



## **LAKEWOOD CITY COUNCIL STUDY SESSION AGENDA**

Monday, September 25, 2023

7:00 P.M.

City of Lakewood  
Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel:

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

Those who do not have access to YouTube can call in to listen by telephone via Zoom: Dial +1(253) 215-8782 and enter meeting ID: 868 7263 2373

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Page No.

### **CALL TO ORDER**

### **ITEMS FOR DISCUSSION:**

- (3) 1. Joint Lakewood Arts Commission meeting. – (Workplan)
- (24) 2. Review of Naming Process for Motor Ave. – (Memorandum)
- (32) 3. 2024 Comprehensive Plan Periodic Review Update. – (Memorandum)

### **ITEMS TENTATIVELY SCHEDULED FOR THE OCTOBER 2, 2023 REGULAR CITY COUNCIL MEETING:**

- 1. Proclamation recognizing the Filipino American History month. – *Maria Manalac, Board member, Filipino American Historical Society, Greater Puget Sound Chapter*
- 2. Proclamation recognizing October as Domestic Violence Awareness month. – *Lise Schumacher, Assistant City Attorney, City of Lakewood*
- 3. Youth Council Report. – *Kaitlynn Miller and Violet Johnson, Youth Councilmembers*
- 4. Clover Park School District Report. – *Anthony Veliz, Boardmember*

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

<http://www.cityoflakewood.us>

5. Authorizing the execution of an amendment to the interagency agreement with the Washington State Department of Enterprise Services for the Lakewood City Hall Phase I Energy Upgrades. – (Motion – Consent Agenda)
6. Authorizing the execution of an agreement for the Western State Hospital Plan review. – (Motion – Consent Agenda)
7. Appointing Youth Councilmembers Alli Laska, Alexis Lynn, Katherine Kaiser and Launa Nieto-Johnson to serve on the Lakewood's Promise Advisory Board for the 2023-2024 school year. – (Motion – Consent Agenda)
8. Reports by the City Manager - Review of 2024 Property Tax Levy Ordinance. – (Reports by the City Manager)

### **REPORTS BY THE CITY MANAGER**

### **CITY COUNCIL COMMENTS**

### **ADJOURNMENT**

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

# Arts Commission

## WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

### Members:

Chair: Emily	Lani Neil
Feleen	Lua Pritchard
Vice-Chair: Earl	Paige Hansen
Borgert	Phillip Raschke
Adriana	Susan Warner
Serrienne	Sylvi Estrella
Darryl Owens	

**Council Liaison:** Councilmember Patti Belle

**City Staff Support:** Director Mary Dodsworth

**Meeting Schedule:** Mondays, 5:00-6:15p.m.

### Accomplishments:

Date	Topic(s)
December 5, 2022	Latino Artist Reception
Jan - present	Ten signal box installations: Sam Reed (first student artist), Chuck Mathias, Jose Orantes, Laura Martinez, Renee Meschi, and Juan LaTorre
Jan 14 (week of)	MLK video launched
March 6	Quarterly Artist Reception for Jose Orantes
April 1	Installation and ribbon cutting for Gateway Arcs Sculpture by John Flemming
June-August	Nine Summer Concerts, best turn outs to date
September 9	Fiesta de la Familia Art Show with 10 Latino Artists with awards. Display of all signal boxes to date by Print NW for the community to see and vote for Fan Favorite. Winner was student Sam Reed Community "Roots" tree
Sept. 9	Mural Ribbon Cutting, artist Angelina Villalobos Mural at Fort Steilacoom Park
October 2	Quarterly Artist Reception for Juan La Torre
October	Arts Commission Retreat
December	Quarterly Artist Reception for Renee Julio
December 9	Holiday Parade

**2023 Work Plan:**

1.	Saturday Street Festivals at Motor Ave Plaza
2.	Fiesta de la Familia
3.	One time special event at Motor Ave Plaza for public art unveiling
4.	Film Competition (TBD based on contractual support)
5.	Summer Concerts
6.	Recruitment and Retention
7.	Rotating Artists at City Hall, quarterly
8.	1 Mural Installation
9.	10 Signal box wrap installations
10.	Implement one sculpture for rotating art per Public Art Plan
11.	Arts Commission Retreat
12.	Ongoing Education
13.	Christmas Parade of Lights
14.	Joint Commission Meeting
15.	Assessing future public location for displaying the Lancer Shield and library log slab.

THE CITY OF LAKEWOOD PRESENTS

# FIESTA! DE LA FAMILIA



SEPTEMBER 9

12 - 7 P.M.

FORT STEILACOOM PARK  
8714 87TH AVE SW, LAKEWOOD, WA

LIVE ENTERTAINMENT • CAR SHOW  
ART DISPLAYS • FOOD TRUCKS



TACOMA  
ARTS LIVE

PRINTSHOP

KBTC

PBS



LA CIUDAD DE LAKEWOOD PRESENTA:

# FIESTA! DE LA FAMILIA



SEPTIEMBRE 9

12 - 7 P.M.

FORT STEILACOOM PARK  
8714 87TH AVE SW, LAKEWOOD, WA

ENTRETENIMIENTO EN VIVO • FESTIVAL DE AUTOMÓVILES  
EXHIBICIONES DE ARTE • CAMIONES DE COMIDA



TACOMA  
ARTS LIVE

PRINTSHOP

KBTC

PBS





# Welcome Mexican Consul Deputy Geraldo Guiza





# MURAL RIBBON CUTTING









# ART SHELTER AT FIESTA 2023

**SATURDAY SEPTEMBER 9  
@FORT STEILACOOM PARK**

**THANK YOU  
PRINT NW**

**THANK YOU  
CITY OF LAKEWOOD**





MAURICIO ROBALINO  
@  
FIESTA DE LA FAMILIA  
SEPTEMBER 9, 2023





ANGELINA VILLALOBOSX

@

FIESTA DE LA FAMILIA

SEPTEMBER 9, 2023









**JOSE ORANTES**  
@  
**FIESTA DE LA FAMILIA**  
**SEPTEMBER 9, 2023**





## Flower Girl

My daughter decorates the driveway  
with a carpet of flowers. She cuts pieris japonica  
purple and white grape hyacinth  
viburnum leaves and ligustrum buds until  
summertime roses come into bloom

In India, creating a carpet of flowers  
is a custom to welcome visitors

To me it is a sign of something else—  
that my daughter had lived previous lifetimes  
How else can I explain?

Her kindness, her love for others, her  
warm welcome to our blue house

My daughter has no wings  
but she is an angel with brown skin

**RAUL SANCHEZ**

**@**

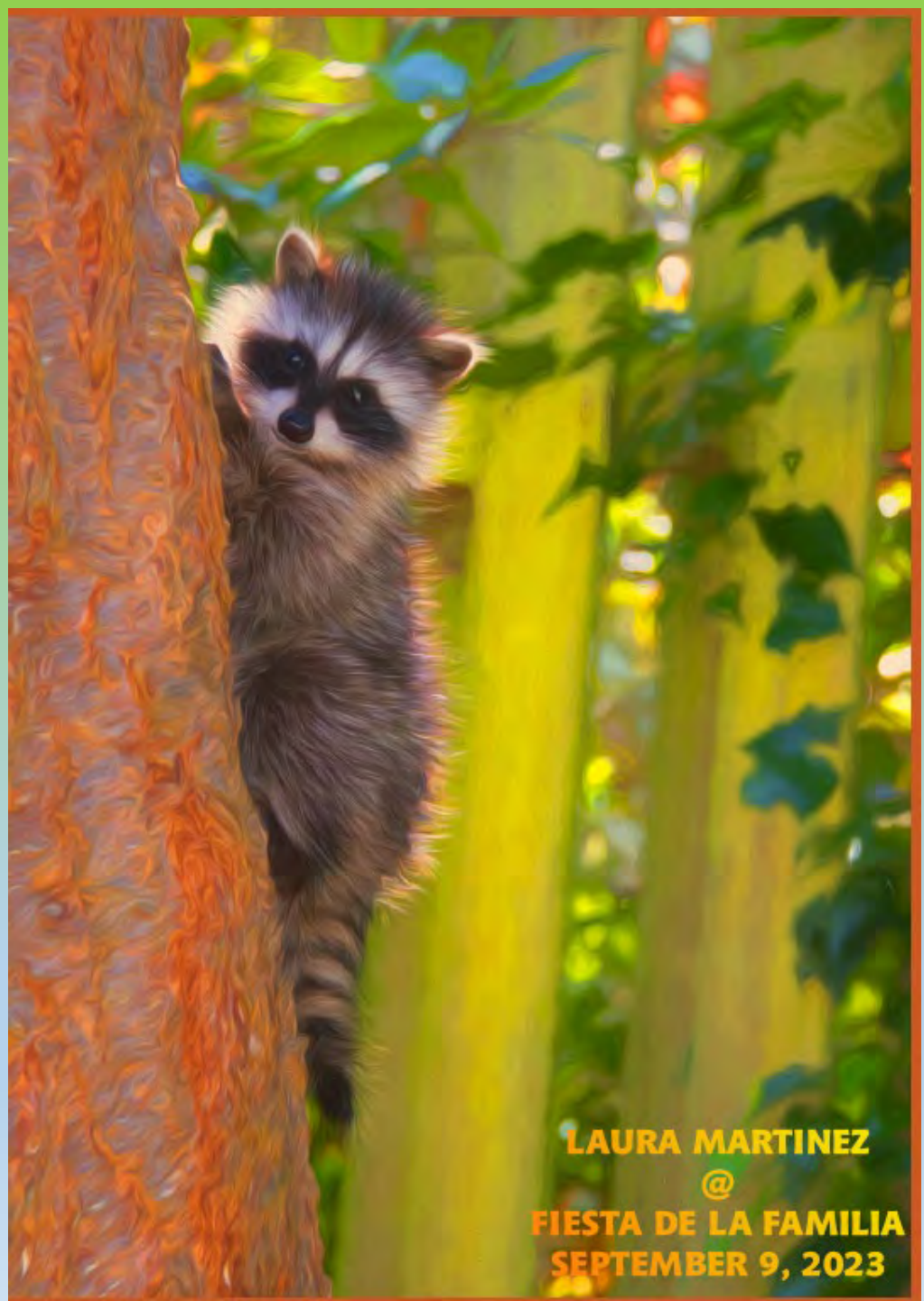
**FIESTA DE LA FAMILIA  
SEPTEMBER 9, 2023**





