



## LAKEWOOD CITY COUNCIL AGENDA

Monday, March 18, 2024

7:00 P.M.

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel: <https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can participate via Zoom by either visiting <https://us02web.zoom.us/j/86872632373> or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

**Virtual Comments:** If you would like to provide virtual Public Comments or Testimony on Public Hearings during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373 or visiting <https://us02web.zoom.us/j/86872632373>.

**By Phone:** For those participating by calling in by telephone (+1(253) 215- 8782 and enter participant ID: 868 7263 2373), to use the "Raise Hand" feature press \*9 on your phone, to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press \*6 to unmute yourself. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

**By ZOOM:** For those using the ZOOM link (<https://us02web.zoom.us/j/86872632373>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

*Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.*

<http://www.cityoflakewood.us>

**CALL TO ORDER****ROLL CALL****PLEDGE OF ALLEGIANCE****PROCLAMATIONS AND PRESENTATIONS**

1. Business Showcase. – *Casa Mia Italian Restaurant*

**PUBLIC COMMENTS****C O N S E N T   A G E N D A**

- (4) A. Approval of the minutes of the City Council study session of February 26, 2024.
- (8) B. Approval of the minutes of the City Council meeting of March 4, 2024.
- (15) C. Motion No. 2024-18  
  
Approving American Lake Park and Wards Lake Park furnishing purchases.
- (17) D. Motion No. 2024-19  
  
Authorizing the execution of a professional services agreement with Cascade Right of Way Services, Inc., in the amount of \$171,120 for services related to the Custer Road project.
- (23) E. Items filed in the Office of the City Clerk:
  1. American Lake – Lake Management District No. 1 Advisory Board meeting minutes of October 10, 2023.
  2. American Lake – Lake Management District No. 1 Advisory Board meeting minutes of December 14, 2023.
  3. Lakewood's Promise Advisory Board meeting minutes of February 1, 2024.
  4. Planning Commission meeting minutes of February 21, 2024.

**R E G U L A R   A G E N D A****ORDINANCE**

- (35) Ordinance No. 801

Vacating the 20-foot-wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview.

**UNFINISHED BUSINESS****NEW BUSINESS****REPORTS BY THE CITY MANAGER**

- (108) Parks and Transportation Capital Improvement Program Update.

**CITY COUNCIL COMMENTS****ADJOURNMENT**



## **LAKEWOOD CITY COUNCIL MEETING MINUTES**

Monday, February 26, 2024

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215-8782

Participant ID: 868 7263 2373

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### **CALL TO ORDER**

Mayor Whalen called the meeting to order at 7:00 p.m.

### **ROLL CALL**

Councilmembers Present: 6 – Mayor Jason Whalen, Deputy Mayor Mary Moss, Councilmembers Mike Brandstetter, Patti Belle, J. Trestin Lauricella and Paul Bocchi.

Councilmembers Excused: 1 – Councilmember Ryan Pearson.

### **ITEMS FOR DISCUSSION:**

#### **Review of 2023 Social Media and Website Analytics.**

Communications Manager Brynn Grimley and Communications Coordinator Derek Gibson presented a comprehensive year-in-review for the City's social media interactions. The analysis looked at the top pages visited, the number and location of unique visitors, as well as other statistics on the types of interactions and users. They presented goals for 2024 including higher quality video, a higher engagement rate, and continued fine-tuning to followers. Discussion ensued.

#### **Review of International Building Code Amendments.**

Assistant City Manager for Development Services Dave Bugher presented on the adoption of the 2021 international construction codes with emphasis on the revised energy codes and new wildland-urban interface codes. He covered eight sections of the code amendments, explaining that the City Council is required to adopt an Ordinance by March 4, 2024. Building Official Rafik Gindy joined to discuss the impact of the code updates on new and existing residential structures. Discussion ensued.

**Review of Ordinance related to Mandatory Minimum Jail Sentences.**

City Attorney Heidi Ann Wachter presented information regarding repeat misdemeanor offenders. She brought a recommendation for additional work with current court statistics to either bring a more comprehensive plan, or simply continue with the status quo if the numbers are not deemed significant. Discussion ensued.

**ITEMS TENTATIVELY SCHEDULED FOR THE MARCH 4, 2024, CITY COUNCIL MEETING:**

1. Proclamation recognizing March 2024 as American Red Cross Month. – *Larry Bleich, Community Volunteer, American Red Cross*
2. Recognizing the 2024 Dr. Martin Luther King, Jr. Program Participants.
3. Youth Council Report.
4. Clover Park School District Report.
5. Authorizing the execution of an interlocal agreement with the Pierce County Rural Library District to identify the roles and responsibilities of the City and the Library as they relate to the ownership, transfer, handling, and storage of the Douglas Fir section of tree. – (Motion – Consent Agenda)
6. Authorizing the execution of American Rescue Plan Act (ARPA) funds in support of the Pierce County Village for chronically homeless. – (Motion – Consent Agenda)
7. Approving the International Building Code Amendments. – (Ordinance – Consent Agenda)
8. This is the date set for a public hearing to consider the vacation of the 20-foot-wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview. – (Public Hearings and Appeals – Regular Agenda)
9. Adopting a new section of the Lakewood Municipal Code, Chapter 1.22 City Flag Policy. – (Ordinance – Regular Agenda)
10. Creating a new section of the Lakewood Municipal Code, Section 9.16, Setting Mandatory Minimum Sentences for Certain Crimes. – (Ordinance – Regular Agenda)

**REPORTS BY THE CITY MANAGER**

Communications Manager Brynn Grimley shared materials and information regarding an invitation received from City's Friendship City, Danzhou in Hainan Province, China, regarding having the Councilmembers visit this year. Her report included price breakdowns and information on additional trip logistics. Discussion ensued.

Acting City Manager Kraus shared that Partners for Parks has now raised more than \$1.6 million of the \$3.5 million goal for restoration of the H-Barn project at Fort Steilacoom Park.

She then announced the following upcoming meetings and events:

- February 27, 6:00 P.M., Mayor's Coffeehouse, Fort Steilacoom Park Pavilion rescheduled to March 27, 6:00 P.M.
- February 28, 2024, 5:30 P.M., Comprehensive Plan Periodic Update, Clover Park Technical College Rotunda
- March 12, 11:30 A.M., Habitat for Humanity Changing Lives Luncheon, Hotel Murano Bicentennial Pavilion
- March 15, 4:00 P.M., American Lake Veterans Medical Center Centennial Event
- March 15, 7:00 P.M., Lakewood Multicultural Coalition Dr. Claudia Thomas Award Gala, McGavick Conference Center
- March 20, 11:30 A.M., Tacoma Pierce County Economic Development Board Annual Meeting, Greater Tacoma Trade and Convention Center
- March 22 10:00 A.M., VIP Walking Tour
- March 27 11:30 A.M., Community Health Care 2024 Annual Lunch and Laughter Luncheon, Hotel Murano
- March 27, 6:00 P.M., Mayor's Coffeehouse, Fort Steilacoom Park Pavilion
- April 6, General William "Bill" Harrison Memorial Service, First Baptist Church

**CITY COUNCIL COMMENTS**

Councilmember Lauricella attended a meeting and tour of the South Sound 911 facility. He shared that he will be attending the Lakewood Water District Tank Dedication and Retirement Reception. He also shared that he recently learned about a group called Pierce County Climate Conversation and is interested in bringing their work to Council.

Councilmember Bocchi shared that he attended the Planning Commission meeting last week and heard little to no public comments on multifamily tax changes. He then asked Councilmember Brandstetter to attend the SSHA<sup>3</sup>P meeting on March 1<sup>st</sup> at 8:30 A.M.

Councilmember Belle thanked the Communications Team for their presentation and efforts in the last year. She then shared that she will not be attending Dave Bugher's Retirement Ceremony but thanked him for his service.

Councilmember Brandstetter shared that last Wednesday he attended the Community Services Advisory Board Public Hearing regarding the 5-Year Annual Action Plan.

Deputy Mayor Moss shared that she attended the Lakewood Chamber's Military Meeting last week. She then shared that the Association of the United States Army (AUSA) is getting more involved and will put any City business on their website if requested.

Mayor Whalen shared that he attended the Tacoma-Pierce County Clean Building Symposium Panel about climate planning and the Asia Pacific Cultural Center Year of The Dragon Celebration which featured Taiwan. He shared that, on Wednesday, he is going to testify to the legislature regarding vehicle pursuit changes.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:24 p.m.

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JASON WHALEN, MAYOR

ATTEST:

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AMELIA HERNANDEZ  
ACTING CITY CLERK



## **LAKEWOOD CITY COUNCIL MEETING MINUTES**

Monday, March 4, 2024

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

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Telephone via Zoom: +1(253) 215-8782

Participant ID: 868 7263 2373

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### **CALL TO ORDER**

Mayor Whalen called the meeting to order at 7:00 p.m.

### **ROLL CALL**

Councilmembers Present: 7 – Mayor Jason Whalen, Deputy Mayor Moss, Councilmembers Mike Brandstetter, Ryan Pearson, Patti Belle, J. Trestin Lauricella and Paul Bocchi.

### **PLEDGE OF ALLEGIANCE**

Mayor Whalen paused for a moment of silence and led the Pledge of Allegiance.

### **PROCLAMATIONS AND PRESENTATIONS**

#### **Proclamation recognizing March 2024 as American Red Cross month.**

COUNCILMEMBER PEARSON PRESENTED A PROCLAMATION RECOGNIZING MARCH 2024 AS AMERICAN RED CROSS MONTH TO DAN WIRTH, EXECUTIVE DIRECTOR, AMERICAN RED CROSS.

#### **Proclamation recognizing March 2024 as Women's History Month.**

MAYOR WHALEN PRESENTED A PROCLAMATION RECOGNIZING MARCH 2024 AS WOMEN'S HISTORY MONTH TO DEPUTY CITY MANAGER THO KRAUS.

#### **Recognizing the 2024 Dr. Martin Luther King, Jr. Program Participants.**

SYLVIANN ESTRELLA, BLUE SCOOTER MEDIA PROVIDED AN OVERVIEW OF THE 2024 DR. MARTIN LUTHER KING, JR. PROGRAM. MAYOR WHALEN AND DEPUTY MAYOR MOSS PRESENTED CERTIFICATES OF RECOGNITION TO THE 2024 DR. MARTIN LUTHER KING, JR PROGRAM PARTICIPANTS, AMIDJAH DILWORTH, SYLVIANN ESTRELLA, GENESIS GIBSON, CHRISTIAN JONES, CHRIS MACON, CARRIE MCLENNAN, DAVID MILLER, E'LIJAH MCCHRISTIAN, DARRYL OWENS, SEAN STEPHENS AND LARRY WOODS.



**Youth Council Report.**

Youth Councilmember Violet Johnson spoke about a Youth Violence Summit she attended in August, 2023 where there was discussion related to juvenile crime and safe spaces. A result of is an event where youth will run legislation and a Safe Spaces bill will be presented to the State Legislature.

Youth Councilmembers Chase Washington and Siddartha Pant spoke about work that students are completing to prepare for the Youth Summit that will be held on May 25 at Harrison Prep.

**Clover Park School District Report.**

Krissy Kim, Clover Park School District (CPSD) Boardmember shared that the levy passed with 59% approval rating. She shared that March 11-15 is Classified Employees Week, March 9 at 12:00 p.m. is Merle Hagbo Field Dedication at Clover Park High School and on March 9 from 9:00 to 2 p.m. the STEAM Fair will be held at Harrison Preparatory. She congratulated Trista Osgood who accepted an appointment to the U.S. Military Academy at West Point and Deepak Chaudry was selected into the Frances Hesselbein Student Leadership Program.

**PUBLIC COMMENTS**

The City Council received written comments in advance from Casey Crook, Tom Galdabini, Kurt Reidinger and Bob Warfield.

Speaking before the Council were:

*Dennis Haugen, Sioux Falls*, spoke about topics not on the agenda.

*Christina Manetti, Lakewood resident*, spoke about Motion No. 2024-16 and Motion No. 2024-17.

*James Dunlop, Lakewood resident*, spoke about Motion No. 2024-16 and Motion No. 2024-17.

**C O N S E N T   A G E N D A**

- A. Approval of the minutes of the City Council meeting of February 20, 2024.
- B. Approval of claims vouchers, in the amount of \$6,513,039.27, for the period of January 13, 2024 through February 15, 2024.

- C. Approval of payroll checks, in the amount of \$3,014,286.60, for the period of January 16, 2024 through February 15, 2024.

D. Motion No. 2024-16

Authorizing the execution of an interlocal agreement with the Pierce County Rural Library District to identify the roles and responsibilities of the City and the Library as they relate to the ownership, transfer, handling, and storage of the Douglas Fir section of tree.

E. Motion No. 2024-17

Approving the release of \$1 million of American Rescue Plan Act (ARPA) funding in support of the first 50 units in Pierce County Village Phase 1 project.

- F. Items filed in the Office of the City Clerk:
1. Public Safety Advisory Committee meeting minutes of October 4, 2023.
  2. Community Services Advisory Board meeting minutes of November 15, 2023.
  3. Community Services Advisory Committee meeting minutes of January 17, 2024.

Councilmember Lauricella requested Item No. E, Motion No. 2024-17 be removed from the Consent Agenda.

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COUNCILMEMBER BELLE MOVED TO ADOPT THE CONSENT AGENDA MINUS MOTION NO. 2024-17. SECONDED BY MAYOR MOSS. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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COUNCILMEMBER BRANDSTETTER MOVED MOTION NO. 2024-17. SECONDED BY COUNCILMEMBER BOCCHI.

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COUNCILMEMBER LAURICELLA MOVED TO AMEND MOTION NO. 2024-17 AS FOLLOWS:

1. THE CITY RECOMMITS TO RELEASING THE FIRST 1/3RD OF OUR \$1M EXPENDITURE TO CONSTRUCT THE FIRST 50 UNITS, UNDER THE SAME 20% PRIORITY FOR VETERANS.
2. THE CITY COMMITS TO RELEASING REMAINING 2/3RDS OF THE \$1M ONCE FUNDING HAS BEEN SECURED FOR THE ENTIRETY (150

UNITS) OF THE PROJECT, AGAIN WITH THE SAME VETERANS PRIORITY PROVISION.

3. IF THE BALANCE OF 100 UNITS IS NOT FUNDED BY OCTOBER 31, 2024, THE CITY WOULD THEN RECONSIDER THE ALLOCATION OF THE REMAINING \$667,000 ARPA FUNDS TO BETTER SERVE THE URGENT NEEDS OF OUR CHRONICALLY HOMELESS IN OUR COMMUNITY.

SECONDED BY DEPUTY MAYOR MOSS. VOICE VOTE WAS TAKEN AND FAILED WITH BELLE, BOCCHI, BRANDSTETTER, PEARSON MOSS AND WHALEN VOTING IN OPPOTISION.

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VOICE VOTE WAS TAKEN ON MOTION NO. 2024-17 AND CARRIED UNANIMOUSLY.

## R E G U L A R   A G E N D A

### PUBLIC HEARINGS AND APPEALS

**This is the date set for a public hearing to consider the vacation of the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview.**

Speaking before Council were:

*Dennis Haugen, Sioux Falls*, provided testimony.

There being no further testimony, the public hearing was declared closed at 8:15 p.m.

### ORDINANCE

**Ordinance No. 799 Amending Title 15A of the Lakewood Municipal Code (LMC) to reflect the adoption of the 2021 Editions of the International Code Council (ICC), and other related codes as specified in Chapter 19.27 of the Revised Code of Washington (RCW).**

DEPUTY MAYOR MOSS MOVED TO ADOPT ORDINANCE NO. 799.  
SECONDED BY COUNCILMEMBER BRANDSTETTER.

\*\*\*\*\*

COUNCILMEMBER BRANDSTETTER MOVED TO AMEND ORDINANCE NO. 799, TO REPLACE "JULY 1, 2023" WITH "MARCH 15, 2024" IN THE SINGLE WHEREAS CLAUSE. SECONDED BY COUNCILMEMBER LAURICELLA.  
VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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COUNCILMEMBER BRANDSTETTER MOVED TO AMEND ORDINANCE NO. 799 TO ADD A WHEREAS CLAUSE THAT WILL READ AS FOLLOWS:

WHEREAS, AN ACCURATE, USABLE MAP DEFINING WILDLAND URBAN-INTERFACE AREAS WITHIN THE CITY OF LAKEWOOD IS NOT CURRENTLY AVAILABLE.

AND AMEND SECTION 2, PARAGRAPH L TO READ AS FOLLOWS:

L. THE 2021 EDITION OF THE INTERNATIONAL WILDLAND URBAN INTERFACE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND AMENDED BY THE WASHINGTON STATE BUILDING CODE COUNCIL AND AMENDED BY THE WASHINGTON STATE BUILDING CODE COUNCIL IN CHAPTER 51-55 WAC IS HEREBY ADOPTED. THE EFFECTIVE DATE. THE EFFECTIVE DATE OF IMPLEMENTATION IS DEFERRED UNTIL SUCH TIME AS AN ACCURATE USABLE MAP DEFINING WILDLAND URBAN-INTERFACE AREAS WITHIN THE CITY OF LAKEWOOD IS AVAILABLE AND ADOPTED BY THE LAKEWOOD CITY COUNCIL.

SECONDED BY COUNCILMEMBER BOCCHI. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

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VOICE VOTE WAS TAKEN ON ORDINANCE NO. 799 AS AMENDED AND CARRIED WITH COUNCILMEMBER BOCCHI VOTING IN OPPOSITION.

**Ordinance No. 800 Adopting a new section of the Lakewood Municipal Code, Chapter 1.22 City Flag Policy.**

COUNCILMEMBER BELLE MOVED TO ADOPT ORDINANCE NO. 800. SECONDED BY DEPUTY MAYOR MOSS. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

None.

**REPORTS BY THE CITY MANAGER**

City Attorney Heidi Wachter provided an overview of proposed legislation related to the use of revenue generated by automated traffic safety cameras.

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City Manager Caulfield shared that the request for \$1 Million in funding in support of the Living Access Support Alliance has been included in an Appropriations Bill and is expected to be voted on by the House this week, followed by the Senate and then along to the President.

He shared that Partners for Parks has secured a \$200,000 grant from the Milgard Foundation in support of the H-Barn renovation project and the city is submitted a RAISE grant application in support of the downtown green loop project.

He reported that Sister City, City of Gimhae, South Korea will arrive on Thursday, July 18<sup>th</sup> through July 22<sup>nd</sup> for their visit.

He then announced the following upcoming meetings and events:

- March 7, Pierce County District 6 Meeting, Steilacoom Town Hall
- March 12, 11:30 A.M., Habitat for Humanity Changing Lives Luncheon, Hotel Murano Bicentennial Pavilion
- March 15, 4:00 P.M., American Lake Veterans Medical Center Centennial Event
- March 15, 7:00 P.M., Lakewood Multicultural Coalition Dr. Claudia Thomas Award Gala, McGavick Conference Center
- March 20, 11:30 A.M., Tacoma Pierce County Economic Development Board Annual Meeting, Greater Tacoma Trade and Convention Center
- March 20, 6:00 P.M., Student Voice on Fentanyl Awareness, Lakewood AMC Theater
- March 27, 11:00 A.M., Community Healthcare Luncheon, Hotel Murano Bicentennial Pavilion
- March 27, 6:00 P.M., Mayor's Coffeehouse, Fort Steilacoom Park Pavilion
- March 30, 8:30 A.M., City Council Retreat

- April 6, 1:00 P.M., General Harrison Memorial Service, Lakewood Baptist Church

### **CITY COUNCIL COMMENTS**

Councilmember Lauricella spoke about the Proclamation for the American Red Cross month and public comments regarding the Tenzler log. He shared that last week he attended the Lakewood Water District Tank Dedication and stated that the purpose of red light and speeding cameras is to make the community safer.

Councilmember Pearson shared that he plans to attend the CPSD Merrill Field Dedication, the Pierce County District 6 meeting, the Economic Development Board Annual meeting and a meeting with the Puget Sound Regional Council Executive Director.

Councilmember Belle thanked those who participated in the MLK program and shared she attended the Arts Commission meeting where they reviewed the Utility Box art submissions.

Councilmember Bocchi shared that he will attend the Economic Development Board Annual Meeting.

Councilmember Brandstetter spoke about recognizing American Red Cross month, the MLK program participants and the Women's History month proclamation.

Deputy Mayor Moss thanked those who support Lakewood Multicultural Coalition and those who participated in the MLK program.

Mayor Whalen spoke about the American Red Cross month proclamation, the MLK program participants and preservation of the Tenzler log. He shared that the Cops v. Teachers basketball event will be held on April 26<sup>th</sup> at Lakes High School.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 9:01 p.m.

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JASON WHALEN, MAYOR

ATTEST:

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BRIANA SCHUMACHER  
CITY CLERK

# REQUEST FOR COUNCIL ACTION

**DATE ACTION IS REQUESTED:**

March 18, 2024

**TITLE:** American Lake and Wards Lake Parks furnishing purchases

**TYPE OF ACTION:**

— ORDINANCE NO.

— RESOLUTION NO.

**REVIEW:**

March 18, 2024

**ATTACHMENTS:**

Contract Addendum with Exhibits and Original Tangram Contract

X MOTION NO. 2024-18

— OTHER

**SUBMITTED BY:** Mary Dodsworth, Parks, Recreation & Community Services Director

**RECOMMENDATION:** It is recommended that the City Council authorize the City Manager to execute purchase agreements for park amenities including retaining wall block from Puget Sound Precast for the American Lake Park Access Improvement project and play equipment and a prefabricated restroom for Wards Lake Park Phase 2 Improvements from Cascade Timberform and from Portland Loo / Madden Fabrication respectively. The total purchase cost including WSST for these site furnishings is \$519,422.

**DISCUSSION:** During the February 27, 2023 study session Council reviewed the American Lake Park Access Improvement Project and Wards Lake Park Project. During this discussion staff shared the various site amenities that could be purchased by the City directly from the **(Discussion Continued page 2)**

**ALTERNATIVE(S):** Council could not approve the direct purchase of the various project needs which could cost the City more when project bids are received and delay the start and completion of the project which could affect permitting as well as grant deadlines.

