



6000 Main St. SW, Lakewood, WA 98499  
 Phone: (253) 512-2261

## Downtown Lakewood Design Review Application

Application Fee: \$200.00  
 Technology Fee: \$4.00

Number Required:	Description of Required Documents:	Required:
1	Design Review Fee	A
1	Design Review Application	A
1	Form-Based Code Review narrative and supporting scaled site plan and elevations	A
1	Master Planned Development-Town Center Incentive Overlay Narrative, Site Plan, Findings	A
1	Operational Characteristics Description (See CDD Handout #13)	A
1	Site Plan (See CDD Handout #1)	A
1	Colored Building Elevation Plans	A
1	Landscaping Plan (See CDD Handout #3)	A
1	Irrigation Plan	A
1	Exterior Photometric Lighting Plan	A
1	Tree Preservation Plan	M
1	Parking Plan	M

A=Always required.  
 M=May be required.

**\*\*NOTE** - Applications and all required documentation are required to be submitted through our online dashboard <https://pals.cityoflakewood.us/palonline/#/dashboard>.



# Downtown Lakewood Design Review Application

**APPLICATION #:** \_\_\_\_\_

OFFICE USE ONLY

**APPLICATION NAME:** \_\_\_\_\_

**PROPOSED USE:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_

**ADDRESS/LOCATION:** \_\_\_\_\_

**PIERCE COUNTY PARCEL NUMBER (S):** \_\_\_\_\_ **ACRES:** \_\_\_\_\_

**DOWNTOWN OVERLAY:** \_\_\_\_\_

**STREET TYPE:** \_\_\_\_\_

**APPLICANT:** (mandatory)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Professional License No: \_\_\_\_\_

Signature: \_\_\_\_\_ Contact Person: \_\_\_\_\_

**AGENT/ CONSULTANT/ ATTORNEY:** (mandatory if primary contact is different from applicant)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Professional License No: \_\_\_\_\_

**PROPERTY OWNER 1:** (mandatory if different from applicant)

.....  
Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

**PROPERTY OWNER 2:** (if more than two property owners attach additional info/signature sheets)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Signature: \_\_\_\_\_

The above signed property owners, certify that the above information is true and correct to the best of our knowledge and under penalty of perjury, each state that we constitute all of the legal owners of the property described above and designate the above parties to act as our agent with respect to this application:

**OFFICE USE ONLY:**

DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIVED BY: \_\_\_\_\_

DATE APPLICATION COMPLETE: \_\_\_\_\_ COMPLETENESS REVIEW BY: \_\_\_\_\_

THE APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION WHEN SUBMITTING A DESIGN REVIEW APPLICATION:

- A. The completed original application form, making sure that all of the required signatures have been obtained.
- B. A copy of a preliminary site plan in accordance with Community Development Department Handout #1 or Community Development Department Handout #7, as applicable, and addressing all applicable community design standards as identified by planning staff in the pre-application conference or an informal meeting, as appropriate.
- C. A copy of a document demonstrating compliance with Downtown Lakewood Form-Based Code Review standards per LMC 18B.710.G.
- D. One copy of a narrative, compliant site plan, and findings demonstrating compliance with LMC 18B.720 Master Planned Development – Town Center Incentive Overlay.
- E. A copy of a parking plan in accordance with Community Development Department Handout #2 and addressing all applicable community design standards as identified by planning staff in the pre-application conference or an informal meeting, as appropriate.
- F. One copy of a tree retention plan in accordance with Community Development Department Handout #5, if significant trees exist on the site.
- G. One copy of a landscape plan in accordance with Community Development Department Handout #3 and addressing all applicable community design standards as identified by planning staff in the pre-application conference or an informal meeting, as appropriate.
- H. A copy of architectural drawings illustrating colored building elevations, and showing and specifying:
  - 1. The location and type of any existing or proposed lighting to be placed on the building.
  - 2. The materials and exterior finishes to be utilized for the building, windows, roofing, awnings, paving and trim. Samples may also be required to be furnished upon request.
  - 3. The architectural details and decorative trim.
  - 4. The colors to be used for all exterior surfaces.
  - 5. Any artwork or other decorative design features.
  - 6. The existing and proposed landscaping, trellises and other landscaping features surrounding the structure.
  - 7. All other detail information addressing applicable community design criteria.
- G. One copy of an exterior photometric lighting plan.
- H. One (1) copy of a Downtown Operational Characteristics Description in accordance with Community Development Department Handout #13.

