

2024 Comprehensive Plan Periodic Review: Changes to Housing Rules

11/15/23 Open House



Lakewood

2024 Periodic Review

WA State Land Use Planning Structure



Growth Management Act and other State Statutes



Multi-County Planning Policies
(Vision 2050)



Countywide Planning Policies



Comprehensive Plan



Development
Regulations and Permitting



State Laws & Policies

Regional Policies

Countywide Policies

Local Policies and Regulations

What is the Lakewood Comprehensive Plan?



- Encapsulates the community's vision and framework for growth (housing and jobs) in Lakewood over the next 20 years.
- Must be consistent with countywide, regional, and statewide policies and laws.
- Reflects community goals and values.
- Establishes policies to guide future development in a manner consistent with that vision.
- Drafted to maximize everyone's health, safety, and economic well-being and keep Lakewood a great place to live, work, and visit.

About Lakewood

Lakewood is bisected by I-5 and its land use options are limited due to the adjacent locations of Joint Base Lewis-McChord, Camp Murray, Steilacoom, and University Place.

Lakewood does not own its:

- Sewer (PC Sewer);
- Water (Lakewood Water District); or
- power utilities (Lakewood Light & Power, PSE, TPU.)

Lakewood must coordinate its land use and growth planning with tribes, federal and state government, and utilities serving the City.



Lakewood Vision Statement



Our VISION for Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, and economic prosperity. We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future.

The City Council's VISION for Lakewood at its 30 Year Anniversary is a community:

- Inspired by its own sense of **history** and **progress**.
- Known for its safe and attractive **neighborhoods**, vibrant **downtown**, active **arts and cultural communities**.
- Sustained by robust **economic growth** and job creation.
- Recognized for the excellence of its **public and private schools**, and its community and technical colleges
- Characterized by the beauty of its **lakes, parks and natural environment**.
- Acknowledged for excellence in the **delivery of municipal services**.
- Leveraging and embracing of our **diversity**.
- Supportive of **Joint Base Lewis McChord (JBLM)**, **Camp Murray**, **service members and their families**.

Lakewood Community Values

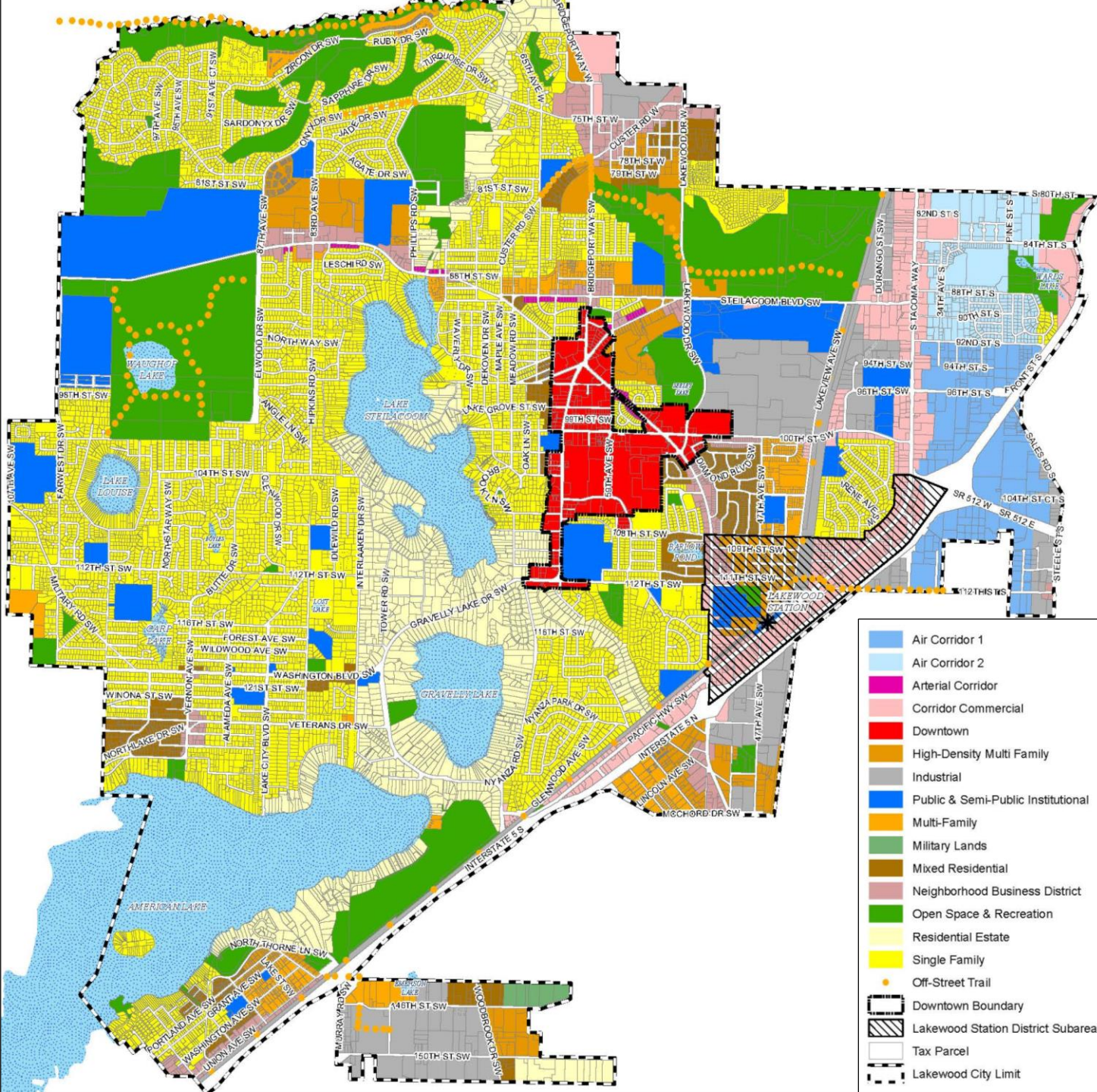


- Friendly and Welcoming Community
- High Quality Public Services, Educational Systems, Parks and Facilities
- Vibrant Connected Community Places Unique to Lakewood
- Strong Local Economy
- Sustainable and Responsible Practices

2023 Lakewood Land Use

Acreage share

| | |
|------------------------|-------|
| Residential*: | 50.1% |
| Parks/Open Space: | 21.1% |
| Commercial Zones: | 7.3% |
| Downtown/Urban Center: | 2.7% |
| Industrial Zones: | 6.3% |
| Public Institutional: | 6.3% |
| Military-Related: | 5.5% |



Periodic Review Schedule



- Deadline for Lakewood's Comprehensive Plan Periodic Review is December 31, 2024.



