



AGENDA

PLANNING COMMISSION

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

Wednesday, June 7, 2023 at 6:30 pm

Hybrid Meeting: In-Person & Virtual via ZOOM

Lakewood City Hall, Council Chambers (6000 Main St. SW, Lakewood 1st floor)

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

Residents can attend in person at the Lakewood City Council Chambers; they can also attend virtually by watching them live on the City's YouTube channel at <https://www.youtube.com/user/cityoflakewoodwa> or by calling in to listen by telephone at +1 (253) 215-8782 and by entering meeting ID: 864 2883 6136

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

Live Virtual Public Participation: To provide live virtual Public Comments or Public Hearing Testimony during the meeting, join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 864 2883 6136 or by going online at <https://us06web.zoom.us/j/86428836136>. Each speaker will be allowed (3) three minutes to speak during the Public Comment and during each Public Hearing. Outside of Public Comments and Public Hearings, attendees will not be acknowledged and their microphone will remain muted.

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

Online: For those using the ZOOM link <https://us06web.zoom.us/j/86428836136> to testify, upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Chair during the Public Comments and/or Public Hearings portions of the agenda. When you are unmuted, please provide your name and city of residence.

1.	Call to Order
2.	Roll Call
3.	Approval of Minutes dated May 17, 2023 and May 31, 2023
4.	Agenda Updates
5.	Public Comments
6.	Public Hearings <ul style="list-style-type: none">• None
7.	Unfinished Business <ul style="list-style-type: none">• Action on Resolution 2023-02 regarding updated to Multifamily Tax Exemption (MFTE) program
8.	New Business <ul style="list-style-type: none">• 2024-2029 Transportation Improvement Program (6 year TIP) (Ted Hill, PWE)• Climate Change Annual Report (Andrea Bell, CED)
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates<ul style="list-style-type: none">• Next Planning Commission meeting June 21, 2023

Meeting materials will be distributed and published no later than 24 hours prior to the meeting

1. Staff Report: Action on Resolution 2023-02 regarding updated to Multifamily Tax Exemption (MFTE) program
2. Staff Report: 2024-2029 Transportation Improvement Program (6 year TIP)

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, June 6, 2023 at noon if you are unable to attend. Thank you.



**JOINT PLANNING COMMISSION
MEETING MINUTES
May 31, 2023
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA**

Call to Order

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

Roll Call

Planning Commission Members Present: Don Daniels, Chair; and Ryan Pearson, Vice-Chair; Robert Estrada, Paul Wagemann

Planning Commission Members Excused: Brian Parsons, Linn Larsen (both not voting on 2023-03 due to conflict of interest)

Commission Members Absent: Phillip Combs

Staff Present: Tiffany Speir, Long Range & Strategic Planning Manager and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (not present)

Approval of Minutes

No minutes were presented for approval.

Agenda Updates

None.

Public Comments

None.

Public Hearings

None.

Unfinished Business

Action on Comprehensive Plan Amendments 2023-03

Ms. Tiffany Speir, Long Range & Strategic Planning Manager reviewed the updated amendment 2023-03 recommendation.

Commissioner Estrada requested and Commissioners agreed to include a finding of fact in Resolution 2023-03 requesting clarification from the Lakewood Racquet Club regarding its process to open its facility to non-members, including senior programs and youth programs.

MOTION (Wagemann): To support proposed amendment 2023-03 and forward Planning Commission Resolution 2023-01 as amended to the Lakewood City Council for Consideration and Action.

SECONDED (Pearson). PASSED.

New Business

None.

Report from Council Liaison

None.

Reports from Commission Members and Staff

None.

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, June 7, 2023.

Meeting Adjourned at 6:38 p.m.

Don Daniels, Chair
Planning Commission 06/07/2023

Karen Devereaux, Recording Secretary
Planning Commission 06/07/2023



**JOINT PLANNING COMMISSION
MEETING MINUTES
May 17, 2023
Hybrid In-Person/Virtual Meeting via ZOOM
6000 Main Street SW, Lakewood, WA**

Call to Order

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

Roll Call

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

Planning Commission Members Excused: Robert Estrada

Commission Members Absent: None

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

Council Liaison: Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on May 3, 2023 were approved as written by voice vote M/S/C Parsons/Pearson. The motion carried unanimously, 4-0. (Linn Larsen arrived just after the vote was taken.)

Agenda Updates

None

Public Comments

Lakewood Racquet Club members, Mr. Scott Baird, Mr. Bill Parretta, Ms. Connie Wortham, and Mr. Ken Enslow all spoke in support of changing the zoning to NC2 which would allow for height and impervious surface measurements they need to have regulation sized tennis facilities and urged the commissioners not to recommend OSR2 zone because it would create problems for their project.

Public Hearings

Updates to Lakewood Multifamily Tax Exemption (MFTE) Program

Ms. Becky Newton, Economic Development Manager, provided a review of the draft MFTE Program updated per 2021 Legislature Senate Bill 5287 and recommendations by BERK Consulting, City Staff, and the Planning Commission. Ms. Newton also provided 2021-2023 MFTE updates which included a state work plan chart, legislative updates and impacts to Lakewood, major areas for additional strategy consideration, and a list of MFTE projects in Lakewood.

Mr. Don Daniels, Chair opened the hearing. No comments were submitted. Mr. Don Daniels, Chair closed the hearing.

Commissioners made comments and debated the benefit of the 12-year sunset provision plan versus the 20-year plan.

Unfinished Business

2023 Comprehensive Plan Amendments

Ms. Tiffany Speir, Long Range & Strategic Planning Manager reviewed the updated draft information and summarized each amendment and discussion ensued regarding providing some language for a conditional use clause in the 2023-03 recommendation.

Mr. Philip Combs made the motion to approve 2023 Comprehensive Plan Amendments 2023-01, -02, -04, -06, -07, -08, and -09 as presented. Mr. Linn Larsen seconded. A voice vote was taken and the motion passed unanimously, 5-0.

Mr. Philip Combs made the motion to approve 2023-03 Comprehensive Plan Amendment with conditional uses with the OSR2 zoning. Mr. Ryan Pearson seconded. Chair Daniels tabled the vote due to lack of a quorum.

A special meeting would be held on May 31, 2023 just for the purpose of voting on the 2023 Comprehensive Plan Amendment 2023-05 due to the fact that two commissioners have recused themselves from the vote and discussion of this amendment.

Mr. Linn Larsen made the motion to approve the 2023-05 Comprehensive Plan Amendment as presented. Mr. Brian Parsons seconded. A voice vote was taken and the motion carried unanimously, 5-0.

New Business

Status Update on 2024 Comprehensive Plan Periodic Review Housing Element/Regulations

Tiffany Speir presented information on the comprehensive plan element and development regulations status. Ms. Speir explained the state bills affecting Lakewood's comprehensive planning and how they relate to State housing policy, zoning and regulation.

24CPPR Next Steps:

By June 30, 2023

- Draft updated housing element, Regulations and Residential Zoning
- Energy & Climate Change Public Engagement Results and Updated Element

By December 30:

- Review of Updated Critical Areas
- Review of need for updates to other City Development Regulations
- Status reports on 2011 Tillicum Neighborhood Plan update
- Review of need for updates to other Comprehensive Plan Elements

Report from Council Liaison

None.

Reports from Commission Members and Staff

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

- May 31: Special meeting to hold the vote on 2023 Comprehensive Plan 2023-05 Amendment
- June 7: Action on MFTE updates; 6-year Transportation Improvement Plan; Middle Housing Update

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, June 7, 2023.

Meeting Adjourned at 8:18 p.m.

Don Daniels, Chair
Planning Commission 06/07/2023

City of Lakewood

Karen Devereaux, Recording Secretary
Planning Commission 06/07/2023

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Planning Commission

May 17, 2023



TO: Planning Commission
 FROM: Becky Newton, Economic Development Manager
 DATE: June 7, 2023
 SUBJECT: Multifamily Tax Exemption (MFTE) Program Updates
 ATTACHMENTS: Proposed Resolution 2023-02 (**Attachment A**)

BACKGROUND

Lakewood’s MFTE program was most recently updated in 2020 per Ordinance 738. In 2021, the State Legislature passed E2SSB 5287 that made several changes to the Multifamily Tax Exemption (MFTE) program, amending RCW 84.14.010, 84.14.020, 84.14.030, 84.14.040, 84.14.090, and 84.14.100 and then adding a new section to chapter 84.14 RCW. Lakewood is updating its MFTE program to reflect the changes in state law as well as respond to the current local real estate market and planning for the City’s 2044 housing planning targets.