**All above items and any other material that may be required by the city must be submitted at the time of application in order for the application to be accepted as complete.**



**CITY OF LAKEWOOD**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**HANDOUT #1**

**SITE PLAN REQUIREMENTS FOR NEW AND MAJOR ADDITIONS TO  
COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENT**

A detailed site plan must be drawn to scale and include the following information, as applicable, to be considered complete:

1. Site address
2. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development in the area.
3. Property lines.
4. North arrow and decimal engineering scale (ie. 1"=20'; **not** 1/8"=1' architectural scale).
5. Pierce County tax parcel number.
6. Lot dimensions and total square footage.
7. All existing and proposed public and private roads, driveway accesses and road right-of-ways with dimensions and road names, including curbs and gutters, sidewalks and/or edges of pavement. Include all existing driveways within 200 feet of the subject property on both sides of all streets, in both directions along public street frontages.
8. All easements (access, utility, railroad, storm water, etc.). Indicate type and dimensions of easement.
9. All major manmade or natural features (slope, shorelines, riparian areas, railroad tracks, bridges, etc.).
10. Existing building locations.
11. Dimensions and square foot area of all proposed new structures and/or additions.
12. Dimensions and square foot area of all structures or pavement expected to be removed.
13. Dimensions of all setbacks (distance from the wall of all existing and proposed structures to property lines).
14. Location, dimensions and square foot area of all parking areas.
15. Vehicle loading and unloading areas, including dimensions of truck loading and maneuvering areas and total square footage.
16. Location of all paved areas.
17. Location of existing and proposed landscape areas (include dimensions inside of curbing and square footage inside curbing).
18. Existing and proposed fences or retaining walls (specify type and height of fence or wall).
19. Location and dimensions of any free-standing signs.
20. Location and type of any existing or proposed exterior lighting to be placed on the site
21. Areas of future development.
22. Location of outside storage areas (include dimensions and total square footage).
23. Location of trash dumpster(s).
24. Adjacent uses (undeveloped, single family, commercial, etc.) and the location of any structures within 5 feet of the property line on all abutting property.

25. Location of water and sewer mains nearest the site, including line size and other utility connections.
26. Water features or wetlands, including but not limited to, lakes, ponds, saltwater, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc.
27. Critical areas, such as slopes, wetlands, shorelines and wildlife habitat.
28. Contours at two-foot intervals if the parcel(s) or access road(s) contain slopes of greater than 10%.
29. Sight distance triangles for all driveway locations and across the corners of properties at street intersections. Show the location and type of potential sight obstructions including height of vegetation.

**IF APPLICATION IS FOR A COTTAGE HOUSING PROJECT, INCLUDE:**

30. Individual cottage units and gross square footage of each unit.
31. Location and gross square footage of any proposed community building.
32. Overall density of the proposed project.
33. Any existing detached single family residential structures proposed to remain as part of the project.
34. The number of traditional units that could be constructed on the site under conventional development standards.
35. A note indicating any other cottage housing developments within 400 feet of the proposed development.
36. Location, dimensions and square footage of all common open spaces.
37. Orientation of front yard for all dwelling units.
38. Lot coverage of all structures and impervious areas.
39. Proposed pedestrian pathways and connections to streets and adjacent neighborhoods.

**IF APPLICATION IS FOR DEVELOPMENT IN A LAKEWOOD SUBAREA:**

Provide a narrative and include supporting scaled site plan and elevations that demonstrate applicability and consistency with:

40. Allowed land uses per LMC 18B.220 Uses
41. Density, dimension, site layout, and other requirements of LMC 18B.230 District-wide Development Standards.
42. Allowed uses and special design standards associated with Overlay zones, if applicable, per LMC 18B.200-2. Overlay Districts Map, 18B.240 Colonial District Standards, and 18B.250 Transition Area Standards.
43. Required frontage improvements per street section in LMC 18B.300 Streets and Blocks.
44. Regulating Plan street type per LMC 18A.35.120-1.
45. Frontage type proposed per 18B-300-3. Street Standards and Frontage Types and LMC 18B.400.
46. Onsite open space location, size, and treatments, and pedestrian connections per LMC 18A.35.500 Landscaping, Open Space, and Green Infrastructure
47. Location and amount of parking per.
48. Form-Based Code Review standards per LMC 18B.710.  
For consistency with Planned Action Ordinance, see SEPA Checklist Application for Land Uses in Downtown Planned Action.
49. Nonconforming Lots per LMC 18B.730.

