



## LAKWOOD CITY COUNCIL STUDY SESSION AGENDA

Monday, September 23, 2024

7:00 P.M.

City of Lakewood  
Council Chambers  
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 call in to listen by telephone via Zoom: Dial +1(253) 215-8782 and enter meeting ID: 868 7263 2373

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Page No.1

### CALL TO ORDER

### ITEMS FOR DISCUSSION:

- (3) 1. Review of West Pierce Fire & Rescue Benefits Charge Presentation. – *Chief Jim Sharp, West Pierce Fire and Rescue*
- (18) 2. Review of Tacoma Public Utilities Proposed Rate Adjustment. – *Rosa McLeod, Regional Relations Manager*
- (19) 3. Joint Lakewood Arts Commission meeting. – (Work Plan)
- (37) 4. Review of Street End Report Recommendation from the Parks and Recreation Advisory Board. – (Memorandum)

### ITEMS TENTATIVELY SCHEDULED FOR OCTOBER 7, 2024 REGULAR CITY COUNCIL MEETING:

1. Presentation of the 2025 Stormwater Prevention Calendar. – *Gravelly Lake K12 Academy*
2. Youth Council Report.
3. Clover Park School District. – *Janet Caldwell, Boardmember*

*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.*

4. Authorizing the execution of an addendum to the agreement with Aquatechnex, LLC relating to the American Lake Eurasian watermilfoil control/eradication. – (Motion – Consent Agenda)
5. Appointing Youth Councilmembers Alicia Stanford, Ava Qualls, Britany Robles, Gabriel Flores, Jada Martin, Kasia King and Sophia Lana Castro to serve on the Lakewood's Promise Advisory Board for the 2024-2025 school year. – (Motion – Consent Agenda)
6. Approving a Franchise Agreement with Allstream (Integra Telecommunications). – (Ordinance – Regular Agenda)
7. Presentation of the 2025-2026 Proposed Biennial Budget. – (Reports by the City Manager)

## **REPORTS BY THE CITY MANAGER**

## **CITY COUNCIL COMMENTS**

## **ADJOURNMENT**

*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.*







# What is a Fire Benefit Charge





# What's happening and what's not happening

## What's happening?

- On November 5<sup>th</sup>, West Pierce is asking voters to consider a new method of funding the fire department.

## What's not happening?

- This is not a request to add another fee on top of existing taxes. It is a request to change the way in which payments to the fire department are calculated.

If approved, the Fire Benefit Charge would reduce property taxes by eliminating our Maintenance & Operations Levy and reducing our statutory rate of the Regular Levy by 33%.

### **Current Funding Method**

- EMS Levy
- Regular Levy
- Maintenance & Operations Levy

### **Proposed Funding Method**

- EMS Levy
- Regular Levy (reduced)
- Fire Benefit Charge



# How is it different?

- An FBC is not a tax; it is not based on the assessed value of a parcel, and it does not apply to land.
- An FBC is a fee calculated using a structure's size, use, and fire risk factors.
- An FBC considers that those who benefit more from the fire protection services should pay an equitable share to support the services.



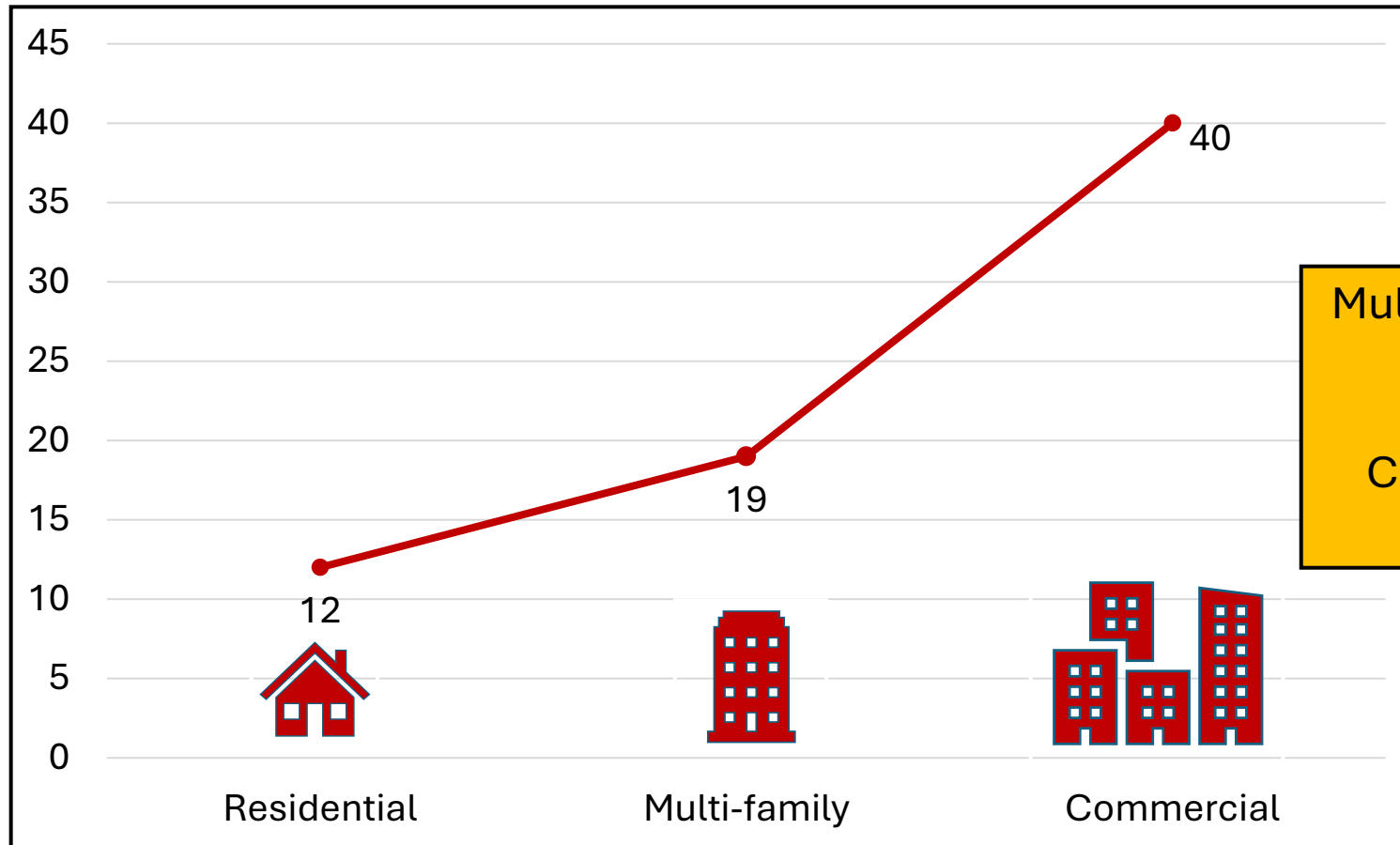




**Why it matters..**

**Three Fires in  
Two Weeks**

# Total Apparatus Responding

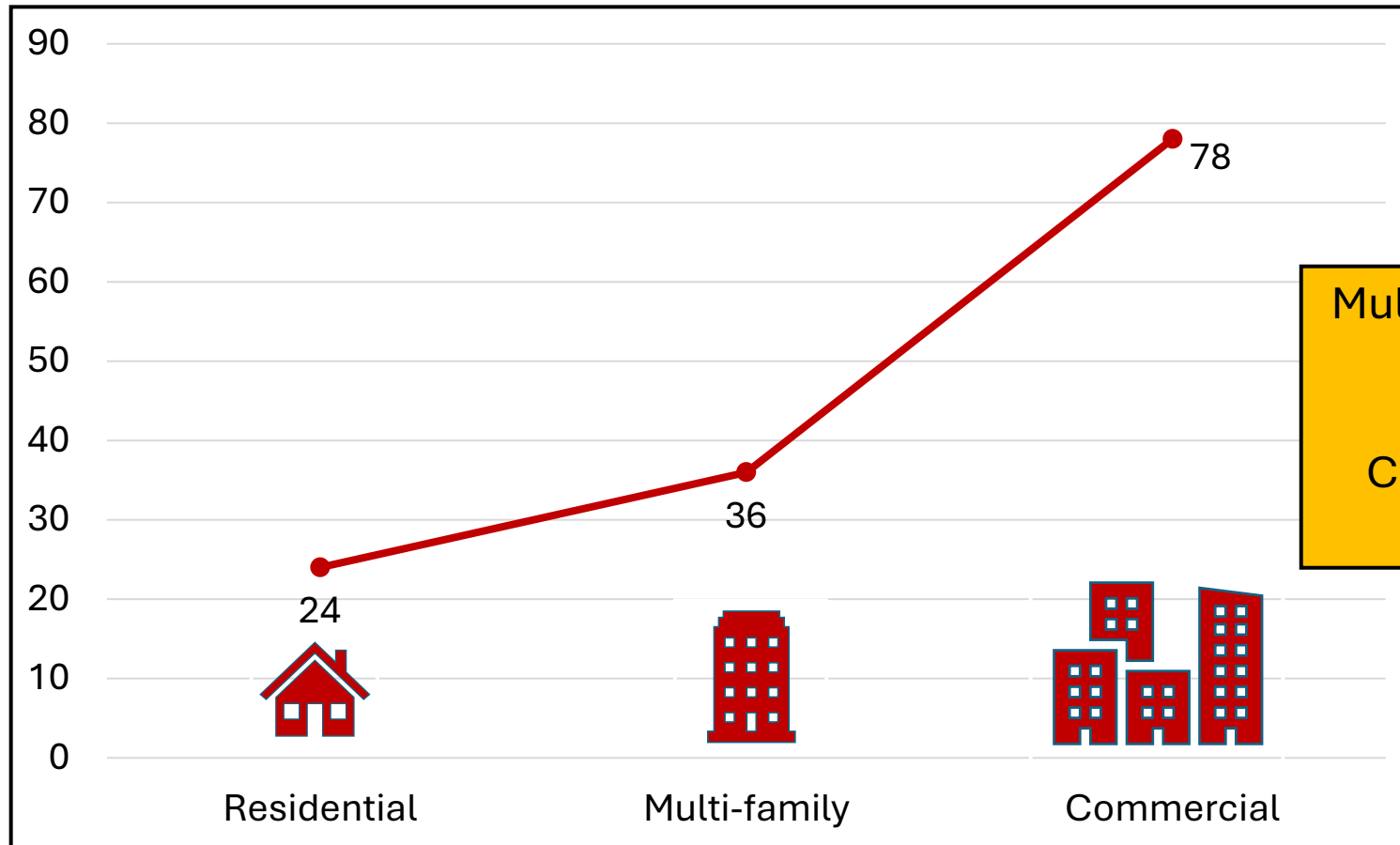


Multi-family is a **58%** increase over residential

Commercial is a **233%** increase over residential



# Total Personnel Responding



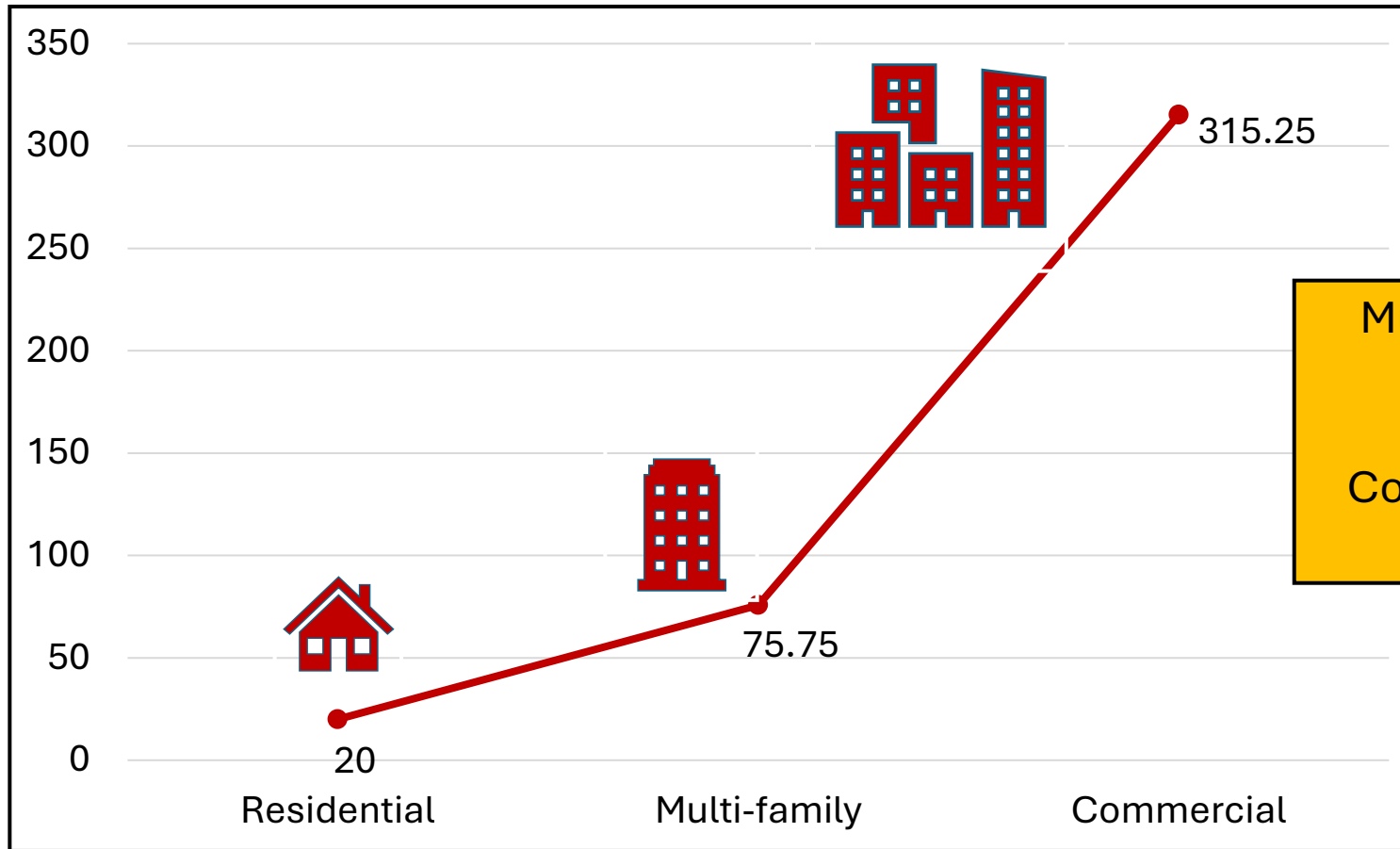
Multi-family is a **50%** increase over residential