**FISCAL IMPACT:** Fiscal Impact of the Portland Loo Restroom purchase is \$179,160. The fiscal impact for the north and south playground equipment at Wards Lake Park is \$224,748. The fiscal impact of the block for American Lake Park Access improvements is \$115,514. Costs for these items were considered and included in the current budget allocation for both projects.

Mary Dodsworth

Prepared by

  
City Manager Review

Department Director

**DISCUSSION (continued):** manufacturer. Items include, but not limited to, a prefabricated restroom building, shelter kits, playground equipment, picnic tables and benches. The benefit of doing the purchases now will allow the items to be manufactured in order to meet construction timelines and for engineering specifications to be submitted in order to procure building permits. The City will also save substantial project costs and potential construction delays due to manufacturing lead times. The City is able to purchase various items off the State contract or from purchasing cooperatives at significant discounts. By purchasing the items directly from the manufacturer the City will save on contractor mark up (typically 15%) for purchasing materials, transportation, mobilization and storage and reduce timing delays if any of the products are damaged prior to arrival. The City will coordinate delivery of the various items with the vendors and the contractor who is awarded the project bid who will prepare the site for installation and install the items as part of the project.



# REQUEST FOR COUNCIL ACTION

<b>DATE ACTION IS REQUESTED:</b> March 18, 2024	<b>TITLE:</b> Motion authorizing the City Manager to enter into a professional services agreement with Cascade Right of Way Services, Inc. in an amount not to exceed \$171,120.00 for services related to the Custer Road project.	<b>TYPE OF ACTION:</b>  — ORDINANCE — RESOLUTION <input checked="" type="checkbox"/> MOTION 2024-19 — OTHER
<b>REVIEW:</b> March 18, 2024	<b>ATTACHMENTS:</b> Scope and Budget	

**SUBMITTED BY:** Paul A. Bucich, P.E., Public Works Engineering Director/City Engineer.

**RECOMMENDATION:** It is recommended that the City Council authorize the City Manager to enter into a professional services agreement with Cascade Right of Way Services, Inc. in an amount not to exceed \$171,120.00 for right of way acquisition services related to the Custer Road SW – Bridgeport Way to 75<sup>th</sup> project.

**DISCUSSION:** This project will construct sidewalks and a two-way left turn lane along Custer Road between Bridgeport Way and 75<sup>th</sup> Street W. Improvements include curb, gutter, storm drainage, streetlights, and a new asphalt surface.

The improvements will require the acquisition from twelve parcels of strips varying in width from 3.5' to 8.5'.

Design is anticipated to commence in early 2024 and complete in late fall 2024. Right of way acquisition is expected to begin in spring of 2024 and conclude in winter of 2024. The project will be constructed once all property has been acquired and design is completed.

**ALTERNATIVE(S):** There is no practical alternative other than to conduct a new consultant selection process and negotiate a new fee.

**FISCAL IMPACT:** This project is funded from a state Transportation Improvement Board grant (80%) and matching City funds (20%) will be requested in the 2024 Carry Forward Budget.

Troy Pokswinski  
Prepared by

Paul A. Bucich  
Department Director

  
City Manager Review

## **EXHIBIT A SCOPE OF WORK**

### **City of Lakewood Custer Road Improvements Right-of-Way Acquisition Services 3-1-24**

The City of Lakewood is in the process of designing improvements to the above named project. The proposed improvements require that right-of-way interests be acquired from as many as 12 parcels fronting the roadway.

#### **Process**

Cascade Right-of-Way Services, Inc. (hereinafter known as CONSULTANT) will provide right-of-way acquisition, appraisal, and review appraisal services for the above stated property interests using procedures specified herein and in accordance with the Washington State Department of Transportation (WSDOT) *Right-of-Way Manual* and *Local Agency Guidelines*, which by this reference are made a part of this Agreement.

The CONSULTANT will contract with an appraiser and a review appraiser listed on the latest WSDOT Fee Appraiser List for appraisal and appraisal review services.

The CONSULTANT will contact property owners, advise them of the process, assemble negotiation packages, and schedule appointments. The CONSULTANT will supply all necessary transfer documents using city forms (excluding legal descriptions which will be provided by the CITY). The CONSULTANT will manage the documents, obtain signatures, and submit them to the CITY for approval.

The CONSULTANT will provide the following:

#### **140.1) Valuation of Proposed Acquisition Areas**

The CONSULTANT will contract with a WSDOT-approved appraiser for valuation services. The appraiser will prepare Summary Narrative Appraisal Reports for all 12 parcels. In the event a full Summary Narrative Appraisal is not needed on any parcel, the Appraiser will contact the City to inquire whether the City wants a Restricted Use Appraisal (w/ Administrative Offer Summary) on said parcel.

#### **140.2) Appraisal Review**

The CONSULTANT will contract with a WSDOT-approved review appraiser for appraisal review services. Upon completion of the review appraisals, they will be submitted to the CITY for review and approval. Upon approval, the CONSULTANT will begin negotiations.

#### **140.3) Negotiations**

The CONSULTANT will assemble negotiation packages, contact property owners to schedule an appointment to begin negotiations, and advise them of the process. Absentee owners will be contacted and negotiations conducted by telephone. The CONSULTANT will notify the CITY of those owners with whom contact could not be made and request direction on how to proceed.

The CONSULTANT will assure that negotiations are performed only to the limit of authority delineated by the title reports, project maps, determined fair market value, procedures manual, acquisition schedule, or written instructions issued by the CITY.

The CONSULTANT will work such days and hours as may be necessary to meet with interested property owners that may not be available during regular working days or hours.

The CONSULTANT will provide a diary with all negotiation packages submitted to the CITY. The diary information will include, at a minimum, the time, place, amount of offer, to whom the offer was made, parties present, and owner response.

At the first negotiation meeting or phone conversation with each property owner or their agent, the CONSULTANT will explain the purpose and need for the project, identify what is needed from each owner's property for the project, attempt to receive a commitment from the owner to accept the CITY'S offer, and make record of all information needed to prepare closing documents.

The CONSULTANT will assure that at least three negotiation contacts are made with each interested party (owner or owner's agent) in order to acquire valid title to the needed property rights as shown on the project map or as instructed in writing by the CITY. Any additional personal contact with the owner or their representative will be negotiated as extra work.

Following a successful negotiation, all closing documents will be presented to the owner for signature. When all documents are signed, the CONSULTANT will deliver them to the CITY for review and signing and then coordinate the closing with Puget Sound Title Company. The CITY will pay for all recording fees, any additional title reports costs, and typical closing costs. Should any documents require revisions or if the terms are found unacceptable to the CITY, the CITY will make clear the appropriate revisions required for re-negotiations.

#### **140.4) Closing Coordination**

When the CITY receives acceptable documents from the CONSULTANT, they will be signed by the CITY and returned to the CONSULTANT who will open escrow for closing. The escrow company will be responsible for the preparation and receipt of all signatures for all documents such as Requests for Partial Re-conveyance, and satisfaction of all liens and encumbrances for each parcel.

In the event the escrow company needs additional information from property sellers, the CONSULTANT will assist the title company in obtaining the needed information and/or obtaining supplemental documents or signatures. As each transaction is closed, the escrow company will then record all documents and return originals to the CITY.

**140.5) Preparation of Documents**

The CONSULTANT will prepare and provide First Offer Letters, Request for Taxpayer Identification Number and Certification documents (W-9), Real Property Vouchers, Real Estate Tax Affidavits, Deeds using CITY approved forms. The CITY will provide in electronic format legal descriptions and parcel exhibits. The CONSULTANT will also prepare the Right-of-Way Diaries for documentation of individual parcel contacts and a report of encumbrances for the CITY's review/approval.

**Condemnation**

If the CONSULTANT does not reach a successful agreement with the owner(s), the documents will be referred to the CITY. The CITY will then decide on the next step with any unsuccessful negotiations. The CITY may wish to proceed with condemnation. Condemnation proceedings are the responsibility of the CITY, unless the CONSULTANT is authorized to assist in the condemnation process by a supplement to the Contract. The preparation, negotiation and execution of Possession & Use Agreements are considered a part of the condemnation process.

Direct expenses associated with limited liability guarantees, title reports, title insurance, escrow fees, other closing costs and payments to property owners will be the responsibility of the CITY.

**Relocation**

It is assumed that no relocation will be required for this project. If relocations are found to be necessary and the CITY wishes to have the CONSULTANT assist in the relocation process, that work will be negotiated and added by supplemental agreement.

**Survey**

The CITY will stake the existing and proposed right-of-way and easement lines with nails, lath or paint at intervals sufficient to provide inter-visibility.

**End of Scope of Work**

**Exhibit E-1**  
**Consultant Fee Determination – Man-Hour Sheet**  
**(Specific Rates of Pay)**  
**Fee Schedule**

<b>PROJECT NAME:</b> <b>CITY OF LAKEWOOD</b> Custer Road Improvements Right-of-Way Services		<b>RIGHT-OF-WAY AGENT</b>
<b>TASK #</b>		
<b>140.1</b>	<b>Valuation Coordination</b>	
	Coordinate with appraiser/landowners	12
<b>140.2</b>	<b>Appraisal Review Coordination</b>	
	Coordinate with review appraiser	12
<b>140.3</b>	<b>Negotiations</b>	
	Assemble / Amend packages	24
	Negotiations	144
	Follow up and documentation of contacts	36
	Reconveyance Coordination	24
<b>140.4</b>	<b>Closing Coordination</b>	
	Coordination with Escrow	48
<b>140.5</b>	<b>Preparation of Acquisition Documents</b>	
	Preparation and management	36
	<b>HOURS PER DISCIPLINE</b>	<b>336</b>

**Exhibit E-2**  
**Consultant Fee Determination - Summary Sheet**  
**(Specific Rates of Pay)**  
**Fee Schedule**

NEGOTIATED HOURLY RATE (NHR):						
<u>Classification</u>	<u>Man Hours</u>	<u>X</u>	<u>Rate</u>	<u>=</u>	<u>Cost</u>	
RIGHT-OF-WAY AGENT	336	X	\$180.00	=	\$60,480.00	
<b>Total Hours =</b>	336				<b>Total NHR =</b>	\$60,480.00
REIMBURSABLES:						
MILEAGE @	0	X	0.56	=	\$0.00	
			SUB TOTAL			\$60,480.00
SUBCONSULTANT COST:						
Appraisal Solutions (Appraisals)	\$84,840.00	X	1.00	=	\$84,840.00	
Duncan Appraisal (Reviews)	\$25,800.00	X	1.00	=	\$25,800.00	
N/A @	\$0.00	X	1.00	=	\$0.00	
			SUB TOTAL			\$171,120.00
MANAGEMENT RESERVE FUND						
SUB TOTAL	\$197,040.00	x	0%	=		\$171,120.00
<b>TOTAL</b>				<b>=</b>		<b>\$171,120.00</b>



American Lake – Lake Management District No. 1 Advisory Board  
Meeting Minutes  
Tuesday, October 10, 2023, 6:00 PM  
Lakewood City Hall, American Lake Room  
6000 Main Street SW Lakewood, WA 98499

## CALL TO ORDER

### ATTENDANCE:

#### American Lake – Lake Management District No. 1 Members:

Kate Read– Chair

~~Peter Marsh~~—Vice Chair: *has stepped down from the board*

~~George Reed Harmon~~(CM): *no longer works for Camp Murray*

Richard Martinez

Todd Zuchowski(JBLM)

Mary Dodsworth(COL)

#### A quorum was reached

Staff: Weston Ott, Engineering Services Manager

### PUBLIC COMMENT:

**UNFINISHED BUSINESS:** Approval of draft meeting minutes from May 2, 2023.

- A quorum was not reach on September 14, 2023, however there was a significate number of residents attending, the sign-in sheet is attached for reference.
- *Approved May 2, 2023 meeting minutes as presented, all in favor.*

### NEW BUSINESS

#### **AquaTechnex**

Treatment map

- *Kate Read was in favor of staying with AquaTechnex for 2024*

Review contract deliverables

- *Board question: "Should we recommend hand pulling weeds?" City Staff relayed that treatment with ProcellaCOR is more cost effective, this was done to maximize the district dollars.*
- *Discussion on water level in the lake, with the suggestion that lake level background be shared in Stroll, Suburban Times, and Social Media.*
- *The board asked how many people have gone to the webpage. This information was not readily available, and City Staff would have to ask the Communications department.*

AquaTechnex Treatment invoice

- Recent invoice shared with board, attached.

## **Budget**

Yearly Assessment as of 1/1/2023, \$23,766.29, Loan Repayment -\$2,759.00.

The yearly expenses in 2022 were \$16,945 + \$2,941 = \$19,886 - \$783.08 = \$19,102.92

\$23,766.29 - \$19,102.92 = \$4,663.37 plus June assessment.

- Board asked that Aquatechnex invoices be added to the website.
- Also the board asked how are hand pulled weeds by resident supposed to be properly disposed of. City Staff will have to research and follow-up.
- It was discussed that yellow flag iris will regrow if not disposed of.

## **Work Plans added to Website**

- *Board asked to add the work plan to the agenda and meeting minutes for each board meeting.*
- *The board requested that the work plans be added to the webpage.*

## **Resident notifications ahead of future treatment**

- *Board requested that ahead of future treatments that the flyer be sent to the Suburban times, other Facebook groups, Tillicum Woodbrook Neighborhood Association, and the Tacoma Golf and Country Club.*
- *Board would like to request milfoil pictures from Terry w/ AquaTechnex for the webpage.*

## **Liens**

### **Current Status**

- *Status is two liens, however City of Lakewood Finance will place liens on outstanding balances during the fourth quarter. Around nine assessments unpaid.*
- *Board recommended going ahead and sending the lien notices.*
- *Board would like to review the City's lien letter.*

## **NEXT MEETING**

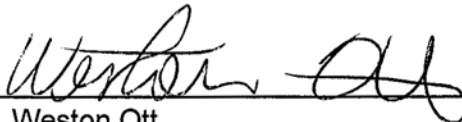
- *December 12, 2023, 4 p.m. at City Hall.*

## **ADJOURNMENT**

- *The meeting was adjourned at approximately 7:10 p.m.*



Kate Read, Chair



Weston Ott





American Lake – Lake Management District No. 1 Advisory Board  
Meeting Minutes  
Thursday, December 14, 2023, 4:00 PM  
Lakewood City Hall, American Lake Room  
6000 Main Street SW Lakewood, WA 98499

## CALL TO ORDER

### ATTENDANCE:

#### American Lake – Lake Management District No. 1 Members:

Kate Read– Chair

Vacant – Vice-Chair

Jeff Cox

Thomas Blume(CM)

Richard Martinez - Elected Vice-Chair during the meeting

Todd Zuchowski(JBLM)

Mary Dodsworth(COL)

#### A quorum was reached

Staff: Weston Ott, Engineering Services Manager

**PUBLIC COMMENT:** None

### UNFINISHED BUSINESS:

Welcome to Jeff Cox, newest board Member.

Approval of draft meeting minutes from October 10, 2023.

- *Approved October 10, 2023 meeting minutes as presented, all in favor.*

### NEW BUSINESS

- Vote on Replacement Vice-Chair, Richard Martinez was nominated, no other nominations were made. Approval was by voice vote, all in favor.
- Draft Work Plan, was discussed and edited by the board. The attached final draft was sent to City Council for the January 16, 2024 Council Review of all City Board work plans.
- AquaTechnex
  - Reviewed contract deliverables
  - Would like clarification on the costs of pre and post survey
  - Request for Terry's GIS files
  - The board would like to see a year by year map of the milfoil

#### Discussion on Education and Outreach

- Board would like education material at boat
- The board asked if the kiosk at American Lk. Park can have a step in payment process for launching a boat to add something about milfoil, like check your trailer for milfoil.

The board would like to see a year-end memo that summarizes what was done and what the expenses were. Also, add a section that shows what JBLM and Camp Murray contribute to the program.

#### Budget

Yearly Assessment as of 1/1/2023, \$23,766.29, Loan Repayment -\$2,759.00.

The yearly expenses in 2022 were \$16,945 + \$2,941 = \$19,886 - \$783.08 = \$19,102.92  
 $\$23,766.29 - \$19,102.92 = \$4,663.37$  plus June assessment.

#### Liens

##### Current Status

- Status is five liens

#### NEXT MEETING

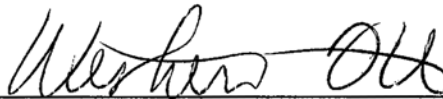
- *February 29, 2024, 4 p.m. at City Hall.*

#### ADJOURNMENT

- *The meeting was adjourned at approximately 5:35 p.m.*







Kate Read, Chair



Weston Ott

American Lake – Lake Management District No. 1 Advisory Committee Meeting  
December 14, 2023, 4:00 pm  
American Lake Conference Room, Lakewood City Hall

Committee members please initial by your name:

 Kate Reed (Chair)  
 Jeff Cox  
 Richard Martinez  
— TBD – Vice-Chair  
— Mary Dodsworth(COL)  
 Thomas Blume(CM)  
— Todd Zuchowski(JBLM)\*  
\*Non-voting member

Public guests please sign in:

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

# AMERICAN LAKE – LAKE MANAGEMENT DISTRICT NO. 1 ADVISORY COMMITTEE

## 2024 ANNUAL WORK PLAN, BUDGET, AND MEETING SCHEDULE

### Members:

Chair: Kate Read  
 Vice-Chair: Richard Martinez  
 Jeff Cox  
 Thomas Blume(Camp Murray)  
 Mary Dodsworth (City of Lakewood)  
 Todd Zuchowski(JBLM) non-voting member

### City Staff Support:

Paul Bucich, Public Works Engineering Director  
 Weston Ott, Engineering Services Manager

### Meeting Schedule 2024:

February, May, August, and November

### 2024 Work Plan & Budget:

1.	Aquatic vegetation surveys: Spring and Fall	\$1,500
2.	Formation Loan Repayment	\$2,800
3.	Invasive aquatic vegetation control/treatment	\$15,000
4.	Annual report, treatment permit, meetings	\$1,500
5.	Public education & outreach efforts	\$500
6.	Supplies, equipment, annual meeting	\$300
7.	City administrative costs	\$2,000
Total Estimated Costs		\$23,600

Date	Topic(s)
Jan.	2024 work plan, budget, and schedule reviewed by City Council – chair and staff
Feb.	Elect Advisory Committee Chair and Vice-Chair for 2024 – Review Budget
March	Prepare member outreach postcard or newsletter – committee and staff
May	Distribute member outreach postcard or newsletter – staff
May	Conduct beginning of season aquatic vegetation survey – contractor
June-Aug	Conduct invasive aquatic vegetation control activities or herbicide treatment – contractor
Aug	Update to board on treatment activities
October	Conduct end of season aquatic vegetation survey – contractor
November	Review control/treatment report – committee
November	Develop 2025 work plan, budget, and schedule based on 2024 activities, LMD needs, and available budget – committee

### Special Events:

Date	Event
TBD	Attend annual meeting of American Lake Improvement Board if invited.



**Lakewood's Promise Advisory Board  
Meeting Minutes**

MEETING PLACE/DATE:

**Thursday, February 1, 2024**

**In-Person and Zoom Virtual Meeting**

**Lake Steilacoom Room, City Hall Lobby**

**6000 Main St SW Lakewood, WA 98499**

**7:30 am – 8:30 am**

**CALL TO ORDER:**

Kerri Pedrick called the meeting to order at 7:39 am

**ATTENDANCE:**

**Lakewood's Promise Advisory Board Members Present:**

Kerri Pedrick, Megan Dempsey, Ellie Wilson, Dr. Joyce Loveday, Ron Banner and Mary Dodsworth

**Lakewood's Promise Advisory Board Members Excused:**

Julie White and Kyle Manglona.

**Staff:** Shannon Bennett provided staff support

**Youth Council Liaison:**

Katie Keiser, Launa Nieto Johnson and Alexis Lynn

**Council Liaison:**

Mary Moss, Deputy Mayor

**APPROVAL OF MINUTES:**

December 7<sup>th</sup>, 2023 and January 4<sup>th</sup>, 2024 meeting minutes unanimously approved

**PUBLIC COMMENT:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**Partnering for Progress Workshop Debrief:** Kerri asked members to sign a thank you

card for participants in the Partnering for Progress (P4P) workshop and invited them to share their experience(s) while attending the event.

Mary D. expressed her appreciation for the diversity and energy experienced and recommended more youth be present at the next event.

Ellie commented on the level of passion that all participants exhibited and looks forward to future events involving other sectors of the community.

Ron shared his concern for CBO's wanting to implement their programs in schools, specifically at Lochburn elementary and Clover Park High School. Asking, "when do we teach?". Students are active and engaged in their learning during school hours so would like to see agencies provide resources to students outside of school hours. In response, Mary D. suggested this would be a great topic for discussion within the schools.

Joyce felt people were there to really do the work and much momentum was initiated and a good start for collaboration work to find ways to support youth and CPSD, beginning with the community conducting easy gestures that tie into the big picture.

Kerri advised members of subcommittee plans to narrow down input (received at the event) into next steps and invited members to share their big ideas.

Ellie expressed her desire to see mentorship programs like College Night be reimplemented and to have the business community step up with youth job shadowing and internship opportunities.

Mary D. recommended finding ways to focus on youth not bound for college and referenced Project Lemonade <https://www.projectlemonadepdx.org/> and suggested LPAB reach out to the business community with the assistance of the business community, focusing on businesses already expressing interest in helping and suggested people will come to the table, you just need to ask.

Joyce suggested group mentoring is a safe space for youth and would like to see more of these opportunities.

Student liaisons, Katie, Launa and Alexis expressed their desire for more opportunities to learn how to navigate adulthood through increased Late-Night sessions focused on jobs and what to expect after high school; more regularly planned outdoor activities to provide mental breaks from the stress of their school, clubs, jobs, family obligations; positive feedback about participating in City sponsored events; financial literacy classes offered. Katie recommended juniors and seniors are extremely busy with school, etc. and asked that future efforts/conversations be offered at a convenient time and consistent for their learning.

In response to our youth's voiced desire for increased planned events, Mary D. recommended incorporating them into events already planned (example: Adulting 101

at farmer's market) and incorporating "teen centric" activities at Colonial Plaza events. Ron suggested we host a fun event like a water balloon fight involving youth and adults.

In response to increased mental health initiatives, Kerri suggested working with Pierce County Health Department to develop a "I'm supportive of youth mental health" identity. Mary D. suggested we get sponsors to pay for it.

