

2024 Comprehensive Plan Periodic Review

1/23/24 Open House

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Lakewood

2024 Periodic Review

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.

2020 Population: 63,612

- 52% BIPOC population
- 26,366 housing units
 - 43.6% owners / 56.4% renters
- \$65,531 = 2022 median income (~20% below County median income)
- 55.1% employment rate
- 12.7% of population below federal poverty level (2022)

Lakewood does not own its utilities:

- 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.



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 vision, goals and values.
- Establishes policies to guide future development in a manner consistent with City vision.
- Drafted to maximize everyone's health, safety, and economic well-being and keep Lakewood a great place to live, work, and visit.

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**.



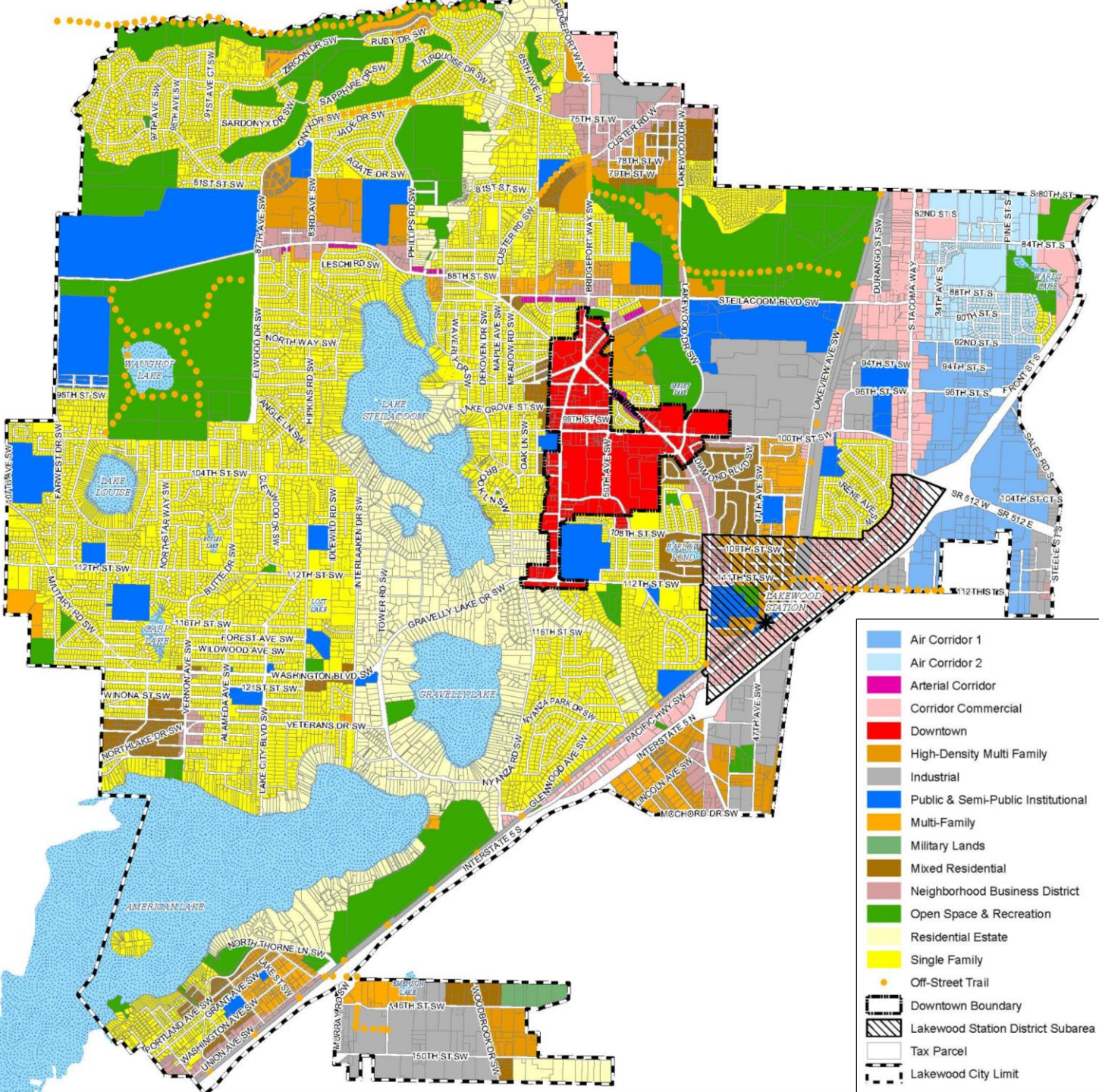
Lakewood Community Values

- 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

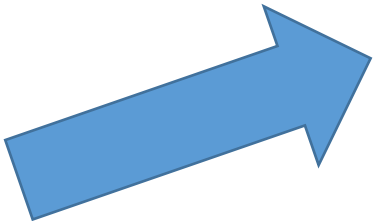
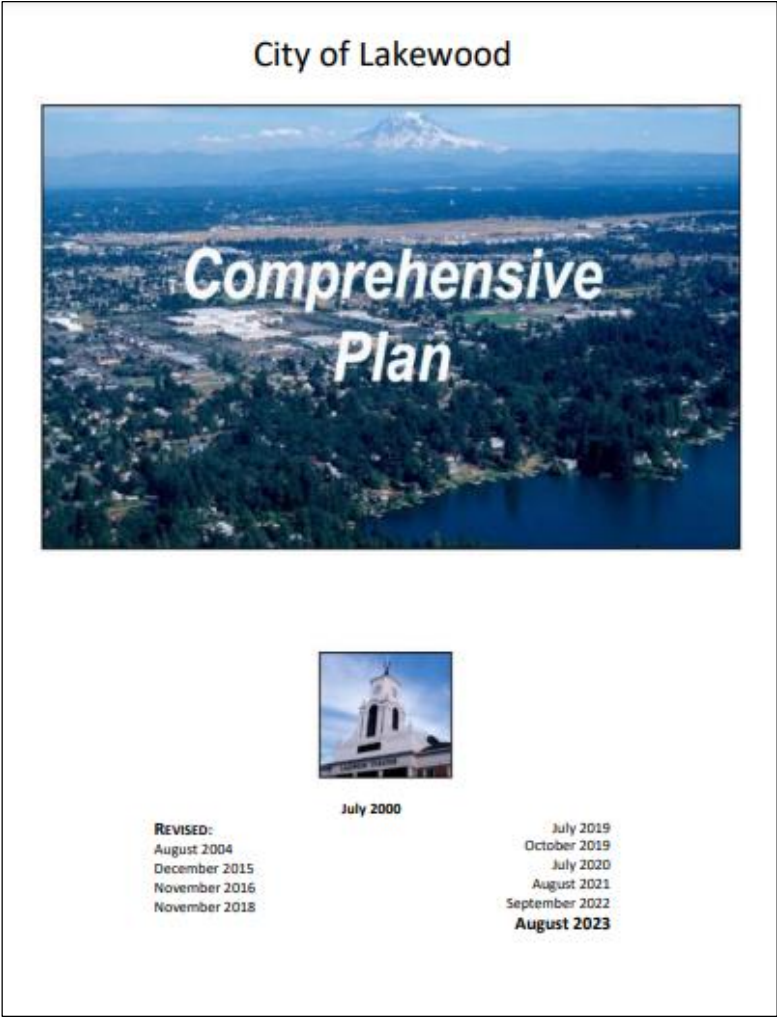
2023 Lakewood Land Zones

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%

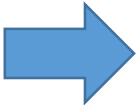


What will happen in the 2024 Comprehensive Plan Periodic Review?



