's Land Use and Development Code, the State Environmental Policy Act (Chapter [43.21C](#) RCW), the City's environmental regulations, the State Shoreline Management Act (Chapter [90.58](#) RCW), and the City's shoreline management regulations.

Regulated activities subject to environmental review shall be reviewed with consideration for impacts on critical fish and wildlife habitat as identified in this title. The Community Development Director may require a biological assessment prepared by a qualified wildlife biologist whenever the Director finds that a project site may contain, affect, or be affected by, species or habitats designated in this chapter. Biological assessments shall be prepared in accordance with LMC [14.154.050\(B\)](#), and are subject to the review and approval of the Director.

Projects undergoing review for fish and wildlife considerations shall be routed to the Washington Department of Fish and Wildlife, the Washington Department of Ecology, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers and any other appropriate state and federal agencies. These agencies will have an opportunity to provide specific habitat information on proposed development sites, advise the City of their

jurisdiction and applicable permit requirements, and suggest appropriate project modifications and/or other mitigation.

The City shall give substantial weight to the management recommendations contained in the Washington Department of Fish and Wildlife Priority Habitats and Species Program, ~~particularly the management recommendations for Oregon white oak woodlands~~. [Ord. 630 § 2, 2015; Ord. 362 § 3, 2004.]

14.154.080 Provisions for Priority Oregon white oak trees and woodlands

A. No person shall willfully remove, top, damage, destroy, break, injure, mutilate or kill any Priority Oregon white oak trees and woodlands except as allowed by this chapter.

B. During building or construction operations, suitable protective measures in LMC 18A.70.320(1) shall be erected around Oregon white oak trees, stands, or woodlands which may be subject to injury.

C. The following activities may be permitted regarding Priority Oregon white oak trees and woodlands:

1. Removal of diseased trees and trees that present an imminent threat to properties. The Director may require a written report by a certified arborist assessing the condition of any tree that is purported to be diseased or hazardous.

2. Trimming. Trimming shall be granted when it is determined:

(a) That trimming is needed for safety or public welfare or to remove diseased or dead branches; or

(b) That branches hang over an existing building or interfere with utility lines or right-of-way access.

3. Single Family Property. If the presence of the Priority Oregon white woodland renders the development of a house or permitted accessory structure infeasible, and the application of incentives in LMC 18A.70.320¹ is insufficient to result in a feasible development, the City may allow removal or trimming of a Priority Oregon white oak trees and woodlands in order to allow a maximum building footprint of one thousand five hundred (1,500) square feet for a single family residence, 1,000 square feet for an accessory dwelling unit, and 1000 square feet for a detached garage. Additional impervious area for the driveway will be permitted which provides the shortest and most direct access to the house with minimal encroachment or impact into the critical area. The proposal shall demonstrate prior tree removal has met Article III of Chapter 18A.70 LMC in effect at the time, the proposal results in the least possible impact to the critical area to achieve a feasible development, and includes mitigation to offset any impacts to critical areas consistent with the provisions of this chapter and in accordance

¹ For example, building setbacks, parking standard adjustments, height/density bonuses, etc.

with a report prepared by a qualified biologist or certified arborist. The City may require a third-party review of the report at the applicant's expense. A minimum 2:1 replacement ratio shall be applied. See required findings in Subsection C.5. If a proposal does not meet the parameters of this paragraph see Subsection D.

4. Commercial, Industrial, Multifamily, Institutional or Other Development. On non-single-family properties where Priority Oregon white oak trees and woodlands does not exceed 1 acre in size contiguous and the application of incentives in LMC 18A.70.320¹ is insufficient to result in a feasible development², the City may allow for removal or trimming of a Priority Oregon white oak trees and woodlands to accommodate a legal use of the property with the least possible impact to the critical area, provided no clearing of trees occurred prior to the application for a land use permit in violation of Article III of Chapter 18A.70 LMC in effect at the time, and provided mitigation is instituted consistent with a report prepared by a qualified biologist or certified arborist. The City may require a third-party review of the report at the applicant's expense. A minimum 2:1 replacement ratio shall be applied. See required findings in Subsection C.5. If a proposal does not meet the parameters of this paragraph see Subsection D.

5. Required findings. To approve a proposal for a single family home in paragraph 3 or other non-single family development in paragraph 4, the Director shall find:

- (a) The application of incentives in LMC 18A.70.320¹ is insufficient to result in a feasible development.
- (b) The development results in the least possible impact to the critical area to achieve a feasible development that accommodates a legal use of the property.
- (c) The report and mitigation prepared by a qualified biologist or certified arborist demonstrates to the satisfaction of the Director that mitigation addresses impacts to Priority Oregon white oak trees and woodlands consistent with the provisions of this chapter. The report and mitigation consider the Washington Department of Fish and Wildlife Priority Habitats and Species Program management recommendations for Oregon white oak woodlands. The report has been reviewed by either the Washington Department of Fish and Wildlife through SEPA review and/or a qualified biologist or certified arborist at the applicant's expense as required by the Director.
- (d) Prior tree removal has met Article III of Chapter 18A.70 LMC in effect at the time.

D. If the application of this section would deny all reasonable use of property, the applicant may apply for a reasonable use exception pursuant to LMC 14.142.080.

Chapter 14.165

DEFINITIONS

Sections:

14.165.010 Definitions.

14.165.010 Definitions.

For the purpose of this title, in addition to the definitions in LMC [18A.10.180](#), the following definitions shall apply:

“Abutting” means bordering upon, to touch upon, in physical contact with. Sites are considered abutting even though the area of contact may be only a point.

“Activity” means any use conducted on a site.

“Agricultural activities” means the production of crops and/or raising or keeping livestock, including operation and maintenance of farm and stock ponds, drainage ditches, irrigation systems, and normal operation, maintenance and repair of existing serviceable agricultural structures, facilities or improved areas, and the practice of aquaculture. Forest practices regulated under Chapter [76.09](#) RCW, Title [222](#) WAC are not included in this definition.

“Alluvial geologic unit” means geologically recent stream, lake, swamp and beach deposits of gravel, sand, silt and peat.

“Animal containment area” means a site where two or more animal units of large animals per acre or three-quarters of an animal unit of small animals per acre are kept, and where a high volume of waste material is deposited in quantities capable of impacting ground water resources.

“Animal unit” means the equivalent of 1,000 pounds of animal.

“Applicant” means a person, party, firm, corporation, or other legal entity that proposes a development on a site.

“Aquifer” means a saturated geologic formation which will yield a sufficient quantity of water to serve as a private or public water supply.

“Aquifer recharge area” means areas where the prevailing geologic conditions allow infiltration rates which create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water with potential to be used for potable water. For the purposes of this title, all of the area located within the Clover/Chambers Creek Basin boundary or the two highest DRASTIC zone boundaries is included in the aquifer recharge area.

“Aquifer susceptibility” means the ease with which contaminants can move from the land surface to the aquifer based solely on the types of surface and subsurface materials in the area. Susceptibility usually defines the rate at which a contaminant will reach an aquifer unimpeded by chemical interactions with the vadose zone media.

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year, also referred to as the “100-year flood.” The area subject to the base flood is the special flood hazard area designated on flood insurance rate maps as Zones “A” or “V.”

“Base flood elevation” means the elevation of the base flood above the datum of the effective firm.

“Basement” means any area of structure having its floor sub-grade (below ground level) on all sides.

“Best management plan” means a plan developed for a property which specifies best management practices for the control of animal wastes, storm water runoff, and erosion.

“Buffer” means an area contiguous with a critical area that is required for the integrity, maintenance, function, and structural stability of the critical area.

“Building footprint” means the horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

“Channel migration area” means that area within the lateral extent of likely stream channel movement due to stream bank destabilization and erosion, rapid stream incision, aggradation, avulsions, and shifts in location of stream channels plus 50 feet.

“Class” means one of the wetland classes used to categorize wetlands by their attributes and characteristics. Wetlands shall be rated using the latest adopted version of the Washington State Wetland Rating System for Western Washington published by the Washington State Department of Ecology.

“Class I injection well” means a well used to inject industrial, commercial, or municipal waste fluids beneath the lowermost formation containing, within one-quarter mile of the well bore, an underground source of drinking water.

“Class II injection well” means a well used to inject fluids: brought to the surface in connection with conventional oil or natural gas exploration or production and may be commingled with wastewaters from gas plants that are an integral part of production operations, unless those waters are classified as dangerous wastes at the time of injection; for enhanced recovery of oil or natural gas; or for storage of hydrocarbons that are liquid at standard temperature and pressure.

“Class III injection well” means a well used for extraction of minerals, including but not limited to the injection of fluids for: in-situ production of uranium or other metals that have not been conventionally mined; mining of sulfur by Frasch process; or solution mining of salts or potash.

“Class IV injection well” means a well used to inject dangerous or radioactive waste fluids.

“Class V injection wells” means all injection wells not included in Class I, II, III, or IV.

“Classification” means defining value and hazard categories to which critical areas and natural resource lands will be assigned.

“Clearing” means the cutting, moving on site, or removal of standing or fallen timber; the removal or moving on site of stumps; or the cutting or removal of brush, grass, ground cover, or other vegetative matter from a site in a way which exposes the earth’s surface of the site. In addition to the above, clearing is an activity which does not require reforestation per an approved forest practices application/notification issued by the Department of Natural Resources.

“Cliff” means a steep vertical or overhanging face of rock or earth greater than 25 feet in height.

“Compensatory mitigation” means mitigation to compensate for loss of wetland habitat due to filling of wetlands or other regulated activities in wetlands.

“Confined aquifer” means an aquifer bounded above and below by beds of distinctly lower permeability than that of the aquifer itself and that contains ground water under sufficient pressure for the water to rise above the top of the aquifer.

“Confining formation” means the relatively impermeable formation immediately overlying an artesian aquifer.

“Contaminant” means any chemical, physical, biological, or radiological substance that does not occur naturally or occurs at concentrations and duration as to be injurious to human health or welfare or shown to be ecologically damaging.

“Critical aquifer recharge area” means areas that are determined to have a critical recharging effect on aquifers used as a source for potable water, and are vulnerable to contamination from recharge.

“Critical areas” means wetlands, flood hazard areas, fish and wildlife habitat areas, aquifer recharge areas, and geologically hazardous areas as defined in this chapter.

“Critical facilities” means those facilities occupied by populations or which handle dangerous substances including but not limited to hospitals, medical facilities; structures housing, supporting or containing toxic or explosive substances; covered public assembly structures; school buildings through secondary including day-care centers; buildings for colleges or adult education; jails and detention facilities; and all structures with occupancy of greater than 5,000 people.

“Degraded” means to have suffered a decrease in naturally occurring functions and values due to activities undertaken or managed by persons, on or off a site.

“Delineation” means identification of wetlands and their boundaries done in accordance with the approved federal wetland delineation manual and applicable regional supplements.

“Delineation report” means a written document prepared by a wetland specialist which includes data sheets, findings of the delineation and a site plan which identifies the wetland boundaries.

“Department” means the City of Lakewood Department of Community Development.

“Designation” means taking formal legislative and/or administrative action to adopt classifications, inventories, and regulations.

“Developed lot” means any lot developed with a primary use and structure(s), not generally subject to further development with additional units or other primary uses.

“Development” means any human-induced change to improved or unimproved real property including, but not limited to, the construction of buildings or other structures, placement of manufactured home/mobile, mining, dredging, clearing, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, subdivision of property, removal of substantial amounts of vegetation, or alteration of natural site characteristics.

“Director” means the Director of the Department of Community Development or his/her designee.

“DRASTIC” means a model developed by the National Water Well Association and Environmental Protection Agency used to measure aquifer susceptibility.

“Dry certificate” means any combination of structural and nonstructural measures that prevent flood waters from entering a structure.

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

“Ecotone” means a transition area between two adjacent vegetation communities.

“Elevation certificate” means the official form (FEMA form 81-31) used to provide elevation information necessary to ensure compliance with provisions of this title and determine the proper flood insurance premium rate.

“Enhancement” means actions performed to improve the condition of existing degraded wetlands and/or buffers so that the quality of wetland functions increases (e.g., increasing plant diversity, increasing wildlife habitat, installing environmentally compatible erosion controls, removing nonindigenous plant or animal species, removing fill material or solid waste).

“Erosion” means the wearing away of the earth’s surface as a result of the movement of wind, water, or ice.

“Erosion hazard areas” means those areas that because of natural characteristics, including vegetative cover, soil texture, slope, gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

“Excavation” means the mechanical removal of earth material.

“Existing” means those uses legally established prior to incorporation whether conforming or nonconforming.

“Extirpation” means the elimination of a species from a portion of its original geographic range.

"Feasible" means, for the purpose of this chapter, that an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions: (a) The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results; (b) The action provides a reasonable likelihood of achieving its intended purpose; and (c) The action does not physically preclude achieving the project's primary intended legal use. In cases where the chapter requires certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the Director may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

“Fill/fill material” means a deposit of earth material, placed by human or mechanical means.

“Filling” means the act of placing fill material on any surface, including temporary stockpiling of fill material.

“Fish and wildlife habitat areas” means those areas identified as being of critical importance to maintenance of fish, wildlife, and plant species, including: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; waters of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity, or private organization; state natural area preserves and natural resource conservation areas.

“Fisheries biologist” means a professional with a degree in fisheries, or certification by the American Fisheries Society, or with five years’ professional experience as a fisheries biologist.

“Flood hazard areas” means areas of land located in floodplains which are subject to a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

“Flood insurance rate map (FIRM)” means the official map on which the Federal Emergency Management Agency has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

“Flood or flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation of runoff of surface waters from any source.

“Flood protection elevation” (FPE) means the elevation above the datum of the effective FIRM to which the new and substantially improved structures must be protected from flood damage.

“Floodfringe” means the area subject to inundation by the base flood, but outside the limits of the floodway, and which may provide needed temporary storage capacity for flood waters.

“Floodplain” means the total area subject to inundation by the base flood, including the floodfringe and the floodway areas.

“Floodway” means the channel of a river, or other watercourse, and the land areas that must be reserved in order to convey and discharge the base flood without cumulatively increasing the water surface elevation by more than one foot, and those areas designated as deep and/or fast-flowing water.

“Geological assessment” means an assessment prepared by a professional engineer licensed by the state of Washington with expertise in geotechnical engineering or prepared by a professional geologist, hydrologist, or soils scientist, who has earned the related bachelor’s degree from an accredited college or university, or equivalent educational training, and has a minimum of five years’ experience assessing the relevant geologic hazard. A geological assessment must detail the surface and subsurface conditions of a site and delineate the areas of a property that might be subject to specified geologic hazards.

“Geologically hazardous areas” means areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, may pose a risk to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

“Geotechnical report” means a report prepared by a professional engineer licensed by the state of Washington with expertise in geotechnical engineering, evaluating the site conditions and mitigating measures necessary to reduce the risks associated with development in geologically hazardous areas.

“Grading” means any excavating, filling, clearing, creating (or combination thereof) of impervious surfaces.

“Ground amplification” means an increase in the intensity of earthquake induced ground shaking which occurs at a site whereby thick deposits of unconsolidated soil or surficial geologic materials are present.

“Ground water” means all water found beneath the ground surface, including slowly-moving subsurface water present in aquifers and recharge areas.

“Ground water management area” means a specific geographic area or subarea designated pursuant to Chapter [173-100](#) WAC for which a ground water management program is required.