Commercial is a **225%** increase over residential





# Total Unit Out of Service Hours

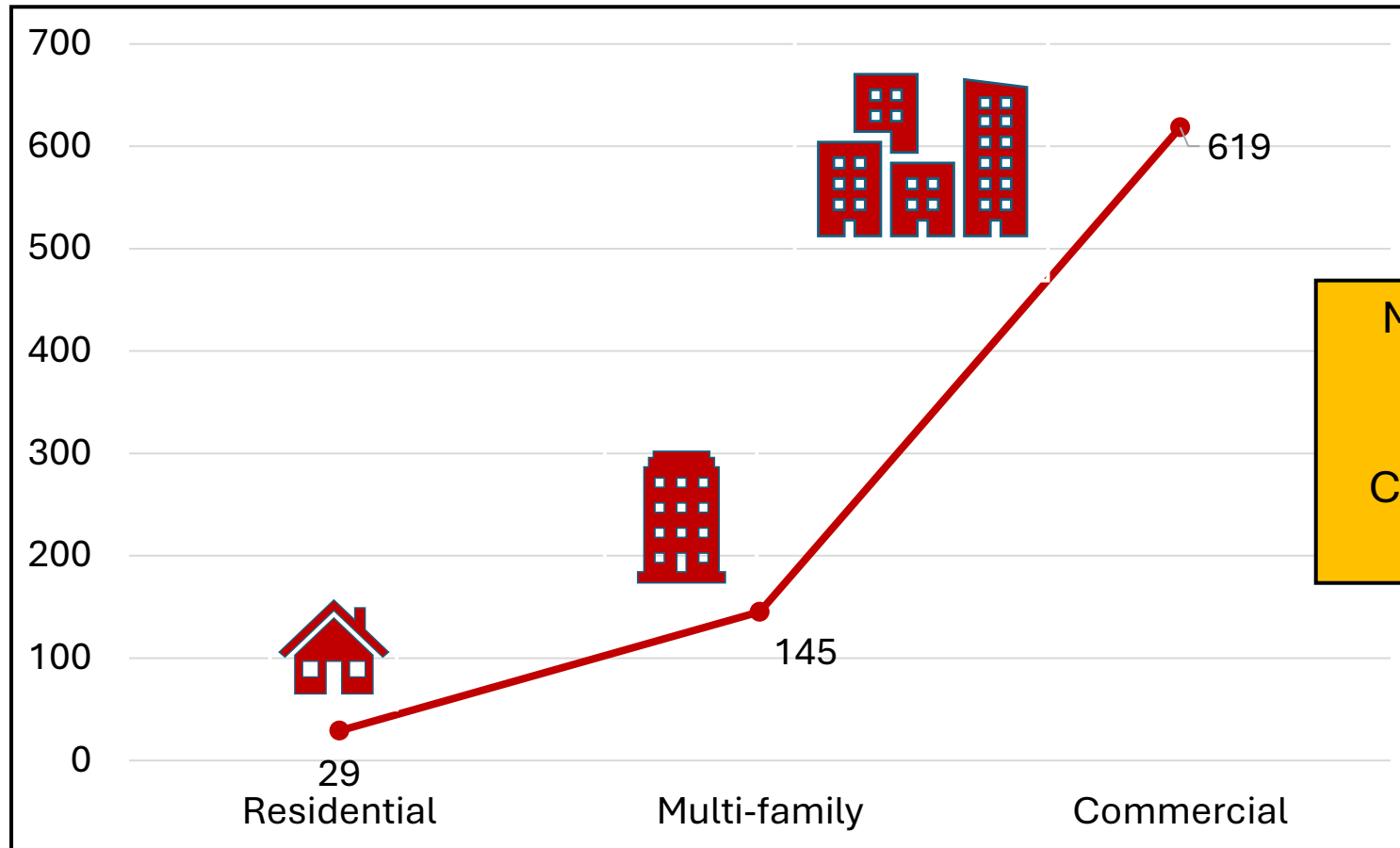


Multi-family is a **279%** increase over residential

Commercial is a **1476%** increase over residential



# Total Operational Staff Hours Committed



Multi-family is a **401%** increase over residential

Commercial is a **2033%** increase over residential



# Inequities in the current funding model

	Residential Home 1	Residential Home 2
Square Footage	2,594	2,594
Assessed Value	\$479,600	\$1,500,100

Currently, home #2 pays over three times as much to the fire department.

Both homes would pay the same amount for their Fire Benefit Charge. In total, both homes would pay less to the fire department.



# Inequities in the current funding model

	Residential Home 2	Commercial Bldg.
Square Footage	2,594	13,600
Assessed Value	\$1,500,100	\$1,504,100

Currently, both properties pay the same amount to the fire department.

With a Fire Benefit Charge, the home would pay less, and the commercial building would pay more, based on its size, use, and fire risk.



# What happens if the proposal is approved by voters?

- Property taxes will be reduced by eliminating 100% of the District's Maintenance & Operations Levy and reducing the statutory rate of the Regular Levy by 33%.
- Single-family homeowners will generally see a reduction in what they pay to the fire department.



A night-time photograph of a fire scene. Multiple firefighters in full gear are positioned around a building, directing high-pressure water streams from several fire trucks. The scene is illuminated by the bright lights of the fire trucks and streetlights, creating a dramatic, high-contrast environment. The ground is wet and reflective. A sign on the building in the background reads "COLLISION CENTER".

Questions?



More info at

**Westpierce.org/vote**

or e-mail questions to

**FBC@westpierce.org**



# Proposed Rate Adjustment Presentation

## Lakewood City Council

### September 23, 2024

Rosa McLeod, Regional Relations Manager



# Tacoma Public Utilities Overview

Our mission:

*We deliver clean, reliable services essential to quality of life.*

Who we are:

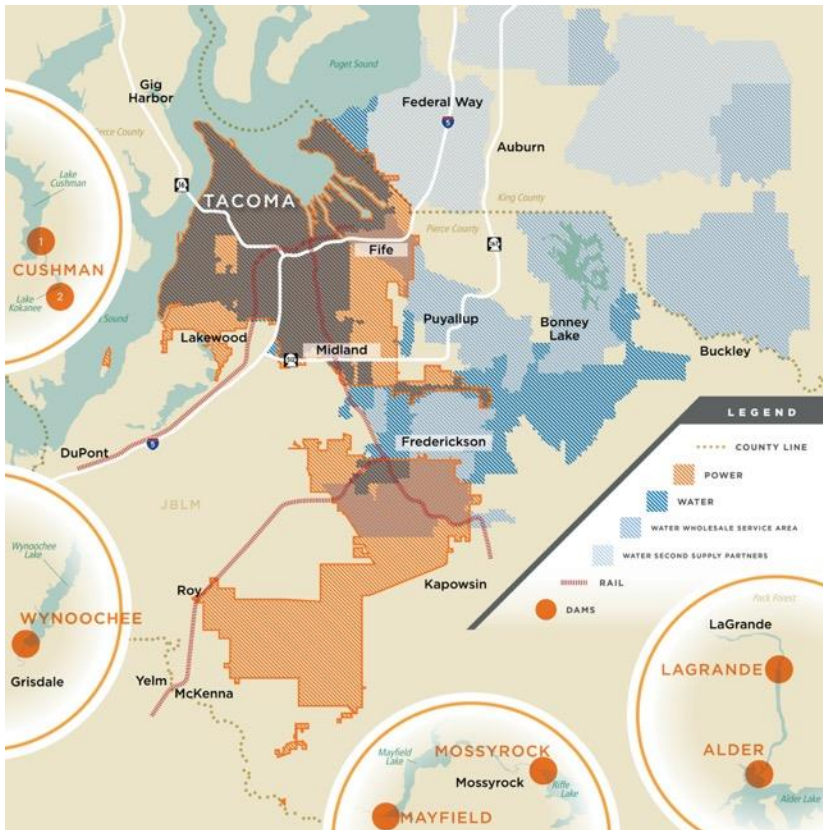




## About us:

- **Public, not-for-profit, cost-of-service organization; we don't pay investors**
- **Serving the Tacoma/Pierce County community since 1893**
- **Govern by a 5-member Public Utility Board**
- **Jackie Flowers, Director of Public Utilities**

# Tacoma Public Utilities Service Area



- 180 square miles of Power & Water service
- Power provides nearly carbon free electric service in Pierce county
- Water provides clean, reliable water throughout Pierce and South King counties
- Tacoma Rail provides short line rail services since 1914



## TPU is committed to achieving equity in our...

- Service delivery: Equitable service delivery
- Workforce: Our workforce reflects the community we serve.
- Community and Stakeholder Engagement: Purposeful community outreach and engagement.

# Our Service Portfolio



- Tacoma Power is one the cleanest utilities in the world, our portfolio is nearly carbon free.
- We manage our power supplies so we can meet customers' needs for decades to come.
- We are stewards of our environment by protecting lands, fish and wildlife.

# Rate Principles



- We are committed to gradual, consistent, stable, and predictable rate changes over the long term to avoid sudden or large changes.
- We bill customers only for the costs required to serve each customer.

## Why adjust rates?

- Increased costs from inflation
- Supply chain shortages
- Critical infrastructure

- State and federal grants
- Refinancing bonds and loans
- Recycling and selling equipment, property
- Increasing sales of power and water to other utilities
- Implementing new, more efficient processes



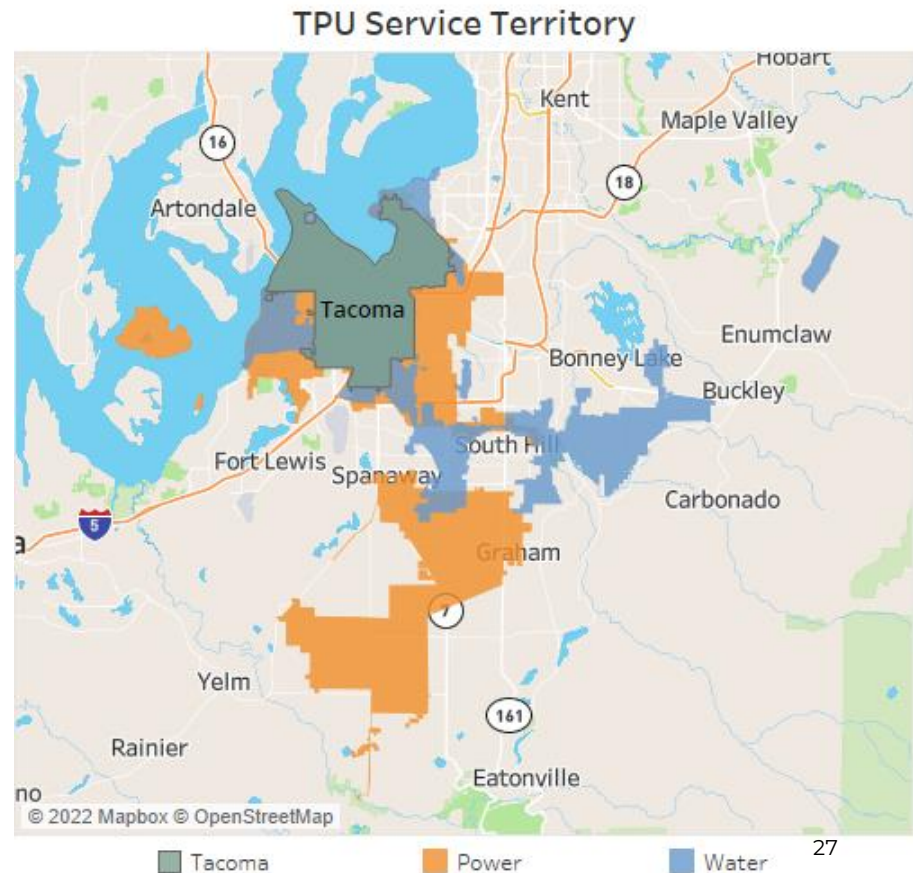
## About 29% of our customers can qualify for our financial assistance programs

Households under 60% of Area Median Income

29% TPU Service Territory

30% Inside Tacoma

27% Outside Tacoma



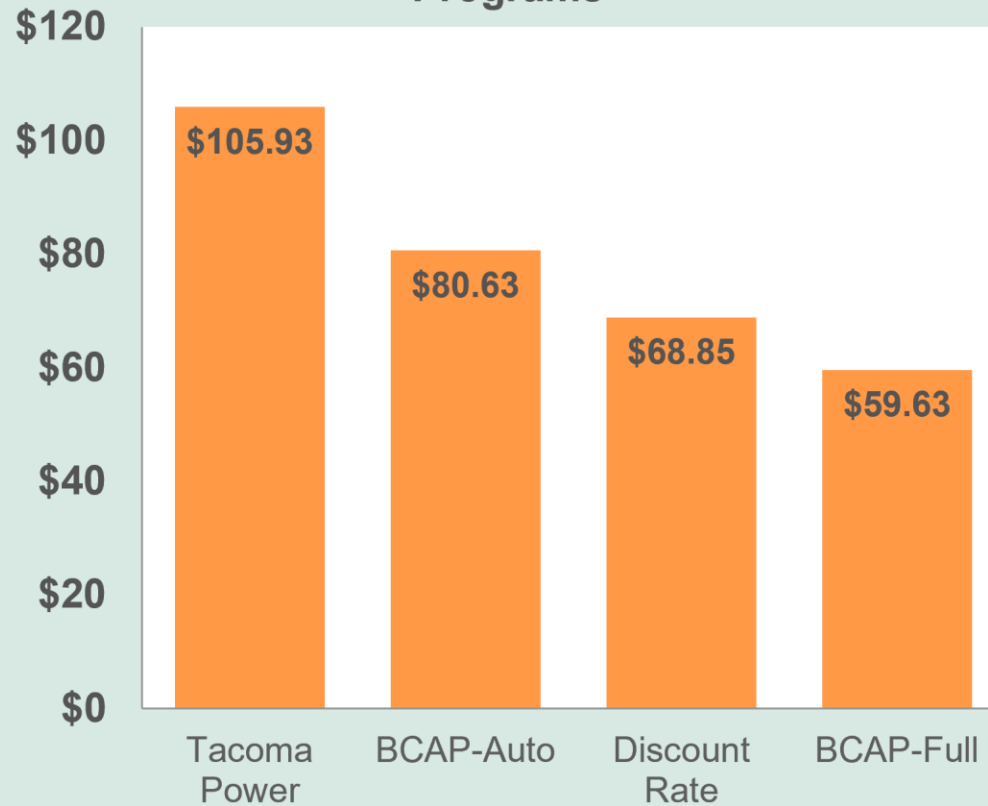
## Power Rate Adjustments

- **Residential Customers**
  - **6.5% average increase in 2025; \$6.72 average monthly increase**
  - **6.5% average increase in 2026; \$7.09 average monthly increase**

# Tacoma Power average monthly bill



2024 Comparison of Average Monthly Bills with and without TPU Customer Assistance Programs

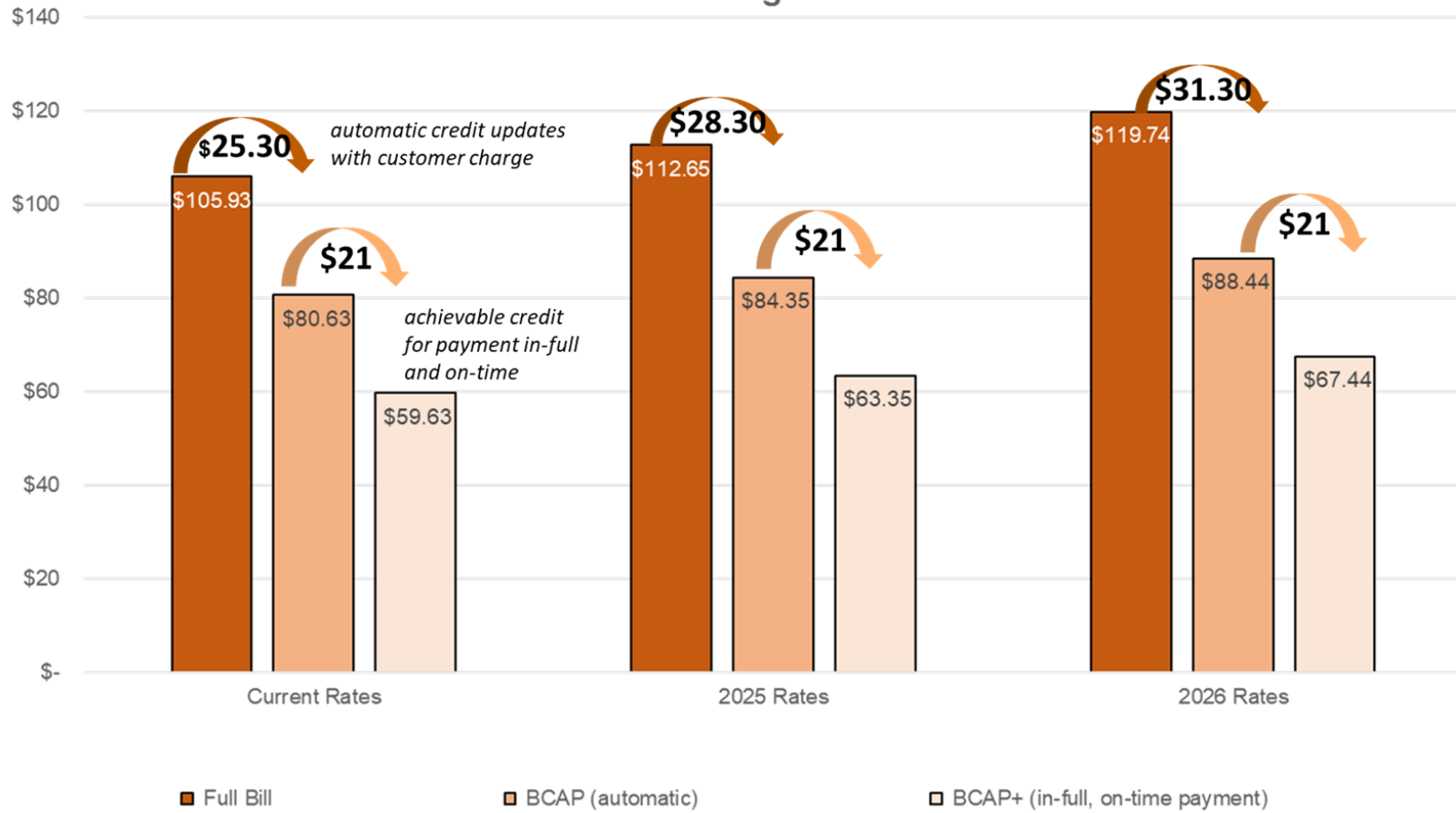


*\* Average monthly bill comparison based on residential rates at 965 kWh consumption.*

