

2024 Comprehensive Plan Periodic Review

2/28/24 Open House

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Strategic Planning Manager



Lakewood

2024 Periodic Review

Overview

- Lakewood's 2023 and 2024 Comprehensive Plan Updates
- Housing in Lakewood
- Energy and Climate Change
- Community Outreach
- Next Steps



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

Comprehensive Plan Content

Mandatory elements:

- Land Use
- Housing
- Climate Change & Resiliency
- Capital Facilities Plan
- Shoreline Master Plan
- Utilities
- Transportation
- Economic Development
- Park and Recreation Facilities

Optional elements:

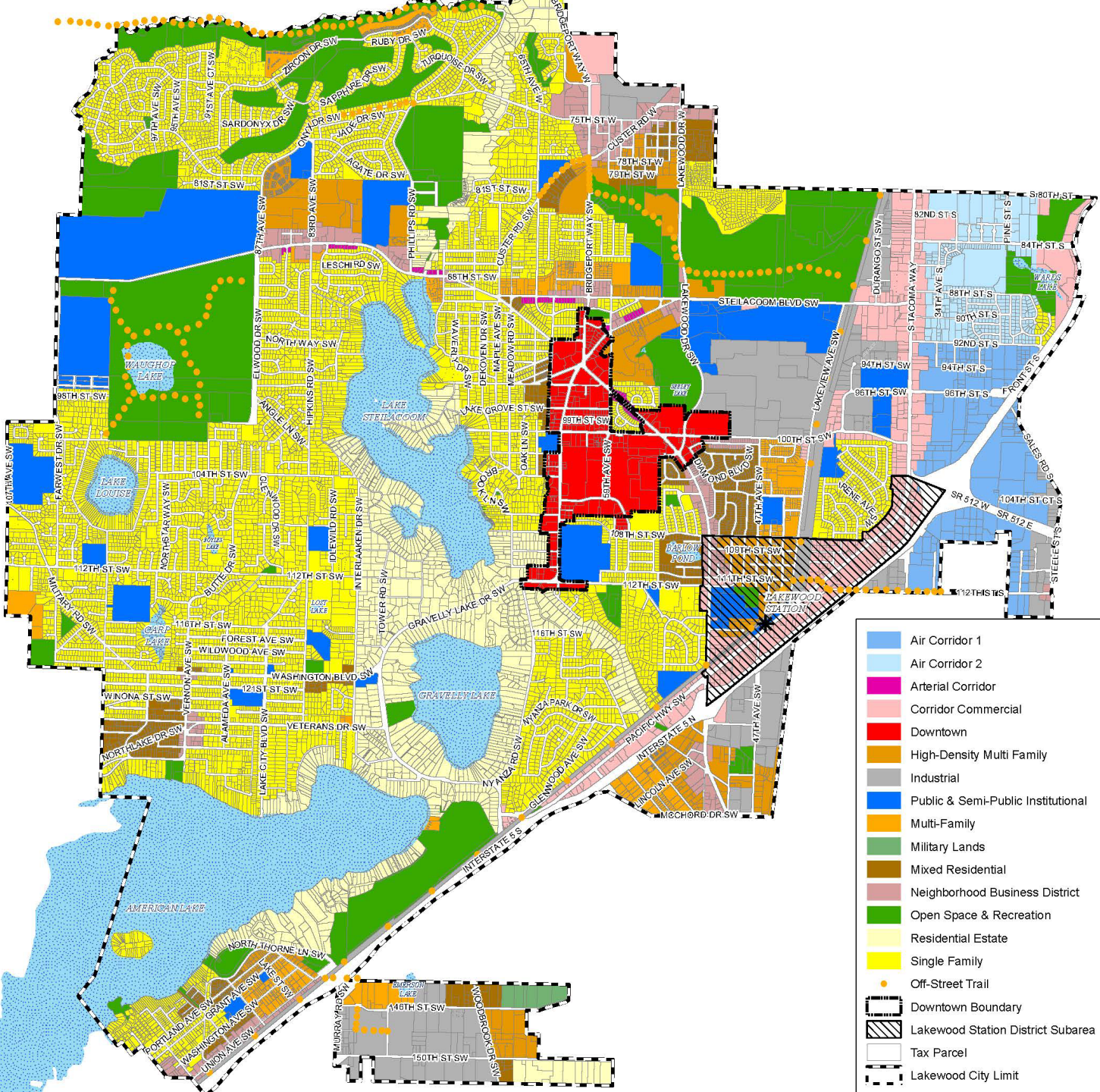
- Subarea Plans
 - Downtown
 - Station District
 - Tillicum-Woodbrook



