



# **2025 Pierce County Policy Manual**

**Adopted Oct. 21, 2024**

## *Lakewood City Council Vision Statement:*

*“Lakewood is a thriving, urban, South Puget Sound City, possessing the core values of family, community, education, economic prosperity, and the equitable delivery of municipal services. We will advance these values by recognizing our past, taking action in the present, and pursuing a dynamic future.”*



## **Lakewood City Council**

**Jason Whalen, *Mayor***

**Mary Moss, *Deputy Mayor***

**Ryan Pearson, *Councilmember***

**Paul Bocchi, *Councilmember***

**Patti Belle, *Councilmember***

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### INDIGENOUS PEOPLE AND LANDS ACKNOWLEDGEMENT

Every community owes its existence and vitality to generations from around the world who contributed their hopes, dreams, and energy to making the history which led to this moment. The City would like to recognize that we are on the lands of the Nisqually People, and acknowledge the history of dispossession that allowed for the growth of our community. We offer respect to the Nisqually People and their Elders, past, present, and emerging. We recognize our responsibility to value all people, and are committed to equitably serving all people in our diverse community.

### A STATEMENT ON EQUITY BY THE LAKEWOOD CITY COUNCIL

The Lakewood City Council acknowledges that equity is essential to a healthy community.

We are committed to identifying and eliminating systemic racism. We intend to lead by example in the advancement of equity and the deliberate practice of inclusion.

The City Council commits to the following practices:

- Instilling equity as a priority of policy and the delivery of services.
- Enacting initiatives that support and celebrate the diversity of the community.
- Ensuring equity in municipal planning.
- Identifying and dismantling preconceived prejudices.
- Increasing sensitivity to social norms and cultural expectations.
- Pursuing justice and equity for all residents.

We recognize the critical role that city leaders have in removing barriers to opportunity. We recognize that systemic inequality has endured, but commit that it shall not persist. The City Council will not tolerate *intolerance*. It is unconscionable that some members of our community fall victim to acts of hate. Acts of hate based upon race, creed, ancestry, disability, sex, sexual orientation, gender identity and/or socioeconomic status are unwelcome in Lakewood, Washington. The Lakewood Police Department shall be vigilant in its investigation and prosecution of crimes of hate. These intentional practices will inform our decision-making on policing, zoning, capital investment and all other matters of the City Council. Our objective is to create a more diverse, equitable and inclusive Lakewood community for all residents and we invite all Lakewood organizations and residents to join us in this effort.



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## COMMUNITY & ECONOMIC DEVELOPMENT

### **Regional Planning**

The City supports the continued partnership between Pierce County and other municipalities within the county concerning regional planning and transportation issues. Lakewood is a proud member jurisdiction of the Pierce County Regional Council (PCRC), which was created to ensure local planning between Pierce County municipalities is accomplished in a coordinated, efficient, and consistent manner. The primary responsibility of the PCRC is to ensure that the Growth Management Act requirements are coordinated within the region.

### **Regional Planning – Puget Sound Regional Council**

The City supports a more equitable sharing of federal transportation dollars by the governing Regional Transportation Planning Organization (RTPO) and Metropolitan Planning Organization (MPO) - the Puget Sound Regional Council (PSRC).

The City also supports the limitation of PSRC's authority and scope to that identified in Chapter RCW 47.80 and 23 USC § 134. In its Interlocal Agreement, the mission of PSRC is identified,

“to preserve and enhance the quality of life in the central Puget Sound area. In so doing, it shall prepare, adopt, and maintain goals, policy, and standards for regional transportation and regional growth management in the central Puget Sound area, in accordance with federal and state law and based on local comprehensive plans of jurisdictions within the region.” (emphasis added.)

However, PSRC's continually expanding reach now includes: the establishment of Multi-County Planning Policies; a Regional Growth Strategy (RGS) and Growth Shares; and implementation activities, including VISION 2050 adoption and interpretation. The City opposes any incursion by PSRC into local land use, housing issues and equity issues.