# Average Bill with BCAP Credit



## Bill Credit Assistance Program Enhancements



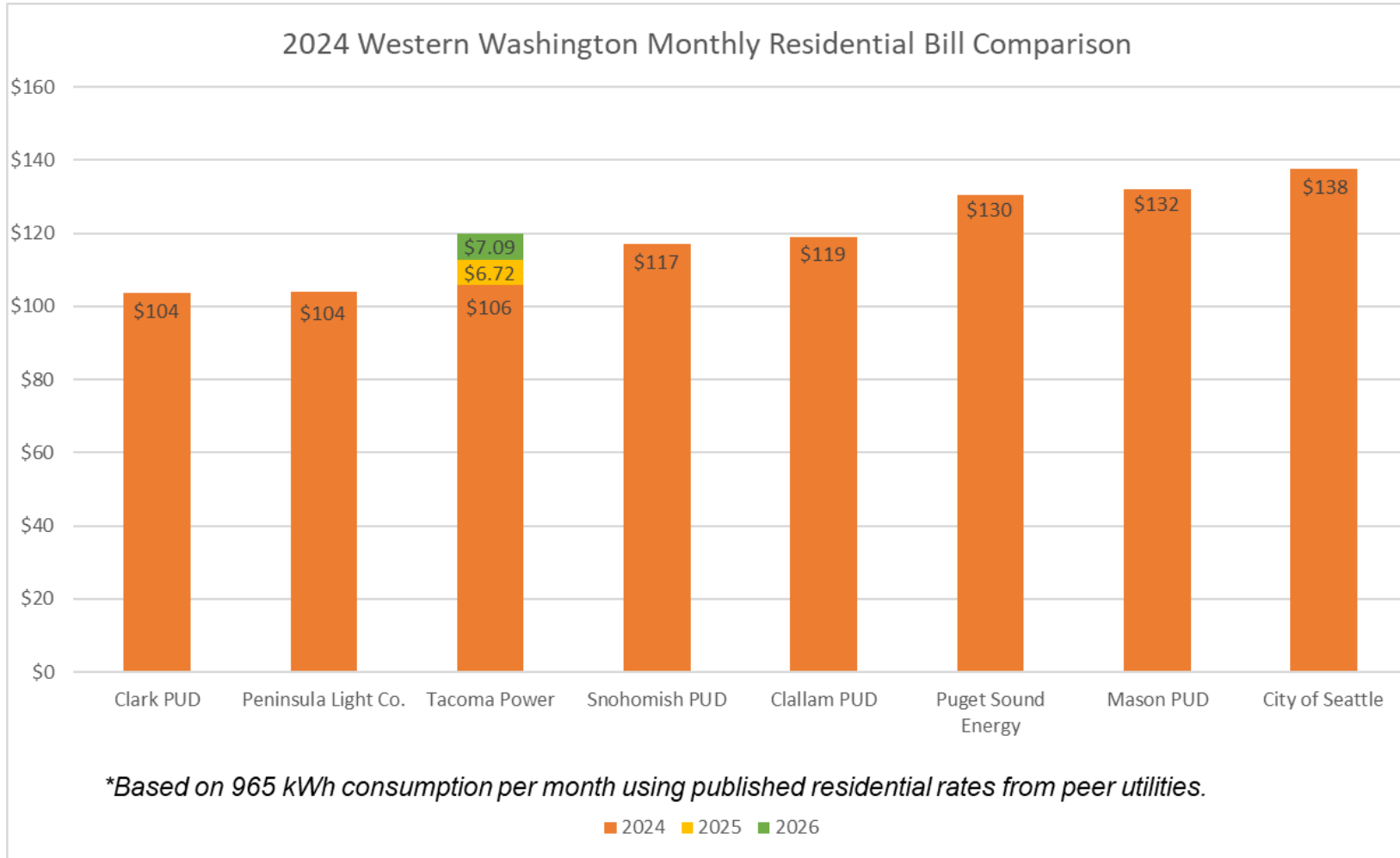


# 2024 BCAP credits



2024 BCAP Credit Amounts	Automatic Credit	Achievable Credit	Monthly Total	Annual Total
Electricity	\$ 25.30	\$ 21.00	\$ 46.30	\$ 555.60
Drinking Water	\$ 7.00	\$ 5.00	\$ 12.00	\$ 144.00
Wastewater	\$ 7.00	\$ 7.00	\$ 14.00	\$ 168.00
Stormwater	\$ 3.00	\$ 3.00	\$ 6.00	\$ 72.00
Solid Waste	\$ 8.00	\$ 6.00	\$ 14.00	\$ 168.00
<b>TOTAL*</b>	<b>\$ 50.30</b>	<b>\$ 42.00</b>	<b>\$ 92.30</b>	<b>\$ 1,107.60</b>

# Tacoma Power rate comparison



# How to lower your costs



- Conservation — lowers your cost and good for the environment, visit: [MyTPU.org/Rebates](https://MyTPU.org/Rebates)
- Zero-interest and deferred loans - support for energy efficient home improvement projects
- Payment assistance – programs available for income qualifying customers, including seniors and people living with a disability visit: [MyTPU.org/Assistance](https://MyTPU.org/Assistance)



*Want to learn more or get involved?*



## Visit our website: [MyTPU.org/Rates](https://mytpu.org/Rates)

- Review information about our rates
- Attend public meetings and provide comments or submit written public comments
  - Rates Public Hearing on October 9th, 6pm
- Subscribe to rates email notification
- [Public Utility Board - Tacoma Public Utilities \(mytpu.org\)](https://mytpu.org)

# Contact



**Rosa McLeod**  
**Regional Relations Manager**  
**[RMcLeod@cityoftacoma.org](mailto:RMcLeod@cityoftacoma.org)**  
**C: 253-778-3785**



# City of Lakewood

## ARTS COMMISSION

### 2024 WORK PLAN AND SIGNIFICANT ACCOMPLISHMENTS

#### Members:

Emily Feleen Chair	Shauna Alexander
Earl Borgert Vice-Chair	Sylvi Estrella
Paige Hansen	Laura Martinez
Lani Neil	Darryl Owens
Lua Pritchard	Phillip Raschke
Adrianna Serrienne	Susan Warner

#### Council Liaison:

Patti Belle Councilmember

#### City Staff Support:

Sally Martinez, Recreation Coordinator  
Nikki York, Office Assistant

#### Meeting Schedule:

1<sup>st</sup> Monday of each month, 5:00 p.m., American Lake Room, Lakewood City Hall, 6000 Main St SW, Lakewood, WA 98499

#### Accomplishments:

Date:	Topic(s):
Jan-present	Ten signal box installations in progress
Jan-present	Quarterly Rotating Artist Displays and Art Receptions
January	MLK video series
June	Ongoing education presentation by Periko the Artist "How Art Commissions can best work with Artists so they can produce their best work."
June	Street Festival, Jazz Night and Car Show
June-August	Summer Concert Series (9)
September 7	Fiesta de la Familia Latino Art Show with 9 Latino Artists, cash awards. Community "Roots" tree, Community Ofrenda, Catrina Puppets
November 8	Arts Commission Retreat
Mural	Mural at Fort Steilacoom Park, working on selection process
December 7	Holiday Parade of Lights

#### 2024 Work Plan:

1.	Ten Signal box wrap installations
2.	Quarterly Rotating Artist Displays and Art Receptions
3.	MLK video series
4.	Ongoing Education
5.	Street Festival
6.	Summer Concert Series
7.	Fiesta de la Familia
8.	Arts Commission Retreat
9.	1 Mural Installation
10.	Holiday Parade of Lights
11.	Recruitment and Retention
12.	Joint Commission Meeting





**TO:** Lakewood City Council

**FROM:** Parks and Recreation Advisory Board (PRAB)  
Mary Dodsworth, Parks, Recreation & Community Services Director

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

**DATE:** September 23, 2024

**SUBJECT:** 2024 Street End Pilot Project Prioritization Update

**ATTACHMENTS:** 2022 Street End Report ([link to report](#))  
2024 Updated Matrix (11x17)  
PRAB July 23, 2024 draft meeting minutes  
Power Point Presentation

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**Summary:** The PRAB is recommending Westlake Ave on Lake Steilacoom as the 2025/26 street end improvement pilot project.

**Background:** Lakewood City Council reviewed the 2022 Street End Update Report on February 13, 2023 which included a prioritization matrix. City Council provided feedback regarding future development and requested a pilot project be included in the 2025/26 parks CIP. In January City Council directed the PRAB to review this topic as part of their 2024 work program.

**Current Status:** In advance of the July 23, 2024 PRAB meeting, board members received the 2022 street end report, street end project goals, Council strategic goals and the Legacy Plan. During the meeting the PRAB added new criteria and scoring values to the prioritization matrix to support the recommendation of a pilot project for the 2025/26 biennium. Criteria updates included safety and security (to take into account natural site surveillance), equity (based on area median income and health data), existing access to lakes, water quality of the lakes, linear feet of shoreline at each site, access to fishing (a highly requested activity) and if the improvements provided a significant change of use. Also noted was that cost estimates in the report assumed construction would occur in 2024, so a 5% cost escalation should be added to the budget each year until the projected is constructed.

### **Street End Project Goals**

- Set an Example of Success for Future Street End Development
- Support Equitable Access & Use

- Maximize Return on Investment
- Engage Community & Future Site Stewards
- Consider Feasible Site Development & Timeline

### **Street End Scoring Criteria:**

- Criteria categories included Need, Equity, Feasibility, Use, Cost and Safety and Security.
  - Need considers existing access, current use and the addition of a boat launch or fishing pier.
  - Equity considers ADA access and parking, median income and social and health indicators and disparities based on census blocks and water quality.
  - Feasibility considers the amount of and type of apparent encroachment to the site which could increase cost or delay development.
  - Use considers new value of developed recreational use and lineal feet of shoreline shows size and capacity for use of site.
  - Cost considers impact on the general fund.
  - Safety / Security includes natural site surveillance based on slope, existing tree canopy and impacts to site and neighbors

### **Scoring Outcome:**

1. **Westlake Ave** located on Lake Steilacoom
2. **Lake City Blvd**, located on American Lake
3. **Wadsworth St.**, located on American Lake
4. **Linwood Lane**, located on Gravelly Lake

**Recommendation:** The PRAB is recommending Westlake Ave as the pilot project for 2025/26 based on established criteria, project goals, scoring, site factors and feasibility of completing the project within the biennium. Although Westlake Ave and Lake City Blvd tied as the top sites based on scoring, the PRAB is recommending Westlake Ave because Westlake has no apparent encroachment, good natural site surveillance and has current community use. Also, Lake Steilacoom has less public access than American Lake. There was considerable discussion regarding the lack of access to Gravelly Lake, however, the PRAB emphasized that a successful pilot project could demonstrate positive community use and support which will likely increase trust and public support for future improvements.

2024 Updated Street Ends Matrix Summary															
Criteria Category		Need	Need	Need	Need	Equity	Equity	Equity	Equity	Feasibility	Use	Use	Cost	Safety / Security	
Street End Site	Lake	Proposed Boat Launch Improvements	New Fishing Pier	Existing Lake Public Access	Current Community Use	ADA Access & Parking	*Median Income by	Health & Social Need Ranking	Water Quality	Apparent Encroachment	New Value	Shoreline LF	Development Cost	Natural Site Surveillance	SCORE
Scoring Criteria = Includes Proposed Site Development		(1) Yes (0) No	(2) Yes (0) No	(0) Yes (5) None	(0) None (2) Moderate (4) Heavy	(0) None (1) Access (2) Both	(2) >60K per household (1) 50-90K per household (0) >90K per household	(2) Above 15 (1) 10-15 (0) Below 10	(3) Clear/Gravelly (2) American (1) Steilacoom/Louise	(-2) Structures (1) Landscaping (2) None	(3) Significant (1) Moderate (0) None	(0) >30 (1) 30-50 (3) >50	(3) <\$500k (2) \$300k-\$499k (1) >\$500k	(1) Open Views (0) Obstructed Views	<b>TOTAL</b>
1. Westlake Ave	Steilacoom	0	0	0	2	2	0	1	1	2	3	3	2	1	17
2. Mt. Tacoma Dr	Steilacoom	0	0	0	0	0	0	1	1	1	3	0	3	0	9
3. Beach Lane	Steilacoom	0	0	0	0	0	0	1	1	1	3	1	3	1	11
4. Lake Avenue	Steilacoom	0	0	0	2	0	0	1	1	-2	3	1	2	0	8
5. 100th Street	Steilacoom	0	0	0	2	0	0	1	1	-2	3	3	3	1	12
6. Holly Hedge Ln.	Steilacoom	0	0	0	0	0	0	1	1	1	0	0	0	0	3
8. Lake City Blvd	American	0	2	0	4	2	1	1	2	-2	3	3	1	0	17
9. Wadsworth St.	American	1	0	0	2	0	2	2	2	2	1	0	3	1	16
10. 104th St. / Melody Ln	Louise	1	0	0	2	0	0	0	2	-2	3	1	2	1	10
11. Holden St.	Louise	0	0	0	0	2	0	0	2	1	3	1	1	0	10
12. Hilltop Ln	Gravelly	0	0	5	0	0	0	1	3	1	3	0	1	0	14
13. Linwood Ln	Gravelly	0	0	5	0	1	0	1	3	1	3	0	1	0	15



# City of Lakewood

## Parks and Recreation Advisory Board Meeting Minutes

Tuesday July 23, 2024

City of Lakewood – Council Chambers

6000 Main Street SW Lakewood, WA 98499

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

Telephone via Zoom: 253.215.8782 Participant ID: 920 3804 6123

### CALL TO ORDER

Vito Iacobazzi called the meeting to order at 5:32 p.m.

### ROLL CALL

Parks and Recreation Advisory Board Members Present: Vito Iacobazzi- Vice Chair, Alan Billingsley, Kate Read, Shelly Thiel, Anessa McLendon, Janet Spingath

Parks and Recreation Advisory Board Members Excused: Jason Gerwen-Chair

Staff Present: Mary Dodsworth – Director, Nikki York – Office Assistant

Youth Council Liaison Present: None

City Council Liaison Present: Ryan Pearson

Guests: Stacey Reding – Capital Projects Manager, Davi de la Cruz – Capital Projects Manager

### APPROVAL OF MINUTES

**ALAN BILLINGSLEY MOVED TO ADOPT THE PARKS AND RECREATION ADVISORY BOARD MEETING MINUTES OF TUESDAY MAY 28, 2024 SECONDED BY KATE READ NO FURTHER DISCUSSION. VOICE VOTE WAS TAKEN AND MPU.**

**PUBLIC COMMENT:** Randi Stumpp expressed concern about the development of the pickle ball courts at Harry Todd Park and asked to consider keeping the skate park.

### NEW BUSINESS

**Recap of the Joint Council Meeting:** After reviewing the meeting materials the Board asked about the Downtown Park. City Council shared that it is a priority and are assessing property purchases to support development. There was a good discussion about potential shared use of the Lake City School property and the H-Barn Restoration project which would create a much needed multi-use community facility and public gathering space.