“Ground water management program” means a comprehensive program designed to protect ground water quality, to assure ground water quantity, and to provide for efficient management of water resources while recognizing existing ground water rights and meeting future needs consistent with local and state objectives, policies and authorities within a designated ground water management area or subarea and developed pursuant to Chapter [173-100](#) WAC.

“Habitat assessment” means a report prepared by a professional wildlife biologist or fisheries biologist, which identifies the presence of fish and wildlife habitat conservation areas in the vicinity of the proposed development site.

“Habitat management plan” means a report prepared by a professional wildlife biologist or fisheries biologist, which discusses and evaluates the measures necessary to maintain fish and wildlife habitat conservation areas on a proposed development site.

“Habitat of local importance” means an area, range or habitat within which a species has a primary association and which, if altered, may reduce the likelihood that the species will maintain and reproduce over the long term. Examples include areas of high relative density or species richness, breeding habitat, winter range, and movement corridors. These areas may also include habitats that are of limited availability or high vulnerability to alteration. The Lakewood City Council may designate specific habitats of local importance by ordinance or resolution.

“Hazardous substance(s)” means any liquid, solid, gas, or sludge, including any materials, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the physical, chemical or biological properties described in WAC [173-303-090](#) or [173-303-100](#).

“Hazardous substance processing or handling” means the use, storage, manufacture, or other land use activity involving hazardous substances, but does not include individually packaged household consumer products or quantities of hazardous substances of less than five gallons in volume per container. Hazardous substances shall not be disposed on site unless in compliance with Dangerous Waste Regulations, Chapter [173-303](#) WAC, and any pertinent local ordinances, such as sewer discharge standards.

“Hazardous waste” means and includes all dangerous waste and extremely hazardous waste as designated pursuant to Chapter [70.300](#) RCW and Chapter [173-303](#) WAC.

1. “Dangerous waste” means any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:
 - a. Have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or
 - b. Are corrosive, explosive, flammable, or may generate pressure through decomposition or other means.
2. “Extremely hazardous waste” means any waste which:
 - a. Will persist in a hazardous form for several years or more at a disposal site and which in its persistent form presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic make-up of humans or wildlife; and

- b. Is disposed of at a disposal site in such quantities as would present an extreme hazard to humans or the environment.

“Hazardous waste treatment and storage facility” means a facility that treats and stores hazardous waste and is authorized pursuant to Chapter [70.300](#) RCW and Chapter [173-303](#) WAC. It includes all contiguous land and structures used for recycling, reusing, reclaiming, transferring, storing, treating, or disposing of hazardous waste. Treatment includes using physical, chemical, or biological processing of hazardous wastes to make such waste nondangerous or less dangerous and safer for transport, amenable for energy or material resource recovery. Storage includes the holding of waste for a temporary period but not the accumulation of waste on the site of generation as long as the storage complies with applicable requirements of Chapter [173-303](#) WAC.

“Historic structure” means a structure that:

1. Is listed on the National Register of Historic Places, the Washington Heritage Register, or the Washington Heritage Barn Register; or
2. Has been certified to contribute to the historical significance of a registered historic district.

“Hydrogeologic assessment” means a report detailing the subsurface conditions of a site and which indicates the susceptibility and potential for contamination of ground water supplies.

“Hydrologic soil groups” means soils grouped according to their runoff-producing characteristics under similar storm and cover conditions. Properties that influence runoff potential are depth to seasonally high water table, intake rate and permeability after prolonged wetting, and depth to a low permeable layer. Hydrologic soil groups are normally used in equations that estimate runoff from rainfall, but can be used to estimate a rate of water transmission in soil. There are four hydrologic soil groups: A, with low runoff potential and a high rate of water transmission; B with moderate infiltration potential and rate of water transmission; C, with a slow infiltration potential and rate of water transmission; and D, with a high runoff potential and very slow infiltration and water transmission rates.

“Hydrologically isolated wetland” means a wetland which:

1. Is not contiguous to any 100-year floodplain of a lake, river or stream; and
2. Has no contiguous surface hydrology, hydric soil or hydrophytic vegetation between the wetland and any other wetland or stream system.

“Hyporheic zone” means a saturated layer of rock or sediment beneath and/or adjacent to a stream channel that contains some proportion of channel water or that has been altered by channel water infiltration.

“Impervious surface” means natural or human-produced material on the ground that does not allow surface water to penetrate into the soil. Impervious surfaces may consist of buildings, parking areas, driveways, roads, sidewalks, and any other areas of concrete, asphalt, plastic, etc.

“Infiltration” means the downward entry of water into the immediate surface of soil.

“In-kind mitigation” means to replace wetlands with substitute wetlands whose characteristics and functions and values are intended to replicate those destroyed or degraded by a regulated activity.

“Lakes” means impoundments of open water 20 acres or larger in size.

“Landfill” means a disposal facility or part of a facility at which solid waste is permanently placed in or on land and which is not a landspreading disposal facility.

“Landslide” means the abrupt downslope movement of soil, rocks, or other surface matter on a site. Landslides may include, but are not limited to, slumps, mudflows, earthflows, rockfalls, and snow avalanches.

“Landslide hazard areas” means areas which are potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

“Large animal” means an animal with an average weight of 100 pounds or more.

“Liquefaction” means a process by which a water-saturated granular (sandy) soil layer loses strength because of ground shaking commonly caused by an earthquake.

“Long-term commercial significance” means the growing capacity, productivity, and soil composition of land which makes it suitable for long-term commercial production, in consideration with the land’s proximity to population areas, and the possibility of more intense uses of land.

“Mineral resource lands” means lands primarily devoted to the extraction of minerals or which have known or potential long-term commercial significance for the extraction of minerals.

“Minerals” means gravel, sand, and valuable metallic substances.

“Mitigation” means to avoid, minimize or compensate for adverse environmental impacts. “Mitigation” includes:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or
6. Monitoring the impact and taking appropriate corrective measures.

“Natural floodplain functions” means the contribution that a floodplain makes to support habitat, including but not limited to providing flood storage and conveyance, reducing flood velocities, reducing sedimentation, filtering nutrients and impurities from runoff, processing organic wastes, moderating temperature fluctuations and providing breeding and feeding grounds for aquatic and riparian species.

“Natural resource lands” means mineral resource lands which have long-term commercial significance.

“New construction” for flood hazard purposes refers to structures for which the “start of construction” commenced on or after the effective date of the ordinance codified in this title.

“Old growth forests” means stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/hectare (eight trees/acre) more than 81 centimeters (32 inches) dbh or more than 200 years of age; and more than 10 snags/hectare (four snags/acre) over 51 centimeters (20 inches) diameter and 4.6 meters (15 feet) tall; with numerous downed logs, including 10 logs/hectare (four logs/acre) more than 61 centimeters (24 inches) diameter and more than 15 meters (50 feet) long. High elevation stands (more than 762 meters (2,500 feet)) may have lesser dbh (more than 76 centimeters (30 inches)), fewer snags (more than 0.6/hectare (1.5/acre)), and fewer large downed logs (0.8 logs/hectare (two logs/acre)) that are more than 61 centimeters (24 inches) diameter and more than 15 meters (50 feet) long.

“Ordinary high water” means that mark on all lakes, streams, ponds, and tidal water that will be found by examining the bed and banks and ascertaining where the presence and action of water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists on the effective date of this chapter or as it may naturally change thereafter; provided, that in any area where the ordinary high water mark cannot be found, the ordinary high water mark adjoining fresh water shall be the mean high water.

“Oregon white oak” means the species *Quercus garryana*, also known as a Garry oak. All references to oak trees in this chapter refer to Oregon white oak. See also “priority Oregon white oak woodland.”

“Out-of-kind mitigation” means to replace wetlands with substitute wetlands whose characteristics do not approximate those destroyed or degraded by a regulated activity.

“Perched ground water” means ground water in a saturated zone is separated from the main body of ground water by unsaturated rock.

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance and/or deposition of earth, turbidity or pollutants after development, construction, or restoration.

“Permeability” means the capacity of an aquifer or confining bed to transmit water. It is a property of the aquifer and is independent of the force causing movement.

“Permeable surfaces” mean sand, gravel, and other penetrable deposits on the ground which permit movement of ground water through the pore spaces, and which permit the movement of fluid to the ground water.

“Person” means an individual, firm, company, partnership, association, corporation, or other legal entity.

“Ponds” means naturally occurring impoundments of open water less than 20 acres in size and larger than 2,500 square feet which maintain standing water throughout the year.

“Potable water” means water that is safe and palatable for human use.

“Prairies” means open areas predominated by native, drought-resistant, grasses, forbs (flowering nonwoody plants) and herbs. In Pierce County, prairies are an unusual vegetation regime found in areas of extremely well-drained soils.

“Priority Oregon white oak woodland” means forested areas of pure oak, or of oak/conifer associations one acre or larger, and all oak trees located within, where oak canopy coverage of the area is at least 25 percent. Stands of oaks less than one acre in size may also be considered priority habitat when found to be particularly valuable to fish and wildlife (i.e., they contain many cavities, have a large diameter at breast height (dbh), are used by priority species, or have a large canopy).

“Private organization” means a nonprofit corporation organized pursuant to Chapter [24.03](#) RCW, which includes the planting of game fish among its purposes for organizing as a nonprofit corporation.

“Protected area” means the lands that lie within the boundaries of the floodway, the riparian habitat zone and the channel migration area. Because of the impact that development can have on flood heights and velocities and habitat, special rules apply in the protected area.

“Public services” include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

“Qualified ground water scientist” means a hydrogeologist, geologist, engineer, or other scientist who meets all the following criteria:

1. Has received a baccalaureate or post-graduate degree in the natural sciences or engineering; and
2. Has sufficient training and experience in ground water hydrology and related fields as may be demonstrated by state registration, professional certifications, or completion of accredited university programs that enable that individual to make sound professional judgments regarding ground water vulnerability.

“Recessional outwash geologic unit” means sand and gravel materials deposited by melt-water streams from receding glaciers.

“Recharge” means the process involved in the absorption and addition of water to ground water.

“Regolith” means any body of loose, noncemented particles overlying and usually covering the bedrock.

“Regulated activities” include, but are not limited to, any activities which are directly undertaken or originate in a regulated critical area or resource land or their buffer that require any of the following entitlements from the City: building permit, commercial or residential; binding site plan; boundary line adjustment; conditional use permit; franchise right-of-way construction permit; site development permit; master plan development; right-of-way permit; shoreline conditional use permit; shoreline environmental redesignation; shoreline substantial development permit; shoreline variance; large lot subdivision, short subdivision; special use permit; subdivision; unclassified use permit; utility and other use permit; variance; zone reclassification; or any subsequently adopted permit or required approval not expressly exempted by this chapter. Regulated activities also include those specific activities listed in LMC [14.142.060](#).

“Regulatory floodplain” means the area of the special flood hazard area and all protected areas within the jurisdiction of the City of Lakewood.

“Restoration” means the reestablishment of ecological and/or habitat resources and features from a previously disturbed or degraded critical area site.

“Riparian” means of, adjacent to, or living on, the bank of a river, lake, pond, ocean, sound, or other water body.

“Seismic hazard areas” means areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

“Short subdivision” or “short plat” means the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership.

“Site” means a lot, parcel, tract, or combination of lots, parcels, or tracts where a development is proposed.

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

“Slump” means the downward and outward movement of a mass of bedrock or regolith along a distinct surface of failure.

“Snag-rich areas” means forested areas which contain concentrations of standing dead trees, averaging 10 snags or greater per acre, and averaging greater than 15 inches in diameter at breast height.

“Soil survey” means the most recent National Cooperative Soil Survey for the local area or county by the Soil Conservation Service, United States Department of Agriculture.

“Sole source aquifer” means an area designated by the U.S. Environmental Protection Agency under the Safe Drinking Water Act of 1974, Section 1424(e). The aquifer(s) must supply 50 percent or more of the drinking water for an area without a sufficient replacement available.

“Special flood hazard area (SFHA)” means the land subject to inundation by the base flood. Special flood hazard areas are designated on flood insurance rate maps with the letters “A” or “V,” including AE, AO, AH, AI-99, and VE. The special flood hazard area is also referred to as the area of special flood hazard or SFHA.

“Species of local importance” means species that are of local concern due to their population status or their sensitivity to habitat manipulation.

“Start of construction” for flood hazard purposes includes substantial improvements, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit’s expiration date. The “actual start” is either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on property of accessory structures not occupied as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Stockpiling” means the placement of material with the intent to remove it at a later time.

“Subdivision” or “formal subdivision” means the division or redivision of land into five or more lots, tracts, parcels, sites, or division for the purpose of sale, lease, or transfer of ownership.

“Substantial damage” for flood hazard purposes means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of a wetland.

“Temporary erosion control” means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity or pollutants during development, construction, or restoration.

“Toe of slope” means a distinct topographic break in slope at the lowermost limit of the landslide or erosion hazard area.

“TPCHD” means the Tacoma-Pierce County Health Department.

“Unconfined aquifer” means an aquifer not bounded above by a bed of distinctly lower permeability than that of the aquifer itself and containing ground water under pressure approximately equal to that of the atmosphere. This term is synonymous with the term “water table aquifer.”

“Underground tank” means any one or a combination of tanks (including underground pipes connected thereto) which are used to contain or dispense an accumulation of hazardous substances or hazardous wastes, and the volume of which (including the volume of underground pipes connected thereto) is 10 percent or more beneath the surface of the ground.

“Urban governmental services” include those governmental services historically and typically delivered by cities, and includes storm and sanitary sewer systems, domestic water systems, street cleaning services, and other public utilities associated with urban areas and normally not associated with nonurban areas.

“Urban growth” refers to growth that makes intensive use of the land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

“Utility line” means pipe, conduit, cable or other similar facility by which services are conveyed to the public or individual recipients. Such services shall include, but are not limited to, water supply, electric power, gas, communications and sanitary sewers.

“Vadose zone” is the distance between the land surface and the uppermost aquifer. This distance is also defined as the “depth to water” zone or unsaturated zone.

“View corridor” means an area which affords views of lakes, mountains, or other scenic amenities normally enjoyed by residential property owners.

“Water table” means that surface in an unconfined aquifer at which the pressure is atmospheric. It is defined by the levels at which water stands in wells that penetrate the aquifer just far enough to hold standing water.

“Water typing” means a system for classifying water bodies according to their size and fish habitat characteristics. The Washington Department of Natural Resources Forest Practices Water Typing classification system defines four water types:

1. Type “S” = Shoreline: streams that are designated “shorelines of the state,” including marine shorelines.
2. Type “F” = Fish: streams that are known to be used by fish or meet the physical criteria to be potentially used by fish.
3. Type “Np” = Nonfish Perennial streams.

4. Type “Ns” = Nonfish Seasonal streams.

“Well” means a bored, drilled or driven shaft, or a dug hole whose depth is greater than the largest surface dimension.

“Wellhead protection area” means the surface and subsurface area surrounding a well or well field that supplies a public water system through which contaminants are likely to pass and eventually reach the water well(s) as designated under the Federal Clean Water Act.

“Wetland” or “wetlands” means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands generally do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands, if permitted by the City.

“Wetland specialist” means a person with experience and training in wetlands issues, and with experience in performing delineations, analyzing wetland functions and values, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

1. Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, environmental studies, fisheries, soil science, wildlife, agriculture or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual and preparing wetland reports and mitigation plans. Additional education may substitute for one year of related work experience; or
2. Four years of related work experience and training, with a minimum of two years’ experience delineating wetlands using the Unified Federal Manual and preparing wetland reports and mitigation plans.