In response to increased job/internship/mentorship opportunities, Megan mentioned Virginia Mason Franciscan Health hospital started new program available only to youth, is non-patient facing and happens through St Claire student placement. Ron suggested coordination with other agencies to give employers stipends for participating in youth workforce development initiatives and that a cross pollination on back-ground checks and trainings occur.

Members then moved on to discussing marketing efforts. Realizing it is hard to collaborate when there isn't a centralized place to access information/resources. Anything developed must be easily accessible (example: Fun things I can do in the next two days or by date.). Develop a hub (like Peach Jar or school announcement) and/or internal collaboration tool for organizations to share their information with the community.

Lastly, members discussed beefing up local Parent Teacher Associations, to include opening them up to people other than parents (businesses, volunteers, neighbors, etc.)

**Election of Chair and Vice Chair:** Members unanimously elected Kerri Pedrick and Julie White as Chair and Vice Chair, respectively.

**BOARD MEMBER HIGHLIGHTS:** No highlights were given.

**MEETING ADJOURN:** Kerri Pedrick adjourned the meeting at 8:31 am.

**NEXT MEETING:**

March 7<sup>th</sup>, 2024 – 7:30 AM.

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Kerri Pedrick, Chair

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Shannon Bennett, Staff Person



**Lakewood Planning Commission  
February 21, 2024  
Meeting Minutes**

**MEETING PLACE/DATE**

Lakewood City Hall (6000 Main St SW, Lakewood, WA) on 2/7/24.

**WELCOME/CALL TO ORDER**

Mr. Robert Estrada, Chair, called the meeting to order at 6:36 p.m. This was due to minor technical difficulties experienced with broadcasting on ZOOM.

**ROLL CALL**

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

**Planning Commission Members Excused** None

**Staff** Tiffany Speir, Long Range & Strategic Planning Manager; Becky Newton, Economic Development Manager; and Karen Devereaux, Administrative Assistant

**Youth Council Liaison** None in attendance

**Council Liaison** Councilmember Paul Bocchi

**APPROVAL OF MINUTES**

The minutes of the meeting held on February 7, 2024, were approved by voice vote 7-0 as written. M/S/C Larsen/Herr.

**AGENDA UPDATES** None.

**PUBLIC COMMENT**

No one was present in person or online requesting to make comments.

**PUBLIC HEARING**

*Proposed Expansion of Downtown Residential Target Area (RTA) Map for Multifamily Tax Exemption (MFTE) Program*

To introduce the public hearing, Ms. Becky Newton summarized the MFTE Program and proposed expansion of the CBD Residential Target Area (RTA.) The area proposed to be expanded is specifically along a small piece of Whitman Ave SW, a larger piece of Gravelly Lk Dr SW, and another small piece along 112<sup>th</sup> St SW near the Clover Park High School.

Ms. Newton included an overview of information along with photos of successful Lakewood projects with tax exemptions currently in place.



Mr. Robert Estrada, Chair opened the public hearing for comment and testimony. No one in person or online requested an opportunity to speak. No comments were received.

With consensus from the Commission, Chair Estrada left the public hearing open until the March 6 meeting to allow for continued public comment.

**UNFINISHED BUSINESS** None.

## **NEW BUSINESS**

### *Draft Biennial Reviews of Downtown and Station District Subareas and Updates re 2024 Tillicum Woodbrook Subarea Plan*

Ms. Tiffany Speir explained that simultaneous with the state-required review of the City's Comprehensive Plan and development regulations, Lakewood is conducting:

- a biennial review of both the Downtown Subarea Plan, Planned Action Ordinance, and development regulations (DSAP package);
- a biennial review of the Station District Subarea Plan, Planned Action Ordinance, and development regulations (LSDS package); and
- replacing the 2011 Tillicum Neighborhood Plan with the 2024 Tillicum Woodbrook Subarea Plan (TWSP.)

Commissioners reviewed a map depicting the 2023 boundaries of the City's three subareas. The 2024 TWSP boundaries, when adopted, will incorporate the Woodbrook area.

Ms. Speir described how the City would analyze whether the subarea plans' growth targets needed to be updated in light of the 2044 housing units and employment targets assigned to the City. Ms. Speir also reviewed the vision and concept for each of the subareas. Some questions from Commissioners were answered; others would be answered at the March 6 Planning Commission meeting.

## **REPORTS**

**Council Liaison Comments** None.

### **City Staff Comments**

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

March 6:

- Continuation of Public Hearing re Proposed Expansion of Downtown Residential Target Area (RTA) Map for Multifamily Tax Exemption Program (MFTE);
- City of Lakewood Annual Housing Report; and
- Responses to requests for information regarding Downtown and Station District Subarea Plans.

**Commission Members Comments** None.

**NEXT MEETING** The Planning Commission would next meet on March 6, 2024.

**ADJOURNMENT** Meeting adjourned at 7:55 p.m.

Robert Estrada                      29/02/2024

\_\_\_\_\_  
Robert Estrada, Chair   03/06/2024

Karen Devereaux  
Karen Devereaux (Feb 29, 2024 14:11 PST)

\_\_\_\_\_  
Karen Devereaux, Clerk   03/06/2024

**Signature:** Robert Estrada  
Robert Estrada (Feb 29, 2024 13:20 PST)

**Email:** romestrada@comcast.net

# REQUEST FOR COUNCIL ACTION

**DATE ACTION IS REQUESTED:**

March 18, 2024

**PUBLIC HEARING:**

March 4, 2024

**REVIEW:**

March 4, 2024

**TITLE:** Ordinance 801 addressing the vacation of the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview.

**ATTACHMENTS:**

Ordinance XX, Exhibit A, Exhibit B, Petition, Appraisal

**TYPE OF ACTION:**

☒ ORDINANCE. No. 801  
☐ RESOLUTION  
☐ MOTION  
☐ OTHER

**SUBMITTED BY:** Paul A. Bucich, P.E., Public Works Engineering Director/City Engineer

**RECOMMENDATION:** Tonight City Council will consider an Ordinance for the vacation of a 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview. It is the recommendation that City Council execute Ordinance 801 for vacation of the aforementioned alley.

**DISCUSSION:** An application for the vacation of the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview was submitted on January 19, 2024 by Jonathon Paul of Fulcrum Development Inc. representing Steve Borman, the owner of real property directly adjacent to the right-of-way to be vacated. The property owner(s) desire to take ownership of the public right-of-way in order to increase the area of their existing lot and build transit oriented housing units. This alley does not connect to two parallel streets and is not a through alley. This issue was the subject of a City Council public meeting on March 4<sup>th</sup>, 2024 where no public comment was brought forth in opposition to the alley vacation.

**ALTERNATIVE(S):** The Council may choose to not move forward with the Ordinance and remand it back to PWE for further Council action.

**FISCAL IMPACT:** The City will benefit approximately \$25,000 from the proposed vacation of the right-of-way.

Franc Sawatzki

Prepared by

Paul A. Bucich

Department Director

  
City Manager

## ORDINANCE NO. 801

AN ORDINANCE of the City Council of the City of Lakewood, Washington, vacating the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview.

WHEREAS, the City of Lakewood, Washington, has received a petition signed by owners of at least two-thirds (2/3) of the property abutting a portion of right-of-way, located within the city of Lakewood, Washington, requesting that the same be vacated; and

WHEREAS, on January 19, 2024, an application and petition for the vacation of public property was received; and

WHEREAS, in conformity with the legal requirements pursuant to Lakewood Municipal Code 12.12.070, the Lakewood City Council passed Resolution No. 2024-04 on February 5, 2024, setting a public hearing regarding this proposed vacation on March 4, 2024; and

WHEREAS, in conformity with the legal requirements pursuant to Lakewood Municipal Code 12.12.090 proper notice of the public hearing was posted and mailed to all required parties; and

WHEREAS, on March 4, 2024, said public hearing was held before the Lakewood City Council with no objections to the proposed vacation; and

WHEREAS, pursuant to Lakewood Municipal Code section 12.12.120, the City Council must consider certain factors prior to authorizing a vacation of public property; and

WHEREAS, it is the finding of the City Council of the City of Lakewood that vacation is appropriate in this instance after full consideration of the factors stated in LMC 12.12.120 in that vacation will benefit the public by returning the property to the tax rolls, in that the right-of-way is not needed for public use or access, and in that conditions are not likely to change in the future as to provide a greater use or need for the right-of-way than presently exists; and

WHEREAS, the City Council of the City of Lakewood, Washington, has considered all matters presented at the public hearing on the proposed vacation, hearing no objection to this vacation, and does hereby find that the vacation of said property is appropriate and that the transfer of property at issue in this matter in the manner set forth below is in best interest of the public.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON DO ORDAIN as a non-codified ordinance as follows:

- Section 1. The City vacates the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview, located within the City of Lakewood, Washington, legally described as shown in the attachment hereto, marked "Exhibit A" and incorporated herein by this reference, subject to the conditions set forth in Sections 2 through 5 of this Ordinance.
- Section 2. The vacated land shall be partitioned per RCW 35.79.040, one-half to each abutting parcel as shown in the attachment hereto, marked "Exhibit B" and incorporated herein by this reference.
- Section 3. The City shall not retain the right to exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of public utilities and services as needed.
- Section 4. The vacation shall be effective upon payment to the City of Lakewood, within 120 days of the date hereof, by an owner of property, or assignee, adjacent thereto and to be benefited by the vacation, in the amount of \$25,000 which represents full appraised value of the net amount (3,583 square feet) of right-of-way to be vacated.

Section 5. This Ordinance shall be in full force and effect thirty (30) days after publication as required by law.

ADOPTED by the City Council this 18<sup>th</sup> day of March 2024.

CITY OF LAKEWOOD

---

Jason Whalen, Mayor

Attest:

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Briana Schumacher, City Clerk

Approved as to Form:

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Heidi Ann Wachter, City Attorney

*EXHIBIT A*

PAGE 1

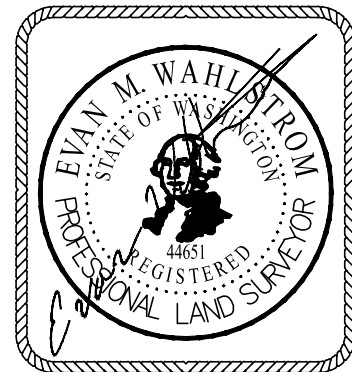
*RIGHT OF WAY VACATION LEGAL DESCRIPTION*

THE 20.00 FEET WIDE ALLEY ABUTTING OR ADJOINING LOTS 1 THROUGH 14, BLOCK 69, TOWN PLAT OF LAKEVIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 12, RECORDS OF PIERCE COUNTY, WASHINGTON;

CONTAINING 3,583 SQUARE FEET;

SITUATE IN THE CITY OF LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

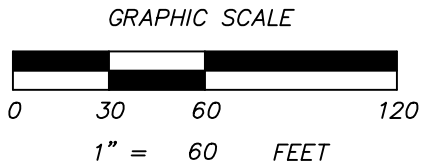
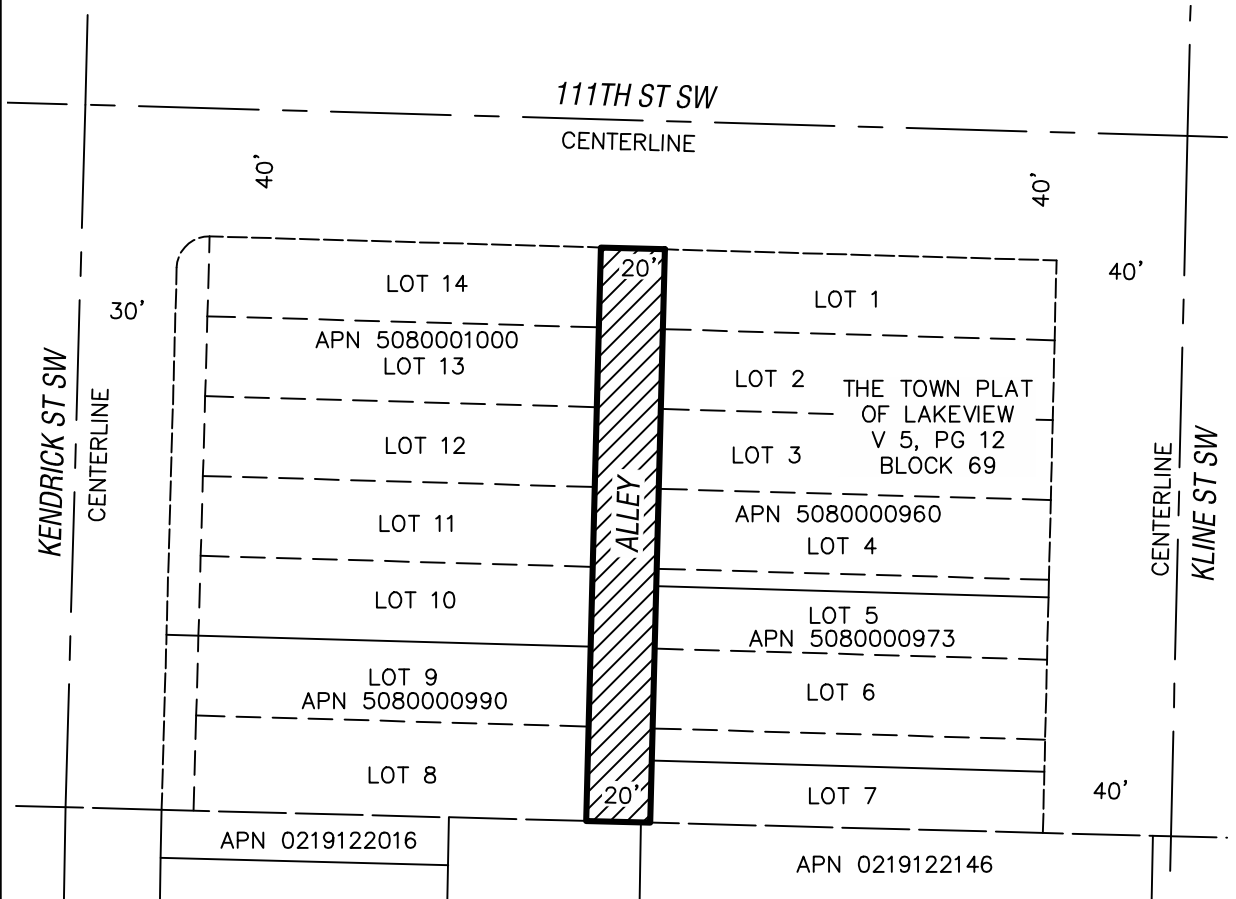
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SECTION 1, T19N, R2E, W.M.



10/6/2023

# EXHIBIT A

PAGE 2



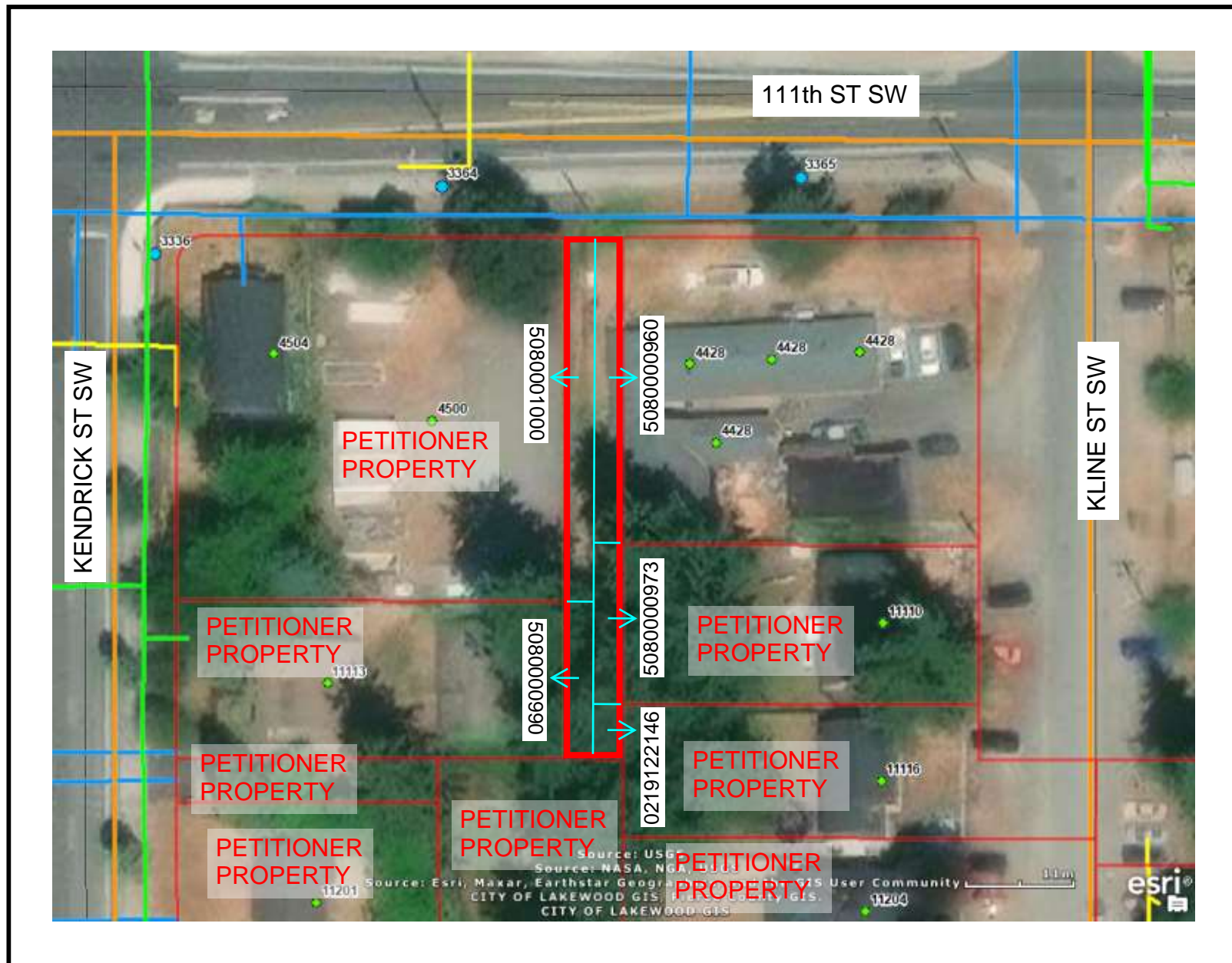
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SECTION 1, T19N, R2E, W.M.



10/6/2023



# EXHIBIT B



## STAFF REPORT

### CITY COUNCIL DECISION MONDAY MARCH 18, 2024

#### VACATION REQUEST SUMMARY:

Jonathon Paul of Fulcrum Development Inc. representing Steve Borman, the owner of real property directly adjacent to the right-of-way to be vacated, has submitted a request to vacate the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview. The portion of right-of-way to be vacated is approximately 3,583 square feet in size and abuts parcel numbers 5080001000, 5080000990 0219122146 5080000973 5080000960. The owner of parcel number 5080000960, Geoffrey Auza, has not signed the vacation petition.

The property was dedicated as an alley right-of-way in the 1890 Town Plat of Lakewood, Pierce County, State of Washington. It thereby was acquired by Pierce County more than 25 years ago for right-of-way purposes. In 1972 a private developer paved a portion of the alley and installed a storm drainage system in the alley right-of-way to provide primary access to the Shannon Apartments building and for Waste Management access. The City became heir of this paved alley and drainage system upon incorporation. Therefore, staff is recommending the applicant pay to the City \$25,000 which represents full value per appraisal conducted November 20, 2023 by Barbro A. Hines, MAI, SRA, of SH&H Valuation and Consulting (reference Lakewood Municipal Code (LMC) 12.12.160).

#### Legal description of the right-of-way proposed to be vacated:

THE 20.00 FEET WIDE ALLEY ABUTTING OR ADJOINING LOTS 1 THROUGH 14, BLOCK 69, TOWN PLAT OF LAKEVIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 12, RECORDS OF PIERCE COUNTY, WASHINGTON; CONTAINING 3,583 SQUARE FEET; SITUATE IN THE CITY OF LAKEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

**Petition:** Jonathon Paul acting as Principal Petitioner. The Principal Petitioner represents the owner of parcels abutting the proposed vacated area. There is no additional petitioner. A copy of the vacation petition is attached.

**Notification:** On February 5, 2024, the Lakewood City Council passed Resolution No. 2024-04 establishing March 4, 2024, as the date for a public hearing to be held before the City Council on the proposed vacation. In accordance with LMC 12.12.090, all property owners of record, within 300 feet of the limits of the proposed vacation (according to the records of the Pierce County Assessor), were notified by mail of the time, place and purpose of the hearing. A notice of the hearing was published in the Tacoma News Tribune on February 8 and February 13, 2024 (affidavit on file). A placard was posted at the site where the vacation is being requested. (photo on file)

**Public Hearing:** On March 4th, 2024, the Lakewood City Council conducted a public hearing. In accordance with LMC 12.12.110, all persons were given an opportunity to present their oral comments at the hearing. No objections were presented at the hearing nor by written comment prior to the hearing.

**In accordance with the LMC 12.12.120, the following criteria are to be considered in determining whether to vacate a street or alley:**

- A. Whether a change of use or vacation of the street or alley will better serve the public good;
- B. Whether the street or alley is no longer required for public use or public access;
- C. Whether the substitution of a new and different public way would be more useful to the public;
- D. Whether conditions may so change in the future as to provide a greater use or need than presently exists; and
- E. Whether objections to the proposed vacation are made by owners of private property (exclusive of petitioners) abutting the street or alley or other governmental agencies or members of the general public.

**Discussion of how the proposed vacation conforms to the aforementioned criteria.**

- A. The vacation of the 20 foot wide alley abutting Lots 1 through 14, Block 69 Town Plat of Lakeview will not alter the existing use of the right-of-way for the public. Vacation of this unused portion of alley will better serve the public good than a change of use.
- B. The Public Works Engineering Department has determined that the public right-of-way to be vacated is not required for public use or for public access and that this does not represent abandonment as identified in Goal T-4.4 of the Comprehensive Plan.
- C. The substitution of new and different public right-of-way will not be more useful.
- D. It is not anticipated that conditions may so change in the future as to provide a greater need for the right-of-way proposed to be vacated. The alley cannot be feasibly opened to the public because it terminates on the southerly end into private property owned by the proponent.
- E. No objections to the vacation have been received by the City from private property owners, governmental agencies, or the general public.