50. Narrative and site plan and findings per LMC 18B.720 Master Planned Development – Town Center Incentive Overlay, if applicable.

**ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SPECIFIC PROJECT AND/OR SITE.**

**Handouts and application forms may be revised without notice.**



**CITY OF LAKEWOOD**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**HANDOUT #03**

**LANDSCAPE PLAN REQUIREMENTS**

A detailed landscape plan shall be drawn to scale by a Washington state registered landscape architect, a Washington state certified nurseryman, or a Washington state certified landscaper, except that landscape plans for short plats, may be prepared by the applicant, subject to approval by the Community Development Director.

The landscape plan must include the following information to be considered complete:

1. Site address.
2. Property lines.
3. Lot dimensions and total square footage.
4. North arrow and decimal engineering scale (only use one of the following scales: 1"=10', 1"=20', or 1"=30'). The site plan, tree retention plan and landscape plan generally should use the same scale.
5. Proposed and existing building locations.
6. All areas designated as undeveloped or for future development.
7. All existing and proposed public and private roads, driveway accesses and road right-of-ways with dimensions and road names, including curbs and gutters, sidewalks and/or edges of pavement. Include all existing driveways within 200 feet of the subject property on both sides of all streets, in both directions along public street frontages.
8. All easements (access, utility, railroad, stormwater, etc.). Indicate type and dimensions of easement.
9. Location of existing and proposed fire hydrants on site.
10. All major manmade or natural features (slope, shorelines, riparian areas, railroad tracks, bridges, etc.).
11. Water features or wetlands, including but not limited to lakes, ponds, saltwater, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc.
12. Adjacent uses (undeveloped, single family, commercial, etc.) and the location of any structures within 5 feet of the property line on all abutting property.
13. Location of all proposed landscape areas, including landscape islands in parking areas. Provide dimensions and square footage calculations for each landscape area inside of curbing.
14. Location and dimensions of all paved areas and curb cuts, including pedestrian sidewalks, walkways and paths. Provide the height of all curbs and total square footage of paved areas. (include dimensions and calculations of total square footage of paved and gravel areas).
15. Type of paving material(s) to be utilized, including pedestrian sidewalks, walkways and paths.
16. Location of any graveled areas (include dimensions and total square footage).
17. Location of all parking stalls. Provide dimensions of stalls, accesses and drive aisles including calculations of total square footage of parking and maneuvering areas.
18. Outside storage areas (include calculations of total square footage of area).
19. Proposed location of trash dumpster(s) and illustrate fencing and landscape details.
20. Existing and proposed fences and retaining walls (type of materials and height).
21. Location of overhead loading doors and indicate loading deck height (dock-high or ground level).

22. Location of all exterior entrance/exit doors.
23. Location and/or arrangement of proposed plantings (show actual location of individual plants except for groundcover).
24. Existing natural vegetation to be incorporated into formal planting areas, including significant trees (specify type, size and quantity).
25. Sight distance triangles for all driveway locations and across the corners of properties at street intersections. Show the location and type of potential sight obstructions including height of vegetation.
26. Finished contours at two-foot intervals for any portion of the site where the finished grade is expected to exceed 15% slope.
27. Cross-section of typical planting for landscape berms or any landscape areas exceeding 20% slope.
28. Location of biofiltration areas and other stormwater detention facilities.
29. Cross-section drawing of biofiltration areas if slopes contain landscape plantings. **Landscaping in or near biofiltration areas and/or other stormwater detention facilities may be subject to additional requirements by the Public Works Engineering Department.**
30. Total square foot area in landscaping (separately list the area of perimeter, parking lot, other required landscaping and total landscaping area).
31. Total square foot area of impervious surface on the site.
32. Percentage of parcel in open space (for multi-family developments only).
33. An irrigation plan prepared by a Washington State registered landscape architect, except irrigation plans for short plats, which may be prepared by the applicant, which shall include the following information:
  - (a) Location of pipes, sprinkler heads, and back flow devices.
  - (b) System data including pump(s) size and location, pipe size, head capacity, water pressure in pounds per square inch at the pump and sprinkler heads, and specifications of timer system.
34. Planting schedule with the following information:
  - (a) Plant Type (both common name and botanical name).
  - (b) Number of each Plant Type.
  - (c) Caliper size (diameter) of deciduous trees (as measured by nursery industry standard at six (6) inches above the top of the root ball).
  - (d) Height of conifer trees at time of planting.
  - (e) Spacing of proposed plantings.
  - (f) Pot or root ball sizes and height of shrubs.
  - (g) Pot size of groundcover.
  - (h) Physical specifications of plants.
  - (i) Planting and staking drawings and details for trees.
  - (j) Type and depth of organic mulch materials to be utilized throughout site.
  - (k) Soil preparation techniques to facilitate deep water penetration and soil oxygenation including the depth of tilling, use of soil amendments and the depth to which organic matter will be incorporated, and any other methods used to improve water drainage, moisture penetration or water-holding capacity.