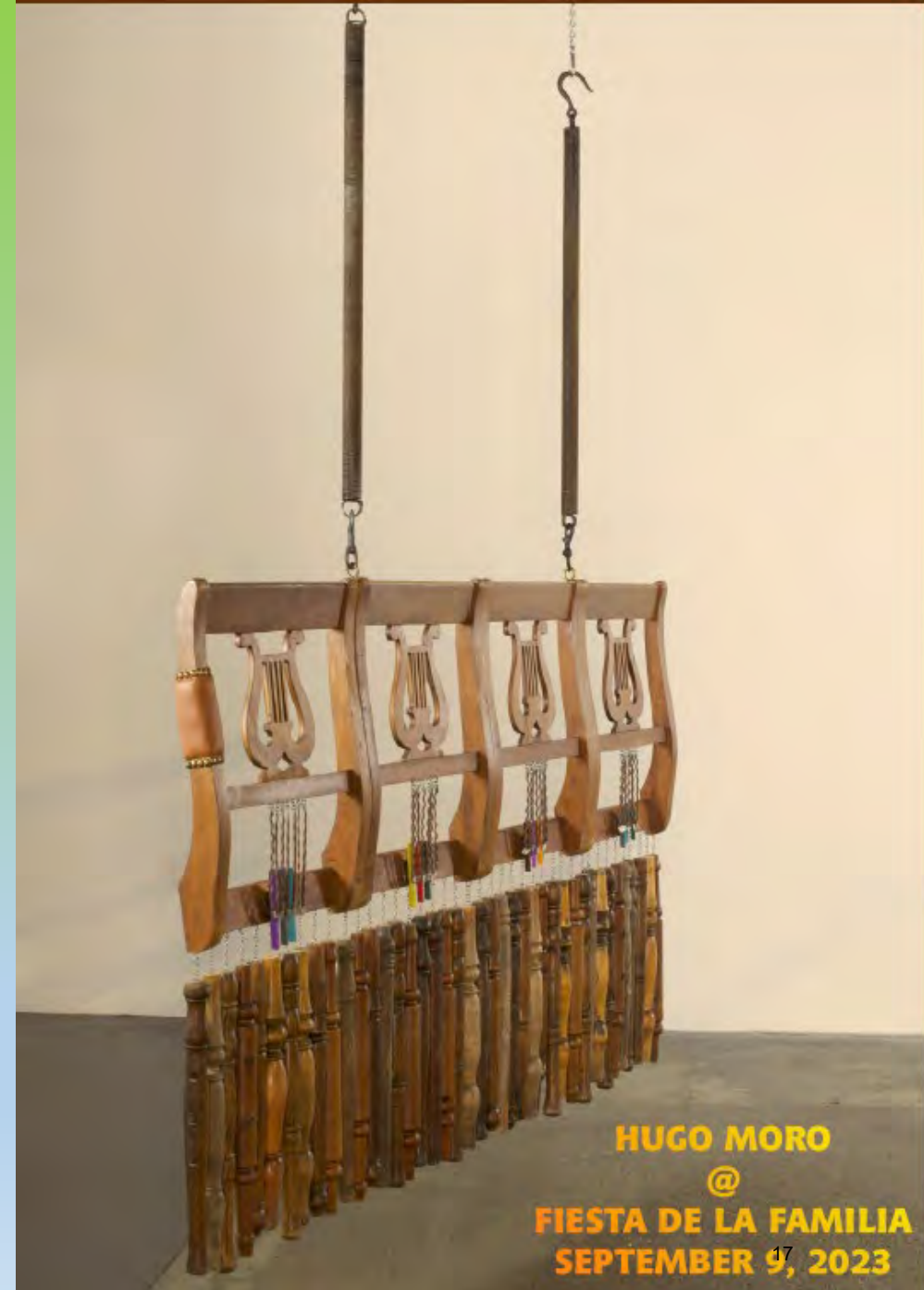
**ROBERTO SANCHEZ**  
@  
**FIESTA DE LA FAMILIA**  
**SEPTEMBER 9, 2023**





**LAURA MARTINEZ**  
**@**  
**FIESTA DE LA FAMILIA**  
**SEPTEMBER 9, 2023**





**HUGO MORO**  
@  
**FIESTA DE LA FAMILIA**  
**SEPTEMBER 9, 2023**





**RIVER MESCHI**  
**@**  
**FIESTA DE LA FAMILIA**  
**SEPTEMBER 9, 2023**





Juan La Torre  
First Place  
Winner of Art  
Show





Sam Reed,  
Fan Favorite winner of signal box art!



# CommUnity Roots



## Raíces Comunitarias



- Choose a leaf
- Write your family name
- Write one word that describes what your family contributes to the community
- Pin the leaf on a branch



- Elige una hoja
- Escribe tu apellido
- Escribe una palabra que describa lo que tu familia aporta a la comunidad
- Fija la hoja en una rama

### Community Roots

Just like leaves are many colors, connected by the same branches on one tree, gathering nourishment from the same roots... so are we all.



### Raíces Comunitarias

Así como las hojas son de muchos colores, conectadas por las mismas ramas en un árbol, recolectando alimento de las mismas raíces... así somos todos.



# Community Offrenda created by artist Roberto Sanchez












TO: Mayor and City Council

FROM: Mary Dodsworth, Parks, Recreation & Community Services Director

THROUGH: Tho Kraus, Acting City Manager 

DATE: September 25, 2023

SUBJECT: Review of Naming Process for Motor Ave

ATTACHMENTS: Survey Results and Resolution 2022-06

**Summary:** In October, 2022 and February, 2023 the City Council discussed a series of options and processes that could be used to name or rename the plaza area on Motor Avenue in Lakewood. Council requested community input regarding this topic. The results are provided for information and further discussion or action.

**Background:** A major goal of the City of Lakewood is to create a downtown area in the Central Business District (CBD) zone and redevelop it into an urban area with civic amenities, walkable streets and a mix of uses including housing, entertainment, restaurants, and retail. In 2018 City Council approved the Lakewood Downtown Plan vision which included suggested land use changes and gathering places to help bring about desired change and development. One of the concepts was to create a festival street along Motor Avenue consistent with an adopted concept plan known as the Lakewood Colonial Plaza Project. In 2019 Motor Ave was improved as a “complete street” and banners identifying the area with historic images and uses were installed as part of the citywide banners and brackets program. In 2019 a grand opening was held to celebrate the changes and to introduce this new festival street area to our community. The area at this time was identified as the Colonial Plaza. Soon thereafter the pandemic delayed the City from hosting events and fully utilizing the space.

In late 2021 the City started hosting events in this space to include our 25th Anniversary party and a variety of street festivals. The events were new to the city and the location of these events and the “area” was identified in a variety of ways. To provide consistency and to add the location of the event in the name, the events were marketed as “Street Festivals on Motor Ave” (see example below).



If you were to ask just about anyone in the city where Motor Avenue is located you would most likely hear a number of responses to include “I don’t know or is it near the car dealerships? When directing folks to this area we often use landmarks to help people find their way by saying it’s near Little Church on the Prairie or the Lakewood Historical Museum or the old QFC building. Very few people remember the old Lakewood Theatre or Lakewood Terrace restaurant. When attending our Street Festival events most folks do not know the name of the street they are visiting. They either saw A frame signs regarding an event, follow the bands playing or one of the vendors on social media or see the road is closed and followed the detours until they saw the food trucks. Although the road has a name (Motor Avenue), the area has an identity problem.

**Naming a City Resource:** In June, 2022 City Council updated Resolution No. 2022-06 (attached) creating a policy and procedure for naming/renaming a public park, facility, street or open space area. This policy allows City Council to nominate a site to be named or renamed and recommends soliciting suggestions for names from the community.

Before determining a new name for any area a few questions should be considered.

- Who is suggesting the name change and why?
- What criteria should be used and why (see current policy);
- When should the name change – has the site changed or is this associated with a past or current event (city anniversary or birthday of a historic figure).
- Where is the identified area to be named/renamed? Is this an entire new area or part of an existing site (new road name or just the plaza area)?
- Do we add the “name” at the beginning, middle or end of the area?
- Why does this location need a name – is it a new space or building or will it identify the area for current use (Street Festivals) or planning for a proposed future use (New use of old QFC building and area).
- After naming or renaming - how do we let people know the name and what is the impact to others in the area. Do you add signage, update maps, or if a street name is proposed to be changed and or the suggested name doesn’t identify the site by location, how will you change the current signage, what is the impact to residents/businesses? Awareness of new marketing and wayfinding should be included in the decision making process.

**Naming/Renaming Motor Ave Complete Street:** Council considered and discussed the information above, discussed a variety of potential names and noted that any name/rename of City resources should be deliberate. They asked for public outreach related to this process along with a community survey. Council provided three names to consider and asked for individuals to provide their own ideas as well. The Council selected names were Unity Plaza, Motor Ave Plaza and Colonial Plaza. The City utilized a variety of outreach methods to inform and survey the community to include City



Manager updates, website and social media posts and in person voting at street festival and farmers market events. We had 687 responses to the survey. Colonial Plaza was the fan favorite. The results are noted below.

**Next Steps:** Council will make the final decision and take official action regarding naming or renaming a public street or open space area.

Per the resolution the following next steps could occur:

- Council can choose to name or rename Motor Avenue (the entire road or the plaza area in or around roadway) by Council action.
- Council can postpone the decision regarding naming / renaming the area until future development occurs at this site.
- Council can select one name for consideration and refer the name to the City Manager or Parks and Recreation Advisory Board for more public review.

Future Advisory Board or Council agendas will be updated to support the direction given by Council at the September 25, 2023 study session.

