



**Wednesday, January 17, 2024**  
**6:30 PM**

**HOW TO ATTEND**

- **In-person:** Council Chambers, Lakewood City Hall, 6000 Main St SW.
- **Virtually:** Online or by phone. Online: <https://us06web.zoom.us/j/86428836136>.  
Phone: (253) 215- 8782 and enter participant ID: 864 2883 6136.
- **Livestream:** YouTube.com/CityofLakewoodWA

*Persons requesting special accommodations or language interpreters should call 253-983-7767, as soon as possible in advance of the meeting so that an attempt to provide special accommodations can be made.*

**PUBLIC COMMENT**

Public comments or testimony on public hearings is accepted by mail, email, or by in-person or virtual attendance. Mail comments to Karen Devereaux, Planning Commission Clerk, 6000 Main Street SW Lakewood, WA 98499 or email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us). Comments received by noon the day of the meeting will be provided to the commission electronically.

**IN-PERSON/VIRTUAL COMMENTS**

Those attending in person will be called on by the Chair. Those attending via Zoom should use the “raise hand” function to indicate they wish to speak. Once the Chair calls your name, you will be unmuted. First state your name and city of residence. Each person has 3 minutes. Attendees are allowed to speak during public comment or public hearings only.

**WELCOME/CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MEETING MINUTES** dated January 3, 2024

**AGENDA UPDATES**

**PUBLIC COMMENT**

**PUBLIC HEARING**

- None

**UNFINISHED BUSINESS**

- None

**NEW BUSINESS**

- Overview of 2024 Comprehensive Plan Periodic Review

**NEXT STEPS**

**REPORTS FROM COUNCIL LIAISON, CITY STAFF, COMMISSION MEMBERS**

**Attachments**

- Staff Report: Overview of 2024 Comprehensive Plan Periodic Review



**Lakewood Planning Commission  
January 3, 2024  
Meeting Minutes**

**MEETING PLACE/DATE**

Lakewood City Hall (6000 Main St SW, Lakewood, WA) / January 3, 2024.

**WELCOME/CALL TO ORDER**

Mr. Robert Estrada, Presiding Chair called the meeting to order at 6:30 p.m.

**ROLL CALL**

**Planning Commission Members Present** Robert Estrada; Philip Combs; Sharon Wallace, Mark Herr, Ellen Talbo and Philip Lindholm.

**Planning Commission Members Excused** Linn Larsen

**Staff** David Bugher, Assistant City Manager, Community and Economic Development Director; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

**Youth Council Liaison** None in attendance

**Council Liaison** A Councilmember to be assigned at the Monday, January 8, 2024 meeting and announced to commission members at the January 17<sup>th</sup> meeting.

**Recognition of Newly Appointed Planning Commissioners**

Mr. Robert Estrada, Presiding Chair welcomed the newly appointed commissioners and requested they introduce themselves to the group. Mr. Estrada then asked that staff introduce themselves to the new commissioners.

**ELECTION OF 2024 CHAIR AND VICE-CHAIR**

The floor was opened for nominations for Chair. Mr. Mark Herr nominated Mr. Robert Estrada. No other nominations were made. A voice vote was taken and Mr. Estrada was elected, 6-0.

Mr. Philip Lindholm nominated Mr. Phillip Combs for Vice-Chair. No other nominations were made. A voice vote was taken and Mr. Combs was elected, 6-0.

**APPROVAL OF MINUTES**

The minutes of the meeting held on December 6, 2023 were approved by voice vote 6-0 as written. M/S/C Combs/Talbo.

**AGENDA UPDATES** None.

**PUBLIC COMMENT**

No public in attendance at meeting and no online participants were present.

**UNFINISHED BUSINESS** None.

**NEW BUSINESS**

Review of Planning Commission 2024 Work Plan

Tiffany Speir reviewed the Commission’s 2024 work plan, including the strong focus on the 2024 Comprehensive Plan Periodic Review.

**REPORTS**

**Council Liaison Comments** None. The 2024 Council liaison would be appointed at the January 15 City Council meeting and was anticipated to be Councilmember Paul Bocchi.

**City Staff Comments**

Ms. Speir reviewed the upcoming meeting schedule with the Planning Commission:

- January 17: Overview of 2024 Comprehensive Plan Periodic Review

**Commission Members Comments** None.

**NEXT MEETING** The Planning Commission would next meet on January 17, 2024.

**ADJOURNMENT** Meeting adjourned at 7:20 p.m.

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Robert Estrada, Chair 01/17/2024

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Karen Devereaux, Clerk 01/17/2024



**TO:** Lakewood Planning Commission

**FROM:** Tiffany Speir, Long Range & Strategic Planning Manager

**DATE:** January 17, 2023

**SUBJECT:** Overview of 2024 Comprehensive Plan Periodic Review (24CPPR);  
“Hot Topics” 1 and 2: Housing and Parking; Preview of Draft Edit Format

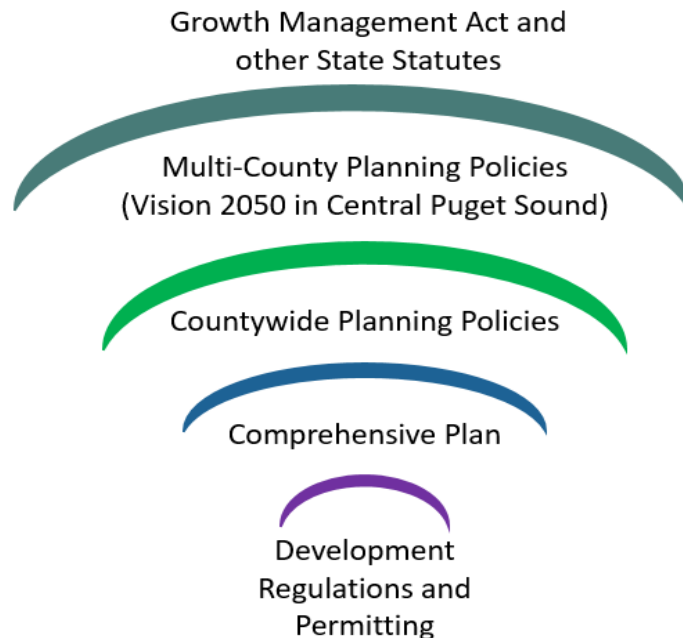
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**BACKGROUND**

Lakewood, along with every county and city in the state planning under the Growth Management Act (GMA), is required to conduct a “periodic review” (and potential update) of its Comprehensive Plan and development regulations ([RCW 36.70A.130\(1\)](#)). Counties and cities must be up-to-date with the requirements of the GMA, including the periodic review requirements, to be eligible for grants and loans from certain state infrastructure programs.