The person should be familiar with the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, the City Site Development Regulations, the City wetland management policies, and the requirements of this title.

“Wildlife biologist” means a professional with a degree in wildlife, or certification by the Wildlife Society, or with five years’ professional experience as a wildlife biologist. [Ord. 758 § 2 (Exh. A), 2021; Ord. 726 § 2(Exh. A), 2019; Ord. 630 § 11, 2015; Ord. 362 § 3, 2004.]

The Lakewood Municipal Code is current through Ordinance 767, passed December 20, 2021.

Disclaimer: The city clerk's office has the official version of the Lakewood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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Article III. Tree Preservation

18A.70.300 Purpose.

This article promotes tree preservation by protecting the treed environment of the City of Lakewood by regulating the removal of significant trees and providing incentives to preserve trees that, because of their size, species, or location, provide special benefits. Tree preservation is an essential strategy for meeting Lakewood's citywide goal of 30% tree canopy cover by the year 2050. Tree preservation protects and enhances critical areas, facilitates aquifer recharge, reduces erosion and storm water runoff, and helps to define public and private open spaces. [Ord. 726 § 2 (Exh. B), 2019.]

18A.70.310 Tree removal applicability/exemptions.

The requirements for tree preservation shall be provided in accordance with the development standards of each individual zoning district and the provisions of this section, and are applicable to all zoning districts. The following exemptions do not apply to Oregon white oaks. Refer to section 18A.70.330 for Oregon white oak protection standards.

A. Lots of less than seventeen thousand (17,000) square feet in single-family residential zones are exempt from this chapter, except for those lots that contain Oregon white oak trees where specific tree preservation is required in section 18A.70.330, or 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.

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

~~CB.~~ Removal of nonsignificant trees that are not protected by any other means is exempt from this chapter.

~~DC.~~ *Removal of Trees in Association with Right-of-Way and Easements.* 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.

~~ED.~~ *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:

1. The City is notified the following business day of the unpermitted action;
2. Visual documentation (i.e., photographs, video, etc.) is made available; and
3. The felled tree remains on site for City inspection.
4. Replacement required.
 - a. Nonsingle-family use: The property owner will be required to provide replacement trees as established in LMC 18A.70.320(G), Replacement.

- b. Single-family use: The property owner will not be required to provide replacement trees.
5. Should the City determine that the tree(s) did not pose an emergency condition, the owner shall be cited for a violation of the terms of this chapter. [Ord. 726 § 2 (Exh. B), 2019.]

18A.70.320 Significant tree preservation.

A. *Standards.* Significant tree preservation shall be required for any project permit.

1. A significant tree is an existing tree which:
 - a. When measured at four and one-half (4.5) feet above ground, has a minimum diameter of nine (9) inches for evergreen trees and deciduous trees;
 - b. When measured at four and one-half (4.5) feet above ground, has a minimum diameter of ~~six-four~~ (64) inches for ~~Garry Oaks~~Oregon white oaks (also known as ~~Oregon White Oaks~~Garry oaks); and
 - c. 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.
2. For the purposes of this section, existing trees are measured by diameter at four and one-half (4.5) feet above ground level, which is the usual and customary forest standard. Replacement trees are measured by diameter at six (6) inches above ground level, which is the usual and customary nursery standard.
3. *Damaged or Diseased Trees.* Trees will not be considered “significant” if, following inspection and a written report by a registered landscape architect, certified nursery professional or certified arborist, and upon review of the report and concurrence by the City, they are determined to be:
 - a. Safety hazards due to root, trunk or primary limb failure;
 - b. Damaged or diseased, and do not constitute an important wildlife habitat. At the discretion of the City, damaged or diseased or standing dead trees may be retained and counted toward the significant tree requirement, if demonstrated that such trees will provide important wildlife habitat and are not classified as a safety hazard.
4. *Preventive Measure Evaluation.* An evaluation of preventive measures by an arborist in lieu of removing the tree and potential impacts of tree removal may be required. If required, this evaluation shall include the following measures:
 - a. Avoid disturbing tree: Avoid disturbing the tree at all unless it represents a hazard as determined by an arborist;
 - b. Stabilize tree: Stabilize the tree, if possible, using approved arboricultural methods such as cable and bracing in conjunction with other practices to rejuvenate the tree such as repairing damaged bark and trunk wounds, mulching, application of fertilizer, and improving aeration of the tree root zones;
 - c. Pruning: Remove limbs from the tree, such as removing dead or broken branches, or by reducing branch end weights. If needed, remove up to one-quarter (1/4) of the branches from the canopy and main trunk only in small amounts, unless greater pruning is needed by approval of the arborist;
 - d. Wildlife tree: Create a wildlife tree or snag, or cut the tree down to a safe condition, without disturbing the roots, where the tree no longer poses a hazard. To create snags, remove all branches from the canopy, girdle deciduous trees, and leave the main trunk standing. Wildlife trees or snags are most appropriate in City parks, greenbelts, vacant property, and environmentally critical areas;

- e. Steep slopes: Removal of tree roots on steep slopes may require a geotechnical evaluation;
- f. Creeks and lakes: Trees fallen into creeks and lakes are to remain in place unless they create a hazard; and
- g. Provide professional recommendations on:
 - i. The necessity of removal, including alternative measures to removal;
 - ii. The lowest-impact approach to removal;
 - iii. A replacement tree plan, if required.

B. *Trimming.* Trimming of tree limbs and branches for purposes of vegetation management is permitted, provided the trimming does not cause the tree to be a safety hazard.

C. *Preservation Criteria.* All significant trees shall be preserved according to the following criteria:

1. *Perimeter Trees.* All significant trees within twenty (20) feet of the lot perimeter or required buffer, whichever is greater, shall be preserved; except that significant trees may be removed if required for the siting and placement of driveway and road access, buildings, vision clearance areas, utilities, sidewalks or pedestrian walkways, or storm drainage facilities and other similar required improvements, subject to the discretion of the Director.

This requirement shall not apply to single-family residential lots less than seventeen thousand (17,000) square feet in size, where no specific tree preservation is required, except in the case of a subdivision per code section.

2. *Maximum Tree Removal on Developed Properties.* Existing single-family lots: Except for Oregon white oaks which are regulated by section 18A.70.330, significant trees may be removed with a permit based on the following:

<u>Maximum Tree Removal on Existing Single-Family Lots</u> no permit required		
<u>Lot Size</u>	<u>Maximum number of significant trees allowed to be removed in 1 year</u> without a permit	<u>Maximum number of significant trees allowed to be removed in 5 years</u> without a permit
<u>*Lots up to 17,000 sq. ft.</u>	<u>N/A</u>	<u>N/A</u>
<u>Lots 17,001 to 30,000 sq. ft.</u>	<u>2</u>	<u>4</u>
<u>Lots 30,001 sq. ft. or greater</u>	<u>4</u>	<u>8</u>
<u>*Section 18A.70.310(A) states that single-family lots up to 17,000 sq. ft. are exempted from tree preservation requirements.</u>		

32. *Interior Trees.* A percentage of all significant trees within the interior of a lot, excluding the perimeter area, shall be preserved within the applicable zoning district.

a. For new single-family residential development including a single-family dwelling on an individual lot, multifamily residential development, and public/quasi-public institutional development, fifty (50) percent of the significant trees located within the interior area of the lot shall be retained.

b. For new residential subdivisions ~~where the proposed lot size is greater than seventeen thousand (17,000) square feet~~, all significant trees shall be retained and preserved except those required to be removed in order to construct streets, utilities, or other on-site improvements. Tree retention shall thereafter be provided on a lot-by-lot basis as the individual lots are developed. ~~For subdivisions where the proposed lots are less than seventeen thousand (17,000) square feet, no specific tree preservation is~~

~~required.~~ A tree survey shall be included as part of the subdivision application and a tree retention plan shall be recorded on the face of the plat to require compliance with this provision.

- i. For any site proposed to be developed or cleared, at least 50 percent of significant trees located outside the net buildable area plus any approved development footprint of the lot shall be retained if they are rated in good condition or better by an ISA Certified Arborist.
- c. For commercial and industrial development, ten (10) percent of the significant trees located within the interior area of the lot, or individual lots in the case of subdivisions, shall be retained.
- d. In Open Space and Recreation zones, ninety-five (95) percent of the significant trees located within the interior area of the lot shall be retained unless otherwise determined by the Director.

~~3. *Buffers and Sensitive/Critical Areas.* Tree preservation criteria listed above shall exclude sensitive/critical areas and their buffers, and open space areas and tracts. All trees within such areas shall be retained except as may be specifically approved and indicated in the written findings of a discretionary land use permit or a tree removal permit.~~

4. *SEPA Requirements.* Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.

~~C. *Tree Retention Plan Required.*~~

~~1. A significant tree retention plan shall be submitted to the Community Economic and Development Department for any project permit, except building permits that do not increase the footprint of a building. The plans shall be submitted according to the requirements of the application form provided by the Community Economic and Development Department.~~

~~2. The Director shall review and may approve, approve with modifications, or deny a tree retention plan subject to the provisions of this section.~~

~~3. A significant tree permit is required for the removal of any significant tree unless specifically exempted within this section.~~

~~Any project permit, except building permits that do not increase the footprint of a building shall identify, preserve, and replace significant trees in accordance with the following:~~

~~D. *Tree Permits Associated with a Project Permit/Plan Requirements.*~~

D. *Tree Removal Permit Required.* Approval is required prior to the removal of any significant tree (as described in Section 18A.70.320.A) in accordance with the following:

E. *Tree Permits for Single-Family Residential Land Uses or any Use When Not Associated with a Project Permit/Plan.*

- 1. Criteria:
 - a. The applicant shall submit a complete application using the form provided and kept by the City.
 - b. The applicant shall confirm that the proposal complies with the requirements of Article III. Tree Preservation.
- 2. Permit review process:

- a. Applications and all submitted information will be verified and approved by City staff administratively.
- b. If an application does not comply with any requirement in this section, the permit is subject to additional review by an ISA Certified Arborist and/or City staff. A Tree retention plan may be required.
 - i. The Director shall review and may approve, approve with modifications, or deny a tree retention plan subject to the provisions of this

F. Tree Permits for Non-Residential Land Uses or Any Use When Associated with a Project Permit/Plan.

1. Submit a tree retention plan that consists of a tree survey that identifies the location, size and species of all significant trees on a site and any trees over three (3) inches in diameter at four and one-half (4.5) feet above ground level that will be retained on the site.

- a. The tree survey may be conducted by a method that locates individual significant trees, or
- b. Where site conditions prohibit physical survey of the property, standard timber cruising methods may be used to reflect general locations, numbers and groupings of significant trees.

c. Oregon white oaks that are to be retained on the site shall be indicated on the site plan with critical root zone protection per section 18A.70.330.

d. All other trees required to be preserved based on the preservation criteria in section 18A.70.320.C shall be indicated in the site plan.

2. The tree retention plan shall also show the location, species, and dripline of each significant tree that is intended to qualify for retention credit, and identify the significant trees that are proposed to be retained, and those that are designated to be removed.

3. The applicant shall demonstrate on the tree retention plan those tree protection techniques intended to be utilized during land alteration and construction in order to provide for the continued healthy life of retained significant trees.

4. If tree retention and/or landscape plans are required, no clearing, grading or disturbance of vegetation shall be allowed on the site until approval of such plans by the City.

G. Heritage Tree Removal. The following criteria pertains only to those trees designated under LMC 2.48.040 D. Heritage Trees

1. A tree removal permit is required for removal of any heritage tree(s);
2. City Staff and an ISA Certified Arborist shall evaluate any heritage trees prior to a decision on the removal permit. Permit approval will be granted if an arborist report demonstrates that alteration or removal is necessary for health and safety, infrastructure operation, protection of existing buildings, or to accomplish reasonable use of property per state law. Recommendations for care, other than removal, will be considered.

H. Construction Requirements.

1. An area free of disturbance, corresponding to the dripline of the significant tree's canopy, shall be identified and protected during the construction stage with a temporary three (3) foot high chain-link or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, or parking of vehicles shall be permitted within the area defined by such fencing.

2. At Director's sole discretion, a protective tree well may be required to be constructed if the grade level within ten (10) feet of the dripline around the tree is to be raised or lowered. The inside diameter of the well shall be at least equal to the diameter of the tree spread dripline, plus at least five (5) feet of additional diameter.
3. The Director may approve use of alternate tree protection techniques if the trees will be protected to an equal or greater degree than by the techniques listed above. Alternative techniques must be approved by a registered landscape architect, certified nursery professional or certified arborist, with review and concurrence by the City.
4. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies or is removed within five (5) years of the development of the site, then the significant tree shall be replaced pursuant to subsection (G) of this section.

~~FG. Maximum Tree Removal on Developed Properties. Existing single-family lots: Single-family Except for Oregon white oaks which are regulated by section 18A.70.330, homeowners may remove significant trees may be removed without a permit based on the following:~~

Maximum Tree Removal on Existing Single-Family Lots without a Permit		
Lot Size	Maximum number of significant trees allowed to be removed in 1 year without a permit	Maximum number of significant trees allowed to be removed in 5 years without a permit
*Lots up to 17,000 sq. ft.	N/A	N/A
Lots 17,001 to 30,000 sq. ft.	2	4
Lots 30,001 sq. ft. or greater	4	8
*Section 18A.70.310(A) states that single-family lots up to 17,000 sq. ft. are exempted from tree preservation requirements.		

I. Replacement. When a significant tree subject to this section cannot be retained, the tree shall be replaced as a condition for the removal of the significant tree, in accordance with the following:

1. *On-Site Replacement.*

- a. Based on DBH Size. Significant trees shall be replaced at a ratio of two to one (2:1) of the total diameter inches of all replacement trees to the diameter inches of all the significant trees removed.
- b. Based on Canopy Coverage. The applicant may choose to plant fewer replacement trees than required by option (a) if an ISA Certified Arborist determines in a written report that they will compensate for the canopy lost when they reach maturity
- c. Based on Carbon Reductions. The applicant may choose to plant fewer replacement trees than required by option (a) if an ISA Certified Arborist determines in a written report that the trees planted and preserved on the property meet the following criteria:
 - i. Tree species to be planted on the site are selected for their optimal ability to sequester carbon and store it over the course of their lifetime, according to the latest and best science. The following list contains the top 10 species for carbon sequestration and storage in Lakewood, as calculated by the i-Tree Species tool in 2022:
 - ii. Trees are planted in the optimal locations on the property, relative to the structures, to reduce energy use and therefore avoid CO2 emissions.

~~b.c.~~ Replacement trees shall be no smaller than three (3) inches in diameter at six (6) inches above ground;

~~e.d.~~ Existing healthy trees anywhere on the site which are retained to support the remaining significant trees can be counted against the on-site replacement requirements on a one to one (1:1) basis of the total diameter inches of all replacement trees removed, provided it meets the following criteria:

- i. The tree does not present a safety hazard; and
- ii. The tree is between three (3) and nine (9) inches in diameter at four and one-half (4.5) feet above ground.

2. Each significant tree that is located interior to the twenty (20) foot perimeter area, and which is in excess of the fifty (50) percent of significant trees that are required to be retained, may be credited towards replacement on a one and one-half to one (1.5:1) basis of the total diameter inches for any perimeter trees required to be removed for development, provided the interior tree is between nine (9) inches and twenty-four (24) inches in diameter for evergreen trees, or between nine (9) inches and thirty (30) inches in diameter for deciduous trees.