2024 Comprehensive Plan Periodic Review: 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



2024 Comprehensive Plan Periodic Review: Planning for 2044 Housing and Job Targets

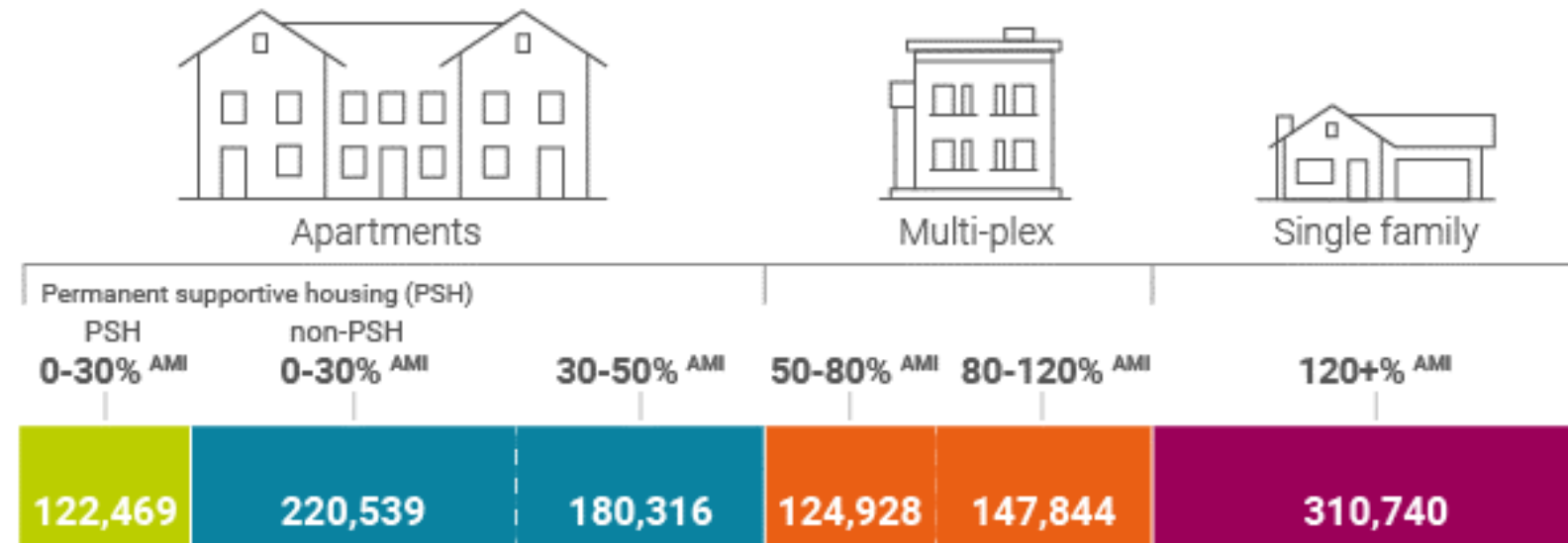


- **To ensure Lakewood is correctly planning for its 20-year growth targets for housing and jobs, the 2024 Periodic Review includes reviewing:**
 - **Land Capacity Analysis/Zoning** – Does Lakewood have enough potentially developable land available under current zoning to meet adopted targets by income 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?

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

Lakewood Housing Needs by 2044



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



9,378 new homes will be needed in the next 20 years

In addition, there will also need to be:

574 Emergency housing beds (temporary housing)

2024 Comprehensive Plan Periodic Review: Plan for 2044 Housing and Job Targets



Much of Lakewood’s growth will be targeted to the Downtown and Station District Subareas; the rest will be targeted across the other residential and employment areas of the City.

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

Middle Housing

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



Source: WA Department of Commerce

Lakewood must allow:

- **at least 2 Middle Housing Units per Lot in Single Family Areas**
- **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 state law