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%



HOUSING

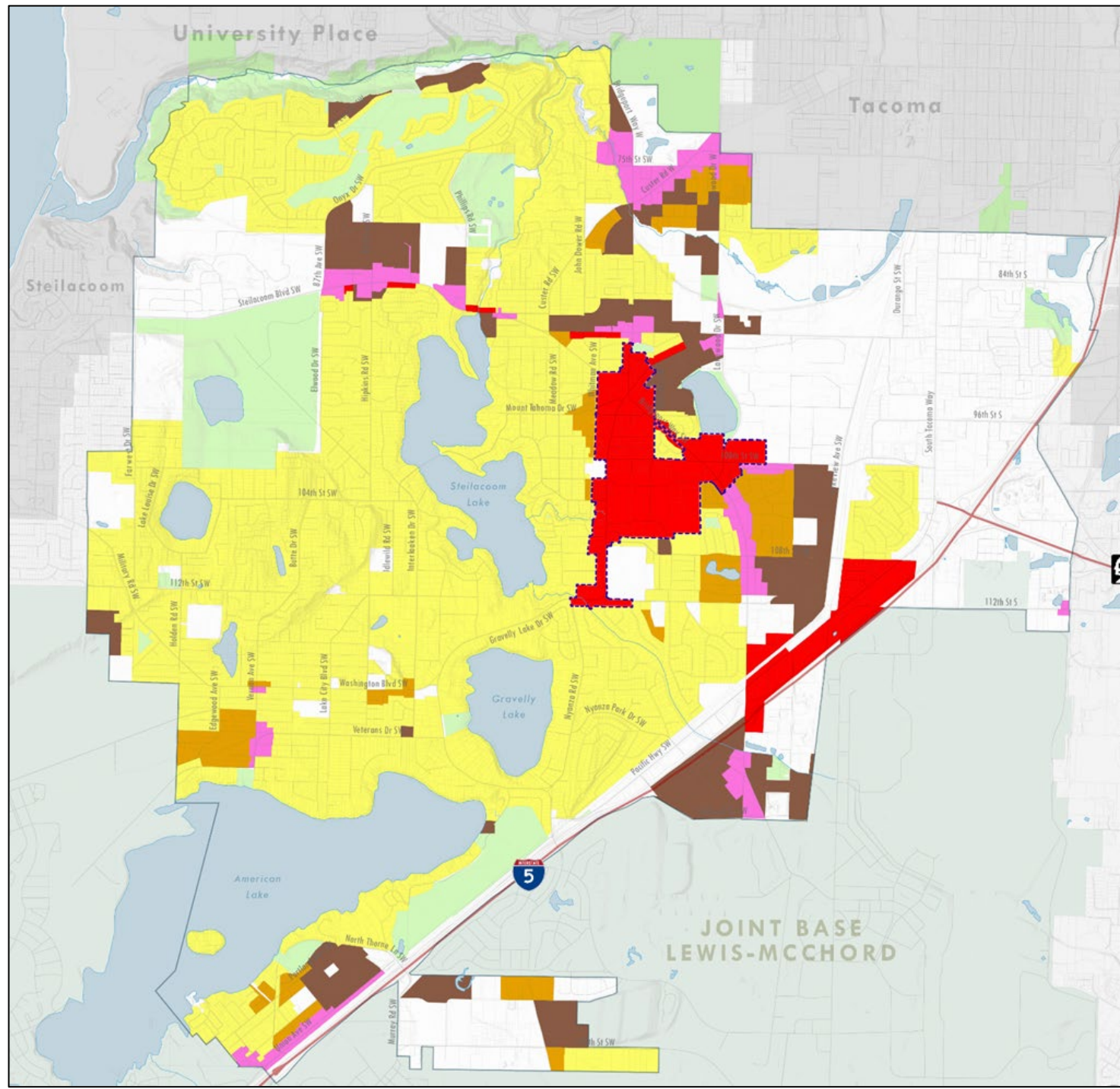


2023 Action by Lakewood

Allowed:

- Permanent Supportive Housing (PSH);
- Rapid Rehousing (RH); and
- Transitional Housing (TH)

within the City's residential zones.