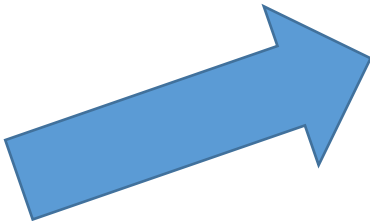
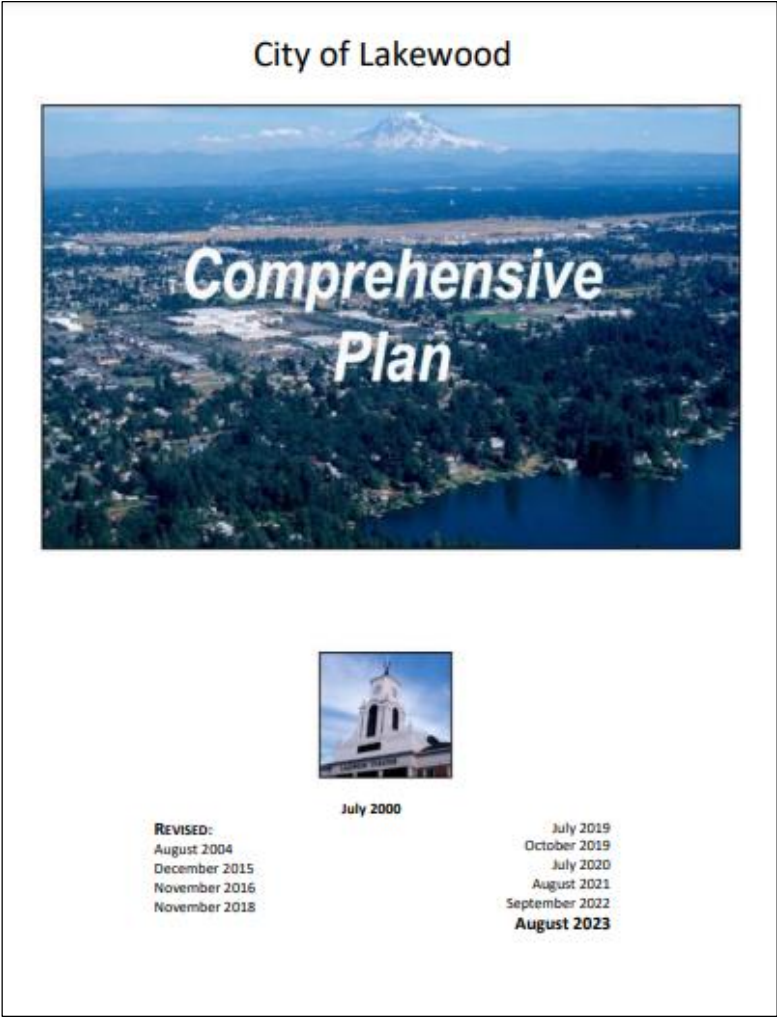
2024 Due December 31st 2025 Due June 30th 2026 Due June 30th 2027 Due June 30th

★ Starred counties are partially planning under the Growth Management Act

Periodic Update Schedule

Source: MSRC, 2023

What will happen in the 2024 Comprehensive Plan Periodic Review?



Growth Considerations in Lakewood



- **To ensure Lakewood has enough capacity to accommodate its 20-year growth targets for housing and jobs, the 2024 Periodic Review includes reviewing:**
 - **Land Capacity Analysis/Zoning** – Does Lakewood have enough potentially developable land available under current zoning to meet adopted targets by income band?
 - **Transportation** – What transportation improvements are needed and where?
 - **Capital Facilities, Utilities, Public Facilities** – What services are needed and where?
 - **Climate Change** – How can Lakewood reduce GHG emissions and adapt to a changing climate?

What else will be reviewed?



Policies and Regulations

Section I: Comprehensive Plan

LAND USE

HOUSING

CAPITAL FACILITIES

UTILITIES

TRANSPORTATION

SHORELINE

ESSENTIAL PUBLIC FACILITIES

TRIBAL PLANNING

ECONOMIC DEVELOPMENT

PARKS & RECREATION

OPTIONAL ELEMENTS

CONSISTENCY

PUBLIC PARTICIPATION

Section II: Development Regulations

CRITICAL AREAS

ZONING CODE

SHORELINE MASTER PROGRAM

RESOURCE LANDS

ESSENTIAL PUBLIC FACILITIES

SUBDIVISION CODE

STORMWATER

IMPACT FEES

CONCURRENCY & TDM

TRIBAL PARTICIPATION

OPTIONAL REGULATIONS

PROJECT REVIEW PROCEDURES

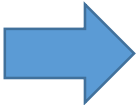
PLAN & REGULATION AMENDMENTS



| |
|---|
| Overall Requirements..... |
| Wetlands..... |
| Critical Aquifer Recharge Areas..... |
| Frequently Flooded Areas..... |
| Geologically Hazardous Areas..... |
| Fish and Wildlife Habitat Conservation Areas..... |
| Designating and Protecting Waters of the State..... |
| Anadromous Fisheries..... |
| Reasonable Use Exceptions..... |
| Agricultural Activities..... |
| Forest Practices Regulations..... |
| Good Ideas..... |

2024 Comprehensive Plan Periodic Review: Content Reorganization

| 2023 Comprehensive Plan Table of Contents | |
|---|-------------------------------------|
| 1.0 | Introduction |
| 2.0 | Official Land Use Maps |
| 3.0 | Land Use |
| 4.0 | Urban Design & Community Character |
| 5.0 | Economic Development |
| 6.0 | Transportation |
| 7.0 | Utilities |
| 8.0 | Public Services |
| 9.0 | Capital Facilities and Improvements |
| 10.0 | Energy & Climate Change |
| 11.0 | Implementation |