### **South Sound Housing Affordability Partners**

The City is a founding member of the South Sound Affordable Housing Partners (SSHA<sup>3</sup>P), which is a regional effort by member municipalities to address affordable housing with a coordinated approach. The City supports SSHA<sup>3</sup>P's 2025 state legislative priorities on affordable housing, to include affordable



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housing subsidies, facilitating housing supply, and opposing preemption of local land use authority.

### **Utility Connections in Support of Middle Housing Types**

The City supports middle housing types (duplexes, triplexes, accessory dwelling units, etc.) to augment Lakewood's affordable housing stock. Middle housing types are a viable, equitable, and increasingly popular affordable housing option.

However, utility and side sewer connections to accommodate middle housing types on current lots can be prohibitively expensive, especially for lower-income households. Recently passed state laws (HB 1337 and HB 1110) allow middle housing on historically single family lots but the zoning is not the barrier. For these units to be viable, it will require connection to utilities that the City does not own nor have authority over infrastructure expansions.

The City supports a dialogue with the County and other utility partners on how to address fee schedules and side sewer connections for Lakewood customers seeking to add one or more ADUs. The City supports solutions such as reducing and/or waiving connection fees and capacity charges for these customers, as well as allowing new ADUs to connect to existing side sewer lines or a reduction in connection standards due to ADUs reduced impacts on the sewer system.

### **Annexations**

Annexations should encourage the logical development and expansion of the City to provide for a healthy and growing local economy and efficient provision of urban services.

#### ***Arrowhead/Partridge Glenn***

Annexation of this "urban island" has been attempted three times; twice by the Town of Steilacoom in 1995 and 1996, and once by Lakewood in 1997. All three annexation attempts failed at the ballot by an increasingly larger margin. The Town of Steilacoom, West Pierce Fire and Rescue, and Pierce County are not opposed to Lakewood annexing this area. The City would support and take the lead on, the annexation of this area *if, and only if, Pierce County* addresses this area's aging infrastructure prior to annexation, to include sewers and sidewalks.

#### **Joint Base Lewis McChord**

Lakewood's Urban Growth Area (UGA) includes the urban area of Joint Base Lewis- McChord (JBLM). Over the past two decades JBLM has significantly developed this area. The City would consider annexing this area in the future, contingent on County approval, to include revising the existing agreement between the City and the County. The City would consider an incremental



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approach to annexing this area that would start with the annexation of American Lake Veteran's Administration Medical Center and American Lake Veterans Golf Course.

### **Lakewood Population Allocations**

Lakewood has incorporated the 2044 growth targets and housing unit allocations into its land use planning. However, unique situations and existing spatial constraints can affect the ability of individual jurisdictions to meet these targets, and they should be recognized in state law and countywide policies. In Lakewood, the population and employment base are directly tied to and subject to unpredictable change because of the level of service members and contractors stationed or working at Joint Base Lewis-McChord (JBLM). In addition, there are several existing unique spatial and environmental constraints in Lakewood, including: JBLM's Air Corridor zones that prohibit urban residential development; several lakes and associated lands that can only be developed at lower densities; large tracts of public lands (including parks, Western State Hospital properties and the South Puget Sound Urban Wildlife Area); pre-incorporation and pre-GMA existing developments, and inadequate infrastructure. Lakewood is seeking support from Pierce County for the following:

The City supports policy direction for inclusion in the GMA, Multicounty Planning Policies, Countywide Planning Policies, individual Comprehensive Plans, and other appropriate documents that provide individual jurisdictions the ability to meet and/or adjust population and employment targets based on situations or issues outside their ability to govern such as military installation station changes





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### Lakewood Libraries

Since 2010, the City of Lakewood and Pierce County Library System (PCLS) have partnered to address the need for new libraries, as outlined in the PCLS Master Facility Plan and the City's Comprehensive Plan. The City became involved due to its role in the 2010 plan and saw opportunities to boost economic growth and enhance services in downtown and Tillicum. In 2017, the City and PCLS signed an MOU to explore new library sites. No suitable downtown properties were found, and PCLS began a community engagement process)

This all stopped with the arrival of the pandemic in March 2020. In late 2021, the City and PCLS re-engaged the process of addressing library facilities in Lakewood. The outcome was the formation of the Library Advisory Committee (LAC) in April 2022, which is tasked with the objective of providing recommendations to the PCLS Board of Trustees and Lakewood City Council about library facilities in Lakewood. In June 2022, the PCLS closed the main library due to significant building issues and in October 2022 announced a location for an interim library. The interim library located at Alpharetta St. and Gravelly Lake Drive opened in September 2024. Demolition of the main library site is to be completed October 2024. The City supports the continued partnership with PCLS to address the urgent need of permanent and safe library spaces in Lakewood.