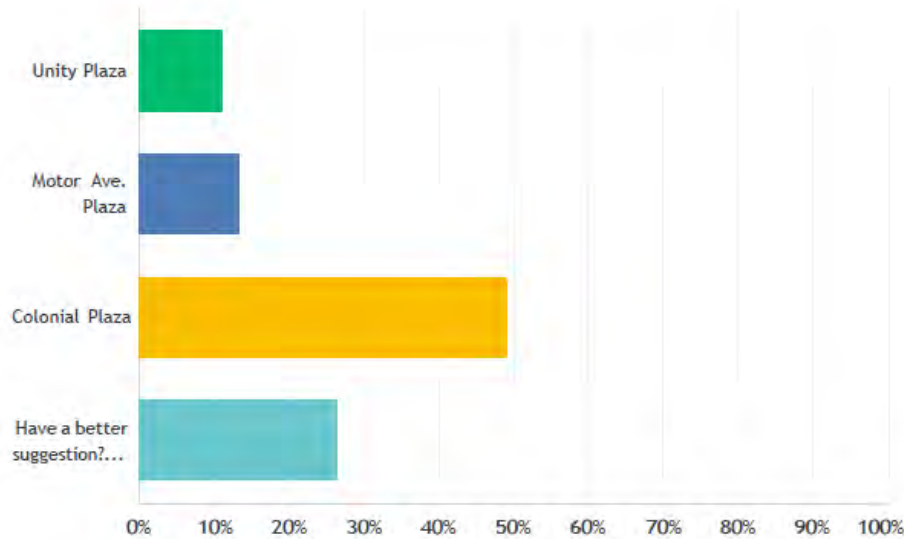




What should we name our plaza?

Q1 Please pick your favorite from the list below.

Answered: 687 Skipped: 0



ANSWER CHOICES	RESPONSES	
Unity Plaza	11.06%	76
Motor Ave. Plaza	13.39%	92
Colonial Plaza	49.20%	338
Have a better suggestion?	26.35%	1
TOTAL		687

Plaza Name Write-In Suggestions	# of responses
Lakewood Plaza or Lakewood Community Plaza	28
Clapp's Crossing/Clapp-related name	10
Villa Plaza/Villa Plaza II	8
Colonial Center Plaza/Promenade/Terrace	7
Towne Center/Towne Square/Old Town Plaza/Lakewood Town Plaza	7
Terrace Plaza/The Terrace/Lakewood Terrace/ Lakewood Terrace Plaza	7
Celebration Plaza	7
Lakewood Theatre Plaza/Theatre Plaza / Theatre Square	7
Prairie Plaza/The Prairie	6
Harrison or Thomas Square / Park / Plaza	6
Chief Leschi Square/Leschi Plaza/ Nisqually word in Lutshootseed	5



## RESOLUTION NO. 2022-06

A RESOLUTION of the City Council of the City of Lakewood, Washington, creating a policy and procedure for the naming/renaming of a public park, facility, street, open space or natural area.

WHEREAS, the City Council is inspired by its own sense of history, progress and heritage to provide lasting remembrance of events and individuals; and

WHEREAS, the naming and renaming of a public park, facility, street, open space or natural area must reflect dignity and significance as well as honoring the past, present and future of the land or community; and

WHEREAS, the City Council and community have sufficient occasion to name or rename a public park, facility, street, open space or natural area that a transparent process will be of use; and

WHEREAS, it is appropriate to establish criteria and procedures for the official naming/renaming of a public park, facility, street, open space or natural area.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. That Resolution 2016-18 is hereby repealed.

Section 2.

A. The naming/renaming of a public park, facility, street, open space or natural area shall be in accordance with the procedures and criteria set forth below. City parks and other city facilities referenced in the procedures and criteria includes but is not limited to a public park, facility, street, open space or natural area. Once adopted, name changes should occur on an exceptional basis only. Permanent naming/renaming opportunities shall comply with this policy.

B. Naming Application Process

Any group, person, or organization may submit an application to name or rename a public park, facility, street, open space or natural area. The application is to be submitted to the City Manager. Applications should contain the following information:

1. Name of applicant;
2. Proposed name;
3. Background/support for proposed name;
4. Demonstrated community support for proposed name on a petition that includes not less than 300 signatures and residential address within the city;
5. Identification of interested/impacted stakeholders;
6. Description/Map showing location; and
7. If proposing to name/rename after an outstanding person, documentation of that person's community or financial contribution to the City, State or Nation's history.



Applications pursuant to this section shall be accompanied by a \$250 fee. When the fee is added to the fee schedule, the fee schedule shall apply.

- C. Proposed naming information submitted to the City or referred by the City Council will be reviewed by the City Manager or designee, who shall then direct a process appropriate to the proposal.
  - 1. Such process shall most often involve a City community advisory board or committee as assigned by the City Manager or designee.
  - 2. Names shall be considered based on the criteria outlined below and with consideration of public input appropriate to the proposal. Public input solicited shall include appropriate notice to and communication with residents.
  - 3. The proposal shall be submitted to the City Council, who will review the recommendations, suggestions and public input, after which the City Council shall determine the name for public park, facility, street, open space or natural area. The City Council is not bound in any way by the proposal submitted. City Council review shall include adequacy of notice, communication with residents and composition of the committee.
- D. If the City Council determines that a public park, facility, street, open space or natural area should be named or renamed, the City may solicit suggestions for names from community organizations and individuals. All suggestions, whether solicited or independently offered, shall be acknowledged and considered.
- E. The following criteria shall be considered:
  - 1. The past, present and future history of the land or community. Such consideration should include the following:
    - a) It is in the best interest of the city and provides a worthy and enduring legacy for the city; and
    - b) The name reflects the significance of a feature and the mission and vision of the city; and
    - c) The name is appropriate to the location and will remain relevant as the city grows and changes.
  - 2. The individual or entity who has donated substantial monies or land or has been otherwise instrumental in the acquisition of the property.
  - 3. The articulated preference of residents of the neighborhood surrounding the public facility.
  - 4. Engenders a strong, positive image.
  - 5. Has broad public support.
  - 6. Outstanding individuals will be considered posthumously. Consideration will be given when the person was exceptionally dedicated or demonstrated excellence in service in ways that made a significant contribution to the land, community, park, or city department or the person risked his or her life to save or protect others. There shall be a lapse of at least thirty six (36) months between the date of the death of the person(s) or



of the event commemorated and the submittal of application naming or renaming of the public park, facility, street, open space or natural area; or at the discretion of the City Council.

7. When a public park, facility, street, open space or natural area is associated with or located near events, people, and places of historic, cultural or social significance: consideration will be given to naming the park and/or facility, after such events, people and places. This history may include its founders, other historical figures, Native American heritage, local landmarks, prominent geographical locations, and natural features.
8. A gift-related naming occurs when a donor makes a significant contribution that adds considerable value to the City of Lakewood. If the city benefits from the generosity of residents, businesses, organizations and foundations, the significance of the donation may warrant consideration for requests from either the donor or another party to acknowledge such a gift by naming. Decisions regarding such recognition are made on a case-by-case basis and will take into consideration the total cost of the project, the availability of other funds and the level of financial contribution. All gift-related naming will be documented by a written donor agreement. As a guideline, the threshold for considering the naming of an asset will include one or more of the following:
  - a) Land for the majority of the park was deeded to the City by the donor; and
  - b) Contribution of a minimum of 60% of the capital construction costs associated with developing the park and/or facility; and
  - c) Provision of a minimum 20-year endowment for the continued maintenance, operation and/or programming of the Asset.
9. Name changes will be subject to review that includes consideration of the original justification for the current name, the monetary value of prior contributions, and the rationale for changing the name. The naming/renaming process would follow all other steps in the naming application process.

The naming of physical entities is intended to be in place for the life of the specific physical entity. If, in the determination of the City Council, circumstances change so that the purpose for which the physical entity was established is significantly altered, past its life cycle or if the physical entity is no longer needed or habitable, they will determine an appropriate way to recognize the donor's naming gift in perpetuity. If the City and the donor(s) previously established a contract that provides a practicable course of action, then that action shall be followed.

10. The donation of land, facilities, or funds for the acquisition, renovation or maintenance of land or facilities, shall not constitute an obligation by the City to name the land and/or facility or any portion thereof after an individual, family or organization. The City retains sole discretion with regard to initiating the process to name or rename a park or facility and further, the City retains sole discretion to implement, modify or reject the name or rename recommended by the process.
11. As modifications are made to property over time, situations may occur where it is in the best interest of the city at the sole discretion of the city, to relocate, modify, or reallocate named city property. This is to insure that the original purpose of the naming and the donor's wishes, if built with private funds, are preserved as appropriate.



## F. Naming/Renaming Process

The following steps shall be used as guidelines for consideration:

1. Refer completed application to appropriate staff or committee for review and recommendation;
2. Solicit public input, the purpose of which is to represent the broad range of demographics and interests of city residents;
3. Forward recommendation to City Council for review and consideration; and
4. Notify the applicant of the application status once the City Council has taken action.

Section 3. That this Resolution shall be in full force and effect upon passage and signatures hereon.

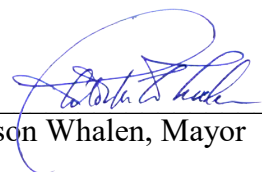
PASSED by the City Council this 6<sup>th</sup> day of June, 2022.

CITY OF LAKEWOOD

Attest:



Briana Schumacher, City Clerk

  
Jason Whalen, Mayor

Approved as to Form:



Heidi Wachter, City Attorney





TO: City Council

FROM: Tiffany Speir, Long Range & Strategic Planning

THROUGH: Manager Tho Kraus, Deputy City Manager *Tho Kraus*

DATE: September 25, 2023

SUBJECT: 2024 Comprehensive Plan Periodic Review Update:

- Analysis of Potential Impacts of New Middle Housing and ADU Requirements in the City of Lakewood;
- Introduction of Lakewood Equity Index Map

ATTACHMENTS: Summaries of E2SHB 1110 and EHB 1337 (**Attachment A**)  
Excerpted maps from Lakewood Equity Index Map and the Equity Index Map Guidance Manual (**Attachment B**)

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### BACKGROUND

Summaries of **E2SHB 1110** (Increasing **middle housing** in areas traditionally dedicated to single-family detached housing) and **EHB 1337** (Expanding housing options by easing barriers to the construction and use of **accessory dwelling units**) are included in **Attachment A**.

In Spring 2023, Lakewood began the development of an Equity Index Map, and online interactive tool available to the public demonstrating numerous demographic data at the citywide or census block level. Information in this tool will help inform work not only related to the 2024 Comprehensive Plan Periodic Review, but for many other City projects and priorities.

Excerpted maps from the new online Lakewood Equity Index Map (please see <https://lakewood.caimaps.info/>) and the Equity Index Map Guidance Manual are included at **Attachment B**.

