



Source: City of Lakewood, 2023.

2024 COMPREHENSIVE PLAN UPDATE

JOINT Steering Committee Meeting, **Sept 18, 2023**





OVERVIEW

01

Welcome and
Introductions
(10 minutes)

02

Comprehensive
Planning 101
(15 minutes)

03

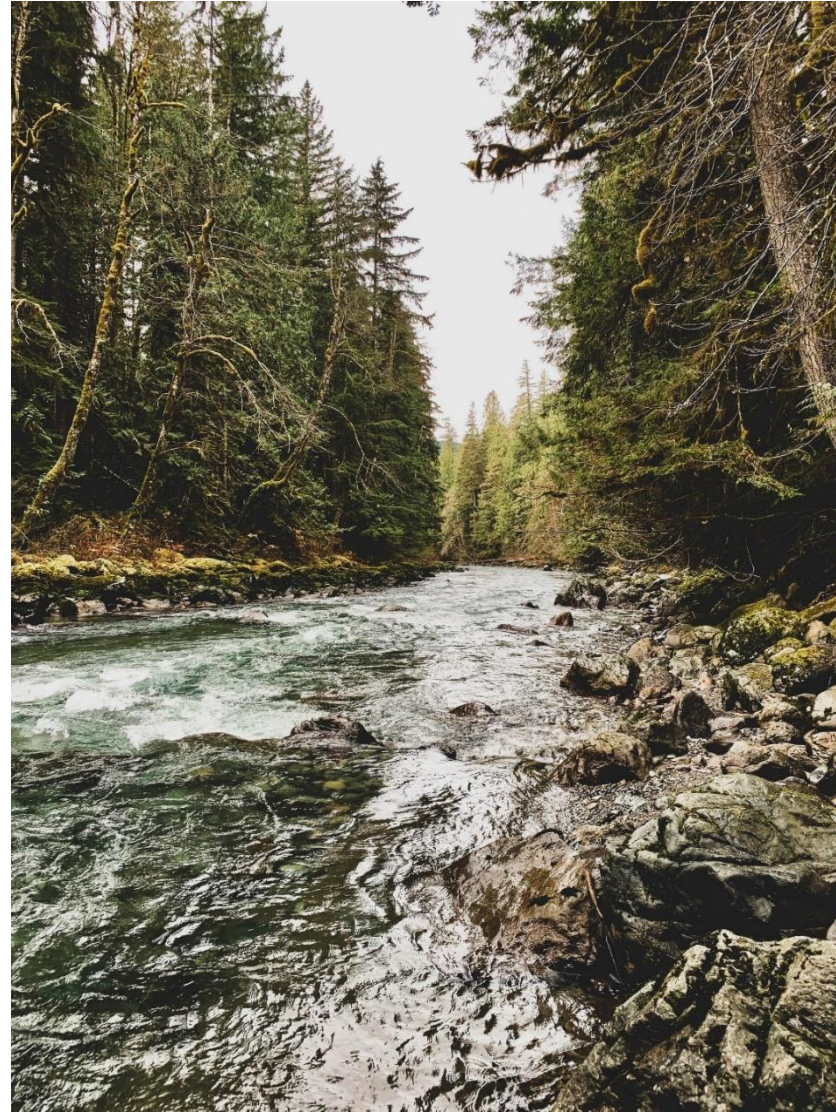
Engagement
(30 minutes)

04

Wrap-Up
(5 minutes)

ICE BREAKER

What is your favorite Autumn activity?