**Department and Agency Recommendations:**

Public Works Engineering Department:

Staff believes that the proposed vacation conforms to the criteria in LMC Chapter 12.12, Street and Alley Vacation Procedures. If the City Council chooses to approve the proposed vacation, the following conditions should be imposed:

1. The vacation shall be effective upon payment to the City of Lakewood, within 120 days of the date hereof, by the owner of the property or assignee adjacent thereto and to be benefited by the vacation, in the amount of \$25,000 which represents full appraised value of the 3,583 square feet of right-of-way to be vacated.
2. The property within the limits so vacated shall belong to the abutting property owners, one-half to each as per RCW 35.79.040.
3. The City shall not retain an easement or the right to exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of public utilities and services.

Attachments:

- 1) Vacation petition.
- 2) Ordinance
- 3) Exhibit A – Survey and Legal Description
- 4) Exhibit B – Aerial photo marked with property lines.
- 5) Exhibit F – Appraisal

**TO THE LAKEWOOD CITY COUNCIL**

**REV #2  
4987-9237**

CITY OF LAKEWOOD  
12/10/2023  
RECEIVED

To Whom It May Concern:

We, the undersigned freeholders of The City of Lakewood, Pierce County, State of Washington, do hereby respectfully petition for the vacation of the following described property:

**Reserving, however, to the City of Lakewood and to such utility companies duly franchised in the City of Lakewood, perpetual easements under or over the above described property for the installation, operation, and maintenance of such utility franchises as they may exist at the time of this vacation pursuant to provisions contained in RCW 36.87.140.**

The Area To Be Vacated Contains:

The Appraised Value:

One-half the Appraised Value of Land to be Vacated,  
Which Shall be Due Prior to the City Council Adopting  
an Ordinance Vacating Said Land

**Notice to all parties signatory hereto:**

Please print your name beneath your signature and clearly print your address to assure notice of forthcoming public hearing(s).

**PRINCIPAL PETITIONER**

**PARCEL NO. OF  
PROPERTY OWNED**

**COMPLETE  
RESIDENTIAL  
MAILING ADDRESS**

1.

---

**ADDITIONAL PETITIONERS  
INCLUDING ADJOINING OWNERS**  
(requires majority of frontage owners)

1.

  
Signature

---

Print Name

---

PRINCIPAL PETITIONER

PARCEL NO. OF  
PROPERTY OWNED

COMPLETE  
RESIDENTIAL  
MAILING ADDRESS

CITY OF LAKEWOOD  
12/10/2023  
RECEIVED

2.

Signature

Print Name

3.

Signature

Print Name

4.

Signature

Print Name

5.

Signature

Print Name

6.

Signature

Print Name

7.

Signature

Print Name

8.

Signature

Print Name

Said Petitioners believe that the above described right-of-way is not useful as a part of the City of Lakewood Road System and that the public will be benefited by the Vacation; and , therefore, pray for the Vacation of said right-of-way as provided by law, and assume responsibility for all aforementioned fees and/or costs as per R.C.W. Chapter 36.87.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTE: Petition must be returned within 90 days from \_\_\_\_\_.

## STATEMENT OF UNDERSTANDING

**In signing this Petition, the Principal Petitioner certifies that he/she has read and agrees to the following:**

The City of Lakewood does not warrant title to any vacated lands. Such title as does pass by virtue of the vacation process will vest according to law.

Notice of the Vacation Hearing shall be mailed to the person designated as Principal Petitioner.

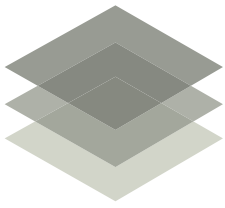
RECEIVED

02/16/2024

City of Lakewood

4987/9237

# EXHIBIT F



# SH&H

VALUATION AND CONSULTING

APPRAISAL REPORT

## APPRAISAL RELEVANT TO ALLEY VACATION

SOUTHERLY OF 111TH STREET SOUTHWEST,  
EASTERLY OF KENDRICK STREET SOUTHWEST  
AND WESTERLY OF KLINE STREET SOUTHWEST  
LAKEWOOD, WASHINGTON 98499

SH&H FILE 15994-23 (11.20.23)





November 20, 2023

Jonathan Paul  
Fulcrum Development  
1313 Broadway, Suite 310  
Tacoma, WA 98402

Re: Appraisal Report Relevant to Alley Vacation  
Southerly of 111<sup>th</sup> Street SW, Easterly of Kendrick Street SW and  
Westerly of Kline Street SW  
Lakewood, Washington 98499  
SH&H File 15994-23 (11.20.23)

Dear Mr. Paul,

At your request, I have completed an appraisal relevant to the above referenced property. This appraisal report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by The Appraisal Foundation.

The subject property consists of part of a public alley that is located southerly of 111<sup>th</sup> Street SW, easterly of Kendrick Street SW and westerly of Kline Street SW. The site is approximately 20 feet in width by 179±feet in length for a total rounded area of 3,581 square feet.

The purpose of this appraisal is to prepare and submit a supported opinion of the market value of the proposed alley vacation as described herein. The market value is based on the fee simple interest in the subject property, as described herein, as of the date of the physical inspection.

## STAND-ALONE METHOD

Based on the preceding analysis, it is the opinion of the appraiser that the market value of the 3,581-square-foot alley to be vacated, as a stand-alone site, as described herein, as of the date of inspection, November 9, 2023, is:

**TWENTY-FIVE THOUSAND DOLLARS**

**\$25,000**

In completing this assignment, sufficient background information and supporting facts have been analyzed to arrive at a value conclusion.

The appraisal report that follows summarizes the assignment, describes the area and the subject property, and explains the valuation techniques and reasoning leading to the final opinions of market value. As in the case of any appraisal, the reader's attention is directed to the underlying Assumptions and Limiting Conditions which are included in the accompanying report.

Respectfully submitted,



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Barbro A. Hines, MAI, SRA  
State of Washington Certification 1001044

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### **Addenda**

RECEIVED

02/16/2024

City of Lakewood

4987/9237

# SUBJECT PHOTOGRAPHS



**VIEW OF SUBJECT FROM 111<sup>TH</sup> STREET SW**



**WESTERLY VIEW OF 111<sup>TH</sup> STREET SW, SUBJECT TO THE LEFT**

## FACTUAL DESCRIPTION

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*This appraisal report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice. The depth of discussion contained in this report is specific to the needs of the client named below and for the intended use stated within this report.*

**APPRAISERS** Barbro A. Hines, MAI, SRA  
SH&H Valuation and Consulting  
3609 Market Place West, Suite 201  
University Place, Washington 98466

**CLIENT** Jonathan Paul  
Fulcrum Development  
1313 Broadway, Suite 310  
Tacoma, WA 98402

### PROPERTY IDENTIFICATION

Appraisal relevant to Alley Vacation:  
Southerly of 111<sup>th</sup> Street SW, Easterly of Kendrick Street SW and  
Westerly of Kline Street SW  
Lakewood, Washington

### LEGAL DESCRIPTION

A legal description was not available. The subject is part of a larger group of public streets and consists of an alley that extends southerly off of 111<sup>th</sup> Street SW, located easterly of Kendrick Street SW and westerly of Kline Street SW.

### INTENDED USE AND USER OF THE APPRAISAL

This appraisal report is intended to be used by the client as a basis for making real estate decisions relevant to the subject property, regarding a potential alley vacation by the City of Lakewood.

## FACTUAL DESCRIPTION

**Intended Use** is defined as: *“The use(s) of an appraiser’s reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.”*<sup>1</sup>

**Intended User** is defined as: *“The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.”*<sup>2</sup>

**A Client** is defined as: *“The party or parties (i.e., individual, group, or entity) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent.”*<sup>3</sup>

*The appraisers have identified only the client stated herein as an intended user of this appraisal. Receipt of a copy of the appraisal by other parties does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use.*

## EFFECTIVE VALUATION DATES

**Date of Appraisal / Inspection:**

**November 9, 2023**

**Date of Report:**

**November 20, 2023**

## PROPERTY RIGHTS APPRAISED

The interest appraised is based upon the fee simple ownership. The fee simple estate is defined as *“absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*<sup>4</sup>

<sup>1</sup> *Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition* (extended through December 31, 2023), Appraisal Standards Board, The Appraisal Foundation, Washington D.C., p. 4.

<sup>2</sup> *Ibid*, p. 4.

<sup>3</sup> *Ibid*, p. 4.

<sup>4</sup> *The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition*, Appraisal Institute, Chicago, 2022, p. 73



## MARKETING/EXPOSURE TIME

The indicated exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been twelve months or less. The estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is also estimated to be twelve months or less. These conclusions are based on sales of similar type properties in the market.

## MOST PROBABLE BUYER

The most probable purchaser of the subject property is an adjacent property owner.

## SALES HISTORY

The subject property is part of a public right of way (alley) that is under the ownership of the City of Lakewood. It is my understanding that the client has petitioned the City of Lakewood to vacate the portion of the alley as described herein.

The appraisal to be used to provide an opinion as to the value of the subject property. We are not aware of any transactions relative to the subject property over the past five years. However, it is noted that the client has been working to obtain several surrounding parcels through assemblage for future redevelopment.

## MARKET VALUE

**Market Value** is defined as *“The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably and for self-interest, and assuming that neither is under undue duress.”*<sup>5</sup>

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<sup>5</sup> *The Appraisal of Real Estate*, Appraisal Institute, 15<sup>th</sup> Edition, Page 48



## DEFINITION OF AS IS MARKET VALUE

The “As Is” Market Value is defined as *“The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”*<sup>6</sup>

## SCOPE OF THE APPRAISAL

The scope of this assignment included interviews with various individuals in an effort to determine the Highest and Best Use of the property, and the researching of sales and listings of similar properties in the subject area, and the region, to arrive at an estimate of value for the subject property. This appraisal assignment involved an inspection of the subject property on November 9, 2023. This is a revision of a report date November 13, 2023. Descriptive information relating to the subject property was obtained from the client and the physical inspection of the property.

Within this appraisal all three approaches (Income, Cost, and Sales Comparison) to value have been considered. The subject site is an unimproved public street right of way (alley) within the city limits of Lakewood. In this instance, the relevant methodologies for valuing land have been reviewed with the Sales Comparison Approach representing the best method for this assignment. Thus, it is the only approach utilized to estimate the subject’s market value.

## UNAVAILABILITY OF INFORMATION

The following information applicable to the subject property has not been provided:

1. An environmental risk assessment
2. Any wetlands reports or studies
3. A soils report
4. A title report
5. Site survey

Therefore, any issues which might be raised if this information were available is not known or considered. I am not aware of any environmental issues, easements/encumbrances, or soils/geotechnical concerns that would quantifiably impact the subject property. The site area of the alley to be vacated was provided by the client in an email. I have relied on the estimated site area of the alley to be vacated for this analysis.

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<sup>6</sup> *The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition*, Appraisal Institute, Chicago, 2022, p. 25.

## LOCATION DESCRIPTION

A neighborhood is defined as a group of complementary land uses. Neighborhoods are affected by social, economic, governmental, and environmental forces which influence property values in the vicinity of the subject property which, in turn, directly affect the value of the subject property itself. The boundaries of a neighborhood are typically identified by determining the area within which the forces affect all surrounding properties in the same way they affect the property being appraised.

The subject is located within the city limits of Lakewood, Washington. The subject neighborhood is located to the southwest of the central business district of Tacoma and the central business district of Lakewood. The boundaries of the neighborhood are as follows:

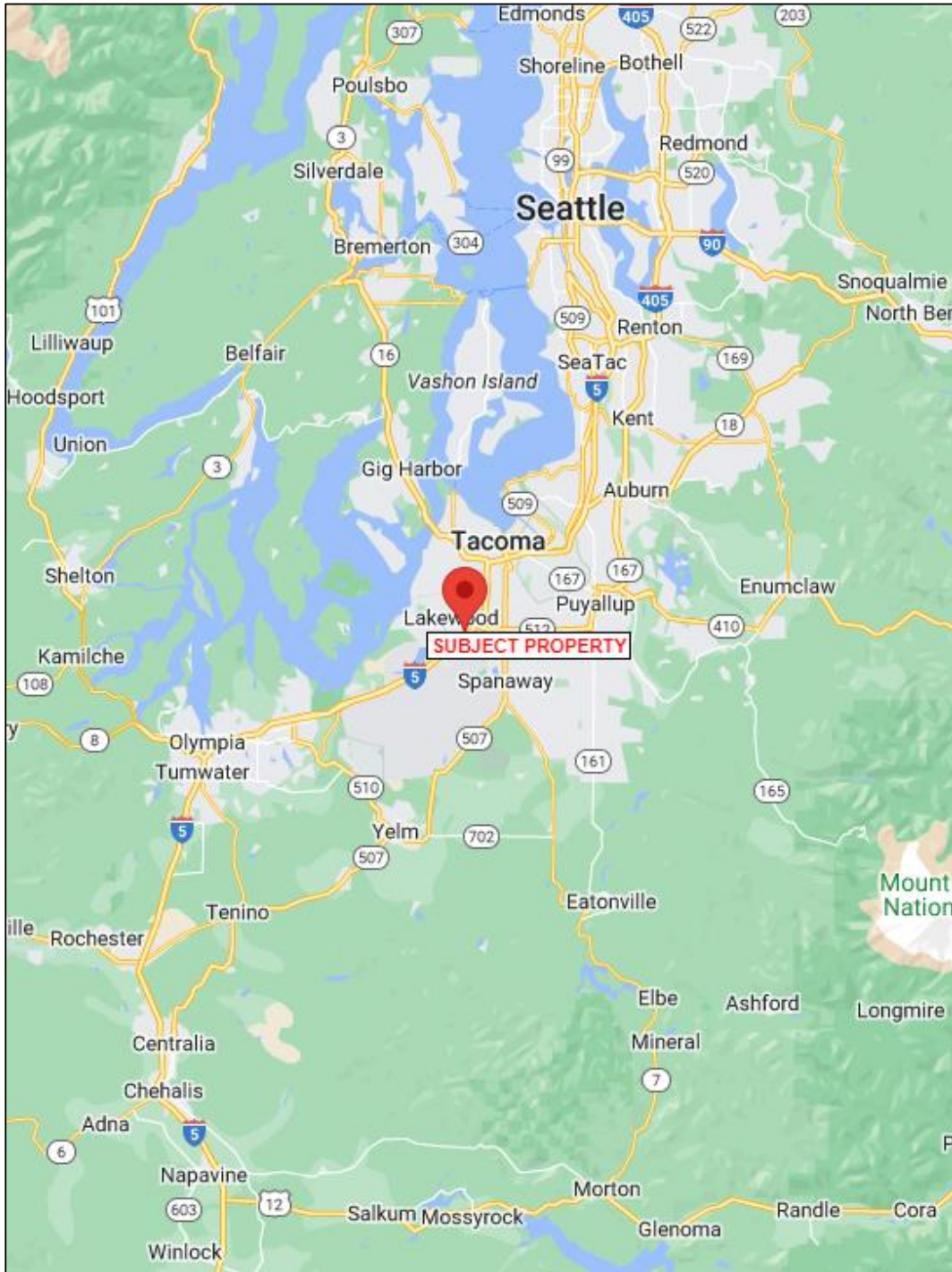
Northerly:	100 <sup>th</sup> Street Southwest
Southerly:	Joint Base Lewis McChord (JBLM)
Westerly:	Gravelly Lake Drive Southwest
Easterly:	JBLM

Access to Interstate 5 is available from northbound Bridgeport Way Southwest, southerly of the subject, and South Tacoma Way/Pacific Highway South, northerly of the subject.

The major north-south arterials serving the Lakewood area include Gravelly Lake Drive Southwest, Bridgeport Way Southwest, and South Tacoma Way (which becomes Pacific Highway Southwest southerly of State Route 512). Of these, Bridgeport Way Southwest and South Tacoma Way are the most influential for the subject property. Just southerly of Interstate 5, Bridgeport Way Southwest leads to one of the main entrances to JBLM, and then extends northwesterly through Lakewood until its terminus at Jackson Avenue northerly of University Place.

Steilacoom Boulevard Southwest, South 74<sup>th</sup> Street and 100<sup>th</sup> Street Southwest are the primary east-west thoroughfares in the immediate neighborhood and provide a direct link to South Tacoma Way and eventually Interstate 5. Westerly, 100<sup>th</sup> Street Southwest intersects with Gravelly Lake Drive Southwest, another major north/south arterial through Lakewood.

## FACTUAL DESCRIPTION



## AREA MAP

## FACTUAL DESCRIPTION

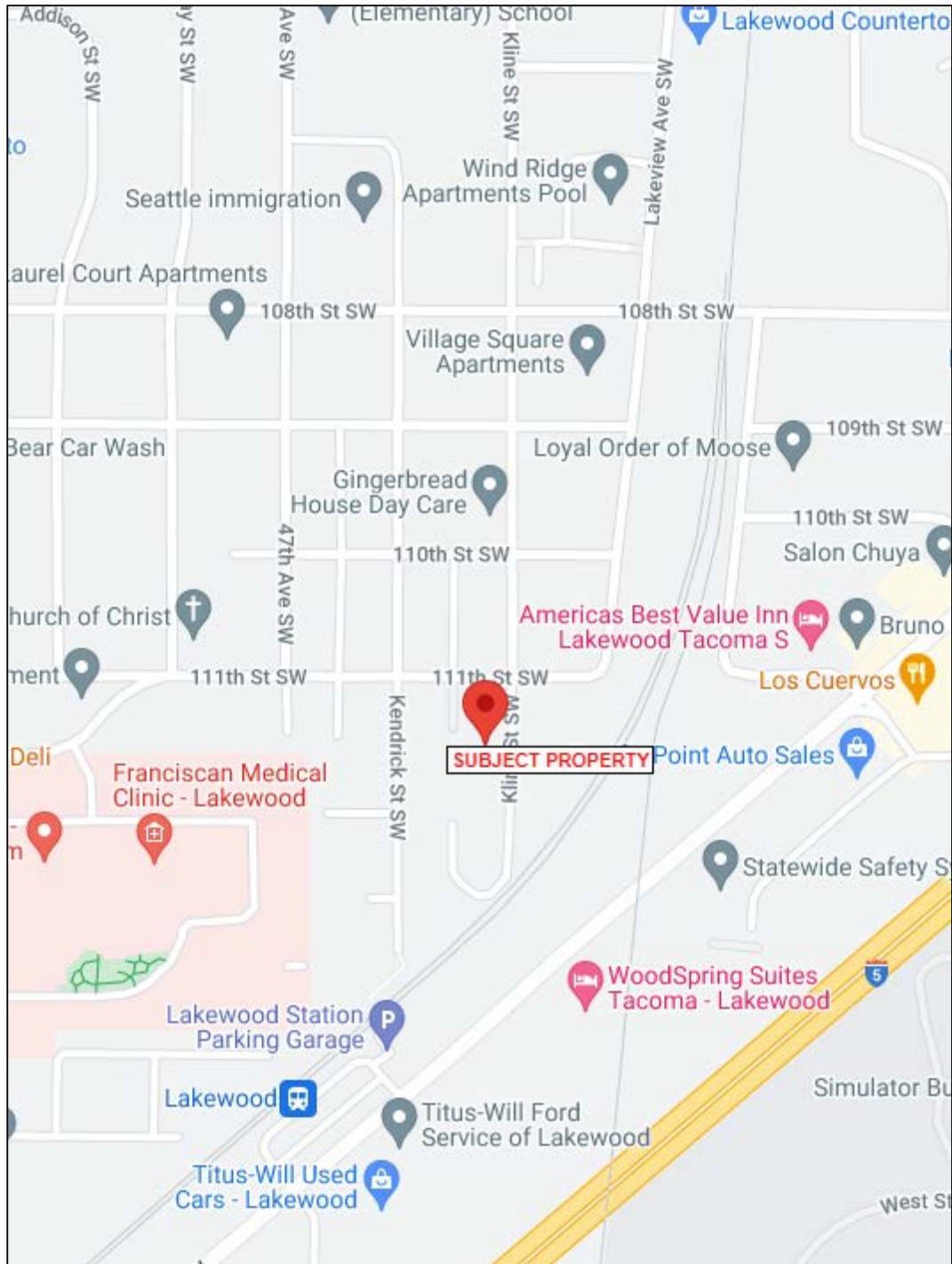
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The subject property is located within the city limits of Lakewood. The Lakewood area has two major commercial districts, one of which is the South Tacoma Way commercial corridor and the other of which is the central business district of Lakewood. This main commercial area is accessed by 100<sup>th</sup> Street Southwest, which intersects with South Tacoma Way approximately one mile northeasterly of the subject site. The Lakewood central area has long been a major shopping district for the residential districts of southwesterly Pierce County and the local military establishments.

The immediate area around the subject property is a mix of primarily commercial and residential uses. Properties located along South Tacoma Way/Pacific Highway Southwest are primarily commercial in use. Southerly of the subject along Pacific Highway Southwest is the Lakewood Station Transit headquarters.

Joint Base Lewis McChord is located easterly and southerly of the subject property. This is one of the largest military complexes in the nation and has substantial influence on the local economic base. This area supports the JBLM, Madigan Medical Center, and Camp Murray National Guard. JBLM is one of the largest modern military reservations in the United States, located on a site with an area of 87,000 acres. The base reportedly employs more than 330,000 people, comprised of active duty military, reservists, and civilian workers. JBLM supports the 62<sup>nd</sup> Airlift Wing, the 446<sup>th</sup> Airlift Wing, the Western Air Defense Sector, an Air National Guard Unit, the 22nd Special Tactics Squadron, and the 361st Recruiting Squadron, as well as several other units. Historical cutbacks in the nation's military budgets have resulted in the phasing-out of numerous military bases around the country with remaining assets consolidated at key strategic locations. The military presence has a positive effect on the economic base of Pierce County.

## FACTUAL DESCRIPTION



## LOCATION MAP



## SITE DESCRIPTION

The subject property is a public alley that extends southerly off of 111<sup>th</sup> Street SW within the city limits of Lakewood, WA. The site contains an area of 3,581 square feet and the specific location is depicted in the aerial on the following page. The subject is highlighted in yellow on the following page exhibit. As proposed, the vacated alley would be assembled with the sites outlined in red. Details pertaining to the subject property are provided as follows:

**Location:** The subject, consisting of an alley, is located southerly of 111<sup>th</sup> Street SW, easterly of Kendrick Street SW, and westerly of Kline Street SW, within the city limits of Lakewood, WA.