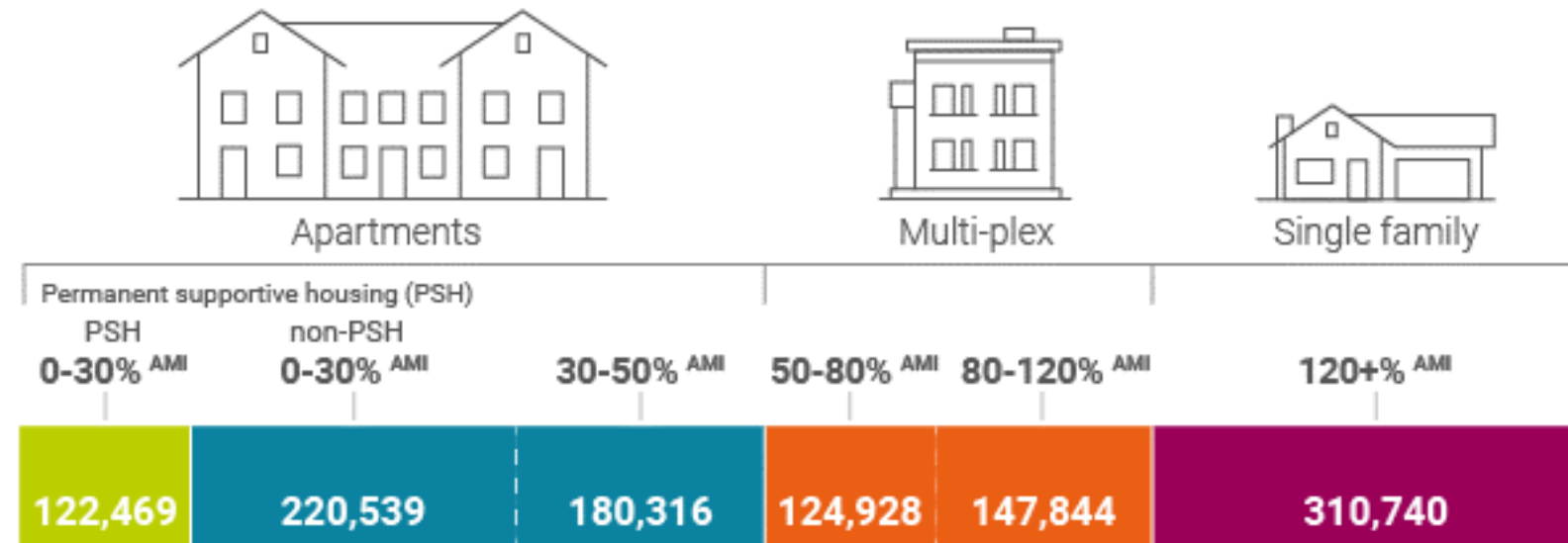
| 2024 Comprehensive Plan Table of Contents | |
|---|---|
| 1.0 | Introduction |
| | GOALS & POLICIES |
| 2.0 | Land Use & Land Use Maps |
| 3.0 | Capital Facilities & Essential Public Facilities |
| 4.0 | Economic Development |
| 5.0 | Energy & Climate Change |
| 6.0 | Housing |
| 7.0 | Military Compatibility |
| 8.0 | Natural Environment |
| 9.0 | Parks & Recreation |
| 10.0 | Public Services |
| 11.0 | Optional Elements Introduction: Subareas |
| 12.0 | Transportation |
| 13.0 | Urban Design & Community Character |
| 14.0 | Utilities |
| 15.0 | Implementation (Consistency, Public Engagement, Tribal Planning |
| | APPENDICES |
| | Lakewood Demographics |
| | Energy & Climate Change Implementation Plan |
| | Parks Legacy Plan |
| | City Capital Improvement Program (CIP) w School & Utilities' CIPs |
| | Downtown Subarea Plan |
| | Station District Subarea Plan |
| | Tillicum-Woodbrook Subarea Plan |



WA State Housing Needs by 2044



Future housing needs broken down by area median income (AMI) groups



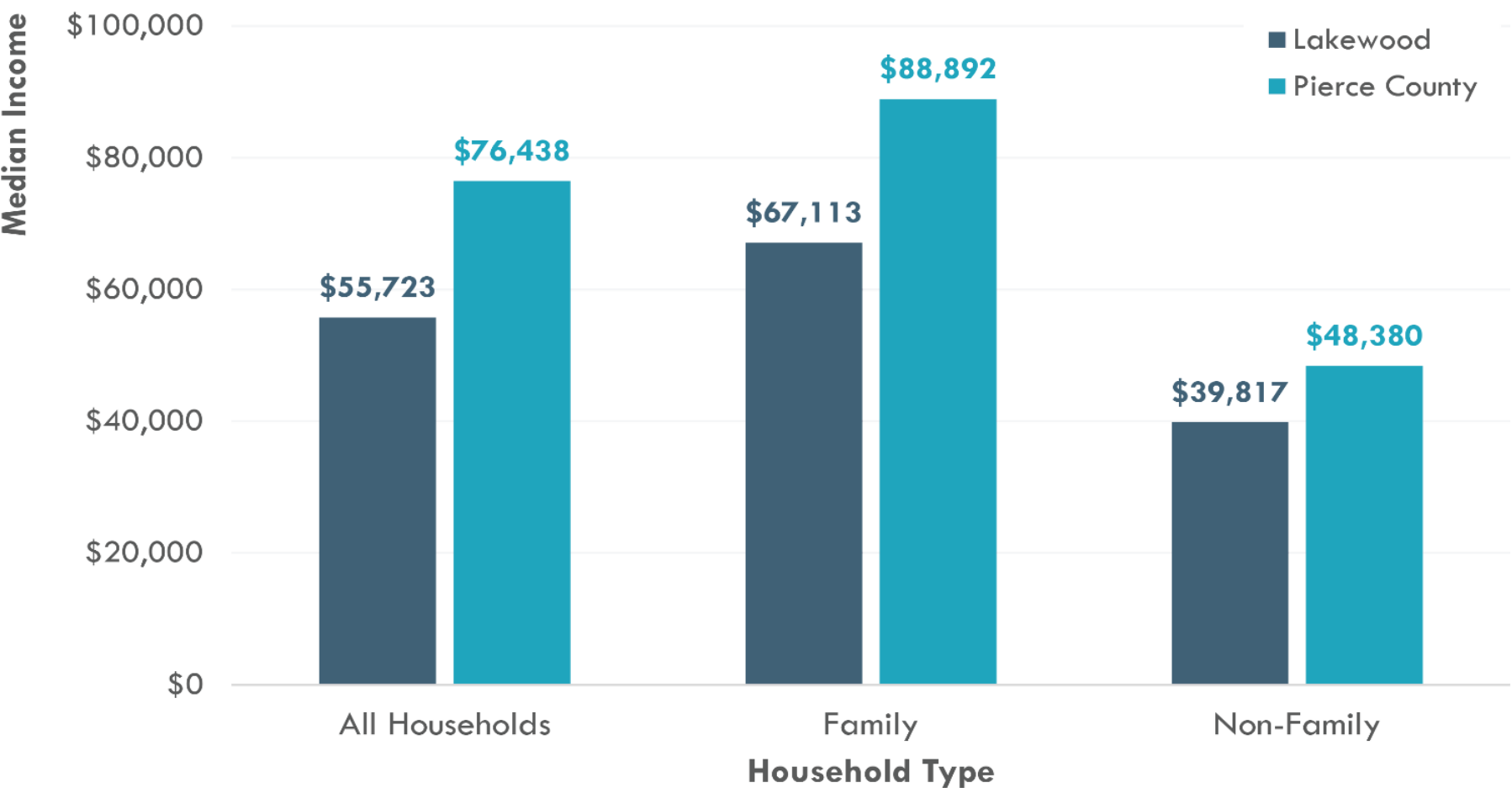
1.1 Million new homes will be needed in the next 20 years