The Planning Commission discussed potential changes to Lakewood’s MFTE program in LMC Chapter 3.64 on April 19, 2023 and held a public hearing on May 17, 2023.

DISCUSSION

The comments received from the Planning Commission regarding updating the MFTE program are summarized below. The draft amendments to Lakewood Municipal Code Chapter 3.64 are included in proposed Resolution 2023-02 in **Attachment A**.

Current Lakewood MFTE	Planning Commission Recommendations & Observations
<p><i>Size.</i> The project must include at least four units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.</p>	<ol style="list-style-type: none"> 1) No MFTE in “low density” areas; if allowed in low density areas there should be some additional restrictions. 2) While consultant BERK recommended allowing the MFTE to apply to duplexes, the Planning Commission disagrees due to this being too much work for the developer. The Planning Commission does not support including duplexes in the MFTE program. 3) Increase minimum size to 15 units (keep it simple; 4 units is too small) 4) Provide clear requirements in the code for affordable unit designations: The Code should include provisions comparable to the requirements included in LMC 18A.90.050 to ensure that units are properly dispersed throughout the project and comparable to

	<p>the sizes and appearances of the market-rate units. Be mindful of market and community needs in terms of unit types (i.e. there is currently a shortage of studio and 1-bedroom units).</p> <p>5) It should be specified whether parking costs are considered as part of affordability calculations for rent.</p>
<p><i>Permanent Residential Occupancy.</i> At least 50 percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in LMC 3.64.010.</p>	<p>Retain 12-year MFTE, and add safeguards against affordable units being sold for market rate. (Under current state law, the 12-year MFTE for owner-occupied units has no clear safeguards against owners of income-restricted units from selling these units at market rates).</p> <p>NOTE: BERK recommended removing the 12-year option for owner-occupied housing in favor of the 20-year approach. The Planning Commission noted that the 20-year approach is not being taken advantage of in the market.</p> <p>Additional Planning Commission comments:</p> <ul style="list-style-type: none"> • We need more housing, including affordable. • Increase non-profit partnerships, watch the market, and consider 20-year in the future. • Affordable is difficult to pencil at 20%. • MFTE framework is a substantial incentive and still needed. • Review housing needs and find out what we lose to the competition. • Incentivize mixed use and consider other incentives. • Not likely a developer will overbuild. • The market still plays a major role in the development of housing.

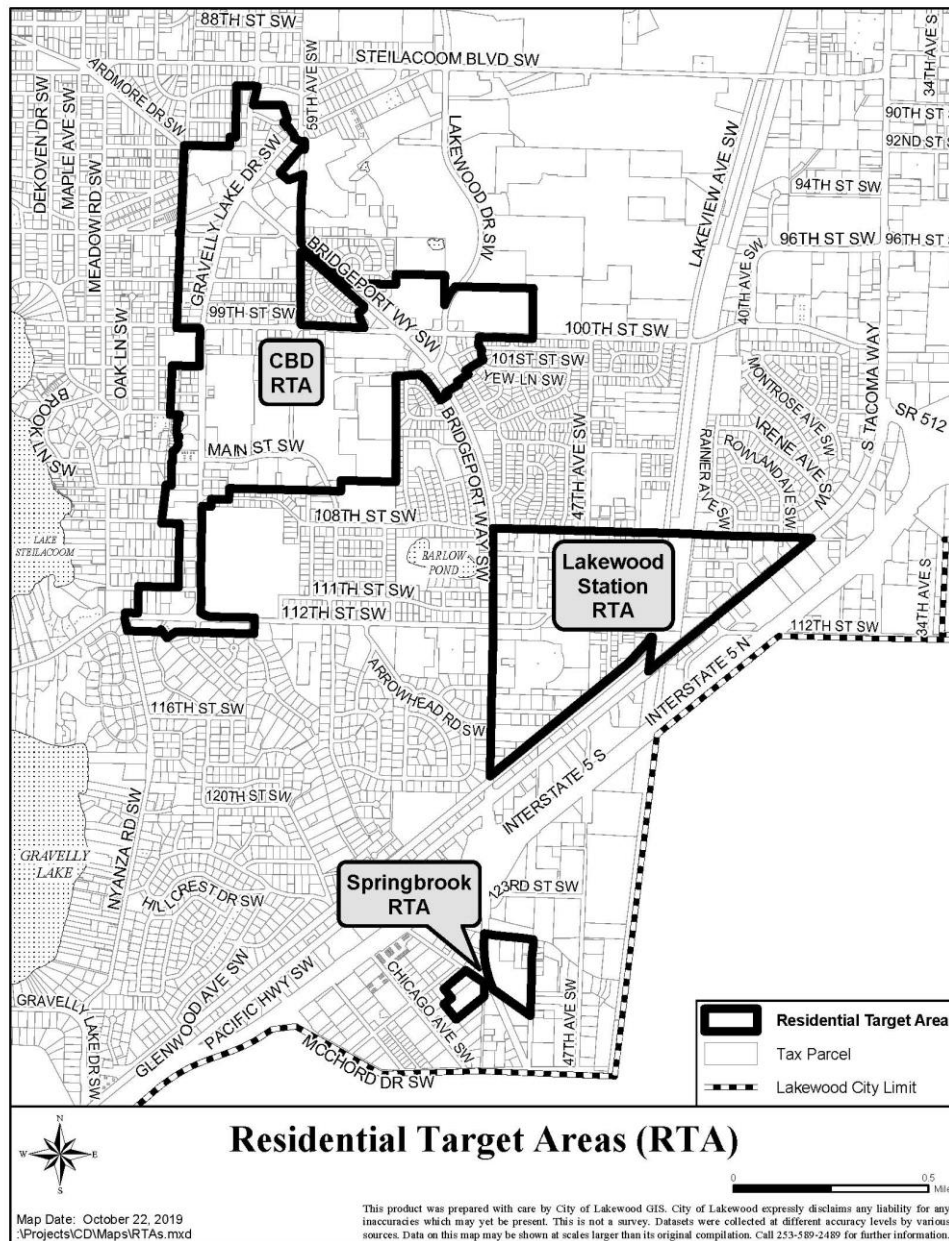
Current Lakewood MFTE	Planning Commission Recommendations & Observations
<p><i>Compliance with Guidelines and Standards.</i> The project must be designed to comply with the City’s comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements, and new construction, must comply with Chapter 15.05 LMC. The project must also comply with any other standards and guidelines adopted by the City</p>	<ol style="list-style-type: none"> 1) Include partial waivers of the Downtown Subarea Planned Action Transportation Fee. 2) Allow for flexibility in development standards regardless of inclusionary zoning participation. 3) Identify the need for future in-lieu payment options for receiving bonus units under inclusionary zoning. Although an assessment of current feasibility suggest that bonus density can be challenging as an incentive, there is the potential that future market conditions could make bonus density more feasible in certain areas. The City should plan for future in-lieu payment options to allow the requirements under LMC 18.A.90.050 to be met if there is a perceived demand for increased height and density in the future.