Lakewood’s next periodic review must be completed by December 21, 2024; future periodic reviews will be conducted every 10 years starting in 2034. In addition, Lakewood will be required to complete submit an “implementation progress report” on key outcomes five (5) years after each periodic review and revision of the Comprehensive Plan (i.e., the first implementation progress report is due December 31, 2029, 5 years after the 24CPPR is complete.)

The 24CPPR is based in WA state land use law and policy, as portrayed here:



**DISCUSSION**

There are six overall tasks Lakewood must accomplish during the 24CPPR process:

- Establish a **work program** (including a public participation plan) and schedule
- **Review, and revise** where needed, relevant land use plans , policies, and regulations
- Conduct a **public engagement program** throughout the 24CPPR process
- Submit **notice** to the State Department of Commerce of Commerce of draft Plan and Regulation updates
- Take **legislative action** on proposed amendments
- **Submit** updated Comprehensive Plan to the Puget Sound Regional Council (PSRC) for certification before December 31, 2024.

Lakewood 24CPPR Work Program:

- The 24CPPR Work Plan was adopted by the City Council on January 23, 2023

Scope of 24CPPR Review and Revision:

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

Lakewood will be conducting the following scope of review in the 24CPPR:

- Reorganization of the Comprehensive Plan into 15 Elements;

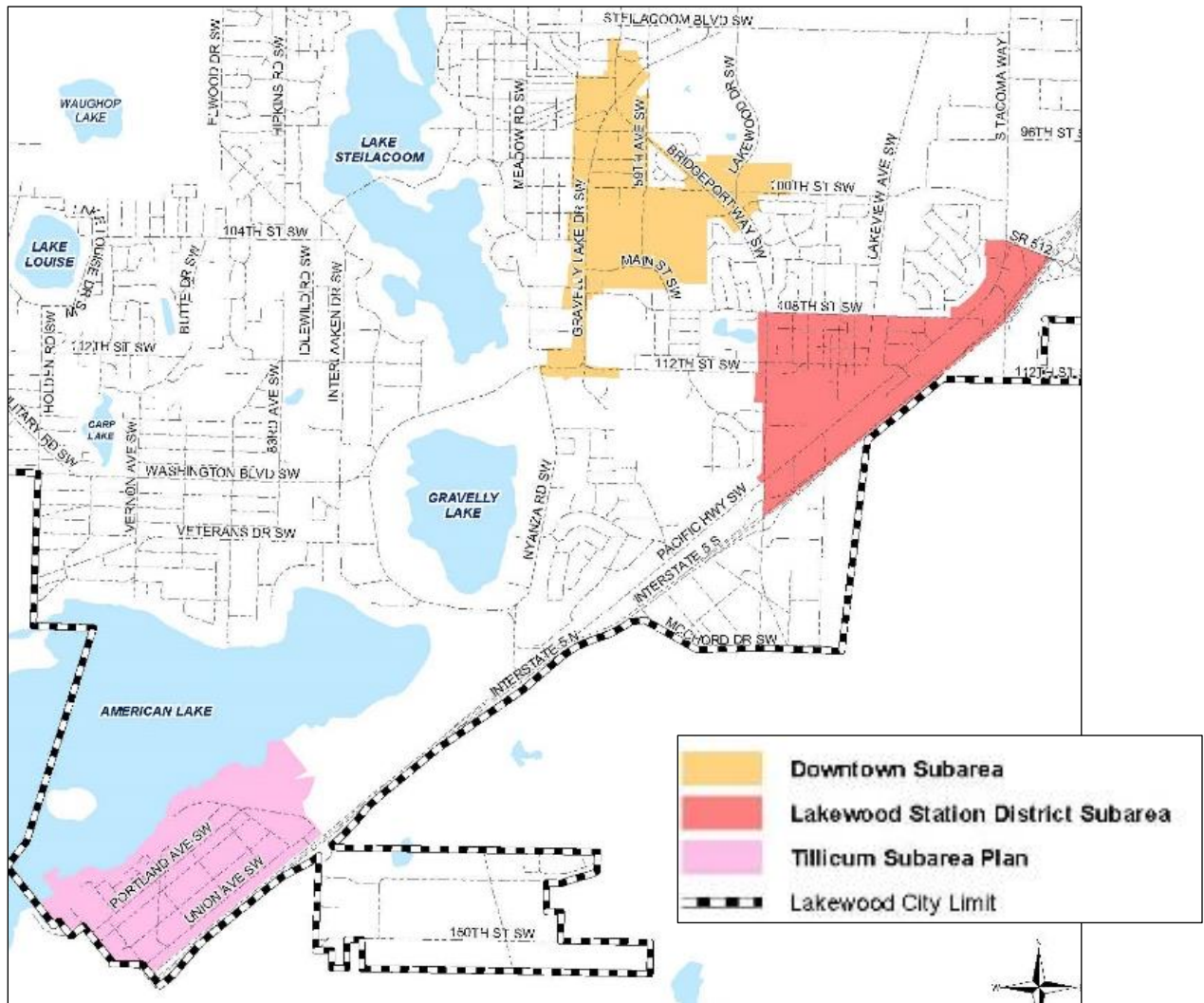
<b>2023 Comprehensive Plan Table of Contents</b>	
<b>1.0</b>	<b>INTRODUCTION</b>
<b>2.0</b>	<b>OFFICIAL LAND USE MAPS</b>
<b>3.0</b>	<b>LAND USE</b>

<b>4.0</b>	<b>URBAN DESIGN AND COMMUNITY CHARACTER</b>
<b>5.0</b>	<b>ECONOMIC DEVELOPMENT</b>
<b>6.0</b>	<b>TRANSPORTATION</b>
<b>7.0</b>	<b>UTILITIES</b>
<b>8.0</b>	<b>PUBLIC SERVICES</b>
<b>9.0</b>	<b>CAPITAL FACILITIES AND IMPROVEMENTS</b>
<b>10.0</b>	<b>ENERGY AND CLIMATE CHANGE</b>
<b>11.0</b>	<b>IMPLEMENTATION</b>

<b>2024 Comprehensive Plan Table of Contents</b>	
<b>1</b>	<b>Introduction</b>
<b>2</b>	<b>Land Use and Maps</b>
<b>3</b>	<b>Capital Facilities and Essential Public Facilities</b>
<b>4</b>	<b>Economic Development</b>
<b>5</b>	<b>Energy and Climate Change</b>
<b>6</b>	<b>Housing</b>
<b>7</b>	<b>Military Compatibility</b>
<b>8</b>	<b>Natural Environment</b>
<b>9</b>	<b>Parks, Recreation, and Open Space</b>
<b>10</b>	<b>Public Services</b>
<b>11</b>	<b>Subarea Plans</b>
<b>12</b>	<b>Transportation</b>
<b>13</b>	<b>Urban Design and Community Character</b>
<b>14</b>	<b>Utilities</b>
<b>15</b>	<b>Implementation</b>
<b>16</b>	<b>Acronyms and References</b>
<b>APPENDICES</b>	
	2024 Lakewood Demographics
	2021 Energy & Climate Change Plan & Action Items
	2020 Parks Legacy Plan
	2024 City Capital Improvement Program (CIP) incorporating School & Utility CIPs
	2018 Downtown Subarea Plan
	2021 Lakewood Station District Subarea Plan
	2024 Tillicum Neighborhood Plan

