



AGENDA

PLANNING COMMISSION

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

Wednesday, July 19, 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: 817 9372 3141

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: 817 9372 3141 or by going online at <https://us06web.zoom.us/j/81793723141>. 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/81793723141> 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 June 21, 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">• None
8.	New Business <ul style="list-style-type: none">• Lakewood Subarea Plan Updates: Downtown, Station District, Tillicum
9.	Reports from Council Liaison, City Staff & Commission Members <ul style="list-style-type: none">• City Council Updates/Actions• City Staff Updates• Next Planning Commission meeting September 6, 2023

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

1. Staff Report: Lakewood Subarea Plan Updates: Downtown, Station District, Tillicum

Members Only

Please email kdevereaux@cityoflakewood.us or call Karen Devereaux at 253.983.7767 no later than Tuesday, July 18, 2023 at noon if you are unable to attend. Thank you.



**PLANNING COMMISSION
MEETING MINUTES
June 21, 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 6:31 p.m.

Roll Call

Planning Commission Members Present: Don Daniels, Chair; Phillip Combs, Paul Wagemann, Brian Parsons, and Robert Estrada

Planning Commission Members Excused: Ryan Pearson, Vice-Chair

Commission Members Absent: Linn Larsen

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

Council Liaison: Councilmember Paul Bocchi (not present)

Approval of Minutes

The minutes of the meeting held on June 7, 2023 was approved as written by voice vote M/S/C Combs/Parsons. The motion carried unanimously, 5-0.

Agenda Updates None.

Public Comments

No members of the public were in attendance and no one online raised their hand to make comment.

Public Hearings None.

Unfinished Business None.

New Business

Review of Updated 24CPPR Requirements per 2023 State Legislative Session

Ms. Tiffany Speir explained that the commissioners have been discussing anticipated issues that would be part of the 2024 Lakewood Comprehensive Plan Periodic Review (24CPPR). However, in the 2023 State Legislative Session, several bills were passed changing the 24 CPPR requirements, particularly related to housing and climate change and resiliency:

- **E2SHB 1110** (Housing Unit Density);
- **EHB 1337** (Accessory Dwelling Unit Requirements); and
- **E2SHB 1181** (Climate Change and Resiliency).

Ms. Speir reviewed the 8 Lakewood Centers of Municipal Importance then went into explanation of the changes of the three state bills and the effects the new element requirements would impose in specific zones throughout the City. Discussions ensued and commissioner's questions were answered.

Ms. Speir noted that commissioners would continue work on the 24CPPR through the second quarter of 2024 with the following schedule:

Planning Commission Formal Review starts May 1, 2024
Action on June 26

City Council Formal Review starts July 1, 2024
Action on July 22

Report from Council Liaison

None.

Reports from Commission Members and Staff

During Tuesday evening's City Council meeting, Mr. Terry Wright, Lakewood Racquet Club, shared that the club is open to non-members for a small fee of \$5.00 per game of junior tennis or senior pickle ball.

Ms. Speir reviewed the upcoming meetings schedule with commissioners:

- July 5: Meeting cancelled due to 4th of July Holiday observances
- July 19: Overview of 24CPPR Items (Subarea Plan Reviews)
- August: No meetings during the month of August
- September 6: Continue 24 CPPR Updates

The Next Regular Meeting would be held as a hybrid in-person/ZOOM meeting on Wednesday, July 19, 2023.

Meeting Adjourned at 7:30 p.m.

Don Daniels, Chair
Planning Commission 07/19/2023

Karen Devereaux, Recording Secretary
Planning Commission 07/19/2023



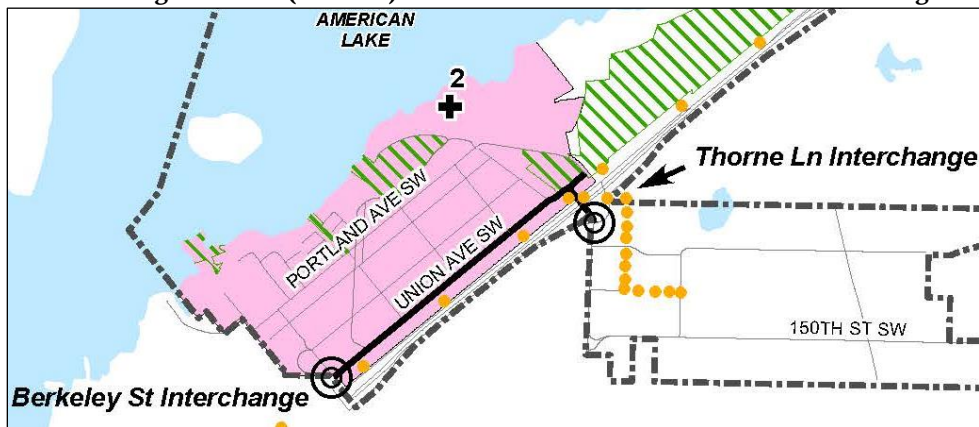
TO: City of Lakewood Planning Commission
FROM: Tiffany Speir, Long Range & Strategic Planning Manager
DATE: July 19, 2023
SUBJECT: Lakewood Subarea Plan Updates: Tillicum, Downtown, Station District