### DISCUSSION

Lakewood has conducted an initial internal review of the areas where E2SHB 1110 (Increasing middle housing in areas traditionally dedicated to single-family detached housing) and EHB 1337 (Expanding housing options by easing barriers to the construction and use of accessory dwelling units) may affect the City's current land use and its long range growth planning for 2044 and beyond.

#### Transit Stops in Lakewood in Relation to E2SHB 1110 and EHB 1337

Following discussion at a City Council study session, on August 16, 2023, Lakewood asked the State Department of Commerce if the City would need to plan for growth assuming construction of the potential Pierce Transit Bus Rapid Transit (BRT) route (which will require 7 years for construction once finalized and funding is approved) and/or the Tillicum Sounder stop (currently scheduled for completion in 2045) under E2SHB 1110. Commerce staff provided the following reply:

Once finalized, the [Pierce Transit] BRT route will qualify.

The Sounder stop will qualify.

While there is nothing to prevent you [Lakewood] from upzoning earlier, we would anticipate you handling the required upzone in the appropriate Comprehensive Plan update when the infrastructure for those projects is brought into your CIP or budget.

Mary M. Reinbold (she/her), AICP | Senior Planner  
Growth Management Services | Washington State Department of Commerce

#### Initial Map of E2SHB 1110 and EHB 1337 Impacts in Lakewood

The map on the following page depicts the results of an initial internal review of where and how E2SHB 1110 and EHB 1337 might apply to parcels in Lakewood due to:

- Distance to “major transit stops” as defined in HB 1110 and SB 5466;
- Development plat covenant restrictions limiting units per lot and/or housing densities;
- Presence of critical areas; and
- Presence of Garry Oak stands (Lakewood defines certain Garry Oak trees and stands as critical fish and wildlife habitat areas in LMC Chapters 14.254 and 18A.70.)

**Note:** Other internal analysis is still underway, including where there may be sewer, water, or other infrastructure inadequacies as well as other environmental issues that might affect the final applicability of E2SHB 1110 and EHB 1337.

The City is also analyzing whether to pursue the alternative middle housing path allowed under E2SHB 1110 described in Attachment A. More details will be provided to the Council and public once the analysis is complete in later 2023 and early 2024.

#### Do E2SHB 1110 and EHB 1337 solve Lakewood’s 2044 Growth Targets’ Land Capacity Issues and requirement to have Adequate Land for Housing Units for All Economic Segments created in HB 1220?

- The newly created capacity may be used to demonstrate meeting 2044 housing targets; *however...*
- Lakewood still must document calculation of capacity, such as housing stock age, values, infrastructure, and extent of restrictive covenants; and
- 1110 and 1337 do not address lower income needs required by HB 1220.

Regardless of the outcome of the analyses and applicability of 2023’s E2SHB 1110 and EHB 1337, Lakewood must still comply with 2021’s HB 1220 as well:

- include, within the UGA boundary, moderate density housing options in addition to single-family residences in the housing element statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing;



- identify sufficient land and zoning capacities for housing including moderate, low, very low, and extremely low-income households; emergency housing, emergency shelters, and permanent supportive housing; and within the UGA boundary, consideration of duplexes, triplexes, and townhomes;
- when making adequate provisions for existing and projected needs of all economic segments of the community:
  - o incorporate special consideration for low, very low, extremely low, and moderate-income households;
  - o document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations;
  - o consider housing locations in relation to employment location; and
  - o consider the role of accessory dwelling units in meeting housing needs;
- identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing;
- identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing;
- identify areas at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Under E2SHB 1110, the following required number of housing units per lot are established:

In counties subject to GMA planning	Base requirement	Near transit	Affordable option Sec. 3(2)(a)
Cities between 25,000 and 75,000 pop Sec. 3(1)(a)	2 units/lot	4 units/lot within ¼ mile walk of major transit stop	4 units/lot if 1 is affordable

#### Map Legend Information

*Blue parcels = "Potentially Affected"* includes vacant properties not encumbered by critical areas, existing SFRs without additional units and no covenants.

*Yellow parcels = "Potentially Not Affected"* includes parcels below the minimum size for the bill, already exceed the unit counts, may have subdivision covenants/protections, condos,

commercial/civic properties that would likely not become residential, encumbered by critical areas, etc.

*Light pink parcels = "Undevelopable/Not Affected"* includes parcels not developable lot (e.g., tracts), or there is already the maximum # of units on the property, or significant critical areas.

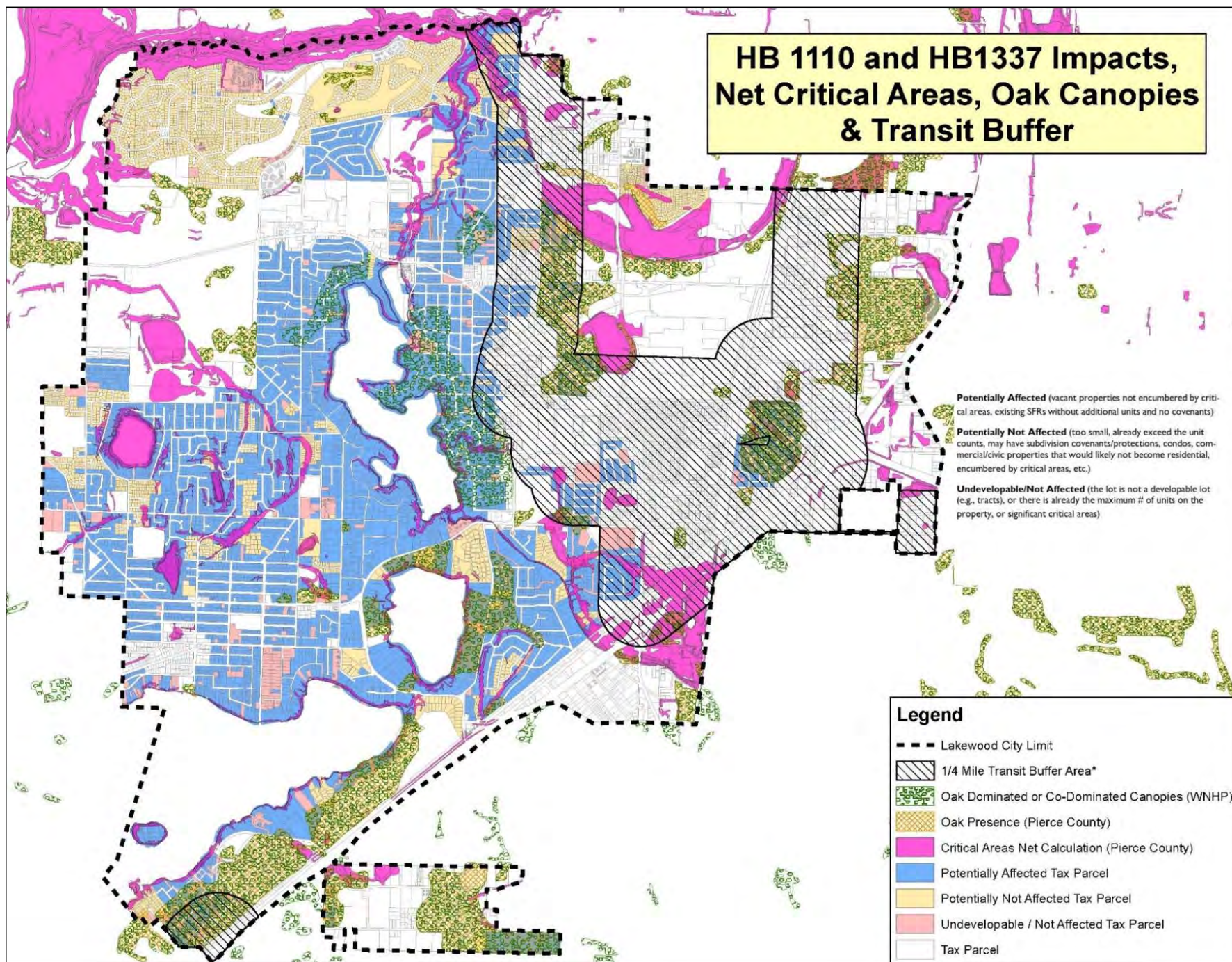
*"1/4 mile Transit Buffer Area"* is where 4 units per lot must be allowed provided no other criteria (e.g., critical areas, inadequate infrastructure, etc.) exempt a parcel from HB 1110 requirements.

*4 units per lot are also required outside of the 1/4 mile transit buffer where at least one of them is built as an affordable unit.*

Parcel-specific analysis will be required to verify the information on the map below.



## HB 1110 and HB1337 Impacts, Net Critical Areas, Oak Canopies & Transit Buffer



## ATTACHMENT A Summary of E2SHB 1110 and EHB 1337

### HB 1110 (Increasing middle housing in areas traditionally dedicated to single-family detached housing) Summary

Lakewood is required to allow:

- (i) The development of at least two [2] units per lot on all lots zoned predominantly for residential use; and
- (ii) The development of at least four [4] units per lot on all lots zoned predominantly for residential use within one-quarter [1/4] mile walking distance of a "major transit stop"...

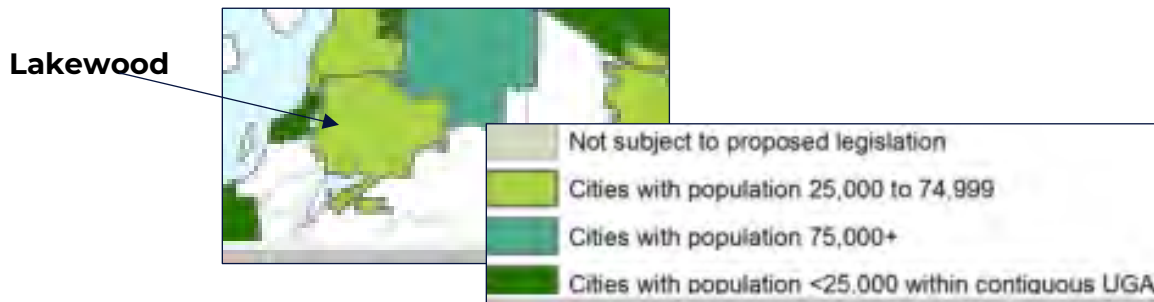
"Major transit stop" means:

- (a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) Commuter rail stops;
- (c) Stops on rail or fixed guideway systems; or
- (d) Stops on bus rapid transit routes."