**Street End Priority Matrix and Pilot Project Recommendation:** Mary Dodsworth, Stacy Reding and Davi de la Cruz, Capital Projects Managers, presented a summary of the 2022 updated street end report and reviewed the 12 potential street end locations. The Board discussed the program goals, design elements and updated the prioritization matrix. The Board added criteria to the matrix to emphasize that there is no access to Gravelly Lake, however they didn't believe that it was the right pilot project. Westlake met the project goals and was the biggest bang for the buck. Alan Billingsley motioned to approve Westlake Ave (on Lake Steilacoom) as the 2025/26 street end pilot project, seconded by Shelly Thiel. MPU

**Directors Report:** Mary Dodsworth provides a director's report including a summary of SummerFEST, Farmers Market, Concerts and the Lakewood Police Department 20<sup>th</sup> Anniversary, Primley Park Improvements (special meeting on July 31<sup>st</sup> @ 5:30 p.m.) National Night Out on August 6<sup>th</sup> and Urban Forestry. Reminded Board that there will be no August meeting.

### **BOARD MEMBER COMMENTS**

### **NEXT MEETING**

The next regular meeting of the Parks and Recreation Advisory Board is scheduled for Tuesday, September 24, 2024 at 5:30 p.m. in the American Lake Room at Lakewood City Hall, 6000 Main St SW, Lakewood, WA 98499

### **ADJOURNMENT**

Kate Read moved to adjourn the meeting at 7:20 p.m. Alan Billingsley seconded. MPU.

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Jason Gerwen, Chair

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Nikki York, Office Assistant



# **2024 Street Ends Pilot Project Summary**

Lakewood City Council  
September 23, 2024



# What is a Street End?

- Street Terminating at Lake
- ROW
- Parcel
- Public Access Easement



# Background

## 2009 Study

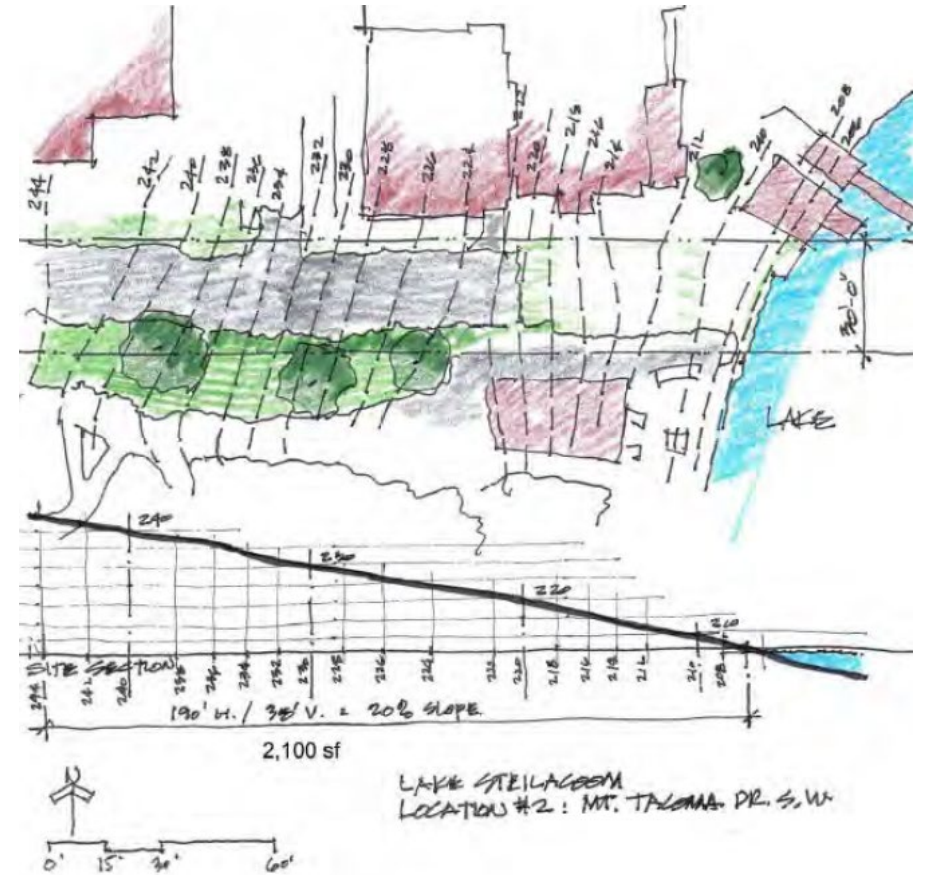
- 14 Total Sites/ 4 Lakes

## 2022 Study Update

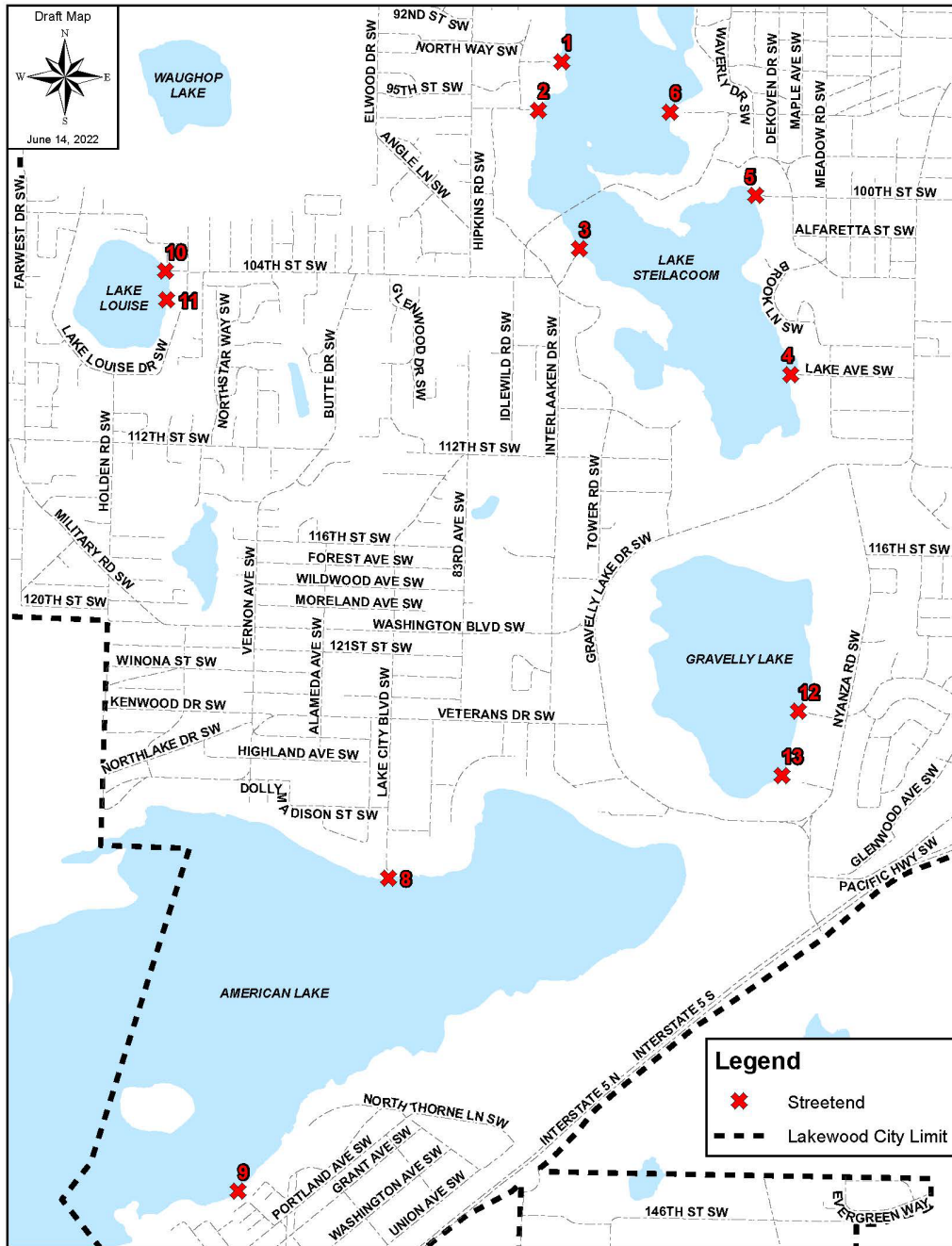
- 12 Total Sites / 4 Lakes

## 2024 Priority Project Recommendation

PRAB Priority Matrix Update July, 2024







Street End Site	Lake
1. Westlake Ave	Steilacoom
2. Mt Tacoma Dr	Steilacoom
3. Beach Lane	Steilacoom
4. Lake Avenue	Steilacoom
5. 100th Street	Steilacoom
6. Holly Hedge Ln.	Steilacoom
8. Lake City Blvd	American
9. Wadsworth St	American
10. 104th St/ Melody Ln	Louise
11. Holden St	Louise
12. Hilltop Ln	Gravelly
13. Linwood Ln	Gravelly

\*Site #7 Edgewater on Lk Steilacoom and site #14 Lakeland excluded from 2022 study

# 2024 Program Goals

- Improve public access
- Water Access
- Improve Livability
- Diversity of Recreation
- Environmental Stewardship
- ADA Access (min 1 site/ lake)
- Views
- Neighbor Impacts
- Walkability
- CPTED safety
- Wayfinding /Signage
- Equity

# 2024 Design Approach

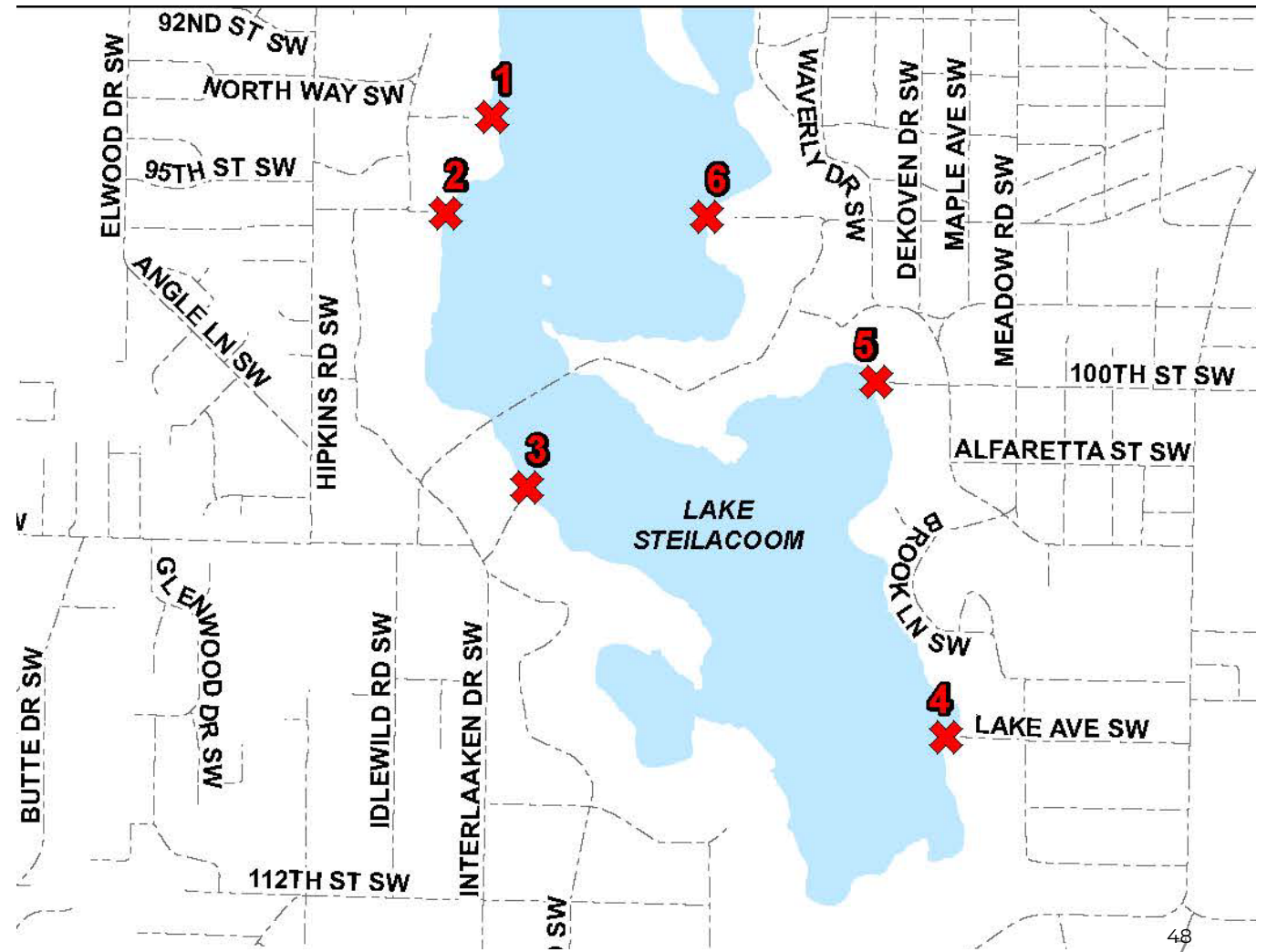
- Conservative development
- Parking Strategy
- Minimize Impacts
- One ADA site per lake
- Bicycle Parking
- Signage & Site Marker
- Improved water access
- Site Furnishings
- Low Maintenance Landscaping
- Preserve Existing Trees
- Fencing / Buffers
- CPTED Design Principals
- Low-Impact Shoreline Enhancement
- Assumed Encroachment Resolution
- No surveys / used GIS data



# Lake Steilacoom

## Street End Site

1. Westlake Ave
2. Mt Tacoma Dr
3. Beach Lane
4. Lake Avenue
5. 100th Street
6. Holly Hedge Ln.



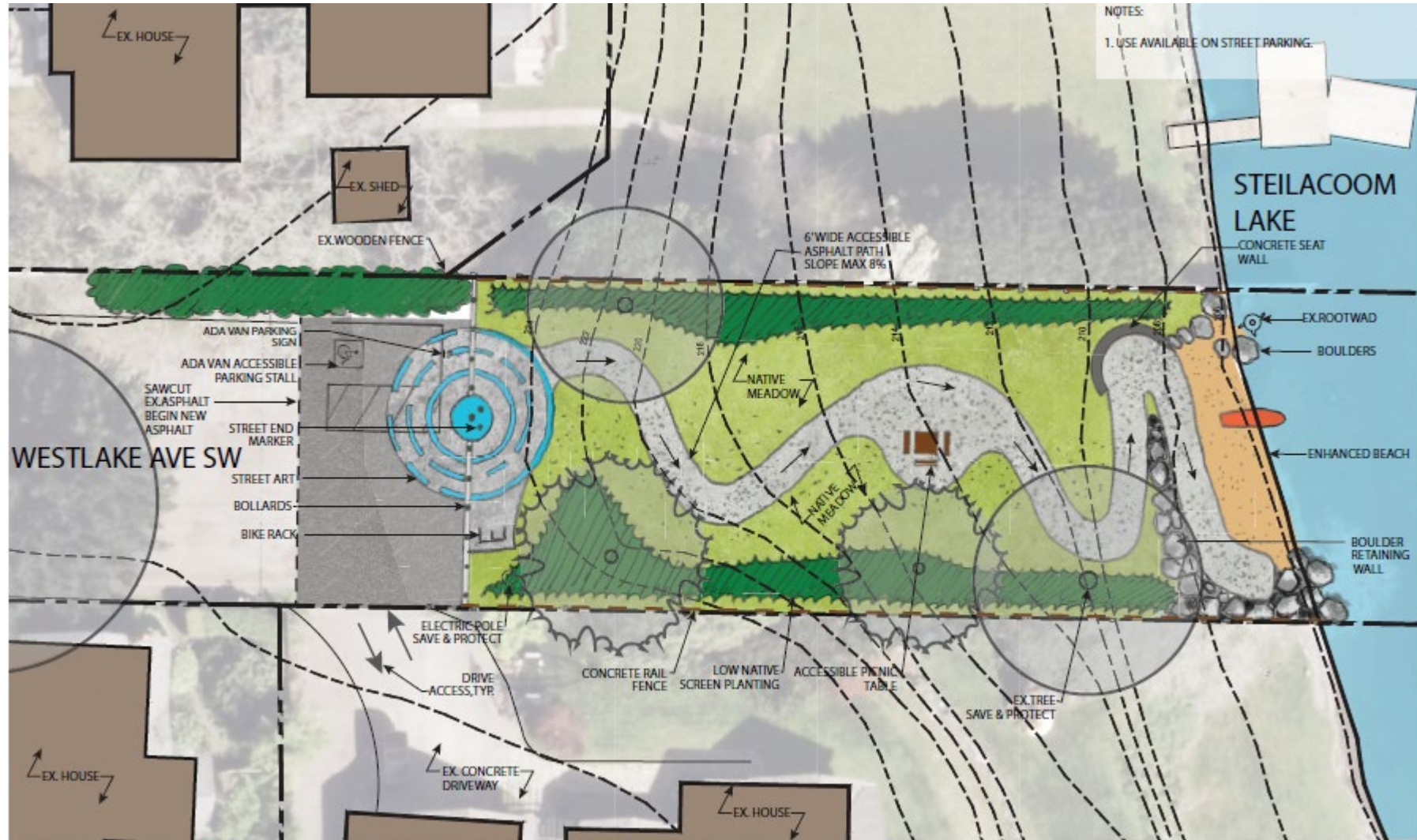
# Site #1 Westlake Ave

- ADA Parking & Access Proposed
- Current Use Apparent
- Minimal Trees
- Potential Open Views
- Minimal Slope
- No Apparent Encroachment
- Shoreline Lineal Feet =62'