- Review and update as needed language from all Comprehensive Plan Elements against current state law, regional policy (MPPs) and growth strategy, and countywide policy (CPPs) and growth targets;
- Review and update as needed all current Land Use and Critical Area Development Regulations;
- Updates to Land Use Zoning, Housing Element and Development Regulations in response to affordable housing, “middle housing”, and ADU requirements;

- Review of Short-Term Rental (STR) Regulations and the question of whether they should be allowed in ADUs;
- Review of City Parking Policies and Regulations in light of new housing density rules;
- Review of 2018 Downtown Subarea Plan, Planned Action Ordinance, Transportation Mitigation Fee, and Development Regulations per:
  - established biennial process; and
  - affordable housing, middle housing, and ADU requirements
- Review of 2021 Station District Subarea Plan, Planned Action Ordinance, and Development Regulations per:
  - established biennial process; and
  - affordable housing, middle housing, and ADU requirements
- Significant Update of 2011 Tillicum Neighborhood Plan, including addition of the Woodbrook area, to create a 2024 Tillicum-Woodbrook Subarea Plan



### 24CPPR Public Engagement:

State laws governing public participation for the 2024 Periodic Review require:

- ensuring public participation (and choices for providing it) in the comprehensive planning process; and
- that a process has been established for early and continuous public notification and participation in the planning process.

In the fall of 2022, Lakewood launched its 2024 Comprehensive Plan Periodic Review efforts. Since then public outreach has been a top priority:

- Outreach to the public via City and 24CPPR websites, social media, *Connections* newsletter, electronic newsletter, and direct mailing;
- 2023 Citizen Committee provided recommendations to update Housing Element and Energy & Climate Change Element;
- November 2023 Open House focused on Housing Rule Changes;
- January 23<sup>rd</sup> and February 28<sup>th</sup> 24CPPR Open Houses scheduled @ 5:30 pm; additional open house(s) to be held in March and/or April 2024;
- Reconvened 24CPPR Steering Committee formed and now meeting;
- Tillicum-Woodbrook Subarea Plan (TWSP) Committee formed and now meeting.

In 2023, numerous discussions focused on 24CPPR key issues at 17 Planning Commission meetings and 9 City Council meetings. All meeting recordings and materials are available at <https://cityoflakewood.us/24periodicreview/>.

### Notice to the State:

[RCW 36.70A.106](#) states that Lakewood must notify the Department of Commerce of "intent to adopt" an updated Plan or regulations at least 60 days prior to final adoption, which includes sending a copy of the proposed amendments to the department.

Once the language of the final updates has been agreed upon, the City Council will take formal action indicating that the community has reviewed and evaluated the Comprehensive Plan and is adopting any needed or desired amendments or changes to the Plan and development regulations.

Lakewood must also send a copy of the Comprehensive Plan and development regulations to Commerce within 10 days after final adoption.

### Other Agencies' Review of Draft Lakewood 24CPPR Package in Summer & Fall 2024:

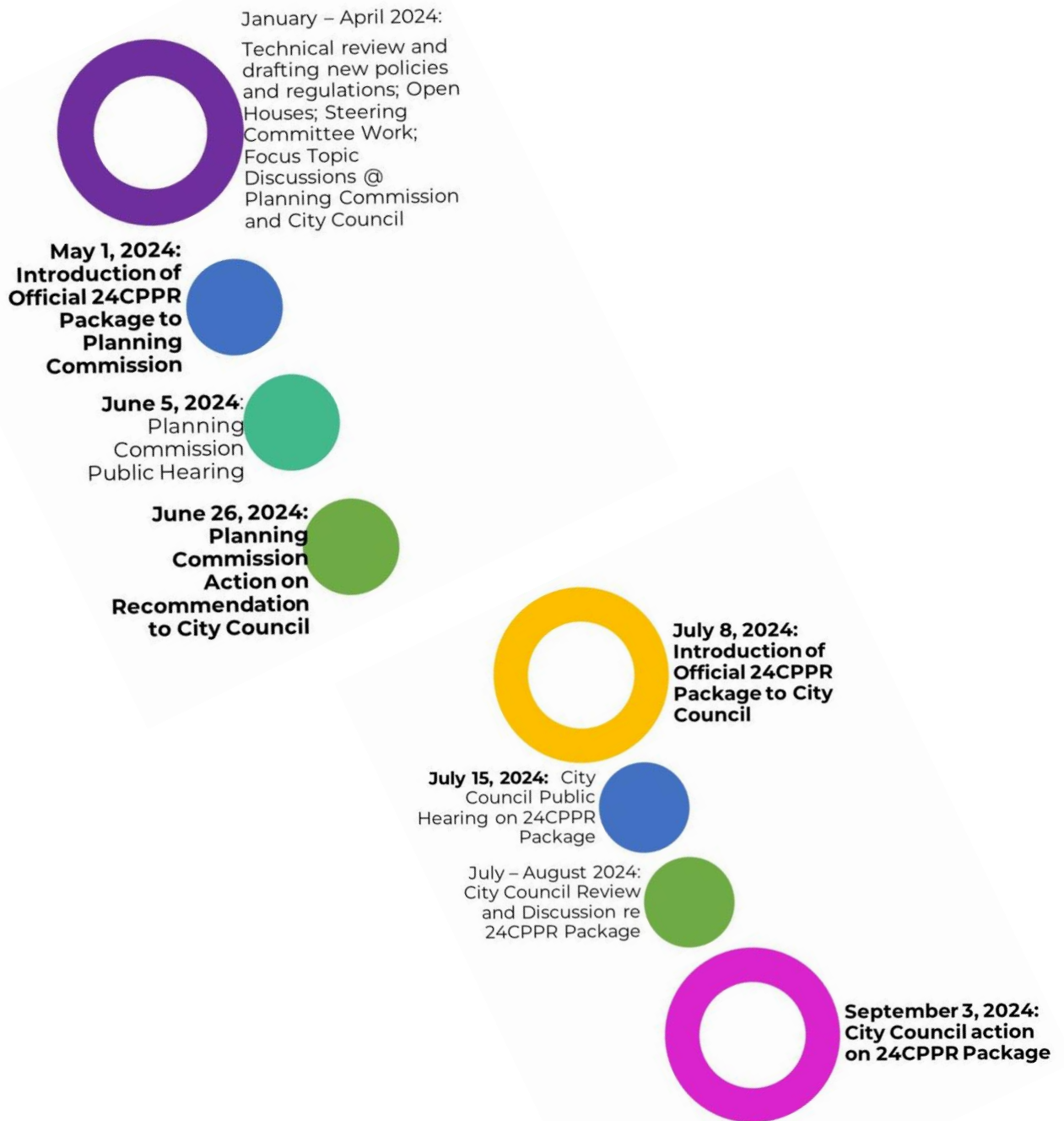
Lakewood is also voluntarily working with several state and national agencies to assist with preparation of the 24CPPR package:

- Washington Department of Fish & Wildlife (WDFW) re Critical Areas Ordinance;



- Washington State Department of Transportation (WSDOT) re Transportation Element; and
- International Council for Local Environmental Initiatives (ICLIE) re Climate Change Element.