**Lakewood Library Analysis:** In 2022, the City Council asked for financial information specific to library services provided by the Pierce County Library System (PCLS) in Lakewood. This analysis showed that the City would be unable to provide library services at a level equal to or greater than the services and events provided by the PCLS. The City would need to subsidize library operations from the City's General Fund, which would have a negative impact on other city services. And this subsidy would only grow over time since property taxes are limited to an annual growth of 1%, while annual operating expenditures would grow at a much higher rate, especially in today's environment with inflation at a level not seen in over 40 years. The City would also need to account for additional costs in areas such finance and information technology, human resources, and property management since it is very unlikely these costs could be absorbed into existing City operations. These conclusions are not surprising since most cities and towns in the Puget Sound region are part of a regional library services district (e.g., Pierce County Library System, King County Library System and Sno-Isle Libraries).

**Interim Public Park:** The City supports entering into an Interlocal Agreement with PCLS to create and maintain an interim public park at the old downtown library site. The interim public park would feature clean, usable, and safe green



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space and sports amenities, with a focus on youth and senior activities and programming. The City recognizes the PCLS Board of Trustees process of siting and constructing a new main Lakewood library may take years, and supports the use of the vacant old site for an interim public park in the meantime.

**Tenzler Log:** The City agreed to take ownership of the Tenzler Log, a.k.a., “The Big One”, from PCLS so that the slab remained part of the Lakewood community. Ownership transferred in March 2023, allowing the City to take the lead to relocate and preserve the historic slab. The log was moved to Fort Steilacoom Park, to be placed in a viewing enclosure for the public to continue to enjoy.

## COMMUNITY HEALTH & RESILIENCE

### **Chronically Homeless Shelter**

The City supports County ARPA and other funds being allocated for chronically homeless shelter that include wrap-around services for residents experiencing chronic homelessness, including veterans who may require specialized services.

The City encourages the County to identify shelter locations consistent with fundamental GMA policies of having urban growth supported by urban services, including sewer and other appropriate infrastructure.

### **Discretionary Spending of Public Health Resources**

A wave of new funding for addressing public health in Pierce County has come to fruition in recent years. New funding sources include the County’s collection of a one-tenth of one percent Sales and Use Tax for behavioral health such as mental health and substance use disorder treatment. The City supports the use of these funds at the county-wide level for addressing important public health issues, to include more discretionary funding to specifically address public health issues in Lakewood.

### **Opioid Settlement Funds**

The Opioid Epidemic, originating in the 1990s, has progressed into its 'third wave,' characterized by a surge in overdose deaths linked to synthetic opioids, notably illicitly manufactured fentanyl. Pierce County is set to receive \$29 million in funding from various opioid settlements over the next 17 years. These settlements result from the misleading marketing by opioid manufacturers, who falsely portrayed opioids as non-addictive pain management solutions.

The City is projected to directly receive approximately \$1 million over the timeframe of 2022-2038. This funding will be used to address the impacts of the



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Opioid Epidemic on the Lakewood community and the City is collaborating with its Community Services Advisory Board to determine the best use of this funding for our city. Other jurisdictions will each be receiving disbursements as well, with amounts correlating to a formula intended to address the level of impact on each city and county. The settlement requires that expenditures of the settlement funds be reviewed by Opioid Abatement Councils. The City of Lakewood is represented on the Pierce County Opioid Abatement Council (PCOAC), whose role is to ensure that expenditures made are aligned with addressing the impact of the opioid epidemic. The City of Lakewood supports the current status quo that the City has full discretion on how to spend the City's allocated settlement funds to address the opioid epidemic in the Lakewood community, as the PCOAC has no authority to direct expenditures of member jurisdictions.