# Site #1 Westlake Ave



# 1 WESTLAKE AVE SW - STEILACOOM LAKE (ACCESSIBLE)

LAKWOOD STREET ENDS - CONCEPT PLANS



Scale: 1/8" = 1'-0"



DATE: 01/11/2023

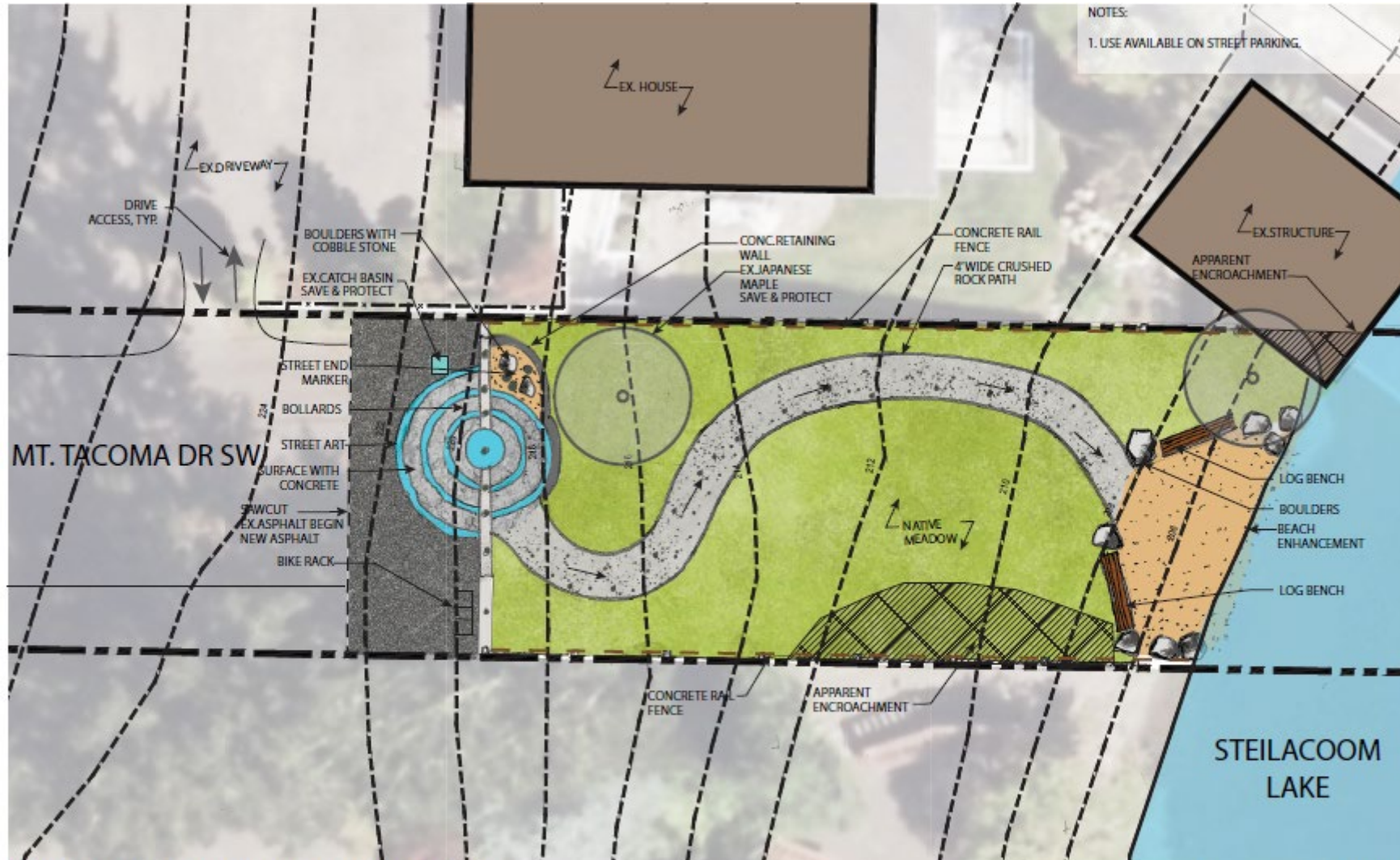
# Site #2 Mt Tacoma Dr.

- Moderate Apparent Encroachment
- Minimal Slope
- On-street Parking
- Shoreline Lineal Feet= 28





# Site #2 Mt Tacoma Dr.



# 2 MT TACOMA DR SW - STEILACOOM LAKE

LAKWOOD STREET ENDS - CONCEPT PLANS



Scale: 1/4" = 1'-0"



DATE: 01/11/2023

# Site #3 Beach Lane

- On Street Parking in the ROW
- Moderate Encroachment Apparent
- Open Views
- Minimal Slope
- Shoreline Lineal Feet= 30'





# Site #3 Beach Lane



# 3 BEACH LANE - STEILACOOM LAKE  
LAKWOOD STREET ENDS - CONCEPT PLANS



Scale: 1/4" = 1'-0"  
0' 4' 8'  
DATE: 01/11/2023



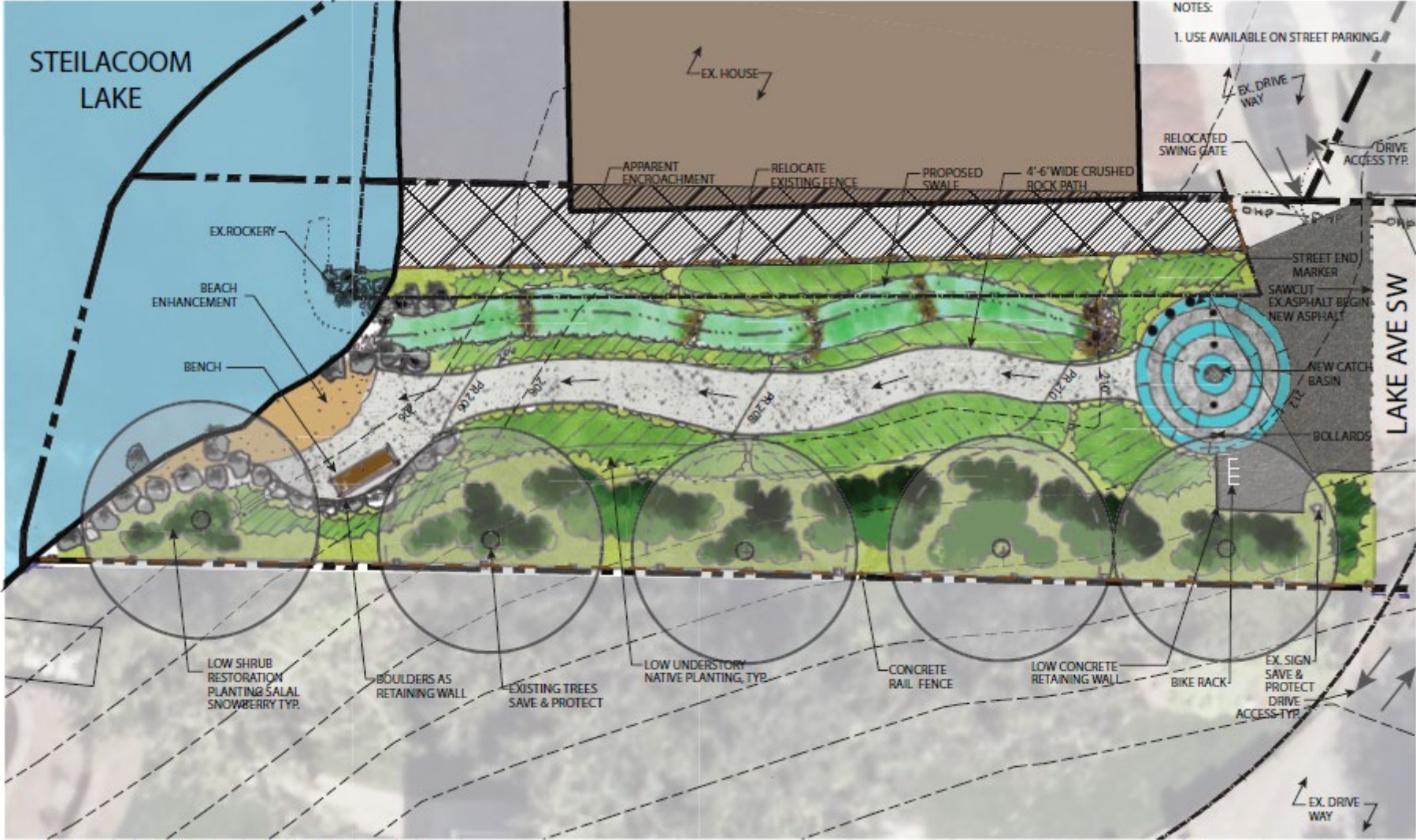
# Site #4 Lake Ave

- On Street Parking
- Daylight SWM Swale
- Significant Apparent Encroachment
- Open Views
- Moderate Slope
- Shoreline Lineal Ft= 88'





# Site #4 Lake Ave



# 4 LAKE AVE SW - STEILACOOM LAKE  
 LAKEWOOD STREET ENDS - CONCEPT PLANS



Scale: 1/4" = 1'-0"  
 DATE: 01/11/2023



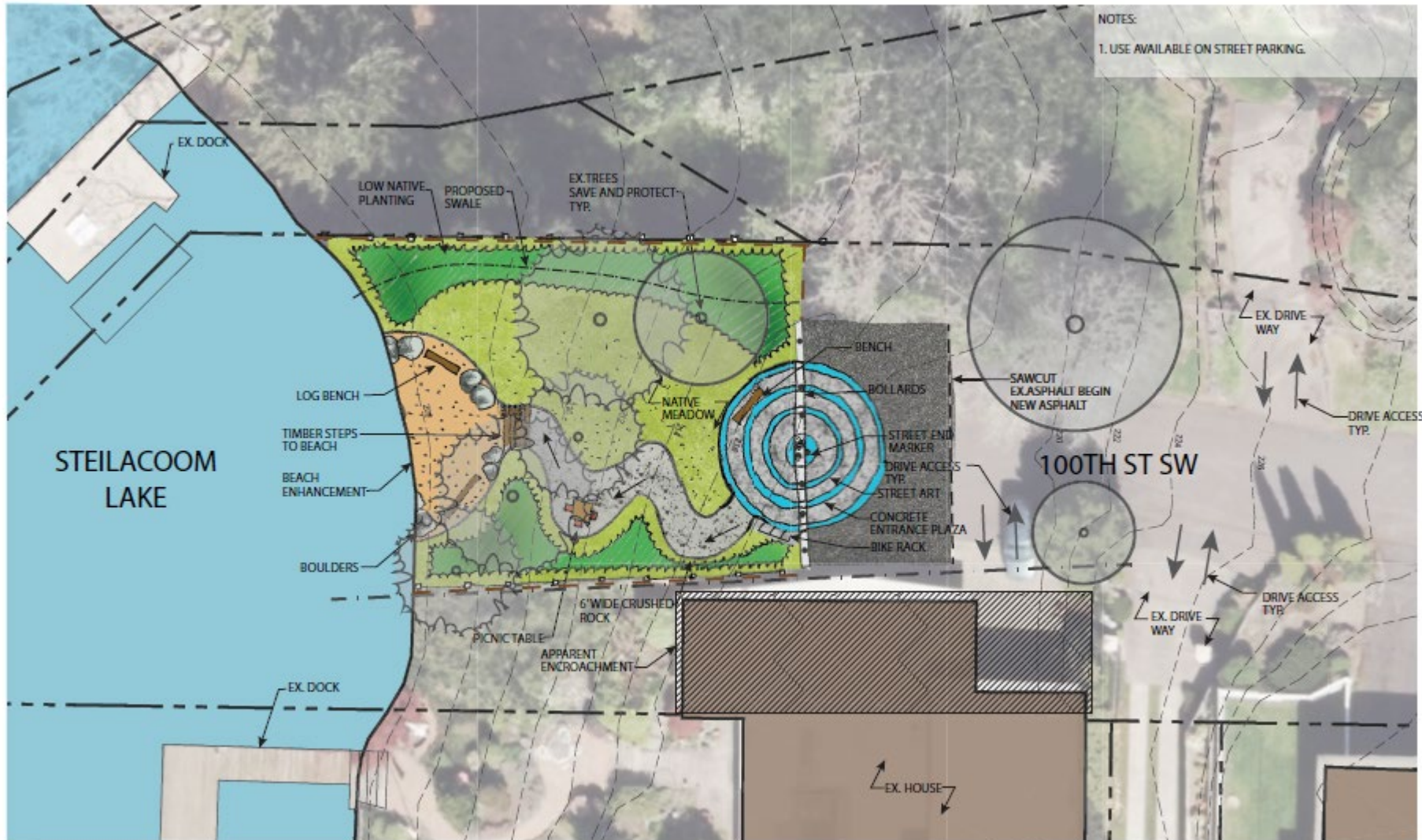
# Site #5 100<sup>th</sup> Street

- On Street Parking
- Significant Encroachment
- Site Width Support Parking
- Moderate Slope
- Significant trees
- Shoreline Lineal Feet= 84'





# Site #5 100<sup>th</sup> Street



# 5 100TH ST SW - STEILACOOM LAKE  
LAKEWOOD STREET ENDS - CONCEPT PLANS





# Site #6 Holly Hedge Lane

- Narrow Site
- No on-street parking
- Significant Encroachment
- ROW terminates at shoreline
- No Development Proposed
- Shoreline Lineal Ft= 10'





# Site #6 Holly Hedge Lane



# 6 HOLLY HEDGE LN SW - STEILACOOM LAKE (NO DEVELOPMENT)

LAKEWOOD STREET ENDS - EXISTING PLAN



j.a. brennan  
SURVEYING & PLANNING



Scale: 1" = 10'-0"  
0' 10' 20'  
DATE: 01/11/2023



# American Lake

Street End Site

8. Lake City Blvd

9. Wadsworth St





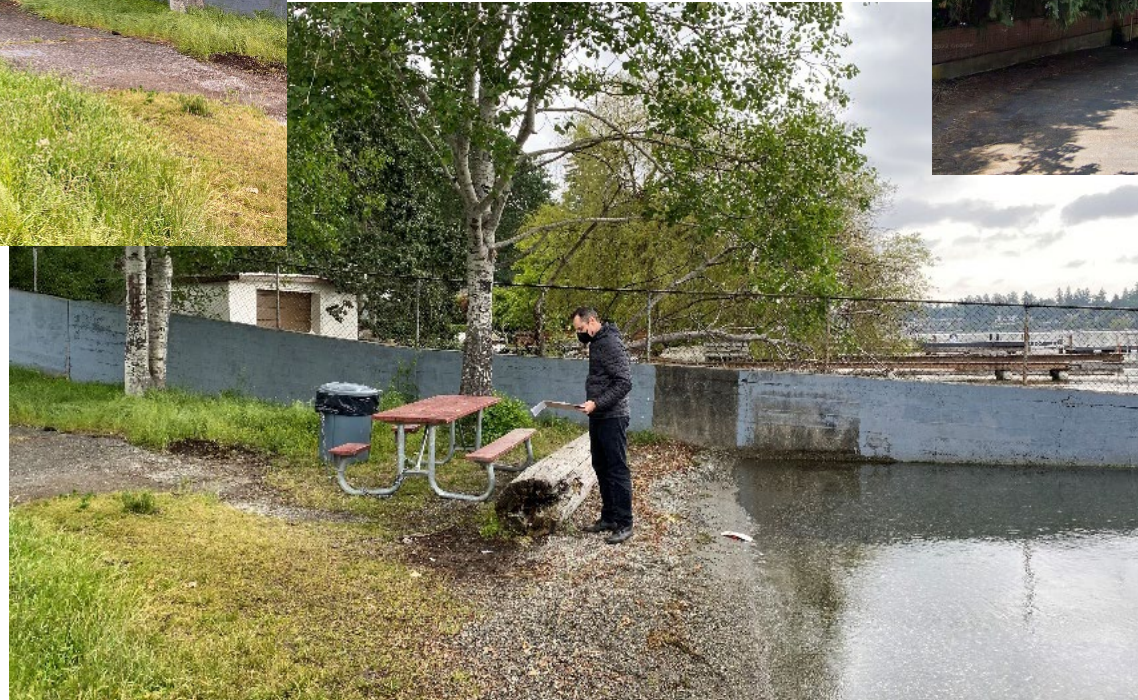
# Site #8 Lake City Blvd.