Lakewood Legislative Action Schedule:



PSRC Review and Certification:

Lakewood must submit its updated Comprehensive Plan to the Puget Sound Regional Council (PSRC) for certification before December 31, 2024. The Puget Sound Regional Council is the regional transportation planning organization (RTPO) and metropolitan planning organization (MPO) for the central Puget Sound region (Snohomish, King, Pierce and Kitsap Counties.)

PSRC will review the City's Comprehensive Plan to certify that it is consistent with the GMA's transportation planning requirements, regional transportation planning, and VISION 2050, the PSRC document that includes the regional growth strategy and multicounty planning policies.

<b>Certification Focus Areas (Comp Plans)</b>		
<b>GMA transportation-related requirements</b>	<b>Consistency with Regional Transportation Plans</b>	<b>Consistency with VISION 2050 MPPs</b>
<ul style="list-style-type: none"><li>• Consistent land use assumptions and travel demand forecasts</li><li>• Service and facility needs</li><li>• Plan for transportation financing and projects</li><li>• Demand management</li><li>• Pedestrian and bicycle planning</li></ul>	<ul style="list-style-type: none"><li>• Transportation project lists and financing</li><li>• Transportation modeling based on shared regional growth assumptions</li></ul>	<ul style="list-style-type: none"><li>• Regional Growth Strategy</li><li>• Climate change, air quality and VMT provisions</li><li>• Equitable transit-oriented development (TOD)</li><li>• Housing supply and choices near transit and job centers</li></ul>

## 24CPPR “Hot Topics”

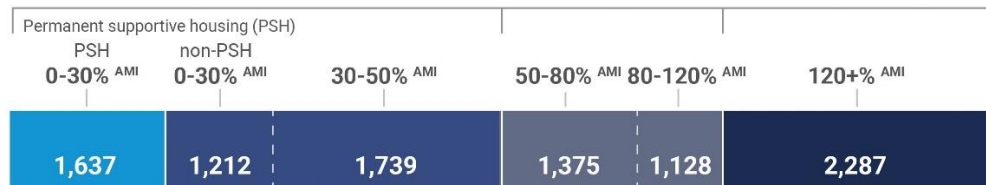
### 1. HOUSING PLANNING TARGETS AND DENSITIES

In the 2021 and 2023 State Legislative Session, several bills were passed changing what Lakewood will be considering during the 24CPPR Periodic Review, particularly related to housing:

- **E2SHB 1220** (Affordable Housing for all economic segments);
- **E2SHB 1110\*** (“Middle Housing”); and
- **EHB 1337\*** (Accessory Dwelling Unit (ADU) Requirements)

### Lakewood 2044 Housing Targets and Affordability

Lakewood must plan for a total of 9,378 new housing units by 2044. A certain number of the units must be affordable to the various levels of Pierce County area median income (AMI) shown below:



In the 2021 Buildable Lands Report, it was found that Lakewood had sufficient capacity for its then-draft 2044 population and housing unit growth targets. However, it should be noted that over 70% of the City’s identified residential capacity is on “underutilized” single and multifamily parcels. **Redevelopment and infill will be key for compliance with the 2044 growth targets.**

The Downtown and Station District Subarea Plans were both adopted prior to the passage of AMI planning requirements as well as the City’s final 2044 growth targets. As a result, the subareas’ housing growth targets will be reviewed and updated if needed as part of the 24CPPR process.

	2044 City Growth Target	ID’d for Downtown by 2035**	ID’d for Station District by 2035**	ID’d for Elsewhere in City	Emergency Units
<b>Housing Units**</b>	9,378	2,257 (24%)	1,722 (18%)	5,399 (58%)	574
<b>Jobs</b>	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.

\* HB 1110 and HB 1337 have an implementation deadline of 6/30/25; Lakewood will be incorporating them into the 24CPPR rather than reopening housing and land use zoning and regulations 6 months after completing the 24CPPR.

If Lakewood finds it doesn't have enough capacity for lower income housing needs, it will need to add more zoning capacity for higher density housing types in residential zones as part of the 2024 Comprehensive Plan Periodic Review.

### Middle Housing and ADUs in Historically Single Family Areas

"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 authorize a minimum number of middle housing units on all lots greater than 1,000 square feet. This will affect just the R1, R2, R3, and R4 zones, since the City's remaining residential zones already allow more than the minimum number of units per lot established in the bill (see table on the following page.)

Accessory dwelling units (ADUs) can be attached to, or detached from, a "principle unit" (i.e., the single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit.)

Housing Units	Minimum units per lot?
<b>Middle Housing Basic Rule</b>	<b>2 units/lot</b> in <u>SF areas</u> <b>(R1-R4 zones)</b>
<b>Middle Housing ¼ Mile from Major Transit Stop</b>	<b>4 units/lot</b> in <u>SF areas</u>
<b>Middle Housing if 1+ unit affordable</b>	<b>4 units/lot</b> wherever base rule applies in <u>SF areas</u>
<b>Middle Housing in non-sewered areas</b>	<b>2 units/lot</b> 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.
<b>Accessory Dwelling Units (ADUs)</b>	<p><b>At least 2 ADUs</b> on all lots that meet the minimum lot size in <u>each zone that allows for single-family homes</u>. <b>(R1-R4, MR1, MR2, and ARC zones)</b></p> <p>City may limit to 2 ADUs, <u>in addition to</u> the principal unit, on a residential lot of 2,000 square feet or less.</p> <p>The ADUs may be:</p> <ol style="list-style-type: none"> <li>2 attached accessory dwelling units (ADUs) such as unit in a basement, attic, or garage.</li> <li>1 attached ADU and 1 detached ADU, <u>or</u> 2 detached ADUs that may be comprised of either 1 or 2 detached structures.</li> <li>A conversion of an existing structure, such as a detached garage.</li> </ol>
<b>ADUs located in non-sewered areas, not connected to public sewer, or in areas of 1 dua or less that are wetlands, fish and wildlife habitats, flood plains, or geologically hazardous areas</b>	May be prohibited