### PUBLIC SAFETY

#### **Public Safety**

The City supports a commonsense and meaningful approach to public safety policies that protect lives and property and do not erode trust in government. During the 2023 state legislature session, progress was made in this area but there is still more work to be done. In collaboration with other Pierce County municipalities, the City requests the Pierce County Council, Pierce County Executive, Pierce County Prosecuting Attorney, and Pierce County Sheriff, to support the City's following requests of the State Legislature:

- 1) Provide tools to address auto theft and property crime, including increased state funding to grant programs to support regional enforcement and prosecution efforts;
- 2) Commit ongoing state funding for therapeutic courts to satisfy the new state drug possession law; and
- 3) Supply stable state funding for co-responder programs, such as the City's Behavioral Health Contact Team.
- 4) Amend state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.
- 5) Create programs to improve law enforcement retention, such as state supported law enforcement officer wellness and injury prevention programs

#### **Geographic Equity in Discharge from State Facilities**

The City appreciates the State's recent efforts to move toward a more community-based behavioral health system. This transition presents an opportunity to not only provide more accessible services to those who need it



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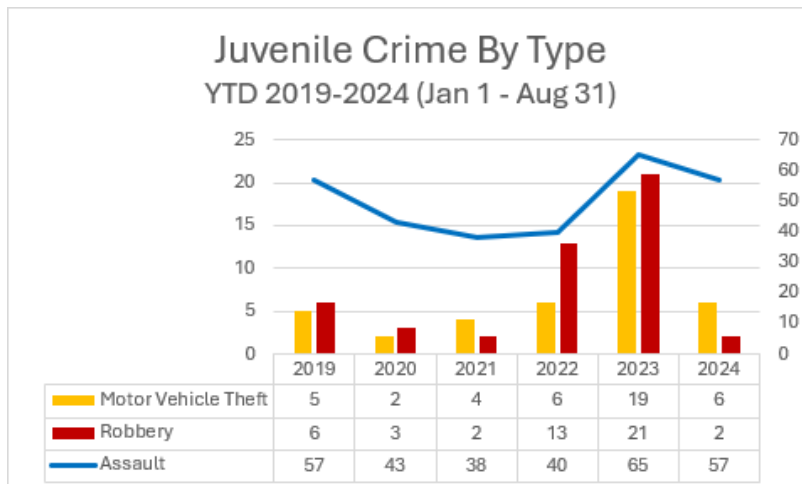
most, but also for the facilities to be more geographically disbursed. Based on the findings from the Residential Facilities report, the County should join the City in requesting that the state invest in long term care facilities in all underserved regions of the state, which may include Pierce County. Secondly, building upon the work of the Sex Offender Policy Board, the County should join the City in requesting that the state should clarify that fair share principles apply to sexually violent predators released from state hospitals and secure community transition facilities. The City requests the County support additional changes so DSHS will have to:

- 1) Per the findings from the April 2023 Commerce Report, the state needs to procure additional services and supports in Olympic, North Central, Great Rivers, Greater Columbia, and King regions. The report also shows that adult family homes in Pierce County are serving a large percentage of Long-Term Civil Commitment (LTCC) patients. Incentivize providers, particularly adult family homes, to provide services in underserved areas.
- 2) Institute fair share policies for discharge planning from state hospitals for individuals that have a history of one or more violent acts (extend SB 5163 (2021) policies, that only apply to the Special Commitment Center, to state hospitals).

The City will continue to monitor the Western State Hospital Task Force's evaluation of Pierce County resources.

### Juvenile Crime

Compared to the 5-year average (2019-2023), through August 2024, juvenile robberies have decreased by 78%, motor vehicle theft decreased by 17%, and assaults are up by 17%.





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The City requests the County to support amending state law to allow for a parent or guardian to provide consent for a juvenile to be interviewed by law enforcement to include consent to search property to resolve unsolved crimes and prevent future incidents.

Youth education is also critical component to ensuring criminal behavior is addressed at a young age to prevent the uptick in youth crime experienced by the Lakewood community. The City supports educational efforts to teach youth about the consequences of criminal behavior. Youth education that prevents criminal activity upstream should also include intervention of at-risk youth and their families by connections to social services at an early age, such as Tacoma-Pierce County Health Department's Family Support Partnership.