- Current Heavy Use
- Current Parking
- ADA Access Proposed
- Significant Encroachment
- Public fishing pier proposed
- Shoreline Lineal Feet= 84'



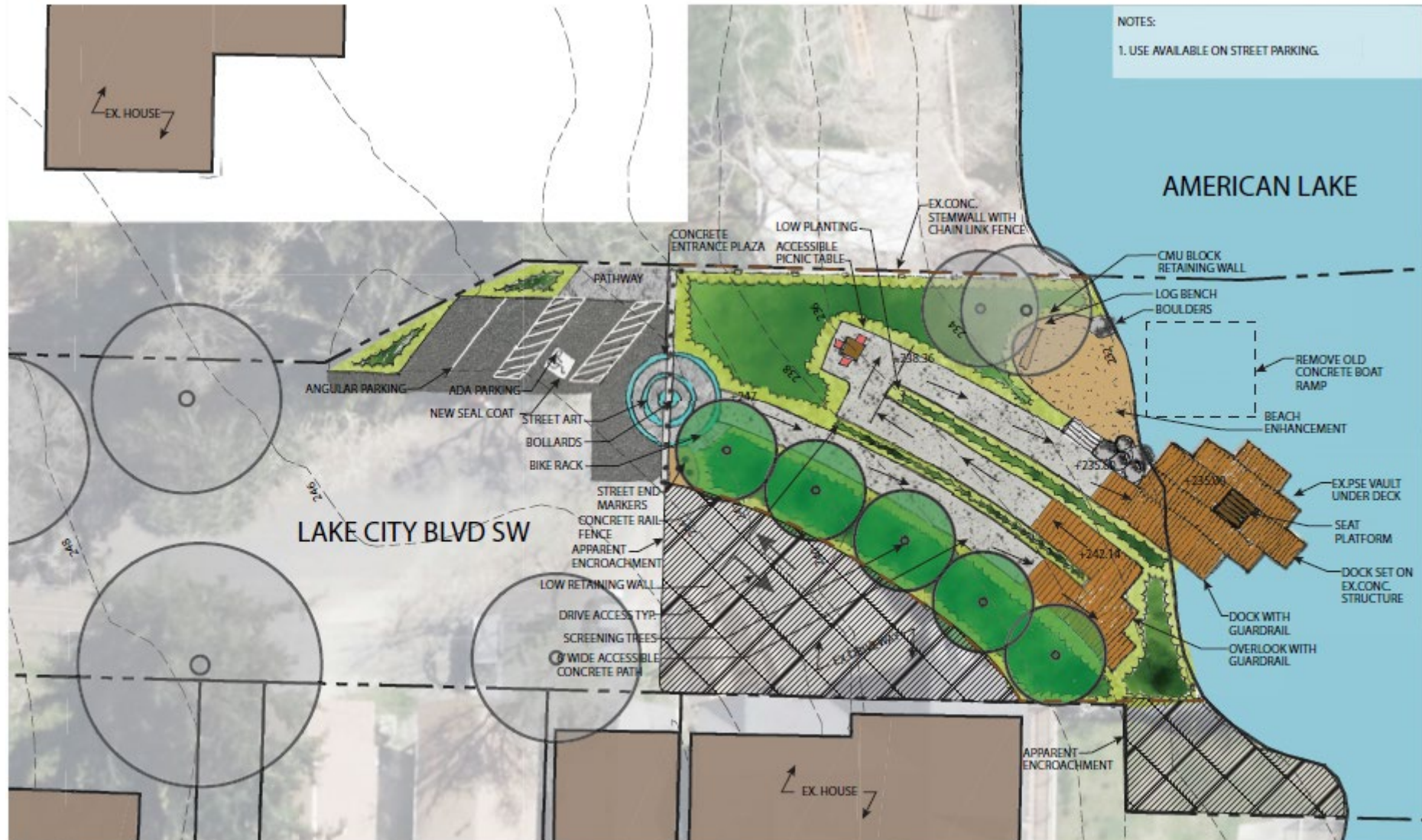


# Site #8 Lake City Blvd.





# Site #8 Lake City Blvd.



# 8 LAKE CITY BLVD SW - AMERICAN LAKE (ACCESSIBLE)



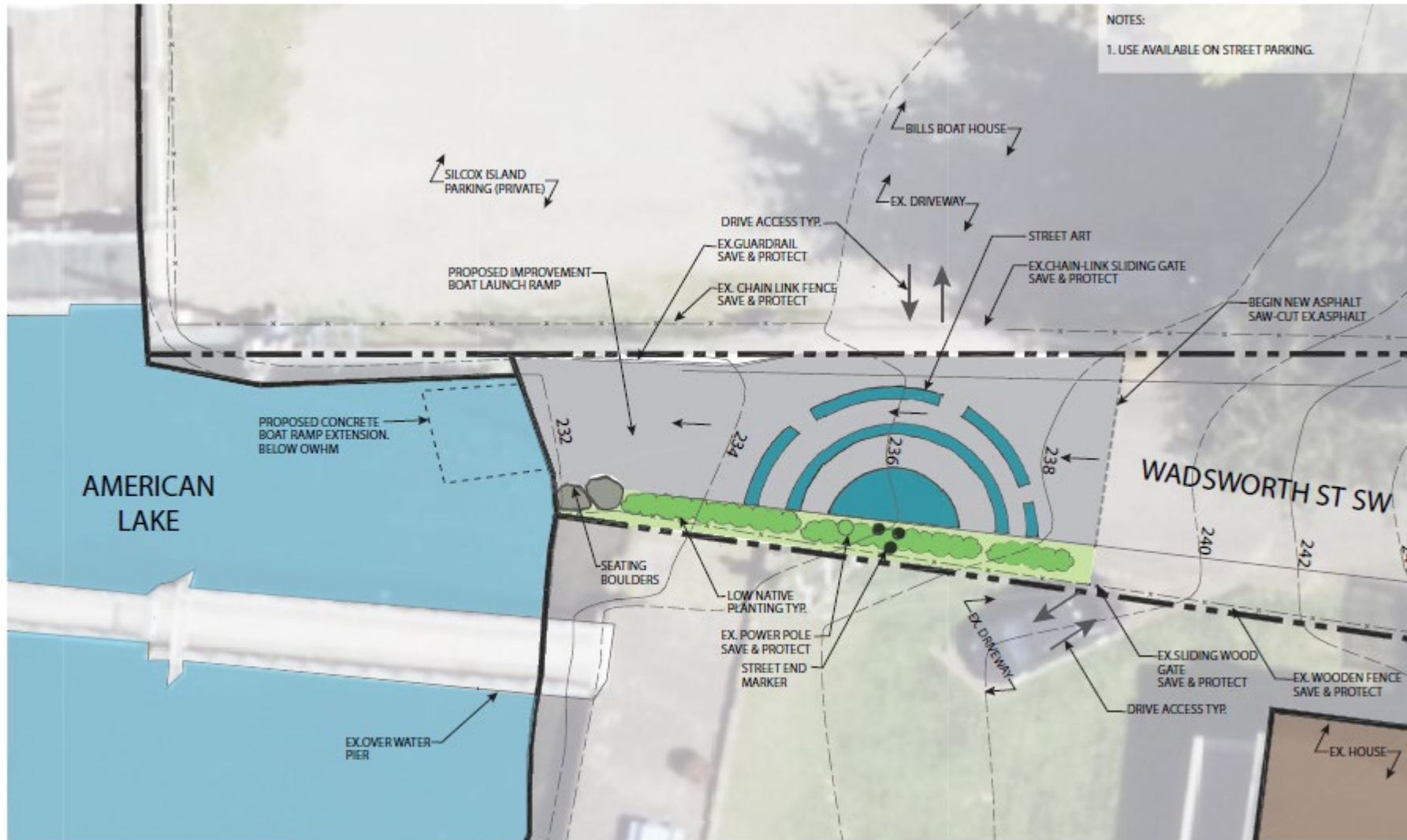


# Site #9 Wadsworth St.

- Current Heavy Use
- Boat Launch
- Silcox Island Access
- No Apparent Encroachment
- On-street parking up-hill
- Only site with parcel
- Shoreline Lineal Ft= 26'



# Site #9 Wadsworth St.



# 9 WADSWORTH ST SW - AMERICAN LAKE  
LAKEWOOD STREET ENDS - CONCEPT PLANS



Scale: 1/8" = 1'-0"  
0' 8' 16'  
DATE: 01/11/2023

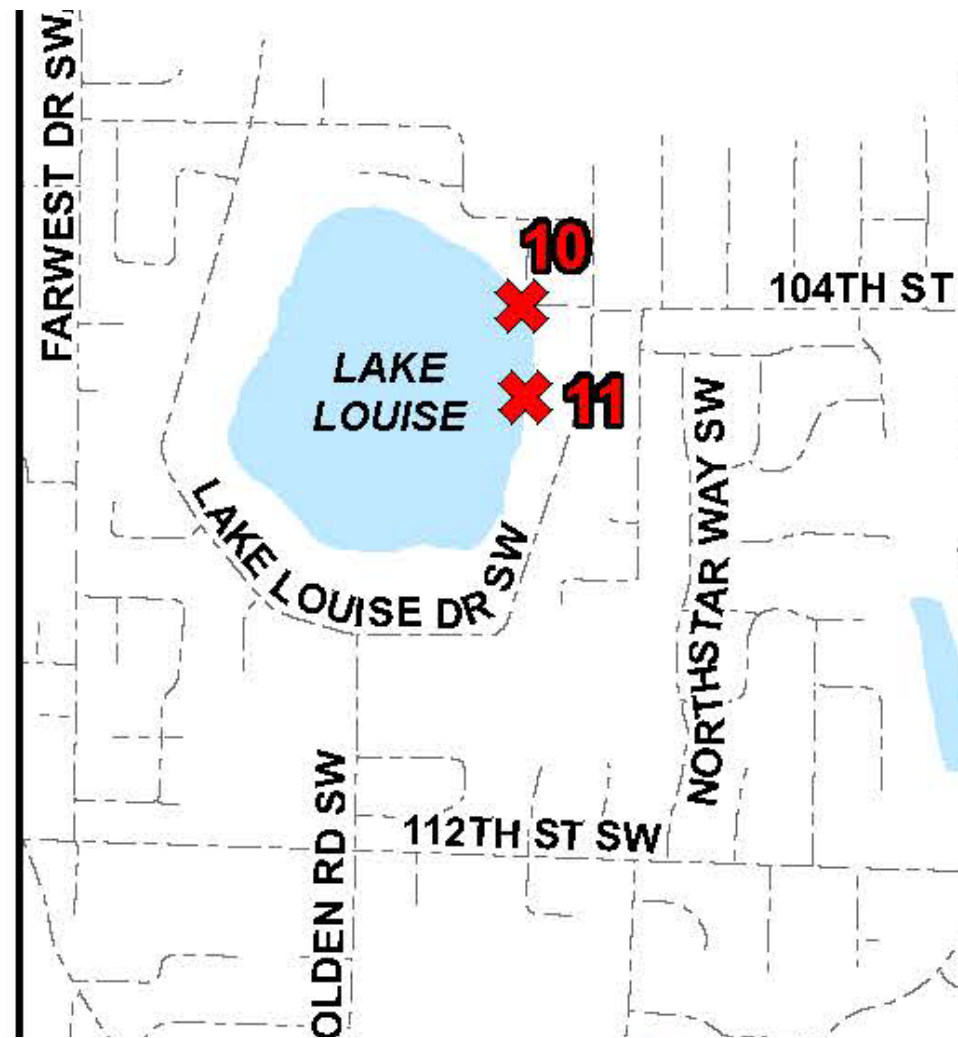


# Lake Louise

Street End Site

10. 104th St/ Melody Ln

11. Holden St





# Site #10 104<sup>th</sup> & Melody Lane

- Current Moderate Use
- Boat Launch only public access
- On-street parking difficult
- Significant apparent encroachment
- Existing utilities at site constrict use
- Shoreline Lineal Ft= 36'

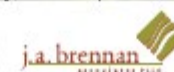


# Site #10 Melody Lane



# 10 MELODY LN SW - LAKE LOUISE

LAKWOOD STREET ENDS - CONCEPT PLANS



Scale: 1/8" = 1'-0"  
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 DATE: 01/11/2023



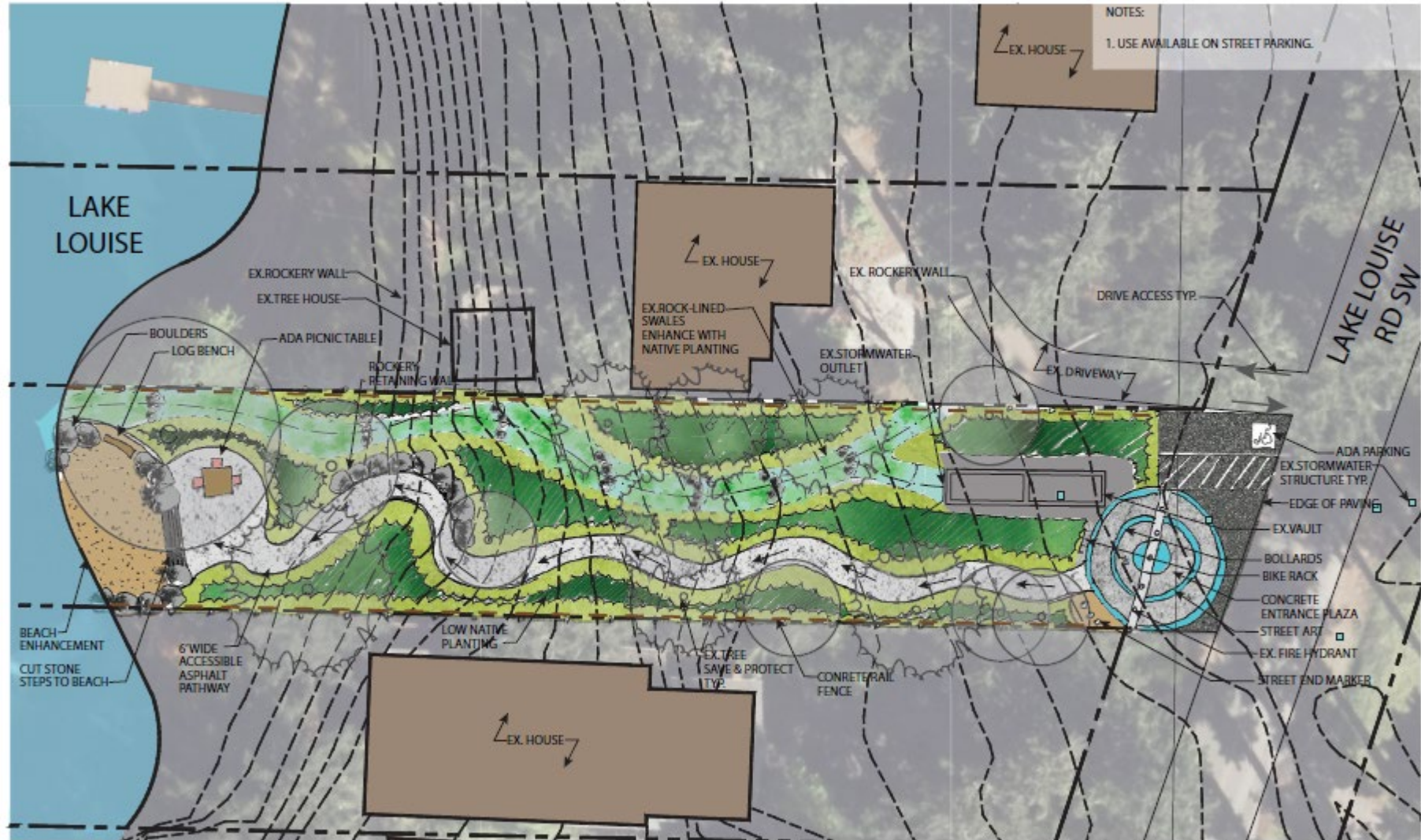
# Site #11 Holden St.