Requires allowing "middle housing" (buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.)

Requires allowing 2-6 units per lot in most single-family zoning districts.

In counties subject to GMA planning	Base requirement	Near transit	Affordable option Sec. 3(2)(a)
Cities between 25,000 and 75,000 pop Sec. 3(1)(a)	2 units/lot	4 units/lot within ¼ mile walk of major transit stop	4 units/lot if 1 is affordable



### HB 1110's Alternative Density Requirement.

A city subject to the density requirements may choose to implement the density requirements for at least 75 percent (75%) of lots in the city that are primarily dedicated to single family detached housing units.



Unless identified as at higher risk of displacement, the 75% of lots allowing the minimum density requirements must include any areas:

- for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- within 0.5 miles walking distance of a major transit stop; or
- historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area.

The 25% of lots for which the minimum density requirements are not authorized must include:

- any areas for which Commerce has certified an extension due to the risk of displacement or lack of infrastructure capacity;
- any lots designated with critical areas or their buffers; any portion of a city within a 1-mile radius of a commercial airport with at least 9 million annual enplanements that is exempt from the parking requirements; and
- any areas subject to sea level rise, increased flooding, susceptible to wildfires, or geological hazards over the next 100 years.

A city implementing the alternative density requirement may apply to Commerce for an **extension** from the implementation timelines for areas at **risk of displacement** as determined by the city's antidisplacement analysis.

- A city granted an extension must create a plan for implementing antidisplacement policies by their next comprehensive plan implementation progress report.
- Commerce may certify one further extension based on evidence of significant ongoing displacement risk in the impacted area.

A city implementing the alternative density requirements also may apply for an **extension** to specific areas where a city can demonstrate that water, sewer, stormwater, transportation infrastructure, or fire protection **services lack capacity to accommodate an increased density**.

- To qualify for an extension, the city must have included one or more improvements, as needed, within its capital facilities plan to adequately increase capacity or identified which special district is responsible for providing the necessary infrastructure. If an extension is requested due to lack of water supply from the city or the purveyors who serve water within the city, Commerce's evaluation must be based on the applicable water system plans in effect and approved by the Department of Health.
- Any granted extension remains in effect until the earliest of:
  - the infrastructure is improved to accommodate the capacity;
  - the city's deadline to complete its next periodic comprehensive plan update; or
  - the city's deadline to complete its five-year comprehensive plan implementation progress.

A city may reapply for an additional timeline extension with its next periodic comprehensive plan update (2034) or five-year comprehensive plan implementation progress report (2029.) The extension application must include a list of infrastructure improvements necessary to meet the required capacity. Commerce must provide the Legislature with a list of those projects identified in a city's capital facilities plan that were the basis for the extension. A city granted an extension for a specific area must allow development if the developer commits to providing the necessary water, sewer, or stormwater infrastructure.

### **EHB 1337 (Expanding housing options by easing barriers to the construction and use of accessory dwelling units) Summary**

- Requires allowing 2 accessory dwelling units (ADUs) in all single-family zoning districts [Residential 1, 2, 3, and 4 zones in Lakewood], except:
  - o a city may adopt a prohibition on the construction of ADUs that are not connected to or served by public sewers; and
  - o a prohibition or restriction on the construction of ADUs in residential zones with a density of one dwelling unit per acre or less that are within areas designated as wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas; and
  - o A city may not authorize the construction of an ADU where development is restricted under other laws, rules, or ordinances as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property.
- Cities and counties may apply certain regulations to ADUs, including:
  - o generally applicable development regulations;
  - o public health, safety, building code, and environmental permitting requirements that would be applicable to the principal unit, including regulations to protect ground and surface waters from on-site wastewater;
  - o a limit of two accessory dwelling units, in addition to the principal unit, on a residential lot of 2000 sq. ft. or less; and
  - o restrictions on the use of ADUs for short-term rentals.

The requirements of EHB 1337 do not apply to:

- lots designated with critical areas or their buffers; or
- to a watershed serving as a reservoir for potable water if that watershed is or was listed as impaired or threatened under the United States Clean Water Act.

By June 30, 2025, Lakewood must ensure local development regulations allow for the construction of accessory dwelling units (ADUs) within urban growth areas (UGAs) and comply with the following policies:

- not assessing impact fees on the construction of ADUs that are greater than 50% of the impact fees that would be imposed on the principal unit;
- not requiring the owner of a lot on which there is an ADU to reside in or occupy the ADU or another housing unit on the same lot;
- allowing at least two ADUs on all lots that allow for single-family homes within a UGA in the following configurations:



- one attached ADU and one detached ADU,
  - two attached ADUs, or
  - two detached ADUs;
- permitting ADUs in structures detached from the principal unit;
- allowing an ADU on any lot that meets the minimum lot size required for the principal unit;
- not establishing a maximum gross floor area requirement for ADUs that is less than 1,000 square feet;
- not establishing roof height limits on an ADU of less than 24 feet, unless the height limit on the principal unit is less than 24 feet;
- not imposing setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, aesthetic requirements, or requirements for design review for ADUs that are more restrictive than those for principal units;
- allowing detached ADUs to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley;
- allowing ADUs to be converted from existing structures, including detached garages;
- not prohibiting the sale of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an ADU; and
- not requiring public street improvements as a condition of permitting ADUs.

In addition, a city or county may not:

- require off-street parking as a condition of permitting development of ADUs within 0.5 miles walking distance of a major transit stop;
- require more than one off-street parking space per unit as a condition of permitting development of ADUs on lots smaller than 6,000 sq. ft. before any zero lot line subdivisions or lot splits; and
- require more than two off-street parking spaces per unit as a condition of permitting development of ADUs on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

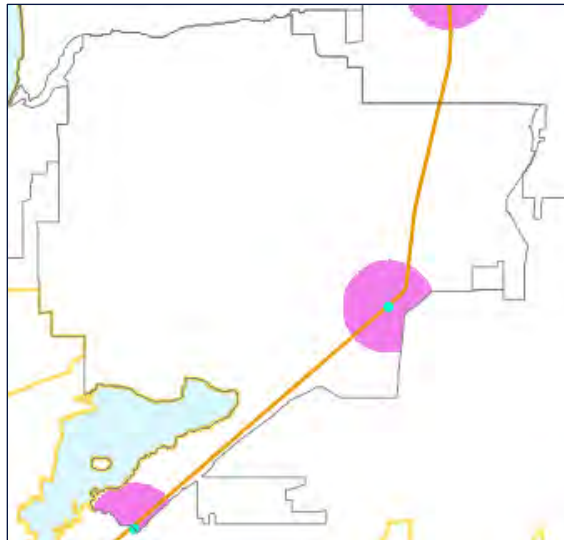
The provisions for off-street parking do not apply:

- if a local government submits to the Department of Commerce (Commerce) an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and Commerce finds and certifies, that the application of the established parking limitations for ADUs will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the local government's parking requirements were applied to the same location for the same number of detached houses.

Commerce must develop guidance to assist cities and counties on items to include in the study.

## PSRC Transit Buffer Map

In early 2023, PSRC developed its Transit Buffers web map (Lakewood excerpt shown below) as a tool to visualize transit stops and “station areas” for the four-county Central Puget Sound region as defined by Senate Bill 5466.



“Station areas” - per SB 5466 Section 5 (28), p.8 - are defined as:

- (a) “...all parcels that are:
  - (ii) Fully or partially within:
    - (A)  $\frac{1}{2}$  mile walking distance of a stop on a high capacity transportation system funded or expanded under chapter 81.104 RCW, a commuter rail stop, or a stop on rail or fixed guideway systems, including transit ways; and
    - (B)  $\frac{1}{4}$  mile walking distance of a stop on a bus rapid transit route.
- (b) For the purposes of this subsection, a “stop” includes any existing stop and any stop funded for development prior to the earlier of a city's deadline to complete its next periodic comprehensive plan update under RCW 36.70A.130(5) [2024 for Lakewood] or its deadline to complete its next implementation progress report as required by RCW 36.70A.130(9) [2029 for Lakewood].”

The PSRC Transit Buffers map visualizes:

- Major transit system routes and stops – existing stations as well as additional stations funded for development through 2050 – for Sound Transit light rail, Stride bus rapid transit, and commuter rail services; and fixed guideway transit systems including streetcar and trolleybus services
- Other (non-Sound Transit) bus rapid transit routes and stops – existing stops as well as routes anticipated to go into service by December 2030.

Note: Available data for future bus rapid transit routes includes all “possible” stop locations, only a subset of which will be selected for implementation when a planned route goes into service. Because of this the web map does not include future stop locations. Buffers in this map are based on a radial “crow flies” distance rather than a network-based walk distance.