3. Each significant tree that is located interior to the twenty (20) foot perimeter area, and which is in excess of the fifty (50) percent of significant trees that are required to be retained, may be credited towards replacement on a two to one (2:1) basis of the total diameter inches for any perimeter trees required to be removed for development, provided it meets one of the following criteria:

- a. The tree exceeds sixty (60) feet in height, or twenty-four (24) inches in diameter for evergreen trees, or thirty (30) inches in diameter for deciduous trees.
- b. The tree is located in a grouping of at least five (5) other significant trees with canopies that touch or overlap.
- c. The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings.
- d. The tree belongs to a unique or unusual species.
- e. The tree is located within twenty-five (25) feet of any critical area or required critical area buffers.
- f. The tree is eighteen (18) inches in diameter or greater and is identified as providing valuable wildlife habitat.

4. *Off-Site Replacement.* When the required number of significant trees cannot be physically retained or replaced on site, the applicant may have the option of:

- a. The planting of the required replacement trees at locations approved by the Director throughout the City. Plantings shall be completed prior to completion of the project permit requiring tree replacement.
- b. Payment in lieu of replacement may be made to the City Tree Fund for planting of trees in other areas of the City. The payment of an amount equivalent to the estimated cost of buying and planting the trees that would otherwise have been required to be planted on site, as determined by the City's Tree Replacement Cost Schedule. Payment in lieu of planting trees on site shall be made at the time of the issuance of any building permit for the property or completion of the project permit requiring the tree replacement, whichever occurs first.

~~II. *Trimming.* Trimming of tree limbs and branches for purposes of vegetation management is permitted, provided the trimming does not cause the tree to be a safety hazard.~~ [Ord. 726 § 2 (Exh. B), 2019.]

J. Incentives for Preservation. Significant tree preservation is incentivized in the following code sections.

Tree Preservation Incentives			
Incentive	Code Sections	Description	Code Language
<u>Parking Reduction</u>	<u>18A.80.060 Parking Incentives</u> <u>18B.600 Parking</u> <u>18C.600 Parking</u>	<u>Allow for alternative standards to protect significant trees, e.g., alter parking dimensional standards or rates.</u>	<u>Credit for Preservation of Heritage Trees. For every Significant Tree preserved within the property, the required number of parking spaces may be reduced by 0.5 spaces, provided the total reduction does not exceed five (5) percent of the total required parking spaces, when combined with all parking incentive credits.</u>
<u>Density Increase</u>	<u>18A.60.110 Density standards</u> <u>18B.200.230 District-Wide Development Standards</u> <u>18C.200.230 District-wide development standards</u>	<u>Increase density if retaining significant trees, with special attention given to areas experiencing the urban heat island effect and/or low tree equity.</u>	<u>For multi-family use types, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in the Downtown District (not to exceed of more than 20% of the total allowable units)</u> <u>Bonus density, where applicable, shall be computed by adding the bonus units authorized by LMC 18A.90.050 to the base units computed under this section.</u> <u>For multi-family use types, maximum density may increase by 1 unit for each significant tree preserved on a property that is located in a census tract with a tree equity score of under XX% (not to exceed of more than 20% of the total allowable units)</u>
<u>Master Plan Flexibility</u>	<u>18B.700.720 Master Planned Development – Town Center Incentive Overlay</u>	<u>Allow flexibility in a master plan if retaining significant trees, with special attention given to areas experiencing the urban heat island effect and/or low tree equity.</u>	<u>18B.700.720(G)(3) j. Preservation of Significant Trees on the property.</u>

<u>Tree Preservation Paired with Mixed Income Developments</u>	<u>18C.700.720 Optional master planned development</u>	<u>Include tree preservation as a criteria or condition of approval for mixed income developments.</u>	<u>18C.700.720(D)(3)(c) iv. The preservation of 5% of the existing significant trees on the property as identified by a tree survey (not greater than 5 significant trees).</u>
<u>Landscaping Reduction for Oregon White Oak Preservation</u>	<u>18A.70.140 Landscaping Standards</u>	<u>Allow for a reduction in the landscaping requirements for the preservation of Oregon white oaks.</u>	<u>A credit of one and one-half square feet for landscaping requirements under the city zoning code shall be given for every square foot of area devoted to new or the preservation of Oregon white oak tree use.</u>
<u>Building Setback Reduction</u>	<u>18A.60.030 Residential area and dimensions</u> <u>18A.60.040 Commercial area and dimensions</u> <u>18A.60.050 Industrial area and dimensions</u> <u>18A.60.060 Military lands area and dimensions.</u> <u>18A.60.070 Open space area and dimensions.</u>	<u>Allow for a reduction in the rear yard and/or side yard building setback requirements for the preservation of significant trees.</u>	<u><i>Tree Preservation.</i> Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70, Article III.</u> <u>The Director may reduce a rear yard and/or side yard building setback up to five (5) feet to compensate for the preservation of a significant tree. A minimum building setback of three (3) feet must be maintained.</u>
<u>Impervious Surface Bonus</u>	<u>18A.60.030 Residential area and dimensions</u> <u>18A.60.040 Commercial area and dimensions</u> <u>18A.60.050 Industrial area and dimensions</u> <u>18A.60.060 Military lands area and dimensions.</u> <u>18A.60.070 Open space area and dimensions.</u>	<u>Allow an increase in allowable impervious surface on a site where a significant tree is being preserved. Impervious surface cannot be located within the critical root zone of the preserved tree(s)</u>	<u><i>Tree Preservation.</i> Significant tree identification and preservation and/or replacement shall be required as set forth in Chapter 18A.70, Article III.</u> <u>The Director may increase the amount of allowable impervious surface area to compensate for the preservation of a significant tree. Impervious surface not to be located within the critical root zone of the preserved tree(s).</u>

K. Enforcement

a. Failure to comply with any lawful order issued under the authority of this title, constitutes a Class 2 civil infraction, as defined in Chapter 1.48 LMC. Any violation of this title which is deemed to be a public nuisance or a danger to the public health and/or safety shall be addressed as specified in Chapter 1.44 LMC.

b. Malicious Cutting. Malicious cutting may result in tripling of the amount of replacement value as provided in code Section 18A.70.320(G)(d).

18A.70.330 Oregon white oak preservation.

The Oregon white oak, *quercus garryana*, also known as Garry oak, is a native tree designated by Washington Department of Fish and Wildlife as a priority habitat. In Lakewood, individual trees and stands of trees are protected as critical fish and wildlife habitat area under Chapter 14.154 Fish and Wildlife Habitat Areas.

The requirements for Oregon white oak tree preservation shall be provided in accordance with the development standards of each individual zoning district and the provisions of this section and are applicable to all zoning districts.

- A. **Priority White Oak Woodlands**; or trees located within a critical area or buffer, including shoreline buffers subject to the shoreline master program, are subject to the critical areas ordinance LMC Chapter 14.154 and/or Shoreline Master Program.
- B. **Permits for Oregon white oaks and all trees within critical areas**
 - 1. **Permits for removal, topping and trimming**
 - a. **Removal or Topping.** regardless of diameter, a permit for removal or topping may be granted when it is determined by the Director that the Oregon white oak tree is so diseased or damaged that it presents a danger to the public or adjacent property and trimming is inadequate to ameliorate the danger. Wherever feasible, dead Oregon white oak trees shall be left as snags for their habitat value.
 - 1. **Individual Oregon white oak trees or stands with average DBH of > 4" but <20"** may be removed subject to the following conditions:
 - i. **The trees are not located in a critical area, in such case subject to the critical areas ordinance LMC Chapter 14.154**
 - ii. **The applicant has demonstrated no alternative siting in order to construct streets, utilities, or other on-site improvements.**
 - iii. **Tree replacement is required at a 2:1 ratio**
- C. **Construction Operations.** During building or construction operations, suitable protective measures listed below shall be implemented around significant Oregon white oak trees to prevent injury:
 - 1. **Establish a critical root zone (CRZ) for the tree which at a minimum is a circular area around the tree trunk with a radius of one foot for every one inch in diameter measured at four and one-half feet above grade.**
 - 2. **Install an access deterring fence with a minimum height of three feet around the CRZ that will remain in place till final inspections have been completed.**
 - 3. **Post highly visible and legible signs of caution, warning, or do not disturb, which are not less than 12 inches by 12 inches of the restrictions around the tree on the fence or restricted area to help convey the importance of CRZ to workers on site.**
 - 4. **No roots greater than four inches in diameter shall be cut, even if such roots are outside the CRZ.**

5. Make all necessary cuts to tree roots cleanly with sharp tools.
6. Construction debris or stockpile construction material shall be done outside the CRZ and away from the tree as practically possible.
7. The soil composition in and around the CRZ shall not be disturbed or altered during project construction.
8. Change in soil grades around the CRZ and tree shall be gradual.
 - a. Washing equipment, vehicle maintenance and other potential soil contamination activities shall be done away from the CRZ and the tree as practically possible.
 - b. All measures to avoid damage to tree trunks and branches should be taken during construction activities.
- D. If the protective measures listed above cannot be met due to site specific conditions, or if it is determined that the measures may not meet the intent of protecting the Oregon white oak tree, the applicant will be required to provide a tree protection plan prepared by a certified arborist.
- E. No hard surface area shall be allowed within the drip line of an Oregon white oak tree to the maximum extent possible. An administrative variance may allow hard surface on up to 25 percent of the area within the drip line when there is no practical alternative.

18A.70.~~330~~340 City Tree Fund.

A. *Funding Sources.* All civil penalties received under this chapter and all money received pursuant to Chapter 14.02 LMC, Environmental Rules and Procedures, shall be used for the purposes set forth in this section. In addition, the following sources may be used for the purposes set forth in this section:

1. Agreed-upon restoration payments or settlements in lieu of penalties;
2. Tree permit fees and penalties
- 2.3. Donations and grants for tree purposes;
- 3.4. Other moneys allocated by the City Council.

B. *Funding Purposes.* The City shall use money received pursuant to this section for the following purposes:

1. Acquiring, maintaining, and preserving wooded areas within the City;
2. Planting and maintaining trees within the City;
3. Restoration or enhancement of native trees like Oregon white oaks, such as on public lands, private tree tracts, critical area buffers, or lands with conservation easements
4. Establishment of a holding public tree nursery;
- 4.5. Urban forestry education;
- 5.6. Implementation of a tree canopy monitoring program;
- 6.7. Scientific research; or

7.8. Resources to support the administration of Ch. 18A.70 Art. III Tree Preservation

9. Other purposes relating to trees as determined by the City Council. [Ord. 726 § 2 (Exh. B), 2019.]

18A.70.350 Definitions.

“ANSI A300” means the industry standards for tree care in the United States.

“Certified Arborist” means a specialist in the care and maintenance of trees who is certified by and in good standing with the International Society of Arboriculture (ISA).

“Critical Root Zone” (CRZ) means the area of soil around a tree where the minimum amount of roots considered critical to the structural stability or health of the tree are located. CRZ can be determined using the dripline of the tree.

“DBH” is an acronym meaning tree diameter at breast height measured at 4.5 feet above ground. For multi-trunked trees, DBH is the total of all individual trunks added together.

“Dripline” means the outermost edge of a tree’s canopy. When viewed from above, the drip line will appear as a line that follows the contour of the tree’s branches. At a minimum, the drip line is a circle whose diameter is 15 times a tree’s DBH.

“Pruning” means removing branches from a tree to achieve a specified objective using approved practices according to ANSI A300 industry standards.

“Root Pruning” means removing roots from a tree to achieve a specified objective using approved practices according to ANSI A300 industry standards.

A “stand” of trees means two or more trees whose canopies, driplines, and/or critical root zones are adjacent, touching, or overlapping.

“Topping” means using inappropriate pruning techniques to reduce tree size that may result in unnecessary risk, tree stress, or decay.

“Trimming” means detaching a limb, branch, or root from a tree. Trimming shall include pruning and cutting.

Chapter 2.48

PROTECTION AND PRESERVATION OF LANDMARKS

Sections:

2.48.010	Purpose.
2.48.020	Definitions.
2.48.030	Landmarks and Heritage Advisory Board created.
2.48.035	Powers of Lakewood Landmarks and Heritage Advisory Board.
2.48.040	Designation criteria.
2.48.050	Nomination procedure.
2.48.060	Designation procedure.
2.48.070	Certificate of appropriateness procedure.
2.48.080	Evaluation of economic impact.
2.48.090	Appeal procedure.
2.48.110	Penalties for violating this chapter.
2.48.120	Special valuation for historic properties.
2.48.130	Severability.
2.48.140	Retroactive approval of acts.

2.48.040 Designation criteria.

D. A tree may be designated as a heritage tree due to its historical, cultural, or environmental significance to the community. The purpose of the heritage tree designation is to ensure additional measures of protection and maintenance for trees with unique characteristics, historical importance, or cultural significance. The nomination and designation process shall follow LMC 2.48.050 and LMC 2.48.060. Heritage trees are not subject to LMC 2.48.070. All heritage trees shall be retained unless allowed to be removed per Article III Tree Preservation.

A complete application for heritage tree nomination and designation shall include the following information:

1. A short description of the tree(s), including the address or location, species, and size (height, crown spread, and DBH);
2. Reason for designation as a heritage tree(s) including special characteristics of the tree and/or site; and
- 4.3. A report completed by an ISA Certified Arborist to identify the tree's characteristics, current condition, and maintenance needs.



TO: Mayor and City Council

FROM: Courtney Brunell, Planning Manager

THROUGH: John Caulfield, City Manager

MEETING DATE: August 8, 2022 (Study Session)

SUBJECT: Tree Preservation Code Update

Purpose

This memorandum provides an overview of the work completed on the tree preservation code to-date and the recommendations forwarded to you by Ad-Hoc Tree Committee, and the Planning Commission via Resolution No. 2022-07.

Background

The regulation of significant trees on residential, commercial, and institutional sites is contained in Lakewood Municipal Code (LMC) section [18A.70 Article III](#). Other relevant rules include the State Environmental Policy Act (SEPA) in [LMC 14.02](#) and Critical Areas in [Title 14](#).

Beginning in 2021, some community members expressed interest and concern with tree preservation throughout the City. In response, the City Council directed the City Manager to complete a review of the tree preservation code and associated chapters. The City Council approved a Scope of Work and Public Participation Plan in November, 2021 and formed an Ad Hoc Tree Committee in February, 2022. Since February, the City has engaged the public in activities to learn about the tree code update including the urban tree canopy, habitat protection, and housing and job targets.

To seek public input and develop potential changes to tree regulations, the City has:

- Created a public participation program in November 2021;
- Selected a consultant team to evaluate the Lakewood tree canopy, share best practices and recommendations on tree regulations, and support public engagement activities also in November 2021;
- Passed City Council Resolution 2021-15 to form an Ad Hoc Tree Committee;

- Seated the Ad Hoc Tree Committee in February 2022, which met seven times over March and April 2022, and created a Report to provide advice to the Planning Commission and City Council;
- Shared information at a project website and events on social media and in media notices in winter, spring, and summer 2022;
- Contacted a stakeholders list, sought input on a survey, conducted targeted interviews in March and April 2022;
- Held an online tree talk and hosted an in person tree tour in Fort Steilacoom Park in April and June 2022;
- Held Planning Commission study sessions in May and June 2022 to review Ad Hoc Tree Committee recommendations and to develop proposals for a public hearing;
- Mailed a post card to each property address and published a legal notice of the Planning Commission hearing in May and June 2022;
- Held an online redline review on June 28, 2022 to share the hearing draft code before the Planning Commission and answer public questions; and
- Conducted a Planning Commission public hearing on July 6, 2022.