- ADA parking & access proposed
- Heavily vegetated
- Existing utility stormwater vault
- Shoreline Lineal Ft= 42'





# Site #11 Holden St.



# 11 HOLDEN ST - LAKE LOUISE (ACCESSIBLE)

LAKWOOD STREET ENDS - CONCEPT PLANS



Scale: 1" = 10'-0"  
0' 10' 20'  
DATE: 01/11/2023

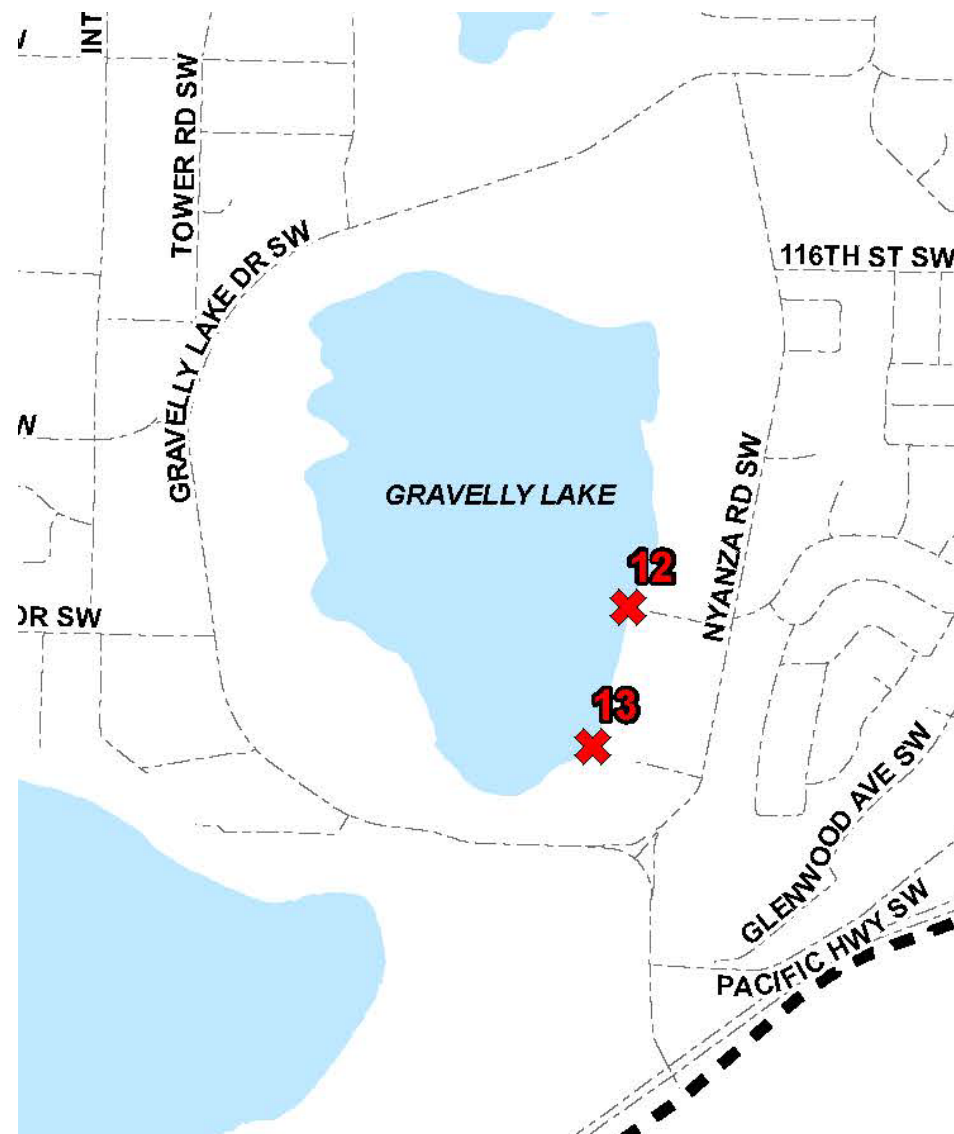


# Gravelly Lake

Street End Site

12. Hilltop Ln

13. Linwood Ln





# Site #12 Hilltop Ln.

- No assessment made for report due to lack of access
- Moderate Encroachment
- Steep slope
- Development potential similar to Linwood Ln (assumed in matrix)
- Shoreline Lineal Ft = 24'



# Site #12 Hilltop Ln.



# 12 HILLTOP LN SW - GRAVELLY LAKE (NO DEVELOPMENT)

LAKEWOOD STREET ENDS - EXISTING PLAN

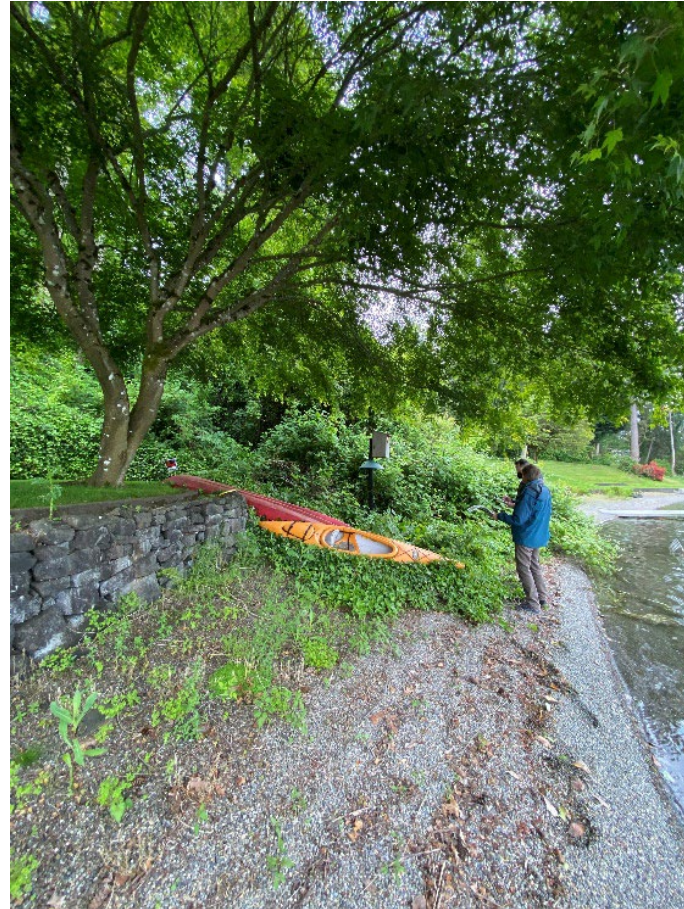


Scale: 1/8" = 1'-0"  
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DATE: 01/11/2023



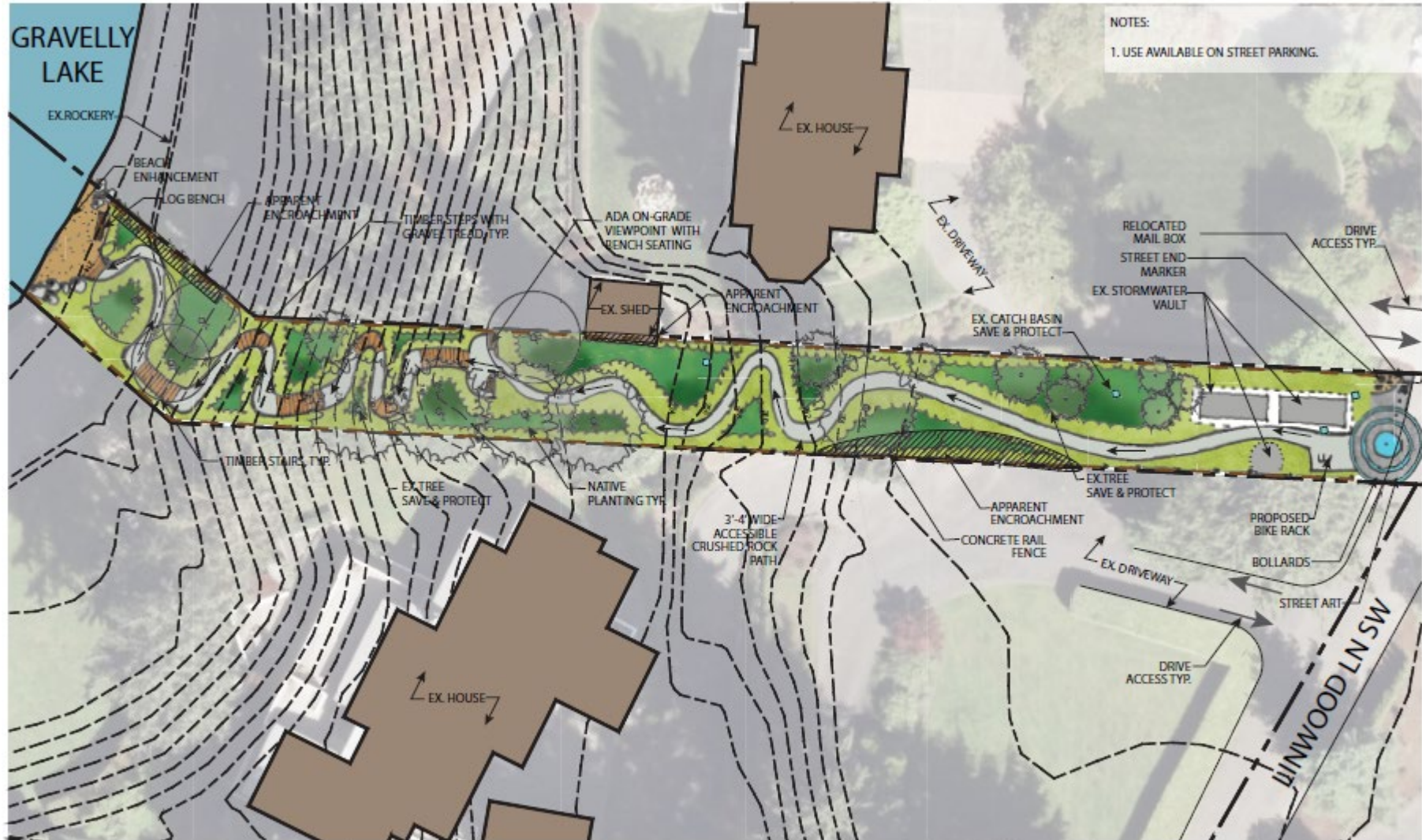
# Site #13 Linwood Ln.

- Moderate Encroachment
- On-street parking
- Steep slope
- ADA Viewpoint proposed
- Heavily Vegetated
- Significant Tree Canopy
- Shoreline Lineal Ft= 24'





# Site #13 Linwood Ln.



# 13 LINWOOD LN SW - GRAVELLY LAKE (ACCESSIBLE)

LAKWOOD STREET ENDS - CONCEPT PLANS



Scale: 1" = 10'-0"  
 0' 10' 20'  
 DATE: 01/11/2023

# Cost Estimates:

**\*\*Costs estimated for  
FY2024 construction**

Lake		Project Site	Improvement Type	Summary Cost
<b>Steilacoom Lake</b>				
	1	1 Sw Westlake Ave	Heavy Development	\$ 444,291.77
	2	2 Mt Tacoma Dr SW	Minor Development	\$ 260,650.71
	3	3 Beach Lane	Moderate Developmnet	\$ 280,031.01
	4	4 Lake Ave SW	Moderate Developmnet	\$ 300,116.04
	5	5 100th Avenue SW	Moderate Developmnet	\$ 257,331.63
	6	6 Holly Hedge	(No Development)	\$ -
<b>American Lake</b>				
	7	8 Lake City Blvd	Heavy Developmnet	\$ 558,038.73
	8	9 Wadsworth St.	Minor Development	\$ 135,900.74
<b>Lake Louise</b>				
	9	10 104th St. Melody Ln	Moderate Developmnet	\$ 370,487.52
	10	11 Holden st	Heavy Development	\$ 574,563.70
<b>Gravelly Lake</b>				
	11	12 Hilltop Lane	(No Development)	\$ -
	12	13 Linwood Lane SW	Heavy Development	\$ 482,911.40
<b>Total Project Costs</b>				<b>\$ 3,664,323.25</b>



# 2024 Pilot Project Considerations

- Feasible Site Development & Timeline
- Support Equitable Access & Use
- Set an Example of Success
- Biggest Bang for Buck
- Engage Community & Future Stewards



# Metric Summary:

## Need:

- Boat launch improvements
- Fishing Pier proposed
- Existing Developed Lake Access
- Current Community Use