<p>Council for the residential target area (RTA) in which the project will be developed.</p>	<p>4) Provide clearer fee reductions. Under LMC 18A.90.070, qualified low-income housing units can receive reduced permit fees based on the percentage of affordable units included in a project. As it is likely that the proportion of low-income units provided in a new project will align with other characteristics, this fee reduction should be simplified, potentially only including reductions by affordable unit, or for projects that qualify for the MFTE.</p>
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<p>Current Lakewood MFTE</p>	<p>Planning Commission Recommendations & Observations</p>
<p><i>Application Procedure.</i> An MFTE can be designated for either eight (8) or twelve (12) years.</p> <p>- The default length is eight years (8) successive years beginning January 1st of the year immediately following the calendar year of issuance of the certificate.</p> <p>- However, the MFTE length can be extended to twelve (12) years if: The applicant commits to renting or selling at least 20 percent of the multifamily housing units as affordable housing units to low- and moderate-income households; and The property satisfies that commitment and any additional affordability and income eligibility conditions adopted by the local government under LMC Chapter 3.64.</p> <p>In the case of projects intended exclusively for owner occupancy, the project may qualify for twelve (12) years' exemption solely through selling housing affordable to moderate-income households.</p>	<ol style="list-style-type: none"> 1) Maintain the 8-year MFTE to encourage redevelopment and housing growth in Downtown and Lakewood Station District Subareas. 2) Change the application process to administrative review rather than a City Council review process. <ul style="list-style-type: none"> • Developers need assurances and consistency, and the Council process does not provide this. • Some cities are willing to pass the authority to staff. • Council would need assurance that the program and checklist are adequate. • Minor adjustments to design should be at the staff level and not go back to Council, even if the program remains Council approved. • Would like to know why Council is concerned about administrative approval. • Council would still need to approve development agreements. • Potential for council to revoke MFTE can cause developers to balk at MFTE projects. An administrative checklist or similar could streamline the process and remove doubt from developers. This should be coordinated with a regular review process by Council. • Time is money; Permitting time needs to be shorter and more simplified. • MFTE costs need to be balanced with what is received. 3) Provide a more organized view of the project and formal checklist for approval, along with a detailed online guide. 4) Provide a sunset provision or re-authorization deadline. 5) Streamline the process to be more efficient and predictable.

Planning Commission Recommendations to expand Residential Target Areas (RTAs)

The current RTA boundaries are shown on the map below:



- 1) At a later date and once the 2024 Comprehensive Plan Periodic Review and updated Tillicum Subarea Plans are completed, consider expanding areas to include Tillicum, Lakeview, and other multifamily areas close to commercial districts to meet the residential planning goals for each area.
- 2) Consider risks to displacement, particularly in low income areas (i.e., don't put existing low income units at risk for market rate apartments.)

**ATTACHMENT A
PLANNING COMMISSION RESOLUTION 2023-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
LAKEWOOD, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS
REGARDING THE MULTIFAMILY TAX EXEMPTION PROGRAM AND
FORWARDING ITS RECOMMENDATIONS TO THE LAKEWOOD CITY
COUNCIL FOR CONSIDERATION AND ACTION.**

WHEREAS, in 2020 the City of Lakewood passed Ordinance 738 updating Chapter 3.64 of the Lakewood Municipal Code related to availability of tax exemptions for multi-family housing; and

WHEREAS, the Washington State Legislature passed E2SSB 5287 in 2021 that made several changes to the Multifamily Tax Exemption (MFTE) program, amending RCW 84.14.010, 84.14.020, 84.14.030, 84.14.040, 84.14.090, and 84.14.100 and then adding a new section to chapter 84.14 RCW; and

WHEREAS, it is required that the Lakewood City Council adopt amendments needed to ensure that the MFTE program is in compliance with state law; and

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

Section 1. Amendments to the Lakewood Municipal Code 3.64.020 Property Tax Exemption – Requirements and process hereto, summarized as follows:

**Chapter 3.64
PROPERTY TAX EXEMPTIONS FOR MULTIFAMILY HOUSING**

* * *

3.64.020 Property tax exemption – Requirements and process.

A. *Intent.* Limited eight- or 12-year exemptions from ad valorem property taxation for multifamily housing are intended to:

1. Encourage increased residential opportunities within mixed-use centers designated by the City Council as residential target areas (RTAs);
2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in residential target areas to increase and improve housing opportunities;
3. Assist in directing future population growth to designated RTAs, thereby reducing development pressure on single-family residential neighborhoods; and
4. Achieve development densities which are more conducive to transit use.

B. *Duration of Exemption.* The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for eight or 12 successive years (depending on whether the property includes an affordable housing component as described in subsections [E](#) and [F](#) of this section) beginning January 1st of the year immediately following the calendar year of issuance of the Final Certificate of Tax Exemption.

C. *Limits on Exemption.* The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and nonqualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

D. *Rehabilitation Provisions.* Per RCW [84.14.030](#), property proposed to be rehabilitated must fail to comply with one or more standards of the applicable state or local building or housing codes on or after July 23, 1995.

E. *Eight-Year Exemption Project Eligibility.* A proposed project must meet the following requirements for consideration for a property tax exemption:

1. *Location.* The project must be located within a residential target area, as designated in LMC [3.64.030\(C\)](#). No MFTE is to be allowed in the low density zones MF1, ARC, and NCI.

2. *Size.* The project must include at least ~~four~~ fifteen (15) units of multifamily housing within a residential structure or as part of a mixed-use development. A minimum of four new units must be constructed or at least four additional multifamily units must be added to existing occupied multifamily housing. Existing multifamily housing that has been vacant for 12 months or more does not have to provide additional units so long as the project provides at least four units of new, converted, or rehabilitated multifamily housing.

3. *Permanent Residential Occupancy.* At least 50 percent of the space designated for multifamily housing must be provided for permanent residential occupancy, as defined in LMC [3.64.010](#).

4. *Proposed Completion Date.* New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application.

5. *Compliance with Guidelines and Standards.* The project must be designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Rehabilitation and conversion improvements, and new construction, must comply with Chapter [15.05](#) LMC. The project must also comply with any other standards and guidelines adopted

by the City Council for the residential target area (RTA) in which the project will be developed.

6. *Vacancy Requirement.* Existing dwelling units proposed for rehabilitation must have one or more violations of Chapter [15.05](#) or [15.25](#) LMC. If the property proposed to be rehabilitated is not vacant or, in the case of applications for property to be developed as new construction which currently has a residential rental structure on it, an applicant must provide each existing household a 90-calendar-day move notice as well as provide housing of comparable size, quality, and price which meets standards acceptable to the City. If any household being provided a 90-calendar-day move notice is qualified as a low-income household, the applicant will provide the household with moving expenses according to the current Department of Transportation Fixed Residential Moving Costs Schedule.

F. *Twelve-Year Exemption Project Eligibility.* A proposed project must meet the following requirements for consideration for a 12-year property tax exemption:

1. All requirements set forth in subsection [E](#) of this section; and

2. The applicant must commit to renting or selling at least 20 percent of the multifamily housing units as affordable housing units to low- and moderate-income households respectively, and the property must satisfy that commitment and any additional affordability and income eligibility conditions adopted by the City of Lakewood. In the case of projects intended exclusively for owner occupancy, the minimum requirement of this subsection may be satisfied solely through housing affordable to moderate-income households. An affordable unit is defined as less than or equal to 80% AMI for the Tacoma, WA metro FMR (fair market rent).

3. Size of Units. The size of the qualified units constructed under the provisions of this chapter shall be proportionate to the size of the units contained in the entire project; e.g., if fifty (50) percent of the units in the project are one (1) bedroom units and fifty (50) percent are two (2) bedroom units, then the qualified units shall be divided equally between one (1) and two (2) bedroom units. The applicant may be allowed a different proportion of units if sufficient evidence is presented to show market demand.

4. Parking costs are not considered as part of affordability calculations for rent.

5. A property granted the 12-year exemption may not be sold at market rate during the exemption period.

6. Property owner must provide qualifying tenants with relocation assistance in an amount equal to one month's rent, within the final month of the tenant's lease, upon the expiration of a 12-year exemption.

G. *Application Procedure.* A property owner who wishes to propose a project for a tax exemption shall complete the following procedures:

1. File with the Community and Economic Development Department the required application along with the required fees as set in the Lakewood Master Fee Schedule (adopted annually by resolution). If the application shall result in a denial by the City, the City will retain that portion of the fee attributable to its own administrative costs and refund the balance to the applicant.
2. A complete application shall include:
 - a. A completed City of Lakewood application form setting forth the grounds for the exemption;
 - b. Preliminary floor and site plans of the proposed project;
 - c. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
 - d. For rehabilitation projects and for new development on property upon which an occupied residential rental structure previously stood, the applicant shall also submit an affidavit stating that each existing household was sent a 90-calendar-day move notice and that each household was provided housing of comparable size, quality, and price which meets the Uniform Physical Condition Standards or a similar standard acceptable to the City;
 - e. For any household being provided a 90-calendar-day move notice that qualifies as a low-income household, the applicant will also submit an affidavit stating that moving expenses have been or will be provided according to the current Department of Transportation Fixed Residential Moving Costs Schedule;
 - f. In addition, for rehabilitation projects, the applicant shall secure from the City verification of the property's noncompliance with Chapter [15.05](#) LMC;
 - g. Verification by oath or affirmation of the information submitted.