DISCUSSION

Tillicum Neighborhood Plan (TNP):

The 2011 TNP predates other subarea plans adopted in Lakewood as well as the 2020 Census results, the construction of the new I-5 Thorne Lane and Berkeley interchanges, the adoption of VISION 2050 and updated Countywide planning policies, and several substantial changes to the state Growth Management Act (GMA) related to housing, climate change, and racial equity as issues local governments must address in policy and regulation.

Tillicum Neighborhood (Subarea) Plan Boundaries in relation to I-5 Interchanges



The Tillicum area is the subject of Comprehensive Plan in multiple sections:

- Comprehensive Plan Sections 2.5.1.
- Section 3.11, including Goal LU-52. Comprehensive Plan LU 52.5 directs to “Implement and as necessary update the Tillicum Community Plan.”
- Goal LU-53, and Policies LU-53.1 through LU-53.4
- Comprehensive Plan Section 4.5 discusses the Tillicum area in detail.
- Goals UD-10 and ED-5 are also focused on Tillicum.
- Goal U-8 and Policy-8.3 identifies Tillicum as an area to which to provide sewer service.
- Land-Use Implementation Strategy 11.3.12 directs to “Continue with redevelopment efforts in Tillicum and the preparation of development regulations and design standards as described in the Tillicum Neighborhood Plan originally adopted in June 2011 and updated thereafter.”

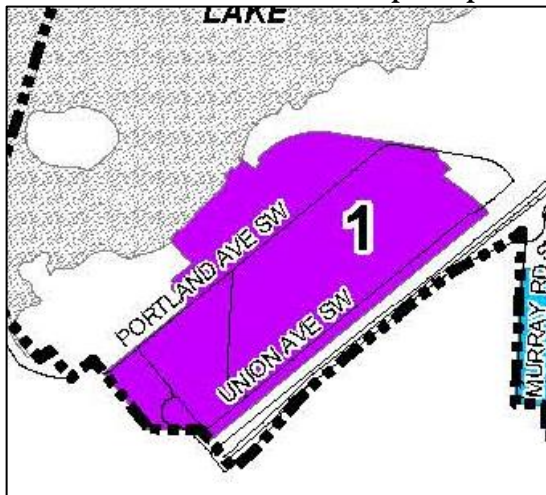
- Within the Comprehensive Plan’s Transportation Implementation Strategies is direction to “Provide local support for the construction of a Sounder Station in Tillicum. The station could also serve as an Amtrak station if Amtrak service is added to the Sound Transit rail line.”

The 2011 TNP near-term (5 years), ongoing (5-20 years), and long-term (20+ years) actions tables were tied to the subarea plan’s goals and tasks. They included priorities and time frames, which were intended to provide guidance to decision-makers as they implemented the actions. The 2022 TNP Implementation Status Update reported that 38 of the 68 Implementation Strategies in the Tillicum Neighborhood Plan were done or ongoing. The remaining 30 were not done for a variety of reasons (e.g., lack of funding, lack of other resources, changed circumstances, etc.)

In 2014, the City adopted a Center of Local Importance (CoLI) (now called a “Center of Municipal Importance,” or “CoMI”) within the TNP boundaries. CoMIs were originally designated to focus development and funding to areas that are important to the local community. Lakewood’s residential CoMIs were intended to promote compact, pedestrian oriented development with a mix of uses, proximity to diverse services, and a variety of appropriate housing options.