# Metric Summary:

## Equity:

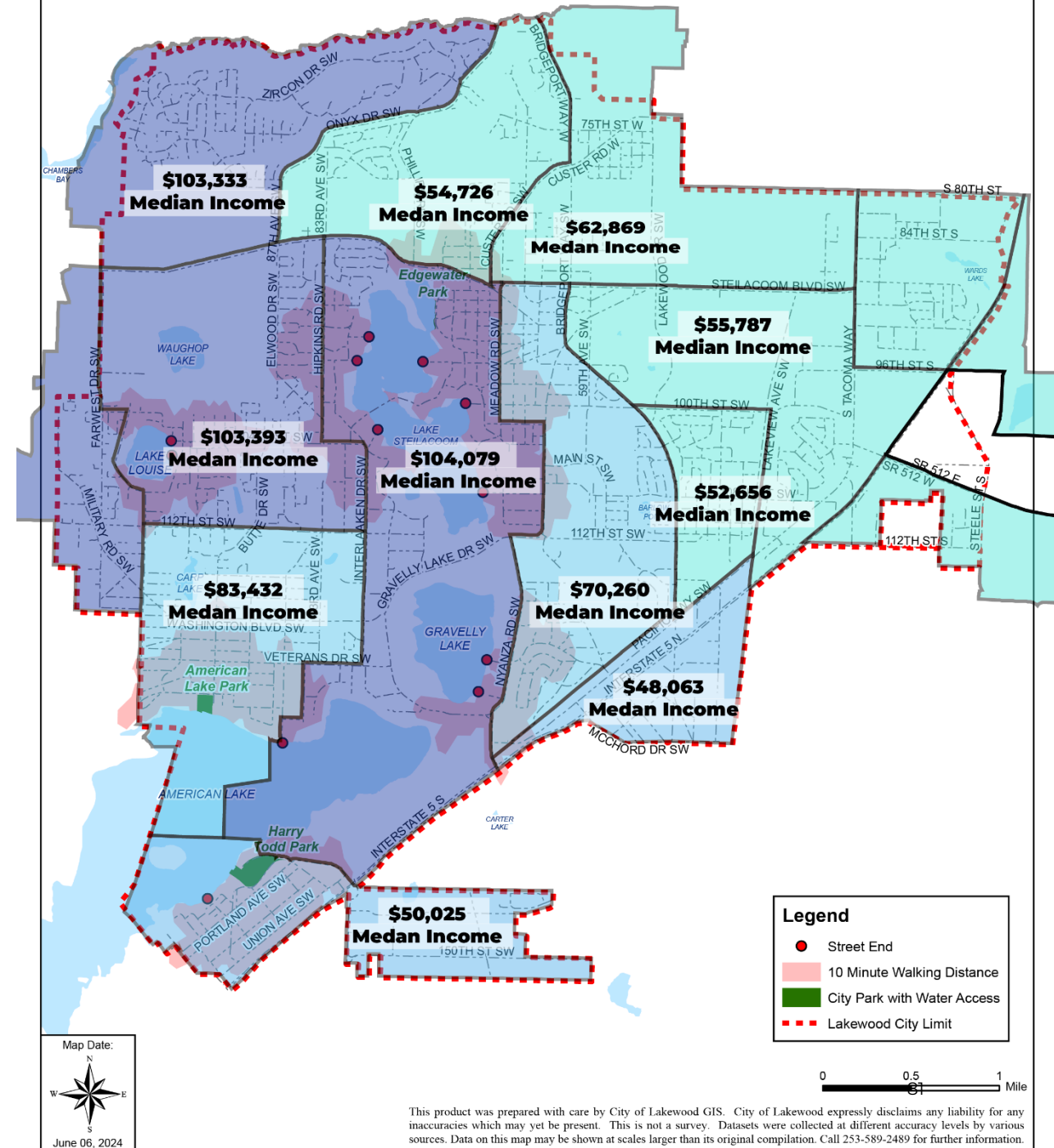
- ADA Access & Parking
- Median Income by census tract
- Health & Social Need Rankings by c
- Water Quality





# Equitable Access

- East & South Lakewood:  
>60k median income  
(shown in turquoise)
- Legacy Plan Goal is 1/2  
mile walk to open space



# Metric Summary:

## Feasibility

- Apparent Encroachment
  - No Site Surveys
  - Unknown resolution
  - Unknown cost/timelines



# Metric Summary:

## Use:

- New Value  
(Diversity of Recreation)
- Shoreline Lineal Feet
  - Greater development potential
  - Higher Capacity Use
  - Greater Habitat Restoration Potential
  - Less impact to neighbors due to Landscape buffers where feasible

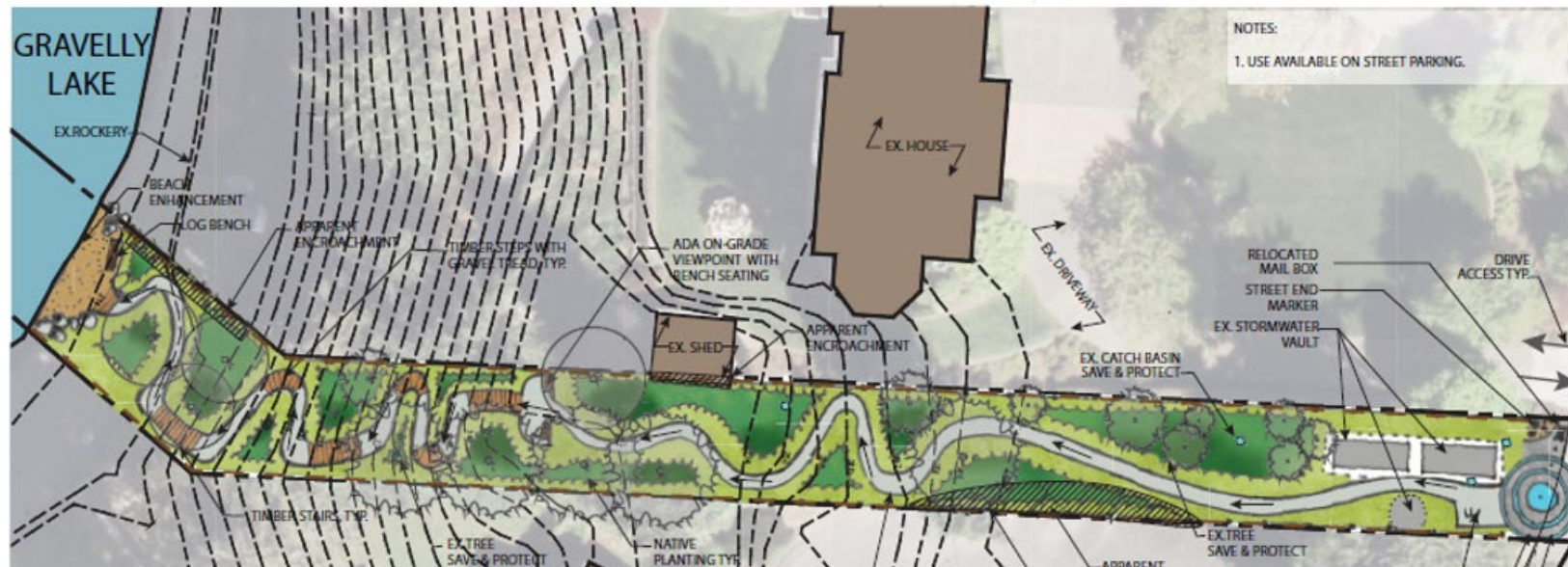




# Metric Summary:

## Cost:

- Development Cost Estimate Summary
- Schematic costs could potentially increase
- Steep slopes and narrow sites have limited construction access
- More cost doesn't mean more benefit



# Metric Summary:

## Safety & Security:

- Natural Site Surveillance / CPTED
  - Steep slopes no visibility to shore
  - Lots trees= reduced visibility
  - Clear Visibility = Positive Use



# 2024 Pilot Project Considerations

## Project Goals Not in Metrics

- Engage Community & Future Stewards
- Set an Example of Success
- Biggest Bang for Buck





# Metric Update

- Weighted categories:
  - Existing Lake Access
  - Apparent Encroachment
  - Shoreline lineal feet
  - New Use
  - Current Use
  - Fishing Pier



# 2024 Updated Priority Matrix

2024 Updated Street Ends Matrix Summary															
Criteria Category		Need	Need	Need	Need	Equity	Equity	Equity	Equity	Feasibility	Use	Use	Cost	Safety / Security	
Street End Site	Lake	Proposed Boat Launch Improvements	New Fishing Pier	Existing Lake Public Access	Current Community Use	ADA Access & Parking	*Median Income by	Health & Social Need Ranking	Water Quality	Apparent Encroachment	New Value	Shoreline LF	Development Cost	Natural Site Surveillance	SCORE
Scoring Criteria = Includes Proposed Site Development		(1) Yes (0) No	(2) Yes (0) No	(0) Yes (5) None	(0) None (2) Moderate (4) Heavy	(0) None (1) Access (2) Both	(2) >60K per household (1) 50-90K per household (0) >90K per household	(2) Above 15 (1) 10-15 (0) Below 10	(3) Clear/Gravelly (2) American (1) Steilacoom/Louise	(-2) Structures (1) Landscaping (2) None	(3) Significant (1) Moderate (0) None	(0) >30 (1) 30-50 (3) >50	(3) <\$500k (2) \$300k-\$499k (1) >\$500k	(1) Open Views (0) Obstructed Views	<b>TOTAL</b>
1. Westlake Ave	Steilacoom	0	0	0	2	2	0	1	1	2	3	3	2	1	17
2. Mt. Tacoma Dr	Steilacoom	0	0	0	0	0	0	1	1	1	3	0	3	0	9
3. Beach Lane	Steilacoom	0	0	0	0	0	0	1	1	1	3	1	3	1	11
4. Lake Avenue	Steilacoom	0	0	0	2	0	0	1	1	-2	3	1	2	0	8
5. 100th Street	Steilacoom	0	0	0	2	0	0	1	1	-2	3	3	3	1	12
6. Holly Hedge Ln.	Steilacoom	0	0	0	0	0	0	1	1	1	0	0	0	0	3
8. Lake City Blvd	American	0	2	0	4	2	1	1	2	-2	3	3	1	0	17
9. Wadsworth St.	American	1	0	0	2	0	2	2	2	2	1	0	3	1	16
10. 104th St./ Melody Ln	Louise	1	0	0	2	0	0	0	2	-2	3	1	2	1	10
11. Holden St.	Louise	0	0	0	0	2	0	0	2	1	3	1	1	0	10
12. Hilltop Ln	Gravelly	0	0	5	0	0	0	1	3	1	3	0	1	0	14
13. Linwood Ln	Gravelly	0	0	5	0	1	0	1	3	1	3	0	1	0	15

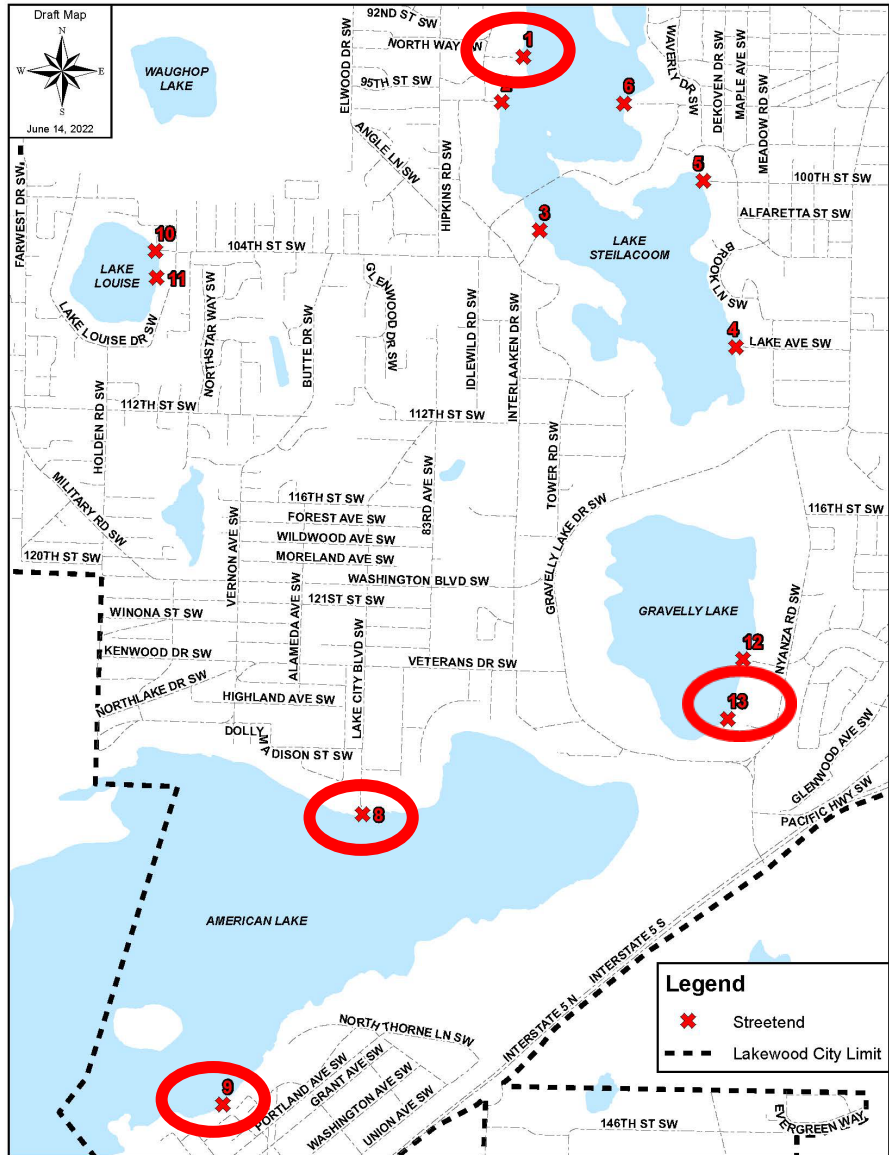


# Priority Score Ranking

Street End Site	SCORE
1. Westlake Ave	17
8. Lake City Blvd	17
9. Wadsworth St.	16
13. Linwood Ln	15
12. Hilltop Ln	14
5. 100th Street	12
3. Beach Lane	11
10. 104th St./ Melody Ln	10
11. Holden St.	10
2. Mt. Tacoma Dr	9
4. Lake Avenue	8
6. Holly Hedge Ln.	3



# Top 4 Priority Sites:



# Supplemental Considerations:

## Wadsworth Additional Use Info:

- Limited Silcox Island resident use
- Launch used for mail, construction barges, & dock repair
- Majority of use by Tillicum neighbors/small boats for fishing
- Significant Lack of parking and private dock impacts
- Proximity to HTP for fishing and Camp Murray for launch

# Supplemental Considerations:

## Gravelly Lake Consideration

- No Public Access (refer to matrix)
- Minimal Development Potential (steep slope)
- Impacts to Neighborhood
- Cost vs Experience
- Consider property purchase or Lakewold Partnership

## Budget Considerations:

- Need to include additional escalation for 2025/26 Budget





# Summary:

## Westlake Avenue

- Highest potential success
- Accessible parking & lake access
- West side of Lake Steilacoom access

## Lake City Blvd

- High Potential (ADA lake access)
- Alleviate stress on American Lake summer use
- Encroachment at site is significant

## Wadsworth St.

- Located in high-need area
- Limited improvement to current use

# 2024 Updated Priority Matrix

2024 Updated Street Ends Matrix Summary															
Criteria Category		Need	Need	Need	Need	Equity	Equity	Equity	Equity	Feasibility	Use	Use	Cost	Safety / Security	
Street End Site	Lake	Proposed Boat Launch Improvements	New Fishing Pier	Existing Lake Public Access	Current Community Use	ADA Access & Parking	*Median Income by	Health & Social Need Ranking	Water Quality	Apparent Encroachment	New Value	Shoreline LF	Development Cost	Natural Site Surveillance	SCORE
Scoring Criteria = Includes Proposed Site Development		(1) Yes (0) No	2) Yes 0) No	(0) Yes (5) None	0) None (2) Moderate (4) Heavy	(0) None (1) Access (2) Both	(2) >60K per household (1) 50-90K per household (0) >90K per household	(2) Above 15 (1) 10-15 (0) Below 10	(3) Clear/Gravelly (2) American (1) Steilacoom/Louise	(-2) Structures (1) Landscaping (2) None	(3) Significant (1) Moderate (0) None	(0) >30 (1) 30-50 (3) >50	(3) <\$500k (2) \$300k-\$499k (1) >\$500k	(1) Open Views (0) Obstructed Views	<b>TOTAL</b>
1. Westlake Ave	Steilacoom	0	0	0	2	2	0	1	1	2	3	3	2	1	17
2. Mt. Tacoma Dr	Steilacoom	0	0	0	0	0	0	1	1	1	3	0	3	0	9
3. Beach Lane	Steilacoom	0	0	0	0	0	0	1	1	1	3	1	3	1	11
4. Lake Avenue	Steilacoom	0	0	0	2	0	0	1	1	-2	3	1	2	0	8
5. 100th Street	Steilacoom	0	0	0	2	0	0	1	1	-2	3	3	3	1	12
6. Holly Hedge Ln.	Steilacoom	0	0	0	0	0	0	1	1	1	0	0	0	0	3
8. Lake City Blvd	American	0	2	0	4	2	1	1	2	-2	3	3	1	0	17
9. Wadsworth St.	American	1	0	0	2	0	2	2	2	2	1	0	3	1	16
10. 104th St./ Melody Ln	Louise	1	0	0	2	0	0	0	2	-2	3	1	2	1	10
11. Holden St.	Louise	0	0	0	0	2	0	0	2	1	3	1	1	0	10
12. Hilltop Ln	Gravelly	0	0	5	0	0	0	1	3	1	3	0	1	0	14
13. Linwood Ln	Gravelly	0	0	5	0	1	0	1	3	1	3	0	1	0	15

# Questions?