H. *Application Review and Issuance of Conditional Certificate.* The Director may certify as eligible an application which is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 calendar days of receipt of a complete application.

1. *Approval.* If an application is approved, the applicant shall enter into a contract with the City, subject to approval by ~~the Director resolution of the City Council~~ regarding the terms and conditions of the project. Upon ~~Council~~ approval of the contract, the Director shall issue a Conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.
2. *Denial.* The Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within 10 calendar days of the denial. An applicant may appeal a denial to the City Council within 14 calendar days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The City Council's decision on appeal will be final.

I. *Extension of Conditional Certificate.* The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a processing fee, the amount of which is listed in the City's Master Fee Schedule. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the owner;
2. The owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
3. All the conditions of the original contract between the applicant and the City will be satisfied upon completion of the project.

J. *Application for Final Certificate.* Upon completion of the improvements agreed upon in the contract between the applicant and the City and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the Community and Economic Development Department the following:

1. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
2. A description of the completed work and a statement of qualification for the exemption;
3. A statement that the work was completed within the required three-year period or any authorized extension; and
4. If applicable, a statement that the project meets the affordable housing requirements as described in subsection [F](#) of this section.

Within 30 calendar days of receipt of all materials required for a Final Certificate, the Director shall determine which specific improvements satisfy the requirements of this chapter.

K. *Issuance of Final Certificate.* If the Director determines that the project has been completed in accordance with the contract between the applicant and the City and has been completed within the authorized time period, the City shall, within 10 calendar days, file a Final Certificate of Tax Exemption with the Pierce County Assessor.

1. *Denial and Appeal.* The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:
 - a. The improvements were not completed within the authenticated time period;

- b. The improvements were not completed in accordance with the contract between the applicant and the City; or
- c. The owner's property is otherwise not qualified under this chapter.

2. Within 10 calendar days of receipt of the Director's denial of a Final Certificate, the applicant may file an appeal with the City's Hearing Examiner, as provided in Chapter [1.36](#) LMC. The applicant may appeal the Hearing Examiner's decision in Pierce County Superior Court under RCW [34.05.510](#) through [34.05.598](#), if the appeal is filed within 30 calendar days of notification by the City to the owner of the decision being challenged.

L. *Annual Compliance Review.* Within 30 calendar days after the first anniversary of the date of filing the Final Certificate of Tax Exemption, and each year thereafter, for a period of eight or 12 years, the property owner shall file a notarized declaration with the Director indicating the following:

1. A statement of occupancy and vacancy of the multifamily units during the previous year;
2. A certification that the property continues to be in compliance with the contract with the City; and, if applicable, a certification of affordability based on documentation that the property is in compliance with the affordable housing requirements as described in Chapter [84.14](#) RCW since the date of the certificate approved by the City; and
3. A description of any subsequent improvements or changes to the property.

City staff shall also conduct on-site verification of the declaration. Failure to submit the annual declaration may result in the tax exemption being canceled.

M. *Cancellation of Tax Exemption.* If the Director determines the owner is not complying with the terms of the contract, the tax exemption will be canceled. This cancellation may occur in conjunction with the annual review or at any other time when noncompliance has been determined. If the owner intends to convert the multifamily housing to another use, the owner must notify the Director and the Pierce County Assessor within 60 days of the change in use.

1. *Effect of Cancellation.* If a tax exemption is canceled due to a change in use or other noncompliance, the Pierce County Assessor may impose an additional tax on the property, together with interest and penalty, and a priority lien may be placed on the land, pursuant to state legislative provisions.

2. *Notice and Appeal.* Upon determining that a tax exemption is to be canceled, the Director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the City Clerk within 30 calendar days, specifying the factual and legal basis for the appeal. The Hearing Examiner will conduct a hearing at which all affected parties may be heard and all competent evidence received. The Hearing Examiner will affirm, modify, or repeal the

decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the Hearing Examiner's decision to the Pierce County Superior Court.

N. *Audit.* The Department of Commerce is required to implement an audit program for MFTE properties every five years.

1. The City may charge a fee to recover costs associated with the audit; and

2. The City shall comply with Department of Commerce audit requirements and provide a detailed MFTE exemption compliance manual.

3.64.030 Residential target area designation and standards.

A. *Criteria.* Following a public hearing, the City Council may, in its sole discretion, designate one or more residential target areas (RTAs). Each designated RTA must meet the following criteria, as determined by the City Council:

1. The target area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would likely live in the mixed-use center if desirable, attractive, and livable places were available; and
2. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:
 - a. Encourage increased residential opportunities within the target area; or
 - b. Stimulate the construction of new multifamily housing and the rehabilitation of existing vacant and underutilized buildings for multifamily housing.

In designating an RTA, the City Council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain a significant increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions and social liability in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW [36.70A.020](#).

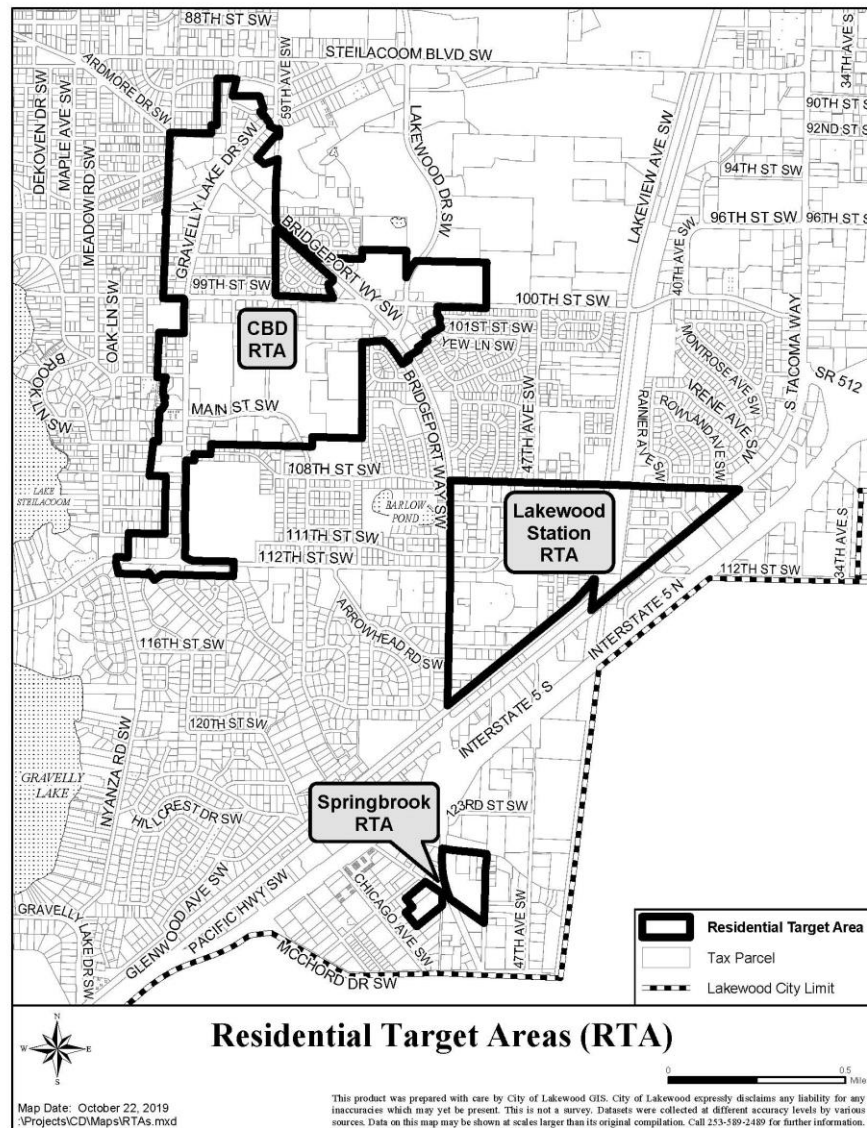
The City Council may, by ordinance, amend or rescind the designation of an RTA at any time pursuant to the same procedure as set forth in this chapter for original designation.