**Area:** 3,581 square feet, according to information provided by the client.

**Topography, Shape & Coverage:** The portion of right of way proposed for vacation is approximately 20 feet in width and 179± feet in length. The site is generally level and is improved with pavement and grass, in support of an alley.

**Utilities:** Public water, sewer, electrical service, and gas service are available to the site.

**Easements and Encumbrances:** A title report was not available for the subject property. I am not aware of any existing easements or encumbrances impacting the subject property. It is my understanding that the city will not be retaining any easement rights on the property in the event of a sale.

**Environmental Concerns:** I am not aware of any hazardous substances on the subject property which would create a significant impact on its value.

## FACTUAL DESCRIPTION



**AERIAL VIEW OF SUBJECT SITE**  
**SUBJECT PROPERTY OUTLINED IN RED**

## FACTUAL DESCRIPTION

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Soils:	I have not been provided with a site-specific soil report. Based on surrounding uses, it appears that the soils can support the legally permitted uses.
Flood Plain:	According to the Flood Insurance Map Number 53053C0311E, effective date March 7, 2017, the subject site is not located within a Special Flood Hazard Area.
Surrounding Uses:	The subject property is an alley that extends southerly of 111 <sup>th</sup> Street SW within the city limits of Lakewood, WA. The surrounding properties include residential structures, including smaller apartment complexes.
Larger Parcel Discussion:	One method for valuing the subject is the “across the fence” (or ATF) method. ATF method assumes (that) land values are similar to vacant land values of properties adjacent to the property being appraised. In order to complete this analysis, it is necessary to identify the <i>larger parcel</i> . The <i>larger parcel</i> is then the basis of the valuation analysis.

The subject property is an alley that is located southerly of 111<sup>th</sup> Street SW within the city limits of Lakewood, WA. The proposed acquisition area is part of a larger ownership. In order to estimate market value, part of the appraisal problem is to identify the *larger parcel* for valuation purposes. In defining the *larger parcel*, there are three basic conditions that need to be established.

- 1.) Unity of Ownership
- 2.) Contiguity
- 3.) Unity of Use



## FACTUAL DESCRIPTION

The city of Lakewood owns and operates a network of public street right of ways and alleys and its supporting real estate, of which the subject property is a part. Therefore, the entire network of street right of ways/public alleys could be one *larger parcel* from the “unity of ownership” perspective.

The second category, “contiguity,” normally requires that physical contiguity be present for a *larger parcel* to exist. The entire network of street right of ways/public alleys are noncontiguous, interrupted by properties under differing ownerships.

In considering the third category, “unity of use,” one of the main considerations is that the property is used in conjunction with each other. The properties are utilized in support of the network of street right of way/alley infrastructure.

Considering this discussion, one could easily and logically conclude that the *larger parcel* is represented by the entire group of properties. However, that portion of the *larger parcel* which will be directly impacted by the proposed acquisition is located just south of 111<sup>th</sup> Street and terminates at assessor’s parcel 0219122152. It seems reasonable and logical that rather than appraising the entire group of properties used in support of the network of street right of way infrastructure, this immediate area can be considered for appraisal purposes as the *larger parcel*, which is the approach taken in the analysis. In “Real Estate Valuation in Litigation,” J.D. Eaton, MAI, SRA, notes that “the *larger parcel* may be all of one parcel, part of a parcel, or several parcels, depending to varying degrees on unity of ownership, unity of use, and contiguity.”<sup>7</sup>

Considering the entire group of properties used in support of the network of street right of way infrastructure as the subject property would unnecessarily complicate the appraisal assignment and valuation process and would not likely have a significant impact on the appraisal. Thus, for purposes of this appraisal, the subject property, and the *larger parcel*, is identified as the section of a public street right of way (alley) just south of 111<sup>th</sup> Street, terminating at assessor’s parcel 0219122152, containing an estimated site area of 3,581 square feet.

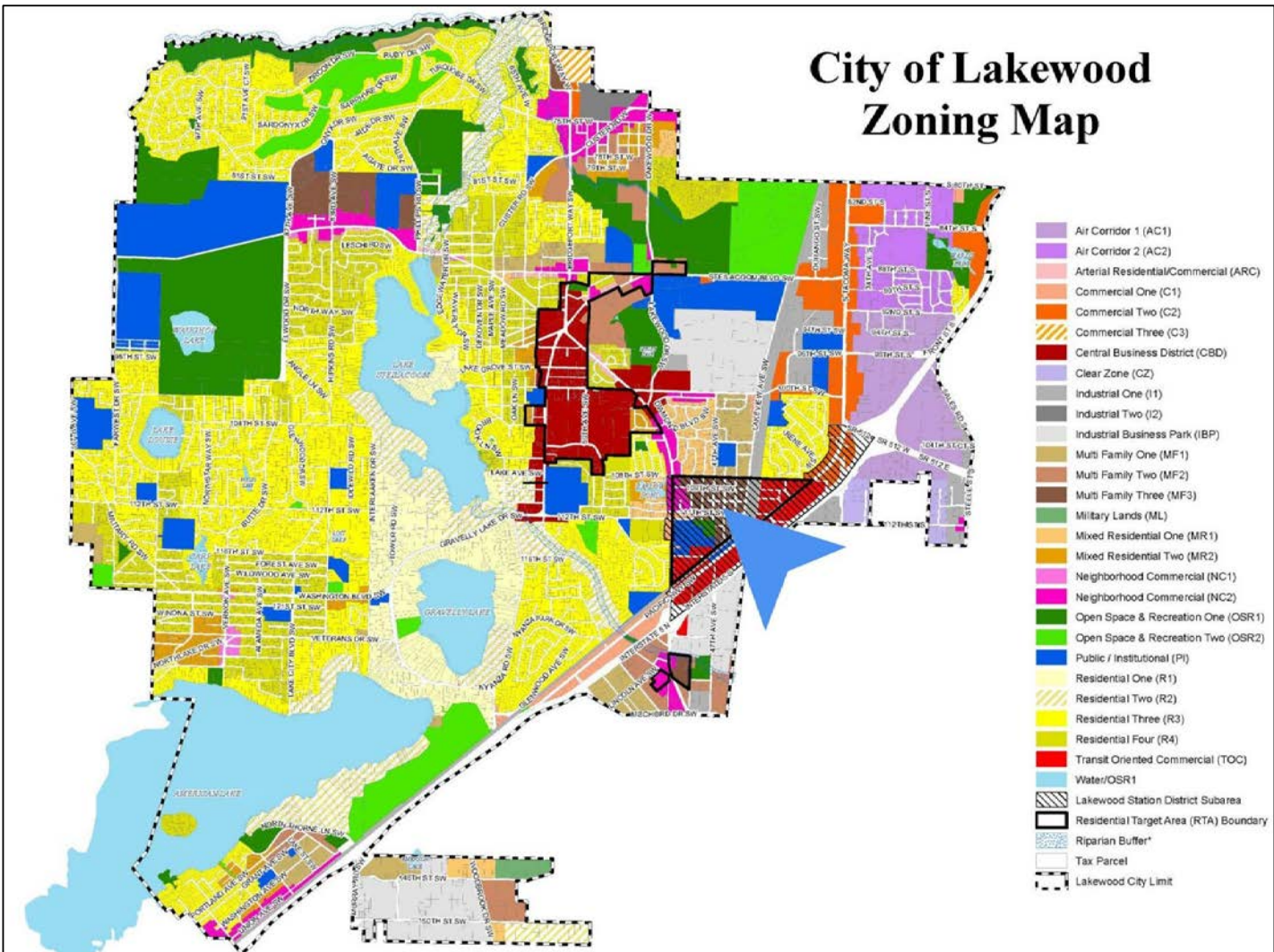
<sup>7</sup> J.D. Eaton, MAI, SRA, “Real Estate Valuation in Litigation,” Page 76.

## **Zoning**

The subject property is located within the city limits of Lakewood and is bordered by six assessor's parcels, all zoned Multi-Family 3. The subject has a Lakewood Station District Sub-Area overlay and a Residential Target Area (RTA) overlay. This zoning classification is intended to allow for urban, high-density, multi-story housing near a principal or minor arterial, with commercial/residential districts. Prohibited uses within this area include building and landscape materials, convenience stores, and general retail. Multi-family development of four or more units is permitted. Commercial use is allowed at a minimum ratio of four-square feet of multi-family to one square foot of commercial. Additional allowed uses include rowhouses, townhouses, and triplexes. The base unit density is 54 dwelling units per acre. The Residential target area allows for eight- or twelve-year tax exemptions from ad valorem property taxation for multi-family housing, and approval is predicated upon additional factors, including providing an affordable housing component.

## **Taxes and Assessments**

The subject property is a public alley that is under the ownership of the City of Lakewood and, as such, has not been assessed. If the property were to be purchased by a private entity that is not tax exempt, the property would accordingly be assessed by the Pierce County Assessor-Treasurer's office.



ZONING MAP

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

### HIGHEST AND BEST USE

The subject is a public right of way. The valuation of the subject, in part, utilizes the “across the fence” (or ATF) method of valuation. The use of this method does not consider the subject’s size and configuration as a stand-alone property; rather, the analysis is relevant to the Highest and Best Use of the subject in *conjunction with* adjacent property uses.

#### Highest and Best Use of Adjacent Property

In valuing the subject property, one method I will be considering is the value of the economically viable land adjacent to the subject under the “Across the Fence” methodology, as will be discussed and explained in the Valuation portion of this report. This analysis will provide a basis upon which to form an opinion of the appropriate unit price for valuing the subject property. The premise considers the value of the economically viable adjacent parcels surrounding the subject property, predicated upon the highest and best use of the adjacent lands.

The criterion for the determination of the highest and best use of the adjacent properties is based upon legal and physical considerations adjusted for financial feasibility and maximal productivity considerations.

*Legal Considerations:* The first test of highest and best use is to determine what is legally permissible, or what can legally be constructed on the adjacent properties. The subject property is a site that is a public alley located southerly of 111<sup>th</sup> Street SW, located in Lakewood, Washington. The subject has frontage area adjacent to six assessor’s parcels, all of which are zoned Multi-Family 3 with the Lakewood Station District overlay within a Residential Target area. Zoning primarily permits residential development with a base density of 54 dwelling units per acre. Limited commercial uses are allowed on the first floor at a density of one square foot per four square feet of residential area.

*Physical Considerations:* Factors influencing the use of the site include: location, size and shape, soils, availability of utilities and other site characteristics, nature of the adjoining land use, and terrain. All typical public utilities are available in the area. The adjacent parcels are identified in the following chart along with the parcel number, address, zoning, and site area.

## ANALYSIS OF DATA &amp; OPINIONS OF APPRAISERS

## ADJACENT SITES

Assessor's Parcel Number	Location	Zoning	Size (Sq.Ft.)
5080000960	4428 111th Street SW	Multi-Family 3	12,600
5080000973	11110 Kline Street SW	Multi-Family 3	6,480
0219122154	11109 to 11111 Kline Street SW	Multi-Family 3	8,700
0219122152	Undertermined Site Address	Multi-Family 3	11,761
5080000990	11113 Kendrick Street SW	Multi-Family 3	7,124
5080001000	4500 to 4504 111th Street SW	Multi-Family 3	16,000
<b>Mean Lot Site</b>			<b>9,333</b>

The subject is generally level as are the surrounding parcels. The appraiser knows of no other physical site limitations such as improper soils, unusual easements, etc., that would limit the development or use of the adjacent site as to what is permitted by zoning.

*Market Feasibility: (Financially Feasible and Maximally Productive):* A project's financial feasibility is measured by whether it can produce a positive return on its investment. The factor having the most weight in determining highest and best use is the feasibility of a use which is primarily supported by perceived demand.

One of the better indications of financial feasibility is the consideration of surrounding uses. The subject's immediate area is a combination of single-family and multi-family uses. A nearby site, located along Lakeview Avenue SW, was recently developed with a triplex. As proposed, a potential buyer intends on redeveloping abutting properties to the subject with a multi-family development. Given the trends for the area, a multi-family development is considered to be the most financially feasible use for the area.

*Conclusion:* Legal, physical, and market considerations have been analyzed to evaluate the highest and best use of the economically viable properties adjacent to the subject property. This analysis was conducted in order to establish the use, and thus the value basis in applying the "Across the Fence" valuation methodology. After taking into consideration all of the factors cited above, the highest and best use of the adjacent property is for a multi-family development.

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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### PROPERTY VALUATION

The Income Approach, Cost Approach and Sales Comparison Approach are the three basic techniques or approaches to value when appraising real property. Because the subject property is analyzed as an unimproved site, only those techniques applicable to Land Value derivation have been considered.

The subject property represents a site that is utilized as part of a larger public right of way network. Properties similar to the subject are not typically sold as stand-alone properties because they provide a functional service to the public in terms of transportation routes. Therefore, there is no relevant comparable data from which to value the subject. Alternative viable methods had to be considered for the valuation of the acquisition area.

The appropriate valuation methodology to be employed in valuing the subject property is the “across the fence” (or ATF) method. The *Across the Fence* (or ATF) value is “the estimated sale price based on the unit price of sales of similar land adjoining the subject.”<sup>8</sup> The underlying assumption is that the value of the subject site is equal to the value of adjoining lands. To estimate ATF value, a right-of-way corridor is divided into segments of similar highest and best use. Sales data for these uses is gathered, and the ATF value is estimated from the unit rates reflected based on properties with similar highest and best uses to the adjacent property.

The *Across the Fence* method is based on the Principle of Substitution. In theory, the factors to consider are the adjacent property’s highest and best use and unit value. The right of way corridor is unique to meet the right of way usage, and one method for valuing the subject is the *Across the Fence* method. After completion of the across the fence method I have presented additional discussion of the property as a standalone property.

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<sup>8</sup> Zoll, “Rail Corridor Sales,” Page 380.



## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

The following assessor's parcels are located abutting the subject property:

ADJACENT SITES			
Assessor's Parcel Number	Location	Zoning	Size (Sq.Ft.)
5080000960	4428 111th Street SW	Multi-Family 3	12,600
5080000973	11110 Kline Street SW	Multi-Family 3	6,480
0219122154	11109 to 11111 Kline Street SW	Multi-Family 3	8,700
0219122152	Undertermined Site Address	Multi-Family 3	11,761
5080000990	11113 Kendrick Street SW	Multi-Family 3	7,124
5080001000	4500 to 4504 111th Street SW	Multi-Family 3	16,000
<b>Mean Lot Site</b>			<b>9,333</b>

Based on the subject's locational characteristics and an examination of the zoning of surrounding and nearby properties, the most likely use would be for multi-family development. The properties adjacent to the subject range in size from 6,480 square feet to 16,000 square feet, with a mean lot size of 9,333 square feet.

Several procedures for the valuation of land may be available to the appraiser depending on available data. These include:

1. The sales comparison approach. Sales of similar vacant parcels are analyzed, compared, and adjusted to derive an indication of value for the land being appraised.
2. The allocation (abstraction) procedure. Sales of improved properties are analyzed, and the prices are allocated between land and improvements.
3. The extraction procedure. This is a variant of the allocation method, whereby the value of the contribution to the total value of the improvements are estimated, and then deducted from the total to leave land value.
4. The Income Capitalization procedures are as follows:

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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- a. The land residual procedure. The land is assumed to be improved to its highest and best use, and the net income imputable to the land after all expenses of operation and return attributable to the other agents in production is capitalized to derive an estimate of land value.
- b. The ground rent capitalization procedure. In this procedure the rent paid for the right to use and occupy land is capitalized to yield a value. Capitalization rates are derived from market data.
- c. The anticipated use (development) procedure. Undeveloped land is assumed to be subdivided, developed, and sold. Development costs, incentive costs and carrying charges are subtracted from the estimated proceeds of sale, and the net income projection is discounted over the estimated period required for market absorption of the developed sites to derive an indication of value for the land being appraised.

The most applicable method in valuing the subject property is the Sales Comparison Approach. After arriving at a value utilizing the Across the Fence Method, I will present a secondary analysis of the site as a standalone property.



## SALES COMPARISON APPROACH

One of the most reliable indicators of value in an active market is derived by comparing the property being appraised with similar properties. This approach reflects the principle that a well-informed buyer will pay no more for a property than the cost involved in obtaining an equally satisfactory substitute property.

A basic principle in the valuation of real estate is that no two properties are identical and, thus, adjustments are necessary to reflect the various differences. This formalizes the thought process often followed by buyers and sellers and tends to yield a range of indicated values for the property appraised.

A few of the more common factors that may influence value are detailed below:

### 1. **Location**

Location is the primary factor in the valuation of virtually all real estate. As applied to this appraisal, the highest land values are found with those tracts having good overall utility, with good access, favorable terrain features, and attractive amenities/views.

### 2. **Size of Tract**

Another important factor is the size of the tract being considered. As a general rule, the smaller the parcel, the higher the per unit value (price per acre/square foot). However, this is not always the case as site size may impact development potential.

### 3. **Terms and Conditions of Sale**

Sale prices listed for comparable sales are strongly influenced by terms and conditions of sale offered by the seller and by the motivation of both the buyer and the seller. When sale terms are attractive, with such features as a low down payment, low rate of interest, and payment over an extended period of time, prices tend to be inflated as opposed to the situation where the seller requires all cash.

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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### 4. Market Conditions

The date of comparable sales is also important in estimating present land values. This is because of the cycles in land values.

### 5. Zoning and Potential Development Density

The highest land values, on a per unit basis, are normally found under the higher density commercial uses, followed in succession by multifamily/office/industrial uses, single family use, suburban and rural residential, and, finally, agricultural and forestry, and open space use. While the existing zoning classification may not absolutely dictate future use of the land, it has a strong bearing on both sale prices and land values. A purchaser who must rezone land to a higher or different use must consider not only the probability of rezoning, but also the time and expense required.

### 6. Physical Features of the Land

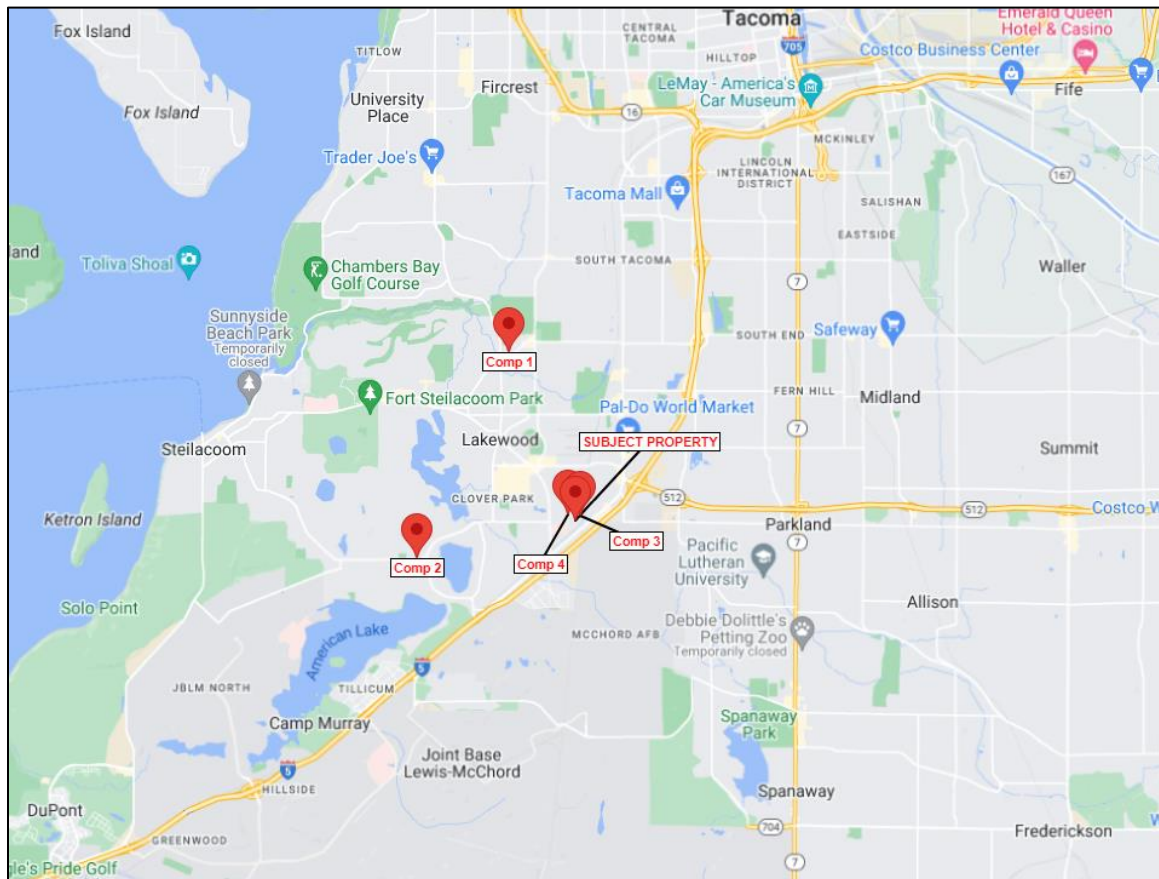
Physical features include topography or slope, provision for surface drainage, soil conditions, and the presence of wetlands, ground cover, and view, among others. When all of these conditions are favorable, a purchaser might reasonably be expected to pay a premium and when one or more are unfavorable, an offer to purchase will most probably be discounted.

A search was conducted in the general market area for properties that offer similar zoning and development potential as the subject's adjacent properties, which are the basis for analysis. The search produced four comparable properties relevant for analysis. While these comparables are not identical to the subject, they provide a benchmark from which to arrive at a value for the subject property. The sales selected are delineated in the following chart, with a location map provided on the page following the chart, which shows the location of each comparable relevant to the subject. Each comparable is then discussed individually and accompanied by a photograph. Typically, when valuing multi-family zoned properties the price per unit is utilized. However, in this instance the price per square foot is used as the prospective/eventual number of units that could/will be developed on the individual sites adjacent to the subject and all of the comparables is not known.