In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)

Source: WA Department of Commerce

Comparison of Household Area Median Income: Lakewood and Pierce County



Lakewood 2044 Growth Targets



Lakewood has to plan for **9,378 new housing units** plus **574 new emergency housing units** by 2044, and under state law, some of the units have to be **affordable⁴** to people at all percentages of the Pierce County's area median income (AMI) identified below:

| Permanent Housing Needs by % of Pierce County Area Median Income ⁵ (AMI) | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|------------|------------|--------------|--------------------|
| | Total | 0-30% | | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | Emergency Units*** |
| | | PSH* | Non-PSH | | | | | | |
| '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 |

| | 2044 Growth Target | ID'd for DSAP by 2035** | ID'd for LSDS by 2035** | Elsewhere in City | Emergency Units |
|------------------------|--------------------|-------------------------|-------------------------|-------------------|-----------------|
| Housing Units** | 9,378 | 2,257 (24%) | 1,722 (18%) | 5,399 (58%) | 574 |
| Jobs | 9,863 | 7,359 (75%) | 1,276 (13%) | 1,228 (12%) | - |

**Housing Units by AMI will need to be allocated within the City's Downtown and Station District subareas along with the rest of the City as part of the 2024 Comprehensive Plan Periodic Review.

Summary of New State Laws on Housing

| Housing Units | How many per lot? |
|---|---|
| Middle Housing* Basic Rule | 2 units/lot in <u>SF areas</u> (R1-R4 zones) |
| Middle Housing $\frac{1}{4}$ Mile from Major Transit Stop | 4 units/lot in <u>SF areas</u> (R1-R4 zones) |
| Middle Housing if 1+ unit affordable | 4 units/lot wherever base rule applies in <u>SF areas</u> (R1-R4 zones) |
| Middle Housing in non-sewered areas | 2 units/lot in <u>SF areas</u> until either the landowner or local government provides sewer service or demonstrates a sewer system will serve the development at the time of construction. |
| Accessory Dwelling Units (ADUs) | <p>2 ADUs on all lots that meet the minimum lot size in <u>each zone that allows for single-family homes</u> (R1-R4, ARC zones)</p> <p>The ADUs may be:</p> <ul style="list-style-type: none"> a. 2 attached accessory dwelling units (ADUs) such as unit in a basement, attic, or garage. b. 1 attached ADU and 1 detached ADU, <u>or</u> 2 detached ADUs that may be comprised of either 1 or 2 detached structures. c. A conversion of an existing structure, such as a detached garage. |

*"Middle housing" is defined as buildings that "contain two or more attached, stacked, or clustered homes, including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing."



Middle Housing

Duplexes, Triplexes, Fourplexes, Fiveplexes, Sixplexes, Townhouses, Stacked Flats, Courtyard Apartments, and Cottage Housing



Source: WA Department of Commerce

Must allow at least 2 Middle Housing Units per Lot in Single Family Areas

Must allow 4 units per lot in Single Family Areas less than ¼ mile from Major Transit Stops



Middle Housing

Lakewood must allow at least 6 of the 9 middle housing types included in the GMA



Duplex



Fourplex

Lakewood already allows all of these in some places – it will have to expand where they are allowed