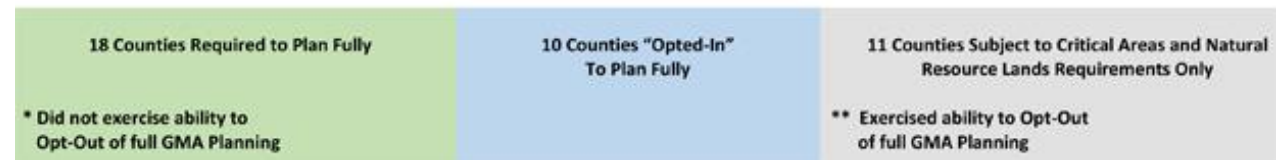
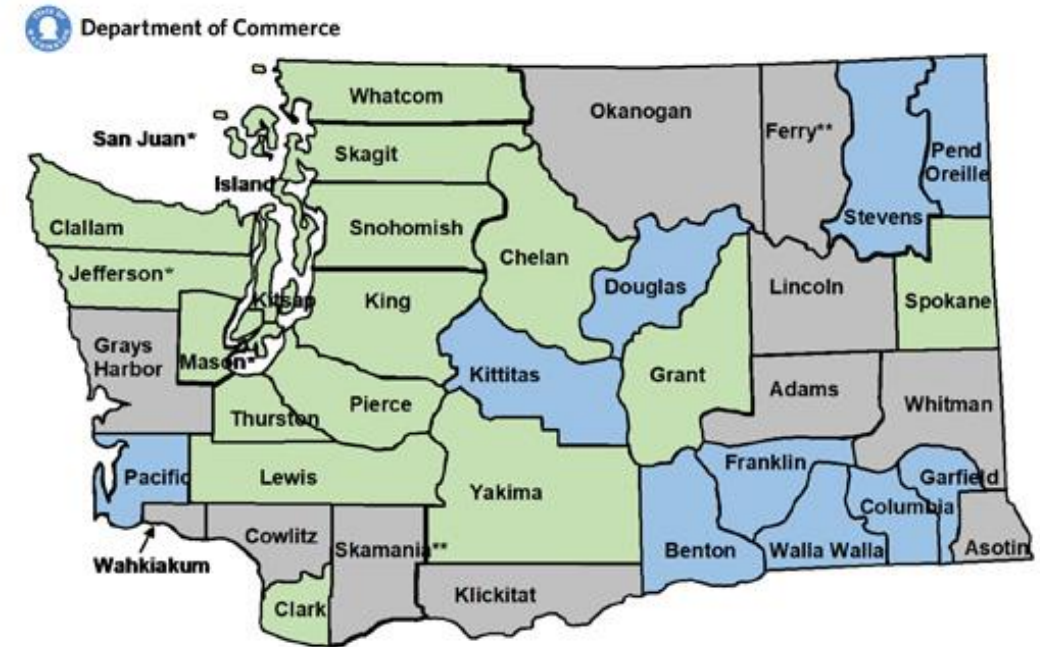
Source: [Unsplash](#)





PLANNING FOR GROWTH

- Growth Management Act (GMA) requires cities and counties to plan for their fair share of growth.
- Office of Financial Management (OFM) develops population projections for the state and counties.
- Fully planning counties work together with their cities to determine where growth should be directed.



Source: MSRC, 2023.



WHY DO WE PLAN?

- Help imagine how Lakewood should grow and change, and what it should offer current and future residents. Lakewood is a city with over 63,000 residents as of 2020. From 2020-2044, the city is anticipated to add almost **9,378 housing units** (~6,000 multifamily) and **9,863 jobs**.
 - Does not include 574 emergency housing unit needs
- Community's statement of vision, values, and priorities.
- Guide decision-making, regulations, and investments toward meeting community goals.
- The overall goal is to maximize everyone's health, safety, and economic wellbeing and keep Lakewood a great place to live, work, and visit for all.



WHAT IS A COMPREHENSIVE PLAN?

- Encapsulates the community's vision and framework for growth in Lakewood over the next 20 years.
- Reflects community goals and values.
- Establishes policies to guide future development in a manner consistent with that vision.



Relationship between the GMA, VISION 2050 and MPPs, CPPs, and local comprehensive plans.

Source: [PSRC](#), 2022.



PLAN ELEMENTS

Comprehensive plans cover a wide range of topics called “elements.” Each element has goals and policies specific to that element, along with supporting background information.

STATE REQUIRED ELEMENTS

- Land Use
- Housing
- Capital Facilities
- Utilities
- Transportation
- Parks, Recreations, and Open Space
- Shoreline Management
- Economic Development
- Energy & Climate Change (new requirement)

ADDITIONAL LAKEWOOD ELEMENTS

- Tillicum Subarea Plan
- Downtown Subarea Plan
- Lakewood Station District Subarea Plan



GROWTH CONSIDERATIONS IN LAKEWOOD

- Comprehensive plans need to accommodate adopted growth allocations.
- What we are reviewing to ensure Lakewood has enough capacity to accommodate its 20-year target:
 - **Land Capacity Analysis/Zoning** – Does Lakewood have enough potentially developable land available under current zoning to meet adopted targets (overall, by County, and by income band)?
 - **Housing** – How much and what kind of housing will Lakewood’s current and future population need?
 - **Jobs** – How many and what kind of jobs will Lakewood’s current and future population need?