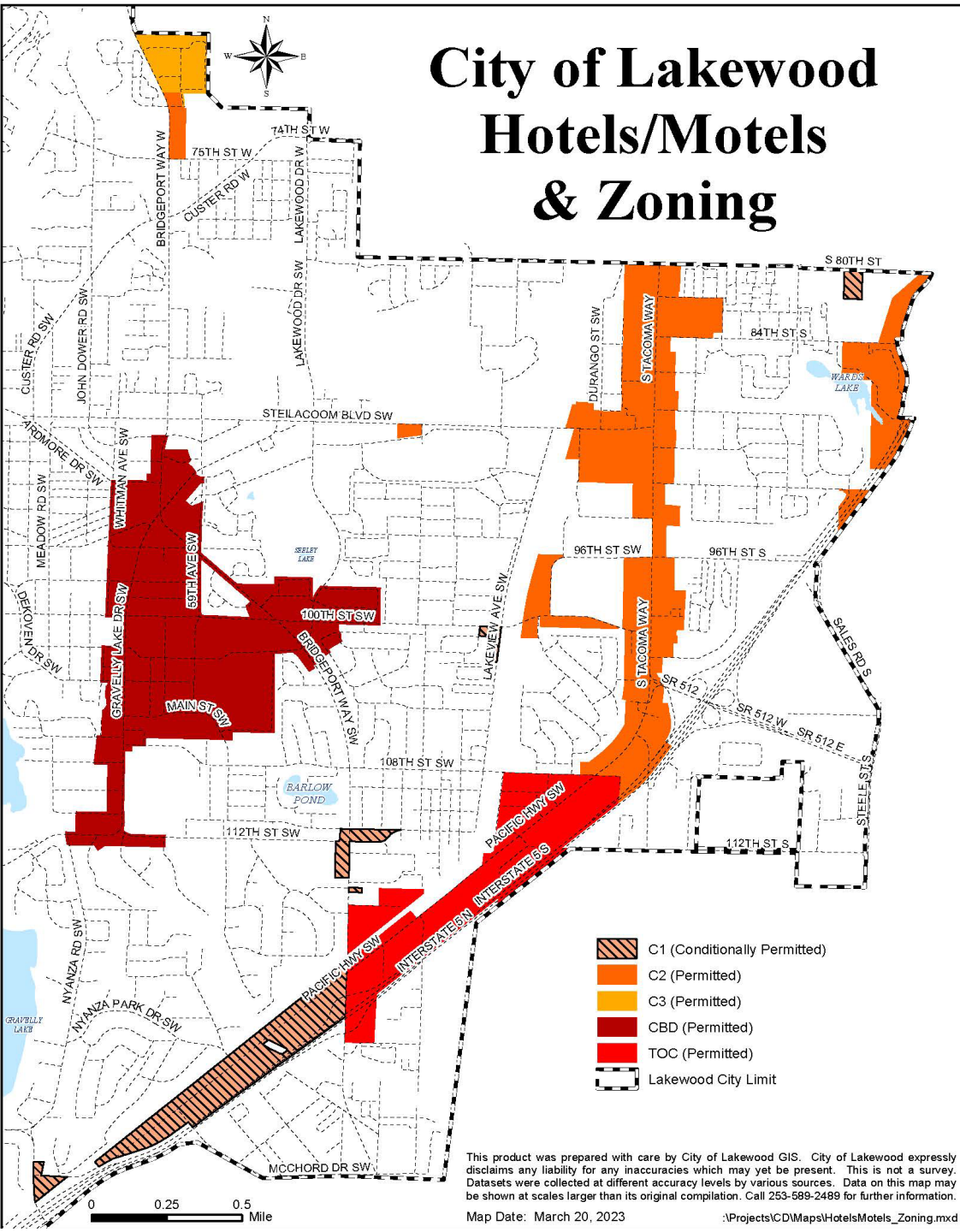
City of Lakewood Hotels/Motels & Zoning

2023 Action by Lakewood

Allowed:

- Indoor Emergency Housing (EH);
- Emergency Shelter (ES);
- Permanent Supportive Housing (PSH);
- Rapid Rehousing (RH); and
- Transitional Housing (TH)

within any land use zone where hotels/motels are allowed.

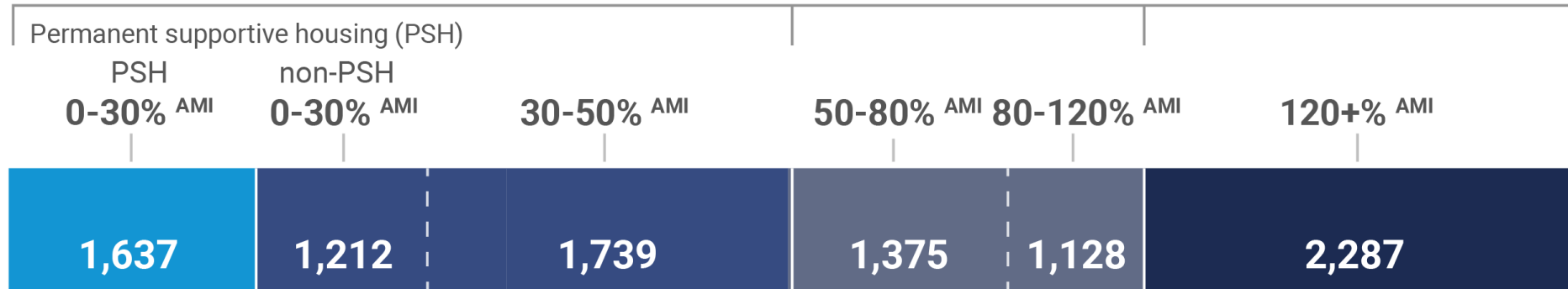


2024 Comprehensive Plan Periodic Review: Planning for 2044 Housing and Job Targets

- **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?
 - **Economic Development** – Are provisions for economic growth, vitality, and a high quality of life incorporated into the Comprehensive Plan?
 - **Parks & Recreation** – Are parks, recreation, and open spaces planned for?
 - **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?



Lakewood 2044 Housing Targets

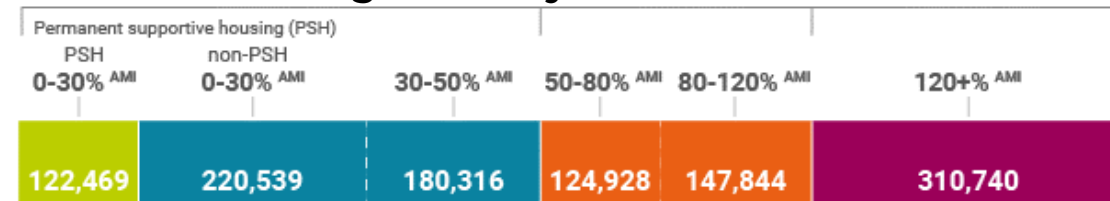


9,378 new homes will be needed in the next 20 years

In addition, there will also need to be:

574 Emergency housing beds (temporary housing)

WA State Housing Needs by 2044



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

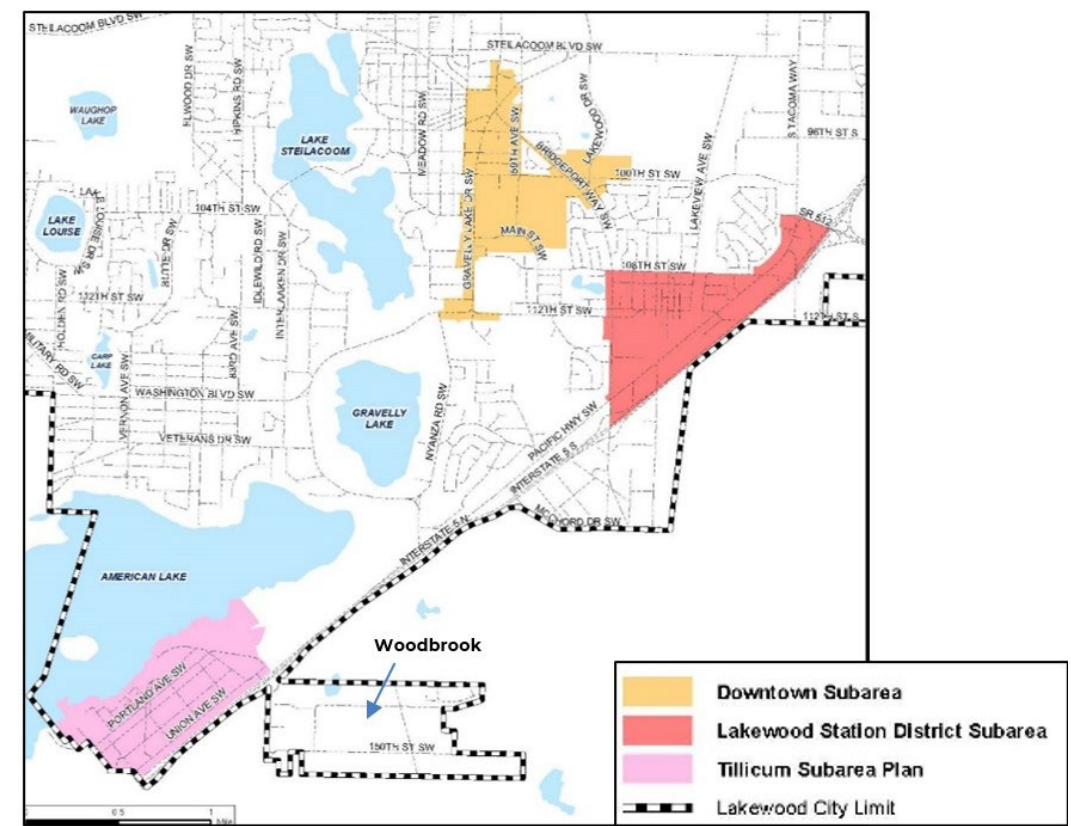
In addition, there will also need to be:

91,357 Emergency housing beds (temporary housing)



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

Much of Lakewood’s housing and job 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 Citywide Growth Targets	2035 Targets for Downtown Subarea	2035 Targets for Station District Subarea	2044 Targets for outside subareas	2044 Citywide Emergency Housing Unit Target
Housing Units	9,378 net new units	2,257 net new units (~24% of citywide '44 target)	1,722 net new units (~18% of citywide '44 target)	5,399 (~58% of citywide '44 target)	574
Jobs	9,863 net new jobs	7,317 net new jobs (~74% of citywide '44 target)	1,276 net new jobs (~13% of citywide '44 target)	1,270 (~13% of citywide '44 target)	-



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

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 $\frac{1}{4}$ mile from Major Transit Stops**