Duplex



Fourplex

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



Courtyard Apartments



Cottage Housing



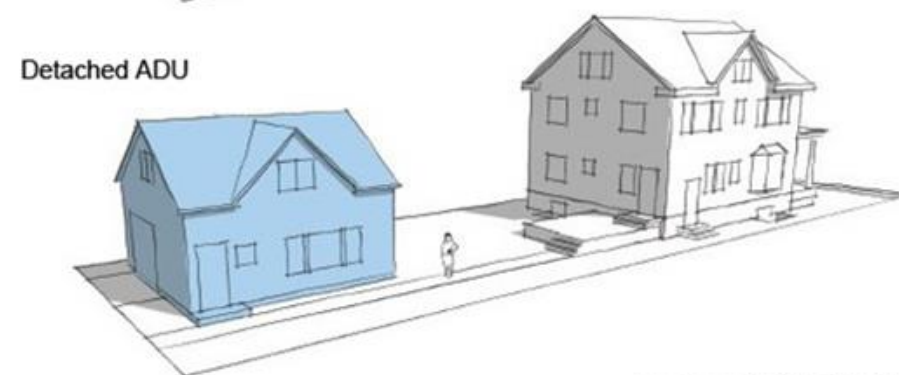
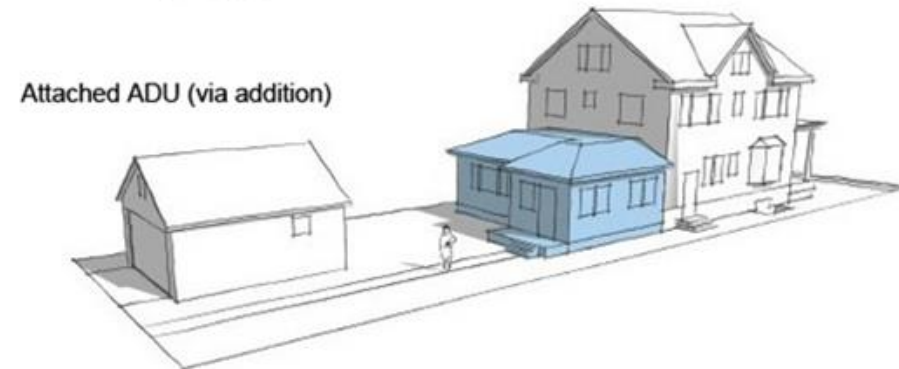
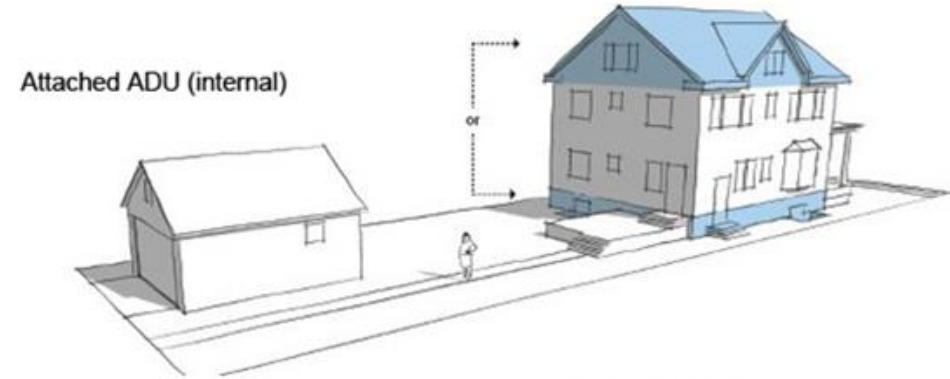
Townhouses



Accessory Dwelling Units (ADUs)

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white



Lakewood must 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.



HOW WILL HOUSING CHANGES AFFECT YOU?