Courtyard Apartments



Cottage Housing

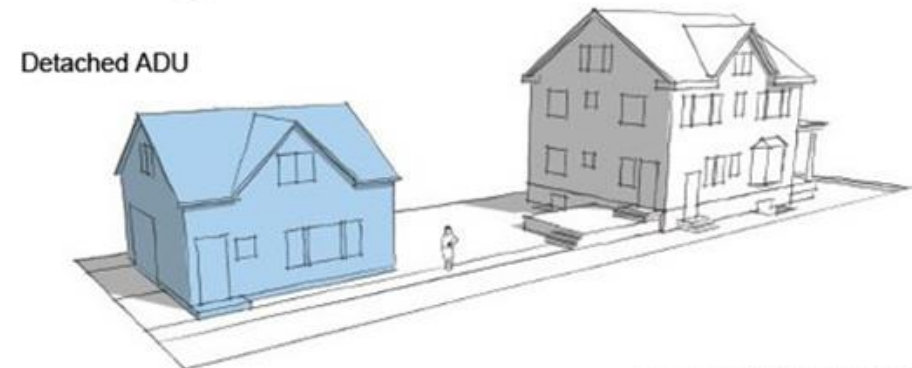
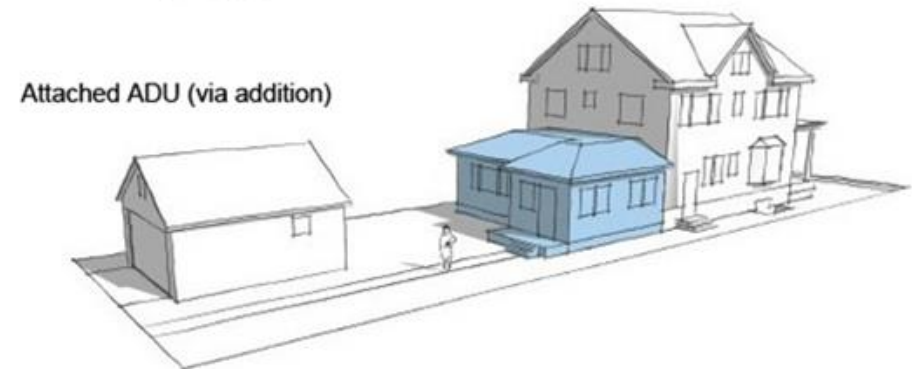
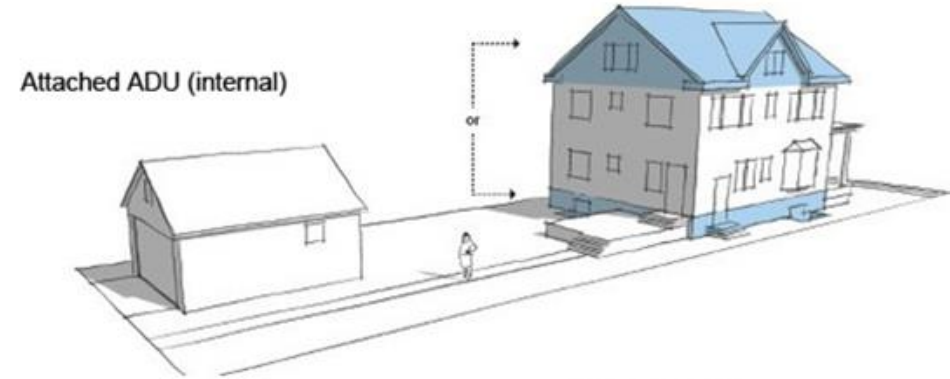


Townhouses

Accessory Dwelling Units (ADUs)

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white



Allow at least 2 ADUs per lot in Single Family Areas

2+ ADUs on a legal lot, which must be allowed to be any combination of:

- One attached and one detached;
- Two attached ADUs; or
- Two detached ADUs

Duplexes, triplexes, townhouses, and multifamily structures may have ADUs

Image credit: City of Saint Paul, MN



Detached ADU example



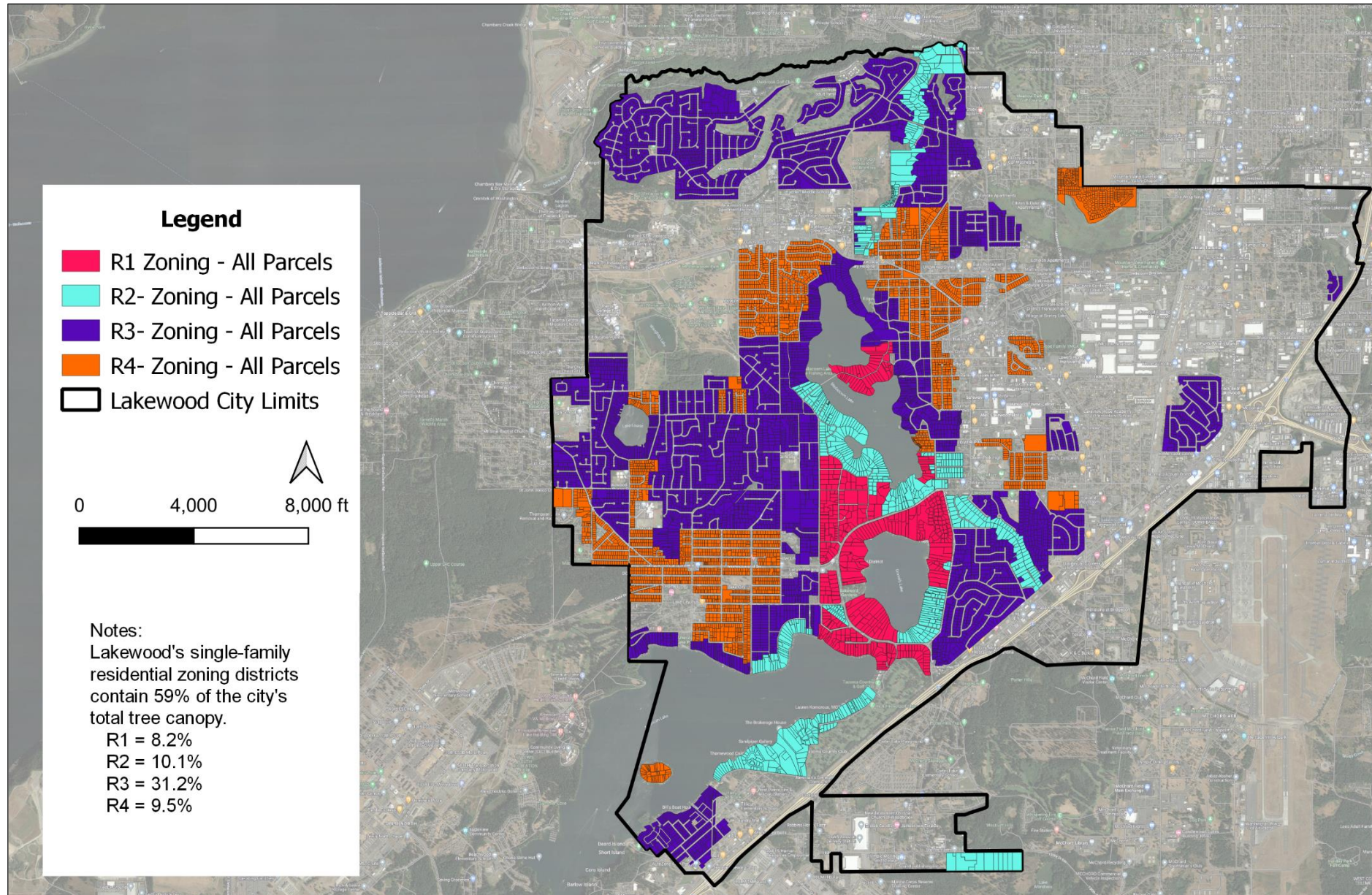
Detached ADU/"Carriage House" in Portland. Credit: Radcliffe Dacannay, radworld (Creative Commons).