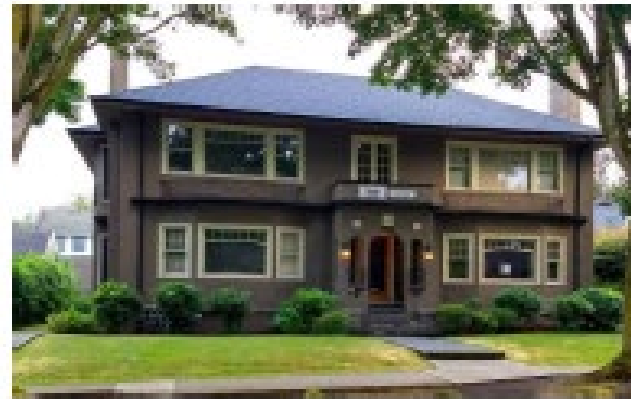


Middle Housing

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



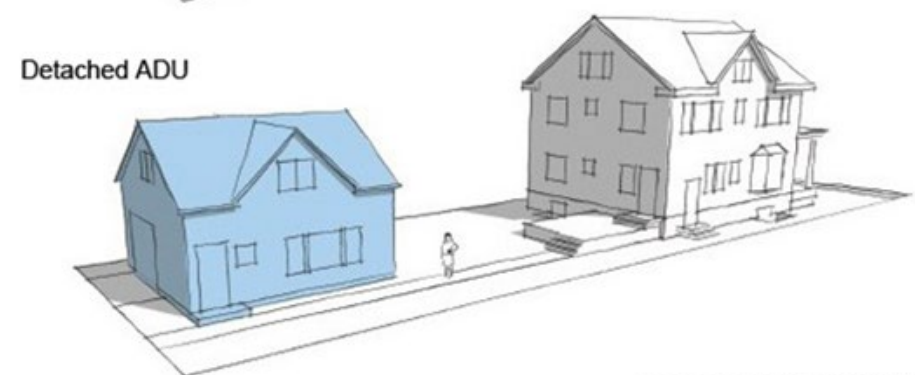
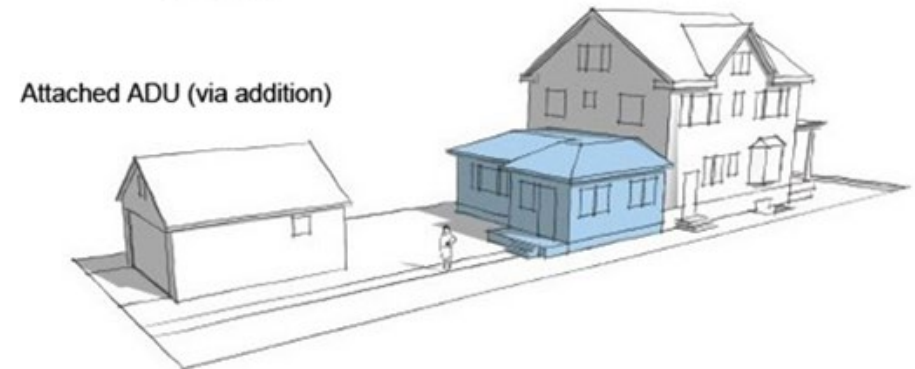
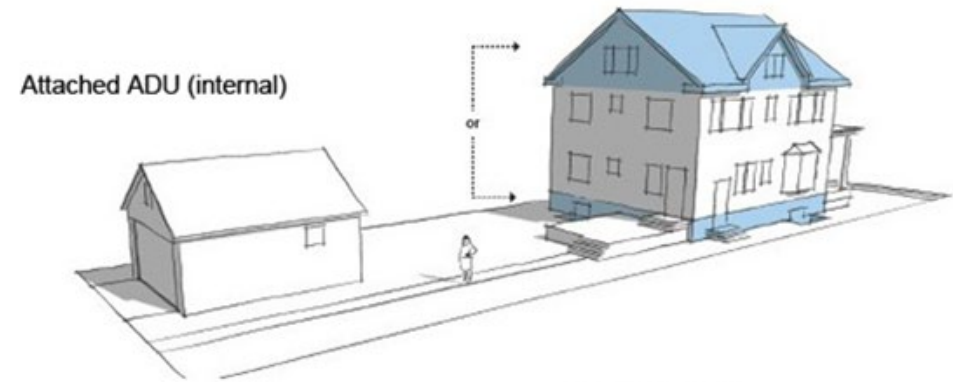
Townhouses



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.

Summary of New State Laws on Housing

Housing Units Lakewood must allow	How many units 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> <ol 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 Street Design and Parking Locations

Lakewood's Road Design and Approach to Parking:

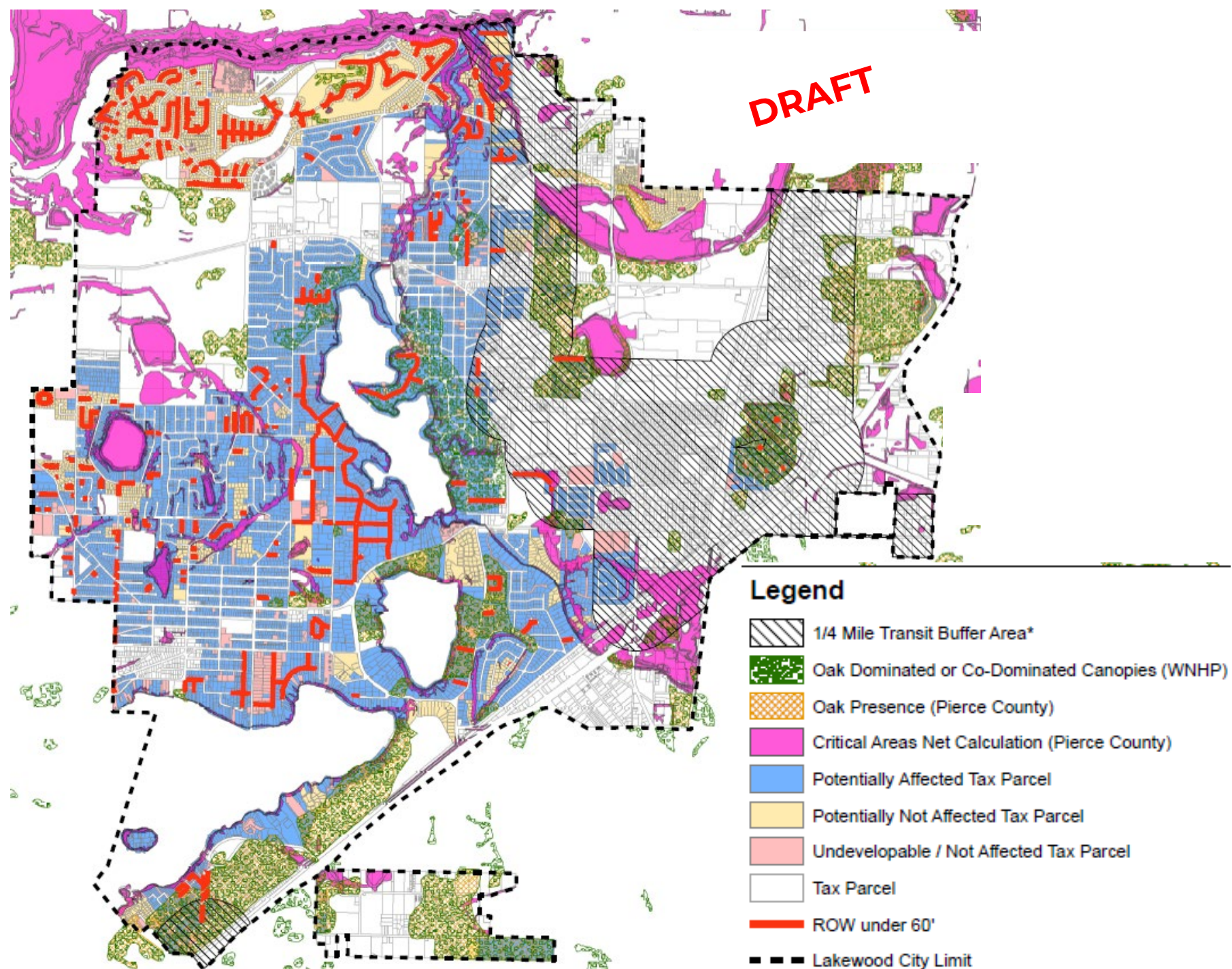
- Many public and private residential streets are currently too narrow to allow on-street parking.
- Lakewood's municipal code currently does not allow on-street/off-site parking in residential areas.
- **However, new State Law says Lakewood may not:**
 - require off-street/on-site parking as a condition 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.