In 2022, the Tillicum CoMI boundaries were expanded to reflect completion of sewer extensions and the Thorne Lane and Berkeley I-5 interchanges, but are still contained 100% within the Tillicum Neighborhood Plan boundaries:

2022 Tillicum Center of Municipal Importance



2011 Tillicum Neighborhood Plan Boundaries



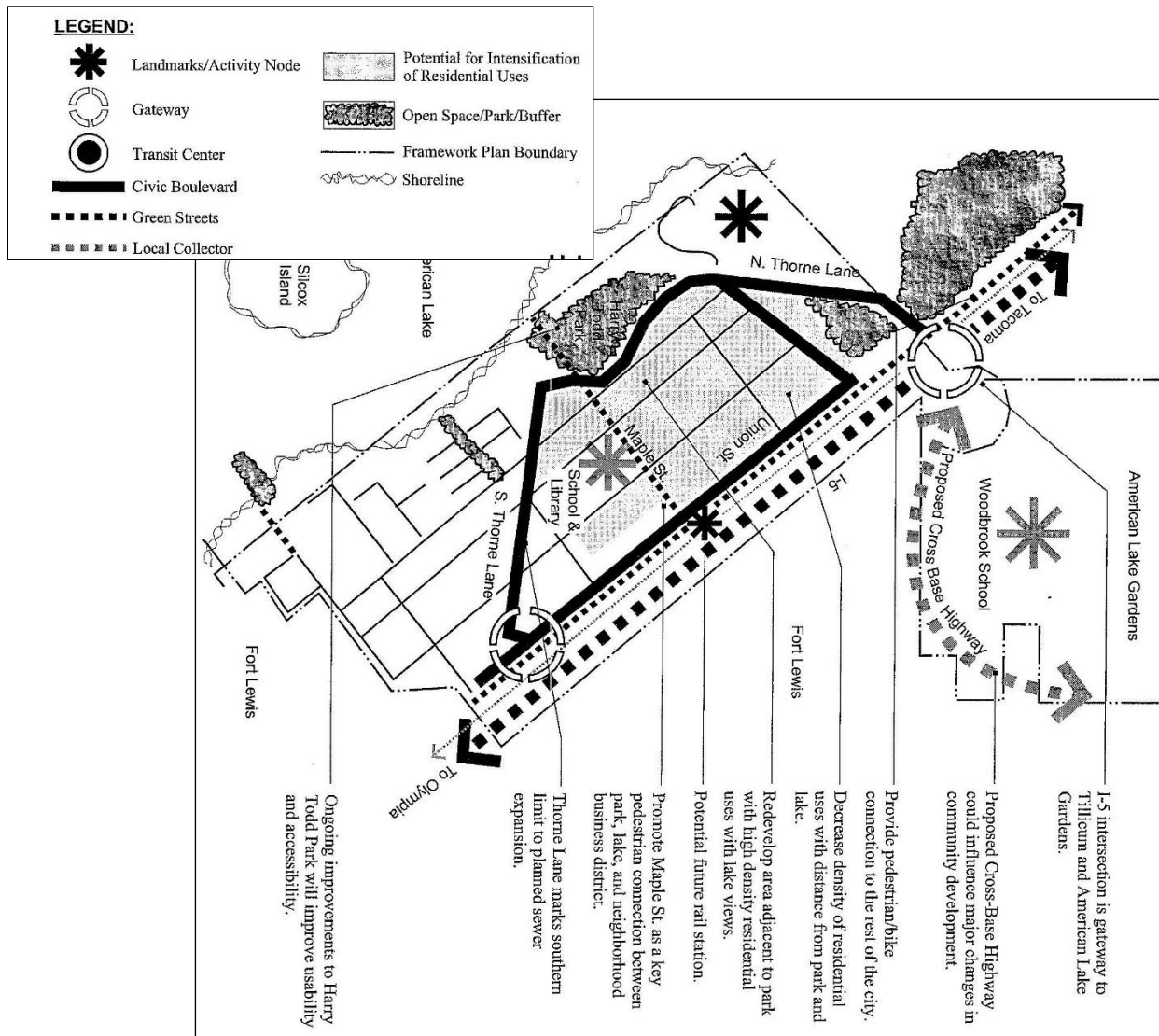
2023-2024 Tillicum Neighborhood Plan Review

The Tillicum Neighborhood Plan was originally developed in 2009 and adopted in 2011 per Resolution 2011-09 as a subarea plan under RCW 36.70A.080(2). As part of the 2022 Comprehensive Plan amendment cycle, the City adopted a status update memorializing the progress made to date on implementing the action items within the Plan. A more substantive and comprehensive update to the Tillicum Plan is being conducted as part of the 2024 Comprehensive Plan Periodic Review. When that process is completed, the Tillicum Subarea Plan will likely be subject to regular reviews over time by the City like the Downtown and Station District subarea plans.