Lakewood Current Residential Designations, Zones, & Their Densities										
	Single Family				Mixed Residential		Multifamily			Arterial Residential Commercial
	<p><b>R1 &amp; R2 zones</b> provide for a continuation of large residential lots in specific areas where a pattern of large lots and extensive tree coverage exists. These zoning districts seek to preserve the identity of these residential areas, preserve significant tree stands and riparian environments along lake shores and within stream corridors, and reduce traffic volumes in the east-west arterial corridors.</p> <p><b>R3 &amp; R4 zones</b> are the City's primary residential zones, which provide for single-family dwellings in established residential neighborhoods. The Residential 4 (R4) designation provides for increased residential density through smaller lot sizes and allowance for residential development comprising two (2) units per lot.</p>				<p><b>MR1 &amp; MR2 zones</b> provide for moderate residential density using a variety of urban housing types and designs.</p>		<p><b>MF1 zone</b> provides for a variety of medium-density housing types and designs.</p> <p><b>MF2 zone</b> provides for high-density housing types and designs, especially of a multi-story design.</p> <p><b>MF3 zone</b> integrates urban, high-density, multi-story housing in close proximity to a principal or minor arterial, with commercial/residential districts.</p>			<p><b>ARC zone</b> provides for residential uses many of which exist, along busy City streets while permitting low-intensity and low-impact commercial uses.</p>
<b>Zone</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>MR1</b>	<b>MR2</b>	<b>MF1</b>	<b>MF2</b>	<b>MF3</b>	<b>ARC</b>
<b>Density</b>	1.45 DUA	2.2 DUA	4.8 DUA	6.4 DUA	8.7 DUA	14.6 DUA	22 DUA	35 DUA	54 DUA	15 DUA
<b>Minimum Lot size</b>	25,000 GSF	17,000 GSF	7,500 GSF	5,700 GSF	5,000 GSF /unit	3,000 GSF /unit for 2+ units	No min. lot size	No min. lot size	No min. lot size	5,000 GSF plus 2,750 GSF for each add'l unit. where applicable.

The City's R1 and R2 zones' densities have historically been lower due to existing development patterns and infrastructure capacity coupled with environmental constraints.

The draft 2024 Comprehensive Plan proposes replacing the current residential land designations described above with those below:

**LU-3.1.1 Residential Estate (RE).** The Residential Estate designation maintains large residential lots where environmental factors would prevent more intensive development. This includes areas that may impact lakes, creek habitat and the Lakewood Water District wellheads.

LU-3.1.2 **Residential/Low (RL).** The Residential/Low designation provides for homes in lower-density residential neighborhoods that accommodate single-family and smaller-scale multi-family development.

LU-3.1.3 **Residential/Moderate (RM).** The Residential/Moderate designation provides moderate residential density through small lot detached and attached housing development as well as moderate-scale multifamily housing.

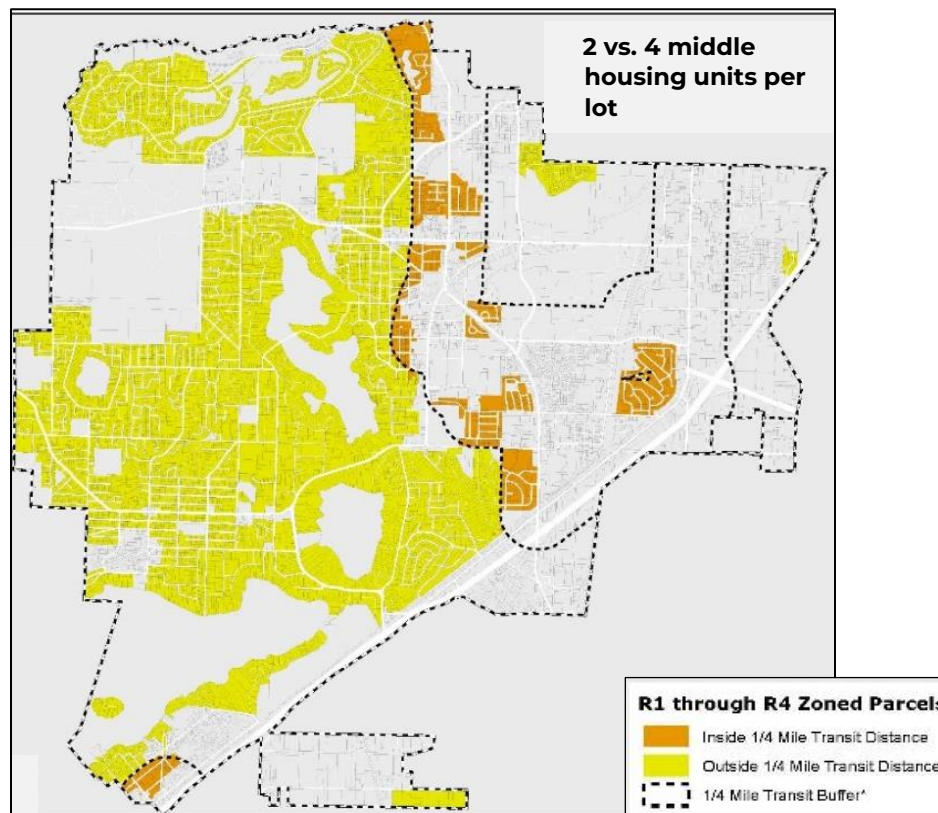
LU-3.1.4 **Residential/High (RH).** The Residential/High designation provides for higher-density housing types supported by integration into the City’s business districts.

The density and minimum lots sizes for potential zones within these proposed land use designations are still being drafted.