Where will new housing rules apply?

Lakewood currently analyzing:

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



CLIMATE CHANGE



Existing Lakewood Goals for Energy and Climate Change

- Provide Leadership in Managing Climate Change
- Improve Clean and Efficient Transportation Options
- Increase Sustainable and Energy-Efficient Systems
- Encourage Sustainable Development
- Develop a Hazards Management Plan



Lakewood Greenhouse Gas Emissions: 2019

Table 1 Lakewood GHG Emissions in 2019		
Emission-Type	City of Lakewood 2019 Emissions (MgCO ₂ e)	Percent of Total
Residential		
Residential electricity	72,121	11%
Residential natural gas	59,071	9%
Sub-total	131,192	21%
Commercial/Industrial		
Non-residential electricity	110,746	17%
Non-residential natural gas	35,629	6%
Sub-total	146,375	23%
Transportation		
On road vehicles - cross boundary inbound	156,997	25%
On road vehicles - cross boundary outbound	158,353	25%
On road vehicles - in boundary	34,216	5%
Bus VMT - cross boundary inbound	5,274	<1%
Bus VMT - cross boundary outbound	5,955	<1%
Bus VMT - in boundary	1,048	<1%
Sub-total	361,843	57%
Grand Total	639,410	
SPECIAL NOTES:		
1. For 2020, transportation emissions are down 27 percent, from 361,843 to 267,000, total tCO ₂ e. The change in numbers is a reflection in the reduction of VMT associated with COVID-19.		
2. Transportation emissions are overstated since it includes I-5 and Highway 512 emissions, but it is difficult to determine emissions using the Google EIE model.		

Where did Lakewood's 2019 GHG Emissions come from?

- **21%** Residential Buildings
- **23%** Commercial Buildings
- **57%** Transportation (*including I-5 and 512*)

Since 1990, Lakewood has increased its GHG emissions by an average of <1% per year. However, this adds up over time.