On July 20, 2022, the Planning Commission approved Resolution 2022-07, recommending amendments to the City's Comprehensive Plan, Protection of Lakewood Landmarks Code Chapter 2.48, Critical Areas Ordinance Title 14, Tree Preservation Code LMC 18A.70.300, and, further, that the City consider establishing an Urban Forestry Program with some items to consider for first year deliverables.

This memorandum is broken into four sections:

1. A comparison of the City's current policy/code, the Ad Hoc Tree Committee recommendations, and the Planning Commission recommendations;
2. A comparison of local jurisdictions;
3. Resources and options considered by the Ad Hoc Tree Committee & Planning Commission; and
4. Proposed Next steps.

Comparison of Current Code and Recommendations

Table 1 below compares the current code, the Ad Hoc Tree Committee recommendations, and the Planning Commission recommendations.

Table 1. Comparison of Tree Protection Regulations

Topic	Current Policy/Code	Ad Hoc Tree Committee Recommendation	Planning Commission Recommendation 7/20/2022
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Topic	Current Policy/Code	Ad Hoc Tree Committee Recommendation	Planning Commission Recommendation 7/20/2022
Key Issue #1: Canopy Goal	No numeric target. General goal and policies. GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City.	Considered range – no net loss, 35%, and 40%. Recommended adding a policy under Goal LU-60 for 40%.	Considered Ad Hoc Committee recommendations and range of targets. Recommended adding a policy under Goal LU-60 for 30%.
Key Issue #2: Residential lots exemption	Exempts single family residential lots < 17,000 s.f.	No exemption	No exemption for Oregon white oak. Otherwise exempts single family residential lots < 17,000 sf.
Key Issue #3: Industrially zoned properties	Exempt	No exemption	No exemption
Key Issue #4: Easements and Rights of Way	Exempt	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.	No exemption for Oregon white oak. Otherwise exempt.
Key Issue #5: Set up tree permit process	Review non-exempt activities for compliance with tree protection regulations with a tree permit.	Keep permits fair, inexpensive and simple, except for Garry Oaks which require review and monitoring by arborist.	Require permit for non-exempt development. Also require permit for any Oregon white oak.
Key Issue #6: Significant tree definition and critical areas – Garry Oaks	Regulate significant trees if at least 6 inches diameter breast height (DBH). Oregon white oak stands are regulated as critical areas.	Regulate as a significant tree at 4 inches DBH. Specify the size and quality of individual Garry Oaks that would qualify as heritage	Similar to Ad Hoc Tree Committee in Tree Protection Code, Article III. Regulate as a significant tree at 4"+

Topic	Current Policy/Code	Ad Hoc Tree Committee Recommendation	Planning Commission Recommendation 7/20/2022
		<p>trees.</p> <p>Any single Garry Oak tree 20"+ or white oak stands with average diameter at breast height of 15" or more regardless of stand size qualify as a fish and wildlife habitat conservation area. Review under critical area rule; would require a reasonable use exception</p>	<p>Set up heritage tree program with Landmark Committee.</p> <p>Do not add as a critical area a single tree over 20". Retain current critical area definition focusing on tree stands.</p> <p>Set up administrative reasonable use for modest development; greater levels of change subject to reasonable use exception. Adds clarity for permitting that is lacking today.</p>
Key Issue #7: Heritage Tree/ Historical Tree	No heritage tree program.	Develop a Heritage Tree/Historical Tree Program to recognize valuable and irreplaceable trees and offer incentives to property owners that participate.	Set up heritage tree program with Landmark Commission.
Key Issue #8: Maximum Tree Removal on Developed Single Family Properties.	Allow a specific (maximum) number of trees to be removed per year per property. Relate the number of significant trees that can be removed to lot size annually and over 5 years: Up to 30,000 SF, 2 per year max. 4 in 5 years; over 30,000 SF, 4 per year up to 8 max. in 5 years. No significant trees may be removed in critical areas/buffers.	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.	Maximum tree removal per lots at different sizes similar to current code, except that blanket tree removal not applicable to Oregon white oaks which require review/permits and consistency with tree protection regulations.
Key Issue #9: Replacement	Currently, the City of Lakewood requires a ratio of 2:1 replacement for significant trees and any other existing healthy trees (not significant) to be replaced at a 1:1 ratio.	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	Retain 2:1 replacement ratio for significant trees. An applicant may choose to plant fewer replacement trees if an ISA Certified Arborist determines they will compensate for the canopy lost when they reach maturity.

Topic	Current Policy/Code	Ad Hoc Tree Committee Recommendation	Planning Commission Recommendation 7/20/2022
		and mitigation to ensure this approach can be clearly regulated. Encourage tree planting of trees with significant canopy if tree removal is necessary.	
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.	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.	Allow tree permit fees and penalties to go into the fund. Promote explicit funding purpose to include restoration or enhancement of native trees like Garry oaks.
Key Issue #11: Fines	The City has collected fines and deposited it in its tree fund. The City has found that fees and fines may be reduced through court reviews.	<p>Establish a free or low cost tree permit or affidavit/over the counter review to make compliance the easy path.</p> <p>Provide clear decision criteria on tree permits. This provides certainty in decision-making including the potential for denial.</p> <p>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.</p>	<p>Require a permit for removal of all significant Oregon white oak trees. Approval is required prior to the removal of any significant tree (track exempt removal on single family lots).</p> <p>Add decision criteria on tree permits. Add construction standards for Oregon white oaks.</p> <p>Add enforcement including stating a civil infraction, and triple fees for malicious cutting.</p>
Key Issue #12: Incentives	No explicit incentives.	Add incentives for preservation throughout the City's development regulations to promote	Add incentives for preservation throughout the City's development regulations to promote

Topic	Current Policy/Code	Ad Hoc Tree Committee Recommendation	Planning Commission Recommendation 7/20/2022
		tree preservation.	tree preservation.

A Look at Other Jurisdictions

Example Jurisdictions: As part of the Tree Preservation Code Update, example codes and urban forest programs were shared with the Ad Hoc Advisory Committee and Planning Commission. Table 2 lists jurisdictions that abut Lakewood or are similar in terms of geography, natural environment, population and demographics, or similar factors.

Table 2. City Profiles

City	County	Population (OFM 2022)	Square Miles (OFM 2022)	Population Density (OFM 2022)	Median Household Income (2020)	White Alone Population Share (2020)
Federal Way	King	101,800	22.33	4,559.1	\$68,672	48.8%
Lacey	Thurston	58,180	18.44	3,155.0	\$69,752	70.9%
Lakewood	Pierce	63,800	17.06	3,739.8	\$55,723	56.6%
Olympia	Thurston	56,370	18.22	3,093.7	\$63,185	80.1%
Puyallup	Pierce	43,260	14.36	3,011.7	\$76,565	80.1%
Renton	King	107,100	23.50	4,573.6	\$79,824	49.9%
Tacoma	Pierce	220,800	49.71	4,441.4	\$64,457	63.1%
University Place	Pierce	35,420	8.34	4,247.2	\$77,832	70.5%

Why Set a Tree Canopy Goal? The setting of a Tree Canopy Goal would be consistent with Goals and Policies in the Comprehensive Plan including but not limited to: GOAL LU-60: Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City. The setting of a 25-year goal would fit in the Comprehensive Plan.

Achieving the goal would be based on a combination of voluntary incentives and code requirements for new development or ongoing land management. The 30% goal proposed by the Planning Commission would not be something to be achieved on each individual property. Rather it would help the City prioritize resources, e.g., focus on adding trees in rights of way and on parking lots in eastern Lakewood, protecting and enhancing canopies on critical areas and parkland, and retaining or adding trees on the perimeters of parcels while allowing for allowed housing and employment spaces. Table 3 shares example tree canopy goals and metrics for the example jurisdictions.

Table 3. City Tree Canopy Goals

City	Canopy %	Tree Equity Score	Tree Canopy Goals
Federal Way	Unknown	80	Comp Plan : Maintain urban tree canopy, preserve mature trees, implement tree density standards.
Lacey	28% (2020)	78	Comp Plan/UFMP, Metric : No Net Loss.
Lakewood	26% (2019)	69	Comp Plan : Institute an urban forestry program to preserve significant trees, promote healthy and safe trees, and expand tree coverage throughout the City. <i>Draft Metric, Planning Commission</i> : 30% by 2050
Olympia	Unknown	83	Comp Plan : Measure the tree canopy and set a city-wide target for increasing it through tree preservation and planting.
Puyallup	Unknown	71	Comp Plan : Establish policies and programs to protect and enhance the urban forest, including establishing improved policies for protecting trees, increasing tree canopy, and ensuring sufficient resources to properly maintain trees, improve tree health, and reduce potential hazards to the public.
Renton	29% (2018)	83	Metric : 33% by 2042 (subarea metrics range 18-49% by planning area).
Tacoma	20% (2017)	77	Metric : 30% by 2030.
University Place	Unknown	72	Comp Plan : Retain an abundance of mature trees; identify healthy significant trees that should be preserved; retain perimeter trees and preserve

City	Canopy %	Tree Equity Score	Tree Canopy Goals
			significant trees in interior of property.

Other: [Seattle](#): Current 28% (2016). Goal 30% by 2037. [Spokane](#): Current 23% (2021). 40% by 2030.

Example jurisdiction codes were considered during the development of options for Lakewood. In addition to the cities in Table 2, Pierce County is added since it is an abutting jurisdiction and manages tree canopy in urban unincorporated areas like Spanaway, Parkland, Midland, and elsewhere, as well as in rural areas. The City considered Pierce County regulations in the past when considering tree protection regulations. Tree protection codes are heavily summarized in Table 4. ¹

¹ In addition to standard tree protection code examples, other critical area regulations were evaluated too (see [Planning Commission packet for July 20, 2022](#)). At a following City Council workshop, the critical area regulation amendments would be addressed in more detail including options considered.

Table 4. Abbreviated Example Tree Protection Codes

City	Exemptions: Residential	Exemptions: Non- Residential	Regulated Trees	Retention / Standards	Replacement Standards	Permits	Fines & Penalties
Federal Way	X Subject to criteria/ approval	X Selected downtown zones	6" DBH	Tree densities	X Tree size spec.	X Written approval	X
Lacey	X Max number over 3 years with City approval Building footprint	X Max number over 3 years with City approval	4" DBH	Trees per lot area & priorities	X Per lot size.	X With other permits/ written approval	X
Olympia	X Max number over 1 year Maintain tree density Building footprint	X Max number over 1 year	6" DBH	Tree densities	X 3:1	X	X
Puyallup	X < 4 DU (Heritage not exempt)	--	15" DBH	Retain significant trees and heritage trees.	X Street Trees	X	X Heritage
Renton	X Max number over 3 years with criteria		6" DBH	Tree densities	X Per tree size and lot size.	X	X
Tacoma	X Onsite exempt; not street trees	--	No min. Potential for maturity to 15'+	Tree percentages	X In-lieu	X With other permits	X
University Place	X Max number over 3 years Building footprint	X Max number over 3 years Building footprint	6" DBH	Tree percentages or tree sizes	X 3:1	X	X
Pierce County	X < 4 DU Signif. tree retention still required	X partial, mixed use	5"-24" for range of trees: > 40" legacy tree	Tree percentages and Tree units/acre	X	X With other permits	X

In addition to regulatory approaches, example cities often include other voluntary programs or have developed urban forest plans or studies. See Table 5.

Table 5. City Urban Forest Plans & Programs

City	Plans & Studies	Heritage Trees	Other Programs
Federal Way	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None.
Lacey	<ul style="list-style-type: none"> Urban Forest Management Plan (2021) 	<ul style="list-style-type: none"> Historical Tree 	<ul style="list-style-type: none"> Tree City USA Arbor Day Tree Seedling Giveaway
Olympia	<ul style="list-style-type: none"> Urban Forestry Manual (2021) Greenbelt Stewardship Guide for Homeowners' Associations 	<ul style="list-style-type: none"> Landmark Tree Protection and Registry 	<ul style="list-style-type: none"> None
Puyallup	<ul style="list-style-type: none"> 20-Year Natural Open Spaces Restoration Plan (2015) 	<ul style="list-style-type: none"> Heritage Tree Registry 	<ul style="list-style-type: none"> Green Puyallup Partnership Neighbor Woods program (free trees)
Renton	<ul style="list-style-type: none"> Urban Forest Management Plan (2022) 	<ul style="list-style-type: none"> Landmark Tree Protection 	<ul style="list-style-type: none"> Tree City USA and Growth Award Request Tree Assistance Historical Tree Tour Downtown
Tacoma	<ul style="list-style-type: none"> Urban Forest Management Plan (2019) Urban Forest Manual (2014) 	<ul style="list-style-type: none"> A mid-term strategy in the urban forest management plan 	<ul style="list-style-type: none"> Free street tree program Tree Coupon Program
University Place	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None

Resources and options considered by the Ad Hoc Tree Committee & Planning Commission

The Ad Hoc Committee and Planning Commission received staff reports and information and options as well as public input at each meeting. Table 6 provides a summary of the topics and packet materials for each meeting, as well as the overall project website information.

Table 6. Resources, Options, and Materials Considered by Adhoc Committee & Planning Commission

General Materials		
Topics Covered		Materials and Resources
City Trees Website		https://cityoflakewood.us/trees/
City Environment Website		https://cityoflakewood.us/environment/
City Tree Advisory Board Ad Hoc Committee		https://cityoflakewood.us/tree-committee/
Recordings of City Board, Committee, and Commission Meetings		YouTube Channel Link
Lakewood Tree Code Review Fact Sheet		Tree Code Review Fact Sheet
Ad Hoc Tree Committee Materials		
Topics Covered	Date	Packets and Resources
Lakewood to Form Ad Hoc Committee to Review Tree Preservation Code	12/21/2021	Website Announcement
<u>Meeting #1</u> - Project Scope and Schedule, Ad Hoc Committee Charge and Roles	3/1/2022	Packet of Materials
<u>Meeting #2</u> - Tree Canopy Data and Potential Goals, Spatial Data and Example Goals, Use of Goals in Lakewood Plan/Code	3/15/2022	Packet of Materials
<u>Meeting #3</u> - Code Evaluation and Tree Canopy Goals and Options, Issues and Options, Lakewood's Planning Responsibilities	3/29/2022	Packet of Materials
<u>Meeting #4</u> - Code Evaluation Options, Issues and Options, Draft Report Framework	4/5/2022	Packet of Materials

<u>Meeting #5</u> - Code Evaluation Options, Issues and Options, Incentives, Information: Garry Oaks Follow Up	4/12/2022	Packet of Materials
<u>Meeting #6</u> - Questions on Garry Oaks, WDFW Input Received on Ad Hoc Committee Questions, Draft Report	4/26/2022	Packet of Materials
<u>Meeting #7</u> - Engagement Update, Share Interview and Survey Highlights, Code Evaluation Options, Draft Report	4/28/2022	Packet of Materials
Tree Advisory Committee Report of Final Recommendations	5/4/2022	Tree Advisory Committee Report
Planning Commission Materials		
Topics Covered	Date	Packets and Resources
<u>Meeting #1</u> – Overview, Lakewood's Tree Canopy, Community Engagement, Tree Code Evaluation	5/18/2022	Agenda Minutes
<u>Meeting #2</u> – Key Issues 1-4, 8-9, 12: Tree Canopy, Environmental Quality and Equity, Exemptions (Residential, Industrial, Easements and Rights of Way), Maximum Tree Removal on Developed Single Family Properties, Replacement, Incentives	6/1/2022	Agenda Minutes
<u>Meeting #3</u> - Key Issues 5-7, 10-11: Permit Process, Definition and Critical Areas, Garry Oaks, Heritage/Historical Tree, City Tree Fund, Fines	6/8/2022	Agenda Minutes
<u>Meeting #4</u> – Draft Redlines	6/15/22	Agenda
<u>Meeting #5</u> – Public Hearing	7/6/22	Agenda
<u>Meeting #6</u> - Discussion	7/13/22	Agenda
<u>Meeting #7</u> – Final Recommendations	7/20/22	Agenda

Proposed Next Steps

August 22, 2022 City Council Review

September 6, 2022 City Council Public Hearing

September 19, 2022 City Council Review and Adoption

Attachments

1. Planning Commission Resolution 2022-07
2. Proposed Redlines, Updated: Protection and Preservation of Landmarks, Tree Protection Regulations, Fish and Wildlife Habitat Conservation Areas, and other sections of Lakewood Municipal Code (LMC), Future Comprehensive Plan Amendment
3. Power Point



TO: Mayor and City Council

FROM: Courtney Brunell, Planning Manager

THROUGH: John Caulfield, City Manager

Date: August 22, 2022

Subject: Tree Preservation Code Update

Purpose

This memo provides a response to several questions posed by the City Council on August 8, 2022, including additional code amendments and introduces programming for an urban forestry department.