Attached ADU example

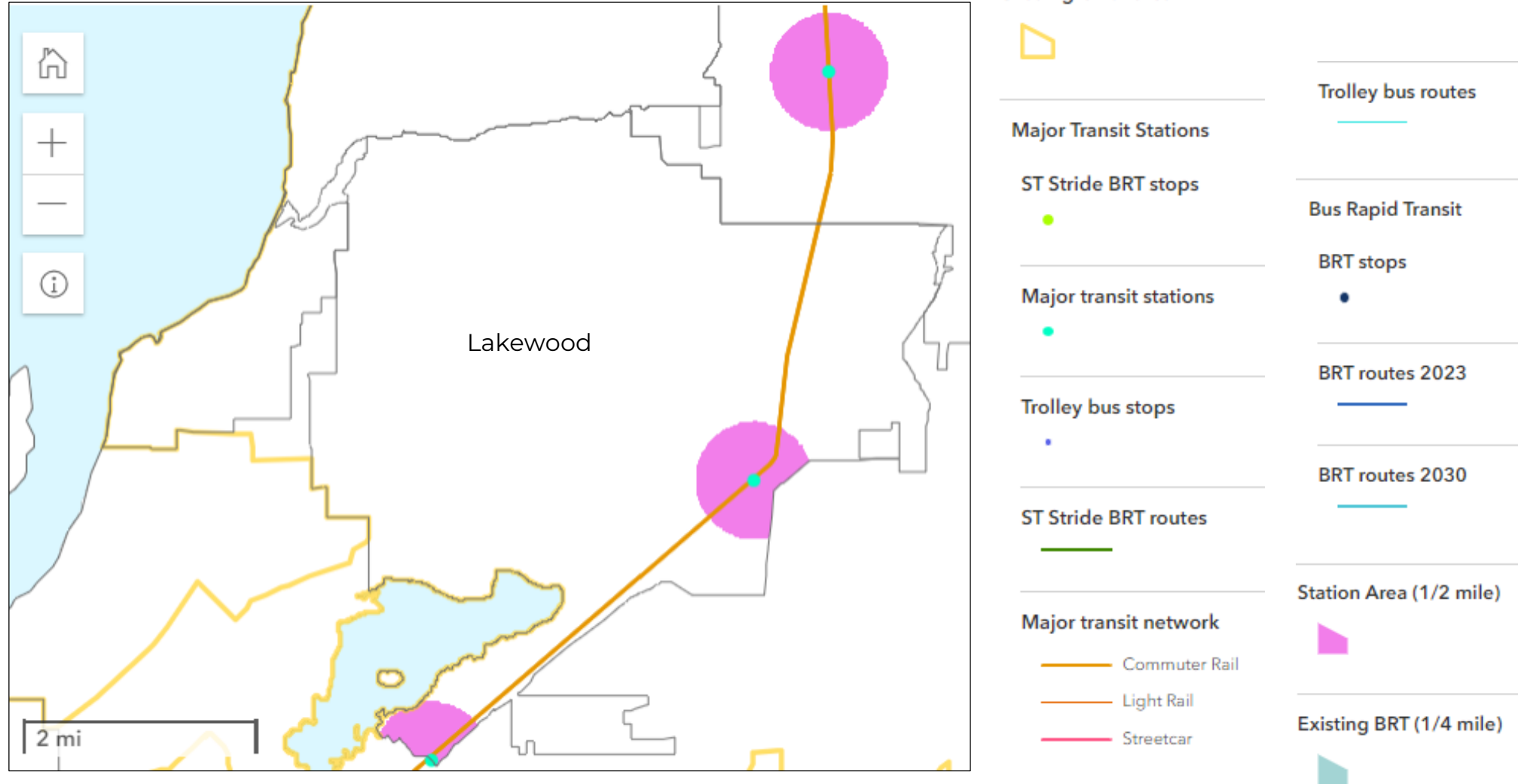


Basement AADU example, with AADU entrance on the side of the structure. Credit: Steve Butler.

Single Family Areas in Lakewood



Major Transit Stops in Lakewood



*Completion of Tillicum Major Transit Stop currently scheduled for 2045

Lakewood must change what types and how many housing units per lot are allowed in the yellow and orange areas of the map.