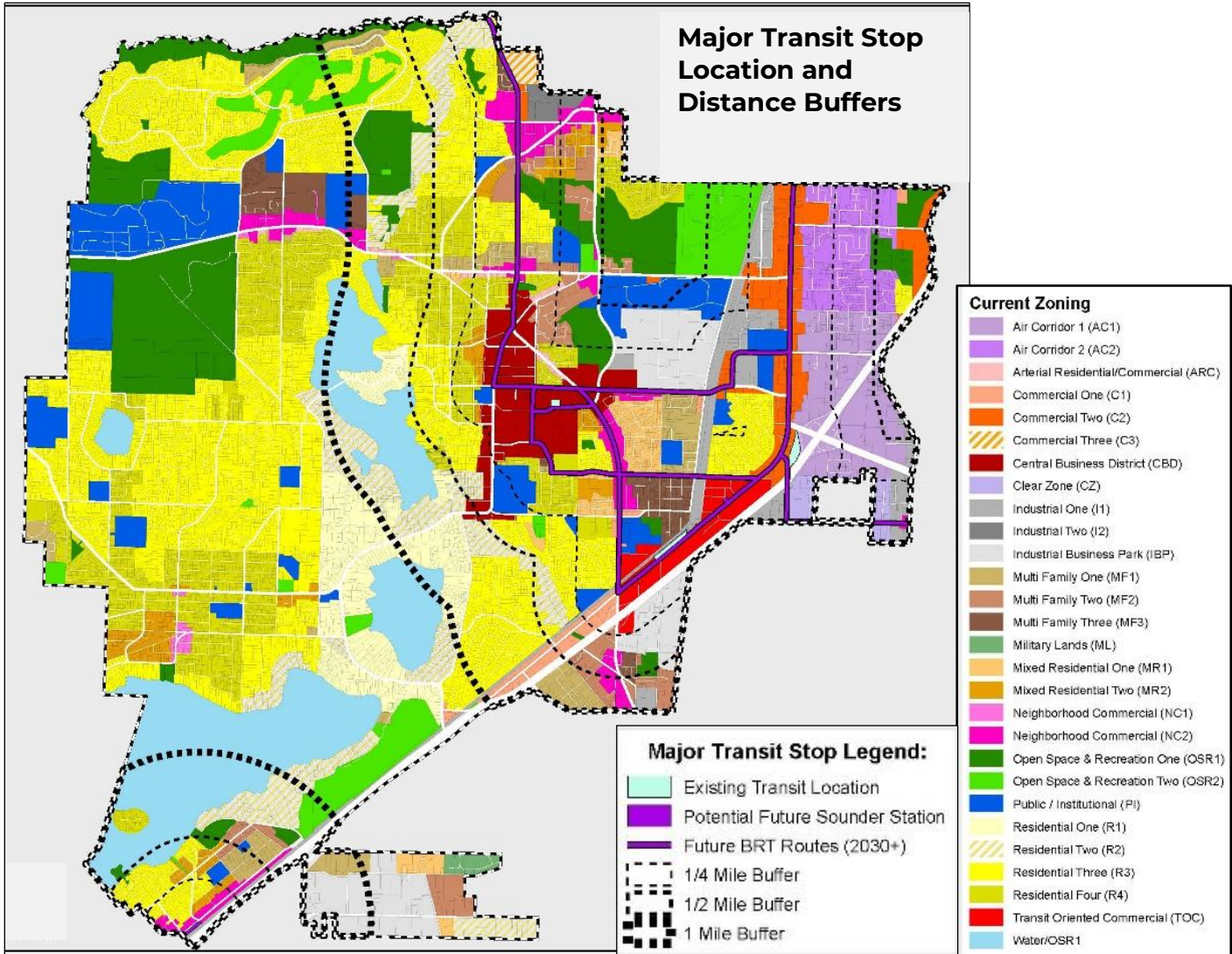
The 3 maps on the following pages depict where middle housing and ADU requirements will go into effect in Lakewood.

Overall, critical areas, Oregon White Oak canopy, and covenants and restrictions on some historical plats will limit where the bills will have significant effect.

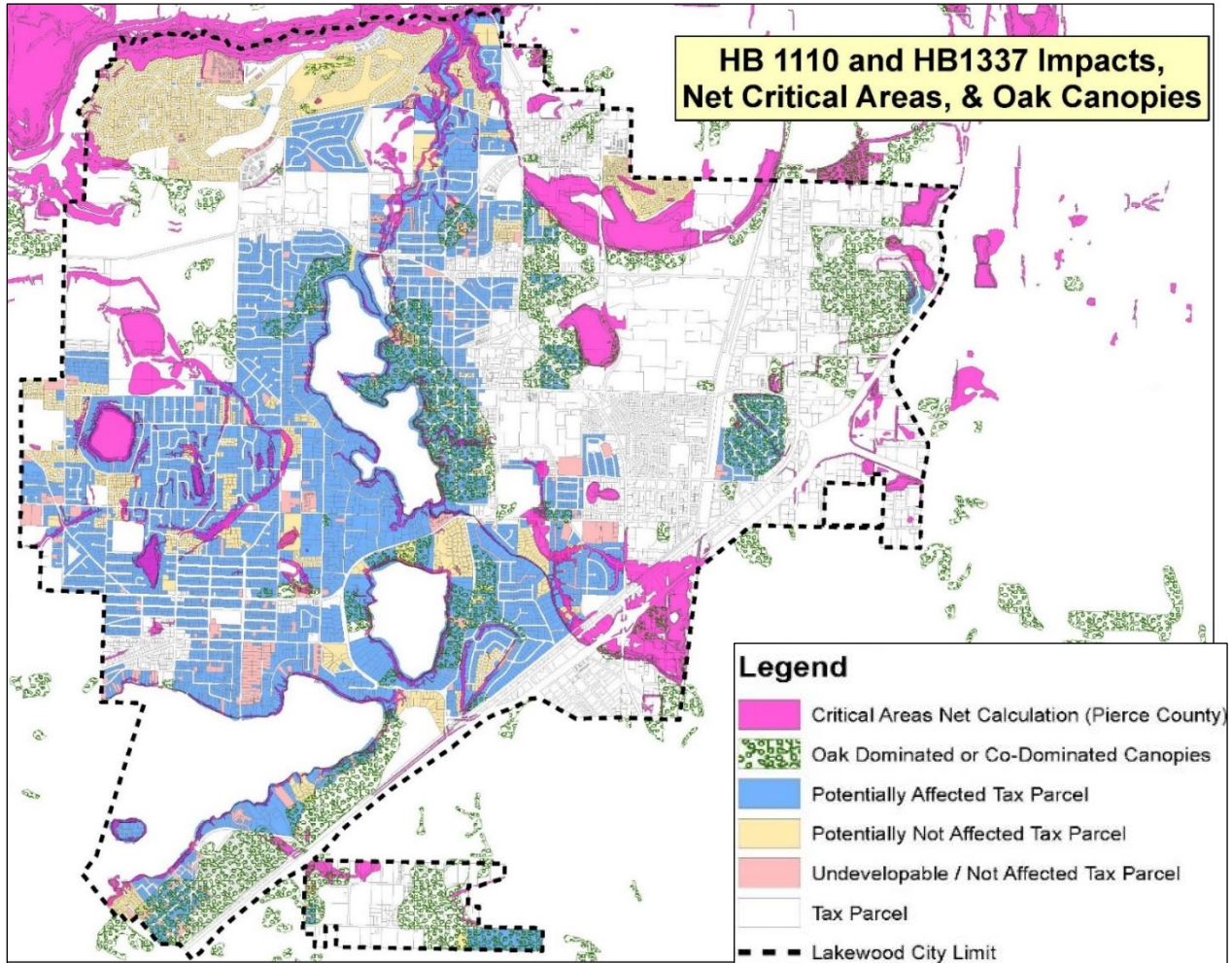
It should also be noted that the “major transit stop” in Tillicum is not slated to be built until 2045, after the end of the 2044 planning horizon. The BRT route assumed on the map under the state law as another “major transit stop” is not scheduled for completion until after 2030.