The planning process and public engagement for the TNP update is launching in July and August 2023. The City is identifying key stakeholder groups and individuals to include for the start; some members of the Steering Committee that assisted Lakewood with the Energy & Climate Change Element and Housing Element reviews beginning in early 2023 will continue to assist the City, and other new participants are currently being identified and solicited. The update will include a thorough review and rewrite of the TNP, and potentially the adoption of subarea development regulations and/or a planned action ordinance. The update will be formally reviewed with the full 2024 Comprehensive Plan Periodic Review package.

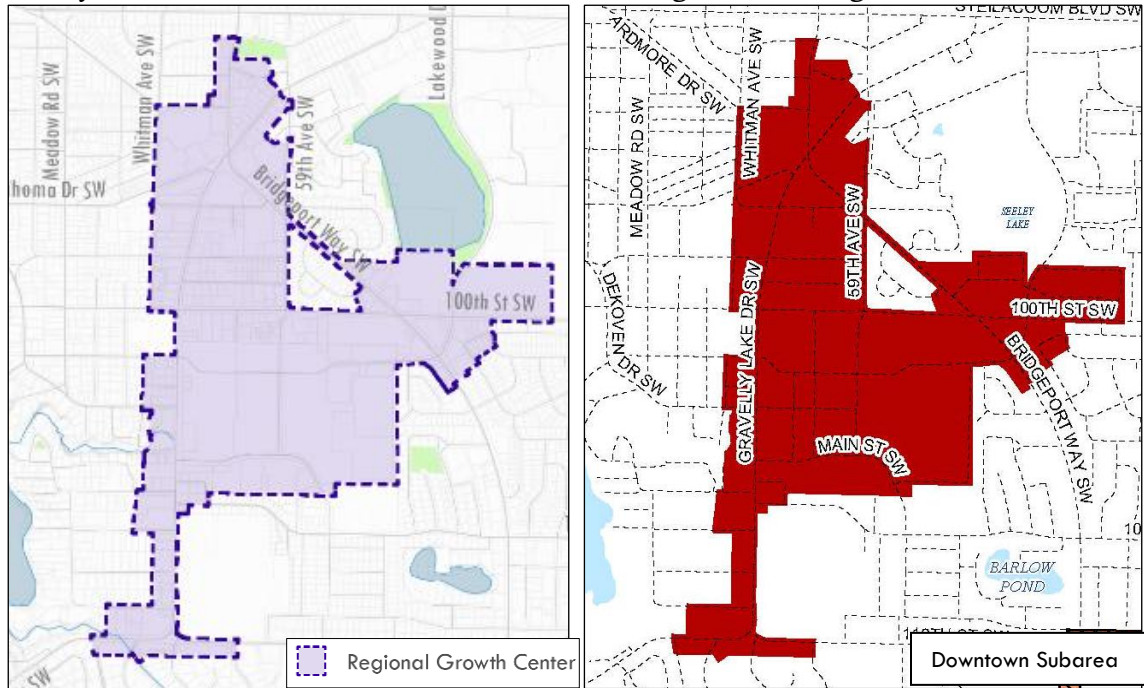
In 2011, the TNP identified 2,189 housing units and 2,089 workers (not jobs) within the subarea. These demographics will be updated in keeping with the 2020 Census and subsequent available data.

For historical reference, an urban design framework was created for Tillicum in 1999 soon after city incorporation (image rotated below for rough geographic accuracy; references in image to locations and objects are not to scale):



Downtown Subarea Plan, Development Code, and SEPA Planned Action Ordinance (DSAP package):

Lakewood adopted the DSAP package in 2018. At the same time, it updated the City’s Puget Sound Regional Council (PSRC) Regional Urban Growth Area¹ boundaries to match the Downtown Subarea boundaries, and identified the Downtown as the location for most of the City’s future residential and retail/commercial growth through 2044.



In 2018, there were 419 housing units within the Downtown Subarea. The DSAP package includes a net target of 2,257 new housing units by 2035. In 2018, there were an estimated 5,000 jobs, mostly retail, within the Downtown. The DSAP package includes a net target of 7,369 new jobs (1,346 retail, 5,814 office, and 209 light industrial) by 2035.

Per the 2023 Commerce HAPT Housing Targets for Lakewood by area median income (AMI) level as adopted by Pierce County in Ordinance 2023-22s, **Downtown’s 2,257 planned new units by 2035 comprise about 24% of the City’s total 2044 housing target**

¹ Activity Units - Population + Employment in Downtown Lakewood

The Lakewood Urban Center was designated as a Regional Growth Center by the Puget Sound Regional Council (PSRC) in 1995. Guidance from PSRC is that center targets “must represent a significant portion of the jurisdictions’ overall housing and employment growth targets for the 20-year planning period” (PSRC 2014). The housing and/or employment targets for each center should exceed the center’s shares of existing housing and/or jobs and exceed the center’s shares of recent growth in housing and/or jobs. The 2011 PSRC guidance held that regional growth centers needed a minimum existing activity level (population + employment) of at least 18 “activity units” per gross acre. The 2018 level of Downtown Subarea activity units totaled less than 20 per acre.