BUT

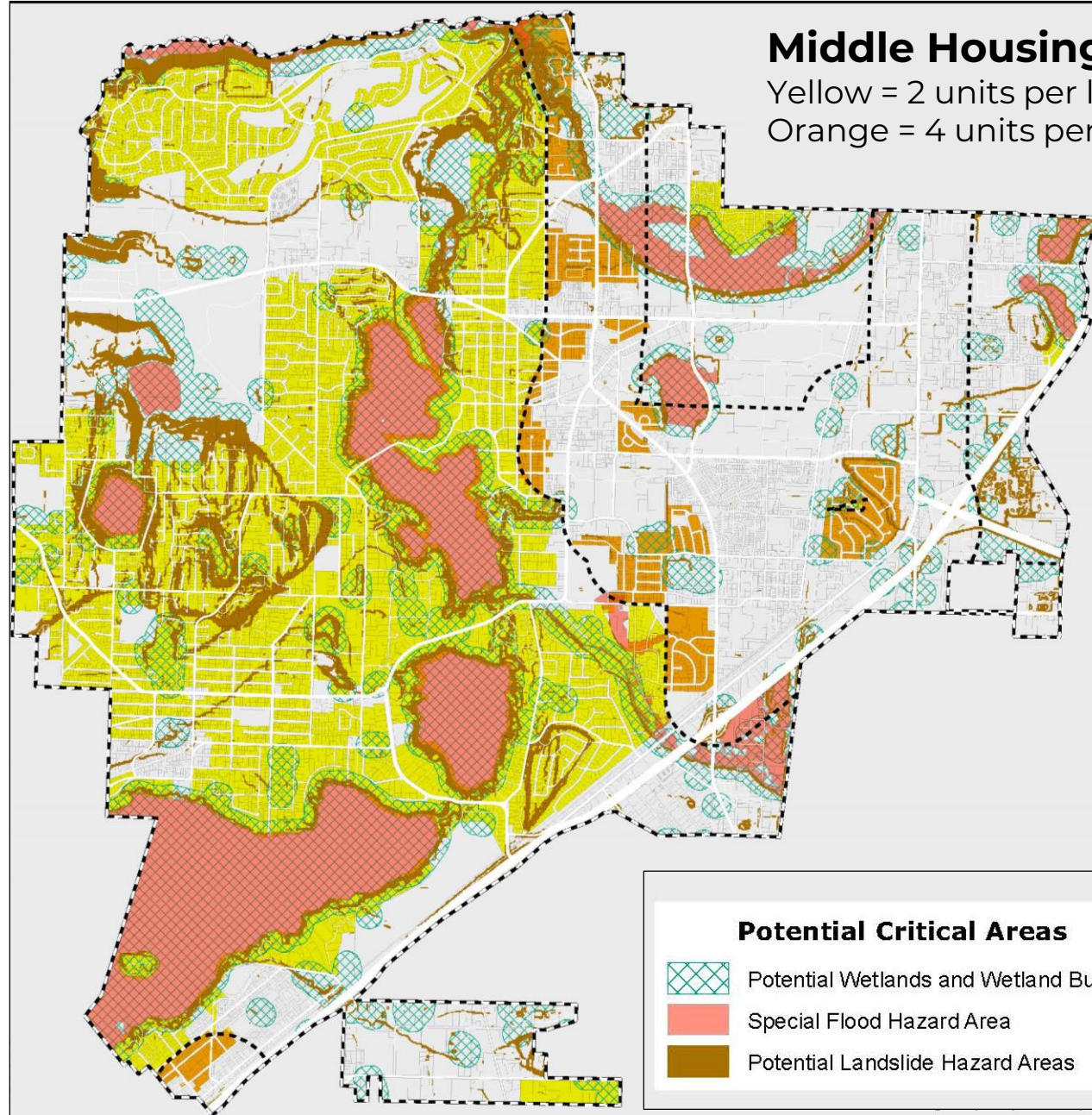
There are limitations because of lakes, wetlands, Oregon White Oak stands, and other “critical” (environmentally sensitive) areas.

Middle Housing and ADU Map*:


Yellow = 2 units per lot
Orange = 4 units per lot

Draft




*2 ADUs per lot in same areas as all middle housing and also in ARC zone, which is only 23 more acres citywide.



Potential Critical Areas

-  Potential Wetlands and Wetland Buffers
-  Special Flood Hazard Area
-  Potential Landslide Hazard Areas

R1 through R4 Zoned Parcels

-  Inside 1/4 Mile Transit Distance
-  Outside 1/4 Mile Transit Distance
-  1/4 Mile Transit Buffer*