## ANALYSIS OF DATA &amp; OPINIONS OF APPRAISERS

## LAND COMPARABLES

Sale	Location	Sale Date	Analysis Price	Size (Sq.Ft.)	\$/Sq.Ft.
L-1	7919 Grange Street West Lakewood, WA	Dec-20	\$312,900	21,780	\$14.37
L-2	7907 Washington Boulevard SW Lakewood, WA	Dec-20	\$1,500,000	79,475	\$18.87
L-3	11010 SW Lakeview Avenue SW Lakewood, WA	Listing	\$192,000	8,400	\$22.86
L-4	11001 47th Avenue SW Lakewood, WA	Nov-21	\$381,500	12,000	\$31.79



## COMPARABLE LAND SALES MAP

## Land Sale No. 1

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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### Property Identification

**Record ID** 14654  
**Property Type** Multi-Family Residential  
**Property Name** Grange Street Duplex Land  
**Address** 7519 Grange Street West, Lakewood, Pierce County, Washington 98499  
**Location** Easterly side of Grange Street West, southerly of 75th Street West  
**Tax ID** 3905000270

### Sale Data

**Grantor** Allenmore Heights, LLC  
**Grantee** Canasta, LLC  
**Sale Date** December 02, 2020  
**Property Rights** Fee Simple  
**Conditions of Sale** Typical  
**Financing** Cash to seller  
**Verification** Claude Remy, Purchaser; 253-988-5754

**Sale Price** \$298,500  
**Upward Adjustment** \$14,400 Demolition  
**Adjusted Price** \$312,900

### Land Data

**Zoning** NC2, Neighborhood Commercial 2  
**Topography** Level  
**Utilities** All available  
**Shape** Rectangular  
**Flood Info** Not in a flood zone

### Land Size Information

**Gross Land Size** 0.500 Acres or 21,780 SF  
**Planned Units** 16

### Indicators

**Sale Price/Gross SF** \$14.37 Adjusted  
**Sale Price/Planned Unit** \$19,556 Adjusted

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**ANALYSIS OF DATA & OPINIONS OF APPRAISERS**

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**Remarks**

This is the sale of a multi-family site located along Grange Street West, southerly of 75th Street West in the city of Lakewood Washington. The site is relatively level and all utilities are available to the property. At the time of sale the property was improved with a dilapidated former office building with an area of 1,800 square feet. The property was purchased by a developer who intends to demolish the existing building and constructed a 16-unit (consisting of 8 duplexes) multi-family complex on the site. A cost estimate to demolish the building was not provided. Market participants would consider demolition costs when analyzing the subject property as it relates to these structures. Typically when estimating demolition costs, a market supported estimate of \$8.00 per square foot for buildings of this type of quality (inclusive of profit) is considered appropriate. This is based on research conducted by our firm. Therefore, this expense is concluded at \$8.00 per square foot (inclusive of profit). This results in a projected demolition cost of \$14,400 (1,800 sq.ft.)( \$8.00/sq.ft.). This amount is added to the sale price.

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS



**7519 GRANGE STREET WEST**



## GRANGE STREET DUPLEX LAND



## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

### Land Sale No. 2

#### Property Identification

**Record ID** 14217  
**Property Type** Multi-Family Residential  
**Address** 7907 Washington Boulevard Southwest, Lakewood, Pierce County, Washington 98498  
**Location** Northwestern corner of Washington Boulevard Southwest & Interlaaken Drive Southwest  
**Tax ID** 0219102072

#### Sale Data

**Grantor** Modern Urban Dwellings, LLC  
**Grantee** Tac Build, LLC  
**Sale Date** December 30, 2020  
**Deed Book/Page** 202012301265  
**Property Rights** Fee Simple  
**Conditions of Sale** Typical  
**Financing** Cash to Seller  
**Sale History** No sales in previous 3-years  
**Verification** Ted Sipila, broker; 253-722-1421

**Sale Price** \$1,500,000

#### Land Data

**Topography** Level  
**Utilities** Available  
**Shape** Rectangular  
**Landscaping** Typical  
**Parking** Street

#### Land Size Information

**Gross Land Size** 1.824 Acres or 79,475 SF  
**Planned Units** 42  
**Front Footage** 300 ft Total Frontage: 300 ft Washington Boulevard Southwest;

#### Indicators

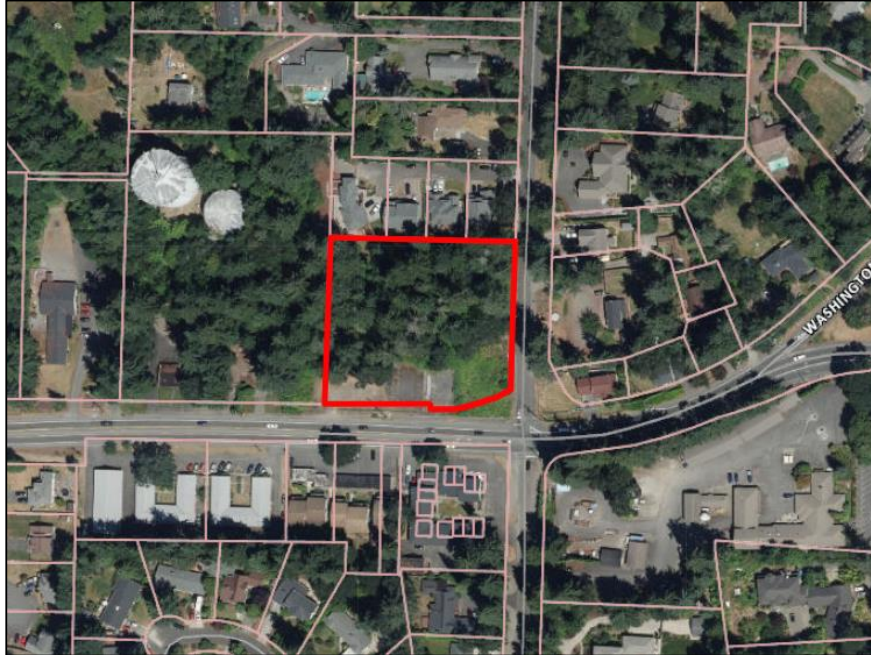
**Sale Price/Gross SF** \$18.87  
**Sale Price/Planned Unit** \$35,714

#### Remarks

The comparable is located on the northwesterly corner of Washington Boulevard Southwest and Interlaaken Drive Southwest in the city of Lakewood in Pierce County, Washington. The site is comprised of one parcel with an area of 79,475 square feet. The property had entitlements in place and was permit ready to develop the site with 42 apartments. The buyer utilized the entitlements in place and is in the process of developing the property as planned. The density 23.03 units per acre.

**ANALYSIS OF DATA & OPINIONS OF APPRAISERS**

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**NORTHWESTERLY CORNER OF WASHINGTON BOULEVARD SOUTHWEST  
& INTERLAAKEN DRIVE SOUTHWEST**



**7907 WASHINGTON BOULEVARD SOUTHWEST**



## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

### Land Listing No. 3

#### Property Identification

**Record ID** 15311  
**Property Type** Multi-Family Residential  
**Address** 11010 SW Lakeview Avenue SW, Lakewood, Pierce County, Washington 98499  
**Location** Westerly side of Lakeview Avenue SW, southerly of 110th Street SW  
**Tax ID** 5080001901

#### Sale Data

**Grantor** Dominique Sorenson  
**Survey Date** November 09, 2023  
**Marketing Time** 97 days  
**Verification** Robin Downey, Listing Agent; (360) 701-0654

**Listing Price** \$192,000

#### Land Data

**Zoning** Multi-family 3  
**Topography** Level  
**Utilities** All available  
**Shape** Rectangular  
**Flood Info** Not in a flood zone

#### Land Size Information

**Gross Land Size** 0.193 Acres or 8,400 SF

#### Indicators

**Sale Price/Gross SF** \$22.86

#### Remarks

This is a listing of a site located in the Residential Target Area / Lakewood Station Sub-area of Lakewood. The site was listed for sale on August 2, 2023 and according to the listing agent, there have been several offers, but significantly below the asking price. It is reported that the neighboring property owner has made several offers, but the seller is not willing to go much lower than the asking price.

The site located next door (APN 5080001931) was recently developed with a triplex. Zoning allows for development of 54 dwelling units per acre which would suggest that the site could support 10 dwelling units (0.193 acres)(54 du). However, given the trends in the area and the size of the site, it is unlikely that the property would be developed to this high of a density, and most likely would be developed in a similar manner as the adjacent site.

**ANALYSIS OF DATA & OPINIONS OF APPRAISERS**



**WESTERLY SIDE OF LAKEVIEW AVENUE SW,  
SOUTHERLY OF 110TH STREET SW**



**11010 SW LAKEVIEW AVENUE SW**

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

### Land Sale No. 4

#### Property Identification

**Record ID** 14610  
**Property Type** Multi-Family Residential  
**Address** 11001 47th Avenue Southwest, Lakewood, Pierce County, Washington 98499  
**Location** Southeasterly corner of 110th Street Southwest and 47th Avenue Southwest  
**Tax ID** 5080000930  
**Instrument** Statutory Warranty Deed

#### Sale Data

**Grantor** Washington Presbyterian Church  
**Grantee** Charles Coleman  
**Sale Date** November 02, 2021  
**Deed Book/Page** 202111100564  
**Property Rights** Fee Simple  
**Financing** Cash to seller  
**Verification** Tara Anderson, Buyer's Broker; 253-209-5333

**Sale Price** \$370,000  
**Upward Adjustment** \$11,500 Demolition Costs  
**Adjusted Price** \$381,500

#### Land Data

**Zoning** MF3  
**Topography** Level  
**Utilities** All available  
**Shape** Rectangular

#### Land Size Information

**Gross Land Size** 0.275 Acres or 12,000 SF  
**Planned Units** 8  
**Front Footage** 120 ft 110th Street Southwest; 100 ft 47th Avenue Southwest;

#### Indicators

**Sale Price/Gross SF** \$31.79 Adjusted  
**Sale Price/Planned Unit** \$47,688 Adjusted

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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### Remarks

This comparable is located at the southeasterly corner of 110th Street Southwest and 47th Avenue Southwest in the city of Lakewood. The site consists of one parcel with an area of 12,000 square feet. At the time of sale, there was a 1,416 square foot church on site, built in 1903. The improvements were removed at the expense of the buyer. Demolition costs were not provided, but an estimated cost of \$8/square foot results in \$11,328, or \$11,500 rounded, which is added to the purchase price. According to the buyer's broker, the buyer plans to develop the site with eight residential units. Based on the size of the site, the effective density of the proposed development is 29.04 units per acre. There were no entitlements in place at the time of sale.



# ANALYSIS OF DATA & OPINIONS OF APPRAISERS



**SOUTHEASTERLY OF THE INTERSECTION OF 110TH STREET SOUTHWEST  
AND 47TH AVENUE SOUTHWEST**



**11001 47TH AVENUE SOUTHWEST**

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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### Analysis of Comparable Sales

The comparable properties are located in the subject's market area and are considered relevant in arriving at a value estimate for the subject site. In utilizing the comparables to estimate a value per square foot for the subject property, each sale should be adjusted to the subject for dissimilarities. There are six common elements of comparison that should always be considered in sales comparison analysis. These are: *Real property rights conveyed*; *Financing terms*; *Condition of sale*; *Date of sale*; and *Location and Physical characteristics*. In analyzing the *Location and Physical characteristics*, adjustments may be considered for some dissimilarities among the comparables, primarily for *location* (quality of commercial district, access), *utility* (shape, topography, zoning), and *size*.

The Land Comparison process involves the comparing of similar properties that have sold with the subject. An adjustment process is applied to the comparables, with an adjustment chart presented further in this section. The adjustment process considers the thought process often followed by buyers and sellers in comparing different properties. Within the discussion of each sale detailed herein, the characteristics are noted and compared to the subject. Where necessary, adjustments are made to the comparables in relationship to the subject. The top of the chart accounts for quantitative adjustments which are now discussed.

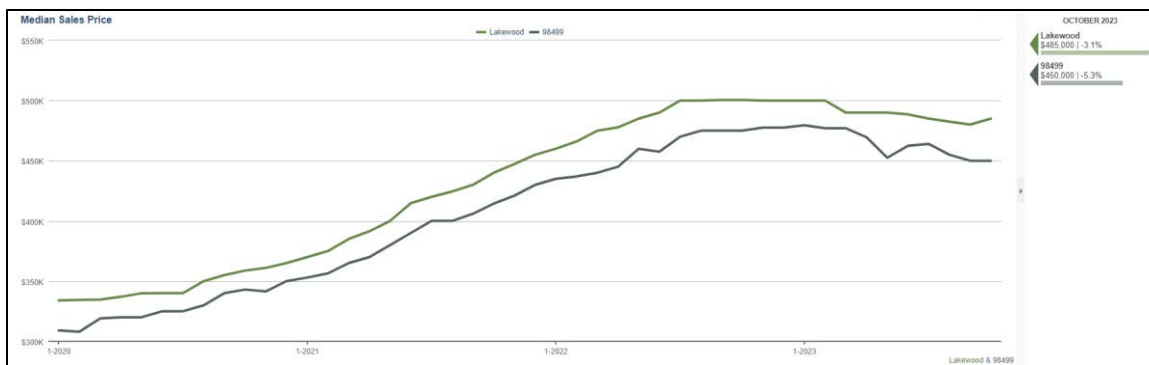
### Quantitative Adjustments

When applicable, quantitative adjustments can be applied to the comparables for items such as financing, conditions of sale, and buyer expenditures after the purchase. The property rights conveyed, financing, conditions of sale, and buyer expenditures for all of the comparables herein are similar to the subject and do not require an adjustment.

### Market Conditions

The next quantitative adjustment to consider is for market conditions. In analyzing the influence of the market conditions at the time of sale of the comparables in relation to the market conditions as of the date of appraisal, the key factor is the passage of time. More specifically, the question to be answered in its simplest form is whether there is any trend in general prices through time. The *Date of sale* for the closed comparables ranges from December 2020 to November 2021 and also includes a listing. The following exhibit is replicated from the Northwest Multiple Listing Service and identifies the median sale price for all property types for the subject property's zip code (green line) and all the city of Lakewood (black line).

## ANALYSIS OF DATA &amp; OPINIONS OF APPRAISERS



In December 2020, the median price for all property types in the 98499 zip code was \$365,000 and \$350,000 for Lakewood. Currently, the median sale price (October 2023) is \$450,000 within the subject's zip code and \$485,000 within Lakewood. There was a significant increase from December 2020 through Mid-2022. However, since this time the median sale price has been fluctuating due to rising interest rates and economic uncertainty. The subject property is analyzed as land, available for multi-family development. A market appreciation rate of 6% per year is imputed through Mid-2022 to L-1, L-2, and L-4. L-3 is a listing that has not generated an accepted offer. The listing agent opined that there had been several offers, however, they were significantly below the asking price. Because of this, it is likely that the eventual sale price will be lower than the asking price. In an attempt to ascertain an appropriate adjustment I have considered the recent sale of a site that sold with approved building permits for the development of a fourplex, at a price of \$22.73 per square foot. This amount is less than the asking price of L-3. A premium is typically paid for properties with entitlements as it reduces the risk and time associated with getting to vertical construction. The listing is adjusted downward by 20%.

### Qualitative Adjustments

The "Across the Fence" method has been used to estimate a value for the subject property. The subject has several adjacent parcels which range in size from 6,480 square feet to 16,000 square feet, with a median lot size of 9,333 square feet. The median lot size is the basis for arriving at a benchmark value for the subject site under the "Across the Fence" methodology.

The sale comparables, although not identical to the subject, provide a reasonable basis for determining the market-oriented unit value for the subject property. The individual comparable sales are now compared to the subject as it relates to qualitative adjustments, including location/access, functional site utility, and size. The adjustment process is now discussed following the adjustment chart.

## ANALYSIS OF DATA &amp; OPINIONS OF APPRAISERS

COMPARABLE LAND SALE ADJUSTMENT CHART					
Comparable Number		L-1	L-2	L-3	L-4
<b>Property</b>	Subject	7919 Grange Street West Lakewood, WA	7907 Washington Boulevard SW Lakewood, WA	11010 SW Lakeview Avenue SW Lakewood, WA	11001 47th Avenue SW Lakewood, WA
<b>Sale Price</b>	n/a	\$298,500	\$1,500,000	\$192,000	\$370,000
<b>Property Rights Conveyed</b>	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		\$0	\$0	\$0	\$0
Adjusted Price		\$298,500	\$1,500,000	\$192,000	\$370,000
<b>Financing</b>	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Adjustment		\$0	\$0	\$0	\$0
Adjusted Price		\$298,500	\$1,500,000	\$192,000	\$370,000
<b>Conditions of Sale</b>	Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Adjustment		\$0	\$0	\$0	\$0
Adjusted Price		\$298,500	\$1,500,000	\$192,000	\$370,000
<b>Buyer Expenditures</b>		Demolition	None	None	Demolition
Adjustment		\$14,400	\$0	\$0	\$11,500
Adjusted Price		\$312,900	\$1,500,000	\$192,000	\$381,500
<b>Date of Sale</b>	Jul-23	Dec-20	Dec-20	Listing	Nov-21
Adjustment (monthly)	0.50%	8.50%	8.50%	-20.00%	3.00%
Adjusted Price		\$339,497	\$1,627,500	\$153,600	\$392,945
<b>Adjusted Price</b>		\$339,497	\$1,627,500	\$153,600	\$392,945
<b>Site Area (Sq.Ft.)</b>		21,780	79,475	8,400	12,000
<b>Price/Sq.Ft.</b>		\$15.59	\$20.48	\$18.29	\$32.75
<b>Qualitative Adjustments</b>					
<b>Location</b>	Lakewood	Similar	Superior	Similar	Similar
Adjustment			-		
<b>Size</b>	9,333	21,780	79,475	8,400	12,000
Adjustment		+	++		
<b>Available Utilities</b>	All available nearby	Similar	Similar	Similar	Similar
Adjustment					
<b>Site Utility/Entitlements</b>	Level	Similar	Superior	Similar	Similar
Adjustment			-		
<b>Total Adjustment</b>		<b>Upward</b>	<b>Similar</b>	<b>Similar</b>	<b>Similar</b>

## Location

L-1, L-3, and L-4 share similar locational influences. L-2 is superior for a downward indication.

## Size

The subject is analyzed based on the median lot size of the bordering parcels. The comparables range in size from 8,400 square feet to 79,475 square feet. L-1 and L-2 are adjusted upward as they are larger in size when compared to the median lot size of the subject's bordering parcels. L-3 and L-4 are similar in size for no adjustment.

## Available Utilities

All of the comparables are similar to the subject and no adjustment is warranted.



## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

### Site Utility/Entitlements

The subject is level. The comparables are all similar to the subject in terms of overall utility; however, L-2 sold with entitlements in place, superior to the subject for a downward indication.

### Unit Value Conclusion

The comparables range from \$15.59 per square foot to \$32.75 per square foot after accounting for quantitative adjustments. L-1 has an overall upward indication, whereas due to offsetting adjustments, a unit value similar to L-2 is supported. L-3 and L-4 do not require any qualitative adjustments. L-3 is a listing, being marketed for sale at an asking price of \$22.86 per square foot. While there have been offers to purchase the property, they reportedly have been significantly lower than the asking price and have not been accepted. L-4 is located within the subject's immediate area. The analysis price of \$32.75 for L-4 is greater than the asking price of L-3, which would suggest that less reliance should be given to L-4. Based on the preceding analysis, a unit value of \$20.00 per square foot, bracketed by L-2 and L-3, is concluded.

The concluded unit value is now applied to the area to be vacated. The value of the subject property by the price per square foot method is calculated as follows:

VALUE INDICATION BY THE SALES COMPARISON APPROACH		
Site Area (Sq.Ft.)	\$/Sq.Ft.	Indicated Value
3,581	\$20.00	\$71,620
Rounded Value Indication		\$70,000
Internal calculations reflect a greater mathematical accuracy than shown		

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

### Value as a Stand-Alone Site

The subject site is an alley that on its own, cannot support independent development. The value indication of \$20.00 per square foot assumes that the site can support development. To estimate the value of the subject as a standalone site I have considered the impact to value as a result of the site configuration. The site is approximately 20 feet in width and 179± feet in length. The following sales were impacted by various physical constraints and the chart identifies the diminution in value due to the constraints when compared to sales of sites nearby that were not physically constrained. Descriptions of the sales are presented after the exhibit.

	Property Description	Description	\$/Sq.Ft.	Diminution due to Development Constraints
P-1	Clark County Assessor's Parcel 213489000	Residential Landlocked Site	\$0.05	96%
P-2	Clark County Assessor's Parcel 216909000	Residential Landlocked Site	\$0.14	89% to 94%
P-3	Pierce County Assessor's Parcel 0220104053	Residential Landlocked Site	\$2.50	68% to 82%
P-4	Pierce County Assessor's Parcel 0219103070	Development Restrictions	\$0.47	93% to 95%
P-5	Pierce County Assessor's Parcel 5130001010	Residential Landlocked Site	\$1.86	65% to 88%
P-6	King County Assessor's Parcel 3365901750	Undevelopable Industrial Site	\$1.00	90%
P-7	King County Assessor's Parcel 0323049214	Landlocked Industrial Site	\$0.07	99%
P-8	King County Assessor's Parcel 9360600175	Undevelopable Commercial Site	\$0.66	92% to 93%

P-1 is a site that contains an area of 43,560 square feet. This property has a creek that runs through the property. Because of the location of the creek and wetlands, the site cannot be developed or accessed.

P-2 is a residential zoned site that contains an area of 90,169 square feet. The site is a triangular shaped site that has frontage on an interstate, but no legal access. Therefore, the site could not be developed.

P-3 is the sale of a landlocked site that is bordered by five properties, including four residential properties and a junk yard. The site contains an area of 20,038 square feet. The property was marketed for sale with only one adjacent owner expressing interest.

P-4 containing an area of 15,000 square feet, represents a site that was encumbered with development restrictions that precluded physical development.

P-5 is a landlocked site that is abutted by four properties. The site, containing an area of 4,025 square feet, was listed for sale on the open market with the eventual buyer being an adjacent property owner.

## ANALYSIS OF DATA & OPINIONS OF APPRAISERS

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P-6 is the sale of a site containing an area of 2,500 square feet. The site is only ten feet in width, eliminating the ability for any physical development on its own. The property was acquired by an adjacent property owner.