B. *Target Area Standards and Guidelines.* For each designated residential target area (RTA), the City Council shall adopt basic requirements for both new construction and rehabilitation supported by the City's property tax exemption for multifamily housing program, including the application procedures specified in LMC [3.64.020\(G\)](#). The City Council may also adopt guidelines including the following:

1. Requirements that address demolition of existing structures and site utilization; and

2. Building requirements that may include elements addressing parking, height, density, environmental impact, public benefit features, compatibility with the surrounding property, and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area. The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

C. *Designated Residential Target Areas (RTAs).* The boundaries of the RTAs are the RTA boundaries previously established by City Council resolutions at the time of adoption of this chapter, and as such may be updated by future Council action, as depicted below and on the comprehensive plan future land use and zoning maps. The previous RTA resolutions and maps are incorporated herein by reference, and on file in the City Clerk’s office.





CITY OF LAKEWOOD
AMENDED SIX-YEAR COMPREHENSIVE
TRANSPORTATION IMPROVEMENT PROGRAM
2024-2029
-- FINAL: 7/3/2023 --

PREFACE

Chapters 35.77.010 of the Revised Code of Washington (RCW) provide that each city shall annually update its Six-Year Comprehensive Transportation Program (Program) and file a copy of the adopted Program with the Secretary of the Washington State Department of Transportation (WSDOT) by July 1 of each year. The Program is necessary to allow cities and counties to obtain State and Federal funding. For a project to obtain funding, it must appear in the agency's current Program.

The Program is based upon anticipated revenues versus desirable projects. There are always more projects than available revenues. Therefore, a primary objective of the Program is to integrate the two to produce a comprehensive, realistic program for the orderly development and preservation of our street system. It is also important to note that the adoption of the Program does not irreversibly commit the City of Lakewood to construct the projects. The Program may at any time be revised by a majority of the City Council, but only after a public hearing.

CONSISTENCY WITH LAND USE MANAGEMENT PLAN

The State's Growth Management Act (GMA) requires local governments to develop and adopt comprehensive plans covering land use, housing, capital facilities, utilities, and transportation. These comprehensive plans must balance the demands of growth with the provision of public facilities and services and, in particular, transportation facilities and services. The City of Lakewood was required to develop and adopt a comprehensive plan that is in conformance with the requirements of the GMA.

The City of Lakewood has, as part of its Comprehensive Plan, a Transportation Element with a Master Goal to "Ensure that the transportation and circulation system is safe, efficient and serves all segments of the population and reduces reliance on single-occupant vehicles and increase use of other modes of transportation."

Specific goals include the following.

1. To provide a safe, comfortable and reliable transportation system.
2. To reduce consumption of energy through an efficient and convenient transportation system.
3. To enhance options for future improvements to the transportation system by taking advantage of advances in technology and transportation research.
4. To keep travel times for people and goods as low as possible.

5. To emphasize the movement of people and goods, rather than vehicles, in order to obtain the most efficient use of transportation facilities.
6. To establish a minimum level of adequacy for transportation facilities through the use of consistent and uniform standards.
7. To protect the capital investment in the transportation system through adequate maintenance and preservation of facilities.

The projects in the Six-Year Comprehensive Transportation Program are intended to conform to the goals within the City's Comprehensive Plan.

GRANT APPLICATIONS AND LEVERAGING LOCAL DOLLARS

The need to leverage local dollars through grant applications is very important to the City, especially in light of the decrease in funding available for transportation related capital improvements. The intent of this Program is not only to list and program projects for funding, but to establish City Council approval to submit grant applications on those projects contained in the Program.

FUNDING SOURCES

A. Motor Vehicle Fuel Tax Funds

The Motor Vehicle Fuel Tax Funds have been programmed to provide matching funds for federal aid and urban arterial projects and for projects to be implemented with Motor Vehicle Fuel Tax Funds only.

By law, each city receives a proportionate share of the total state motor vehicle fuel tax. Money received is a monthly allocation based on population. The dollars shown in this year's Program reflect the revenues from this source expected to be received by the City of Lakewood.

B. Federal Aid Funding Programs

Each of the Federal aid programs listed below has specific requirements a project must meet to qualify for funding under the individual program. For a project to receive funding from any of these sources it must compete with other public agency projects.

On December 4, 2015, President Obama signed the Fixing America's Surface Transportation Act (FAST ACT). The Act authorizes \$305 billion over fiscal years 2016 through 2020 for the Department's highway, highway and motor vehicle safety, public transportation, motor carrier safety, hazardous materials safety, rail, and research, technology and statistics programs. The ACT essentially continues on with a number of specific funding programs that were funded under the previous Federal Transportation program (MAP 21). These include the following:

1. STP Surface Transportation Program: This is a regionally competitive program.
2. CMAQ Congestion Mitigation and Air Quality: This is a regionally competitive program intended for projects that significantly improve air quality.
3. HSIP Highway Safety Improvement Program: Statewide competition for federal funds targeted at safety improvements at high accident locations.
4. TAP Transportation Alternatives Program: This is a regionally competitive program and focuses on pedestrian and bicycle facilities (on and off road); safe-routes to schools, etc.; and other non-highway focused programs.

Much of the above said Federal grant funds are funneled thru the regional MPOs which for Lakewood that's Puget Sound Regional Council (PSRC). PSRC had its last call for projects for 2022 where roughly \$200,000,000 in grant funding is available throughout its four county region. Typically Lakewood projects are most competitive at County Wide level where we compete against all other Pierce County agencies for approximately \$19,960,000 (2022).

C. Washington State Transportation Improvement Board (TIB)

The TIB has a number of statewide competitive programs which use criteria developed by the TIB for prioritization of projects. The two TIB programs in which the City can compete are as follows:

1. UAP Urban Arterial Program. This program is for arterial street construction with primary emphasis on safety and mobility.
2. SP Sidewalk Program. This program is for the improvement of pedestrian safety, and to address pedestrian system continuity and connectivity.

3. Complete Streets. The Complete Streets Award is a funding opportunity for local governments that have an adopted complete streets ordinance. Board approved nominators may nominate an agency for showing practice of planning and building streets to accommodate all users, including pedestrians, access to transit, cyclists, and motorists of all ages and abilities.

D. Community Development Block Grants (CDBG)

This is a program to provide physical improvements within low-income census tracts or to promote economic development within the City. Through the years 2019-2024 it is anticipated that a minimum of \$250,000 (on average) per year will be made available for pavement preservation, street lighting, and pedestrian improvements in eligible neighborhoods.

E. City Funding Sources

1. Real Estate Excise Tax (REET). This funding source comes from the two ¼% REET's charged by the City on the sale of real estate within the City limits. The City's REET is restricted to funding capital, including transportation and related debt service. Revenue from REET has averaged \$2,000,000 between 2014 and 2018, the REET is estimated at \$1,700,000 annually.
2. General Fund Transfer In. This funding source comes from several different sources that make up the General Fund revenue including: property tax, sales tax, and utility tax and fees. The Street Capital Projects Fund is budgeted to receive approximately \$500,000 annually (on average) over the next 5 years in support of the pavement preservation program.
3. Transportation Benefit District (TBD). In 2014, the TBD Board implemented a \$20 per vehicle tab fee to provide funds toward a specific list of pavement preservation projects to be implemented between 2015 through 2020. The anticipated revenue is approximately \$815,000 per year.
4. General Obligation bonds: A general obligation bond (GO) is a municipal bond backed by the credit and taxing power of the issuing jurisdiction.
5. Downtown Plan Trip Mitigation Fee Policy: All businesses in the subarea plan that generate new PM Peak Hour trips as determined by the most recent edition of the ITE Trip Generation Manual, will be charged a Transportation Mitigation Fee (TMF).

F. Washington State Department of Transportation

1. Pedestrian and Bicycle Program: This is a statewide competitive program specifically oriented toward the elimination of hazards to the pedestrian and bicyclists. The recent call for projects has expanded the program’s scope to emphasize “complete streets” – accommodation of all roadway users from vehicles to bicyclists to pedestrians. The programs focus for “complete streets” is for “Main Street” urban arterials and corridors. Historically, the city has not received much funding from this program. However, given the change in the grant scope, there may be opportunities from this source in the future.
2. Safe Routes to Schools Program: This is a statewide competitive program specifically oriented toward pedestrian and bicycle safety near schools.
3. Surface Water Management Program:

The City’s Surface Water Management (SWM) Program pays for all drainage facilities constructed in conjunction with street improvements. The revenue from SWM is directly related to the amount of capital improvement projects constructed.