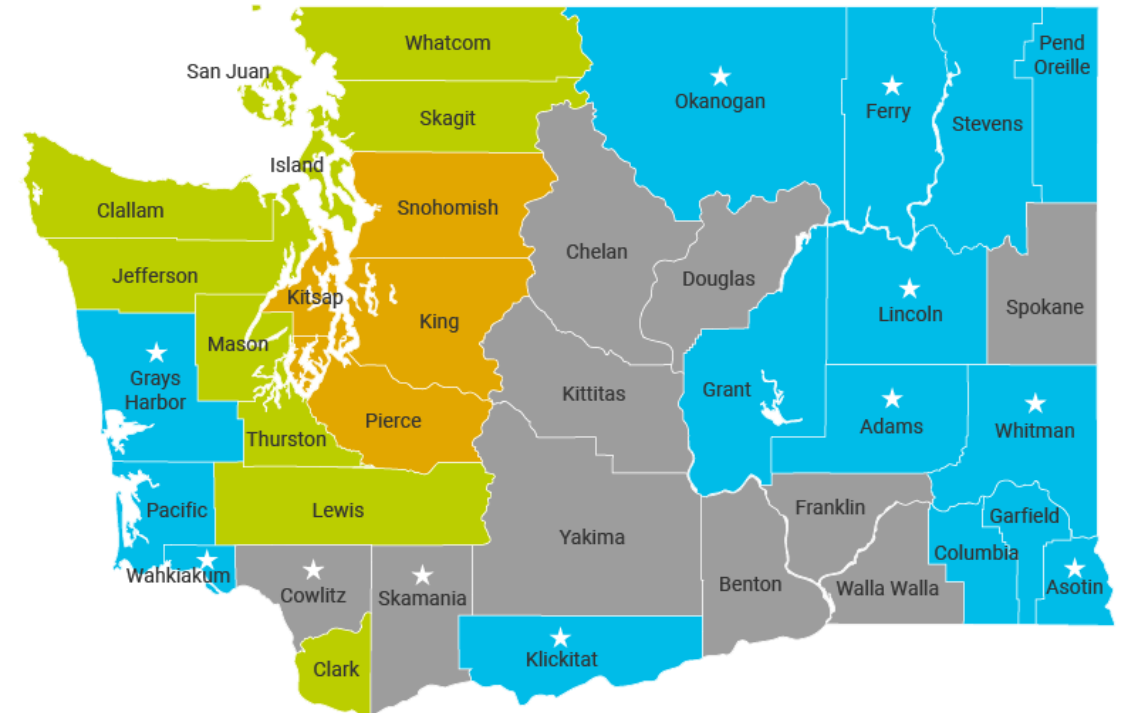
GROWTH CONSIDERATIONS IN LAKEWOOD CONT.

- What we are reviewing to ensure Lakewood has enough capacity to accommodate its 20-year target:
 - **Transportation** – What transportation improvements are needed and where to support the growth plan?
 - **Capital Facilities, Utilities, Public Facilities** – What services are needed and where to support the growth plans?
 - **Climate Change** – How can Lakewood reduce GHG emissions and adapt to a changing climate?



PERIODIC UPDATE SCHEDULE

- Deadline for Lakewood Comprehensive Plan Periodic Update is December 31, 2024.



■ **2024** Due December 31st ■ **2025** Due June 30th ■ **2026** Due June 30th ■ **2027** Due June 30th

★ Starred counties are partially planning under the Growth Management Act

Periodic Update Schedule
Source: MSRC, 2023

COMPREHENSIVE PLAN QUESTIONS?



Source: [Unsplash](#)