## Middle housing and ADU requirement locations in Lakewood



- **“Potentially Affected”** (vacant properties not encumbered by critical areas, existing SFRs without additional units and no covenants)
- **“Potentially Not Affected”** (too small, 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.)
- **“Undevelopable/Not Affected”** (the lot is not a developable lot (e.g., tracts), or there is already the maximum # of units on the property, or significant critical areas)

### 2. PARKING IN RESIDENTIAL AREAS

- Lakewood’s policies and code currently do not allow on-street/off-site parking; it only allows off-street/on-site parking. In addition, when the City pursues motorized and non-motorized infrastructure grants, it currently does not design or plan for on-street parking.
- Parking is currently regulated under LMC Chapter 18A.80 (<https://lakewood.municipal.codes/LMC/18A.80.005>) as well as under the Downtown Subarea code (<https://lakewood.municipal.codes/LMC/18B.600>) and Station District Subarea code (<https://lakewood.municipal.codes/LMC/18C.600>.)



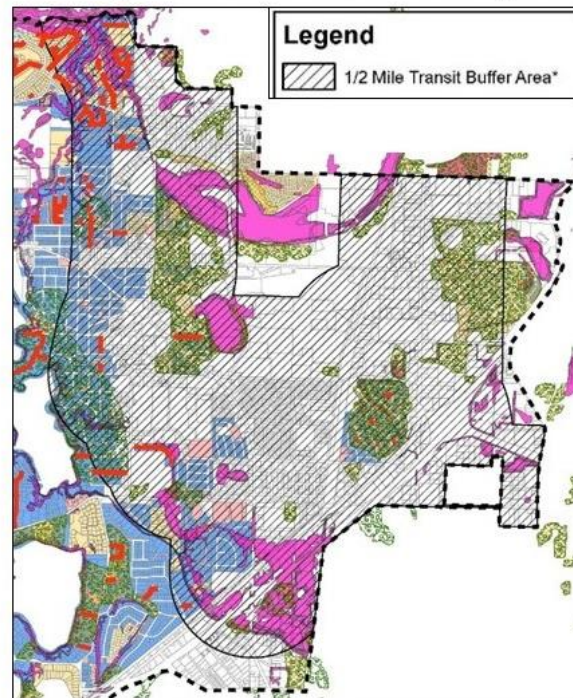
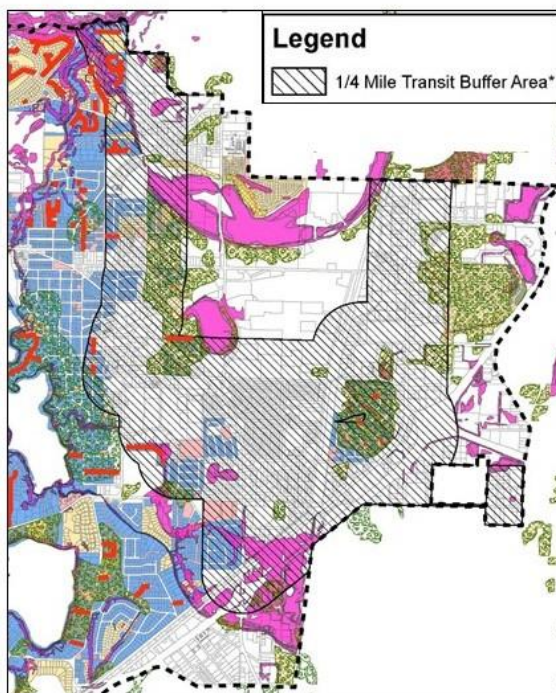
- Lakewood’s residential street designs assume at least 50 feet width when utilities are placed underground and at least 60 feet width when utilities are above ground. Again, these designs do not provide space for on-street/off-site parking.

Under the new middle housing and ADU laws, Lakewood may not:

- require off-street/on-site parking as a condition of permitting development of middle housing within ½ mile walking distance of a major transit stop;
- require more than 1 off-street/on-site parking space per unit for middle housing on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits; or
- require more than 2 off-street/on-site parking spaces per unit for middle housing on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

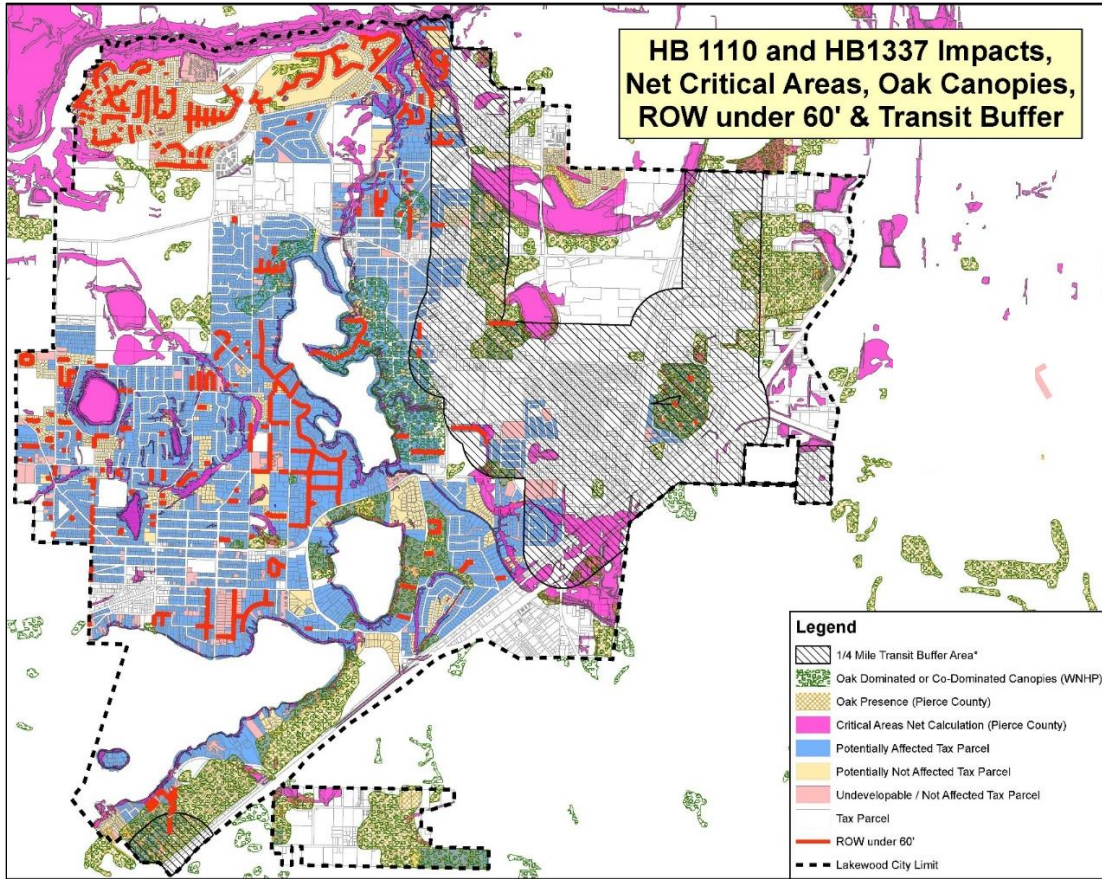
**¼ mile buffer = 4 units/lot middle housing.**