2024 Lakewood Periodic Review

*Do I have to build more housing units on
my property?*

No.

When do the new housing rules go into effect?

2025

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."



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

BUT

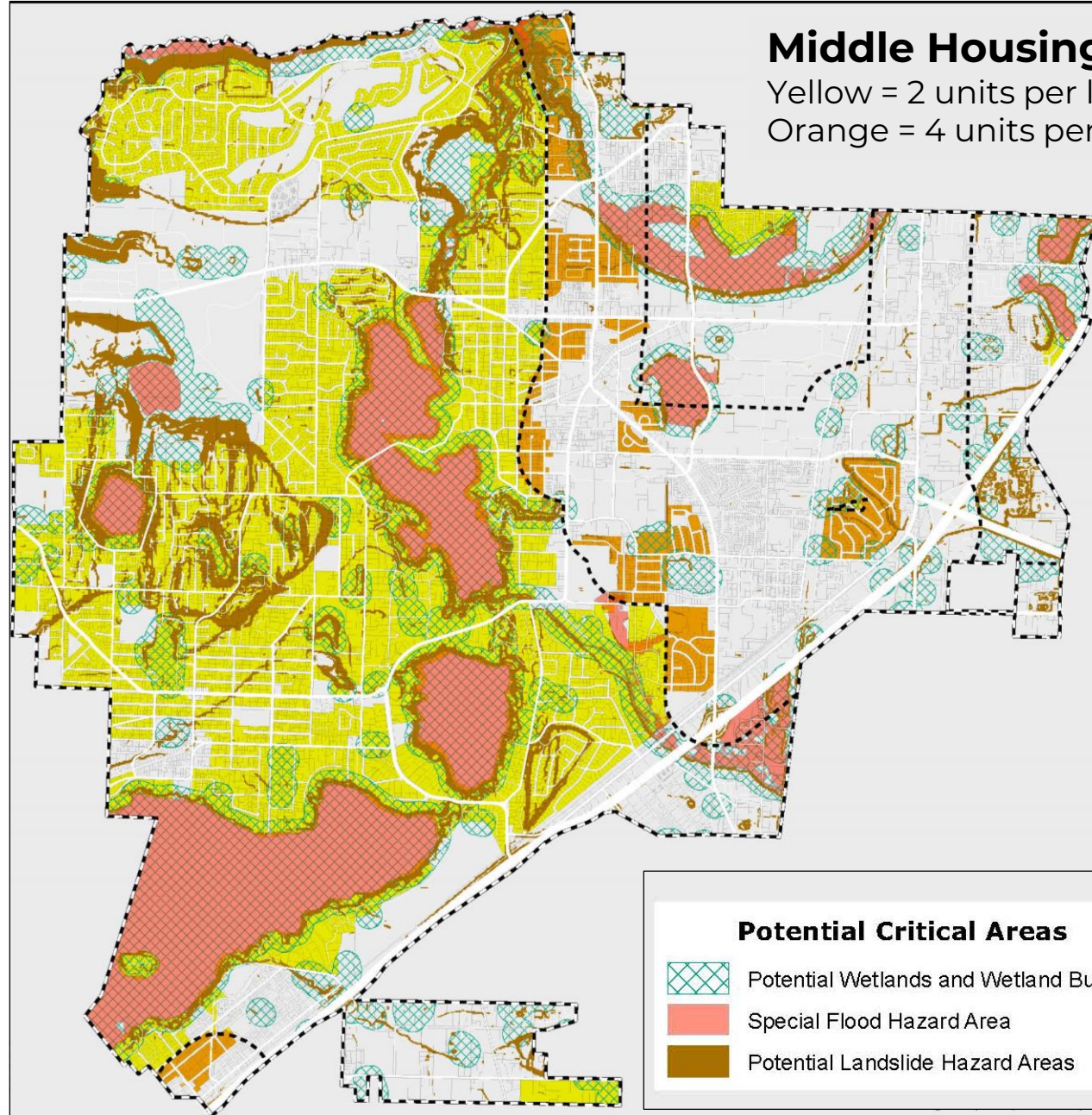
There are limitations because of lakes, wetlands, Oregon White Oak stands, and other “critical” (environmentally sensitive) areas.