PROJECT NUMBERING SYSTEM

Project numbers were revised to match the City's CIP Budget 2021/2022 using City's BARS numbering system for consistency. Most sections of the Program will have non-sequential project numbering, as projects are completed and removed from the list. Projects carried forward from previous year(s) retain the same project numbers from the previous year(s). Some projects will have the same numbering if they are part of a larger project that hasn’t fully been funded.

BUDGET DOLLARS

Costs shown are planning level estimates and are reflected in each year as FY20xx dollars, with 4% inflation per year to year of anticipated expenditure with an exception of 8% used for 2023.

2023	2024	2025	2026	2027	2028	2029
1.000	1.080	1.1232	1.168	1.215	1.263	1.312

Note: Compounded Inflation Multiplier does not apply to grant amounts, these are fixed based upon the grant award.

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0024 Steilacoom Blvd - Farwest to Phillips <i>Design/ROW funded, \$5,587,000 construction unfunded.</i> <i>Note: project is tied to 302.0137 and 302.0133 ROW funds</i>	This project designs and acquires ROW to construct curb, gutter, sidewalks, bike lanes, turn lanes, street lighting, drainage, overlay.	30	City	3						3
		999	Grant	25						25
			Other							
		1,029	Total	28	0	0	0	0	0	28
302.0073 150th Street Corridor Capacity	Provide capacity for Woodbrook Industrial development: widening of 150th Street; bike/pedestrian facilities; structural pavement section improvements		City							0
			Grant							0
			Other							
		2,511	Total	0	0	0	0	0	0	0
302.0074 South Tacoma Way - 88th to North City Limits Design Funds Only	Curb, gutter, sidewalks, bike lanes, street lighting, signal at 84th, drainage, overlay.	1,644	City	1,583						1,583
		2,889	Grant	2,500						2,500
			Other							
		4,533	Total	4,083	0	0	0	0	0	4,083
302.0075 Mt. Tacoma Dr. SW/Motor Ave. SW: S 80th St. Road Restoration Improvements	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Mt. Tacoma Dr. SW and Motor Ave. SW.		City		395	3,555				3,950
			Grant							0
			Other							
		3,913	Total	0	395	3,555	0	0	0	3,950
302.0076 Gravelly Lake Non-Motorized Trail - Phase 2 (Nyanza Rd. SW: GLD to GLD)	Provide non-motorized path around Gravelly Lake along Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.	4,450	City	450	4,000					4,450
			Grant							0
			Other							
		4,450	Total	450	4,000	0	0	0	0	4,450

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0083 Hipkins Rd. - 104th to Steilacoom Blvd.	Curb, gutters, sidewalks, street lighting, drainage, traffic calming, and overlay.	3,640	City							0
			Grant							0
			Other							0
		3,640	Total	0	0	0	0	0	0	0
302.0084 Interlaaken Drive SW Non-Motorized Improvements - Short Lane to Holly Hedge Ln. SW	Provide curb and gutter, sidewalk, and a shared travel/bike lane on one side of Interlaaken Dr.		City							0
			Grant							0
		6,007	Other							0
		6,007	Total	0	0	0	0	0	0	0
302.0085 Murray Road Corridor Capacity <i>Notes: Assume multiple phases; multiple years</i>	Provide capacity for Woodbrook industrial development: widening of Murray Road; bike/pedestrian facilities; structural pavement section improvements		City							0
			Grant							0
		1,982	Other							0
		1,982	Total	0	0	0	0	0	0	0
302.0092 Steilacoom Blvd. - Custer Rd SW to Lakewood Dr SW	Curbs, gutters, sidewalks, street lighting on both sides from BPW to Fairlawn. Overlay BPW to GLD.		City							0
			Grant							0
		4,956	Other							0
		4,956	Total	0	0	0	0	0	0	0
302.0093 Gravelly Lake Dr. - Pacific Hwy to Nyanza (south)	Curb, gutter, sidewalk, bike way, street lighting, pavement rehab		City							0
			Grant							0
		2,162	Other							0
		2,162	Total	0	0	0	0	0	0	0
302.0096 Union Avenue - W. Thorne Ln. to Spruce St. <i>Notes: Limits revised to reflect recent improvements at Berkeley/Union.</i>	Widen to add turn lane, shared bike/travel lane, sidewalks, street lighting. Intersection improvements.	545	City							0
		500	Grant							0
			Other							0
		1,045	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
ROADWAY IMPROVEMENTS										
302.0097 Lakewood Station - Non-Motorized Access Improvements (115th Ct. SW to Pedestrian Crossing at Kendrick St. SW)	Curb, gutters, sidewalks, and street lighting improvements per Lakewood's 2009 Non-Motorized Transportation Plan and Sound Transit Access Improvement Study.	1,502	City Grant Other							0 0 0
		1,502	Total	0	0	0	0	0	0	0
302.0109 Phillips Rd. Sidewalks and Bike Lanes Agate to Steilacoom Blvd. (east side of roadway)	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement overlay.	2,673	City Grant Other							0 0 0
		2,673	Total	0	0	0	0	0	0	0
302.0111 Kendrick from 111th St. SW to 108th St. SW Roadway Improvements	Provide for curb and gutter, sidewalk, street lighting, bike facilities, storm drainage, striping, and pavement rebuild. Sound Transit to Fund via Access Imp.	1,111	City Grant Other							0 0 0
		1,111	Total	0	0	0	0	0	0	0
302.0113 Military Rd. SW: Edgewood Dr. SW to Farwest Dr. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. This connect Military Rd. to sidewalks constructed as part of development on Military Rd. and far west.	554 3,546	City Grant Other	49 311			505 3,235			554 3,546 0
		4,100	Total	360	0	0	3,740	0	0	4,100
302.0114 112th Sidewalks: Gravelly Lk. Dr. SW to Bridgeport Way SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay. Sound Transit to Fund via Access Imp.		City Grant Other							0 0 0
		3,337	Total	0	0	0	0	0	0	0
302.0115 Davisson Rd. SW and Highland Ave SW: 112th St. SW to 108th St. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Sound Transit to Fund via Access Imp.	1,742	City Grant Other							0 0 0
		1,742	Total	0	0	0	0	0	0	0
302.0116 Custer Rd. SW: Bridgeport Way - Lakewood Dr. SW (East City Limits/74th St.)	curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, utility relocation	66 3,653	City Grant Other	72						72 0 0
		3,719	Total	72	0	0	0	0	0	72

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0118 Lakewood Drive - Custer/74th to N. City Limits	Traffic signal replacement, ADA upgrades, new sidewalk, storm drainage upgrades, and hot mix asphalt paving	8	City							0
		1,139	Grant							0
		1,147	Other							
			Total	0	0	0	0	0	0	0
302.0120 Tye Park School Sidewalks - Seminole Rd. SW	Intersection upgrades and sidewalks to school		City							0
		570	Grant							0
		570	Other							
			Total	0	0	0	0	0	0	0
302.0121 112th Sidewalks: Farwest Dr. SW to Butte Dr. SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay	1,301	City	147	1,148					1,295
		2,318	Grant							0
		3,620	Other							0
			Total	147	1,148	0	0	0	0	1,295
302.0122 47th Ave. SW Sidewalks: Clover Creek to Pacific Hwy. SW	curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Sound Transit to Fund via Access Imp.	1,322	City							0
			Grant							0
		1,322	Other							0
			Total	0	0	0	0	0	0	0
302.0131 Custer Rd. SW: Bridgeport Way SW to Steilacoom Blvd. SW	Curb, gutter, sidewalk, roadway widening, turn pockets, pedestrian ramps, signage, and striping.	1,420	City							0
		1,639	Grant	448	957					1,405
		3,059	Other							0
			Total	448	957	0	0	0	0	1,405
302.0135 Washington Blvd/North Gate Rd/Edgewood Ave SW - North Gate Rd. SW to Gravelly Lake Dr. SW Vernon Ave. SW: Wash. Blvd. SW to Veterans Dr. SW (JBLM North Access Project)	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	10,099	City	3,000						3,000
		7,856	Grant	4,274						4,274
		17,955	Other							0
			Total	7,274	0	0	0	0	0	7,274
302.0136 100th - 59th Ave. to South Tacoma Way	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.	733	City		40	528				568
		4,342	Grant		258	3,380				3,638
		5,075	Other							0
			Total	0	298	3,908	0	0	0	4,206
302.0137 Steilacoom Blvd/88th -87th to Custer Rd.	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	786	City	786						786
		4,244	Grant	4,244						4,244
		5,030	Other							0
			Total	5,030	0	0	0	0	0	5,030