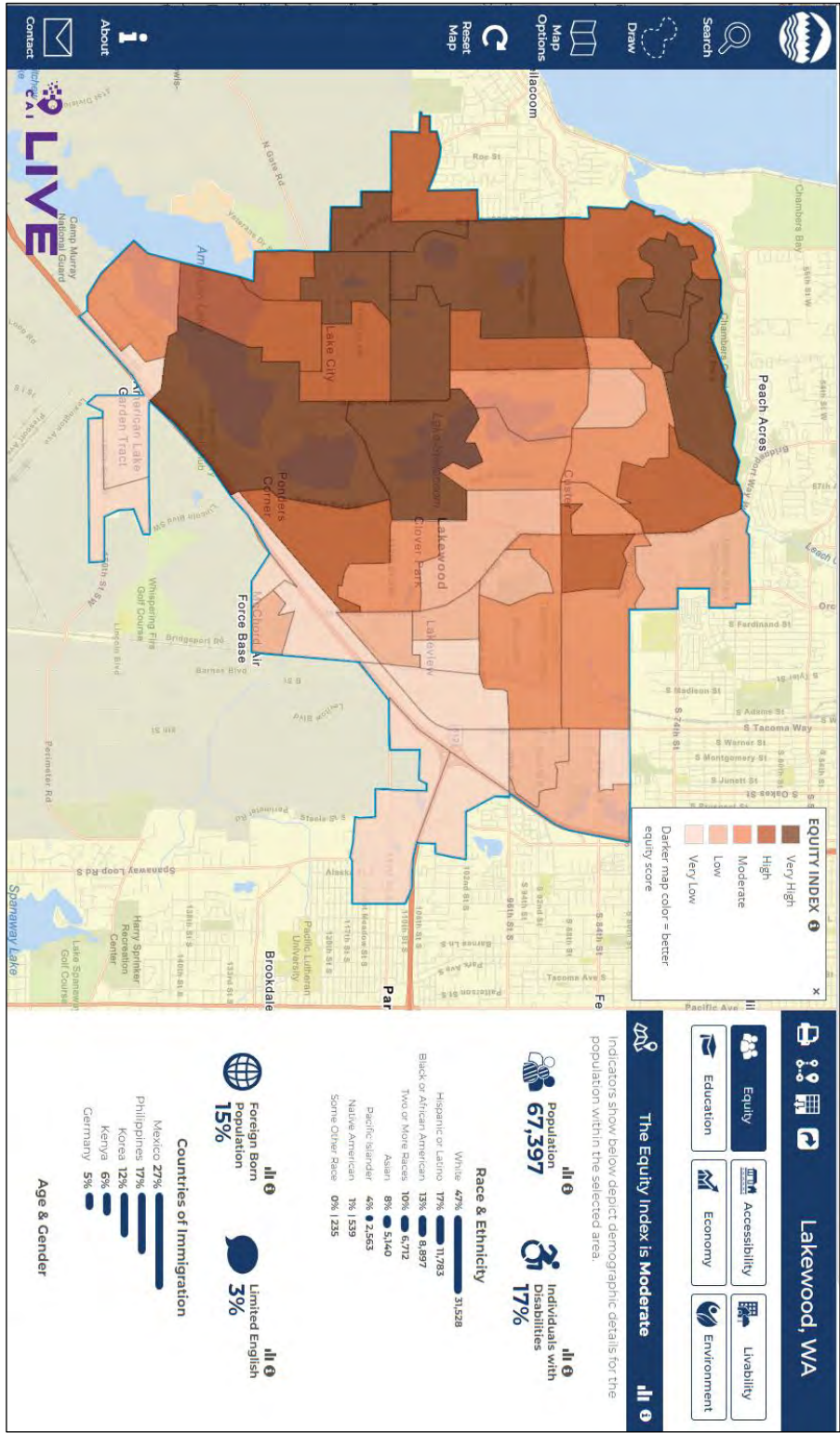


# ATTACHMENT B

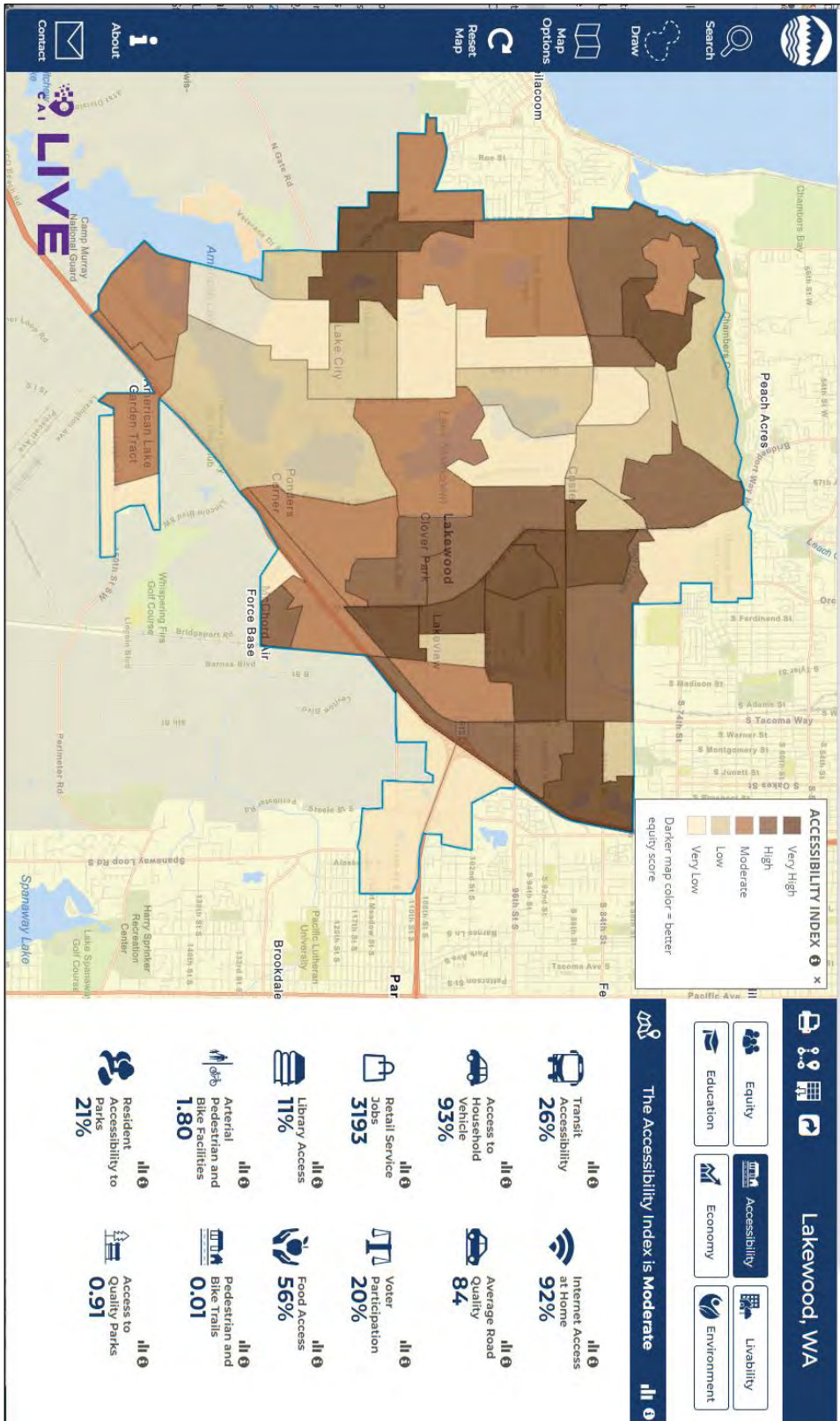
## Map excerpts from Lakewood, WA Equity Index Map