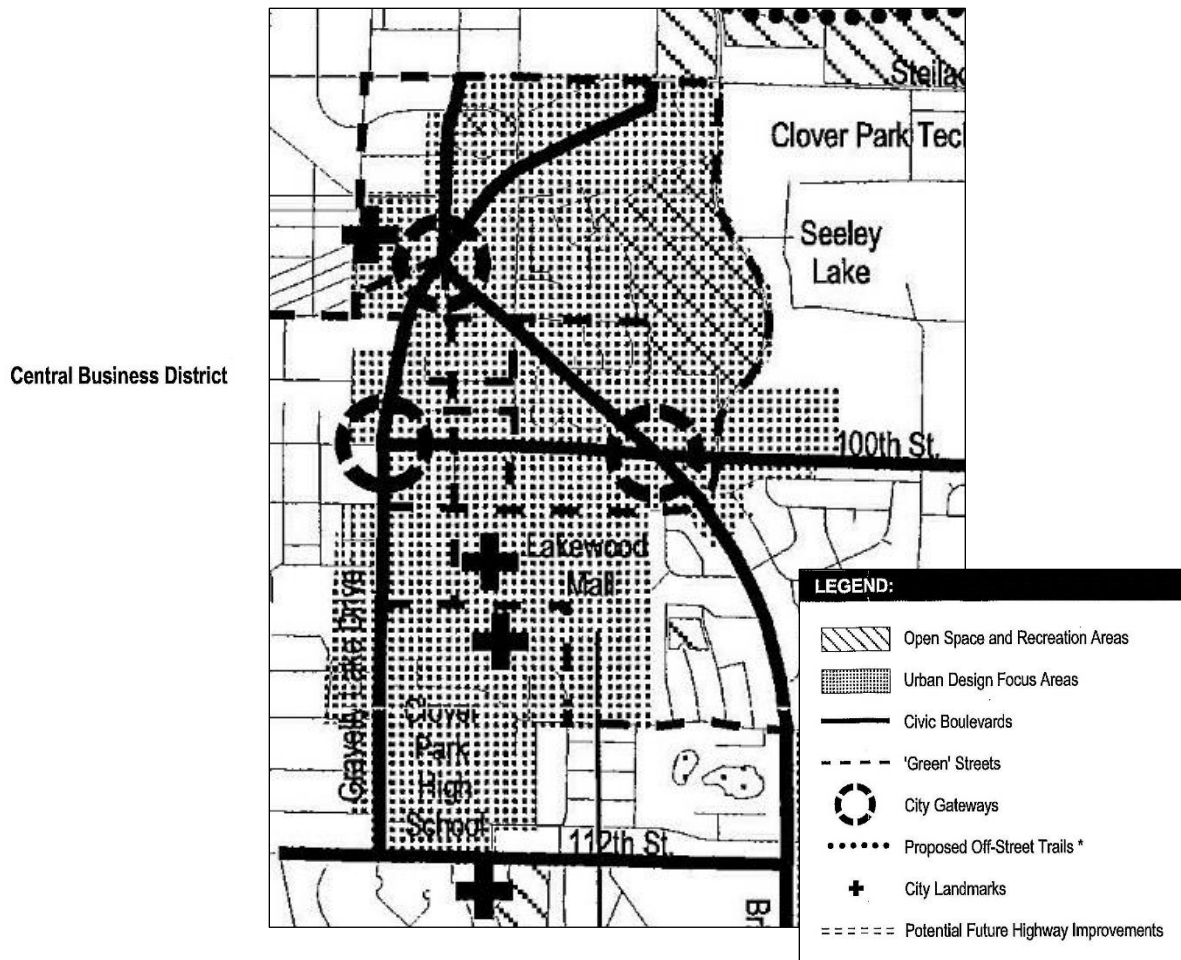
The 2022 PSRC activity level minimum target level is 45 activity units per gross acre in regional growth centers. The Downtown Subarea Plan supports jobs and housing opportunities. The adopted subarea plan was drafted with 58-69 activity units per acre at buildout, depending on the calculation of gross acres (parcels and road centerlines or parcels only.) PSRC will conduct a review of Lakewood’s urban growth center per its 2022 Centers policies in 2025.