After contact with the criminal justice system, the City supports the youth continuing education about social service opportunities and criminal consequences through the programs administered at the County-owned juvenile court Remann Hall. The youth justice philosophy deployed at Remann Hall emphasizes keeping offending youth connected to family, community, and education/economic opportunities, yet the City recognizes that often times a family setting that lacks proper social support and opportunities may be the source of negative influence that drives youth criminal behavior.

By both educating at-risk youth and their families about social services, and about the consequences of criminal activity early on, the City hopes that youth criminal activity will be curtailed.

### **Protecting Residents of Adult Family Home Businesses**

The City requests that the County advocate for legislation at the state level to address growing community and public safety concerns related to Adult Family Home businesses (AFHs). AFHs serve adults with functional limitations who need personal and special care. The City supports legislation that protects these vulnerable members of our community by preventing Level 2 and 3 registered sex offenders, sexually violent predators and "felony flips" from residing in Adult Family homes. The City suggests amending the definition of "resident" in RCW 70.128.010 to exclude individuals convicted of sexually violent crimes and crimes that require registration as a sex offender.

### **State Hospital Reentry Program**

The City supports language that would expand the reentry community safety program. The current program is designed for individuals being released from a correctional facility. The City supports expanding the program to apply to patients who are civilly committed after prosecution for a violent offense or who are civilly committed based on criminal insanity.



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### **Enhanced Services Facilities**

Enhanced Service Facilities (ESFs) serve adults with mental and chemical disorders or other impairments that require supervision and daily care. The City requests that the County advocate for legislation that would prohibit Adult Family Home businesses (AFHs) from converting to ESFs, as well as legislation that would prohibit the citing of ESFs in residential neighborhoods.

### **Video Arraignment**

The County does not provide video arraignment for the DuPont, Steilacoom, and Lakewood Municipal Courts. Video arraignments allow the City to safely and effectively provide public defense services to jail populations, such as decreasing the number of jail transports, which are expensive and potentially hazardous. The City requests that the County expand solutions to the issues impeding their ability to provide this service for all hearings. The City supports the County identify a way to provide this service to the DuPont, Steilacoom, and Lakewood Municipal Courts.

### **Pierce County Prosecuting Attorney's Office**

The City relies on the Pierce County Prosecuting Attorney's Office for effective adjudication of significant offenders. The City supports consistent, transparent and timely felony charging and filing from the Prosecuting Attorney's Office. The City also supports regular communication regarding the Lakewood cases reviewed by the Prosecuting Attorney's Office.

## **TRANSPORTATION & INFRASTRUCTURE**

### **Clover Creek Flood Plain**

The City completed an engineering report to generate and evaluate project alternatives to mitigate 100-year flood risk along Clover Creek within the City limits. The City developed a flood model that was updated in 2019 for Clover Creek, which revealed a significant increase to the area impacted by floodwater when compared to the previous FEMA effective map of inundation for the 100-year event. The updated model suggests a significant portion of the City of Lakewood could be impacted by the floodwaters, including I-5. The flooding to I-5 could potentially result in significant new regulatory constraints placed on I-5 and would directly affect Joint Base Lewis-McChord mission readiness. The City began to explore flood mitigation alternatives to reduce these potential impacts to the City and I-5, and after collaborating with various state, local, and tribal agencies,

the City Council has chosen to explore a levee in the general flooding area, as this option consists of a flood blocking structure along or setback from Clover Creek



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that would block nearly all flood water from the city and the I-5 corridor within city limits. The City is conducting an elevation survey of the flood area to further develop the levee option. This option provides the most comprehensive flood mitigation benefit. At an estimated cost of around \$20 million, the City will need outside resources, as well as continued collaboration with county agencies such as the Pierce County Surface Water Management and Flood District, to ensure Lakewood residents and neighboring jurisdictions, to include unincorporated Pierce County communities, and the I-5 corridor are safe from this potentially devastating flood event.