<https://lakewood.aimaps.info/>

### Equity Index (Composite of all other Indices)

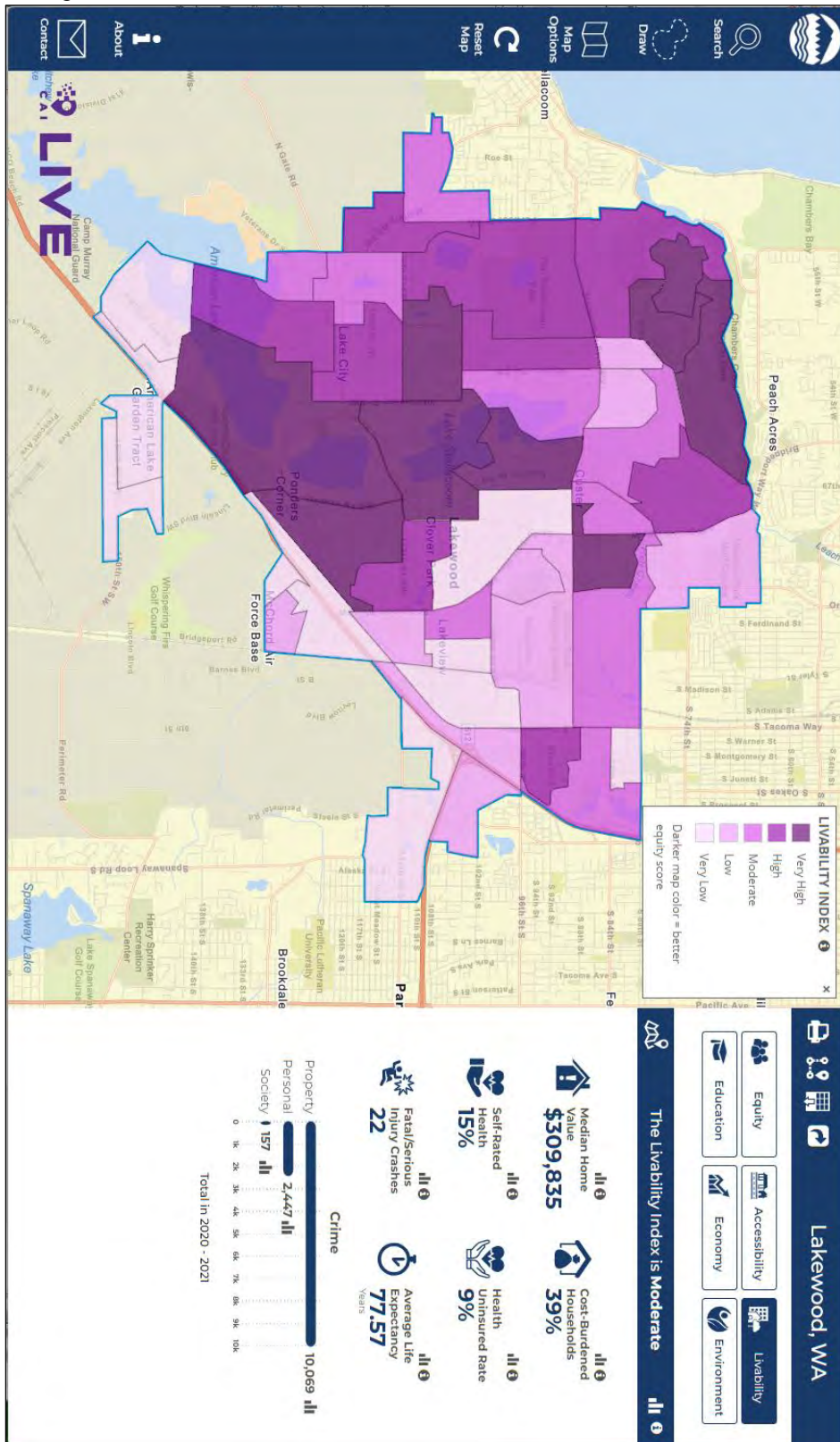


## Accessibility Index

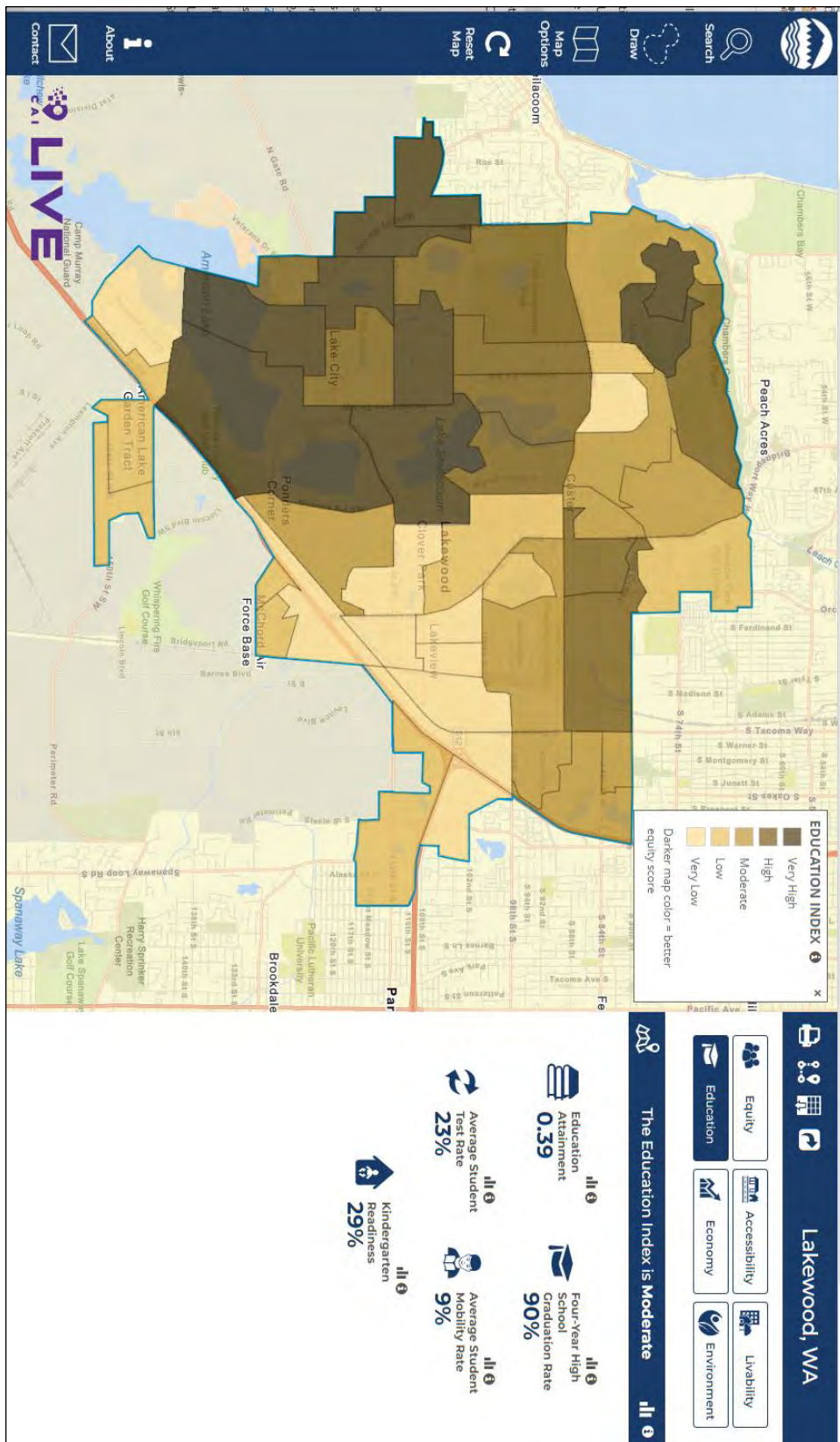




## Livability Index

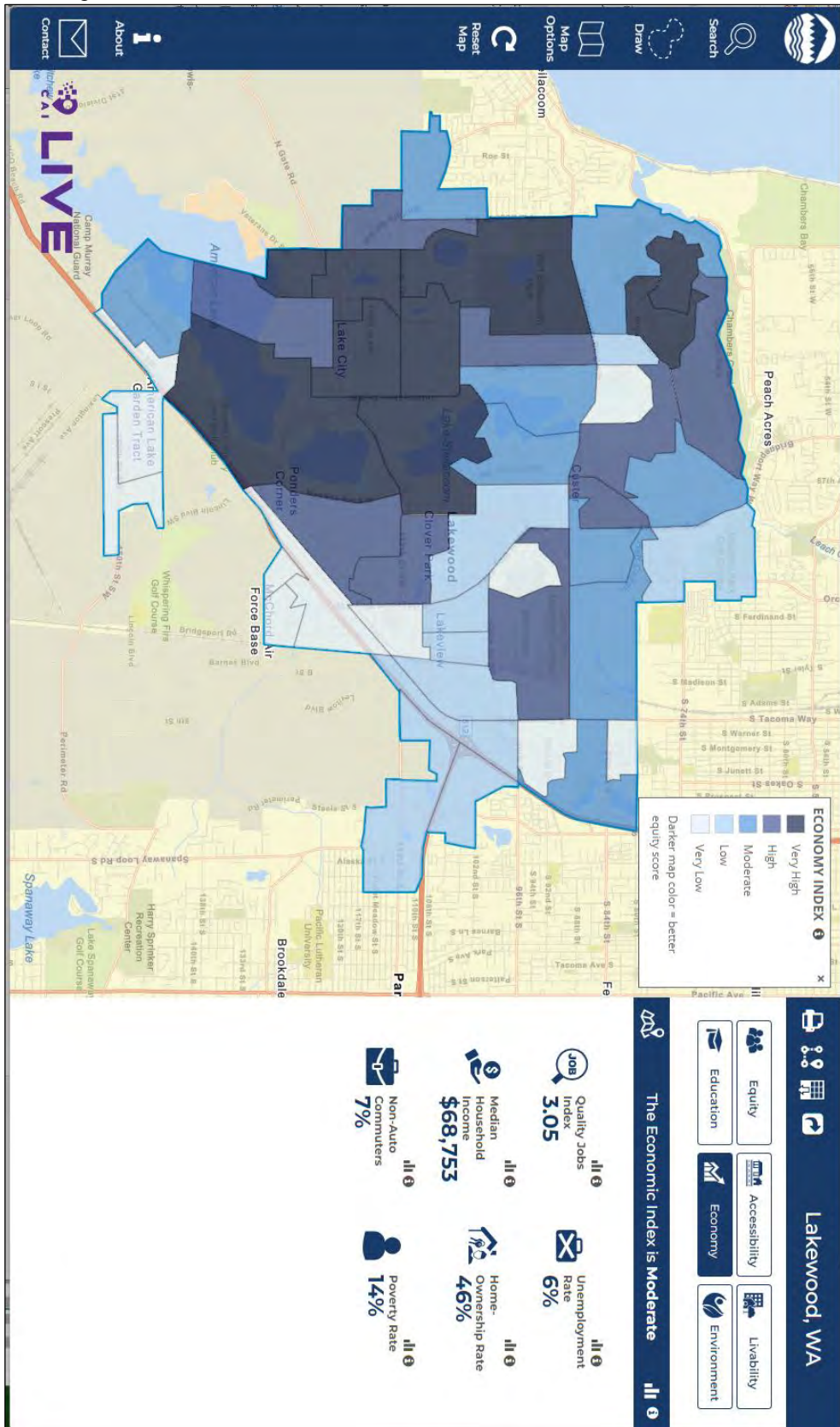


## Education Index

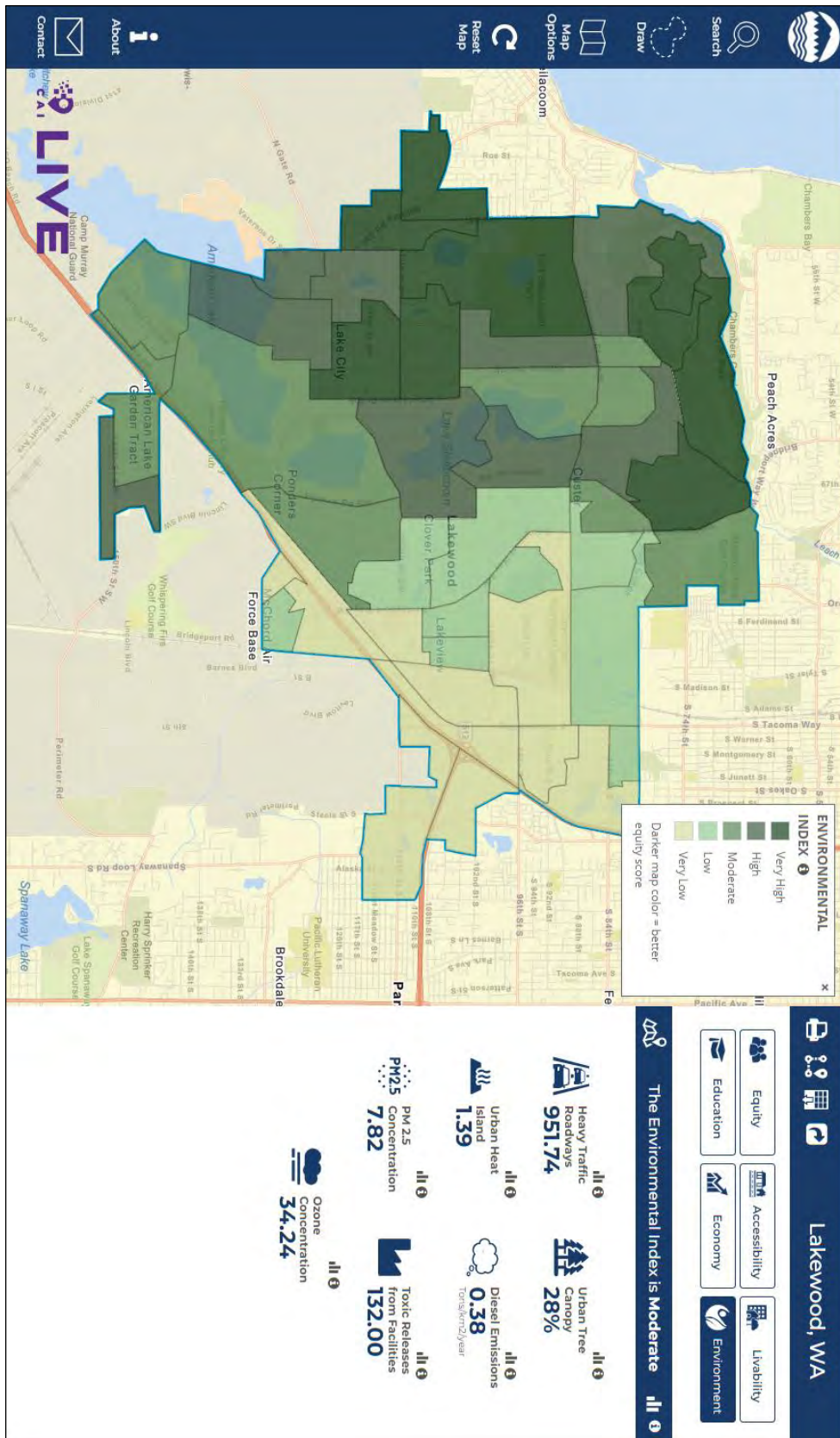




## Economy Index



## Environmental Index





# CAI Mapping Interface User Guide

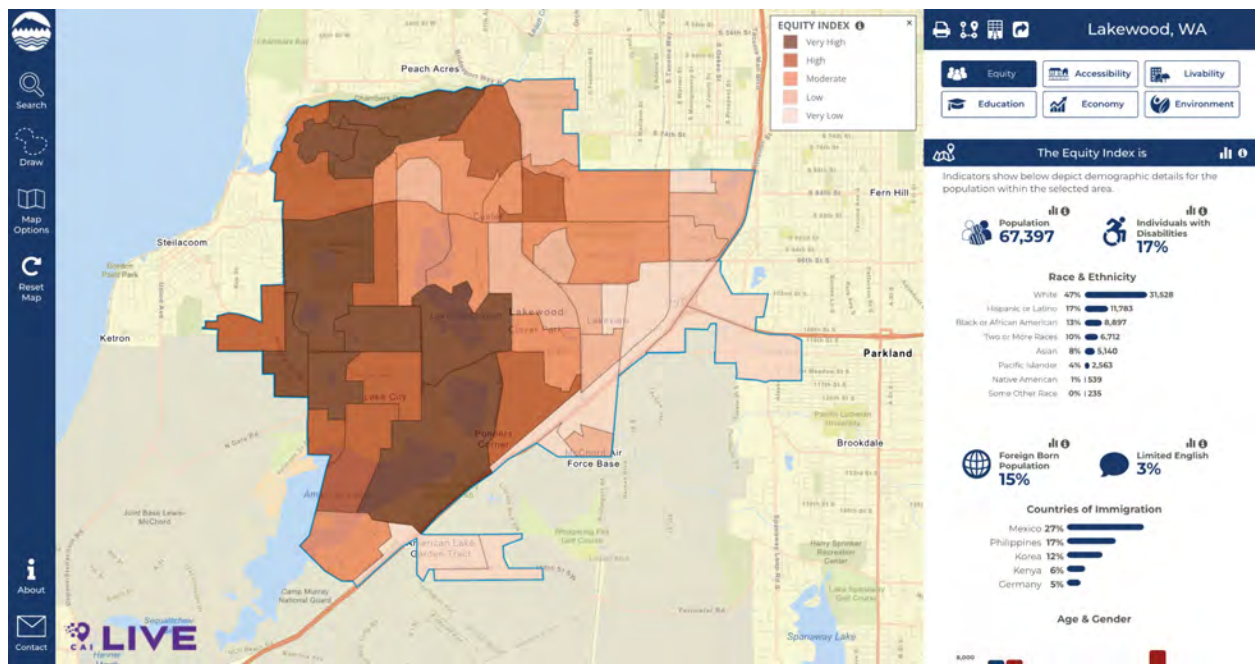
## Overview

The CAI Mapping Interface, developed by Community Attributes Inc., is an interactive mapping platform that displays a set of community indicators within a particular geographic location. The selection of indicators may be sourced from the American Community Survey (ACS), publicly available city or state data, or proprietary tables. The information displayed in the map does not represent an exhaustive list of community characteristics. Instead, the map is designed as one tool of many that can be utilized to inform decision making, strategic intervention, calls to action, and stakeholder engagement.

The following walkthrough highlights the different aspects and functionality of the map. We hope you find the map to be a useful resource for you and your community.

## Mapping Interface

The CAI Mapping Interface has three main components, the navigation panel, located on the left, the interactive map, at the center, and the data dashboard, located on the right.



The navigation panel can be used to configure what is displayed on the map, such as searching and selecting a geographic area or modifying the metric being visualized on the map. The data dashboard summarizes the community indicators based upon the geography that has been selected on the map.

The zoom feature, located in the upper left on the map, is to increase or decrease the field of view displayed on the map. To change the zoom, you can either click the + or – buttons in the top left corner of the map area, or use the scroll wheel on your mouse while the pointer is hovering over a map area.

To navigate within the map, click and hold the mouse button while you drag the underlying map to a new area.

At any time, you can reset the map view to the default by clicking the “Reset Map” button on the far-left hand side of the screen.

The navigation panel buttons on the left of the screen launch open sub-panels.. These sub-panels can be collapsed at any time by using your mouse to click on ◀ in the upper right corner of the panel menu.

## Search

Click on the Search icon on the left side of the map to open the Search Tools menu. You can select one of the defined location areas listed.

As you begin to type, the search bar will generate a list of locations that match your search criteria. Scroll through the options that appear until you find the geographic area that you want. Once you click on a location from the options presented, the map will zoom to that location, showing the overlapping census block group(s), and show community indicators for that area in the data dashboard on the right.

To change your selected location, re-click the Search icon and the search panel will reopen.

## Drawing Selection Tools

The drawing tools an additional method for selecting an area on the map, which allows you to draw a shape around any area of the map and see the community indicators displayed for that selected area. You have three shape options to choose from: circle, rectangle, or freeform shape.

Once you have selected your desired shape, using your mouse, click and hold the mouse button while you draw the desired boundaries.

- For a circle, the first click will represent the center of the circular area you specify, with the diameter expanding or contracting as you move the mouse.
- For a rectangle, the first click will become one corner of the rectangular area you specify, with the shape of the rectangle expanding outward as you move the mouse.
- To draw a freeform area, you can move the mouse in any direction while you hold down the mouse button. It is simplest to draw a freeform shape (from start to finish) around your desired geographic area. It is possible to drag your mouse over a boundary you have already created. If this happens, the area that was “double selected” when the existing boundary was crossed will be removed from the display.



Once you have completed the shape selection, the map will zoom to that location, showing the overlapping census block group(s), and show community indicators for that area in the data dashboard on the right. If you select a geographic area that is smaller than a census block group, the map will redraw the boundaries of the area you selected within the nearest block group. Similarly, if you draw an area on the map that crosses census boundaries, the map will redraw your boundaries to the nearest block group boundaries.