P-7 is a large industrial site, containing an area of 108,250 square feet. The buyer in this transaction believed that it would be easy to obtain access from an adjacent property owner. However, upon confirmation of this sale, the buyer indicated that they were not educated, and their assumption was incorrect.

P-8 is a triangular shaped site that has frontage along two arterials. However, the site cannot physically support development on its own.

The discount due to physical constraints ranges from 65% to 99%, indicating that a significant discount is anticipated by the market when there are restrictions in place. While the physical constraints vary, the comparable data reflects that the market would not pay full price for a property that has a potentially restricted use. This is particularly true when the potential pool of buyers is reduced due to the site constraints. For instance, for a landlocked site, the potential buyers are typically reduced to the properties that abut the landlocked site. This pool of buyers is less than what would be anticipated for a property that had legal access and could independently be developed.

The subject is analyzed through the across the fence methodology with a base value of \$20.00 per square foot. This base value does not recognize the constraints of the area to be acquired due to the long narrow configuration. While the across the fence methodology does not penalize the site for size and configuration, there is limited use potential on the site as a stand-alone parcel because of the long narrow configuration. In the subject's instance, there are a total of six abutting parcels that the subject site could be combined with and the most probable buyer would be an adjacent property owner.

ANALYSIS OF DATA & OPINIONS OF APPRAISERS

The site does have access from a public right of way and as a standalone site, it could support vehicular parking as the width is wide enough to support this use. However, the site cannot support vertical development on its own. Overall, a diminution in value of 65% is considered reasonable, resulting in a standalone value as follows:

VALUE AS A STANDALONE SITE				
Site Area (Sq.Ft.)	\$/Sq.Ft.	Less 65%	Adj. Unit Value	Indicated Value
3,582	\$20.00	\$13.00	\$7.00	\$25,074
Rounded Value Indication				\$25,000
Internal calculations reflect a greater mathematical accuracy than shown				

## RECONCILIATION

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### STAND-ALONE METHOD

Based on the preceding analysis, it is the opinion of the appraiser that the market value of the 3,581-square-foot alley to be vacated, as a stand-alone site, as described herein, as of the date of inspection, November 9, 2023, is:

**TWENTY-FIVE THOUSAND DOLLARS**

**\$25,000**

## CERTIFICATION

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I certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and represent our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. I have made personal inspections of the property that is the subject of this report.
8. No one provided significant real property appraisal assistance to the person signing this report in the preparation of and research contained within this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
12. The appraiser is competent and qualified to perform the appraisal assignment.

## CERTIFICATION

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13. I have performed no services as appraisers, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
14. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

Respectfully submitted,



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Barbro A. Hines, MAI, SRA  
State of Washington Certification 1101044

# QUALIFICATIONS

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**BARBRO A. HINES, MAI, SRA**

## **EDUCATION**

Eastern Illinois University - Bachelor of Arts in Speech Communication

## **PROFESSIONAL DESIGNATION**

MAI, Appraisal Institute

SRA, Appraisal Institute

## **PROFESSIONAL EDUCATION**

Appraisal Institute Courses:

Introduction to Appraising

Applied Residential Property Valuation

Advanced Residential Form and Narrative Report Writing

Basic Income Capitalization

General Applications

Advanced Income Capitalization

Highest and Best Use and Market Analysis

Advanced Sales Comparison and Cost Approaches

Report Writing and Valuation Analysis

Advanced Applications

Standards of Professional Practice, Part A

Standards of Professional Practice, Part B

Business Practice and Ethics

## **CERTIFICATIONS**

General Classification Washington State Certified Real Estate Appraiser

State of Washington Certification 1101044

## **EXPERIENCE**

Partner/Appraiser – SH&H Valuation and Consulting (formerly Strickland, Heischman, and Hoss), Tacoma, WA

(1996 to present)

Owner/Appraiser – Barbro A. Hines and Associates, South Holland, IL

(1989-1995)

Associate Appraiser – Ralph W. Hines and Associates, South Holland, IL

(1986-1989)



**APPRAISAL EXPERIENCE INCLUDES**

Agricultural Land	Mobile Home Parks
Apartments	Offices (Professional and Medical)
Automobile Dealerships	Residential
Bank Branches	Restaurants
Churches	Retail
Cold Storage/Food Processing Facilities	Right-of-Way
Conservation Easements	Schools
Gas Station/C-Stores	Storage Complexes
Hotels/Motels	Subdivisions
Industrial Properties	Waterfront Properties

**COMPLETED APPRAISAL ASSIGNMENTS FOR**

Wells Fargo	Salal Credit Union
U.S. Bank	South Sound Bank
KeyBank	Washington State Department of Transportation
Union Bank	Jefferson County Public Works
Bank of America	City of University Place
Pacific Crest Trail Association	Sawyer Family Partnership
Timberland Bank	University of Washington
Kitsap Bank	City of Lacey
Umpqua Bank	Columbia Bank
First Citizens Bank	City of Port Orchard
Jon E. Cushman, Attorney at Law	Washington Department of Natural Resources
Laura Weselmann, Attorney at Law	Puyallup Tribe of Indians
Costco Wholesale	Jefferson Land Trust
City of Lakewood	Vashon-Maury Island Land Trust
Washington Federal	Capitol Land Trust
City of Tacoma	Metropolitan Park District of Tacoma

**PARTIAL LIST OF WASHINGTON COUNTIES APPRAISED IN**

Clallam County	Mason County
Cowlitz County	Pacific County
Grays Harbor County	Pierce County
Jefferson County	Skagit County
King County	Snohomish County
Kitsap County	Thurston County
Kittitas County	Whatcom County
Lewis County	Yakima County

## ASSUMPTIONS AND LIMITING CONDITIONS

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Unless noted otherwise in the body of the report, this appraisal is subject to the following assumptions and limiting conditions.

1. No responsibility is assumed for legal or title considerations. Title to the subject property is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is assumed to be under responsible ownership and competent management and is assumed available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that impact the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that impact the value of the property.
4. Information, public and private, relevant to sale price indications is assumed to be correct.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. Information, estimates and opinions contained in the report, obtained from others, including third-party sources, are assumed to be reliable and have not been independently verified and no warranty is given for accuracy.
7. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
8. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
9. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
10. When environmental impact studies are not provided in conjunction with the appraisal, we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

## ASSUMPTIONS AND LIMITING CONDITIONS

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11. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
12. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
13. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
14. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
15. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
16. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.

## ASSUMPTIONS AND LIMITING CONDITIONS

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17. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
18. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
19. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
20. The current purchasing power of the dollar is the basis for the value stated herein. We have assumed that no extreme fluctuations in economic cycles will occur.
21. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material. The *Americans with Disabilities Act (ADA)* became effective in the 1990s. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the *ADA* accessibility guidelines. We claim no expertise in *ADA* issues, and render no opinion regarding compliance of the subject with *ADA* regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

## ASSUMPTIONS AND LIMITING CONDITIONS

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22. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environmental hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
23. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
24. The appraisal report and the value conclusion within the appraisal is predicated upon the assumption that the satisfactory completion of construction, repairs or alterations will be performed in a workmanlike manner.
25. It is expressly acknowledged that in any action which may be brought against SH&H Valuation and Consulting, or their respective officers, owners, managers, directors, agents, subcontractors or employees (the "SH&H Valuation and Consulting Parties"), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, the "SH&H Valuation and Consulting Parties" shall not be responsible or liable for an incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of the "SH&H Valuation and Consulting Parties" in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.

## ASSUMPTIONS AND LIMITING CONDITIONS

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26. SH&H Valuation and Consulting, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
27. The conclusions contained in this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. SH&H Valuation and Consulting and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
28. Any prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
29. The value estimate herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

## EXTRAORDINARY ASSUMPTIONS AND/OR HYPOTHETICAL CONDITIONS

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1. **Extraordinary Assumption:** *“an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”*<sup>9</sup> Extraordinary assumptions assume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in analysis.

There are no extraordinary assumptions relevant to this report.

2. **Hypothetical Condition:** *“a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”*<sup>10</sup> A hypothetical condition assumes conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in analysis.

There are no hypothetical conditions relevant to this appraisal.

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<sup>9</sup> *Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (extended through December 31, 2023)*, Appraisal Standards Board, The Appraisal Foundation, Washington D.C., p. 4.

<sup>10</sup> *Ibid.*, p. 4.

# ADDENDA





October 25, 2023

Jonathan Paul  
Fulcrum Development  
1313 Broadway, Suite 310  
Tacoma, WA 98402  
[jon@harmanconstructionllc.com](mailto:jon@harmanconstructionllc.com)


RE: Appraisal Request  
Alley vacation, southerly of 111<sup>th</sup> Street SW, easterly of Kendrick Street SW,  
and westerly of Kline Street SW  
Lakewood, WA

Dear Mr. Paul:

Per recent correspondence, our firm can supply you with appraisal services concerning the above referenced property. The purpose of the appraisal is to provide an opinion of value of a potential street vacation adjacent to the above referenced property, as of the date of inspection. It is my understanding that the City of Lakewood may be maintaining some easement rights over the property and that these will be identified as part of the appraisal process. The appraisal will be prepared with the intent to be in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.

The fee to complete the assignment is \$3,000 with a delivery date of three weeks upon notice to proceed, if the required information to complete the appraisal is available. If you agree with this proposal, please return a signed copy of the engagement letter along with fifty percent of the appraisal fee (\$1,500). After receipt of these items, we will move forward with the appraisal process, which will involve an on-site inspection of the property to be appraised. The remainder of the fee will be due within 15 days of completion of the appraisal.

Sincerely,

  
Barbro A. Hines, MAI, SRA  
State of Washington Certification 1001044

Engagement Letter Accepted

  
Client Signature

10/25/2023  
Date



# STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION  
THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A



**CERTIFIED GENERAL REAL ESTATE APPRAISER  
SUPERVISOR**

**BARBRO A HINES**

**1101044**  
License Number

**01/31/2002**  
Issue Date

**10/01/2025**  
Expiration Date

  
\_\_\_\_\_  
Marcus J Glasper, Director

**RECEIVED**

02/16/2024

City of Lakewood

4987/9237



3609 Market Place West, Suite 201, University Place, WA 98466  
p. 253.564.3230 | f. 253.564.3143



To: Mayor and City Councilmembers

From: Mary Dodsworth, Parks, Recreation & Community Services Director

Through: John Caulfield, City Manager *John F. Caulfield*

Subject: Parks Capital Improvement Program Update

Date: March 18, 2024

Exhibits: Parks CIP Map

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This memo is to provide City Council with an update on the City's Park Capital Improvement Projects (CIP) as noted in the 2023/2024 approved budget as well as proposed for future CIP's. Included are projects recently completed, those that are active and underway, and updates or a status report for those projects noted on our 2024-2026 work plan. If there is not a Project Budget or Funding Source noted, then funds have not been allocated for implementation.

## Completed Projects

### **Springbrook Park Expansion and Restoration**

This project continues the City's efforts to improve the quality of life for residents in the Springbrook neighborhood. This project cleaned up and restored approximately 400 linear feet of shoreline which will improve the water quality of Clover Creek and created new healthy spaces and places for Springbrook residents. Improvements included walking paths, viewpoints, picnic and open space areas, a dog park, basketball court, updated community garden, a bike pump track and site furnishings.

**Project Budget:** \$1,875,916

**Funding Sources:** Department of Commerce grant and general funds

**STATUS:** Park area substantially completed in late July 2023 and creek restoration and planting was completed in October 2023.

### **Fort Steilacoom Park Boundary Line Adjustment**

On June 20, 2019 the City became the proud owner of Fort Steilacoom Park. The parcels, originally leased by Pierce County in the 1970's were transferred to the City. Pierce College received ownership of their property in December 2021 and completed a boundary line adjustment in December, 2023. Their main interest was to remove all portions of Waughop Lake from their ownership.

**STATUS:** The City and College will develop an operational agreement to address access, maintenance and restoration of the historic and open space areas.

## Active and Underway Projects

### **Fort Steilacoom Park Athletic Fields**

The baseball fields at Fort Steilacoom Park serve youth and adults throughout Pierce, Thurston and South King Counties. Replacing dirt infields with synthetic turf material will make Fort Steilacoom Park a more desirable location for large tournaments. The City is working with Pierce College to develop a collegiate sized home field on field #1 with additional amenities. Pierce College covered all costs associated with the new field. The City will own the facility and have access to program the facility when not in use by the College.

**Project Cost:** \$7,610,000 (\$1,610,000 City / \$6,000,000 Pierce College funds)

**City Funding Source:** REET, Department of Commerce grant (Leg appropriation), YAF grant.

**STATUS:** Substantial completion is anticipated on March 31. A dedication ceremony is planned at noon on April 27 in coordination with Parks Appreciation Day.

### **Fort Steilacoom Park Tenzlor Log Relocation**

The City agreed to take ownership of a beloved Douglas Fir section of a tree known as The Big One or the Tenzler log that was located in front of the Flora B. Tenzler Memorial Library in Lakewood since the 1960's. A location at Fort Steilacoom Park was selected and an expedited process to move, install, secure and display the log was implemented.

**Project Budget:** Estimated between \$150,000 - \$250,000.

**Funding Sources:** Pierce County Rural Library District and City of Lakewood

**Status:** Anticipate the log being moved in late April, 2023

### **Fort Steilacoom Park Nisqually Indian Tribe Partnership Project**

The City and the Nisqually Indian Tribe are engaged in a collaborative partnership to develop interpretive installations featuring the unique history and current culture of the Nisqually Indian Tribe. The partnership project intends to add signage, art, and interpretive information throughout the park to honor the Nisqually people and will include Lushootseed language.

**Project Budget:** \$300,000

**Funding Source:** Dept. of Commerce Grant (Leg appropriation)

**STATUS:** A MOU and work plans were approved in 2023. Project research, design, fabrication and exhibit installations are anticipated to be completed in June, 2025.

### **Fort Steilacoom Park Wayfinding and Main Entry Improvements (design only)**

When developing a citywide park sign update and anticipating road improvements near the entrance to Fort Steilacoom Park, Council approved a park wayfinding and updated entry design for Fort Steilacoom Park. An electronic reader board design was also approved. The signs will be used for future wayfinding throughout the City.

**STATUS:** A preferred design family of signs was selected in 2023 and cost estimates are being developed for consideration in the 2025/26 budget.

### **Fort Steilacoom Park ADA and Overflow Parking**

Park uses at Fort Steilacoom Park have increased over the years. At 350 acres and as one of the City's most popular parks, there are often multiple groups using the park at the same time. This use often creates parking and access impacts. An improved parking area near the barns and the pavilion would provide additional ADA parking for Pavilion use as well as closer parking for anyone needing ADA parking during SummerFEST, Farmers Market and other special events.

**Project Cost:** \$250,000

**Funding Source:** General funds

**STATUS:** Design & permitting will occur in 2024 with construction in 2025.

### **Fort Steilacoom Park Historic Cottage Transfer (MOU)**

Historic Fort Steilacoom Association (HFSA) began in 1983 and their mission is to interpret and preserve the remaining structures and remind current and future generations of the Forts contributions to the history of the United States. This volunteer led organization is in need of support to repair and maintain the original officer homes located on the grounds of Western State Hospital. The City is considering an MOU with DSHS and HFSA to provide support as needed or as resources are available.

**STATUS:** Reviewing MOU short term and long-term elements and options regarding land and building impact to operations and roles and responsibilities.

### **Colonial Plaza Landscape, Lighting and Interpretive Signage**

In October 2023 Council passed Resolution 2023-10 officially naming the area adjacent to the plaza on Motor Avenue as the Colonial Plaza. Council also requested adding interpretive signage regarding the history of the Colonial Center. Lighting and landscaping will be enhanced as the area expands in the future.

**STATUS:** City will work with the Lakewood Historical Society regarding the history of the area to develop signage or exhibits for the area.

### **Park Sign Replacement Program**

The original park signs, created in 2002 to identify City park sites, are outdated. Council approved a new family of park sign designs in October, 2023. Eleven park signs will be updated to identify City parks as public spaces.

**Project Cost:** \$330,000

**STATUS:** Cost estimates are being developed and bidding, permitting, fabricating and installation is expected to be complete by September, 2024. Wards Lake Park, and Edgewater Park sign installation may be delayed due to construction schedules.

### **Wards Lake Improvements Phase 1&2**

Since incorporation, the City has utilized a variety of funding sources to purchase several parcels of contiguous land to create the current Wards Lake Park property. At over 38 acres, Wards Lake is an outstanding natural area in a densely populated area. Planned improvements will focus on improved access, diversity of recreation, environmental health, storm water function, improved safety through crime

prevention through environmental design (CPTED) to discourage negative activities. Improvements include removing invasive plant species, landscaping and habitat improvements, loop trail, pathways and updated bridges, expanded parking at main entrance off 84<sup>th</sup> street, replacement of the existing play area, a shelter, a Portland Loo to replace the existing restroom, a new neighborhood park and playground on the south end of the site, a dog park, pump track, dirt bike skills track, enhanced open space areas, signage, and site furnishings. PWE will install a new signal light and pedestrian crossings at the entrance on Pine St & 84th, which is anticipated to be completed in early 2024, prior to park construction.

**Phase 1 & 2 Project Budget:** \$6.2 million

**Funding Sources:** REET, SWM, General fund, LWCF, WWRP Local Parks and Youth Athletic Fund Grant and Dept. of Commerce (legislative allocation).

**STATUS:** For efficiency we are combining both phases. Permitting, bidding and construction should be complete by June, 2025

### **American Lake Park Improvements**

American Lake Park, although only 5 acres in size, is heavily used in the summer season due to limited waterfront access. Upcoming improvements include ADA access from the upper parking area to the shoreline, replacing restroom, deteriorated retaining walls and bulkhead, adding a new group picnic shelter, entrance plaza, trash compactor and site furnishings.

**Project Budget:** \$4,272,542

**Funding Source:** REET, WWRP, ALEA, ARPA, Leg appropriation, and general fund

**STATUS:** Project is in permitting. Construction will begin after the busy 2024 summer season and should be completed prior to Summer, 2025.

### **Oakbrook Park Improvements**

Oakbrook Park is located in the northwest area of Lakewood. This small park is the only neighborhood park in this housing area. In 2019 the playground was replaced. PRAB worked with neighbors to determine needs and discuss potential site improvements which include circulation path around the park, pickleball court, small picnic shelter, site furnishings and open space enhancements.

**Project budget:** \$200,000

**Funding Source:** General Fund

**STATUS:** final design anticipated in late summer with permitting and construction completed in 2025.

### **Primley Park**

Primley Park, a 0.17 acre pocket park, was built in 2007. The PRAB met with local neighbors to determine current needs and to discuss replacing the aging playground and adding ADA access and more seating.

**Project budget:** \$55,000

**Funding Source:** General Fund

**STATUS:** final design anticipated in late summer with permitting and construction completed in 2025

## **Chambers Creek Trail Phase 2**

The Cities of Lakewood, University Place, and Pierce County have been working together on a Chambers Creek Trail Project since 2018. The land is owned by Pierce County with sections of the trail and trailheads located in University Place and Lakewood. The completed trail is anticipated to be 2.5 miles long. Phase 1, which included connections from Phillips Road and Kobayashi Park to Bridge 1 was completed in late 2021. Phase 2 will complete the 2.5 mile trail, including necessary bridges, boardwalks and trailheads through Chambers Creek Canyon. A new trailhead on Zircon Drive is included. Several grants have been received to offset project costs. All agencies agreed to financially support the project.

**Project Cost:** \$981,656.00 is the anticipated City share which has been funded.

**City Funding Source:** General Fund, REET, SWM, trails funds and RCO grant.

**STATUS:** Project going to bid in April with construction starting June, 2024 and completed by the end of 2024. Pierce County is managing the project.

## **Edgewater Park Master Plan**

This 2.8 acre linear park is relatively undeveloped. In 2006 the City replaced the boat launch but no additional improvements have been made. After a community engagement process a draft master plan was completed in 2019 and dangerous trees were removed in 2021. Surveys discovered encroachment issues in this area. The PRAB hosted a public engagement process to update the master plan.

**Project Cost:** \$280,000 to complete the master plan process.

**City Funding Source:** General Fund

**STATUS:** Council will review preferred plan in April, 2024. If approved, staff will apply for grants to implement the plan or phases based on cost estimates and funding availability.

## **Street End improvement Pilot Project**

The City updated the 2009 street end report in 2023. The updated report reviewed existing conditions and potential for public access and development at 12 street end sites. Design and program goals were outlined in partnership with current policy documents, city codes and feedback from staff prior to development of plans and cost estimates. A priority matrix was created to look at various criteria to help develop a prioritization plan in the future. Council recommended doing a pilot project in conjunction with the 2025/26 budget.

**STATUS:** The PRAB will review an updated prioritization matrix and forward a recommendation to Council in 2024 for consideration and approval.

## **Seeley Lake Improvements**

A cooperative project with Pierce County Parks identified storm water conditions, safety upgrades and access improvements at the Seeley Lake Conservation Resource Area. This site is located next to the Lakewood Community Center. A master plan was created and Pierce County made upgrades to improve safety.

**City Funding Sources:** \$80,000 from SWM and general fund

**STATUS:** Pierce County is managing this project and additional work may occur in 2025.



## Projects not yet Underway in 2024

### **Camp Murray Boat Launch**

The City and representatives from Camp Murray discussed how to improve and fund access and improvements at Camp Murray boat launch, to include the City supporting and/or partnering on state grants and/or legislative opportunities. The project would address long standing inequities in access to water amenities for the Tillicum and Woodbrook neighborhoods.

**Project Cost:** \$100,000 to develop a Master Plan

**City Funding Sources:** SWM and General Fund

**STATUS:** A MOU was created and is being reviewed by Camp Murrey Leadership. Once agreement is made the City will hire a consultant and support a public engagement process to develop a master plan. Partnerships and funding sources, including future state or federal grant application cycles, would be considered to develop the site.

### **Fort Steilacoom Park Pavilion Acoustics**

The Pavilion in the Park was created to provide an area for community gatherings and celebrations. Based on current use, it was determined that acoustic treatments are needed to improve use of the space for meetings and events.

**Project Cost:** \$50,000

**Funding Source:** City General Funds

**STATUS:** Design and construction completed in 2024.

### **Gateway Monument Signs**

The two remaining signs will complete the work started in 2015 to provide up to 14 gateway monuments at all city entrances.