### **Flood Control Zone District**

The City encourages the County to move the FCZD to a tiered rate based on risk of flooding. The City supports using flood control funds to mitigate existing risks rather than subsidize new development within the flood zone. The City is also concerned with the potential for the governing board to impose the maximum rate allowable. A tiered rate may also be a funding source for a levee solution addressing the Clover Creek 100-year flood.

### **Pierce County Transportation Coordinating Committee**

The City is appreciative that the Pierce County Regional Council (PCRC) increased the transparency of the Transportation Coordination Committee (TCC), particularly in regards to how TCC scores and determines funding recommendations. TCC has made project score cards available to all member jurisdictions at the end of the scoring process when presented to TCC by subcommittee.

### **Pierce County Sewer Utility**

Historically, Pierce County has not proactively planned for, or built, sewer system expansions in its service area. Rather, private development has been required to extend sewer main systems, with the opportunity to seek at least partial reimbursement via latecomer agreements for oversizing lines to anticipate future development. This policy has led to older, urban sections of the county not having sewer access, and has encouraged leap-frog development, inconsistent with the Growth Management Act.

The City urges Pierce County to proactively plan for and build sewer system expansions in passed-over areas of the county's urban areas as it updates its Unified Sewer Plan, to include Arrowhead/Partridge Glenn. The Pierce County Sewer Utility should change its capital facility planning policies and practices to "do business as a business," meaning that it should be willing and able to construct sewer extensions into incorporated areas. Lakewood is participating in the pending update to the Unified Sewer Plan to assist with updating utility policies.



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### **Future Commercial Airfields - JBLM**

The City opposes the use of JBLM as a commercial airfield as well as the identification of any location that would impede the operations of JBLM. There is strong opposition from the Lakewood congressional delegation, significant concerns raised by the military, identification of such a site as having high congestion issues, no transit service, and rated “unlikely” by WSDOT and “unable to accommodate commercial air service” by PSRC.

## [Parks & Recreation](#)

### **Camp Murray Boat Launch**

The City and Camp Murray have explored options to make improvements at the Camp Murray Boat Launch for the benefit of the public. The boat launch provides public access to American Lake and is currently managed by the Washington State Department of Fish & Wildlife (WDFW). The City could invest in infrastructure development to increase accessibility to American Lake. The City and Camp Murray have agreed to complete a Master Plan for the area, which would identify the options for improvements and allow Camp Murray input into the process. Site improvements include, a pedestrian walkway, to include ADA accessibility and lighting, parking lot improvements, and boat launch ramp improvements, such as moorage dock(s). The City is funding the Master Plan with \$100K in ARPA funds, and will be seeking future funding from the state for improvements

### **Chambers Creek Canyon**

The City has partnered with Pierce County and University Place to work together on the Chambers Creek Trail Project. The majority of the land is owned by Pierce County with sections of the trail and trail heads located in University Place and Lakewood. The 2.5 mile trail through the canyon is expected to be complete by the end of 2024. The final phase includes a span bridge crossing the creek and connecting the trail and our communities. The City is supportive of continuing its partnership with the County and University Place to improve and expand the Chambers Creek canyon trail for residents to safely enjoy. The City also supports the conservation of the canyon’s natural state, in alignment with the City’s shoreline management program. The City supports increasing salmon activity through addressing the dam, either through removal or partial removal, after the County completes prioritized long-term capital improvement projects in the area.

### **Seeley Lake Conservancy Park**

Seeley Lake Conservancy Park contains 48 acres of urban forest land in the heart of Lakewood. The park includes woods, wetlands, natural areas, lake, and a 1.3





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mile perimeter loop trail. The lake is a stormwater collection site with fluctuating water levels which flood portions of the trail during the winter rainy season. In December 2019, the City of Lakewood and Pierce County entered into an agreement to improve the site with the goal of "increasing habitat, recreation, and safety". The City is supportive of continuing its partnership with the County to enhance this area, expand use, and make the site more accessible for all park users.