## Map Options

The Map Options icon opens the Map Options menu where you can change the base map views and select the base map layer, geography and indicator sets.

### Map View

You can select the base map layer as a Street Map, a Satellite Map, or a Gray base map.

### Area Selection

The geographical boundary of the map area can be modified by toggling the radio button associated with the desired geography area. Toggling an option will redraw the bounding box around the indicated geography area on the map.

### Equity Index Layers

These layers are the visual display of the computed index values on the map. When a layer is toggled on, every census block group in the selected geography area is color-shaded in proportion to the scale of the index selected. The shading is determined by where a block group falls within a quintile range. A block group falling below the 20th percentile will be assigned a value and color shading associated with a very low designation, whereas a block group falling above the 80th percentile will be assigned a value and color shading associated with a very high designation. Only one layer may be applied at one time.

### Dashboard Indicator Overlay Layers

You are able to visualize other non-index community indicators from the data dashboard on the map by using the dropdown menu. Selecting an indicator from the dropdown menu will color shade every census block group based upon where the block group falls within a quintile range of all the block group values for that indicator. Selecting an indicator overlay will toggle other layers off as only one overlay can be viewed at a time.

### Demographic Overlay Layers

You are able to visualize other non-index community indicators from the data dashboard on the map by using the dropdown menu. Selecting an indicator from the dropdown menu will color shade every census block group based upon where the block group falls within a quintile range of all the block group values for that indicator. Selecting an indicator overlay will toggle other layers off as only one overlay can be viewed at a time.

## Community Indicators Dashboard

The right side of the map displays a dashboard with a number of community indicators.

Within the dashboard, community indicators are organized by category: Equity Overview, Livability, Accessibility, Economy, Education and Environment.



Clicking on one of the buttons above will result in the associated community indicators for the selected category being displayed within the data dashboard. The values displayed for each community indicator are calculated based upon the selected geographic area on the map.

Dashboard indicators can be accompanied by the following icons.



These icons allow you to see additional context for the indicator. Clicking on the bar icon will show the distribution of the indicator values across the range of block groups from the selected geographies. Clicking on the info icon will display an explanation of the indicator including its data vintage, how current the underlying data is, and source.

The information and distribution panels can be hidden by clicking the x icon in the upper right.

Changes to the Equity Index layer on the map can be initiated from the database by clicking on this icon. This functions similar to toggling on an Equity Index layer from within the Map Option navigation panel.



## Print, Export and Share

The icons above the data dashboard can be used to print (or save to a PDF), export data and share details of the map with others via a URL link.





### Printing/ Viewing as PDF

Click the Printer Icon at the top of the Data Panel to format the map and data panel for printing and saving a scenario for use in reports or to compare selected areas.

If the map area does not print properly, click on the Print Setting button at the top of the window to optimize your printer settings.

To Print or Save as a PDF, click the Print Icon at the top of the screen and follow the instructions given by your browser.

### Exporting Data

Data can be exported, via a data download, from the application in two ways, as an Excel file or a GeoJSON file.

To download as a GeoJSON file, click the map icon to the right of the printer icon.

To download data into an Excel file, click the download icon.

After the download is complete you should be able to utilize and share the underlying data outside of the map application.

### Sharing Map

To obtain a link that can be shared with others, click the share icon. This will display a link and will provide the ability to copy that link which could then be used to share with a colleague or embed share on a website or social media site.