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*





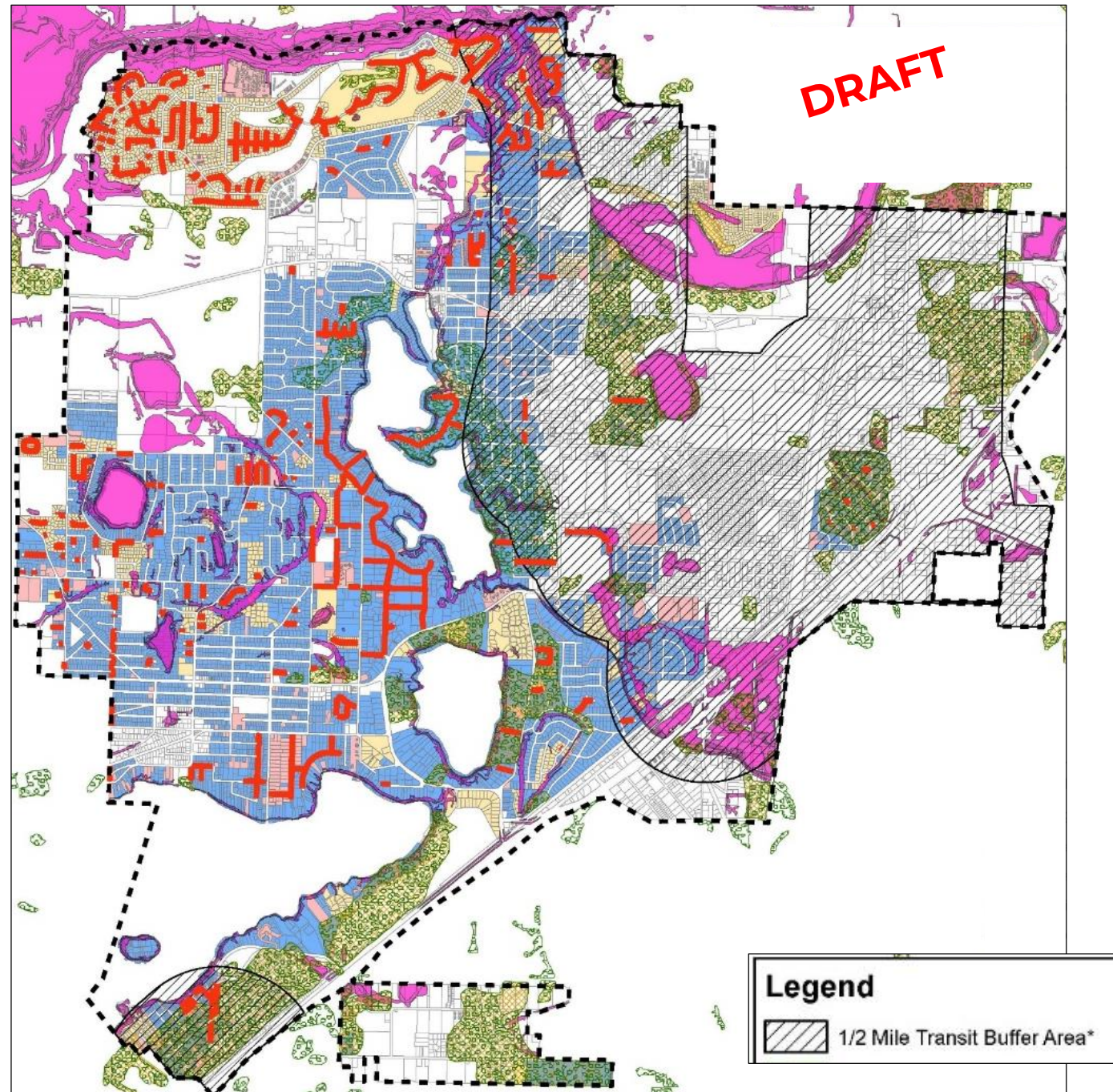
Lakewood Street Design and Parking Locations