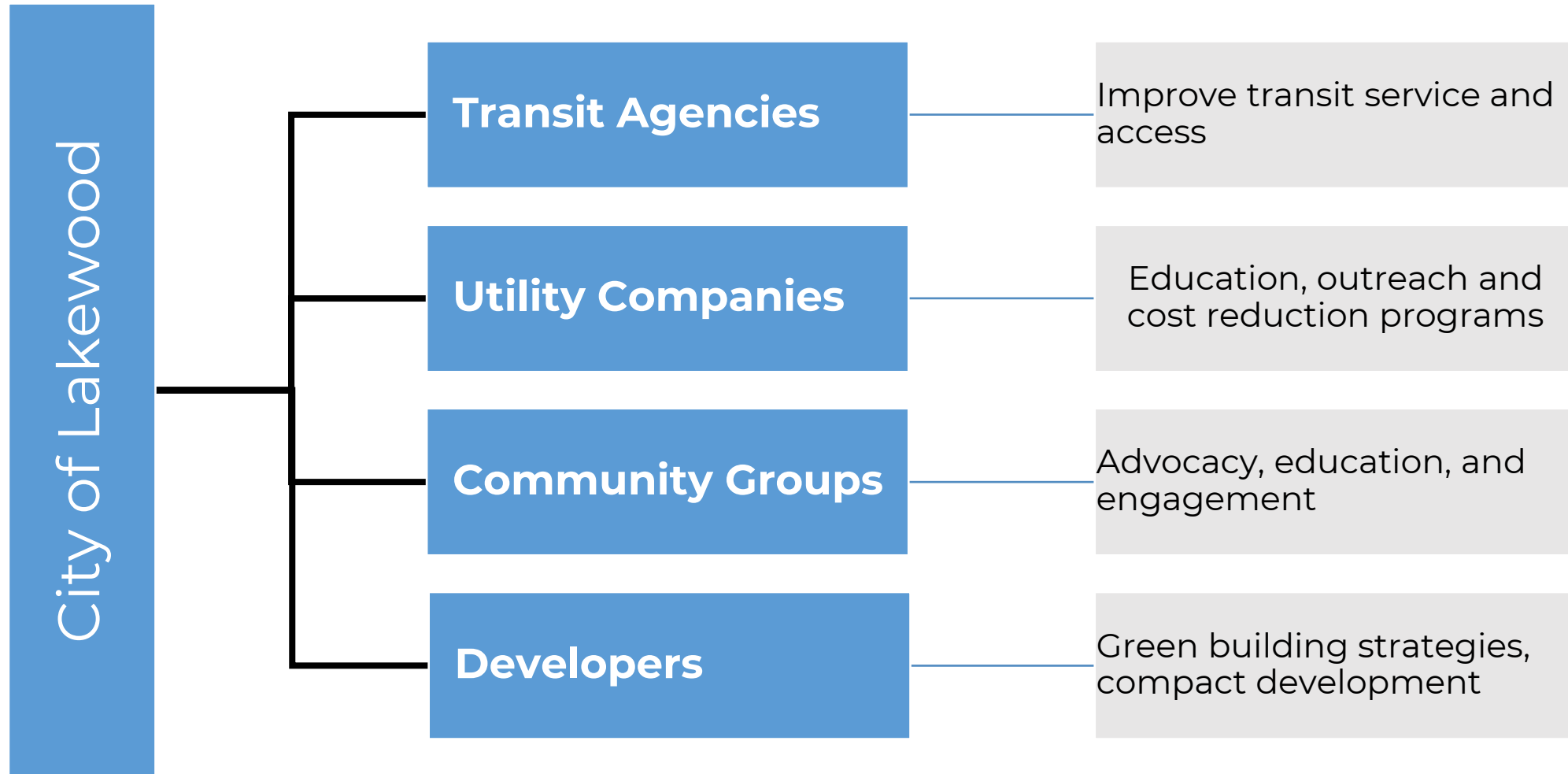


Recommendations from 2023 Public Outreach and Review

- Collaborate and Partner
- Design Sustainable Neighborhoods
- Prioritize Climate Resiliency
- Educate and Engage