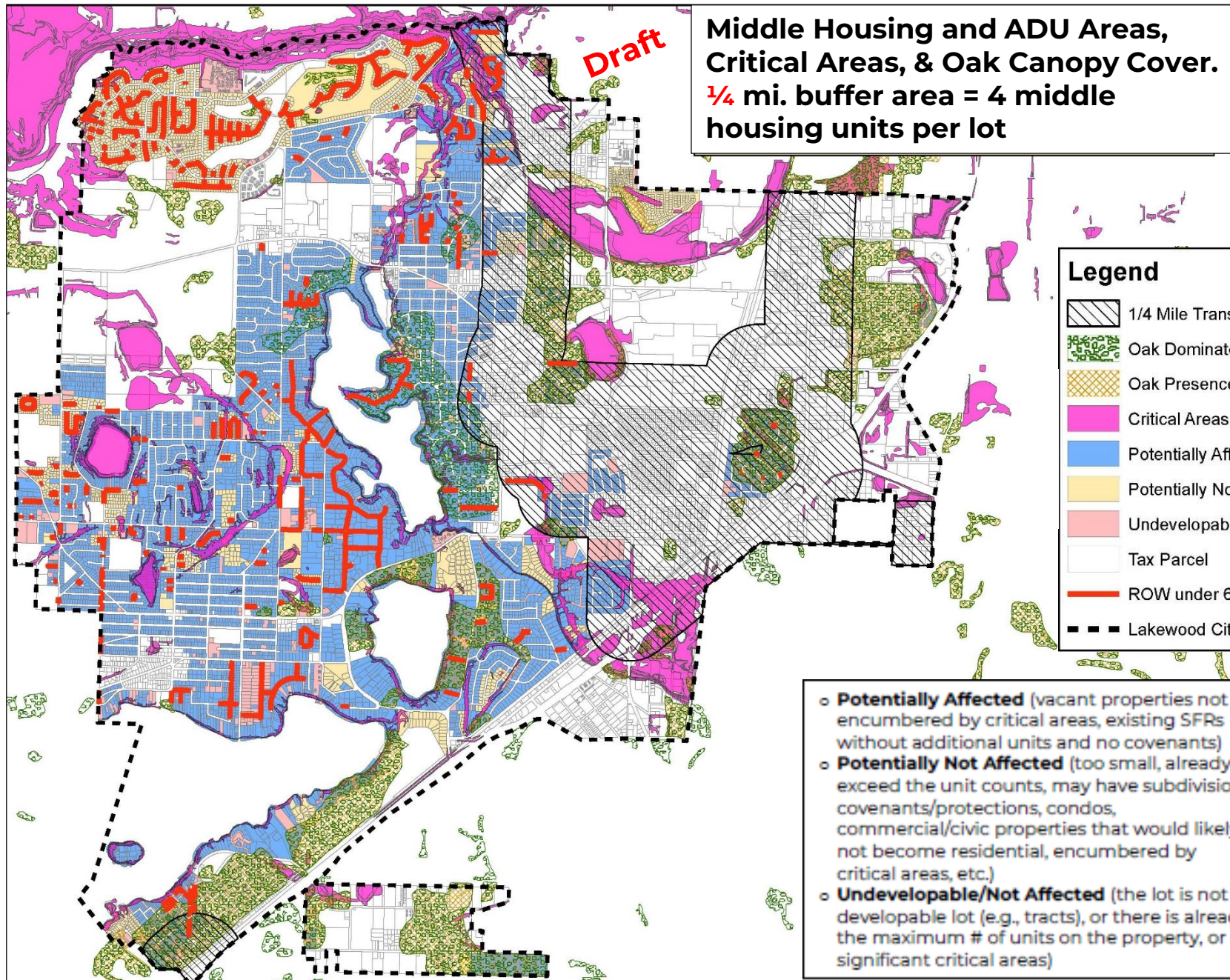




Lakewood Street Design and Parking Locations

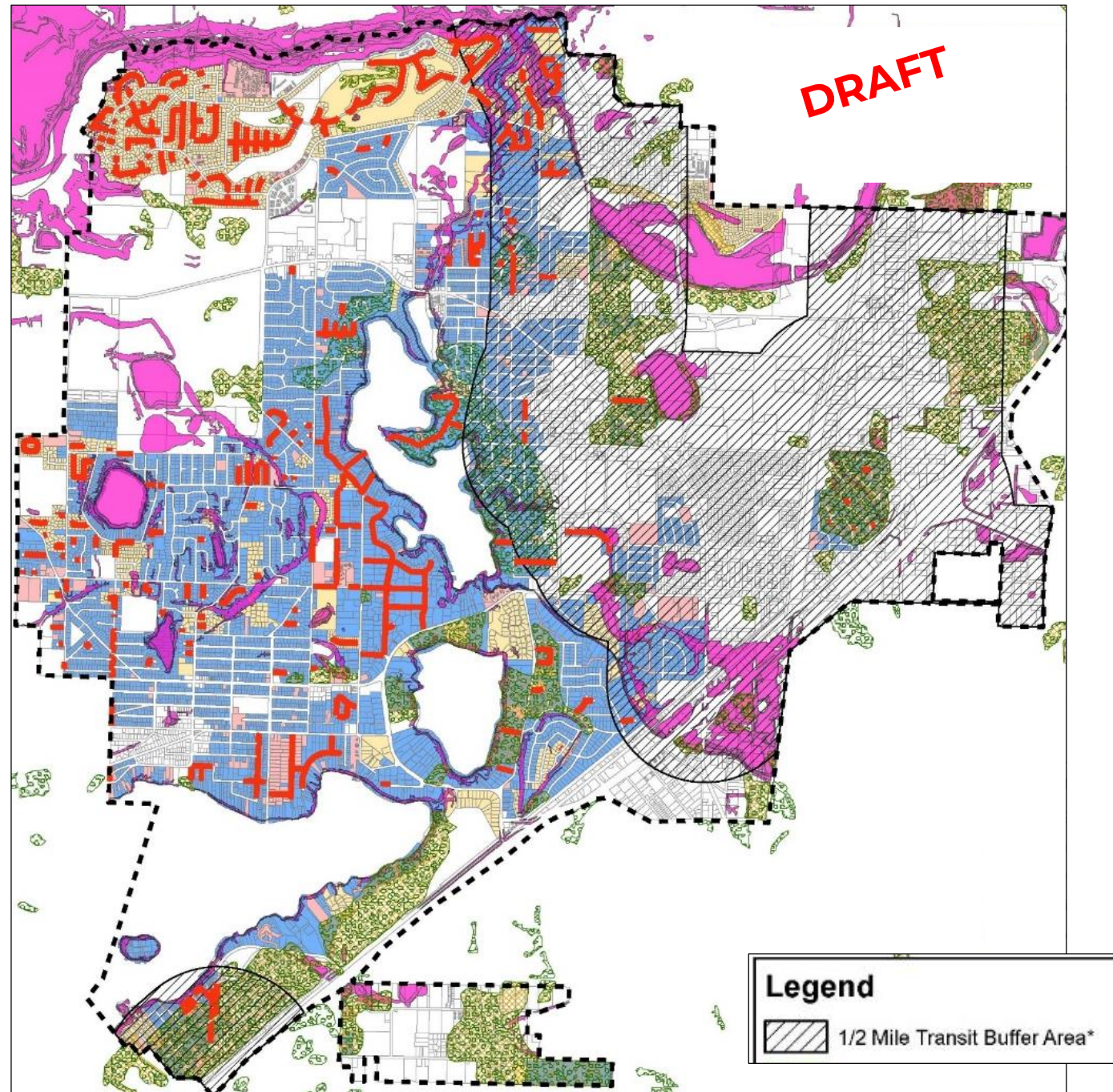
Lakewood's Road Design and Approach to Parking

- **Lakewood currently does not allow on-street/off-site parking.**
- **However, new State Law says Lakewood may not:**
 - require off-street/on-site parking as a condition of permitting development of middle housing or ADUs within $\frac{1}{2}$ mile walking distance of a major transit stop;
 - require public street improvements as a condition of permitting ADUs;
 - require more than 1 off-street/on-site parking space per unit for middle housing or ADUs on lots smaller than 6,000 square feet; or
 - require more than 2 off-street/on-site parking spaces per unit for middle housing or ADUs on lots greater than 6,000 square feet.



Lakewood currently analyzing:

- Location of utilities
- Location of critical areas
- Street widths
- Parking availability
- CC&Rs affecting density



24CPPR Public Engagement Update



Stakeholder Committees

- In summer/fall 2023, the City formed:
 - a Steering Committee to provide feedback regarding the full 2024 Comprehensive Plan periodic review; and
 - a second, smaller committee focused on replacing the 2011 Tillicum Neighborhood Plan with a 2024 Tillicum-Woodbrook Subarea Plan.



We want to hear from you!

- What topics are you most interested in? Priorities? Concerns?
- What would you like to learn more about?
- How will you be impacted?
- What would you like the City to do?



How to get involved

Websites, email and phone to learn about upcoming events, surveys, and other Periodic Review information

- <https://cityoflakewood.us/24periodicreview/>
- <https://lakewoodwaspeaks.org/>
- **Send an email** to benh@berkconsulting.com with your concerns and questions
- **Call 206-493-2366** and leave a voice mail!
- Please write or talk in your preferred language



How to get involved - Host a meeting!

- We are happy to meet with you and any organization that you represent. Please reach out to benh@berkconsulting.com or call 206-493-2366 and schedule a meeting!

Thank you!



Lakewood
2024 Periodic Review

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