(shown in the table below.) Because the DSAP package predated E2SHB 1220 that established the mandate to plan for specific housing targets by area median income percentages, the 2,257 total is not allocated to any specific AMI level.

Permanent Housing Needs by Income Level (% of Area Median income (AMI))										
		Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Emergency Units
			PSH*	Non-PSH						
Lakewood	'20 Estimate	26,999	588	101	4,565	11,699	4,347	2,250	3,449	8
	'44 Allocation	9,378	1,212	1,367	1,739	1,375	592	536	2,287	574

Pierce County Ordinance 2022-46s adopted Lakewood’s 2044 employment growth target as 9,863 jobs. **The job growth planned by 2035 within the Downtown Subarea therefore comprises a full 75% of the City’s employment growth by 2044.**

For historical reference, included below is the 1999 urban design framework for the “Central Business District”:



2023-2024 Downtown Subarea Plan Review

Originally, the DSAP package directed that the City review Downtown land use and new development every two years to consider whether the package should be amended to increase subarea growth. The first biennial review was conducted within 18 months of adoption and no actions were taken to update the package given its short life at that time.

The second review was completed in 2022 and again, no changes were made, this time due to the slowed economy during the COVID-19 pandemic.

Ordinance 774 changed the Downtown Subarea Plan, Code, & PAO review cycle from every 2 years to every 5 years following the 2024 Periodic Review. The required analyses that will be performed for the 2024 subarea review are laid out below:

Ordinance 695

Urban Design Policies + Strategies

Strategy: Monitor the impact of the Downtown Code in implementing this Plan in 2024 and at least every five (5) years thereafter and amend the Plan and its associated regulations as needed to improve outcomes.

Ordinance 696

Section 4. Monitoring and Review.

- A. The City should monitor the progress of development in the designated Planned Action area in 2024 and at least every five (5) years thereafter to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.

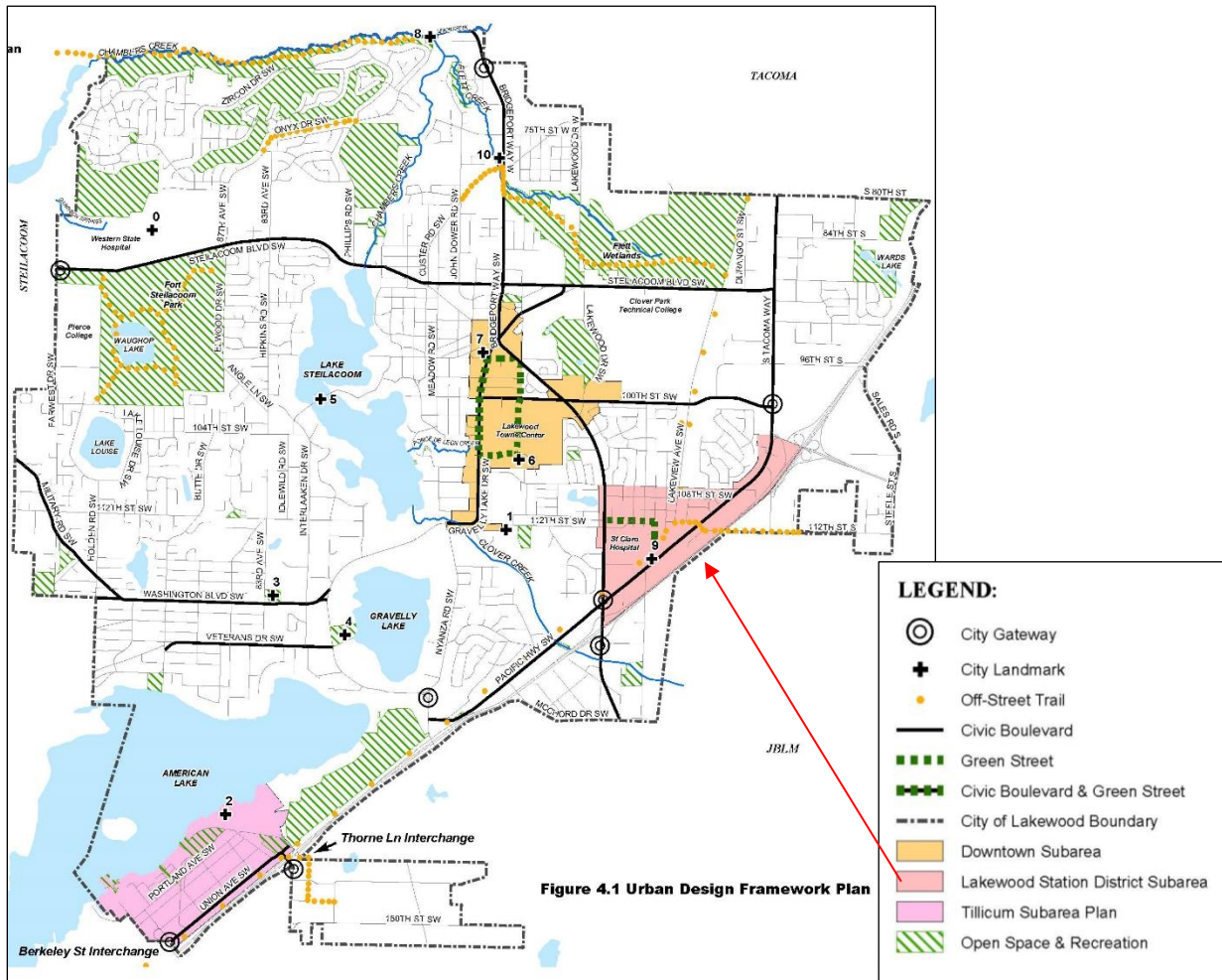
- B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official in 2024 and at least every five (5) years thereafter from its effective date in conjunction with the City's regular Comprehensive Plan review or docket cycle, as applicable. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