Recommendation #1: Collaborate and Partner

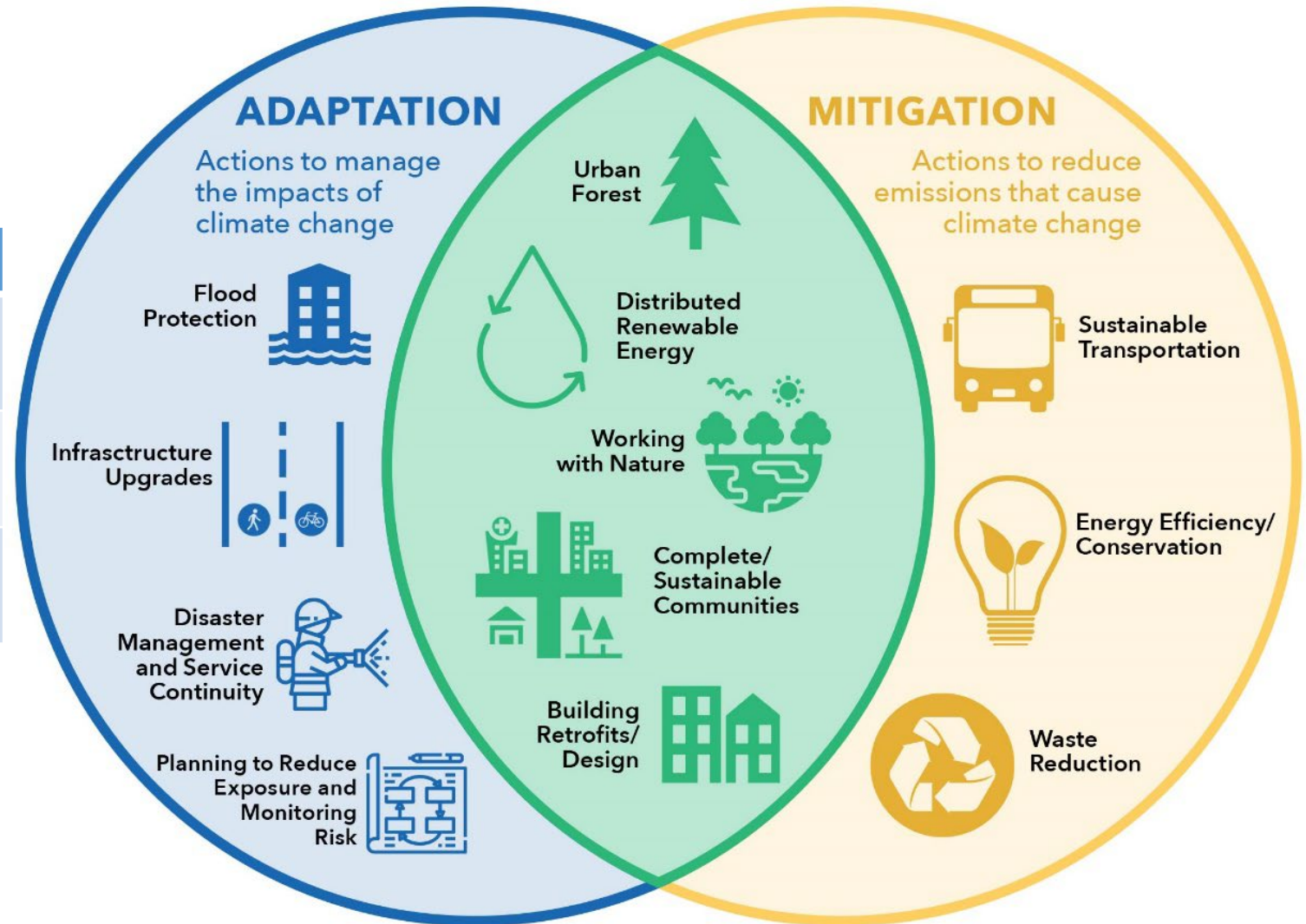


Recommendation #2: Design Sustainable Neighborhoods

THEME	EXAMPLE
Urban Design	
<ul style="list-style-type: none">• Land Use	<ul style="list-style-type: none">• Mixed use and infill development
<ul style="list-style-type: none">• Transportation	<ul style="list-style-type: none">• Safe Routes to Schools
<ul style="list-style-type: none">• Building Standards	<ul style="list-style-type: none">• Retrofitting older buildings• Green buildings
Open Space	<ul style="list-style-type: none">• Critical areas preservation• Wildfire protection
Urban Agriculture	<ul style="list-style-type: none">• Community gardens

Recommendation #3: Prioritize Climate Resiliency

THEME	EXAMPLE
Data	<ul style="list-style-type: none"> Climate Vulnerability Index
Adaption	<ul style="list-style-type: none"> Heat shelters Small business relief
Mitigation	<ul style="list-style-type: none"> Rebate programs Fleet electrification



Recommendation #4: Educate and Engage

THEME	EXAMPLE
Resource Sharing	<ul style="list-style-type: none">• Conservation programs
Equitable Engagement and Outreach	<ul style="list-style-type: none">• Partnerships with housing and service providers• Continued engagement with community-based organizations
Climate Change Education	<ul style="list-style-type: none">• Climate change dashboards – data sharing• Marketing campaigns

Strategic Process

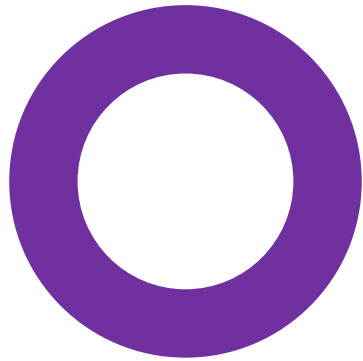
PROCESS STEP	NOTES
PRIORITY ACTIONS	<ul style="list-style-type: none">▪ High priorities are action items identified by the Steering Committee and BERK▪ Medium priorities were neutral▪ Low priorities were redundant policy items or deprioritized by the Steering Committee
ECCC IMPLEMENTATION PLAN STRATEGY	<ul style="list-style-type: none">▪ Identified Strategies for ECCC Implementation
COMPREHENSIVE PLAN INTEGRATION	<ul style="list-style-type: none">▪ Recommendations for the Comprehensive Plan update
PARTNERS	<ul style="list-style-type: none">▪ Identified partners in making Lakewood a more thriving, sustainable city.

NEXT STEPS



24CPPR Schedule: Planning Commission

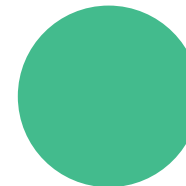
January – April
2024: Technical
review and drafting
new policies and
regulations; Open
Houses; Steering
Committee Work;
Focus Topic
Discussions @
Planning
Commission and
City Council



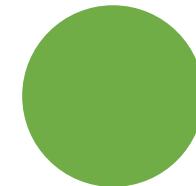
May 1, 2024:
Introduction of
Official 24CPPR
Package to
Planning
Commission



June 5, 2024:
Planning
Commission
Public Hearing



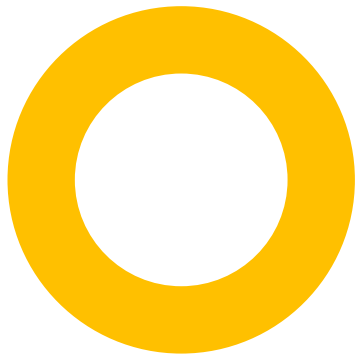
June 26, 2024:
**Planning Commission
Recommendation to
City Council**



24CPPR Schedule: City Council

July 8, 2024:

Introduction of
Official 24CPPR
Package to City
Council



August 5, 2024:

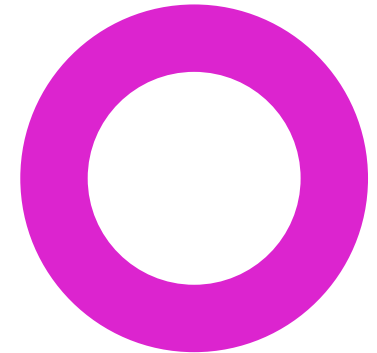
City Council
Public Hearing
on 24CPPR
Package



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

- **See drafts of updates to the Comprehensive Plan and Regulations when they are published:**
 - <https://cityoflakewood.us/24periodicreview/>
- 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 allows viewers to submit public comments.**
- Lakewood has also created an electronic update newsletter for subscribers.



24CPPR Public Engagement Update

Host a meeting!

We are happy to meet with you and any organization that you represent.

Please contact tspeir@cityoflakewood.us to schedule a meeting!



Thank you!



Lakewood
2024 Periodic Review

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