## ENVIRONMENT

### **Regional Climate Change Efforts**

The City is supportive of the recent increase in regional climate change efforts at the federal, state, county level such as new grant programs for projects mitigating the impacts of climate change, electric vehicle charging station development efforts, as well as the County's new 20-year Solid and Hazardous Waste Management Plan recently adopted by the City. The City is supportive of collaborating with the County on any regional climate change efforts including the ongoing Pierce County Climate Conversation. As the City conducts its work to comply with 2023 HB 1181 and develops a Comprehensive Plan GHG emissions reduction sub-element and a climate resiliency sub-element, the City is supportive of collaborating with the County and other Pierce County municipalities to increase the cumulative benefits of the effort.

## MILITARY AFFAIRS

### **North Clear Zone**

The City requests Pierce County's continued partnership in vacating the Joint Base Lewis McChord (JBLM) North Clear Zone (NCZ), the federally-designated, 3,000-by-3,000-foot safety corridor adjacent to the end of the runway with the highest statistical possibility of aircraft accidents. The NCZ lies partly within the City of Lakewood, and currently includes multiple commercial and industrial businesses that are incompatible with JBLM operations and violate its Air Installation Compatibility Use Zones (AICUZ) safety standards. Lakewood and Pierce County have signed an agreement signifying a commitment to execute a long-range plan that will restore this area to an uninhabited state. The City asks that this agreement continue to be a priority for the County in its local actions and state-level advocacy efforts. The City is appreciative of the County allocating resources for vacating private property located in the NCZ, and further supports additional County resources for continuing this effort.



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### **Statewide Coordination for Federal Military Affairs**

Washington is the 6th in the nation for the number of active-duty military and has five major military installations yet there is no statewide coordination of federal military affairs. The City requests the County join in support of the creation of a cabinet level position within the Governor's office to coordinate federal military affairs.

## GENERAL GOVERNMENT

### **Innovative Service Solutions**

The City supports innovative service solutions and technological advancements that would provide mutual benefits for Pierce County and Lakewood. To improve the delivery of municipal services, the City supports contracting with the County for selective services and advocates for expanding the County's video arraignment capabilities to the DuPont, Steilacoom, and Lakewood Municipal Court, and the continued development of the online building/permit platforms. The City is appreciative of innovative service collaborations with Pierce County such as the PALS+ permitting system and traffic signal contracting. The City also supports continued collaboration with Pierce Transit, to ensure transportation solutions planned in the community, such as bus rapid transit, are consistent with the City's comprehensive plan.

### **Regional Response to Homelessness**

The City of Lakewood supports regional responses to homelessness in Pierce County. Recent efforts include a partnership with Pierce County to house Lakewood homeless at Maureen Howard Place to provide enhanced shelter services for people experiencing homelessness along Lakewood's local Rights-of-Way

### **Clean Buildings Standard Compliance**

Residential and commercial buildings are Washington's second-largest source of greenhouse gas emissions, accounting for 27% of statewide emissions. With the life of a building spanning at least 50-100 years, retrofitting existing buildings to use less energy is the most cost-efficient way to reduce greenhouse gas emissions significantly. To meaningfully reduce these emissions, the legislature passed clean buildings laws in 2019 (HB 1257) and 2022 (SB 5722).

The City has two buildings that must comply with the state standards, City Hall (Tier 1 - over 50k SF) and the Police Station (Tier 2 - 20-50K SF). The Department of Commerce has published target Energy Use Intensity (EUI) targets based on building type and climate zone. The City has completed an Investment Grade Audit (IGA) for City Hall which identifies existing energy use and makes



# CITY OF LAKEWOOD

## PIERCE COUNTY POLICY MANUAL

ADOPTED BY THE CITY COUNCIL ON October 21<sup>st</sup>, 2024

recommendations for energy conservation measures. To comply with the state's Clean Building Standard, the City has evaluated several energy efficiency efforts and has identified key improvements that will reduce EUI to comply with the standards. An IGA for the police station is in development so the numbers for that building are not yet known

The City requests the County's support in advocating for the following prioritized requests. First, the City requests additional ongoing state funding, either through a grant program or a direct appropriation, to support compliance with the Clean Buildings Standards. Funding is needed for Phase 2 and 3 of City Hall as well as all upgrades to the Police Station. Second, the City requests the Legislature consider amending the clean building standards to allow for discretion on whether the improvements will add value to the building or result in greater cost savings over time. Finally, the last option is to extend the timeline for compliance to improve access to capital resources.