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0141 104th St. SW - Short Ln. to Lake Louise Dr.	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.	4,331	City Grant Other							0 0 0
		4,331	Total	0	0	0	0	0	0	0
302.0142 Ardmore Dr. SW: Steilacoom Blvd. SW to Whitman Ave. SW - Complete Street Improvements	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	2,292	City Grant Other	2,100						2,100 0 0
		2,292	Total	2,100	0	0	0	0	0	2,100
302.0144 146th St. SW: Woodbrook Dr. SW to Murray Rd. SW Industrial Road Section	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay.		City Grant Other							0 0 0
		2,670	Total	0	0	0	0	0	0	0
302.0146 Downtown Plan - Green Street Loop: Gravelly Lake Dr., 59th Ave., Main St., Mt. Tacoma Dr., and Bridgeport Way	Downtown loop with full Green Street Amenities		City Grant Other							0 0 0
		21,692	Total	0	0	0	0	0	0	0
302.0147 59th Ave. SW and Towne Center Blvd. SW	Curb, gutter, sidewalks, street lighting, drainage, and paving	3,003	City Grant Other							
		3,003	Total							
302.0148 100th St. SW / Bridgeport Way SW: add westbound right turn pocket	Curb, gutter, sidewalks, drainage, and paving	781	City Grant Other							
		781	Total							
302.0150 Lake Louise Loop Patching and Road Restoration Lake Louise Dr. SW and 101st St. SW	Roadway patching and repair, sidewalk, signage, markings, and striping.	1,853	City Grant Other							
		1,853	Total							
302.0152 Oakbrook Non-Motorized Loop - Onyx Dr. SW/97th Ave SW to Zircon Dr. SW Zircon Dr. SW to Onyx Dr. SW/Phillips Rd. SW Coral Ln. SW/Amber Dr. SW: Onyx Dr. SW and Zircon Dr. SW	Curb, gutter, sidewalks, shared use path, turn lanes, street lighting, drainage, overlay. Total length 3.3 miles.	14,417	City Grant Other							
		14,417	Total							

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0155 Edgewater Dr./Waverly Dr. SW: Steilacoom Blvd. SW to Mt. Tacoma Dr. SW	Curb, gutter, sidewalks, bike facilities, parking, street lighting, drainage, road rebuild. Total length 0.6 miles.		City Grant							
		3,003	Other							
		3,003	Total							
302.0158 Interlaaken Dr. SW: 112th St. SW to Washington Blvd. SW	Curb, gutter, sidewalks, shared use path, street lighting, drainage, pavement overlay and widening. Total length 0.5 miles.	1,900	City Grant	190	1710					1,900
			Other							
		1,900	Total	190	1,710					1,900
302.0159 Idlewild Rd. SW: Idlewild School to 112th St. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles.	520	City Grant	468						468
			Other							
		520	Total	468						468
302.0160 112th St. SW: Idlewild Rd. SW to Interlaaken Dr. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.15 miles.	490	City Grant	441						441
			Other							0
		490	Total	441	0	0	0	0	0	441
302.0161: N. Thorne Ln.: Union Ave. SW to Portland Ave. SW	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, pavement rebuild and widening. Total length 0.3 miles.		City Grant							0
		1,081	Other							0
		1,081	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0163 Butte Dr. SW-Vernon: 104th St. SW to Washington Blvd. SW	Curb, gutter, sidewalks, bike facilities, street lighting, drainage, overlay. Total length 1.1 miles.	4,746	City							0
			Grant							0
			Other							
		4,746	Total	0	0	0	0	0	0	0
302.0164 Sidewalk fill-in on Farwest Dr. from 112th to Lakes High School, and 100th St. Ct. SW to Steilacoom Blvd. SW	Fill-in of missing sidewalks.	781	City							0
			Grant							0
			Other							
		781	Total	0	0	0	0	0	0	0
302.0165 Pine St. SW: 84th St. SW to 80th St. SW(City Limits)	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.2 miles.	961	City							0
			Grant							0
			Other							
		961	Total	0	0	0	0	0	0	0
302.0167 McChord Dr. SW-New York Ave SW: Pacific Hwy. SW to Bridgeport Way SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.73 miles. Sound Transit to Fund via Access Imp.	1,703	City							0
			Grant							0
			Other							
		1,703	Total	0	0	0	0	0	0	0
302.0168 McChord Dr. SW: Bridgeport Way SW to 47th Ave. SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.11 miles. Sound Transit to Fund via Access Imp.	257	City							0
			Grant							0
			Other							
		257	Total	0	0	0	0	0	0	0
302.0169 47th Ave. SW: McChord Dr SW to 127th St. SW	Curb, gutter, sidewalk on one side. Street lighting, bike lanes, and drainage improvements both sides. Pavement widening, patching and overlay. Total length 0.20 miles. Sound Transit to Fund via Access Imp.	467	City							0
			Grant							0
			Other							
		467	Total	0	0	0	0	0	0	0
302.0170 Lincoln Ave. SW: McChord Dr. SW to San Francisco Ave. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.35 miles. Sound Transit to Fund via Access Imp.	816	City							0
			Grant							0
			Other							
		816	Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 1 ROADWAY IMPROVEMENTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024- 2029
302.0171 Chicago Ave. SW: Spring Brook Ln. SW to McChord Dr. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.37 miles. Sound Transit to Fund via Access Imp.	863	City							0
			Grant							0
			Other							
		863	Total	0	0	0	0	0	0	0
302.0172 San Francisco Ave. SW: Spring Brook Ln. SW to True Ln. SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.22 miles. Sound Transit to Fund via Access Imp.	513	City							0
			Grant							0
			Other							
		513	Total	0	0	0	0	0	0	0
302.0173 Clover Creek Dr. SW: Pacific Hwy. SW to Hillcrest Dr. SW <small>*This does not include the work within the Sound Transit ROW</small>	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.06 miles. Sound Transit to Fund via Access Imp.	420	City							0
			Grant							0
			Other							
		420	Total	0	0	0	0	0	0	0
302.0174 Boston Ave SW: I-5 to McChord Dr SW	Curb, gutter, sidewalks, street lighting, drainage, overlay. Total length 0.28 miles. Sound Transit to Fund via Access Imp.	333	City							0
			Grant							0
			Other							
		333	Total	0	0	0	0	0	0	0
302.0175 John Dower Road: 78th Street SW to 75th Street	Curb, gutter, sidewalks, street lighting, drainage, overlay east side only. Total length 0.22 miles.	798	City							0
			Grant							0
			Other							
		798	Total	0	0	0	0	0	0	0
TOTALS		29,059	City	9,286	7,293	4,083	505	0	0	10,558
		34,143	Grant	11,802	1,215	3,380	3,235	0	0	13,561
		64,558	Other	0	0	0	0	0	0	0
		127,760	Total	21,088	8,508	7,463	3,740	0	0	