LAKEWOOD COMPREHENSIVE PLAN ENGAGEMENT

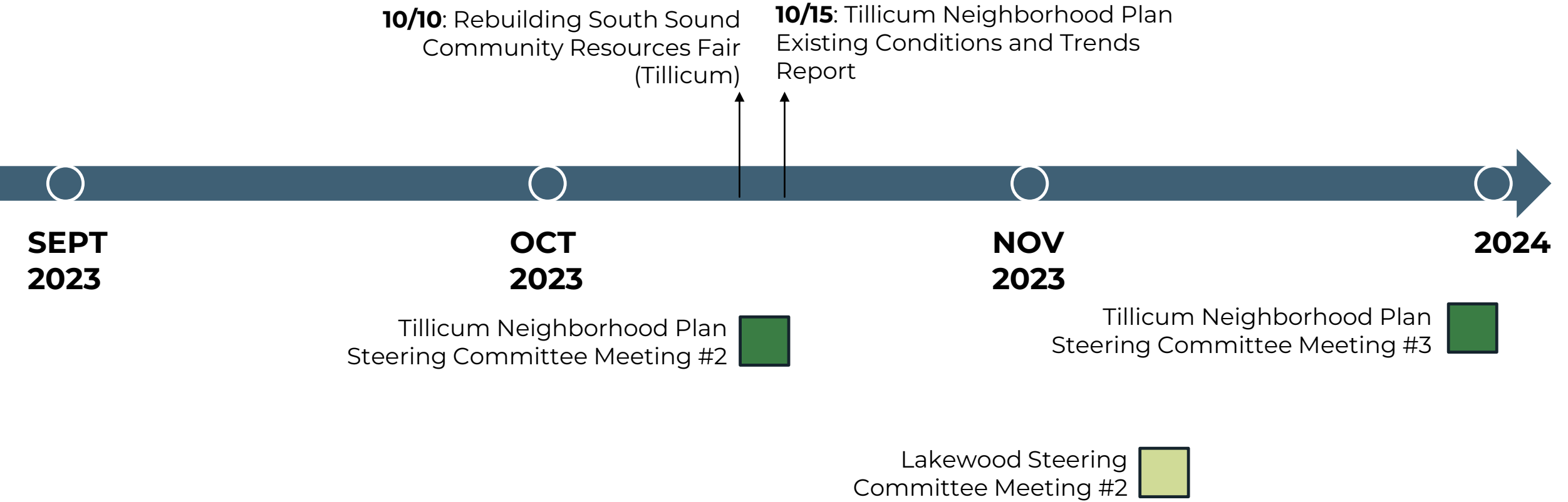
PROJECT SCHEDULE AND DELIVERABLES

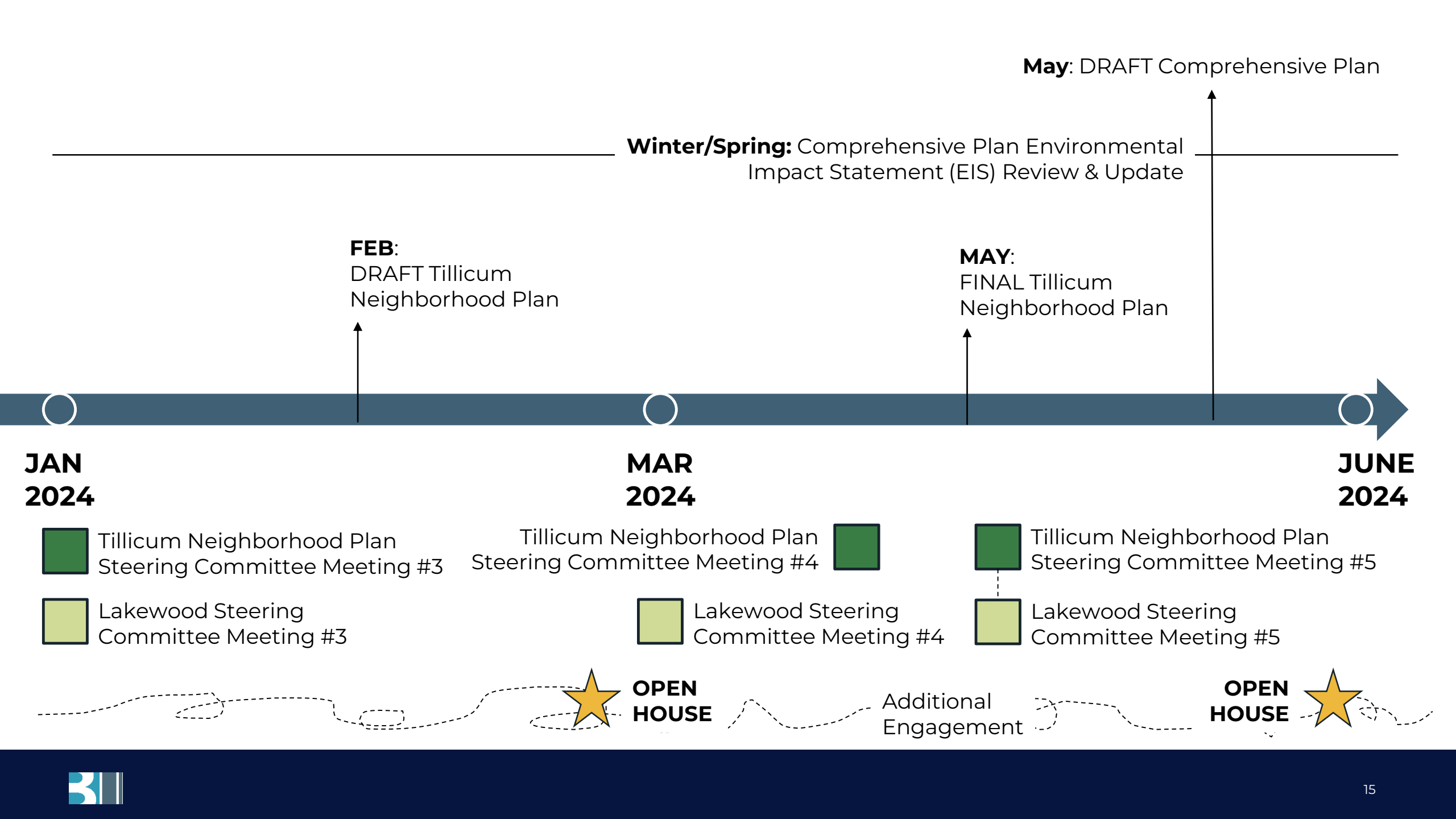


WORK DONE TO DATE

- Energy and Climate Change Implementation Plan
- Lakewood Housing and Climate Change Survey
- Over 12 interviews
- 4 Focus Groups
 - Springbrook Connection
 - Affordable Housing Consortium
 - Lakewood Lions
 - Lakewood Community Collaboration
- 2 Pop Up Events
 - Cloverpark Technical College
 - Lakewood Youth Summit

Fall: Comprehensive Plan Engagement & Visioning







ADDITIONAL STEPS

- Presentations to Planning Commission and City Council (May – December 2024)
- State Agency Review
- Public Comment Period

Additional Lakewood
Steering Committee
Follow Up

Summer 2024:
City Council Review of
Comprehensive Plan

DEC:
Final Comprehensive
Plan Adoption

**JUNE
2024**

**DEC
2024**



ADDITIONAL ENGAGEMENT CONTACTS

- City seeking names of key organizations and individuals to invite to participate in Comprehensive Plan Update Process



ONLINE RESOURCES

- <https://cityoflakewood.us/24periodicreview/>
- <https://lakewoodwaspeaks.org/>
- <https://lakewood.caimaps.info/>



CONTACTS

- Andrew Bjorn (andrew@berkconsulting.com)
- Ben Han (benh@berkconsulting.com)
- Maddie Immel (Maddie@berkconsulting.com)
- Carmen Smith (carmen@berkconsulting.com)
- Ted Thelin (tthelin@cityoflakewood.us)
- Tiffany Speir (tspeir@cityoflakewood.us)

Joint Meeting: Comp Plan Update

City of Lakewood | September 18, 2023

In Attendance

- Consultant Team: Ben, Maddie, Carmen,
- City Staff: Ted, Tiffany
- Rachel Lehr – Rebuilding Together South Sound, Director of Programs
- Mark Herr- Small Business Owner
- David Anderson – Tillicum Woodbrook Neighborhood Association president
- Jesse Black – Executive Director of Springbrook Connections, employee at LASA
- Janne Hutchins – Community volunteer
- Alex Harrington – Master Builders
- Jason Gano- Master Builders
- Bob Warfield – Community Center
- Erin Dilworth – Healthy Community Planner for Tacoma/Pierce County Health Department