**Project Cost:** \$80,000 per sign

**Funding Source:** General Fund or Transportation Improvement Project funds.

**STATUS:** The two sites remaining are:

84th and Tacoma Mall Boulevard – This sign will be located along 84th street near Wards Lake Park. Design of new location to occur in 2024 with installation in early 2025. Council may want to consider installing one of the new electronic reader board signs in this location as an alternative to the traditional gateway.

South Tacoma Way (near B&I) – PWE is designing improvements in this area and anticipate constructing a sign near the corner of 80<sup>th</sup> and So Tac Way.

### **Harry Todd Park Pickleball Courts**

The City will convert the aging and underutilized skate park and 50 year old tennis courts at Harry Todd Park into four pickleball courts. Two of the courts will be ADA accessible and include adjacent ADA parking. The improvements will increase recreational opportunities for youth and families in the Tillicum Neighborhood.

**Project Cost:** \$650,000

**Funding Source:** YAF, City general funds

**STATUS:** Design completed in 2024 with construction in second quarter of 2025.

### **Harry Todd Deferred Maintenance Grant**

Grants to provide deferred maintenance are rare, however due to a state allocation to support excessive use of parks during Covid, a onetime deferred maintenance grant program was created in 2023. The City applied and was the #1 selected project. Harry Todd Park was selected due to aging infrastructure, safety concerns and neighborhood demographics. Improvements to this site will include: parking lot seal coating and striping, basketball court striping, grading and leveling of adjacent gravel lot, adding wood chips to playground and adding seasonal staff to address other deferred maintenance at the site.

**Project Cost:** \$100,000

**Funding Source:** RCO grant funds

**STATUS:** Project improvements will begin this summer and continue into 2025.

### **Projects Upcoming in 2025 through 2029**

### **Fort Steilacoom Park H-Barn Restoration**

Partners for Parks (PFP), a nonprofit focused on improving parks for Lakewood residents, is leading an external fundraising campaign to support this public-private partnership project. PFP will oversee a \$3.5 million private sector fundraising effort that will make possible a \$4 million public investment from the City. Multiple fundraising strategies are being used to encourage private financial support during 2023-2025. The end result supports historic preservation, create a regional event space that will also support local use and generate economic impact for the City.

**Project Cost:** \$7.5 million

**Funding Sources:** PFP, State and Federal appropriations, LTAC, General Funds

**STATUS:** PFP has raised \$1.6 million to date. They have asked the City to begin design and preconstruction work in 2024 to provide detailed cost estimates and expedite future design, permitting and construction.

### **Edgewater Park**

Based on the outcome of the master plan and 2024 grant cycles and 2025 legislative approvals for grant funding, a phased development plan will be created to support improvements to this site.

**Downtown Park Master Planning** - The Legacy Plan and Central Business District or "Downtown" Plan includes a variety of projects to support desired change and development in the City. One of the improvement options is to acquire 2 -4 acres of land to develop a central park in the downtown area to provide citizens with recreation and cultural features. The park would be connected to the anticipated green street loop. Potential improvements could include multi-use plazas, courtyards, walkways, landscaped areas, public art, spray park, restrooms, dog park and connections to other civic centers (like theaters and libraries).

**Project Cost:** \$10 - \$20 million

**Funding Sources:** LTAC, TIF, General Fund, Public/Private Partnerships

**STATUS:** various locations around the city and development partnerships are being considered.

### **Legacy Plan Update (and FSP Master Plan Update)**

The Legacy Plan has served as the strategic plan for building a healthy and sustainable parks and recreation system in Lakewood. The plan also serves as our Parks, Recreation and Open Space (PROS) Plan and includes a 6 year parks Capital Improvement Plan (CIP). To remain timely and competitive for Washington Recreation and Conservation Office (RCO) grant funding, the Legacy Plan requires an update every six years. To meet this, the Legacy Plan will need to be updated by May, 2026. A comprehensive community engagement process will occur with a focus on equity and inclusion. This would be an excellent time to create an update to the Fort Steilacoom Park Master Plan.

**Project Cost:** TBD

**STATUS:** Planning should begin in 2025 to meet the required timeline and to be ready for the 2026 RCO grant cycles.

### **Lakewood Water District Property Acquisition**

Council identified two parcels in the Nyanza neighborhood area, currently owned by the Lakewood Water District, as potential future park sites. City will do it's due diligence and review Legacy Plan for compliance.

### **Park Playground Equipment Replacement**

Playgrounds are an important amenity in city parks, especially neighborhood parks. Playgrounds are regularly inspected and repaired as needed. The life span of a playground is influenced by use, materials and environment but can typically last between 10-15 years. The Parks CIP identifies the following playground replacement program:

2026 - Washington Park - \$115,000

2026 - Active Park - \$ 110,000

2026 - Lake Louise School Park - \$115,000 (partnership with CPSD)

2026 - Fort Steilacoom Park - TBD

**Funding Sources:** TBD

**STATUS:** City will work with park neighbors to determine current needs as replacement is funded and scheduled.

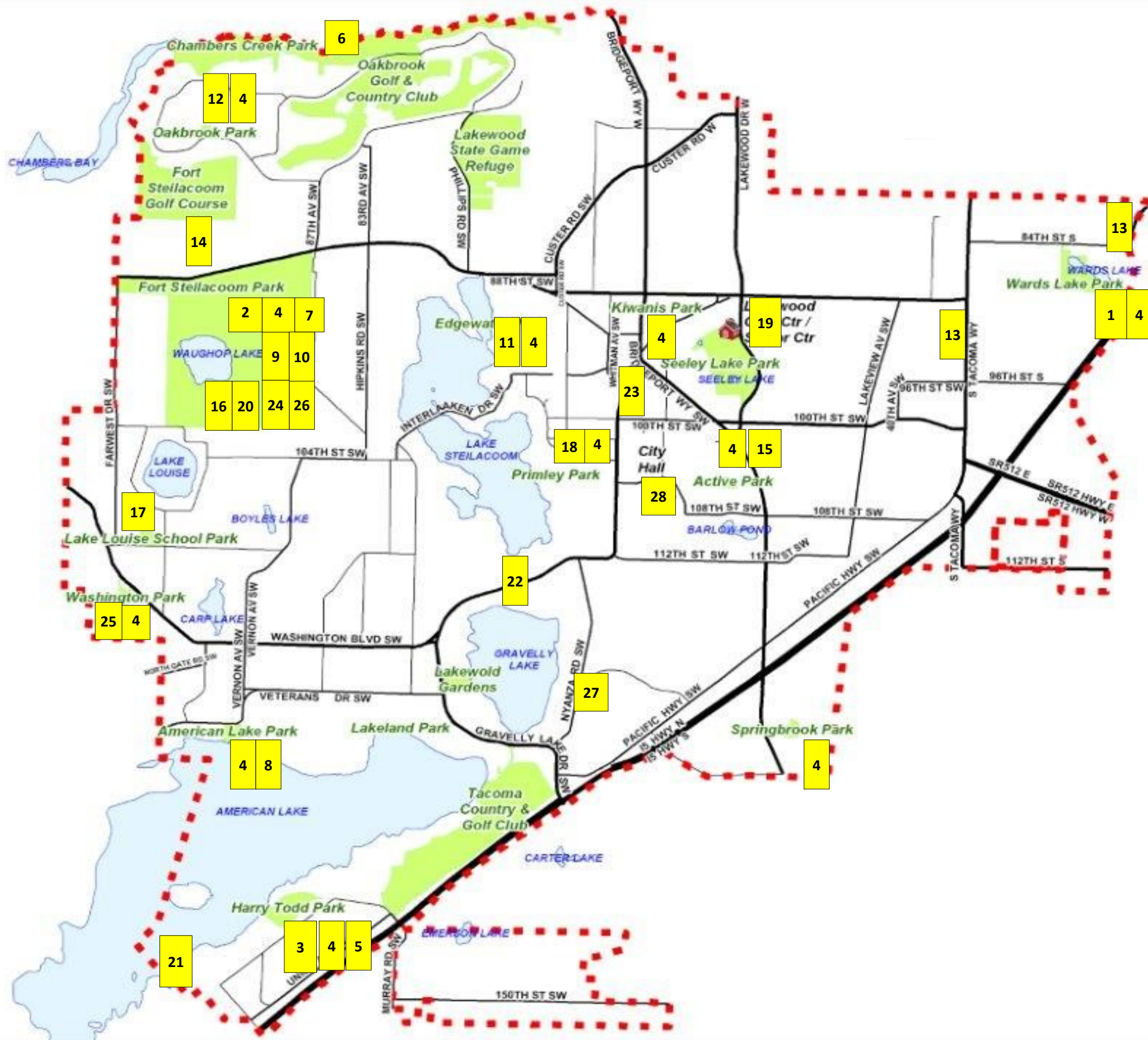
**See Master Chart Below**

	Parks Capital Improvement Program 2024-2029		
Status	Design	Construction	Project Name
Projects Active and Underway in 2024			
Active	2023	2023/24	Ft Steilacoom Park Athletic Fields
Active	2024	2024	Ft Steilacoom Park Tenzler Log Relocation
Active	2024	2025	Ft Steilacoom Park Nisqually Indian Tribe Partnership Project
Active	2024	TBD	Ft Steilacoom Park Wayfinding and main entry improvements (design only)
Active	2024	2024	Ft Steilacoom Park ADA and Overflow Parking
Active	2024	2024	Ft Steilacoom Historic Cottage Transfer MOU
Active	2024	2024	Colonial Plaza Landscape, Lighting and Interpretive Signage
Active	2024	2024	Park Sign Replacement at all City parks
Active	2024	2024/25	Wards Lake Park Improvements (Phase 1-2)
Active	2024	2024/25	American Lake Park Improvements *20 month in-water permit period
Active	2024	2024	Oakbrook Park Improvements
Active	2024	2024	Primley Park Improvements
Active	2024	2024	Chambers Creek Trail Phase 2 (Pierce County managed project)
Active	2024	2027	Edgewater Park Master Plan Update *2024 grant application
Active	2024/25	2026	Street End improvement Pilot Project (PRAB will recommend site in 2024)
Active	2024/25	2024/25	Seeley Lake Park (Pierce County managed project)
Projects not yet Underway in 2024			
Upcoming	2024/25	TBD	Camp Murray Boat Launch MOU & Master Plan
Upcoming	2024	2024	Ft Steilacoom Park Pavilion Acoustics FSP
Upcoming	2024	2024	Gateway Monument- 84th St E near Wards Lake Park
Upcoming	2024	2025	Harry Todd Park Pickleball Courts
Upcoming	2024	2025	Harry Todd Park Deferred Maintenance Grant
Projects Upcoming in 2025 through 2029			
Upcoming	2025/26	2027/28	Ft Steilacoom Park H-Barn Restoration (pending funding from both Partners for Parks and City)
Upcoming	2025/26	2027	Edgewater Park (pending construction grants secured in 2025)
Upcoming	2025/26	TBD	Downtown Park Master Planning (due diligence and planning)
Upcoming	2025	2026	Legacy Plan (PROS Plan) Update in conjunction with FSP Master Plan Update Legacy Plan must be approved by May 2026 for future grant eligibility
Upcoming	2025	TBD	Lakewood Water District Property Acquisition (due diligence, community outreach & planning)
Upcoming	2026	2026	Washington Park Playground Replacement
Upcoming	2026	2027	Lake Louise Elementary School Playground Replacement
Upcoming	2026	TBD	Ft Steilacoom Park Playground Replacement
Upcoming	2027	2029	Camp Murray Boat Launch Improvements (pending construction grants secured in 2027)

<b>Project Status</b> Active / In Progress Upcoming (2024-2029)	<b>Design</b> = Due Diligence, Public Outreach, Pre-Design & Master planning, Construction Documentation, Permitting, Bidding & Contract Award
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Staff Resources assigned and utilized to accomplish CIP projects: PRCS Director, Parks Development Project Managers (2), Operations Superintendent, Parks and Streets Maintenance Supervisors, and PWE, CED, Finance and Police Dept Directors and staff as needed.





# Map of Park CIP Projects 2024-2026

Park Projects	
Project #	Project Name
1	Wards Lake Park Phase 1 and 2 Improvements
2	Nisqually Partnership Project
3	Harry Todd Pickle ball Court Project
4	Park Sign Replacement Program
5	Harry Todd Park Maintenance Updates
6	Chambers Creek Trail Phase 2
7	FSP Athletic Fields
8	American Lake Park Improvements
9	FSP Pavilion Acoustics
10	FSP ADA Overflow Parking
11	Edgewater Park Master Plan Design
12	Oakbrook Park Improvements
13	Gateway—84th Street / South Tacoma Way
14	Historic Fort Steilacoom Cottage Transfer
15	Active Park Playground Replacement
16	FSP Playground Replacement
17	Lake Louise Elementary Playground Replacement
18	Primley Park Playground Replacement
19	Seeley Lake Trail Update
20	Tenzler Log Relocation
21	Camp Murray Boat Launch MOU / Master Plan
22	Street End Pilot Project - PRAB to prioritize list & recommend a site to Council in 2024
23	Down Town Park Planning
24	H Barn Restoration Planning
25	Washington Park Playground Replacement
26	Fort Steilacoom Park Master Plan Update
27	Water District Property Due Diligence
28	Legacy Plan Update



**TO:** Mayor and City Council

**FROM:** Paul A. Bucich, PWE Director

**THROUGH:** John J. Caulfield, City Manager 

**DATE:** March 18, 2024

**SUBJECT:** Review of Transportation Capital Program for 2024-2026

Tonight the City Council will hear about the Public Works Engineering capital projects planned for the next few years. All of the work to be discussed is fully funded and touches on almost every part of the City. In total, there are 39 active projects/programs slated for work in the 2024-26 time frame and encompass the annual programs such as chip seal, pavement patching, minor CIP work, street lights, and neighborhood traffic safety, along with sanitary sewer work, stormwater work, signal improvements, sidewalks, and roadway improvements.

The City has been successful in obtaining a number of grants to address improvements for many years. These grants typically fund between 80-87.5 percent of the project costs and are a major factor in the work we are able to do each year. Many of the grants have long time frames before the funds are available and in some cases, a short window in which to conduct the work.

Typical grant sources include:

- Motor Vehicle Fuel Tax Funds
- Federal Aid Funding program
  - STP – Surface Transportation Program
  - CMAQ – Congestion Mitigation and Air Quality
  - HSIP – Highway Safety Improvement Program
  - TAP – Transportation Alternatives Program
- TIB – Transportation Improvement Board
- CDBG – Community Development Block Grants
- REET – Real Estate Excise Tax
- General Fund
- TBD – Transportation Benefit District
- General Obligation Bonds
- Downtown Plan Trip Mitigation Fee
- WSDOT (Ped and Bicycle program, Safe Routes to Schools)
- Surface Water Utility

**Public Works Engineering Work Plan, 2024-2026**

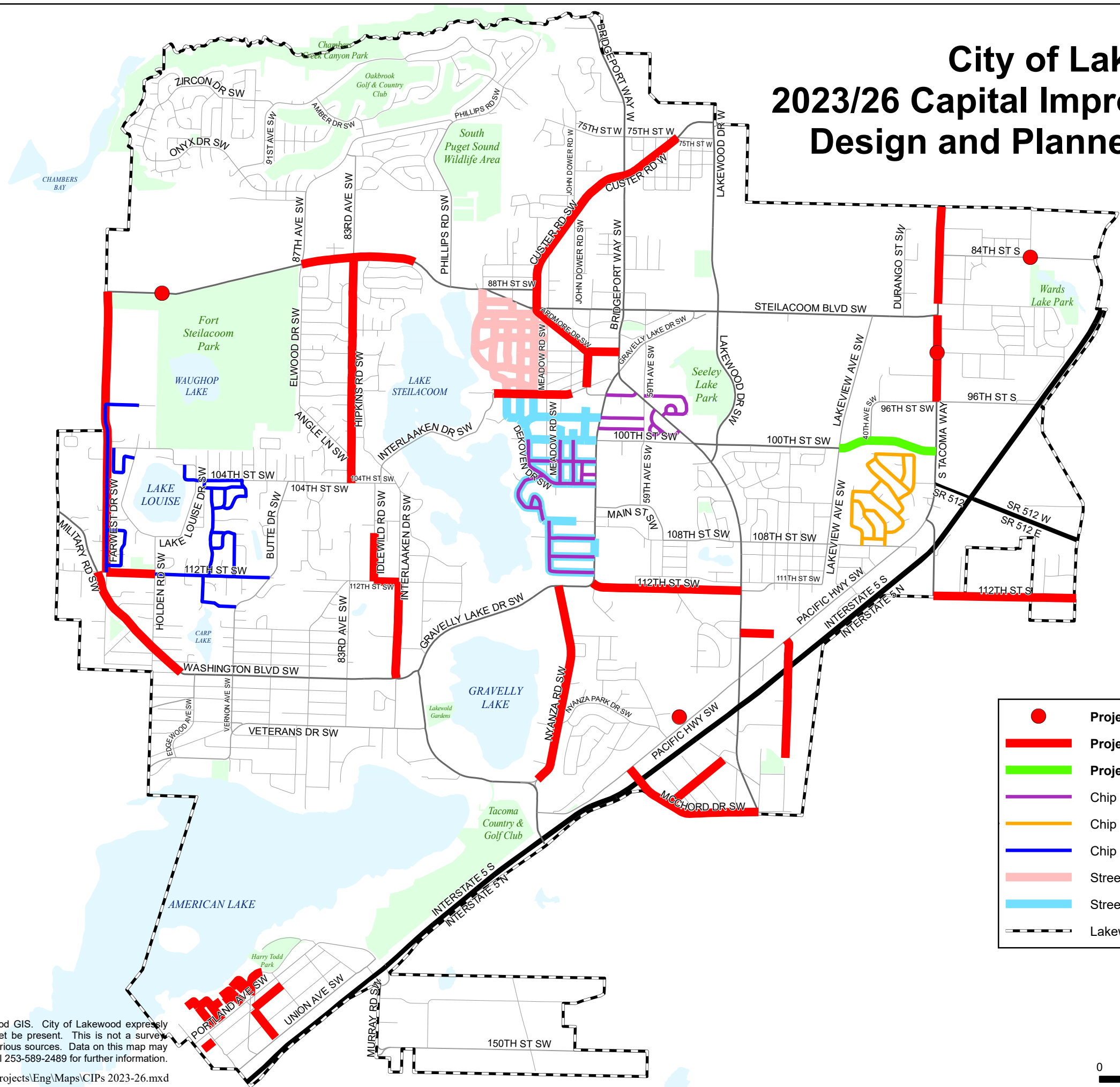
Design Construction		Annual Capital Programs:
Annual	Annual	Street Lighting
Annual	Annual	Pavement Patching
Annual	Annual	Chip Seal
Annual	Annual	Minor Capital (patching, striping, markings, minor repairs)
		Capital Projects:
2023	2024	Western State Hospital Signal(s) phase 1
2023	2024	Ardmore/Whitman/93rd St (TBD Bond)
2023	2024	Hipkins Rd; Steilacoom Blvd to 104th St SW (TBD Bond)
2023	2024	SRTS 84th/Pine Street Signal
2023	2024	Traffic Signal controllers replacement project
2023	2024	S. Tacoma Way 88th - City Limit
2023	2024	STW Overlay 96th to Steilacoom Overlay - PSRC# LW-40
2023/24	2024	SRTS Farwest Sidewalks
2023/24	2024/25	Steilacoom Blvd: 87th to Weller (Construction finish by June 2025)
2023/24	2026	Downtown Planning Study - Raise Grant Application
2024	Future	100th, STW to Lakeview Drive (Phase 1)('25 PSRC Grant) Design '23/24
2024	2024	112th St SW; Idlewild Rd SW to Interlaken Dr SW (design '24, const. '24)
2024	2024	Idlewild Rd SW; Idlewild School to 112th SW (design '24, Const '24)
2024	2025	Military Road; Edgwood to 112th/Farwest (Design funds only) Construct 25? (TIB grant?)
2024	2025	Custer Rd SW - Bridgeport to 75th
2024	2024	Replace School Zone lights and system
2024	2025	Interlaaken; 112th to WA. Blvd (design '24, const. '25)
2024	2025	Nyanza Road SW sidewalk improvements
2024	2025	112th Street Sidewalks; Farwest to Holden (SRTS)
2024	2025	Custer Rd SW - Bridgeport to Steilacoom (Phase 1 - Custer to 600' west of BPW)
2025	2026	Mt. Tacoma Drive SW sidewalk improvements
2025	2026	92nd & STW signal design potential grant - TIB
2025	2026	112th St Overlay - STW to Steele Street (design'25, const. '26)
		Sanitary Sewers:
2023/24	2024	Rose Rd & Forset Rd sewer extension
2023/24	2024	Wadsworth St, Silcox Dr, Boat St. sewer extension (design '23/24, const. '24)
2024/24	2026	Grant Ave, Orchard St sewer extension (design '24/25 const. '26)
		Surface Water:
Annual	Annual	Water Quality Improvements
Annual	Annual	Annual Drainage Pipe Repair
2024/26	Future	Clover Creek Floodplain - Levee
<u>Tentative</u>	<u>Tentative</u>	Sound Transit Funded:
2024	2025	112th st - GLD to Bridgeport (Sound Transit funded)
2024	2025	Clover Creek Railroad Crossing (Sound Transit funded)
2025	2026	McCord Drive SW - Pac Hwy to Bridgeport (Sound Transit funded)
2025	2026	115th St CT SW (Sound Transit funded)
2025	2026	47th Ave SW (Sound Transit funded)
2026	2027	Lincoln Ave SW (Sound Transit funded)



# City of Lakewood

## 2023/26 Capital Improvement Program

### Design and Planned Construction



- Project Location
- Project Location
- Project Location (Design)
- Chip Seal - 2024
- Chip Seal - 2025
- Chip Seal - 2026
- Streetlights - 2024
- Streetlights - 2025
- - - Lakewood City Limit

This product was prepared with care by City of Lakewood GIS. City of Lakewood expressly disclaims any liability for any inaccuracies which may yet be present. This is not a survey. Datasets were collected at different accuracy levels by various sources. Data on this map may be shown at scales larger than its original compilation. Call 253-589-2489 for further information.

Map Date: January 24, 2024

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