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 2 TRAFFIC SIGNALS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0059 Steilacoom / Durango New Traffic Signal	Intersection meets warrants for traffic signal. Signal needed with new development in area. Special concern with adjacent train crossing becoming active.	931	City							0
			Grant							0
			Other							0
			931 Total	0	0	0	0	0	0	0
302.0078 So. Tacoma Way / 92nd Street	New warranted signal, improvements include associated ADA upgrades and pavement patching.	841	City							0
			Grant							0
			Other							0
			779 Total	0	0	0	0	0	0	0
302.0094 Gravelly Lake Drive / Avondale Traffic Signal	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.	931	City							0
			Grant							0
			Other							0
			931 Total	0	0	0	0	0	0	0
302.0098 84th St. Pedestrian Crossing Signal at Pine St	Install pedestrian signal, connection to Pine street intersects Tacoma's Water Ditch Trail and Wards Lake Park.	86 883	City							0
			Grant							0
			Other							0
			969 Total	0	0	0	0	0	0	0
302.0123 Holden/Military Rd. New Traffic Signal S 80th St. Road Restoration	Intersection meets warrants for traffic signal. Increased volumes in and around Mann Middle School.	661	City							0
			Grant							0
			Other							0
			661 Total	0	0	0	0	0	0	0
302.0126 Custer Rd. and 88th Traffic Signal Replacement	Replace existing traffic signal with pole and mast arm signal.	661	City							0
			Grant							0
			Other							0
			661 Total	0	0	0	0	0	0	0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 2	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
TRAFFIC SIGNALS										
302.0166 Gravelly Lake Dr./112th St. SW Traffic Signal Replacement	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.		City Grant Other							0 0 0
		931								
		931	Total	0	0	0	0	0	0	0
302.0174 Pacific Hwy. SW/Sharondale SW New Traffic Signal for Lakewood Station District Plan	Traffic signal for future increased volumes related to the Lakewood Station District Plan. Will include pedestrian ramp modifications and minor roadway patching.		City Grant Other							0 0 0
		904								
		904	Total	0	0	0	0	0	0	0
302.0177 Signal Work at Western State Hosp. Temp signal, new signal and removal or signal	Install Temp signal and after WSH is ready install a new permanent signal and remove the temp and the existing signal at Circle Dr. Funded 100% by WSH.		City Grant Other				430			0 0 430
		680					430			
		680	Total	0	0	0	430	0	0	430
TOTALS		86 883 6,540 7,509	City Grant Other Total	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 3 TRANSPORTATION PLANNING	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
101.0000 Pavement Management System Pavement Condition Index Rating	4/year cycle. Consultant to perform	50/4/yr	City				50			50
			Grant							0
			Other							0
		13/yr	Total	0	0	0	50	0	0	50
TOTALS		50	City	0	0	0	50	0	0	50
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		50	Total	0	0	0	50	0	0	50

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 4 STREET LIGHTING	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0002 New Street Lighting	Install street lighting per identified Street Lighting plan map (Yearly)	170/yr	City	180	180	185	0	0	0	545
			Grant							0
			Other							
		170/yr	Total	180	180	185	0	0	0	545
TOTALS		170/yr	City	180	180	185	0	0	0	545
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		170	Total	180	180	185	0	0	0	545

PROJECT COSTS IN THOUSANDS OF DOLLARS											
EXPENDITURE PLAN										TOTAL FUNDS	
<i>NOTE: Bold & Italicized numbers denote grant secured</i>											
SECTION 5 BRIDGES	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029	
101.0000 Bridge Inspection	On-going biennial bridge inspection.	5	City	5		6		6		17	
			Grant							0	
			Other							0	
		5	Total	5	0	6	0	6	0	17	
302.0130 Structural guardrail replacement Clover Creek Gravelly Lake Drive: 112th to Nyanza	Design and replace the existing guard rail over the south side of the roadway where Gravelly Lake Drive crosses Clover Creek between Nyanza and 112th.		City							0	
Includes structural analysis of the box culvert.			Grant							0	
				Other							0
			162	Total	0	0	0	0	0	0	0
TOTALS		5	City	5	0	6	0	6	0	17	
			Grant	0	0	0	0	0	0	0	
			Other	0	0	0	0	0	0	0	
		167	Total	5	0	6	0	6	0	17	

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 6 ROADWAY RESTORATION PROJECTS	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0004 Minor Capital Improvements	Roadway patching and repair, sidewalk, signage, markings, and striping.	250	City	260	260	260	270	270	270	1,590
			Grant							0
			Other							
		250	Total	260	260	260	270	270	270	1,590
302.0005 Chip Seal Resurfacing Program	Projects in various locations may include pavement preservation contribution to planned utility projects to facilitate full roadway overlays.	360	City	360	360	380	380	390	390	2,260
			Grant							0
			Other							
		360	Total	360	380	380	390	390	390	2,260
302.0145 150th St. SW: East City Limits to Woodbrook Dr. SW Road Restoration	Roadway patching and repair, sidewalk, signage, markings, and striping.		City							
			Grant							
		389	Other							
		389	Total	0	0	0	0	0	0	0
302.0151 S. Tacoma Way: 96th St. S to S 84th St. Road Restoration	Roadway patching and repair, overlay, signage, markings, and striping.		City							
			Grant							
		1001	Other							
		1,001	Total	0	0	0	0	0	0	0
302.0176 112th: South Tacoma Way to Steele Street	Roadway patching and repair, overlay, signage, markings, and striping.	494	City			28	466			494
		750	Grant			43	707			750
			Other							
		1,244	Total	0	0	71	1,173	0	0	1,244
TOTALS		1,104	City							4,344
		750	Grant							750
		1,390	Other							0
		3,244.50	Total	620	640	711	1,833	660	660	5,094

PROJECT COSTS IN THOUSANDS OF DOLLARS										
EXPENDITURE PLAN										TOTAL FUNDS
<i>NOTE: Bold & Italicized numbers denote grant secured</i>										
SECTION 7 NEIGHBORHOOD TRAFFIC MANAGEMENT	Description	Base Cost 2023	Sources	2024	2025	2026	2027	2028	2029	2024-2029
302.0003 Neighborhood Traffic Safety Traffic Calming Various Locations	May include speed humps, traffic circles, signage, radar feedback signs, etc.	25	City Grant Other	25	27	27	30	30	30	169
		25	Total	25	27	27	30	30	30	169
TOTALS		25	City	25	27	27	30	30	30	169
			Grant	0	0	0	0	0	0	0
			Other	0	0	0	0	0	0	0
		25	Total	25	27	27	30	30	30	169

Completed/Removed and Added Projects										
302.0000 ADA Transition Plan Update	Update ADA transition plan to address ADA deficiencies of existing curb ramps; signal access / operations; etc.	5/yr	City	Planning Docs are not to be in TIP						0
			Grant							0
		5/yr	Total	0	0	0	0	0	0	0
302.0068 Pacific Hwy - 108th to SR512	Roadway patching, overlay, markings, and striping.		City	Completed in 2022						0
			Grant							0
		-	Total	0	0	0	0	0	0	0
302.0082 City-Wide Traffic Signal Management System	City-hall based Traffic Management Center. Fiber optic interconnect. PTZ major corridors. Active traffic		City	Removed as this is not the Direction we are going.						0
			Grant							0
		350	Total	0	0	0	0	0	0	0
302.0090 96th Street - 2-way left turn lane	Widen 96th St. from 500' east of So. Tac. Wy to I-5 underpass to provide 2-way left turn lane. Does not include sidewalks or HMA overlay.		City	Deleted Project...NO Room with new Development						0
			Grant							0
			Total	0	0	0	0	0	0	0
302.0117 Round-a-Bout 87th Ave. SW, Dresden Ln., and Ft. Steilacoom Park Entrance and sidewalks 87th Ave. SW Dresden Ln. to Steilacoom Blvd.	round-a-bout, curb, gutter, sidewalks, bike facilities, street lighting, drainage, road reconstruction, and signage		City	This project was combined with Elwood/Angle trail/sidewalk project CIP 302.0156 and will be completed in 2023						0
			Grant							0
			Total	0	0	0	0	0	0	0
302.0132 Non-Motorized Transportation Plan Update	Update NMTP to include relevant policy updates and capital improvement projects. (original plan adopted June 2009)	50/yr	City	Completed Plan						0
			Grant							0
		50/yr	Total	0	0	0	0	0	0	0

Completed/Removed and Added Projects									
302.0156 Elwood Dr. SW and Angle Lane SW - Dresden Ln. SW to Hipkins Rd. SW	Curb, gutter, sidewalk, shared use path, street lighting, drainage, pavement overlay and widening. Total length 1.0 miles.		City	To be completed ...Partial with re-eval on other side of roadway					
			Grant						
			Other						
		3,893	Total						
302.0177 Steilacoom Blvd: Temp Signal and Permanent Signal	Install Temp signal and after WSH is ready install a new permanent signal and remove the temp and the existing signal at Circle Dr.		City	ADDED in 2023					
		680	Grant						
			Other						
		680	Total						