Lakewood's Road Design and Approach to Parking

- Many public and private residential streets are currently too narrow to allow on-street parking.
- Lakewood's municipal code currently does not allow on-street/off-site parking in residential areas.
- **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

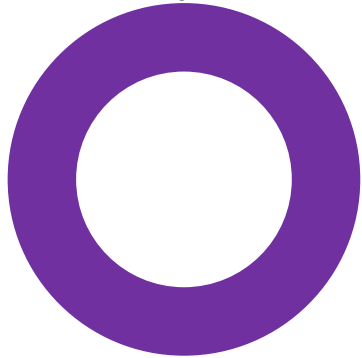


24CPPR Schedule in 2024

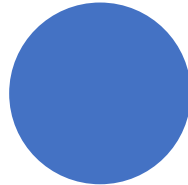
Planning Commission



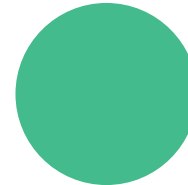
January – April 2024:
Technical review and
drafting new policies
and regulations; Open
Houses; Steering
Committee Work;
Focus Topic
Discussions @
Planning Commission
and City Council



May 1, 2024:
Introduction of
Official 24CPPR
Package to
Planning
Commission



June 5, 2024:
Planning
Commission Public
Hearing



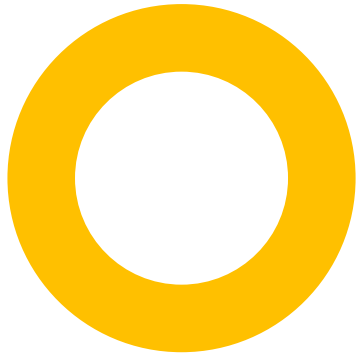
June 26, 2024:
**Planning Commission
Recommendation to City
Council**



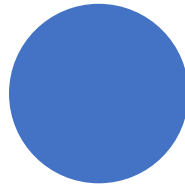
24CPPR Schedule in 2024: City Council



July 8, 2024:
Introduction of Official
24CPPR Package to
City Council



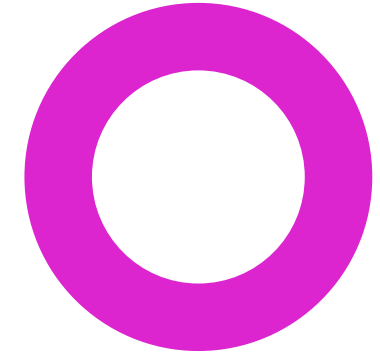
July 15, 2024:
City Council Public
Hearing on
24CPPR Package



July – August 2024:
City Council Review
and Discussion re
24CPPR Package



September 3, 2024:
**City Council action
on 24CPPR Package**



24CPPR Public Engagement Update

Online Engagement

- 2 websites to track the 2024 Comprehensive Plan Periodic Review:
 - <https://cityoflakewood.us/24periodicreview/>
 - <https://lakewoodwaspeaks.org/>
- Both sites allow viewers to sign up for updates about the Periodic Review.
- **The Lakewood WA Speaks site also allows viewers to submit public comments.**
- Lakewood also has created an electronic update newsletter for subscribers.



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

<https://cityoflakewood.us/24periodicreview/>