**½ mile buffer = no off-street/on-site parking as a permitting condition for middle housing or ADUs.**

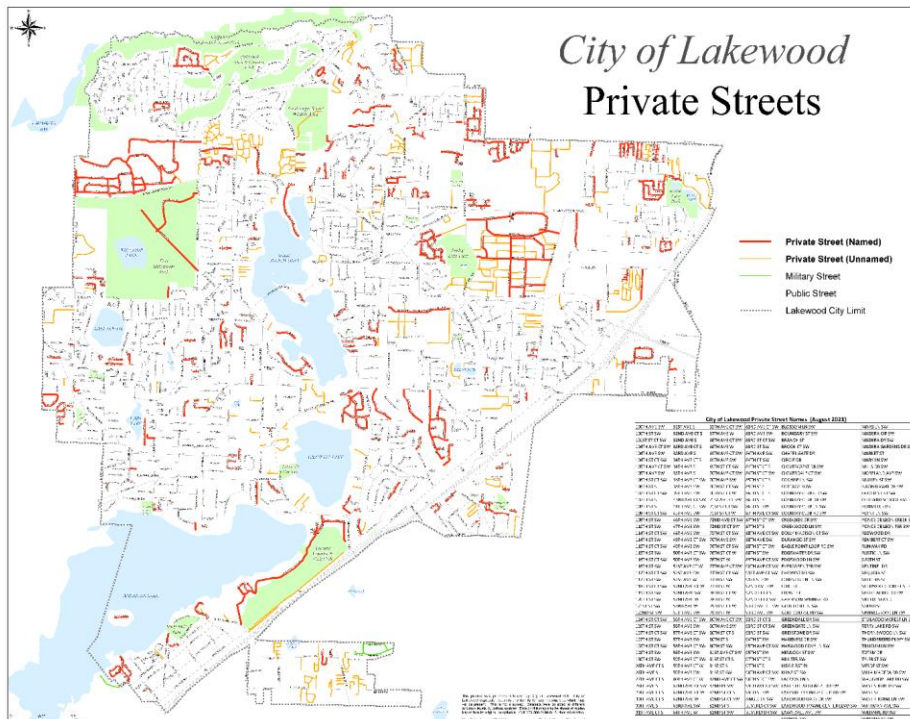


As shown on the map below, after comparing 1) where the City is now required to allow middle housing and ADUs and 2) public rights-of-way (ROWs) narrower than 60 feet in width, parking pressures will most likely be seen over time in areas west of Lake Steilacoom and Gravelly Lake, south of Fort Steilacoom Park, and in areas north of Custer Road SW<sup>†</sup>.

<sup>†</sup> It is anticipated that the State Legislature will consider invalidating plat restrictions on the number of units per acre in 2024 or beyond. If this occurs, areas such as Oakbrook that are currently exempt could become subject to middle housing and ADU infill and the resulting parking pressures.



It should be noted that there are also private ROWs in residential areas less than 60 feet in width:





### 3. FORMAT OF DRAFT COMPREHENSIVE PLAN EDITS

Existing Language	Explanation of Change	New Language
LU-1 Ensure that housing exists for all economic segments of Lakewood's population.	This should be refined to focus on the housing targets by income category.	LU-1 <del>Ensure that</del> Promote a supply of housing <del>exists for</del> that supports all economic segments of <del>Lakewood's</del> the population.
[NEW]	This adds the housing targets by income level.	LU-2.X <u>Plan to the 2020–2044 housing target allocations by household income for Lakewood adopted by Pierce County:</u> <ul style="list-style-type: none"> <li>• 30% AMI or less: 1,367 units,</li> <li>• 30–50% AMI: 1,739 units,</li> <li>• 50–80% AMI: 1,375 units,</li> <li>• 80–100% AMI: 592 units, and</li> <li>• 100–120% AMI: 536 units.</li> </ul>
<b>(LU-2) Increase housing opportunities for upper income households.</b>	<b>This should be integrated into targets by household income.</b>	<b>[REMOVED]</b>
LU-2.1 Target ten (10) percent of new housing units annually through 2030 to be affordable to upper income households that earn over 120 percent of county median income.	This should be accommodated in the broader housing targets by household income. (Note that the new target is higher.)	<b>[REMOVED]</b>

#### DRAFT EXAMPLE: 2024 Housing Element

##### Housing Introduction

This Comprehensive Plan Element sets the stage for a vibrant, sustainable, family-oriented community through the balanced allocation of land for a variety of housing types affordable to all household incomes. It accommodates growth. Housing and retail or commercial development may be interwoven in some areas where they would mutually benefit one another; elsewhere, different land uses may remain discrete to meet other goals.

The Housing Element includes nine (9) goals and 61 policies. These goals and policies will be realized through the City's implementation strategies, including: strategic infrastructure improvements; future sub-area planning; technical area planning; design and development regulations; the process of development review; and other such methods.

##### Background

Lakewood possesses a diverse housing stock with a wide range of unit types and prices, most of which was constructed prior to incorporation in 1996. The inventory includes large residential estate properties, single-family homes of all sizes, some townhouses, semi-attached houses, low- and mid-rise apartments, and high density apartments.

The Housing Element is based on an assessment of Lakewood's current demographics and existing housing stock. It also is consistent with: the State's Growth Management Act (GMA); the Puget Sound Regional Council (PSRC) regional planning policies (MPPs) and Regional Growth Strategy included within VISION

2050; the Pierce County Countywide Planning Policies (CPPs); and other elements of the Comprehensive Plan.

The Housing Element considers how Lakewood will accommodate its share of projected regional growth and how it will provide housing for all economic segments of its population. It provides a framework for addressing the housing needs of current and future residents. Finally, it serves as a guide for protecting and enhancing the quality of life in residential areas.

## **Goals and Policies**

### **Goal (LU-1) Promote a supply of housing that supports all economic segments of the population.**

Policies:

LU-1.1 Plan to the 2020–2044 housing target allocations by household income for Lakewood adopted by Pierce County:

- 30% AMI or less: 1,367 units,
- 30–50% AMI: 1,739 units,
- 50–80% AMI: 1,375 units,
- 80–100% AMI: 592 units, and
- 100–120% AMI: 536 units.

LU-1.2 Plan to the 2020–2044 County target allocations for an additional 1,212 units of permanent supportive housing affordable to households at 0–30% AMI.

LU-1.3 Plan to the 2020–2044 County target allocations for 574 spaces in emergency shelter.

LU-1.4 Encourage housing that meets the needs of different sizes and types of households in the community.

LU-1.5 Plan and accommodate the development and preservation of other housing to minimize displacement.

## **Appendices**

- Housing Demographics
- Lakewood Housing Report
- Lakewood Analyses re Land Capacity for Housing Affordable to All Economic Segments
- Lakewood Buildable Lands Report