Exhibit D. Transportation Cost Estimates

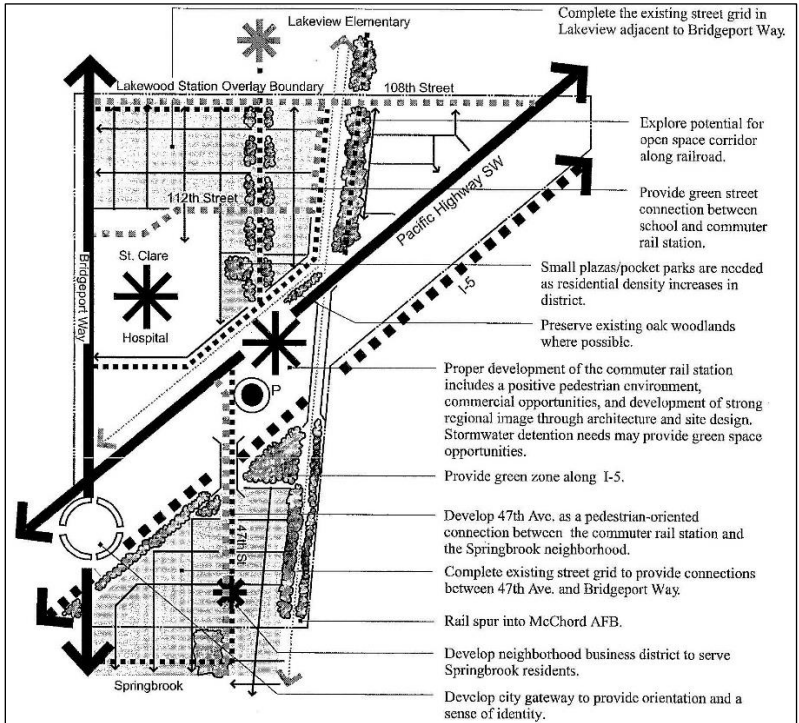
- 6. The Planned Action Share Transportation Fees will be incorporated into the City of Lakewood's master fee schedule. Fees shall be subject to review in 2024 and at least every five (5) years thereafter to affirm the cost basis.

Lakewood Station District Subarea Plan, Development Code, and Planned Action Ordinance (LSDS package)

Lakewood adopted the LSDS package in 2021. As its name suggests, it is focused around the Sound Transit Sounder Station. It does not include a CoMI within its boundaries; however, it was identified as one of the City’s Urban Design Focus Areas in 2022 (along with the Tillicum and Downtown Subareas) in the Comprehensive Plan:

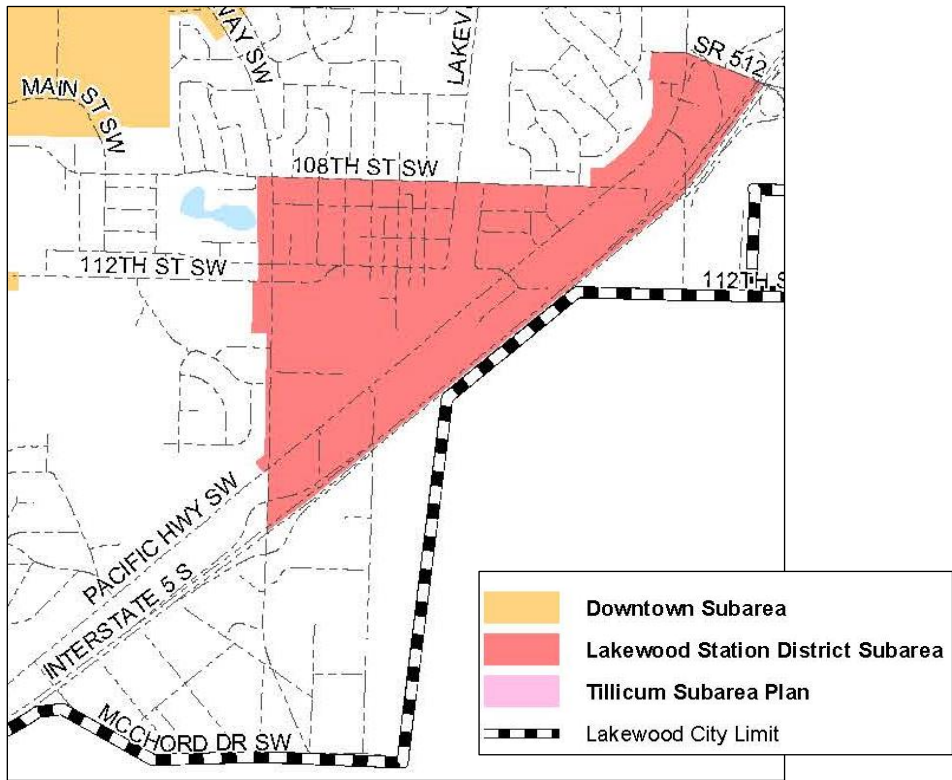


Included in the first map below is the urban design framework that was developed for the Lakewood Station District in 1999, following recent Lakewood incorporation. Unlike the adopted LSDS boundaries shown in the second map below, it included Springbrook as well.



LEGEND:

	Landmarks/Activity Node		Potential for Intensification of Residential Uses
	Gateway		Open Space/Park/Buffer
	Transit Center		Framework Plan Boundary
	Civic Boulevard		
	Green Streets		
	Local Collector		



In 2021, there were 864 housing units within the Station District Subarea. The LSDS package includes a net target of 1,722 new housing units by 2035. In 2019, there were an estimated 2,300 jobs, mostly service and retail, within the Station District. The LSDS package includes a net target of 1,276 new jobs by 2035.

Per the 2023 Commerce HAPT Housing Targets for Lakewood by area median income (AMI) level as adopted by Pierce County in Ordinance 2023-22s, **the Station District’s 1,722 planned new housing units by 2035 comprise about 18% of the City’s total 2044 housing target** (shown in the table below.) Because the LSDS package predated implementation of E2SHB 1220 that established the mandate to plan for specific housing targets by area median income percentages, the 1,722 total is not allocated to any specific AMI level.

Permanent Housing Needs by Income Level (% of Area Median income (AMI))										
		Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Emergency Units
			PSH*	Non-PSH						
Lakewood	'20 Estimate	26,999	588	101	4,565	11,699	4,347	2,250	3,449	8
	'44 Allocation	9,378	1,212	1,367	1,739	1,375	592	536	2,287	574

Pierce County Ordinance 2022-46s adopted Lakewood’s 2044 employment growth target as 9,863 jobs. **The 1,276 net job growth planned by 2035 within the Station District Subarea therefore comprises 13% of the City’s employment growth by 2044.**

2023-2024 Lakewood Station District Subarea Plan Review

The City will conduct the first LSDS biennial review as part of the 2024 Comprehensive Plan Periodic Review process. *Of note:* the LSDS package assumed a major mixed use development called “Lakewood Landing” would occur within the LSDS boundaries. Since then, a portion of the land identified for Lakewood Landing has been purchased and is being developed as a “micro-fulfillment” center (i.e., last mile delivery.) In the first review of the LSDS package, the assumptions regarding Lakewood Landing’s job and housing unit provision will need to be removed.

Ordinance 752 (the Station District Subarea Planned Action Ordinance) Section 4 includes direction for the biennial reviews, scheduled to begin in late 2023:

Section 4. Monitoring and Review.

A. The City should monitor the progress of development in the designated Planned Action area biennially to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action Threshold Determination regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official every two (2) years from its effective date in conjunction with the City’s regular Comprehensive Plan review or docket cycle, as applicable. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of

development, and required mitigation measures (Exhibit B and Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action Threshold Determination.