Background

On August 8, 2022 the City Council began to review proposed amendments to the City's Tree Preservation Code and associated chapters. Several councilmembers asked questions and for additional amendments to be considered. Below is a list of questions and options for the Council to consider:

1. Councilmembers Anderson and Brandstetter requested clarification regarding short-plat subdivisions, which do not currently require specific tree preservation.

Response: The City does not require any tree preservation for short-plats (maximum of 9 lots) when the final lot size is under 17,000gsf. The Planning Commission did not forward and proposed amendments to the Council to consider.

Option 1: The Adhoc Committee recommended that the City consider eliminating the exemption for single family residential lots regardless of lot size and require canopy coverage be maintained on every residential lot where it exists today. Additionally, the Adhoc Committee recommended that the Council consider looking at canopy coverage on a lot-per-lot basis rather than individual tree count. The City Council may choose to revisit this option, slides related to the single family residential lot canopy coverage will be included in the powerpoint (attachement A) presented on August 22, 2022.

Option 2: The City may consider further amending LMC 18A.70.320.b as shown below:

2. ☐ *Interior Trees. A percentage of all significant trees within the interior of a lot, excluding the perimeter area, shall be preserved within the applicable zoning district.*

a. ☐ For new single-family residential development including a single-family dwelling on an individual lot, multifamily residential development, and public/quasi-public institutional development, fifty (50) percent of the significant trees located within the interior area of the lot shall be retained.

b. ☐ For new residential subdivisions ~~where the proposed lot size is greater than seventeen thousand (17,000) square feet~~, all significant trees shall be retained and preserved except those required to be removed in order to construct streets, utilities, or other on-site improvements. Tree retention shall thereafter be provided on a lot-by-lot basis as the individual lots are developed. ~~For subdivisions where the proposed lots are less than seventeen thousand (17,000) square feet, no specific tree preservation is required. A tree survey shall be included as part of the subdivision application and a tree retention plan shall be recorded on the face of the plat to require compliance with this provision.~~

2. Councilmember Brandstetter asked if there are trees in Washington that have a higher level of protection than Oregon White Oak trees.

Response: Oregon White Oak Woodlands are the only tree species with published management recommendations by Washington Department of Fish and Wildlife. No other tree species are listed in the priority habitat and species list¹.

3. Councilmember Brandstetter requested additional information on the definition of a “stand”.

Response: There is no known definition that sets a minimum number for a “stand of trees”.

Attached to this memorandum, PlanIT GEO has provided options for the City to consider to further define “stand” using industry definitions (attachment 2).

4. Councilmember Anderson requested consideration for carbon sequestration to be an option in addition to canopy coverage for tree replacement options.

Response: The Council may consider further revising LMC 18A.70.320.I to include the following:

I. ☐ Replacement. When a significant tree subject to this section cannot be retained, the tree shall be replaced as a condition for the removal of the significant tree, in accordance with the following:

1. ☐ On-Site Replacement.

a. ☐ Based on DBH Size. Significant trees shall be replaced at a ratio of two to one (2:1) of the total diameter inches of all replacement trees to the diameter inches of all the significant trees removed.

b. Based on Canopy Coverage. The applicant may choose to plant fewer replacement trees than required by option (a) if an ISA Certified Arborist determines in a written report that they will compensate for the canopy lost when they reach maturity

c. Based on Carbon Reductions. The applicant may choose to plant fewer replacement trees than required by option (a) if an ISA Certified Arborist determines in a written report that the trees planted and preserved on the property meet the following criteria:

i. Tree species to be planted on the site are selected for their optimal ability to sequester carbon and store it over the course of their lifetime, according to the latest and best science. The following list contains the top 10 species for carbon sequestration and storage in Lakewood, as calculated by the i-Tree Species tool in 2022:

¹ <https://wdfw.wa.gov/species-habitats/at-risk/phs/recommendations>

Optimal Species for Carbon Sequestration in Lakewood, WA	
Scientific Name	Common Name
<i>Sequoia sempervirens</i>	Coast redwood
<i>Sequoiadendron giganteum</i>	Giant sequoia
<i>Quercus petraea</i>	Durmast oak
<i>Quercus suber</i>	Cork oak
<i>Nothofagus dombeyi</i>	Coigüe, Dombey's beech
<i>Nothofagus obliqua</i>	Roble, Patagonian oak
<i>Quercus falcata</i>	Southern red oak
<i>Quercus shumardii</i>	Shumard oak
<i>Quercus garryana</i>	Oregon white oak
<i>Nyssa aquatica</i>	Water tupelo
Source: https://species.itreetools.org/	

ii. Trees are planted in the optimal locations on the property, relative to the structures, to reduce energy use and therefore avoid CO2 emissions.

5. Councilmember Bocchi requested options to require on-site replacement versus repayment into the City's Tree Fund.

Response: The Council may consider further revising LMC 18A.70.320 to include the following:

For any site proposed to be developed or cleared, at least 50 percent of significant trees located outside the buildable area of the lot shall be retained if they are rated in good condition or better by an ISA Certified Arborist.

Reference codes used: Gig Harbor, Mountlake Terrace, Mercer Island (citations below) and Olympia (Handout on Tree Density on Residential Properties)

6. Councilmember Bocchi requested information related to tree preservation standards in the Cities of Gig Harbor, Mercer Island, and Mt. Lake Terrace. Other reference cities are addressed in the City Council packet for the August 8, 2022 Council study session.

Response:

- a. Gig Harbor: Has a tree code and design manual. Requires retention of trees 6 inches diameter breast height in perimeter areas, 10 feet around each individual lot and 25 feet around plats. Can retain internal significant trees to equivalent area as perimeter. If a property is not well treed/landscaped, it must be enhanced or planted. Code limits clearing of vacant parcels to no more than 50 percent of significant trees and must retain vegetation in all required buffers and setbacks. Must incorporate approximately 25 percent of significant trees into the project or approximately 15 percent for short plats. Mixed use and non-residential areas must have perimeter landscaping equal to width of yard. Must protect native vegetation and critical areas.
- b. Mercer Island: A permit is required to remove any tree with diameter greater than 10 inches whether for development or non-development. Replacement trees are required. For development, at a minimum, 30 percent of the trees will need to be retained. Trees that are exceptional, are large, and have a high likelihood for long-term survival are prioritized for retention.

- c. Mountlake Terrace: Protects trees at least 6 inches in diameter and coniferous trees at least 10 feet in height (trees excluded from protection include black locust, cottonwood, native alder, native willow or Lombardy poplar). Every site development plan must identify significant trees prepared by an arboriculturist or urban forester. For any site proposed to be developed or cleared and which contains 10 or more significant trees that are in good condition, based on the approved significant vegetation inventory plan, at least 20 percent of such trees must be retained. Replacement is allowed at a 3:1 ratio. Must protect trees in critical area buffers.

Critical Areas Overview

The designation of critical fish and wildlife habitat areas is regulated by LMC 14.154.020. Under our existing regulations, there are two categories of Critical Fish and Wildlife Species and Habitats.

- A. Federal and State Listed Species and their Associated Habitats. This includes federal and state listed endangered, threatened and sensitive species per [WAC 365-190-130\(4\)\(a\)](#).
- B. Habitats of local importance. This includes considering best available science including priority habitats and species identified by the Washington state department of fish and wildlife per [WAC 365-190-130\(4\)\(b\)](#).

Priority Oregon white oak woodlands are listed under the second category. It is under this category that we find Priority Oregon white oak woodlands.

WDFW prepared management recommendations for priority [Oregon white oak woodlands](#) in 1998. Its definitions included large single oaks and oak stands. An excerpt is below:

Retention of Valuable Trees Recommendation. Large oaks (>50 cm dbh [20 in]), medium oaks (>30 cm dbh [12 in]), older oaks, and oaks with well formed, dominant crowns, should be retained wherever oak enhancement activities occur. Very large oaks are rare and should be retained at the cost of efficient oak regeneration directly under their canopies. **Rationale.** Stands of medium to large oaks provide more cavities for nesting than do stands of smaller oaks (Gumtow-Farrior 1991). Trees with well formed, dominant crowns may produce more acorns, and large live trees provide habitat for branch-nesting species. Large well-developed trees produce more mast for regeneration and wildlife consumption (Connel et al. 1973). Very large, old oaks are rare. **Consequences of Compromise.** Fewer cavities may limit the number of cavity-nesting animals that can inhabit a particular oak woodlands. Stand domination by trees with smaller crowns and less canopy may limit acorn production. These limitations may affect the numbers of individuals and species that use oak woodlands.

Ad Hoc Committee recommendations considered state guidance and other example codes to protect large Oregon white oaks (<20") as critical areas; these trees would be considerably older and established. Regulating large individual Oregon white oaks as well as oak woodlands (more than one tree) would be consistent with State of Washington Department of Fish and Wildlife (WDFW) management guidelines for Oregon white oak. Balancing critical areas protections with reasonable use of property is also part of state guidance with the Washington Department of Commerce. The Planning Commission desired to retain the City's current definition

that focuses on oak stands rather than a single oak. Example regulations are summarized below referencing jurisdictions with similar prairie oak habitats.

Table 1. Critical Areas – Priority Habitats and Species – Oregon White Oak

Agency	WDFW Oak Woodlands	WDFW Single Large Oaks
Lakewood	X	.
Pierce County [1]	X	X
Olympia [2]	X	X
Lacey [2]	X	X
Thurston County [2]	X	X
Oak Harbor [3]	X	X

1. **Pierce County, Habitats of Local Importance, Oregon white oak trees and woodlands:** Critical area regulations recognize single oaks or stands of oaks larger than 1 acre, as well as smaller than 1 acre in size when any of the following criteria are met: (1) Individual trees having a diameter at breast height of 20 inches or more; or (2) Oregon white oak stands in which the oak trees have an average diameter at breast height of 15 inches or more regardless of stand size.

2. **State priority habitats and species are protected in ordinance.** This by definition includes Oregon White Oak. Code also refers to WDFW Management Recommendations which include Oregon White Oak stands and single large trees.

3. **Chapter 20.16 Garry Oak Protection.** Addresses single tree. Chapter 20.25 Fish and Wildlife Habitat Conservation Area addresses State priority habitats and species. See note 2.

While some jurisdictions protect single Oregon white oaks in their critical areas ordinances, others will protect such trees inside or outside of critical areas based on their significant tree regulations.

Protecting Oaks or any significant tree at 6“-12” is common in the Pacific Northwest based on the benchmarking research. Lacey regulates all trees 4” or greater. Based on information from PlanIT Geo to the Ad Hoc Committee in April 2022, it is reasonable throughout the industry to protect trees starting at 4” when it is appropriate for the species characteristics (i.e., growth rate and significance).

Table 2. Tree Protection Code – Significant Trees including Oaks

Agency	Size Definition (Min. DBH) for Oaks
Lakewood	Oak: 6” current, 4” proposed
Pierce County	Oak: 8”
Olympia	Not specific to Oregon White Oaks, a tree is at least 1” DBH maturing at a height of seven feet above ground level with a definite crown
Thurston County	Oak: 12”
Lacey	Not specific to Oregon White Oaks (tree is defined as 4”)
Federal Way	Not specific to Oregon White Oaks (tree is defined as 6”)

Urban Forestry Program Overview

Planning Commission Resolution 2022-07 included a recommendation that, in order to administer the code revisions and continue to monitor the City's urban canopy, the City consider establishing an Urban Forestry Program as outlined in CPA Goal LU-60, first year deliverables may include:

- Identify areas within the City in need of additional canopy
- Work with a consultant to complete a city tree inventory
- Establish a tree replacement program/giveaway program
- Work with the City's contract arborist to review tree removal applications
- Monitor the City's canopy goal
- Provide public education opportunities regarding tree maintenance and appropriate planting standards; and

During the presentation on August 22, 2022 the City Council will receive a presentation (attachment 1) on options to collect tree inventory data, grow Lakewood's tree canopy and increase the capacity for a future urban forestry program.

Cost Analysis

Today, the Planning Department is responsible for administering the Tree Preservation code. Below is the summary of tree removal permits processed annually:

Table 4. Annual Number of Tree Removal Permits

	2018	2019	2020	2021	2022 (YTD)
# of Permits	58	39	49	50	35

If the proposed revisions are adopted, tree removal standards will be implemented for single-family and industrial lots city-wide. There are 9,968 single-family residential lots that are currently exempt from tree removal permitting. The City does not have an estimate for the number of lots with Garry oaks and thus the number of additional permits that may be required under the proposed regulations.

It is likely that additional resources will be required to support tree permits, inspections, enforcement of tree code, and public education. Staff identified the following positions to support the Planning Department in building capacity for an urban forestry program.

- 1 full time employee (FTE) with a salary in the range of \$8,326 – \$10,562 per/month
- 1 contracted City Arborist estimated cost annually \$50k

In 2019 the Community and Economic Development Department completed a cost recovery report update.

As part of the report, the City Council set a policy of 85% cost recovery across all divisions. To prepare the report staff was asked to document the total amount of time spent on individual permit types.

Tree removal permits typically fall into 2 categories:

1. "Over the Counter permits" where the planner is required to look at the address, lot size and total number of trees to be retained v. replaced to ensure code compliance (total time: <1 hour)
2. Permits that require review of tree retention survey to calculate credits and mitigation requirements (total time average 4 hours)

Using the 85% cost recovery model an appropriate fee may be \$315 for tree removal permits that require additional review including: removal of an Oregon White Oak Tree, removal on commercial or industrial

lots, and when associated with a subdivision or SEPA threshold determination. This item will be brought back before the Council for further review and consideration as part of the upcoming biennial budget process.