Applicants are strongly encouraged to utilize drought tolerant plant material native to Western Washington and introduced noninvasive plants common to the area that are well suited to the wet/dry climate of the Puget Sound.

**Handouts and application forms may be revised without notice.**





**CITY OF LAKEWOOD  
COMMUNITY DEVELOPMENT DEPARTMENT  
HANDOUT #13**

**DOWNTON LAKEWOOD OPERATIONAL  
CHARACTERISTICS DESCRIPTION**

**For trip mitigation information, please fill out the first 5 questions**

A detailed description of operational characteristics is required for all discretionary land use permits such as, administrative use permits, conditional use permits, temporary use permits, variance applications, etc. and may be required for zoning certification and other permits, as deemed necessary by Community Development Department staff. The operational description must include the following information to be considered complete:

1. Description of proposed use/project application. What will be the nature of your business?
  
2. Extent and type of proposed improvements to the site and/or interior or exterior building remodeling to existing building(s) (i.e. additions to building, interior building improvements or alterations, landscaping, proposed signs, additional parking spaces, etc.).
  
3. Traffic (vehicular trips to and from site per day) generated by the use, including deliveries and client-related trips (i.e. any proposed shipping and receiving activities, projected employee trip generation, projected customer trip generation). **NOTE: Self-reported numbers that conflict with the ITE manual used to estimate fees will be taken into consideration only when accompanied by a trip generation letter with supporting documents.**
  
4. Previous use of property: Has the property been vacant for 12 or more months? **YES / NO** Name of previous Business \_\_\_\_\_  
(circle one)  
Type of previous business (ie. grocery store, nail salon, restaurant etc) \_\_\_\_\_
  
5. Total square footage of the floor area of the tenant space.

**OFFICE USE ONLY:**

Proposed Land Use Code: LUC Former Land Use Code: LUC

Total estimated Trip Mitigation Fee: \_\_\_\_\_

6. Proposed number of full and part-time employees.
7. Proposed number of students on the site at any one time if application is for a day care or educational facility.
8. Maximum numbers of employees on the site at any one time.
9. Proposed hours, days, place and manner of operation.
10. Type of products or services proposed to be available on the site.
11. Number of commercial vehicles proposed to be parked or stored on the site.
12. Proposed type of equipment/machinery to be used by the business or stored on site (i.e., office equipment, manufacturing equipment, construction equipment).
13. Proposed use of outdoor space on lot (i.e., outdoor storage, outdoor display and sales of merchandise, parking/open space, recreation space).

14. If more than one tenant on the site, provide the square footage of each tenant space, business names of tenants, and type of business

Space #	Type of Business	Tenant Name	Area

15. Existing number of parking spaces.

16. Surrounding uses and businesses next to proposed business/project site.

17. Operational characteristics or functions that create emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, air pollution, light, glare, odor or dust in a manner likely to cause offense or irritation to neighboring residents.

18. Site and building design features that minimize land use impacts, such as traffic, aesthetics, etc. or environmental impacts such as noise, vibration, dust or air pollution, glare, odor and dust, etc.

19. Provide a hazardous material inventory statement and summary.