- Taneisha Lyons – Neighborhood resident
- Claudia Fisher – Executive Director, SeaMar Community Center

Meeting Notes

Comprehensive Update

- What about buildable lands?
 - Will follow up with more information on this.
- Will these PowerPoint slides be available?
 - Yes, they'll be posted on the City's website
- Want to be clear in respect to Tillicum and Woodbrook that we're thinking about the air space requirements when thinking about verticality because of all the planes from nearby military installations

Engagement

- Second Tuesday of every month and you're welcome to come whenever to present to Tillicum neighborhood group.
- Not seeing here anyone from the neighborhood that's not connected to the neighborhood. Who from the neighborhood is here? Regular everyday people that aren't connected to organizations.
 - Definitely happy to reach out to other folks as needed.

We have a new supervising Librarian. She might be able to have a contemporary bulletin board and there are computers available for people to express concerns.
 - Having a meeting with food and presenting this information would be a great way to get feedback.
- Any specific topics of interest?
 - Was an idea to have fiber optic apprenticeship training but it failed because there wasn't adequate transportation for people to
 - the walk bike route is totally needed . Walking the highway is dangerous and scary.
 - More interested in the affordable housing aspect of this. More recently, business engagement has come to light. We just have a Safeway, would love to see how this plan could encourage more businesses to come to the neighborhood
 - Affordable housing. Buildable lands report- would like to see how we can add density. Would love to point out all the awesome condos and apartments
 - Is there a way we can incorporate revitalization/refurbishment of buildings that we currently have?
 - That's a great restaurant. Red Carbon has been trying to open for a year and a half by McDonalds- it was a Denny's. Curious what the headache/hold up is for business trying to open.
 - Youth engagement