For reference, below is a look at the average permit fees of neighboring jurisdictions:

Table 4. Tree Removal Permit Costs

Jurisdiction*	Type of Permit/Other	Fee (2021-2022)
Federal Way	Many non-exempt activities do not require a permit application, only written approval by the city. A tree/vegetation retention plan must be prepared by a certified arborist or a certified landscape architect. Required when removing trees in critical areas, removing trees required for retention through a permit, tree removal that would change stormwater or groundwater.	Tree removal request: \$145
Lacey	Permits are coordinated with land use applications, or with a land clearing permit, or an exemption approval from director.	Rolled into land clearing permit \$109- \$328
Olympia	Tree Permit required for non-exempt activities, or where tree removal results in not meeting tree density or is on property line or street. See Olympia flow chart .	Single Family and lots less than 2 acres Permit fee \$50
Pierce County	Reviewed as part of other land use or land clearing permits.	\$315.00 review (clearing) Hazard tree \$190-\$760
Puyallup	Landscape plan required for development greater than 4 units.	Tree removal ROW, heritage tree: \$50 Landscape plan review: \$90-\$300
Redmond	Tree removal application	No fee for single-family zoning; \$125.69 fee for commercial, multi-family, or industrial.
Renton	Routine Vegetation Management Permit without critical areas. Required for non-exempt permits.	\$105
Sammamish	Tree removal permit or part of land use approval	Tree removal: \$132
Tacoma	ROW: Required for street tree removal or tree pruning work. Site: Reviewed with building or site development permit.	No fee tree work permits.
Tukwila*	Single family: Inventory survey Other Uses: Landscape Modification Permit	Tree and Landscape Modification Permit and Exceptions \$719.25
University Place	A tree removal permit is required when the development activity will result in the removal of more than five trees.	Tree preservation plan review Single Family: \$ 240.00 ½ acre or less sit: \$650 ½ acre to 2 acres: \$1000 Over 2 acres: \$1,375

Sources: *See other city permit fees collected by City of Seattle Tree permit fee evaluation in 2019.
<https://www.seattle.gov/documents/Departments/UrbanForestryCommission/2019/2019docs/TreePermitFees.pdf>

Proposed Next Steps

1. September 6, 2022 City Council Public Hearing
2. September 19, 2022 City Council Review and Adoption
3. November, 2022 fees reviewed as part of the biennial budget cycle

Attachments

1. PowerPoint
2. Definitions for “stand of trees”
3. Proposed Redlines: Comprehensive Plan Amendment, Protection and Preservation of Landmarks, Tree Protection Regulations, Fish and Wildlife Habitat Conservation Areas, and other sections of Lakewood Municipal Code (LMC)
4. Study Session Memo August 8, 2022

From: [Joe Flansburg](#)
To: [Briana Schumacher](#)
Cc: [Jason Gano](#)
Subject: Lakewood Tree Preservation
Date: Thursday, September 1, 2022 12:13:14 PM
Attachments: [image001.png](#)
[image003.png](#)

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- helpdesk@cityoflakewood.us ext. 4357

To the Honorable Mayor Whalen and Members of the Lakewood City Council,

My name is Joe Flansburg and I work for Rush Residential, Inc.

Preserving existing trees makes development more expensive and time-consuming, since developers must hire an arborist to do an evaluation. Once a developer has an evaluation, we then need to create a site plan around these existing trees. In some cases, this can lead to a radically compromised site layout. A developer then has two options: either go with a compromised design or clearcut the property under the Forest Practices Act and take a 6-year development moratorium. Many developers will take the latter option and clearcut the trees, which delays productive development without saving any trees in the long run. Thus, it makes no sense to carefully build around existing trees when the building is likely to dramatically outlast the tree. Additionally, significant trees tend to be among the trees most likely to fall on people or property.

In a time where we need to do everything, we can to make housing production more streamlined in this housing supply crisis, I recommend there should be no significant tree retention requirement. Instead, Lakewood should work towards its 40% canopy target by requiring new plantings. The Average building delay in Peirce County is 7 months. Cost wise that's \$39,915 over 7.79 months. That equals about \$5,100 per month or \$1,281 per week. Multiply that by the 6-year clear cut period and you have a \$367,000 cost added on while a property sits empty. We need to do everything we can to reduce delays and costs to the construction process so that we can make homes more affordable for everyone.

Joe Flansburg
Land Development Manager
e: jflansburg@therushcompanies.com
d: (253) 432-7087 / c: (253) 973-1919

RUSH RESIDENTIAL

(253) 858-3636

6622 Wollochet Dr. Gig Harbor, WA 98335

www.therushcompanies.com

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August 31, 2022

To the Honorable Mayor Whalen and Members of the Lakewood City Council,

My name is Jason Gano, and I am the Government Affairs Director for the Master Builders Association of Pierce County (MBAPC). The MBAPC represents over 850 businesses and their 10,000 employees. Our membership is committed to lowering the cost of housing throughout Pierce County and its cities. We love trees and understand their importance to a healthy city and ecosystem. We have no problem with requirements to plant new trees in conjunction with new development. However, retaining existing trees is unwise for several reasons.

Preserving existing trees makes development more expensive and time-consuming, since the developer must hire an arborist to do an evaluation. Once the developer has an evaluation, we then need to create a site plan around these existing trees. In some cases, this can lead to a radically compromised site layout. In these cases, the developer has two options: either go with a compromised design or clearcut the property under the Forest Practices Act and take a 6-year development moratorium. Many developers will take the latter option and clearcut the trees, which delays productive development without saving any trees in the long run.

Additionally, significant trees don't live very long in relationship to buildings, so it's short-sighted to compromise a building's design to preserve trees. The average lifespan of an urban tree is [19-28 years](#). In contrast, the average lifespan of a North American building has historically been [50-75 years](#). Modern buildings are built to a higher standard and will likely last much longer. Thus, it makes no sense to carefully build around existing trees when the building is likely to dramatically outlast the tree. Additionally, significant trees tend to be among the trees most likely to fall on people or property.

In a time where we need to do everything, we can make housing production more streamlined, the MBAPC recommends there should be no significant tree retention requirement. Instead, Lakewood should work towards its 40% canopy target by requiring new plantings. Thank you for your time and please reach out if you have any questions I can answer.

Sincerely,
Jason D. Gano
Government Affairs Director

www.masterbuilderspierce.com

From: [Courtney Brunell](#)
To: [Briana Schumacher](#)
Subject: FW: Comments on Tree Committee Recommendations
Date: Monday, August 29, 2022 8:43:34 AM

From: Robb Krehbiel [mailto:robb.krehbiel@gmail.com]
Sent: Monday, August 29, 2022 8:00 AM
To: Courtney Brunell <CBrunell@cityoflakewood.us>
Subject: Comments on Tree Committee Recommendations

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- helpdesk@cityoflakewood.us ext. 4357

Hello Courtney,

I'm a resident of South Tacoma, member of the Tacoma Planning Commission, and a professional stormwater program manager with Pierce Conservation District. I'm writing to express my strong support for Lakewood's Ad Hoc Tree Committee's recommendations and urge the City Council to pass the recommendations unamended.

The recommendations from the tree committee set strong and ambitious goals to increase our region's tree canopy, and set stronger protections to favor tree retention. These recommendations are important to ensure that trees are not forgotten or sacrificed as the city also continues to develop.

The importance of trees in our urban spaces cannot be understated. Many people are familiar with the carbon-sequestration benefits of trees. Mature trees are also one of the best tools we have to absorb and surface water runoff, infiltrating it into the ground and preventing urban flooding. As our climate warms, trees also keep communities cool. During the heat dome a few years ago, the areas of Tacoma with the fewest trees were the hottest and deadliest.

I'm encouraged by the Tree Committee's recommendations and believe that they are an important step for Lakewood to take. It is my hope that more local jurisdictions will adopt stronger tree protection regulations and value trees as an important part of the city's infrastructure and climate adaptation plan.

I urge the city council to adopt the Tree Committee's recommendations as is without further amendment or delay.

Thank you,

Robb Krehbiel
7521 E. E St.
Tacoma, WA 98404

From: [Kristin](#)
To: [Briana Schumacher](#)
Subject: Garry Oaks
Date: Wednesday, August 31, 2022 12:39:23 AM

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When in doubt, please contact the HelpDesk.

- helpdesk@cityoflakewood.us ext. 4357

I support protecting the oak trees. Thank you, Dale Moulton

Sent from my iPhone

From: [Kristin](#)
To: [Briana Schumacher](#)
Subject: Garry oaks
Date: Wednesday, August 31, 2022 12:39:01 AM

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- helpdesk@cityoflakewood.us ext. 4357

I am in favor of their preservation! Thank you, Kristin Moulton

Sent from my iPhone

From: [Courtney Brunell](#)
To: [Briana Schumacher](#)
Subject: FW: Preservation of Trees!—for the record
Date: Monday, August 29, 2022 8:43:45 AM

From: Janeen Provazek [mailto:provaj@hotmail.com]
Sent: Sunday, August 28, 2022 4:47 PM
To: Courtney Brunell <CBrunell@cityoflakewood.us>
Subject: Preservation of Trees!—for the record

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- helpdesk@cityoflakewood.us ext. 4357

Hello. I am urging Lakewood City officials to take seriously the need to preserve/protect as many old growth trees as possible, including the rare, Garry Oak trees. Facing a terrible climate crisis, it is imperative that we listen to the recommendations of the Ad Hoc Tree Committee and support their recommendations unamended.

Established and old growth trees cannot be mitigated or replaced in anyway that would benefit our health or our earth. We can no longer afford to remove these carbon capturing trees that help us to survive. The biggest health threat to us is air pollution, but it is also a threat that we are able to significantly reduce if we listen to the science and do not let the developers make our health decisions for us.

We must consider people over profit to counter our escalating pollution.

Please do the right thing regarding people's health and safety.

Sincerely,
Janeen Provazek
Tacoma, WA
350 Tacoma

Get [Outlook for iOS](#)

From: [Kelly Quinby](#)
To: [Briana Schumacher](#)
Subject: [POSSIBLE SPAM] Lakewood Tree Preservation
Date: Thursday, September 1, 2022 12:24:17 PM

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- helpdesk@cityoflakewood.us ext. 4357

To the Honorable Mayor Whalen and Members of the Lakewood City Council,

My name is Kelly Quinby and I am the owner of BHAW Group LLC and Whitewatt LLC.

Preserving existing trees makes development more expensive and time-consuming, since developers must hire an arborist to do an evaluation. Once a developer has an evaluation, we then need to create a site plan around these existing trees. In some cases, this can lead to a radically compromised site layout. A developer then has two options: either go with a compromised design or clearcut the property under the Forest Practices Act and take a 6-year development moratorium. Many developers will take the latter option and clearcut the trees, which delays productive development without saving any trees in the long run. Thus, it makes no sense to carefully build around existing trees when the building is likely to dramatically outlast the tree. Additionally, significant trees tend to be among the trees most likely to fall on people or property.

In a time where we need to do everything, we can to make housing production more streamlined in this housing supply crisis, I recommend there should be no significant tree retention requirement. Instead, Lakewood should work towards its 40% canopy target by requiring new plantings. The Average building delay in Peirce County is 7 months. Cost wise that's \$39,915 over 7.79 months. That equals about \$5,100 per month or \$1,281 per week. Multiply that by the 6 year clear cut period and you have a \$367,000 cost added on while a property sits empty. We need to do everything we can to reduce delays and costs to the construction process so that we can make homes more affordable for everyone.

My best,

Kelly Quinby

206-676-2338

kelly@whitewattgc.com

www.whitewattgc.com

License No. WHITEL*791OZ

From: [Kurt Wilson](#)
To: [Briana Schumacher](#)
Subject: Lakewood Tree Preservation
Date: Thursday, September 1, 2022 2:08:40 PM
Attachments: [image002.png](#)

This email originated outside the City of Lakewood.

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- helpdesk@cityoflakewood.us ext. 4357

To the Honorable Mayor Whalen and Members of the Lakewood City Council,

My name is Kurt Wilson and I am a principal at Soundbuilt Homes

Preserving existing trees makes development more expensive and time-consuming, since developers must hire an arborist to do an evaluation. Once a developer has an evaluation, we then need to create a site plan around these existing trees. In some cases, this can lead to a radically compromised site layout. A developer then has two options: either go with a compromised design or clearcut the property under the Forest Practices Act and take a 6-year development moratorium. Many developers will take the latter option and clearcut the trees, which delays productive development without saving any trees in the long run. Thus, it makes no sense to carefully build around existing trees when the building is likely to dramatically outlast the tree. Additionally, significant trees tend to be among the trees most likely to fall on people or property.

In a time where we need to do everything, we can to make housing production more streamlined in this housing supply crisis, I recommend there should be no significant tree retention requirement. Instead, Lakewood should work towards its 40% canopy target by requiring new plantings. The Average building delay in Peirce County is 7 months. Cost wise that's \$39,915 over 7.79 months. That equals about \$5,100 per month or \$1,281 per week. Multiply that by the 6 year clear cut period and you have a \$367,000 cost added on while a property sits empty. We need to do everything we can to reduce delays and costs to the construction process so that we can make homes more affordable for everyone.



Kurt Wilson
Soundbuilt Homes

kurt@soundbuilthomes.com

(253) 377-7147-cell
(253) 539-8116-office

PO Box 73790
Puyallup, WA 98373

From: [Connie Schmidt](#)
To: [Briana Schumacher](#)
Subject: Lakewood Tree Preservation Code
Date: Wednesday, August 31, 2022 10:36:32 PM

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- helpdesk@cityoflakewood.us ext. 4357

Hello Briana,

Please forward my interest that we do whatever we can to preserve and promote growth of healthy trees in Lakewood. I don't think we want to make any law a noose around the necks of homeowners, businesses and landlords, but trees do so much to help filter CO2, provide cooler temperatures and make our city more beautiful. Trees need to be encouraged.

Thank you for helping to care for our city now and for the future.

Kind regards,
Connie Schmidt

--

Connie Schmidt
P.O. Box 99967
Lakewood WA 98496

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: September 6, 2022	TITLE: Ordinance approving the vacation of the terminal westerly thirty-six (36) feet of 88 th Ave Ct SW west of the intersection with Wadsworth St SW.	TYPE OF ACTION: <u>X</u> ORDINANCE. 773 — RESOLUTION — MOTION — OTHER
PUBLIC HEARING: August 15, 2022		
REVIEW:	ATTACHMENTS: Staff Report, Ordinance, Exhibits A and B (survey)	

SUBMITTED BY: : Paul A. Bucich, P.E., Public Works Engineering Director/City Engineer

RECOMMENDATION: It is recommended that the Mayor and City Council pass the ordinance approving the proposed vacation of the terminal westerly thirty-six (36) feet of 88th Ave Ct SW west of the intersection with Wadsworth St SW.

GOALS ADDRESSED BY THIS ACTION: 1) This action addresses statutory right-of-way vacation procedural requirements; 2) Community and economic development; 3) Affordable housing.

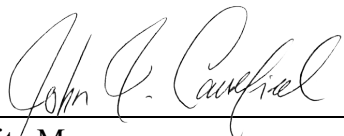
DISCUSSION: An application for the vacation of a portion of 88th Ave Ct SW right-of-way was submitted on May 2, 2022, by Gomer Roseman representing Tacoma / Pierce County Habitat for Humanity, the owner of real property on 88th Ave Ct SW, which is adjacent to that portion of 88th Ave Ct SW under consideration. The property owner(s) desire to take ownership of the public right-of-way in order to increase the area of their existing lot. A Public Hearing was conducted at Council on August 15, 2022.

ALTERNATIVE(S): The Council may choose to not adopt this Ordinance thereby denying Tacoma/Pierce County Habitat for Humanity's request to vacate this portion of 88th Ave Ct SW right-of-way.

FISCAL IMPACT: The City will benefit approximately \$28,685 from the sale of the proposed vacated right-of-way.

Franc Sawatzki
Prepared by

Paul A. Bucich
Department Director


City Manager

ORDINANCE NO. 773

AN ORDINANCE of the City Council of the City of Lakewood, Washington, vacating the terminal westerly thirty-six (36) feet of 88th Avenue Court SW west of the intersection with Wadsworth St SW.

WHEREAS, the City of Lakewood, Washington, has received a petition signed by owners of at least two-thirds (2/3) of the property abutting a portion of right-of-way, located within the city of Lakewood, Washington, requesting that the same be vacated; and

WHEREAS, on May 2, 2022, an application and petition for the vacation of public property was received; and

WHEREAS, in conformity with the legal requirements pursuant to Lakewood Municipal Code 12.12.070, the Lakewood City Council passed Resolution No. 2022-10 on July 18, 2022, setting a public hearing regarding this proposed vacation on August 15, 2022; and

WHEREAS, in conformity with the legal requirements pursuant to Lakewood Municipal Code 12.12.090 proper notice of the public hearing was posted and mailed to all required parties; and

WHEREAS, on August 15, 2022, said public hearing was held before the Lakewood City Council with no objections to the proposed vacation; and

WHEREAS, pursuant to Lakewood Municipal Code section 12.12.120, the City Council must consider certain factors prior to authorizing a vacation of public property; and

WHEREAS, it is the finding of the City Council of the City of Lakewood that vacation is appropriate in this instance after full consideration of the factors stated in LMC 12.12.120 in that vacation will benefit the public by returning the property to the tax rolls, in that the right-of-way is not needed for public use or access, and in that conditions are not likely to change in the future as to provide a greater use or need for the right-of-way than presently exists; and

WHEREAS, the City Council of the City of Lakewood, Washington, has considered all matters presented at the public hearing on the proposed vacation, hearing no objection to this vacation, and does hereby find that the vacation of said property is appropriate and that the transfer of property at issue in this matter in the manner set forth below is in best interest of the public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON

DO ORDAIN as a non-codified ordinance as follows:

- Section 1. The City vacates the terminal westerly thirty-six (36) and 77/100ths feet of 88th Avenue Court SW west of the intersection with Wadsworth St SW., located within the City of Lakewood, Washington, legally described as shown in the attachment hereto, marked "Exhibit A" and incorporated herein by this reference, subject to the conditions set forth in Sections 2 through 5 of this Ordinance.
- Section 2. The vacated land shall be partitioned per RCW 35.79.040, one-half to each abutting parcel as shown in the attachment hereto, marked "Exhibit B" and incorporated herein by this reference.
- Section 3. The City shall retain the right to exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of public utilities and services as needed.
- Section 4. The vacation shall be effective upon payment to the City of Lakewood, within 120 days of the date hereof, by an owner of property, or assignee, adjacent thereto and to be benefited by the vacation, in the amount of \$28,685, which represents full appraised value of the net amount (1,471 square feet) of right-of-way to be vacated.
- Section 5. This Ordinance shall be in full force and effect thirty (30) days after publication as required by law.

ADOPTED by the City Council this 6th day of September, 2022.

CITY OF LAKEWOOD

Jason Whalen, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

EXHIBIT A
RIGHT OF WAY VACATION DESCRIPTION
88TH AVENUE COURT SW

(ADJOINING PARCEL NOS. 0219212116 & 0219212108)

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF PORTLAND AVENUE AND THE WESTERLY LINE OF BERKELEY STREET IN AMERICAN LAKE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 28 AND 29, RECORDS OF PIERCE COUNTY AUDITOR;

THENCE NORTH 50°44'59" EAST ALONG THE NORTHWESTERLY LINE OF SAID PORTLAND AVENUE, A DISTANCE OF 858.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 50.00 FEET;

THENCE NORTH 39°15'01" WEST AT RIGHT ANGLES, 145.00 FEET TO THE SOUTHERLY MARGIN OF 88TH AVENUE COURT SW AND THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 39°15'01" WEST, 40.00 FEET TO THE NORTHERLY MARGIN OF SAID 88TH AVENUE COURT SW;

THENCE SOUTH 50°44'59" WEST, 36.77 FEET;

THENCE SOUTH 39°15'01" EAST, 40.00 FEET;

THENCE NORTH 50°44'59" EAST, 36.77 FEET TO THE **POINT OF BEGINNING**.

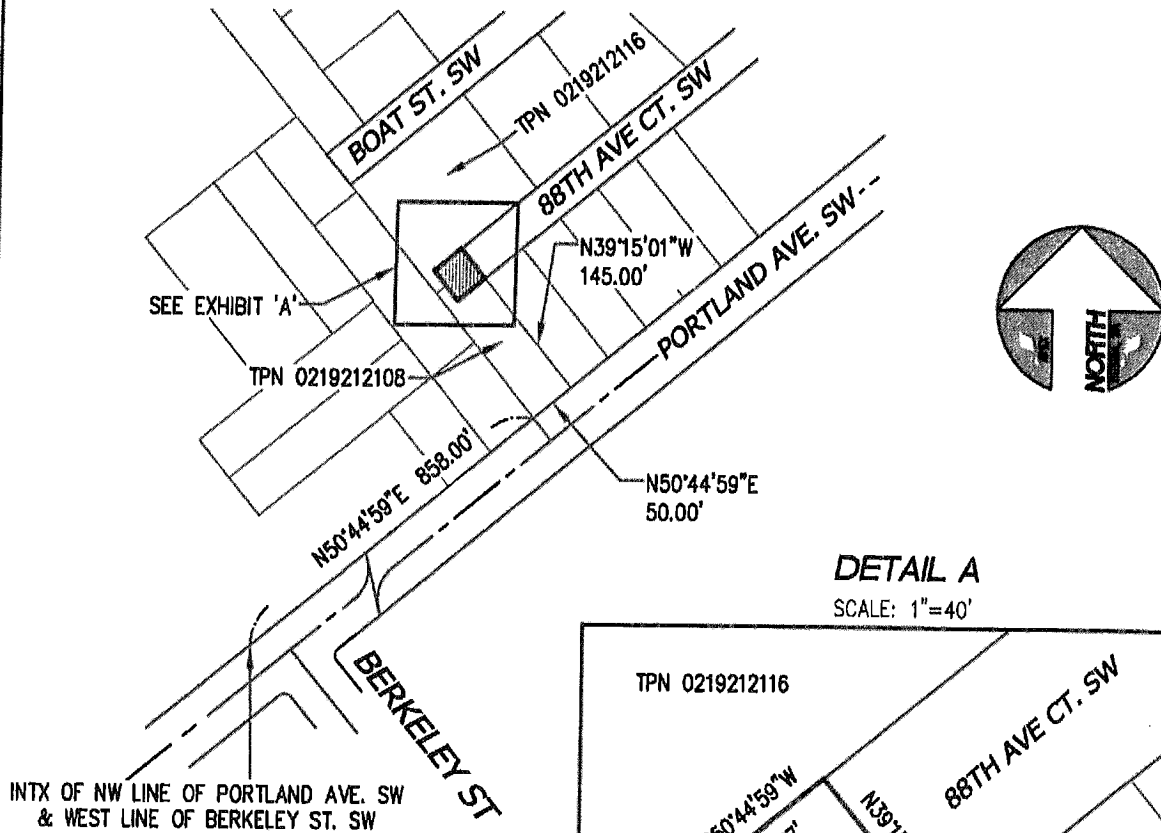
(CONTAINING 1,471 SQ. FT., MORE OR LESS)



TIMOTHY J. MCDANIEL, P.L.S.
WASHINGTON STATE REGISTRATION NO. 45792

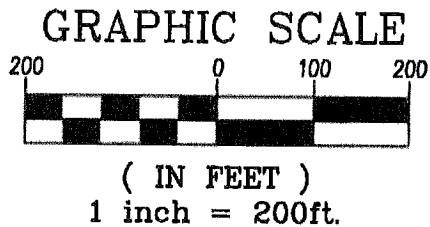
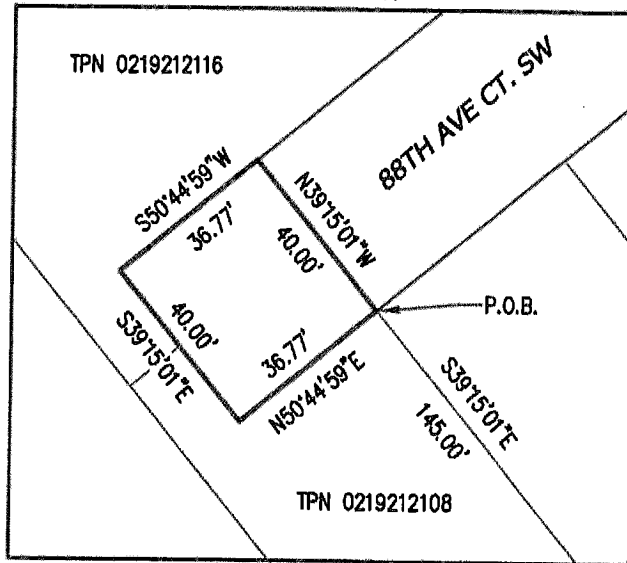
EXHIBIT B

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON



DETAIL A

SCALE: 1"=40'

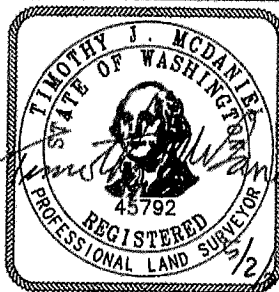


RIGHT-OF-WAY VACATION EXHIBIT FOR 88TH AVENUE COURT SW

APEX JOB NO: 34856 DATE: 04/29/2022

DRAWN BY: BKM CHECKED BY: TJM

DWG: 34856-VAC-EXH.DWG SCALE: 1"=200'



Apex

Engineering

2601 South 35th, Suite 200
Tacoma, Washington 98409-7479
(253) 473-4494 FAX: (253) 473-0599
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TO: Mayor and City Council
FROM: Franc Sawatzki, Associate Civil Engineer
THROUGH: Paul Bucich, Public Works Engineering Director
Date: September 6, 2022
Subject: Proposed Vacation of 88th Ave Ct SW Public Right-of-way

**STAFF REPORT
TUESDAY SEPTEMBER 6, 2022**

VACATION REQUEST SUMMARY:

Tacoma/Pierce County Habitat for Humanity, the owner of real property directly adjacent to the right-of-way to be vacated, has submitted a request to vacate the terminal westerly thirty-six (36) and 77/100ths feet of 88th Avenue Court SW west of the intersection with Wadsworth St SW. The portion of right-of-way to be vacated is approximately 1,471 square feet in size and abuts parcel numbers 0219212108 and 0219212116. The legal representative of owner of all abutting parcels is the petitioner and is supportive of the proposed division of the vacated street per RCW 35.79.040, one-half to each.

The property was acquired by Pierce County more than 25 years ago for right-of-way purposes, to which the City became heir upon incorporation. Therefore, staff is recommending the applicant pay to the City \$28,685 which represents full appraised value (reference Lakewood Municipal Code (LMC) 12.12.160).

Legal description of the right-of-way proposed to be vacated:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF PORTLAND AVENUE AND THE WESTERLY LINE OF BERKELEY STREET IN AMERICAN LAKE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 28 AND 29, RECORDS OF PIERCE COUNTY AUDITOR;

THENCE NORTH 50°44'59" EAST ALONG THE NORTHWESTERLY LINE OF SAID PORTLAND AVENUE, A DISTANCE OF 858.00 FEET;
THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 50.00 FEET;
THENCE NORTH 39°15'01" WEST AT RIGHT ANGLES, 145.00 FEET TO THE SOUTHERLY MARGIN OF 88TH AVENUE COURT SO AND THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 39°15'01" WEST, 40.00 FEET TO THE NORTHERLY MARGIN OF SAID 88TH AVENUE COURT SW;
THENCE SOUTH 50°44'59" WEST, 36.77 FEET;
THENCE SOUTH 39°15'01" EAST, 40.00 FEET;
THENCE NORTH 50°44'59" EAST, 36.77 FEET TO THE POINT OF BEGINNING.

Petition: On May 2, 2022 a petition was submitted on behalf of Maureen Fife, CEO T/PC Habitat for Humanity acting as representative for the Principal Petitioner. The Principal Petitioner is the owner of all adjoining parcels to the proposed vacated area.

Notification: On July 18, 2022, the Lakewood City Council passed Resolution No. 2022-10 establishing August 15, 2022, as the date for a public hearing to be held before the City Council on the proposed vacation. In accordance with LMC 12.12.090, all property owners of record, within 300 feet of the limits of the proposed vacation (according to the records of the Pierce County Assessor), were notified by mail of the time, place and purpose of the hearing. A notice of the hearing was published in the Tacoma News Tribune on July 25, 2022. A placard was posted at the site where the vacation is being requested.

Public Hearing: On August 15, 2022, A Public Hearing was conducted in council chambers and remotely via telephone and video conferencing pursuant to Resolution 2022-10. No written or oral objections to the vacation were submitted by the public or any utility provider or government agency. During the public comment period Gomer Roseman proposed a reduction in required compensation due to the City under LMC 12.12.160 in recognition of community benefits of the proposed development and in recognition of a proposed dedication of new right-of-way located elsewhere on the properties belonging to Tacoma/Pierce County Habitat for Humanity.

In accordance with the LMC 12.12.120, the following criteria are to be considered in determining whether to vacate a street or alley:

- A. Whether a change of use or vacation of the street or alley will better serve the public good;
- B. Whether the street or alley is no longer required for public use or public access;
- C. Whether the substitution of a new and different public way would be more useful to the public;

- D. Whether conditions may so change in the future as to provide a greater use or need than presently exists; and
- E. Whether objections to the proposed vacation are made by owners of private property (exclusive of petitioners) abutting the street or alley or other governmental agencies or members of the general public.

Discussion of how the proposed vacation conforms to the aforementioned criteria.

- A. The vacation of the southwest terminal 36.77 feet of 88th Ave Ct SW, a dead-end street, located West of Wadsworth St SW will not alter the existing use of the right-of-way for the public. Vacation of this terminal portion of 88th Ave Ct SW will better serve the public good than a change of use.
- B. The Public Works Engineering Department has determined that the public right-of-way to be vacated is not required for public use or for public access.
- C. The Public Works Engineering Department has determined that the substitution of new and different public right-of-way as proposed during the Public Hearing would not be in the best interest of the public.
- D. It is not anticipated that conditions may so change in the future as to provide a greater need for the right-of-way proposed to be vacated.
- E. No written objections to the vacation have been received by the City from private property owners abutting the street, other governmental agencies, or the general public. No objection to the proposed vacation was put forth before, during, or in the allotted time following the public hearing.

Department and Agency Recommendations:

Public Works Engineering Department:

Staff believes that the proposed vacation conforms to the criteria in LMC Chapter 12.12, Street and Alley Vacation Procedures. If the City Council chooses to approve the proposed vacation, the following conditions should be imposed:

1. The vacation shall be effective upon payment to the City of Lakewood, within 120 days of the date hereof, by the owner of the property or assignee adjacent thereto and to be benefited by the vacation, in the amount which represents full appraised value of the 1,471 square feet of right-of-way to be vacated.
2. The City shall retain the right to exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of public utilities and services as needed.

Attachments:

- 1) Agenda Bill
- 2) Ordinance
- 3) Survey (Exhibits A and B)